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Date March 25, 2013

RESOLUTION SCHEDULING HEARING ON THE ISSUANCE OF A
CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF NORDEN HALL

WHEREAS, the City of Des Moines has received an application from the State of Iowa, owner of the property, for a Certificate of Appropriateness to allow the demolition of the building at 709 E. Locust Street, commonly known as Norden Hall; and,

WHEREAS, Norden Hall was designated as a local historic Landmark on April 17, 2000, by Roll Call No. 00-1122, and is subject to the Landmark regulations set forth in Chapter 58, Article III, of the City Code of the City of Des Moines, Iowa; and,

WHEREAS, Section 58-62 of the City Code provides that no person shall alter the exterior appearance or demolish a Landmark without first obtaining a Certificate of Appropriateness for such work; and,

WHEREAS, Section 58-62 further provides that an application for a Certificate of Appropriateness for the alteration or demolition of a Landmark outside a designated Historic District shall be reviewed by the Landmark Review Board, and upon receipt of the report and recommendation of the Landmark Review Board, the City Council shall approve, approve with modifications or deny the application; and,

WHEREAS, on March 5, 2013, after notice and a public hearing, the members of the Landmark Review Board voted 9-1 in support of an informal motion to recommend denial of the application for a Certificate of Appropriateness; and,

WHEREAS, on March 11, 2013, by Roll Call No. 13-0404, the City Council deferred action on the application until March 25, 2013, and directed the City Manager to work with interested parties regarding options on how the project moves forward; and,

WHEREAS, the City staff have meet with the interested parties to seek alternatives to the demolition of Norden Hall, as more specifically described in the accompanying Council Communication.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The request by the State of Iowa for issuance of a Certificate of Appropriateness for the proposed demolition of Norden Hall shall be considered at a public hearing to be held in the Council Chambers at City Hall, at 5:00 p.m. on April 8, 2013, at which time the City Council will hear both those who oppose and those who favor the proposal.

(continued)

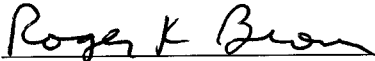
Date March 25, 2011

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- The City Clerk is hereby authorized and directed to cause notice of said hearing in the accompanying form to be given by publication once, not less than four (4) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 of the Iowa Code.

MOVED by _____ to adopt.

FORM APPROVED:



Roger K. Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk

CITY OF DES MOINES LANDMARK REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Tuesday, March 5, 2013

AGENDA ITEM #1 20-2013-401

Applicant: State of Iowa – Department of Administrative Services
Location: 709 E. Locust Street – Norden Hall.
Requested Action: Demolition of the building.

I. GENERAL INFORMATION

- 1. **Site Description:** The subject property is located near the Pennsylvania Avenue and East Locust Street intersection. It measures 21 feet by 80 feet (1,712 square feet) and contains a two-story row house known as Norden Hall. The building was constructed circa 1880 according to the Polk County Assessor’s webpage.
- 2. **Landmark Information:** The subject building was designated as a Local Landmark by the City Council on April 17, 2000. The nomination form states the building predates the State Capitol building (1884-86) and that it was home to three early Scandinavian groups, the Danish Brotherhood, the Danish Sisterhood and the Norden Singing Society.

The Landmark Review Board is charged with reviewing proposed alterations to the exterior of locally designated landmarks and makes recommendations to the City Council. All Certificates of Appropriateness for local landmarks that are not located in a local historic district are issued by the City Council.

- 3. **Project Description:** The applicant wishes to demolish the building and the building to the west 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.

II. ADDITIONAL INFORMATION

The State has attempted to find a developer to relocate the building. The following is a summary of their efforts as described by Charlee Cross, Senior Resource Manager, Department of Administrative Services.

“The State Leasing Program has entered into serious negotiations with three different individuals to relocate and preserve the Row House at 709 E Locust.”

- 1. *Accomplished local developer was interested in relocating the property to the East Village – he had a tenant lined up and as part of his pro forma, was looking to help fund his project with SHPO tax credits. In order to qualify, SHPO determined that the entire property (both 707 and 709 E Locust) had to be moved. This was within reason for the developer, however upon further investigation, it was determined that the two properties foundations were at different elevations. Accordingly, the risk to successfully relocate the property was extremely high and in the developer’s opinion, did not correlate with the financial piece.*
- 2. *A local property owner with ties (and land) in the East Village had an interest in relocating the property a couple blocks to the north. He was not able to secure traditional financing through his bank and as a result, was not able to proceed.*
- 3. *An established restaurateur approached us late on (early December) with the idea to relocate the property near his current restaurant so he could open another concept. He had a long-term plan in place and felt that he was prepared financially. When he actually began to pull together costs, the relocation cost became prohibitive.*

III. STAFF RECOMMENDATION

Staff requests that the Landmark Review Board recommend approval of the requested Certificate of Appropriateness subject to the provision of photographic and sketch plan documentation in accordance with the Secretary of the Interior’s Standards for Architectural and Engineering Documentation.

The applicant has made the building available to developers to be relocated. Three interested developers have come forward but not been able to put together the necessary financing to undertake the project. The building, along with the adjoining building, have lost their historic context as they no longer front an open street and are separated from other buildings of similar massing, placement and design.