



Date June 24, 2013

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 LOCAL LANDMARK, AND DESIGNATING 425 E. GRAND AVENUE AS A LOCAL LANDMARK UPON RELOCATION OF NORDEN HALL TO THAT ADDRESS

WHEREAS, the City of Des Moines 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 Des Moines City Code; and,

WHEREAS, on May 20, 2013, the City Council received a proposal from 425 E. Grand, L.L.C., represented by Jake Christensen, to purchase the City-owned property at 425 E. Grand Avenue and to relocate and expand Norden Hall at that site; and,

WHEREAS, on May 20, 2013, by Roll Call No. 13-0832, the City Council scheduled a public hearing to be held on June 24, 2013, at 5:00 p.m., in the Council Chambers, to consider:

1. A request from the State of Iowa for a Certificate of Appropriateness to allow the demolition or relocation of Norden Hall, a locally designated Landmark at 709 E. Locust Street;
2. A request by 425 East Grand, LLC, to designate Norton Hall as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue; and,
3. A City initiated proposal to termination the designation of 709 E. Locust Street as a local Landmark upon the removal of Norton Hall from that property.

WHEREAS, notice of the public hearing on these three proposals was published in the Des Moines Register on June 6 and June 13, 2013; and,

WHEREAS, on June 18, 2013, after notice and a public hearing, the members of 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 in substantial conformance with the submitted plans; and,

WHEREAS, on June 20, 2013, after notice and public hearing, the members of the City Plan and Zoning Commission also 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

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expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the submitted plans; and,

WHEREAS, a public hearing has now been held before the City Council regarding the three proposals identified above in accordance with the published notice, and those interested in the proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; NOW THEREFORE,

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

1. The hearing on the three proposals identified above is hereby closed.
2. The City Council hereby makes the following findings regarding the proposed relocation of Norden Hall to 425 E. Grand Avenue:
 - a) Norden Hall is a historic building in deteriorating condition and must be renovated for productive use if it is to be preserved.
 - b) The demolition of the buildings around Norden Hall and the closure of the adjoining segment of Locust Street have removed the historical context of the building, and has destroyed the aesthetic quality of the site.
 - c) The proposal to move and renovate Norden Hall on the parcel at 425 E. Grand Avenue in the Historic East Village in accordance with the submitted plans would restore the building to an appropriate historical context, would allow the historic character of the building to be retained and preserved, and is consistent with the Secretary of the Interior's Standards for the treatment of historic properties.
 - d) Upon substantial completion of the renovation of Norden Hall at 425 E. Grand Avenue in conformance with the submitted plans, that property will satisfy the requirements for designation of a local Landmark set forth in Section 58-58 of the City Code and further identified in the accompanying Council Communication.
 - e) Upon removal of Norden Hall from 709 E. Locust Street, the designation of that property as a local Landmark is not longer appropriate and should be terminated.
3. This resolution shall constitute the issuance of a conditional Certificate of Appropriateness for the relocation of Norden Hall as described above. The Certificate of Appropriateness hereby granted is subject to Norden Hall being moved for renovation and restoration at 425 E. Grand Avenue in substantial conformance with the submitted plans.
4. The designation of 709 E. Locust as a local Landmark is hereby repealed and terminated, effective upon the recording of an affidavit by the Community Development Director verifying that Norden Hall has been removed from 709 E. Locust Street for the purpose of



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relocating the building for renovation and expansion at 425 E. Grand Avenue. The Community Development Director is hereby authorized and directed to execute and record such an affidavit with a certified copy of this resolution upon determining that Norden Hall has been removed from 709 E. Locust Street for the purpose of relocating the building for renovation and expansion at 425 E. Grand Avenue.

5. Norden Hall, at 425 E. Grand Avenue, more specifically described as follows:

Lot 2 and the East 15.0 feet of Lot 3, all in Block 9 of East Fort Des Moines, being an Official Plat in the City of Des Moines, Polk County, Iowa.

is hereby designated as a local Landmark, effect upon the recording of an affidavit by the Community Development Director verifying that Norden Hall has been renovated and restored on the site in substantial conformance with the submitted plans. The Community Development Director is hereby authorized and directed to execute and record such an affidavit with a certified copy of this resolution upon determining that Norden Hall has been renovated and restored on the site in substantial conformance with the submitted plans.

(Council Communication No. 13- 333)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown

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.

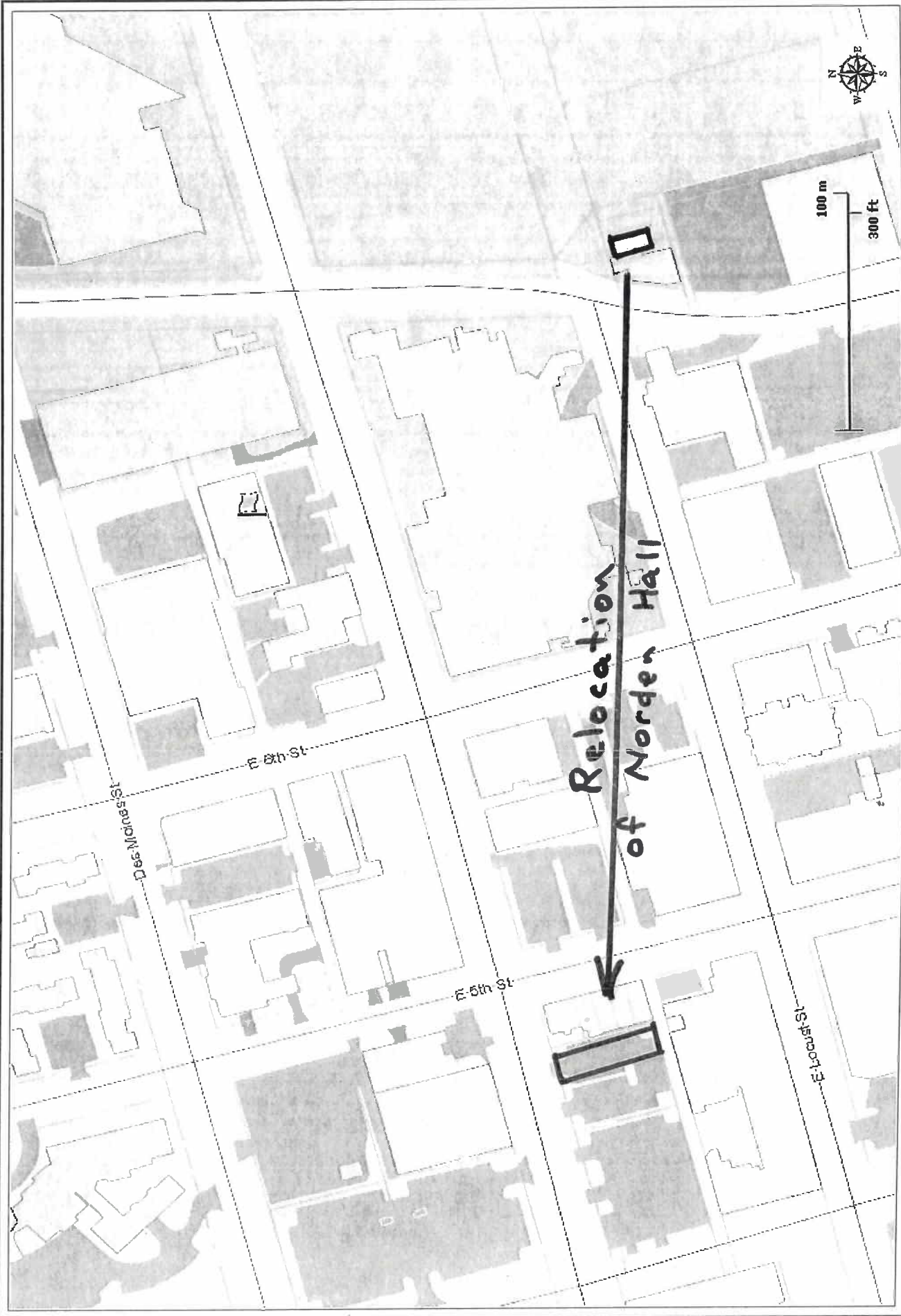
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk



Norden Hall Relocation

Exhibit "A"



June 21, 2013

Honorable Mayor and City Council
City of Des Moines, Iowa

And

Ross Stafford
Permit & Development Administrator
Permit & Development Center



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

Communication from the City Plan and Zoning Commission advising that at their meeting held June 20, 2013, the following action was taken regarding the request from Jake Christensen (developer) on property located at 425 East Grand Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty				X
John "Jack" Hilmes	X			
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdill				X
Greg Wattier				X

APPROVAL of Part A) to find that the subject building at the proposed location meets the criteria necessary for designation as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue, and to forward a recommendation of approval to the City Council; and Part B) to approve the Site Plan subject to the following conditions: (10-2013-7.120)

1. Compliance with all administrative review comments of the City's Permit and Development Center.

2. The architecture of the building shall comply with any revisions required by any future review by the City's Urban Design Review Board.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) The subject building at the proposed location meets the criteria necessary for designation as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue. Staff recommends that the Commission forward a recommendation of approval to the City Council.

Part B) Staff recommends approval of the Site Plan subject to the following conditions:

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. The architecture of the building shall comply with any revisions required by any future review by the City's Urban Design Review Board.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to move the building known as "Norden Hall" from its current location to the City-owned parking lot at 425 East Grand Avenue. A rear addition and raised deck addition are proposed. The intended use for the building at the new site is a restaurant.

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 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 removed 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.

2. **Size of Site:** 75 feet by 132 feet (9,914 square feet).
3. **Existing Zoning (site):** "C-3B" Central Business Mixed Use District, "CDO" Capitol Dominance Overlay District, Downtown Overlay District, and "GGP" Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** Surface parking lot.
5. **Adjacent Land Use and Zoning:**
North – "C-3B"; Use is office.

South – “C-3B”; Uses are restaurant, retail and multiple-family residential.

East – “C-3B”; Uses are tavern/night club.

West – “C-3B”; Use is surface parking lot.

6. **General Neighborhood/Area Land Uses:** The site is located in an area that contains a mix of residential and commercial uses that is known as the East Village.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Historic East Village Neighborhood. This neighborhood association was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on May 31, 2013. Additionally, separate notifications of the hearing for this specific item were mailed on June 10, 2013 (10 days prior to the hearing) to the Historic East Village Moines Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on June 14, 2013.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Historic East Village Neighborhood notices were mailed to Josh Garrett, PO Box 1782, Des Moines, IA 50305.

8. **Relevant Zoning History:** None.
9. **2020 Community Character Land Use Plan Designation:** Downtown Retail/Office Core/Core Fringe.
10. **Applicable Regulations:** Section 58-60(d) of the City Code requires the Plan and Zoning Commission to review the nomination of local Landmarks and to forward a recommendation to the City Council. Specific designation criteria as established by Section 58-58 of the Code are discussed in Section II, subparagraph 1 of this report.

In acting upon any Site Plan application for property located within the “C-3B” Central Business Mixed-Use District, the Plan and Zoning Commission shall apply the design regulations in City Code Section 82-213. The decision to approve, approve subject to conditions or disapprove a proposed Site Plan shall be based upon the conformance of the Site Plan with such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or an existing building is expanded by more than 50 percent of its gross floor area as of the time it became part of the “C-3B” Central Business Mixed-Use District. If a building is expanded by less than 50 percent of its gross floor area as of the time it became part of the “D-R” Downtown Riverfront District or “C-3B” Central Business Mixed-Use District, then these guidelines shall apply only to the expansion of the building.

In acting upon any site plan application for development of property located within the Downtown Overlay District, the community development director (or plan and zoning commission if applicable) shall apply the regulations in City Code Section 82-213, except as to those site plan applications for development of property located in

the "R1-60" and "R-HD" zoning districts within the downtown overlay district. The decision to approve, approve subject to conditions or disapprove a proposed site plan shall be based upon the conformance of the site plan with such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or when an existing building is cumulatively expanded by more than 50% of its gross floor area as of the time it became part of the downtown overlay district. If a building is cumulatively expanded by less than 50% of its gross floor area as of the time it became part of the downtown overlay district, then these guidelines shall apply only to the expansion of the building.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Landmark Designation Criteria:** 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.

Sec. 58-58. Designation criteria.

For purpose of this article, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon that possesses integrity of location, design, setting, materials, workmanship, feeling and association and that:

- (1) Is significant in American history, architecture, archaeology and culture;
- (2) Is associated with events that have made a significant contribution to the broad patterns of our history;
- (3) Is associated with the lives of persons significant in our past;
- (4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- (5) Has yielded or may be likely to yield information important in prehistory or history.

(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:

- (1) A religious property deriving primary significance from architectural or artistic distinction or historical importance.
- (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.**
- (3) A birthplace or grave of a historical figure of outstanding importance, if there is no appropriate site or building directly associated with his or her productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

- (5) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
- (6) A property primarily commemorative in nature, if design, age, tradition or symbolic value has invested it with its own historical significance.
- (7) A property achieving significance within the past 50 years, if it is of exceptional importance.

(c) The landmark review board may adopt specific operating guidelines for landmark and landmark site designations, providing such are in conformity with this article.

Included in the Commission's 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 form and concurs with the find that the building at the new site meets the criteria for the designation of a moved building as a local Landmark.

The Landmark Review Board is scheduled to hear the nomination on Tuesday, June 18, 2013. Staff will advise the Plan and Zoning Commission of the Board's decision at the June 20, 2013 meeting.

2. **"C-3B" District Design Guidelines:** These additional design guidelines are applicable to any development within the "C-3B" District.

Building Heights. Minimum height for all uses that are not built integral to the levee as part of the riverwalk redevelopment, should be the lesser of 36-feet or 3-stories.

The subject building is two stories tall and does not comply with this guideline. However, it is a historic building that is being relocated within the East Village and is a part of the area's fabric. It is similar in height and scale to the historic buildings to the east of the 425 East Grand Avenue site.

Riverfront setbacks: Riverfront setbacks for all new construction (that is not built integral to the levee and as part of a riverfront park) should be a minimum of 100 (horizontal) feet from the high water mark of the river. Redevelopment adjacent to a riverfront park (not part of the levee reconstruction) should front a continuous public right-of-way. This could be either a road built to an urban standard, or an alternative profile of a minimum 20' width that clearly delineates a public right-of-way between new private development and the riverfront park.

N/A.

Lighting: All new exterior lighting upon private property should be pedestrian in scale. The use of private overhead floodlighting is discouraged.

All exterior lighting would be low-glare cut-off fixtures.

Residential building standards: New residential buildings should also comply with the following guidelines:

Building front entrances should face public rights-of-ways. Those buildings with river frontage should be oriented towards the riverfront (except when located above street level retail).

At least one building entrance for the residential uses should directly access the street when located above street-level retail.

Buildings should have a building frontage on the principal street of not less than 70 percent of the lot frontage on the principal street.

Buildings should have a maximum setback of 15 feet from the public right-of-way. Service entrances, waste disposal areas and other similar uses should be located adjacent to service lanes and away from major streets and the public right-of-way adjacent to the river.

N/A.

Commercial building standards: New commercial buildings should also comply with the following guidelines:

Buildings should have a building frontage on the principal street of not less than 70 percent of the lot frontage on the principal street.

A minimum of 70 percent of the building frontage should be set within one foot of the front lot line.

Building entrances on new development sites that have river frontage (and are not integral to the levy), should be oriented both towards the riverfront and the primary street.

The building would setback 5.2 feet from the front property line and would represent 29% of the East Grand Avenue frontage. The development would contain a driveway and 6 parallel parking spaces to the west of the building. The driveway would connect to an east/west alley at the south end of the site and would provide a circulation opportunity for the entire block. The space allocated for the drive and parking would also provide a separation for future development of the parking lot to the west. This parking lot is likely to be developed with a considerably taller building. The proposed front yard setback matches the building's placement on its current lot and allows for steps to be provided to the front door. Staff believes the proposed Site Plan meets the intent of these guidelines.

Service entrances, waste disposal areas and other similar uses should be located adjacent to service lanes and away from major streets and the public right-of-way adjacent to the river.

Restaurants may operate outdoor cafes on public sidewalks while maintaining pedestrian circulation subject to obtaining an areaway permit.

Trash enclosures would be located at the rear of the property and accessed from the adjoining alley. Sidewalk café space is not proposed. An outdoor service area is proposed to the west of the building on the property.

Storage of any and all materials and equipment should take place within completely enclosed buildings. All open areas should be paved or landscaped, properly maintained and kept free from refuse and debris. All refuse collection containers and dumpsters should be enclosed on all sides by the use of a permanent wall of wood, brick, or masonry. The enclosure, including any gates for pedestrian and/or

disposal truck access, should be constructed to provide at least a 75% opaque screen of the receptacle from any street.

The proposed trash enclosure would be constructed of masonry walls with a steel gate. It would be located along the rear property line and serviced from the alley.

All open areas not used for off-street loading or parking should be landscaped in accordance with the Des Moines Landscape Standards. (See Site Plan Landscape Policies)

The Site Plan proposes a mix of trees, shrubs and ornamental plantings throughout the site.

Access doors for any warehouse use and any loading docks should not front on any public street. That portion of a building fronting on a public street should be used in an office or other commercial use.

No warehouse use or loading docks are proposed.

- 3. Downtown Overlay District Design Guidelines Analysis:** In acting upon any site plan application for development of property located within the Downtown Overlay District, the community development director (or plan and zoning commission if applicable) shall apply the regulations and design guidelines in Section 82-213 of the City Code. The decision to approve, approve subject to conditions or disapprove a proposed site plan shall be based upon the conformance of the site plan with such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or when an existing building is cumulatively expanded by more than 50% of its gross floor area as of the time it became part of the downtown overlay district. If a building is cumulatively expanded by less than 50% of its gross floor area as of the time it became part of the downtown overlay district, then these guidelines shall apply only to the expansion of the building.

Projects should demonstrate understanding of the micro and macro context for the project by offering place specific solutions for materiality, massing, uses, fabric and climate that are consistent with the vision of the "What's Next Downtown Plan". In most cases, corporate prototype architecture may not be an acceptable design.

The proposed project consists of relocating a historic building within the East Village. The subject building is similar in height and scale to the historic buildings to the east of the 425 East Grand Avenue site. The proposed addition would be located to the rear of the building and would be sided with cement board panels. The portion of the original building that currently adjoins another building would be sided with cement board panels as well to protect it from the elements. This façade was never intended to be exposed as the building that currently adjoins the rowhouse was constructed generally at the same time.

Low Impact development techniques should be utilized which implement site water quality control solutions, using materials which are locally available and creating projects which minimize energy consumption.

The Site Plan includes a bioretention cell in the rear yard area.

Connectivity between adjacent properties should be provided or demonstrated for both pedestrian and vehicular circulation.

The site has direct access to the East Grand Avenue sidewalk. The proposed driveway would connect to an east/west alley and assist with circulation within the block.

The incorporation of 'soft (green) spaces' on site is encouraged.

The Site Plan includes planting areas and a mix of plant material throughout the site.

Where feasible, projects should provide outdoor spaces for people gathering.

The Site Plan includes a large deck for outdoor seating for the proposed restaurant use.

If feasible, connections to adjoining bike paths or on-street bike facilities and on-site bike racks should be provided in close proximity to building entrances.

A bike rack is proposed in the East Grand Avenue right-of-way.

Building heights. Minimum height for all uses should be the lesser of 36 feet or three stories.

The subject building is two stories tall and does not comply with this guideline. However, it is a historic building that is being relocated within the East Village and is a part of the area's fabric. It is similar in height and scale to the historic buildings to the east of the 425 East Grand Avenue site.

H) Bulk standards, building setbacks, orientation, frontage and residential access:

1. All buildings with river frontage should orient towards the river and have building entrances that are oriented to the river and primary street(s).

N/A.

2. All buildings without river frontage should have entrances oriented toward primary street(s).

The primary entrance of the building would front East Grand Avenue.

3. All buildings should have frontage on principal street(s) of not less than 70 percent of the lot.
4. For commercial and mixed-use buildings, at least 70 percent of the building frontage should be within one foot of the property line.

The building would setback 5.2 feet from the front property line and would represent 29% of the East Grand Avenue frontage. The development would contain a

driveway and 6 parallel parking spaces to the west of the building. The driveway would connect to an east/west alley at the south end of the site and would provide a circulation opportunity for the entire block. The space allocated for the drive and parking would also provide a separation for future development of the parking lot to the west. This parking lot is likely to be developed with a considerably taller building. The proposed front yard setback matches the building's placement on its current lot and allows for steps to be provided to the front door. Staff believes the proposed Site Plan meets the intent of these guidelines.

5. At least one building entrance for residential uses should directly access the street when a residential use is located above street-level retail or commercial uses.

N/A.

6. For residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless superseded by bulk regulations of the underlying zoning district (i.e. R-HD Residential Historic District, R1-60 Low Density Residential District, etc.).

N/A.

Storage of all materials and equipment should take place within completely enclosed buildings.

No outdoor storage is proposed.

All refuse collection containers and dumpsters should be enclosed on all sides by the use of a permanent wall of wood, brick or masonry and steel gates which are compatible in design with the principal structure.

The proposed trash enclosure would be constructed of masonry walls with a steel gate. It would be located along the rear property line and serviced from the alley.

All open areas not used for off-street loading or parking should be landscaped in accordance with the Des Moines Landscape Standards for C-3 districts.

The Site Plan proposes a mix of trees, shrubs and ornamental plantings throughout the site and complies with the "C-3" Standards, which requires provision of parkway plantings. Two street trees are proposed along East Grand Avenue.

Access doors for any warehouse use and any loading docks should not front on any public street.

N/A.

- M) Gas stations/convenience stores should be limited to no more than six pumps and allow no more than 12 vehicles to be fueled at one time.

N/A.

N) Gas station / convenience stores and canopies, drive-thru facilities for restaurants, banks, parking garages and other auto-dominant uses should not front or have vehicular access on or to a pedestrian corridor as designated in the downtown pedestrian corridor map on file in the office of the city clerk as approved by city council resolution.

N/A.

O) Existing curb cuts should be consolidated to the minimum number necessary and be located as directed by the city traffic engineer and community development director.

A single drive approach is proposed to East Grand Avenue.

P) Parcels proposed for development that are greater than two acres should be rezoned to a planned unit development (PUD) zoning classification.

The site is less than 2 acres in area.

Q) Auto-dominant uses as described in guideline "N" above should be located in a mixed use commercial center and with buildings possessing a unified commercial design.

N/A.

R) Parking ramps should either include ground floor retail or commercial space, be designed for conversion to retail or commercial space, or have significant architectural detail.

N/A.

4. Parking: The "C-3B" District does not require any off-street parking for the proposed development. The Site Plan includes 6 off-street parking stalls that would run parallel to the drive aisle.

SUMMARY OF DISCUSSION

There was no discussion.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

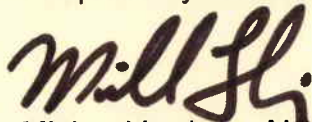
COMMISSION ACTION:

Ted Irvine moved staff recommendation Part A) to find that the subject building at the proposed location meets the criteria necessary for designation as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue, and to forward a recommendation of approval to the City Council; and Part B) to approve the Site Plan subject to the following conditions:

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. The architecture of the building shall comply with any revisions required by any future review by the City's Urban Design Review Board.

Motion passed 11-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

cc: Christensen Development
Lt Leon Associates
Slingshot Architecture

Landmark Nomination Form

Landmark Review Board

IDENTIFICATION:

SITE NAME Samuel Green Rowhouse - Norden Hall

LEGAL LOCATION (description) New site: 425 E. Grand Avenue, Lot 2 and the East 15 feet of Lot 3 in Block 9, East Fort Des Moines plat, Des Moines, Iowa

OWNER(S) NAME Current owner is City of Des Moines; proposed new owner will be 425 East Grand LLC/Jake Christensen

OWNER(S) ADDRESS 506 Third Street, Des Moines, IA 50309

CATEGORY: STRUCTURAL/ARCHITECTURAL [X] LANDSCAPE [] ARCHEOLOGICAL [] (check one)

COMPONENTS Masonry rowhouse with cast-stone accents and sills.

USE (present) Vacant (past) Samuel Green Rowhouse; multifamily rental (1900-1946); Norden Hall rehearsal hall and clubhouse for Norden Singers Inc. (1949-1994); residence (1995-2006) Vacant (2006-present)

DESCRIPTION:

DATE OF CONSTRUCTION 1894 ARCHITECT/BUILDER unknown

BUILDING TYPE: Single-family dwelling [X] Multiple-family dwelling [] Commercial [] Industrial [] Educational [] Other institutional [] Public [] Religious [] Agricultural []

EXTERIOR WALLS: clapboard [] stone [] brick [X] board and batten [] shingles [] stucco [] other [X] with cast-stone ornamentation and sills

STRUCTURAL SYSTEM: wood frame with interlocking joints [] masonry load-bearing walls [X] wood frame with light members (balloon frame) [] iron frame [] steel frame with curtain walls [] reinforced concrete [] other []

CONDITION: excellent [] good [X] fair [] deteriorated []

INTEGRITY: original site [] moved--if so, when: proposed to move in August 2013 from where from 709 E. Locust Street, three blocks to 425 E. Grand Avenue, both in the Historic East Village Neighborhood

Information on alterations, additions (with dates and architect, if known) and any other notable features of building/site: Constructed for Samuel Green as a Romanesque Revival style red brick rowhouse in 1894; Green lived in the house until 1900 and then the family rented it out until 1946. In 1949, Norden Singers Inc, a Swedish choral and cultural group, purchased the house for a rehearsal hall and clubhouse; this new use required remodeling and structural supports. In 1995, a new owner converted the rowhouse back to a single-family dwelling. (See attached for more details.)

RELATED OUTBUILDINGS AND PROPERTY: barn [] other farm structures [] carriage house [] garage [] privy [] other [] none []

SURROUNDINGS OF THE SITE: open land ___ woodland ___ scattered outbuildings ___ commercial ___ industrial ___ residential ___ densely built-up ___ other ___ Current site, 709 E. Locust Street, is now part of the Capitol Grounds, but historically was a mixed-use residential/commercial area. The new site, 425 E. Grand Avenue, is a mixed-use area featuring many late-19th-century and early-20th-century buildings.

Prepared by Jennifer I. James, MAHP Date June 7, 2013
Address 4209 Kingman Blvd., Des Moines Telephone (515) 250-7196
Organization On behalf of 425 East Grand LLC

SIGNIFICANCE: (Indicate all sources of information for all statements)

NARRATIVE DESCRIPTION

The Samuel Green Rowhouse–Norden Hall at 709 E. Locust Street, Des Moines, Polk County, Iowa, occupies what was once a mid-block lot on the edge of the State of Iowa Capitol Grounds, on the edge of the commercial-residential neighborhood historically known as East Fort Des Moines. The two-story rectangular building constructed in 1894 of red brick is a rowhouse in form, built as a single unit against the eastern wall of the adjoining 1892 brick house–doctor’s office at 707 E. Locust Street. The 709 E. Locust Street rowhouse features a Romanesque Revival facade that wraps the eastern side of the building several feet deep. The secondary elevations contain multiple fenestrations, some of which have been enclosed with masonry units; in response to fenestration changes, most brick on the secondary elevations was stuccoed.

The interior was adapted in 1949 from residential rental rooming house to an ethnic heritage society meeting hall by and for the Norden Singers, a long-established Swedish choral and cultural group, which used Norden Hall until 1994. During the building’s five decades as Norden Hall, other smaller Scandinavian organizations such as the Danish Brotherhood, Danish Sisterhood, and Sons of Norway also used the space for its meetings.

The building is an extremely rare surviving rowhouse that is also a very rare surviving example of Romanesque Revival architecture in Des Moines. The original owner and first occupant, Samuel Green, was an early resident of Des Moines who contributed to the city’s development via his foundry, which grew to become the city’s largest by the late 19th century. (“Samuel Green”: 479). The building’s later ethnic heritage association adds another overlay of history, and as such the rowhouse is a rare surviving structure representing the contributions of Scandinavians to the cultural heritage of the “East Side” of Des Moines, specifically to the East Side downtown neighborhood where many Scandinavian immigrants first settled and later as they moved out of the low-lying flood-prone river bottom areas the neighborhood where they returned to shop, worship, and take part in cultural activities such as Norden Singers.

Setting

The Samuel Green Rowhouse–Norden Hall is located on the built-up eastern edge of Capitol Hill, within the original East Fort Des Moines town development. This residential-commercial district occupies the sloping terrain that stretches some ten blocks from the Des Moines River east and uphill to the golden domes of the Iowa State Capitol. By the 1890s, when Samuel Green built his rowhouse, the neighborhood had largely been developed as a mixed-use, mixed-income, ethnically diverse small town step-sibling to the more populous and financially invested “West Side” of Des Moines. And whereas the topographically flat West Side tended to

follow a relatively uniform platting (and later subdividing) pattern modeled after the original Town of Fort Des Moines plat, the sloping East Side developed with competing plat plans and experienced more narrow-lot subdivisions. For the East Side, the river and bisecting rail lines attracted and serviced small- and medium-size industrial factories, mills, and lumberyards. Fourth Street formed a dividing line between low-lying flood-prone areas near the river and higher, drier, and therefore more desirable land favored for larger houses such as those built by leading business owners, retail establishments, churches, and schools. The industrial jobs and lower-rent housing in these flood-prone "bottoms" areas drew incoming immigrants and migrants, with Scandinavians one of the ethnic groups drawn by common poverty to the area. (City of Des Moines: 55)

But on both sides of Fourth Street (below and above the bluff line) existed a mix of detached houses, rowhouses, and double-houses interspersed with commercial and institutional uses; these house types were built in a variety of styles, sizes, and materials to suit the wide variety of income levels and social/ethnic backgrounds found among East Side residents. In the early 1890s, Green and his neighbor each redeveloped adjoining small frame cottages into brick rowhouses with impressive facade architecture. Green and his family occupied his rowhouse and the neighbor used his as a medical office.

Nineteenth-century housing on the near East Side has become an endangered species of building type. Over time, most freestanding housing has been demolished, replaced by commercial buildings, government offices, parking lots, and green space. The early-20th-century City Beautiful Movement expansion of government buildings and grounds (city and federal along the riverfront, state at the top of the hill) as a means of "cleaning up" the riverfront and neighborhoods ringing Capitol removed several hundred housing units. The state hired architect Emmanuel Louis Masqueray in 1913 to design and execute a landscape plan for expanding the Capitol Grounds, which then occupied a one-square-block plot. Masqueray removed rundown housing ringing the capitol building and increased the capitol grounds from about 9 acres to more than 70 acres. (Harlan: 96-114) It is worth noting that Masqueray's plan removed housing along East Locust Street from East Ninth Street through to 715 East Locust Street, but retained the Samuel Green rowhouse and Green's Subdivision (Lots 1-9). The expanded Capitol Grounds western boundary terminated at the north-south alley that abutted Green's Subdivision, and this alley bordered Samuel Green's former house (711 E. Locust Street; nonextant). Thus Green's rowhouse was in the half-block of the 700 block of East Locust Street left standing outside of the expanded Capitol Grounds—a testament to the rowhouse as a well-built and well-maintained architecturally pleasing building.

Other planning decisions further reduced housing: The city's first zoning code of 1926 designated the area west of the Capitol as a "light industrial district" (including the Samuel Green Rowhouse), an assignment that encouraged business expansion and housing demolition. Midcentury freeway construction (Interstate 235) removed a swath of housing, and concurrent Urban Renewal in the "River Hills" area (East Side area between Interstate 235 and Des Moines Street) removed housing for more than 700 families. (*The Des Moines Tribune*, November 13, 1962) Some nineteenth-century and early-twentieth-century apartments above retail remain, now joined by new infill mixed-use multifamily residential blocks built in the last decade, bringing greater residential use back to the East Village area.

As of spring 2013, the Samuel Green Rowhouse—Norden Hall is the last intact nineteenth-century rowhouse known to exist within the near East Side, and it is one of only four known extant early rowhouse developments in Des Moines. The 709 E. Locust Street rowhouse also represents one of four remaining Swedish Ethnic

Heritage sites identified as eligible for the National Register in a 1983 citywide survey of cultural resources. (Long 1983) Despite the many changes that have occurred throughout the neighborhood, the Samuel Green Rowhouse–Norden Hall retains architectural integrity as both an 1894 Romanesque Revival rowhouse and a Scandinavian cultural heritage social hall.

Current Site: 709 E. Locust Street

The building occupies Lot 3 in Green’s Subdivision of Lot 1 and the North ½ of Lot 2 in Block H in Griffith’s Addition to East Fort Des Moines, within Des Moines, Polk County, Iowa. The parcel slopes westward and southward; the lot measures 21 feet (east-west) by 80 feet (north-south). The building’s rectangular footprint measures 22 feet (east-west) by 50 feet (north-south), with an 8 feet by 6 feet front entry stoop. (Note that the 22-foot width of the rowhouse as compared to the 21-foot width of the lot is calculated by taking the width of the sidewall on the west side shared with 707 E. Locust Street. (Polk County Assessor; Slingshot Architecture) As of spring 2013, only two structures (plus additions) remain in the 700 block of East Locust Street.

When constructed in 1894, the rowhouse was located midblock on the south side of the 700 block of East Locust Street; Locust continued east to Ninth Street, at the foot of the state capitol. The rowhouse facade (north) fronted the public sidewalk along East Locust Street; the nearest cross street was East Seventh Street, located four lots to the west. On the west, the rowhouse shared a partial sidewall with the pre-existing brick house–doctor’s office at 707 E. Locust Street, and then extended farther south beyond the shared sidewall so as to provide extra square footage of living space and windows on all four sides of the rowhouse. To the south, the rowhouse had a rear two-story covered porch with steps down to a small backyard that abutted a public alley (east-west) that ran from East Seventh Street east to a north-south public alley (where East Eighth Street should have gone but was never cut through). A few feet to the east sat Samuel Green’s large two-story frame house, 711 E. Locust Street (nonextant), which Green converted to a boarding house after moving next door to the rowhouse.

The north side of the Samuel Green Rowhouse remains the primary facade and abuts a hardscaped decorative walkway that serves as a main entry into the approximately 10-acre West Capitol Terrace, the western front lawn of the capitol which includes a promenade and landscaped gardens along with open grassy spaces used for concerts, rallies, and other events. The terrace is part of the larger Capitol Grounds. In the later twentieth century, a 389-space state parking lot was created directly east of the rowhouse extending to Ninth Street, with an entrance at the intersection of Pennsylvania Avenue and East Locust Street. (Brooks Borg Skiles: 150-159) In the early twenty-first century, the state converted the parking lot back to parkland and closed off East Locust Street at Pennsylvania Avenue/East Seventh Street.

On the west, the rowhouse still shares the brick sidewall with what is now addressed as 707-1/2 E. Locust Street (two large additions to 707 E. Locust Street resulted in changing the address). For simplicity, this building and its two additions will be referred to in this text as the historic address, 707 E. Locust Street.

The rowhouse’s south elevation and rear egress stairs open to a small landscaped backyard that terminates at a metal chain-link fence surrounding a state-owned parking lot. (The east-west alley no longer exists.)

The rowhouse's east elevation is exposed following the circa-2008 demolition of the 1952 one-story brick Dania Savings & Loan office building (711 E. Locust Street, nonextant). The east sidewall now abuts a grassy lot.

Building

Structure

The building footprint measures 22 feet (east-west) by 50 feet (north-south), with an 8 feet (east-west) by 6 feet (north-south) front entry porch (currently roofless) accessed via steps from the sidewalk. The front porch is set against a public walkway; the remainder of the north facade is recessed approximately six feet from the sidewalk line and that area is paved with concrete to form the walkway to the porch steps.

The structure consists of brick structural walls over a brick foundation; interiorly, the Norden Singers Inc. altered the structure in 1949 to adapt the rowhouse into a social hall. The 1949 interior structure consists of structural steel beams added to the basement ceiling with corresponding structural steel columns, structural steel beams added to the first-floor ceiling with one corresponding structural steel column, and interior walls on the second floor. The Norden Singers also removed the original basement-to-second-floor stacked staircase located along the west wall to accommodate a steel beam; Norden Singers built a new basement-to-second-floor staircase at the north end, then added a new wood-strip floor on the first floor and (cover-up?) flooring on the second floor.

Exterior

The main exterior building materials are finished red brick with thin mortar lines on the facade and stuccoed masonry on secondary elevations. The original window openings on all four elevations had cast-stone sills; most are still in place. Wood was and is used on all elevations for window frames and some exterior doors. Wood is also used for a rear exit staircase and small deck. Metal is used for coping and two rear doors. Rubber-type membrane covers the roof.

As commissioned by Samuel Green, the building is of the Romanesque Revival architectural style and presents a unique facade. The style is embodied here by an asymmetrical facade of red brick with thin "butter joint" mortar lines, brick pilasters that project above the parapet wall, a parapet frieze embellished with decorative brickwork, rusticated cast-stone continuous lintel and sill courses, and at the base a continuous beltcourse. The brick piers frame two large rectangular window openings. The entry porch base is red brick backplastered with a cement material on the north side with concrete steps ascending the east side; the porch originally supported two large masonry arches topped with a rusticated lintel course and a flat roof. The facade wraps the east elevation by several feet. Secondary elevations were red brick with segmental-arch-top fenestrations.

North elevation: This main and primary facade features two asymmetrical bays defined by three brick pilasters that project above the parapet wall. The larger bay contains two large window openings with cast-stone sills, one on each story. The smaller bay contains the front entry door with transom above and a narrower second-story window opening with a cast-stone sill. Continuous cast-stone lintel and sill courses extend between the pilasters; the wider lintel course is rusticated to resemble rough-faced brownstone. At the rooftop, brick friezes framed by the pilasters feature a decorative repeating brick pattern of recessed rectangles in two stacked rows, which march across the facade and wrap to the east elevation. A projecting beltcourse defines the base of the building and wraps to the east

elevation; the beltcourse separates masonry above from back-plastered foundation below.

The windows and door are circa-1996 replacements, inset within the original brick openings. The two large windows were removed and bricked shut by Norden Singers in 1949 (first floor) and pre-1974 (second floor); the third smaller window may have been replaced by Norden.

The brick was laid with thin mortar joints with very straight, exact placement. The mortar appears to have been a red-tinted mortar, which is evident around the front entry door and underneath later white-mortar tuckpointing. The north elevation was painted white/cream circa 1952, as depicted in historical photographs. The paint was later removed by Norden Singers sometime between 1958 and 1974, based on historical photographs. Some brick finish has been removed, but the brick retains a smooth, even surface and overall integrity.

East elevation: The facade treatment wraps the northeastern corner by several feet, but is stuccoed over. This elevation shows two different stucco colors/coatings, one on each floor level, with a black tar line dividing the two colors/coatings and providing a visual cue that a one-story building previously attached to the eastern sidewall. The first floor contains four original window openings, all bricked shut but with original cast-stone sills. The second floor contains five original window openings, all containing circa-1996 replacement wood double-hung windows and exterior painted wood trim. The parapet roofline steps down from north to south, and includes a brick chimney projection.

In 1894, the rowhouse was built on its eastern property line, with only several feet separating it from the frame house at 711 E. Locust Street. The narrow gap between structures meant that the east elevation was largely not visible, except for the northeast front corner of the building. As such, the main facade design wrapped only the corner. Despite the close proximity of the pre-existing house, the east elevation was constructed of red brick with nine segmental-arched-top window openings, each with a cast-stone sill.

To shield Norden Hall from the boarding house next door, in the 1949 Norden Hall conversion, Norden Singers removed all first-floor windows, bricked over one window, and infilled the remaining three windows with brick below and glass block above. The second-story changes included removing at least two windows. In the basement, three glass-block windows were installed on the east wall to illuminate the bar. Due to the window changes and perhaps other repair concerns, Norden Singers applied stucco over the sidewall.

Privacy concerns and windows changed again in circa 1952, when the boarding house was replaced by a one-story Dania Savings & Loan office building. The flat-roofed brick structure was built against the rowhouse. Window openings on the first floor (and perhaps on the basement level) were bricked shut using two different brick types, demonstrating that the work was not meant to be seen.

In circa 1996, all five second-floor window openings were re-opened and wood windows placed within the openings. Wood trim was added around the window openings and below the window that is missing its original cast-stone sill.

In circa 2008, the state demolished the one-story office building at 711 E. Locust Street. The building's removal again exposed the first-floor east elevation.

South elevation: This red-brick elevation was stuccoed by the Norden Singers circa 1949, likely in response to changes made to windows. The sidewall contains two bays. The fenestration arrangement on the first floor is, from west to east: rear entry door with adjoining segmental-arch-top window in the first bay and segmental-arch top window in the second bay. The door is located within a segmental-arch-top opening; a modern transom and metal entry door infill the opening. Both windows were shortened by the Norden Singers and contained glass-block infill on the upper half; circa-1996 the glass block was removed and wood windows were inset.

On the second floor the fenestration arrangement is, from west to east: modern double French doors in the first bay and a full-length replacement wood window in the second bay. Historically, the first bay contained a segmental-arch-top window (sill and brick courses below since removed) with adjoining arch-top doorway; on the interior, the brick arches are visible above the infill doors. In circa 1996, wood window and French doors were placed within the openings. Painted wood trim has been added around the second-story fenestrations.

The basement contains a small rectangular window opening containing an unpainted wood window with a copper drip cap and "burglar bars" screwed to the exterior. On the east side is a set of concrete stairs attached to a concrete retaining wall that lead down to segmental-arch-top doorway infilled with a modern metal entry door topped by a narrow transom.

Two unpainted wood staircases provide access to the first- and second-story rear entry doors. Historically, a full-width two-story rear porch existed as of the 1901 Sanborn map; Norden Singers replaced the porch, perhaps in the 1949 remodel or sometime post-1950, the date of the last Sanborn map. The Norden Singers installed wooden stairs that attached to the south elevation and cut across two south elevation windows; the "scar" from this prior exterior staircase still exists on the stucco. (Sanborn map, 1920, revised 1950) It is interesting to note that the cast-stone sills on the south elevation are in excellent condition and show no wear, a testament to the decades they spent under porch cover.

West elevation

The rowhouse shares a sidewall with 707 E. Locust Street. Only a small portion of the rowhouse's west elevation is visible; it is the rear second-story wall that projects beyond the original footprint of 707 E. Locust Street. More than half of this exposed wall has been stuccoed, and all of this sidewall has been painted a deep orange color. The wall contains three window openings, two of which are historical segmental-arch-top windows that have been infilled with masonry block (presumed to be a Norden Singers change). The third window opening, located in the southwest corner, is a more recent addition, possibly added by Norden Singers to provide a window over the kitchen sink after the dumbwaiter was installed; a circa-1996 wood double-hung window with painted wood trim occupies the opening.

On the western side of the shared parapet wall, the exposed parapet is cloaked with a loosely draped black roofing material, assumed to be a rubber-type membrane.

On the first floor, the rowhouse's western elevation is no longer visible; a circa-1964 rear addition to 707 E. Locust Street covered the exposed sidewall next door and blocked two windows. Norden Singers had shortened these windows and installed glass block on the upper portion. The glass block is still visible, hidden behind the dumbwaiter that Norden Singers installed post-1964 to facilitate bringing up food from the commercial kitchen in the basement to the first-floor hall, and bringing up dirty dishes from the first-floor hall to the second-floor dishwashing kitchen.

Interior

The first floor and second floor each contain 1,100 square feet of space. The basement extends the full length of the building and contains an estimated 1,148 square feet of space, due to the northwestern basement corner bumping out as a basement foundation under the front entry porch.

The rowhouse was constructed by Samuel Green possibly as a single-family residence, which he and his wife occupied from 1894 to 1900; his younger son James and his wife shared the residence from circa 1894 to circa 1896, according to city directory listings. After the elder Greens' departure, the rowhouse became a rental property (with the second floor called out as a separate address in 1920s city directories) and later "furnished rooms," operated in conjunction with 711 E. Locust Street by an on-site proprietor. (City directories) It is not known what physical changes may have been made to accommodate the change in use. The Green family continued ownership of the rowhouse and the (boarding) house at 711 E. Locust Street until 1946. (Abstract of title for 709 E. Locust Street)

As mentioned above, in 1949 the Norden Singers purchased the rowhouse for use as a social club hall. At the time, several storefront buildings in the East Side downtown served as a meeting halls for cultural, social, and fraternal groups including the Masons. Conversion from multifamily dwelling to Norden Hall required new structural supports, removal of interior walls, and creation of a basement bar and commercial kitchen, among other changes detailed below.

The 1996-2000 conversion back to a single-family residence removed Norden-era plywood paneling from walls, paper acoustical-tile ceiling, and a staircase that blocked a window.

Integrity Considerations for Moving the Rowhouse to 425 E. Grand Avenue

Orientation: Both the original lot and new proposed lot are located on the west side of Capitol Hill and slope upward, from west to east. The new lot is a similarly sized urban lot located along a parallel arterial street as the original site, with rear alley as the original lot historically had. The rowhouse will be sited following the same setback and orientation as the rowhouse historically had, with front entry porch located next to the public sidewalk and the rear of the building facing the alley.

Setting: The proposed lot on East Grand Avenue is one block north and two blocks east from the current East Locust Street lot; both are considered to be within the heart of the East Side downtown and both are within view of the capitol's golden domes. Historically, both East Grand Avenue and East Locust Street both were home to nineteenth-century rowhouses. The one-block radius around both lots (current and proposed) also historically were home to larger houses built by prosperous business owners. In other words, a late-nineteenth-century rowhouse and/or a larger well-appointed house built by a business owner would not be out of place in the vicinity of East Grand Avenue and East Fifth Street. Looking at the new site in relation to the overlay of Swedish history, Grand Avenue was within the historic near East Side neighborhood occupied by and frequented by Swedish immigrants both in the late nineteenth century and twentieth century.

Environment: An important consideration is that the rowhouse at its current site is no longer part of the official city grid that existed as of 1894 and for more than century thereafter; the state has removed Locust Street in front of the 707-709 E. Locust Street miniblock and the alley no longer exists behind. The rowhouse and 707 E. Locust Street stand alone surrounded by landscaping, decorative walking paths, and

grassy open space—with a chain-link-fenced state-owned parking lot located directly behind.

As such, the move to 425 E. Grand Avenue would again place the rowhouse within an urban neighborhood setting. Because of the shared development trends, the mix of buildings surrounding 425 E. Grand Avenue (Lot 2) are similar to those that historically surrounded 709 E. Locust Street in the mid and later twentieth century—a time when many houses had been replaced by or repurposed as commercial or light industrial uses (or parking lots).

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

Theme(s)

The Samuel Green Rowhouse—Norden Hall, 709 E. Locust Street, is locally significant under Criterion C - Architecture as well as Criterion A - Ethnic Heritage, European.

Criterion C - Architecture: The Samuel Green Rowhouse—Norden Hall is significant locally as a well-designed and extremely rare surviving rowhouse—and has been identified as the last intact rowhouse on the East Side of Des Moines, where rowhouse development flourished in the late nineteenth century. However, rowhouses became negatively associated with urban ills, which hastened removal of the once-common housing type as early as the 1890s. Samuel Green commissioned the rowhouse built in the Romanesque Revival style, a style popular in Des Moines for commercial and institutional buildings, but atypical for residences. Few Romanesque Revival buildings remain in Des Moines, so the building is also a rare surviving example of the style, in addition to being an even rarer residential example. The well-built red brick facade includes rusticated cast-stone continuous lintel and sill courses, as well as a striking brickwork pattern in the parapet frieze and a masonry front entry porch. Green lived in the two-story house with his family, and took care to create an attractive residence. The building attests to Green's status as the successful owner of the largest foundry in the city as 1890, and is the only extant house or business building associated with Samuel Green and his foundry.

Criterion A - Ethnic Heritage, European: The Samuel Green Rowhouse—Norden Hall derives local significance for its association with Ethnic Heritage due to its conversion in 1949 to a Swedish choral rehearsal hall and heritage clubhouse for the Norden Singers. It is the best building in Des Moines to represent local Swedish immigrant cultural contributions. Swedish immigrants founded the singing group in the late nineteenth century in the near East Side neighborhood where Norden Hall is located; the second generation of Norden Singers founded Norden Hall as a means of passing on to future generations Swedish choral music as well as Swedish language and culture. Norden Singers reshaped the rowhouse to meet their needs for choral practice, for hosting Swedish cultural events and meals, and for providing a welcoming meeting place where members could speak Swedish. At the organization's height of membership, in the 1950s and 1960s, Norden Hall was used up to seven days a week by hundreds of members and their families, as well as by other Scandinavian heritage groups. Norden Singers membership fell dramatically in the 1980s, as members aged and newer generations lived farther away and were fully assimilated, resulting in the dissolution of Norden Singers, Inc. in 1994. The building is recognized officially and unofficially as a local Landmark for Swedish heritage cultural contributions to Des Moines.

Architectural Significance Background: Samuel Green Rowhouse 1894-1946
Samuel Green moved to the city in 1857. He worked in the city's first foundry, located on the East Side. He later started his own business, Hawkeye Foundry, in

1869 located on Third Street on the west side of the river (nonextant). He expanded to 104-116 S. Second Street (nonextant) starting in 1875. (City directories; Sanborn maps) As each of his sons reached his early twenties, Green included them as partners. Older son Frank joined in 1883 to form S. Green & Son foundry, machine shops, and stove works. Younger son James joined in 1889 to form S. Green & Sons, manufacturers of furnaces, stove repairs, and sashweights. (City directories) The foundry was noted as the largest in the city by 1890. ("Samuel Green": 479) And an 1896 story about S. Green & Sons stated the firm employed 25 workers to conduct a large business in stove repairs, architectural iron and general founders work, and as well as hot-air furnaces. (*Saturday Review*, April 1896) As of a 1908 biographical sketch, the business was characterized as "one of the leading manufacturing industries in the city, its trade extending as far west as Colorado." (Andrews: 412)

As he grew his business, Samuel Green moved his family up Capitol Hill. He built a house near the river in the 1860s, then another house 200 East Locust Street, where they lived for more than a decade (City directories; Andrews: 411) By 1878 the family was living in a new house at 711 E. Locust Street (nonextant) within Green's new subdivision. (City directory, 1877-78) In the 1890s redevelopment occurred in the 700 block of East Locust Street, as well as elsewhere in the near East Side.

Samuel Green's rowhouse began when his neighbor, Dr. James T. Priestley (715 E. Locust Street; nonextant), replaced a small frame cottage at 707 E. Locust Street with a \$2,000 "brick house." The structure was rowhouse in style, with no apparent windows on the west side and a highly ornamental facade featuring large arched windows and projecting brick pilasters (the facade remained in place until a 1955 recladding). (City of Des Moines building permit log) After completion in 1893, Priestly announced that the building would house his medical office. (*Iowa State Register*, September 23, 1892; *Daily Iowa Capital*, January 2, 1893)

Green followed suit with his own more expensive brick rowhouse. Green took out a permit for a \$3,000 brick dwelling in March 1894. (*Daily Iowa Capital*, March 24, 1894) On the site of the small frame cottage where his older son Frank and new wife Daisy had resided after their 1885 wedding arose an impressive brick rowhouse. Green constructed his rowhouse against the eastern sidewall of 707 E. Locust Street. He included an elaborate Romanesque Revival facade, arched front entry porch that elevated the entrance above the sidewalk, and numerous windows on all four elevations (made possible by extending the rear south elevation beyond the sidewall of 707 E. Locust Street).

By late 1894, Samuel and wife Mary, along with their newlywed son James and daughter-in-law Fannie moved from their frame house at 711 E. Locust Street (nonextant) into the rowhouse. (City directories; *Iowa State Register*, June 15, 1894) By 1896, the younger couple had moved to 1445 E. Grand Avenue (nonextant). The elder Greens remained at the rowhouse, with Samuel continuing an active role in S. Green & Sons Foundry. In 1900 Samuel and Mary Green moved seven blocks east to a double-house (1401-1403 Capitol Avenue; nonextant) owned by their older son Frank and his wife Daisy. (Samuel Green retired from the foundry in 1902, at which time he split the business between his sons.

After the Greens' departure, they rented the rowhouse and retained ownership of it through successive generations until 1946. (Samuel died in 1915 and the property passed to Mary in 1921; after her death, son James became the primary owner until his death in 1940.) (Abstract of Title for 709 E. Locust Street) It is not known what physical changes may have been made to accommodate the change in use to

multifamily rental. The 1908 city directory (the first in Des Moines to include a reverse directory) lists physician Dr. Thomas F. Duhigg as operating a medical office in the rowhouse, and railroad clerk Albert C. Long residing at the address. Beginning with the 1923 city directory, "second-floor" is added as a descriptor: R.L. Miller, a chauffeur, and "second floor," Curtis Solomon, a moulder at the Green Foundry and Furnace. The 1932 city directory lists "furnished rooms" at 709-711 E. Locust Street under the proprietorship of Mrs. Emma A. Brigham. The "furnished rooms" label is continued through the 1940 city directory.

Architectural Significance: Rowhouses in Des Moines

The rowhouse as a housing type developed in large eastern U.S. cities with long-established development patterns, higher land costs, and land shortages—especially those with industrial economies or located in close proximity to industrial centers. The housing type has its roots in Europe and was imported with immigrants across the ocean. (Deiber: 4)

In contrast to older, larger more industrial eastern cities, Des Moines did not embrace the rowhouse housing type for the long term. The rowhouse had appeared in Des Moines by the 1870s and served as one form of multifamily housing, with the structures built up into the early 1900s. Des Moines rowhouse development peaked in the 1880s in response to a population surge and corresponding housing shortage. In a 2005 scholarly study of double houses in Des Moines, historian Camilla Deiber noted: "Tenements, rowhouses, and 'French flats' or luxury apartments were popular solutions to the housing shortage in the 1880s. These structures were built near the streetcar lines in the center of town on Locust, Chestnut, Walnut and Mulberry Streets. Such attached forms of housing were easy to build and needed very little land, making them popular housing alternatives in the rapidly spreading city." (Deiber: 5)

Historian John Zeller studied Sanborn fire insurance maps to determine early housing patterns and found rowhouses built exclusively in what is today's central downtown area (both east and west sides of the river). The earliest rowhouse development Zeller documented was also the largest he found: Chestnut Row, spanning Fourth to Sixth streets along Chestnut Street (now Keosauqua Way), with seventeen units (426-514 Chestnut Street), constructed in the 1870s. (Zeller 1993; Page 1995: E-90) But what began as an upscale development rapidly fell in status. The same fate befell rowhouses built in the 1870s on Pelton Avenue and Fourth Street. (City of Des Moines 1994: 51) Study of Sanborn maps for the East Side downtown area shows rowhouses clustered all around Capitol Hill as of 1891.

In a 1995 National Register of Historic Places Multiple Property Documentation of early Des Moines suburbanization, historian William C. Page documented explored the negative associations that came to bear against rowhouses:

Although the row house provided an important portion of the city's affordable housing stock during the third quarter of the [n]ineteenth [c]entury, this type of multi-family dwelling quickly fell into disrepute when Des Moines launched into Victorian suburbanization. In fact, the row house came to be seen as a villain.

"The house renting season is here and never before has there been such a scarcity of houses to rent. The demand has far exceeded the supply. It has been almost impossible to get good houses to rent. The old shells down town (sic), which are hardly fit to live in, are for rent and always will be. The long rows of cheap bricks are also to rent and many will never again be occupied." (*Iowa State Register*: 1890b)

While it is true row houses were often cheaply constructed and situated in congested areas, rare surviving examples in Des Moines (1006 (sic) High Street is an outstanding example) illustrate that they could also offer an appealing alternative to the single-family dwelling. (Page 1995: E 151-152) [Note: See below for more about the rowhouse formerly located at 1106 High Street.]

Page summarized the rowhouse in Des Moines as such: "Although the number of single-family dwellings greatly dominated the number of multifamily dwellings, this latter type compromised a significant subset of the city's housing." (Page 1995: 90)

The Samuel Green Rowhouse—Norden Hall is the best intact rowhouse (and seemingly the only intact rowhouse) on the East Side of Des Moines. It is one of just four known rowhouse developments remaining in Des Moines. In a 2010 survey for the "Sherman Hill Historic District (Increase, Decrease, Amendment)" National Register nomination, historian William C. Page found three existing rowhouses within the near west-side area of Des Moines:

- A relocated 1883 Italianate brick rowhouse at 1614 Woodland Avenue. This relocated rowhouse was listed to the National Register of Historic Places in 2001 as the Henshie-Briggs rowhouse at its nearby original site, 1106 High Street; it was moved in 2008 to save the building from demolition due to redevelopment of the original site. Page noted in his National Register nomination for the Sherman Hill Historic District: "The building remains National Register-eligible at its relocated site, in this author's opinion, although not yet officially listed as such."

- An 1885 Italianate brick example that occupies 731-733-735 19th Street. (The structure containing 733-735 19th Street also has been classified as a double house, in Camilla Deiber's 2005 scholarly study *Leading Double Lives: The History of the Double House in Des Moines.*) (Deiber: 5)

- A 1903 Classical Revival brick rowhouse at 717 20th Street that appears to have been built to accommodate additional units that were never constructed (Page 2010: 8.123-8.134)

Architectural Significance: Romanesque Revival Architecture in Des Moines

The Samuel Green Rowhouse-Norden Hall calls attention to Romanesque Revival architecture. This architectural style was popular for commercial buildings and institutions in Des Moines, was but used less frequently for residences. In their *Field Guide to American Houses*, Virginia and Lee McAlester found the occurrence of Romanesque Revival houses to be infrequent—and especially so for rowhouses. (McAlester: 301)

Romanesque Revival as a masonry style fit well with Des Moines as a "brick city." The fireproof building material was manufactured locally by a number of clay manufacturers and used in constructing sidewalks, houses, commercial structures, and governmental buildings. (City of Des Moines 1994: 39) Some Romanesque Revival buildings of the era included East Side City Hall/Fire Engine House (409-411 East Fourth Street; nonextant); Central Fire Station/Central Police Station (200-206 Grand Avenue/412-418 Second Street, 1893; Nourse & Hallett; nonextant); East Side High School (East 12th Street and East Court Avenue; nonextant); Youngerman Block (Fifth and Mulberry streets; nonextant); Savery Hotel (Fourth and Locust streets, 1886; nonextant); Equitable Life Assurance Building (Sixth and Locust streets, 1891; nonextant); and First Baptist Church, (Eighth and High streets, 1894; nonextant). (McCue: 37-118)

As an architectural style, Romanesque Revival was designed with a heavy fortress appearance. What made it attractive in its time made it difficult to modernize, setting it up as a target later for demolition. (Grow: 87)

Given the architectural significance of this rare housing type, made all the more rare by its Romanesque Revival architectural style, moving the Samuel Green Rowhouse—Norden Hall is the best means of preserving this important remaining example of rowhouse architecture on the East Side of Des Moines.

Ethnic Heritage Significance: Norden Singers and Creation of Norden Hall

The Samuel Green Rowhouse acquired a second overlay of historical importance as the home to the Norden Singers starting in 1949 and continuing through 1994. As previously mentioned, the local significance of the Norden Singers and Norden Hall is such that the city designated the rowhouse as a local Landmark in 2000 and is now actively involved with seeing the building moved to an appropriate nearby site in order that the Landmark be retained on the East Side of Des Moines.

Des Moines Norden Singing Society grew out of a traditional Swedish singing quartet formed in the late nineteenth century by Swedish immigrants who lived in Des Moines' near East Side. Norden Hall's location on Capitol Hill is a reminder of the Swedish immigrant presence and contributions to the East Side of Des Moines. In established a historical context for Scandinavian Ethnic Heritage sites in Des Moines, historian Barbara Beving Long found that "Polk County was the center for Scandinavian settlement in the state, with Swedes dominating by far." (Long 1983a: 100) Inexpensive housing options along the flood-prone East Side river lowlands (also called the "bottoms") drew incoming immigrants and migrants, with Swedes, Norwegians, and Danes some of the ethnic groups. (City of Des Moines: 55; Nelson: 10-11) The first substantial settlement of Scandinavians occupied modest frame houses from Scott Avenue to East Court Avenue and also near Des Moines Street. Around the turn of the twentieth century, as the immigrants became more prosperous, they moved to higher ground around East Sixth and East Ninth streets. As such, Scandinavian churches and businesses clustered in the greater East Side downtown area. (Henning: 64-65)

One of the founding members of the Norden Singers quartet was Claus Carlson, who came from Sweden to Des Moines and operated a Swedish boarding house on East Second Street. (Claus Carlson is the paternal grandfather of the last president of Norden Singers, Inc., Dennis Carlson.) Two historic photographs of Norden Singers, taken in 1897 and 1928, show larger groups of Norden Singers chorus members, which also included Claus Carlson. (State Historical Society of Iowa) The organization continued with the founding generation drawing in their sons as well as other Scandinavians to promote the Swedish cultural tradition of male chorus singing and foster appreciation of Swedish music and culture. The group may have practiced at the Swedish Lutheran Church or rented quarters prior to purchasing the rowhouse. (Carlson informant interview)

Norden Singers Inc. incorporated in September 1948 and then entered into a contract to purchase the rowhouse the next month. (Abstract of Title for 709 E. Locust Street) Norden Hall as a permanent meeting space allowed Norden Singers to grow beyond just a choral group—it expanded to become a Swedish cultural heritage club that celebrated customs, foods, and language. Membership grew to as many as 400 during the peak decades of the 1950s and 1960s, and included non-Swedes who joined as friends of Swedish members. (Carlson informant interview) Norden founding member Claus Carlson's son Ralph Carlson was instrumental in acquiring the rowhouse as a permanent home for Swedish choral traditions and culture in Des Moines, a point made in a memorial tribute in the national Swedish

singing union's after his untimely death in 1952: "The Norden Clubrooms, one of his dreams, which came true in his lifetime, will no more echo his voice as it once did but his fellow singers will mourn his passing and forever imagine his rich bass leading out.... Norden will go on to finish the good work in which Ralph was so successful and to which Norden is consecrated, the work of handing these songs and culture down to succeeding generations." (Norden Singers: 1)

In converting the rowhouse into Norden Hall, the Norden Singers created an first-floor open hall for singing practice and hosting cultural events; basement bar and kitchen (with second-floor auxiliary kitchen) for daily and special event clubhouse use; and a second-floor lounge. Norden Singers club members (men) met Friday nights for a weekly meeting, followed by chorus rehearsal and socializing. Weekday evenings Norden club members gathered in the basement bar area to drink, speak Swedish, and play cards.

During fishing season, members brought back fish for Friday or Saturday night fish fries, which served as fundraisers for the organization. Quarterly Sunday afternoon smorgasbords (buffet meals featuring traditional Swedish foods prepared in the Norden Hall kitchens by Norden members and their wives) were a favorite social activity and fundraiser; several hundred people would eat in shifts, with the second-floor lounge serving as a waiting room. Norden members also hosted a St. Lucia Day party in December, as well as Christmas and New Year's parties; the festivities catered to families and included traditional Swedish choral music, foods, and drinks. Norden Singers also offered Norden Hall as a rental facility for use by the community; at least three other Scandinavian social groups used Norden Hall: Danish Brotherhood, Danish Sisterhood, and Sons of Norway. Norden members and general community members also rented the hall for wedding receptions and parties. (Carlson informant interview)

Norden Singers shared their music outside of their hall via public concerts. One such highlight from the group's performance history was hosting the Central Division of the American Union of Swedish Singers (some 15 Midwestern choruses) for a choral convention; some 500 male singers appeared as a mass chorus at the KRNT Radio Theater June 17, 1960. (Carlson informant interview; *Dayton Review*, March 3, 1960) Other public performances included singing at nursing homes and holiday parties for local companies.

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oversaw the donation of the rowhouse to Grand View College following dissolution of the organization in 1994. Carlson graciously shared Norden Singers/Norden Hall photographs, period articles, history, and floor plan sketches.

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Polk County Assessor 111 Court Avenue #195 Des Moines, IA 50309-0904 (515) 286-3014 Fax (515) 286-3386 polkweb@assess.co.polk.ia.us

Property Search Assessment Taxation

Click to center and select a parcel.

Zoom to 1/2 mi
Map Size 640 x 480
Aerial No_Aerial
Layers Redraw

Feature	Legend	Up to
<input checked="" type="checkbox"/> Parcel Line	red	32 mi
<input type="checkbox"/> Selection	yellow	32 mi
<input type="checkbox"/> Lot Line	blue	4 mi
<input type="checkbox"/> Condo	red circle	1 mi
<input type="checkbox"/> Parcel Size	red	1/2 mi
<input type="checkbox"/> Lot Size	blue	1/2 mi
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<input checked="" type="checkbox"/> Address	brown	1 mi
<input checked="" type="checkbox"/> Building#	black	1 mi

Measure 3351ft (S78°E)
Hit Esc to 0

[Get Listing](#)
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Polk County Assessor map showing new proposed site at 425 E. Grand Avenue (left) and existing site at 709 E. Locust Street (right).



Photo 1: Samuel Green Rowhouse–Norden Hall, 709 E. Locust Street, pictured on left. To the right is 707 E. Locust Street. Photo taken from Pennsylvania Avenue looking southeast. (May 30, 2013)



Photo 2: Samuel Green Rowhouse–Norden Hall, 709 E. Locust Street, north façade and east elevation. Photo taken from Capitol Grounds / West Capitol Terrace looking southwest. (May 30, 2013)

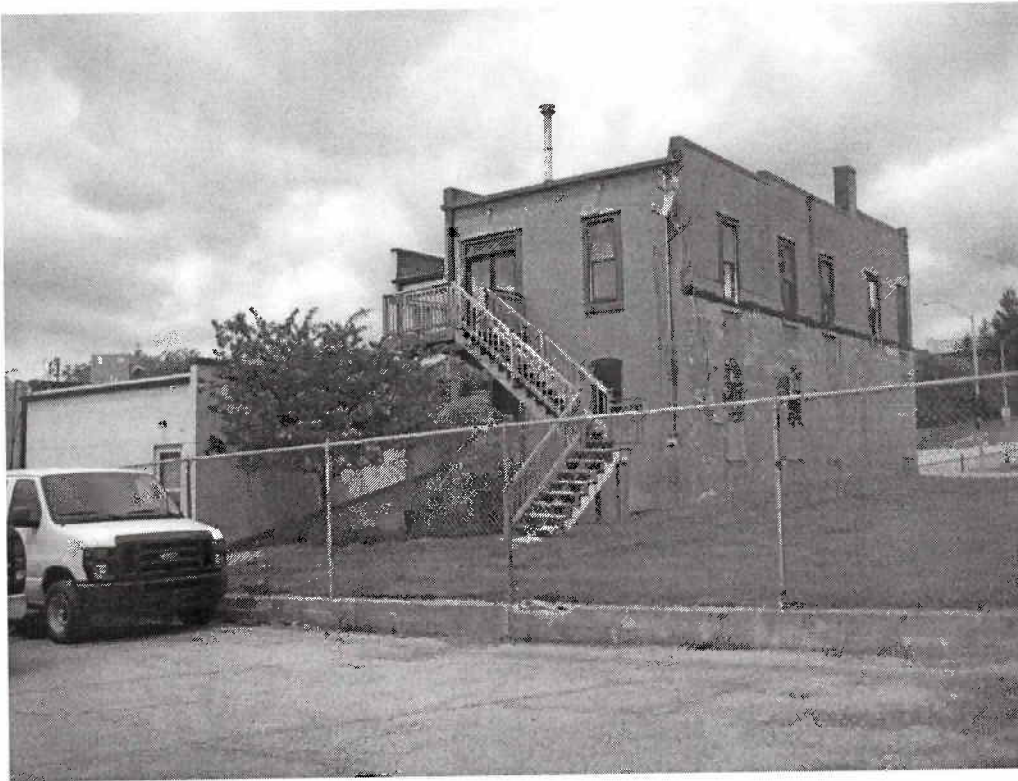


Photo 3: Samuel Green Rowhouse–Norden Hall, east and south elevations. Photo taken from East Seventh Street state parking lot looking northwest. (May 30, 2013)

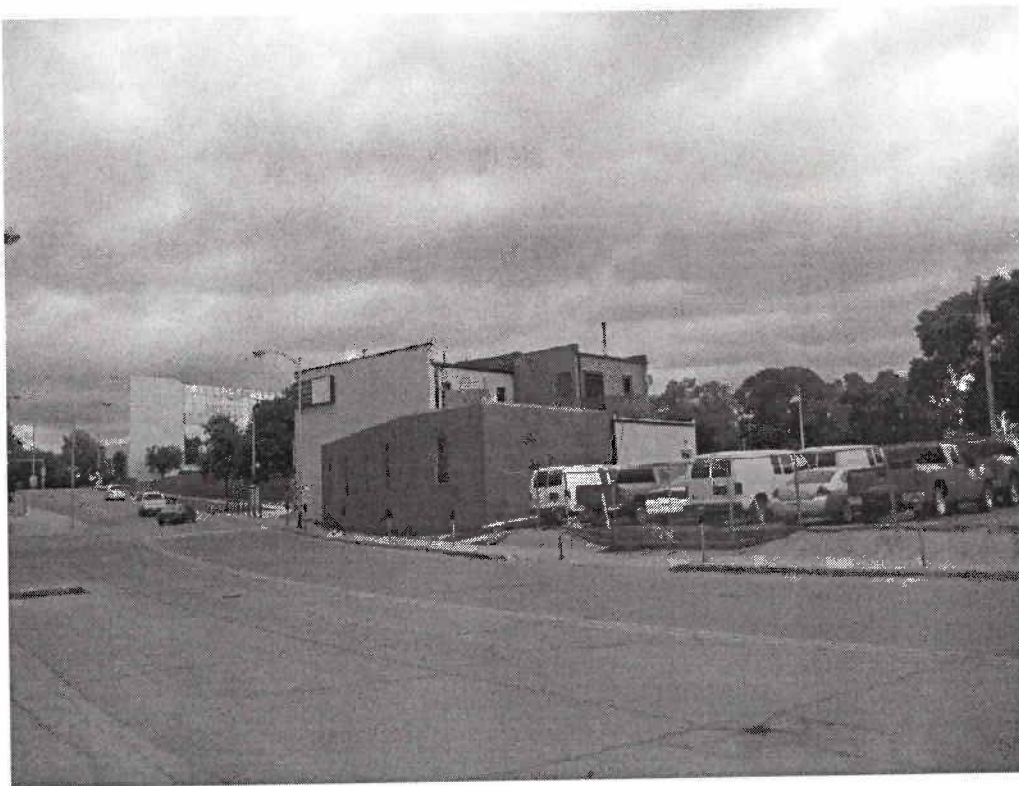


Photo 4: Samuel Green Rowhouse–Norden Hall, west and south elevations. Photo taken from East Seventh Street looking northeast. (May 30, 2013)

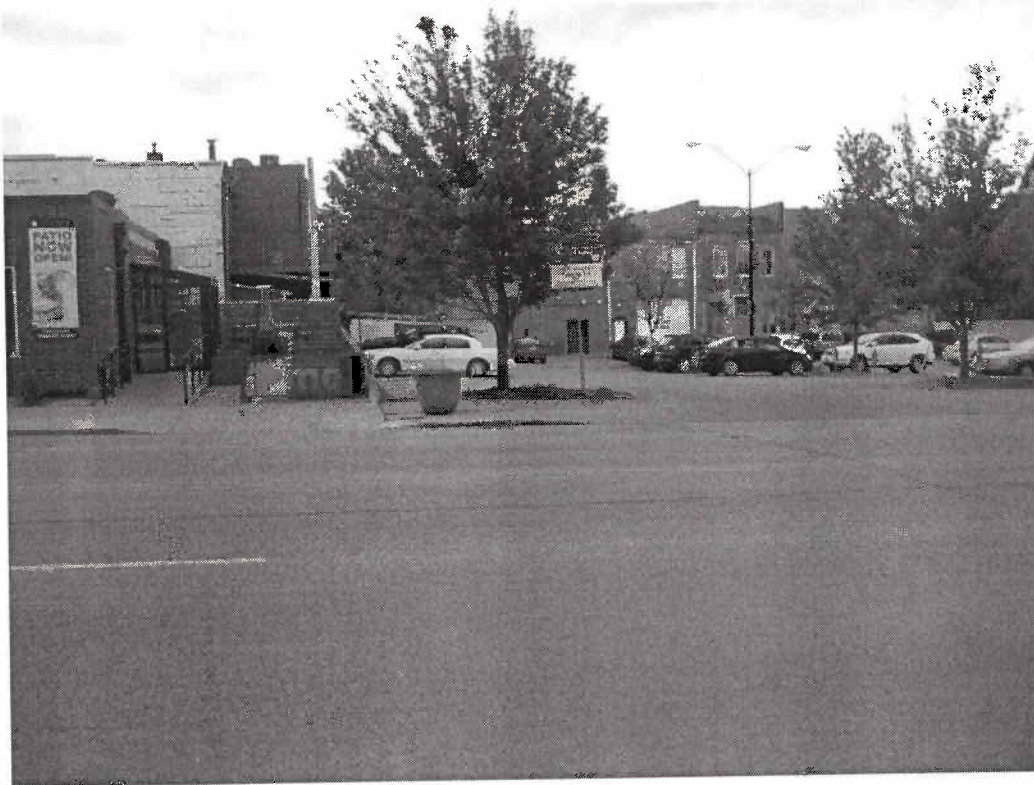


Photo 5: Proposed move site, 425 E. Grand Avenue. Currently a city-owned parking lot. Photo taken from East Grand Avenue looking south across lot. (May 30, 2013)

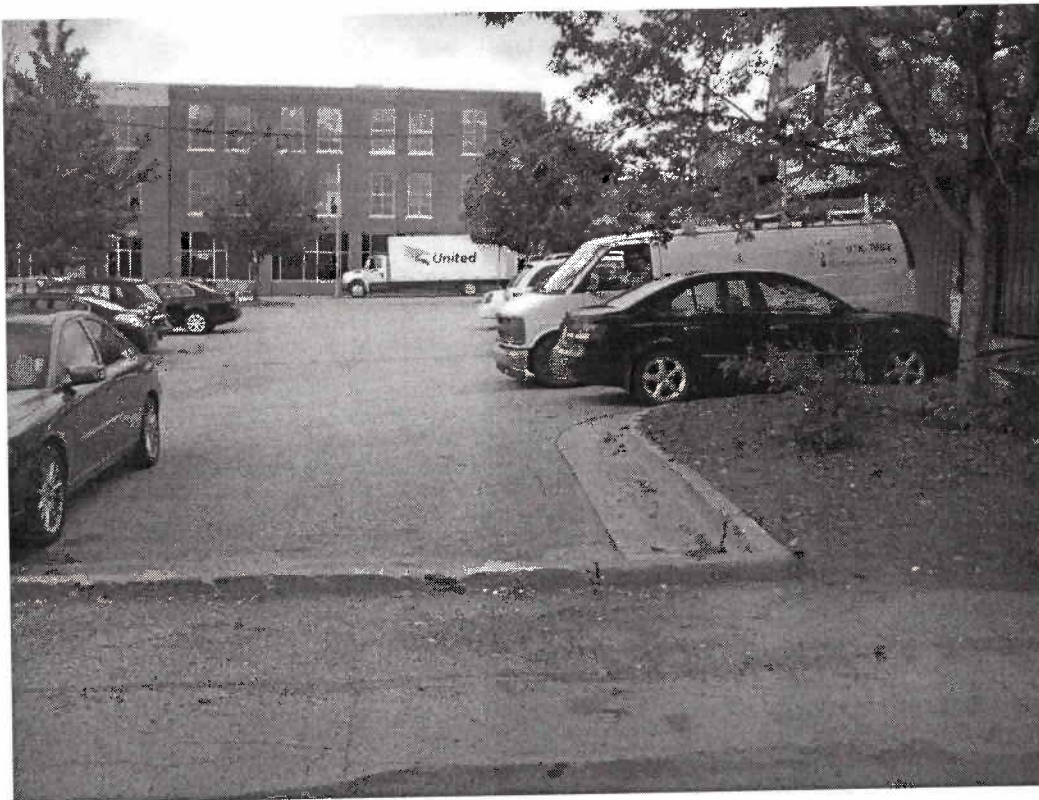
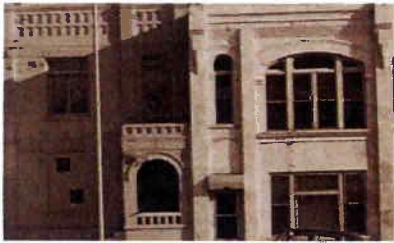


Photo 6: Proposed move site, 425 E. Grand Avenue. Photo taken from alley looking north across lot toward East Grand Avenue. (May 30, 2013)

Samuel Green
Rowhouse-Norden Hall



c 1955



709 and 707 E. Locust Street



West Capitol Terrace



East and north elevations



South and east elevations



West elevation
(terracotta paint on second floor)



707 & 709 E. Locust, 2012



425 E. Grand Avenue (from Grand)



[9]

425 E. Grand Avenue (from alley)



[10]

Capitol Hill, 1918 map



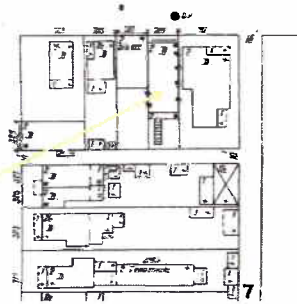
[11]

Capitol Hill, c. 1960
(looking west down Locust)



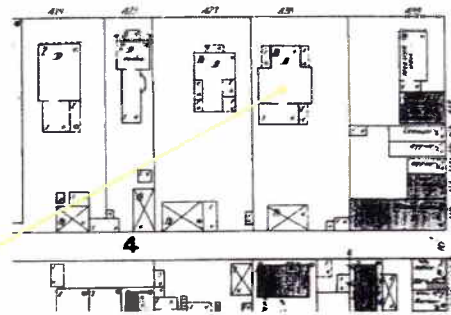
[12]

709 E. Locust, 1901 Sanborn



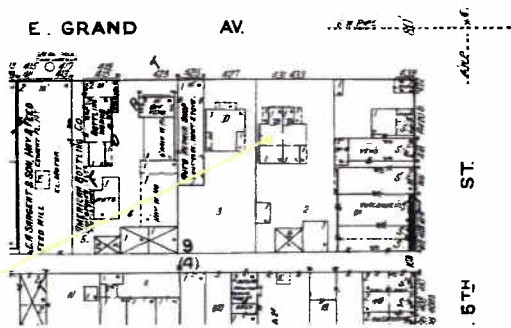
13

425 E. Grand, 1901 Sanborn



14
5TH (N.F.) ST

425 E. Grand, 1920 Sanborn



15

709-711 E. Locust rooming house sign, 1940



16

E. Locust/E. 7th streets, 1940



2013

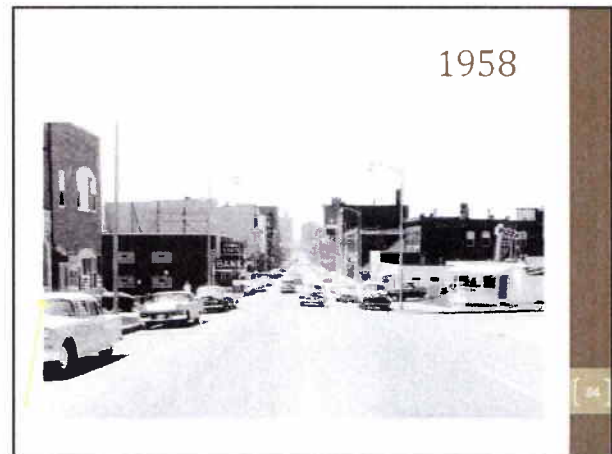
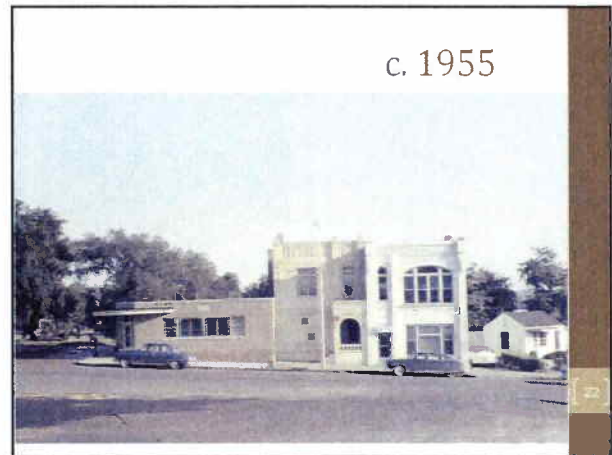
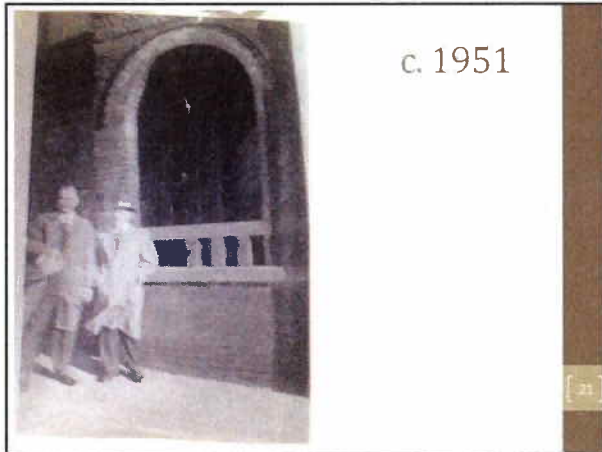


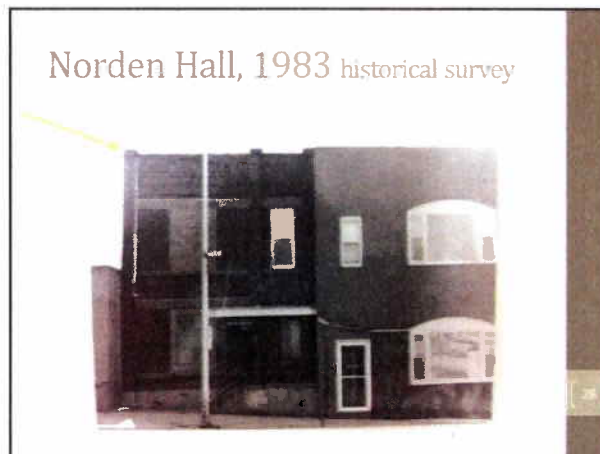
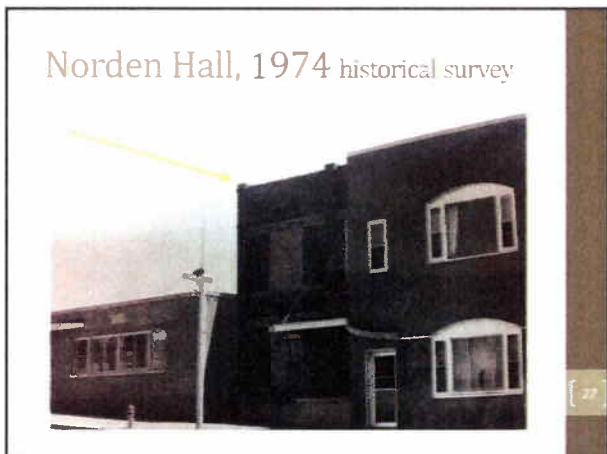
Samuel Green, foundry owner

S Green

2013









Landmark Review Board Meeting

Tuesday, June 18, 2013

Members Present: Scott Allen, Brian Clark, Scotney Fenton, Todd Garner, John Hearn, Dennis Reynolds, Tim Rypma

Guests: Jennifer James – Historical Consultant; Jake Christensen – Christensen Development; Greg Wattier and Dan Drendel – Slingshot Architecture

Staff: Jason Van Essen, Terry Vorbrich, Andrea Hauer Mike Kelley, Roger Brown, and Glory Parks

Call to order: 7:37am

A. Approval of Minutes from March 5, 2013

Motion to approve minutes by Allen. Seconded by Clark. Motion carried.

B. Nomination of the Samuel Green Rowhouse – Norden Hall as a Landmark at a new location (425 East Grand Avenue) by Christensen Development represented by Jake Christensen. The building is currently a designated Landmark at 709 East Locust Street. (20-2013-4.02)

Jason Van Essen gave a brief introduction of the relocation of the Samuel Green Rowhouse - Norden Hall.

Jennifer James presented an overview of the current site and the proposed site of the Samuel Green Rowhouse - Norden Hall and the impact of the move on the buildings historical significance.

James stated that the City of Des Moines follows a protocol for examining the integrity for moving structures. The criteria considerations state that buildings will qualify if they are primarily significant for their architectural value or are the surviving structure most importantly associated with a historic event. The Samuel Green Rowhouse is significant for both its architecture and its use as a Swedish ethnic heritage hall.

When constructed in 1894, the rowhouse was located midblock on the south side of the 700 block of East Locust Street; Locust continued east to Ninth Street, at the foot of the State Capitol. The rowhouse facade (north) fronted the public sidewalk along East Locust Street; the nearest cross street was East Seventh Street, located four lots to the west. On the west, the rowhouse shared a partial sidewall with the pre-existing brick house—doctor’s office at 707 E. Locust Street, and then extended farther south beyond the shared sidewall so as to provide extra square footage of living space and windows on all four sides of the rowhouse. To the south, the rowhouse had a rear two-story covered porch with steps down to a small backyard that abutted a public alley (east-west) that ran from East Seventh Street east to a north-south public alley (where East Eighth Street should have gone but was never cut through).

The rowhouse acquired a second overlay of historical importance as the home to the Norden Singers starting in 1949 and continuing through 1994. The local significance of the Norden Singers and Norden Hall is such that the City designated the rowhouse as a local Landmark in 2000 and is now actively involved with seeing the building moved to an appropriate nearby site in order that the Landmark be retained on the East Side of Des Moines.

The proposed lot on East Grand Avenue is one block north and two blocks east from the current East Locust Street lot; both are considered to be within the heart of the East Side downtown and both are within view of the capitol’s golden domes. Historically, both East Grand Avenue and East Locust Street both were home to nineteenth-century rowhouses. The one-block radius around both lots (current and proposed) also historically were home to larger houses built by prosperous business owners. In other words, a late-nineteenth-century rowhouse and/or a larger well-appointed house built by a business

owner would not be out of place in the vicinity of East Grand Avenue and East Fifth Street. Looking at the new site in relation to the overlay of Swedish history, Grand Avenue was within the historic near East Side neighborhood occupied by and frequented by Swedish immigrants both in the late nineteenth century and twentieth century.

Both the original lot and new proposed lot are located on the west side of Capitol Hill and slope upward, from west to east. The new lot is a similarly sized urban lot located along a parallel arterial street as the original site, with rear alley as the original lot historically had. The rowhouse will be sited following the same setback and orientation as the rowhouse historically had, with front entry porch located next to the public sidewalk and the rear of the building facing the alley.

An important consideration is that the rowhouse at its current site is no longer part of the official city grid that existed as of 1894 and for more than century thereafter; the state has removed Locust Street in front of the 707-709 E. Locust Street miniblock and the alley no longer exists behind. The rowhouse and 707 E. Locust Street stand alone surrounded by landscaping, decorative walking paths, and grassy open space—with a chain-link-fenced state-owned parking lot located directly behind.

The move to 425 E. Grand Avenue would again place the rowhouse within an urban neighborhood setting. Because of the shared development trends, the mix of buildings surrounding 425 E. Grand Avenue (Lot 2) are similar to those that historically surrounded 709 E. Locust Street in the mid and later twentieth century—a time when many houses had been replaced by or repurposed as commercial or light industrial uses (or parking lots).

James requested support in continuing the landmarks nomination at the new site to honor both the architectural and cultural history represented in the Samuel Green Rowhouse.

Van Essen stated that as part of the process it is understood by supporting this nomination that the Board is supporting the movement of this building from its current landmark site to a new site, it is very important to maintain it as part of the East Village.

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 by Garner. Seconded by Rypma. Motion approved. Reynolds abstained.

C. Meeting Adjourned: 7:55am

CITY OF DES MOINES LANDMARK REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Tuesday, June 18, 2013

AGENDA ITEM #1

20-2013-4.02

Applicant: Christensen Development represented by Jake Christensen.

Location: 425 East Grand Avenue.

Requested Action: Nomination of the Samuel Green Rowhouse - Norden Hall as a Landmark at a new location. The building is currently a designated Landmark at 709 East Locust Street.

I. PURPOSE OF REQUEST

The applicant is proposing to move the building known as "Norden Hall" from its current location to the City-owned parking lot at 425 East 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.

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 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 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 were not successful.

Included in the Board's packet is a copy of the Landmark Nomination Form for the building at the new site as prepared by Jennifer James, Historic Preservation Consultant. Ms. James will present a summary of her research and findings at the June 18, 2013 Board meeting.

II. APPLICABLE SECTIONS OF THE CITY CODE

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.

Sec. 58-58. Designation criteria.

- (a) For purpose of this article, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon that possesses integrity of location, design, setting, materials, workmanship, feeling and association and that:
- (1) Is significant in American history, architecture, archaeology and culture;
 - (2) Is associated with events that have made a significant contribution to the broad patterns of our history;
 - (3) Is associated with the lives of persons significant in our past;
 - (4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - (5) Has yielded or may be likely to yield information important in prehistory or history.
- (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:**
- (1) A religious property deriving primary significance from architectural or artistic distinction or historical importance.
 - (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.**
 - (3) A birthplace or grave of a historical figure of outstanding importance, if there is no appropriate site or building directly associated with his or her productive life.
 - (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
 - (5) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
 - (6) A property primarily commemorative in nature, if design, age, tradition or symbolic value has invested it with its own historical significance.
 - (7) A property achieving significance within the past 50 years, if it is of exceptional importance.

- (c) The landmark review board may adopt specific operating guidelines for landmark and landmark site designations, providing such are in conformity with this article.

Sec. 58-60. Procedures.

- (a) The historic preservation commission shall consider the nomination of landmarks and landmark sites located within historic districts, and make a report and recommendation on such nomination to the city plan and zoning commission and city council as provided below. The landmark review board shall consider the nomination of landmarks and landmark sites located outside historic districts and make a report and recommendation on such nomination to the city plan and zoning commission and city council as provided below.
- (b) Notice that an application for designation of a landmark or landmark site is being considered shall be given to the owner of the parcel on which the proposed landmark is situated or which is part of the proposed landmark site in accordance with the following:
 - (1) Such notice shall be served by certified mail, addressed to the owner at his or her last known address as such appears in the records of the county treasurer's office, or if there is no name on such records, such notice may be served by regular mail addressed to "owner" at the street address of the property in question.
 - (2) Such owner shall have the right to confer with the historic preservation commission or landmark review board, as applicable, prior to final action by the commission or board on the application.
 - (3) The historic preservation commission or landmark review board, as applicable, may, in addition, hold the public hearing of the proposed designation by giving notice as required by law.
- (c) After such investigation by the historic preservation commission or landmark review board as is deemed necessary, but in no case more than 60 days after the receipt of the complete application, the application for designation shall be recommended for approval or disapproval. Such recommendation shall be in writing and signed by the chair of the historic preservation commission or landmark review board, as applicable, and shall state the reasons for recommending approval or disapproval. The recommendation may limit itself to the proposed landmark or landmark site as described in the application or may include modifications thereof. Such recommendation shall be forwarded to and filed with the plan and zoning commission, within five days after making such recommendation.
- (d) Upon receipt of such recommendation, the plan and zoning commission shall schedule a public hearing at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.
- (e) Within 30 days after the public hearing, the plan and zoning commission shall forward such application to the city council, together with the recommendation of the historic preservation commission or landmark review board. The plan and zoning commission may adopt the recommendation of the historic preservation commission or landmark review board as its own or may prepare a written recommendation of its own. The plan and zoning commission may limit itself to the proposed landmark or landmark site or may include modifications thereof. If the modification requires an additional public hearing, the plan and zoning commission shall hold such hearing before forwarding the application to the city council.

- (f) Upon receipt of such recommendation, the council shall schedule a public hearing to consider the recommendation at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.
- (g) The city council, after public hearing, may approve, approve with modification, or disapprove the recommendation of the plan and zoning commission by a majority vote of its membership. If the plan and zoning commission shall have failed to act within the time limit set forth in this section, the city council may, nevertheless, approve, approve with modification, or disapprove the proposed landmark or landmark site as originally proposed or modified by a majority vote of its membership.

II. STAFF RECOMMENDATION

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 row-house 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.

Staff recommends that the Board forward a recommendation of approval to the Plan and Zoning Commission and the City Council.