

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 24, 2013
	<b>Agenda Item No.</b> 56 <b>Roll Call No.</b> [ ] <b>Communication No.</b> <u>13-333</u> <b>Submitted by:</b> <b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

On resolution issuing a conditional Certificate of Appropriateness for the relocation of Norden Hall from 709 E. Locust Street, terminating the designation of 709 E. Locust Street as a landmark, and designating 425 E. Grand Avenue as a landmark upon relocation of Norden Hall to that address.

**SYNOPSIS:**

Norden Hall was designated as a landmark by the City Council on April 17, 2000. The building is currently owned by the State and sits at the edge of the West Capitol Terrace. The State wishes to have the building moved or demolished to allow for the completion of the “People’s Plaza.” Earlier this year the City Council continued a request from the State to demolish the building to allow more time for a potential developer to be found that was interested in moving the building. The designation of the building as a local landmark at the new location is a significant component of the proposal from Christensen Development. Included in the City Council packet is a copy of the Landmark Nomination Form for the building at the new site as prepared by Jennifer James, Historic Preservation Consultant.

Staff has reviewed the submitted Landmark Nomination Form and concurs with the finding that the building at the new site meets the criteria for the designation of a moved building as a landmark as found in Section 58-58(b)(2) of the City Code. The City Council’s action to approve the landmark designation would be contingent on the successful move of the building. On June 18, 2013, the Landmark Review Board unanimously voted in support of a motion to recommend approval of the issuance of a Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue, and the designation of Norden Hall as a local landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue. On June 20, 2013, Plan and Zoning Commission voted in support of a motion to recommend approval of the designation of Norden Hall as a local landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

Norden Hall was designated as a landmark by the City Council on April 17, 2000. The original nomination form states the building predates the State Capitol building (1884-86) and that it was home to three (3) early Scandinavian groups, the Danish Brotherhood, the Danish Sisterhood, and the Norden Singing Society. The building is currently owned by the State and sits at the edge of the West Capitol Terrace. The State wishes to have the building moved or demolished to allow for the completion of the “People’s Plaza.” The Capitol Master Plan was adopted and the initial phases of the

West Capitol Terrace Improvements were under development in late 2006. Several additional phases of the proposed West Capitol Terrace Improvements have been completed over the years.

On March 5, 2013, the Landmark Review Board considered a request from the State to demolish the building and forwarded a recommendation of denial to the City Council. The request was continued by the City Council as efforts were underway to identify a developer willing to move the building. The State's original efforts to find a developer to move the building had not been successful.

Christensen Development is proposing to move the building to the City-owned parking lot site at 425 E. Grand Avenue. A rear addition and raised deck addition would be constructed as part of the project. The intended use for the building at the new site is a restaurant with second floor office space. The designation of the building as a local landmark at the new location is a significant component of the proposal from Christensen Development.

Section 58-58 of the Historic Preservation Ordinance contains the criteria for the designation of a landmark. The building is proposed to be moved and therefore can only be designated if it is found to comply with criterion (b)(2) as follows:

- (b) Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the landmark designation. However, such properties will qualify if they fall within the following categories:
  - (2) A building or structure removed from its original location which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.

Staff has reviewed the submitted Landmark Nomination Form and concurs with the finding that the building at the new site meets the criteria for the designation of a moved building as a landmark. The building is one of the few remaining examples of the rowhouse style in Des Moines. It was constructed by Samuel Green who was a leading businessman in the early development of the City. The building was owned by the Norden Singing Society for an extended period of time and was utilized as an important community center for Scandinavian immigrants. Scandinavian immigrants played a significant role in the development of the east side of the downtown.

On June 18, 2013, the Landmark Review Board unanimously voted in support of a motion to recommend approval of the issuance of a Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue, and the designation of Norden Hall as a local landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue. On June 20, 2013, the Plan and Zoning Commission voted in support of a motion to recommend approval of the designation of Norden Hall as a local landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: May 20, 2013

Roll Call Number: [13-0832](#)

Action: [On](#) application from the State of Iowa for a Certificate of Appropriateness for the demolition of Norden Hall, 709 E. Locust Street, and to continue to June 24, 2013 at 5:00 PM and setting date of hearing on June 24, 2013 at 5:00 PM on the designation of 425 E. Grand Avenue as a local landmark upon the relocation of Norden Hall at that address. ([Council Communication No. 13-270](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: April 22, 2013

Roll Call Number: [13-0672](#)

Action: [On](#) issuance of a Certificate of Appropriateness for the demolition of Norden Hall, 709 E. Locust Street. Moved by Meyer to continue the public hearing until May 20, 2013 at 5:00 PM in the Council Chambers at City Hall. Motion Carried 7-0.

Date: April 8, 2013

Roll Call Number: [13-0603](#)

Action: [On](#) issuance of a Certificate of Appropriateness for the demolition of Norden Hall, 709 E. Locust Street. Moved by Meyer to continue the public hearing until April 22, 2013, at 5:00 PM in the Council Chambers at City Hall. Motion Carried 7-0.

Date: March 25, 2013

Roll Call Number: [13-0464](#)

Action: [On](#) issuance of a Certificate of Appropriateness for the demolition of Norden Hall, 709 E. Locust Street, (4-8-13). (Continued from 3-11-13) Moved by Meyer to adopt; receive, file and forward a letter to the Director of the State Department of Administrative Services regarding the City's commitment. Motion Carried 7-0.

Date: March 11, 2013

Roll Call Number: [13-0404](#)

Action: [On](#) issuance of a Certificate of Appropriateness for the demolition of Norden Hall, 709 E. Locust Street, (3-25-13). ([Council Communication No. 13-119](#)) Moved by Hensley to defer to the March 25, 2013 Council Meeting; refer to the City Manager to work with interested parties regarding options for how the project moves forward. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: June 20, 2013

Resolution Number: N/A

Action: Plan and Zoning Commission voted in support of a motion to recommend approval of the designation of Norden Hall as a local landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the submitted plans.

Board: Landmark Review Board

Date: June 18, 2013

Resolution Number: 20-2013-4.02

Action: Review Board voted unanimously in support of a motion to recommend approval of the issuance of a Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue, and the designation of Norden Hall as a local landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the submitted plans.

Board: Landmark Review Board

Date: March 5, 2013

Resolution Number: 20-2013-4.01

Action: Landmark Review Board voted 9-1 to approve an informal motion to recommend denial of the request. A quorum of members was not present and therefore a formal motion could not be made.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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