

Meeting Agendas/Info

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

01-272

SYNOPSIS -

AGENDA:

MAY 21, 2001

SUBJECT:

PUBLIC HEARING
FOR SALE OF CITY-
OWNED LOT AT 202
EAST FULTON AND
STRUCTURAL
REMOVAL
CONTRACT FOR
HOUSE AT 3 EAST
COLUMBUS

The following two actions are an effort to move and renovate an historic house significant to the Italian American settlement of Des Moines: 1) Public hearing for the sale of a residential lot at 202 East Fulton, the northeast corner Indianola and Fulton; and 2) Approval of a Structure Removal Contract for the sale of an historic house located at 3 East Columbus to be moved to 202 East Fulton.

FISCAL IMPACT -

Revenue from the sale of the land will be \$6,450. Provide cost of demolition to partially defray the cost of the move: \$4,000.

RECOMMENDATION -

Approval.

TYPE:

BACKGROUND -

**RESOLUTION
ORDINANCE
RECEIVE/FILE**

SUBMITTED BY:

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

The Indianola Connector, a part of the Martin Luther King, Jr. Parkway project, will cause the demolition or removal of two houses significant to the early Italian settlement of the southside. Those houses are located at 3 East Columbus and 9 East Columbus. As a part of a Memorandum of Agreement with the State Historic Society of Iowa, the City has documented the two houses according to historic standards and developed a moving plan for the houses.

Dominic Bonanno and Mary Gina Beltrame (d/b/a GiDom, L.C.) responded to an advertisement in the Des Moines Register offering the properties for move. They have searched diligently for vacant lots and found that the City-owned lot at 202 East Fulton would accommodate the historic house at 3 East Columbus. GiDom has offered the appraised value of \$6,450 for the lot.

The lot on which GiDom has made an offer is located at the corner of Fulton and Indianola. It is part of a larger parcel purchased by the City as right-of-way in order to widen Indianola Avenue. The Engineering Department has determined the property is excess right-of-way.

Two requirements will remain on the land: a 16.5' strip of land along Indianola needs to be retained for future widening and will be sold with a permanent easement to the City. The property needs to be accessed from Fulton, with no direct access on Indianola.

The parcel at Indianola and Fulton is split zoned C1 and R1-60. It is best used for single-family residential development. The property will be divided into two buildable lots. The interior lot would measure 60' by 140'. The lot with its west lot line along Indianola would measure 76' on Fulton and approximately 149' on its back lot line. Its east lot line would measure 140' with a diagonal lot line bordering Indianola. GiDom has made an offer on the western lot.

The Structure Removal Contract details that the house at 3 East Columbus is to be sold for \$1. The house must be moved from the lot by July 1 in order to accommodate construction of the Indianola Connector. The City will contribute the cost of the demolition money, \$4,000 which will be paid from project funds, to the move of the house.

Although Mr. Bonanno and Ms. Beltrame originally explored moving both of the houses at 3 and 9 East Columbus, that proved financially infeasible. Both were built without a center-supporting beam and will require an additional supporting wall in the basement. Because the house at 3 East Columbus retains more of its historic integrity, they are choosing to only move the one structure and purchase one lot. The house at 9 East Columbus will be demolished, as no other interested buyers came forward.
