

BHZ #17: Local Historic Landmark Designation: Lakeshore Arms Apartments, 3026 Lake St W

MOTION

By Shaffer

July 16, 2026

Shaffer moves to deny local historic landmark designation of the Lakeshore Arms Apartments located at 3026 Lake St W (PLAN21501) notwithstanding the recommendation of the Heritage Preservation Commission, based on the following findings of fact:

1. In consideration of the full record in this matter, including the public testimony and evidence presented to the Heritage Preservation Commission and the Business, Housing and Zoning Committee, and the criteria in the heritage preservation ordinance, the subject property does not meet Finding No. 1 for designation under section 599.740(b). The record indicates insufficient evidence that the property embodies the distinctive characteristics of the Spanish Eclectic style to the degree required under Criterion 4 in section 599.710, particularly in comparison to other documented examples of the architectural style. The features, while ornamental, are used on many other apartment buildings in the City from this period.
2. Because historic significance is required to establish historic integrity, the property also does not meet Finding No. 2 under section 599.740(b).

Based on these findings, the property does not qualify for landmark designation and such designation is therefore denied.