

Date August 26, 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, Norden Hall at 709 E. Locust Street was designated as a local historic Landmark on April 17, 2000, by Roll Call No. 00-1122, and is subject to the Landmark regulations set forth in Chapter 58, Article III, of the City Code of the City of Des Moines, Iowa; and,

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

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

WHEREAS, Sections 58-60 and 58-61 of the City Code provide that any application for the designation or revocation of a Landmark outside of a designated Historic District shall be reviewed first by the Landmark Review Board, and then by the Plan and Zoning Commission which may adopt the recommendation of the landmark review board as its own or may prepare a written recommendation of its own to the City Council; and,

WHEREAS, the City of Des Moines initially received an application from the State of Iowa, owner of the property, for a Certificate of Appropriateness to allow the demolition of Norden Hall; and,

WHEREAS, after extension efforts were made by the City and interested parties to preserve Norden Hall, the City 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 June 24, 2013, by Roll Call No. 13-1047, after notice and public hearing as required by law, the City Council issued a Conditional Certificate of Appropriateness for the relocation of Norden Hall from 709 E. Locust Street, conditionally terminated the designation of

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709 E. Locust street as a local Landmark, and conditionally designated 425 E. Grand Avenue as a local Landmark, all subject to the relocation and expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the plans then submitted; and,

WHEREAS, 425 E. Grand, LLC, has determined that it cannot obtain financing to renovate and expand Norden Hall as shown by the previously submitted plans; and,

WHEREAS, 425 E. Grand, LLC, has requested that the City issue an amended Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue, and that the City designate Norden Hall as a local Landmark upon completion of the relocation and renovation of Norden Hall at 425 E. Grand Avenue in substantial conformance with the amended plans without the previously planned building addition; and,

WHEREAS, the designation of 709 E. Locust Street as a local Landmark will no longer be warranted if Norden Hall is removed from the property; and,

WHEREAS, on July 29, 2013, by Roll Call No. 13-1238, the City Council scheduled a public hearing to be held on August 26, 2013, at 5:00 p.m., in the Council Chambers to consider the following proposals:

- 1) The request by 425 E. Grand, LLC, for the issuance of an amended Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue;
- 2) The request by 425 E. Grand, LLC, for the designation of 425 E. Grand Avenue as a local Landmark upon completion of such relocation and the renovation of Norden Hall at the new address in conformance with the amended plans; and,
- 3) The City Council initiated proposal to terminate the designation of 709 E. Locust as a local Landmark upon the removal of Norden Hall from such property; and,

WHEREAS, notice of the public hearing on these three proposals was published in the Des Moines Register on August 1, 2013; and,

WHEREAS, on August 6, 2013, after notice and a public hearing, the consensus of the six members of the Landmark Review Board present at the hearing was to recommend approval of the three proposals identified above; and,

WHEREAS, on August 15, 2013, after notice and public hearing, the members of the City Plan and Zoning Commission voted 11-0 in support of a motion to recommend approval of the designation of Norden Hall as a local Landmark upon completion of the relocation and renovation of Norden Hall at 425 E. Grand Avenue in substantial conformance with the amended plans, and to recommend approval of the termination of the designation of 709 E. Locust as a local Landmark upon the removal of Norden Hall from such property; and,

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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 amended 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 amended plans.
4. The designation of 709 E. Locust, more specifically described as follows, as a local Landmark is hereby repealed and terminated, effective upon the removal of Norden Hall from that that site:

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Lot 3 in Green's Subdivision of Lot 1 and the North 1/2 of Lot 2, Block H" in Griffith's Addition to East Fort Des Moines, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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, an Official Plat, all now included in and forming a part of 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 amended 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- 442)

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

Landmark Review Board Meeting

Tuesday, August 6, 2013

Members Present: Scott Allen, Brian Clark, Elaine Estes, Scotney Fenton, Dennis Reynolds and Teresa Weidmaier

Guests: Jake Christensen – Christensen Development; Dan Drendel and Sonja Wilson – Slingshot Architecture

Staff: Jason Van Essen, Erin Olson-Douglas, Andrea Hauer, Mike Kelley, Roger Brown, and Glory Parks

Call to order: 7:33am

1. **Request from Jake Christensen (developer) with regard to the following items for property located at 425 East Grand Avenue (20-2013-4.02):**
 - A) **Issuance of a Certificate of Appropriateness to allow the relocation of Norden Hall from 709 East Locust to 425 East Grand Avenue.**
 - B) **Designation of 425 East Grand Avenue as a local Landmark upon completion of the relocation and renovation of Norden Hall at that address.**
 - C) **Termination of the designation of 709 East Locust Street as a local Landmark upon the removal of Norden Hall from that address.**

Jason Van Essen gave a brief history of the Boards' previous actions on the relocation of the Samuel Green Rowhouse - Norden Hall. The project has changed slightly in that the original approved proposal included the construction of a rear addition. The addition is no longer proposed. The project must be reconsidered by the Landmark Review Board and the Plan and Zoning Commission given the change in scope.

Motion to recommend approval of the issuance of a Certificate of Appropriateness for the relocation of Norden Hall to 425 East Grand Avenue, the designation of 425 East Grand Avenue as a local Landmark upon completion of the relocation and renovation of Norden Hall at that address, and the termination of the designation of 709 East Locust Street as a local Landmark upon the removal of Norden Hall from that address by Estes. Seconded by Fenton. Motion approved. Reynolds abstained.

2. **Meeting Adjourned:** 7:36am

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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 Industrial - Other institutional - Religious - Multiple-family dwelling - Educational - Public - Agricultural - Commercial -

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

