



Date January 23, 2017

**RESOLUTION SCHEDULING HEARING ON THE ISSUANCE OF  
A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS  
TO THE AMERICAN FEDERAL BUILDING**

WHEREAS, the City of Des Moines has received an application from the Diocese of Des Moines, represented by Jason Kurth, Co-Chancellor, for a Certificate of Appropriateness for renovation of the American Federal Building (a/k/a Catholic Pastoral Center) at 601 Grand Avenue, including restoration of the opening on the second floor of the west façade caused by the removal of a skywalk bridge, replacement of all exterior glass and modification of existing curtain wall and store front framing, replacement of a limited number of site pavers and installation of landscape material, and installation of a sculpture to the east of the building; and,

WHEREAS, the American Federal Building has been designated as a local historic Landmark subject to Chapter 58, Article III of the City Code of the City of Des Moines, Iowa; and,

WHEREAS, on December 20, 2016, after notice, the Landmark Review Board convened to consider the application but a quorum of members were not present; and

WHEREAS, after a public hearing, it was a consensus of the members of the Landmark Review Board, by a vote of 10-0-0 that the application for a Certificate of Appropriateness should be granted by the City Council on the condition that the applicant explore with staff the possibility of using larger caliper trees, replacing the non-original front entrance doors with historically appropriate doors, utilizing signage that closer relates to the era and style of the building, and consult with the State Historic Preservation Office of Iowa on the proposed sculpture.

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

1. That the City Council consider issuing a Certificate of Appropriateness for the proposed alterations to American Federal Building based on the consensus recommendation of the Landmark Review Board at a hearing to be held in the City Council Chamber, Richard A. Cark Municipal Service Center, 1551 E. Martin Luther King Jr. Parkway, Des Moines, Iowa at 5:00 p.m. on February 6, 2017, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That notice of said proposal shall be given by publication once, not less than four nor more than 20 days before the date of hearing, as required by Iowa Code sections 386.3(4) and 362.3.



Roll Call Number

Agenda Item Number

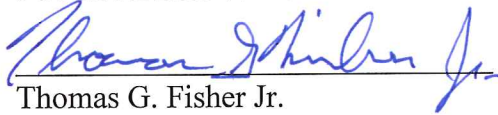
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Date January 23, 1017

3. That notice referred to above shall be in the form attached hereto as Exhibit "A", which contains that information required by Iowa Code section 386.4(5).

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:



Thomas G. Fisher Jr.  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

#### 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.

\_\_\_\_\_  
City Clerk

## Landmark Review Board Meeting

**Tuesday, December 20, 2016**

**Members Present:** Scott Allen, Pat Barry, Martha Green, Naura Heiman-Godar, Tim Hielkema, Mike Hildebrand, Carey Nagle, Dennis Reynolds, Aaron Todd, and Stephanie Weisenbach

**Guests:** John Gardner, Eric Holt, Jason Kurth, Bob Score, and Linda Tibbs

**Staff:** Jason Van Essen, Naomi Hamlett, Erik Lundy, Ryan Moffatt, Erin Olson-Douglas, Roger Brown, and Glory Parks

**Call to order:** 7:39am

\*\*\*\*\*

Scott Allen called the meeting to order with an opening statement citing excerpts from the Historic Preservation Ordinance. The Landmark Review Board is authorized by the Municipal Code to review the nomination of landmarks and the alteration of landmarks not located within a local historic district. The Board's recommendation on the nomination of a landmark is forwarded to the Plan and Zoning Commission and the City Council for consideration. The Board's recommendation on the proposed alternation to an existing landmark is forwarded to the City Council. The City Council will hold a public hearing and make the final decision on all matters before the Board.

**1. Request from Diocese of Des Moines (owner) represented by Jason Kurth (Co-Chancellor) to allow the following at 601 Grand Avenue (American Federal Building). (20-2017-4.01)**

- A) Restoration of the opening on the second floor of the west façade caused by the removal of a skywalk bridge.**
- B) Replacement of all exterior glass and modification of existing curtain wall and store front framing.**
- C) Replacement of a limited number of site pavers and installation of landscape material.**
- D) Installation of a "Homeless Jesus" sculpture to the east of the building.**

Jason Van Essen, Senior City Planner, City of Des Moines, Planning and Urban Design Division, outlined the request before the Board and gave a brief summary presentation of the project.

Mr. Van Essen noted that the Certificate of Appropriateness that will be issued will cover only the exterior work. The interior does not require review but given the significance of the building; it is important to understand the entire scope of the project being undertaken.

Due to the interrelation of the building and site; additional dialogue with the applicant and the State Historic Preservation Office (SHPO) is requested on the installation of the proposed sculpture. The project is also being reviewed by the SHPO through the State Historic Tax Credit program.

John Gardner introduced the project and general scope of the work. The primary focus on the interior of the building was:

- the addition of ADA restrooms
- provide an upgrade to the primary multi-purpose space
- community room in the basement
- improvement to exiting of the assembly spaces
- mechanical and plumbing improvements including an additional boiler
- electrical code upgrades
- emergency evacuation system



- interior and exterior light fixtures are being retro fitted with LED strips

Eric Holt gave a visual presentation showing the original site plan and described the existing conditions.

Without irrigation it has been difficult to keep plantings alive in the slot planters along the site wall. SHPO has approved the replacement of these plantings with crushed granite to match the pavers.

Trees on the south side of the site will be replaced although trees at the north of the site are healthy and will remain. Replacement trees will be 1 ½" inch caliper. The design team is exploring drought tolerate ground cover options that hits the original monoculture design intent.

The renovation will include the replacement of damaged granite pavers with matching pavers. The existing concrete sub slab under the entire paving system will be assessed and repaired/replaced as necessary. Steel curbs will stay in place with no modification to the curb expected. Truncated dome warning strip will be added at the corner of 6<sup>th</sup> and Grand Avenues.

The location of parking meters will move slightly. New pavers will be core drilled on site to accommodate the parking meter poles.

The team is confident that a good match can be found for the selective replacement of Travertine.

The two original monolithic granite benches have suffered some damage from skaters over the years, but will be reused. As a skate deterrent there will be rough, non-skate-able, surface pavers added around the perimeter of the benches.

Mr. Holt explained that Genus Landscape Architects is the landscape architect of record on this site as well as the neighboring site. The paver module will be extended from this site into the Miesblock Plaza; as a result will read as one contiguous space.

In response to Ms. Weisnebach's question, Mr. Holt stated that other than addressing a small area of ponding issues related to damaged intake drains, there is no requirement to provide additional stormwater management on the site. The design team will make an effort to create a relationship between the planting materials of both sites.

Bob Score stated that most of the glass is original. It is not possible to reinstall the existing glass, and it is being replaced with glass that meets the code requirements and that matches the existing as closely as possible. Samples of replacement glass were presented for inspection. Not a good representation because of film (interior has a purple hue that is not original to the glass)

No modifications will be made to the existing sign. The sign will be cleaned up and repaired as necessary. The Diocese received a request to add text to the sign, this may open the opportunity to make the fonts more consistent with the original.

Jason Kurth stated that the proposed renovation is being funded by donors. Due to the limitations of the budget the existing exterior front doors will remain. New doors would cost \$90,000.00.

Mr. Kurth explained that the bronze statue came to the Diocese as an opportunity. The sculpture adds to the building some pastoral dimensions of what the Diocese is about all while respecting the integrity of what the building was and the history of the building.

The sculpture is also in various location including Toronto, Chicago, Detroit, Washington D.C., Austin, Rome, and Dublin. There has been some openness with SHPO to add the sculpture in the proposed location; noting that it must be removable.

John Gardner shared that the paint on the exterior light fixtures is in good condition so they will be cleaned and LED lighting will be added.

#### Board questions and comments



- Reynolds: Encourage exploration of a larger caliper tree to fill the 10' planting beds and evergreen ground cover options.
- Hielkema: Glad to see the trees in front are being replaced.
- Hielkema: Consider interconnection of the two sites with uplighting and interplay between the sites.
- Weisenbach: The Miesblock development has incorporated some stormwater infiltration components in the planting areas. Is there a way for that to be mimicked in a way that meets the historic guidelines?
- Reynolds: Encourage asking: Is the font on the sign the appropriate type for the era of the building? Explore cost effective options or alternatives. The current sign is not the scale and quality of sign that speaks to the history of the building.
- Reynolds: Feel that the sculpture works appropriately in the proposed location. May explore integrating it into the planter just to the north so that it becomes a part of the landscape as opposed to part of the plaza.
- C. Nagle: Strongly encourage replacement of the front exterior doors to match the interior vestibule and the original. The hinging and stainless steel is an important piece to retain if at all possible.
- Weisenbach: Agree with the recommendation on the doors. With so much work to restore the rest of the building going on it seems like missed opportunity if it is not replaced now.
- Allen: Express thanks to the design team and their thoroughness for the Board to understand the building. It is a treasure for DM, thank you for bringing it back and keeping it for future generations.

Reynolds motioned that a consensus of the members present are in support of the comments provided to the owner and the design team and their excellent efforts to preserve an important landmark. Seconded by C. Nagle. Motion carried.

## **2. Meeting Adjourned: 8:42am**

**CITY OF DES MOINES LANDMARK REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
 Tuesday, December 20, 2016

**AGENDA ITEM #1**

**20-2017-4.01**

**Applicant:** Diocese of Des Moines (owner) represented by Jason Kurth (Co-Chancellor).

**Location:** 601 Grand Avenue – American Federal Building.

**Requested Action:** A) Restoration of the opening on the second floor of the west façade caused by the removal of a skywalk bridge.

B) Replacement of all exterior glass and modification of existing curtain wall and store front framing.

C) Replacement of a limited number of site pavers and installation of landscape material.

D) Installation of a “Homeless Jesus” sculpture to the east of the building.

## **I. GENERAL INFORMATION**

1. **Site Description:** The subject property is located at the northwest corner of the Grand Avenue and Sixth Avenue intersection in the downtown core. The site contains the 3-story American Federal Building (aka Catholic Pastoral Center). The building and site were designed by architect Ludwig Mies Van der Rohe and constructed in 1963.
2. **Project Description:** The applicant is proposing a series of interior and exterior renovations. A summary of the exterior work is listed in the heading of this report. Interior work includes mechanical, plumbing, electrical and lighting upgrades along with restroom improvements and minor exist path upgrades. Interior work does not require a Certificate of Appropriateness.
3. **Additional Information:** The subject property was designated as a Local Landmark by the City Council on April 6, 1992, by Roll Call Number 92-1197.

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

## II. APPLICABLE DESIGN GUIDELINES

### Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
6. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The applicant is proposing to fill in an opening on the second floor of the west façade that was caused by the removal of a skywalk bridge. The proposed materials and window pattern would match the original design of the building.*

*The applicant's design team has provided the following rational for the proposed window and framing work.*



There is paint failure and corrosion of the concealed steel framing adjacent to both the curtain wall and storefront glazing. In some cases this has already lead to glass breakage. In order to remove the corrosion and provide a new protective paint system, it is necessary to remove the existing glazing to treat the concealed framing. The existing glass is polished plate glass and does not meet the ANSI and code requirement for safety glazing, which is required due to the distance from the floor to the bottom of the glass. In addition to not meeting the safety glazing requirements, the existing glass is not thick enough to meet the current code required wind loading.

Due to these conditions, it is not possible to reinstall the existing glass, and it is being replaced with glass that meets the code requirements and that matches the existing as closely as possible.

*The planned renovations include the replacement of broken granite pavers with matching pavers, the installation of a truncated dome warning strip at the southeast corner of the site, the installation of skate deterrent pavers that have a rough surface around the existing granite benches and installation of landscape material.*

*The application includes the installation of a "Homeless Jesus" sculpture to the east of the building. The sculpture has the general appearance of a person laying on a bench. The sculpture would be 84 inches wide by 24 inches deep and 36 inches tall. It would be located at the south end of the Sixth Avenue planter bed. The building and site were designed in conjunction and the significance of each element is enhance by the other. Given this relationship, any new site elements need to be evaluated closely. Staff recommends that approval be subject to staff consulting with the State Historic Preservation Office on the potential impact of the artwork on the integrity of the landmark.*

### **III. STAFF RECOMMENDATION**

Staff requests that the Landmark Review Board recommend approval of the requested Certificate of Appropriateness subject to approval of the proposed sculpture by the Community Development Director or his designee following consultation with the State Historic Preservation Office of Iowa.



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## Site and Building Rehabilitation / West Wall Infill

Catholic Pastoral Center  
601 Grand Avenue, Des Moines, Iowa

City of Des Moines Urban Design Review Board  
City of Des Moines Landmark Review Board

December 20, 2016



Harboe Architects, PC



## Narrative

### Project Description

### Scope of Work

#### Exterior

- Repair / replacement of site pavers
- Limited site plantings
- Replacement of all exterior glass and modifications to existing curtainwall and storefront framing
- West Wall Infill (repair of former skywalk connection)

#### Interior

- Mechanical, plumbing, electrical and lighting renovations
- Restroom additions / improvements
- Limited exit path upgrades and related finishes

### Building Size

Three Levels + Basement + Penthouse  
59,920 SF

### Tentative Schedule

Issue Contract Documents	December 1, 2016
Issue Bid Packages	December 8, 2016
Begin Construction	January 9, 2017
Complete Construction	December 2017
Occupancy	January 2018

**Approximate Construction Cost**  
\$7.8M

### Energy Efficiency Improvements

#### Mechanical

- Disconnect and isolate heating and chilled water systems
- Install variable speed pumping on the heating water and chilled water systems

#### Lighting

- Upgrade existing fluorescent and incandescent bulbs to LED throughout building
- Add automatic lighting control and dimming in select areas

### Building Notes

- Designated as a City of Des Moines Local Landmark
- Pursuing National Register of Historic Places – Approved by the State of Iowa / Submitted to the National Park Service

### Team

Owner	Diocese of Des Moines
Architecture & Engineering	Brooks Borg Skiles Architecture Engineering, LLP
Historical Preservation	Harboe Architects, PC
Site & Landscaping	Genus Landscape Architects
Construction Manager	Neumann Brothers, Inc.

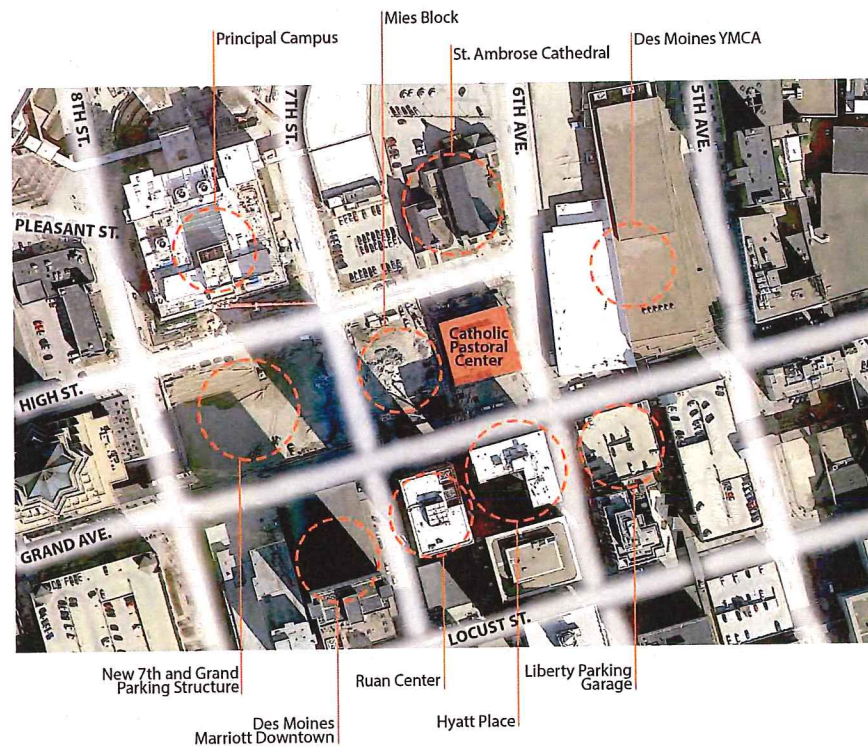


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## Location

601 Grand Avenue

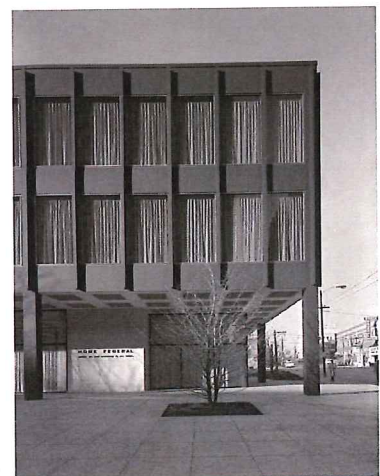


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## Site

Original Design Intent



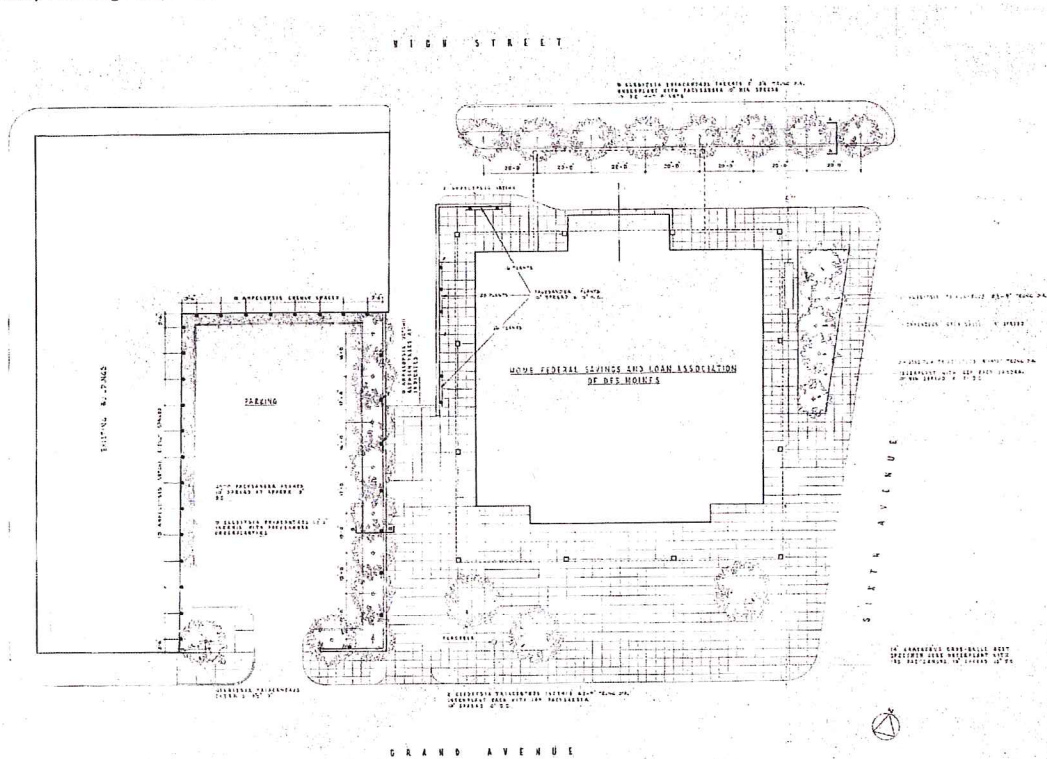
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## Site

Original Site / Planting Plan, 1962



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## Site

Existing Conditions



1. Damaged Pavement



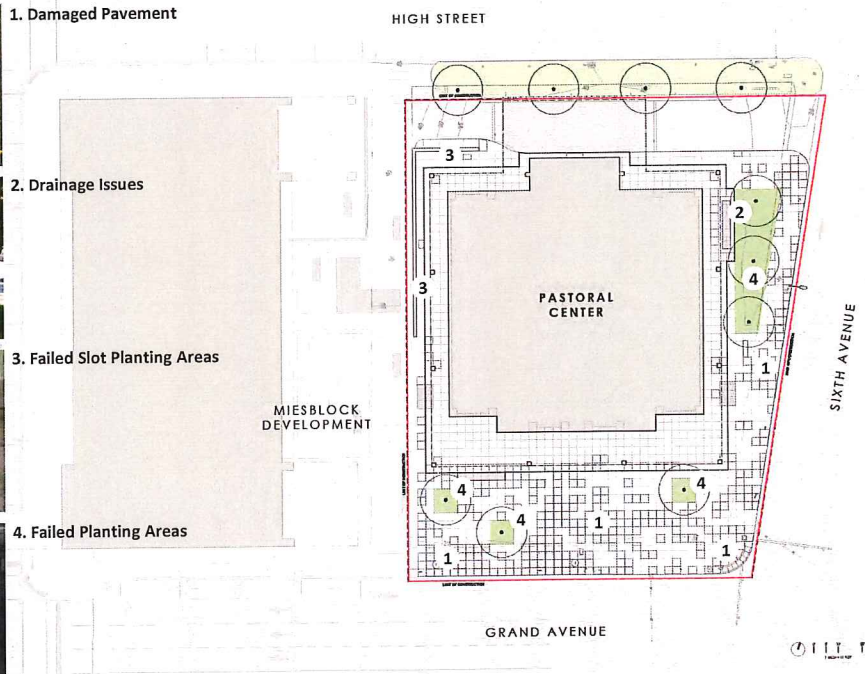
2. Drainage Issues



3. Failed Slot Planting Areas



4. Failed Planting Areas



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## Site

### Materials Palette



1. Replacement Granite Pavers to Match Existing



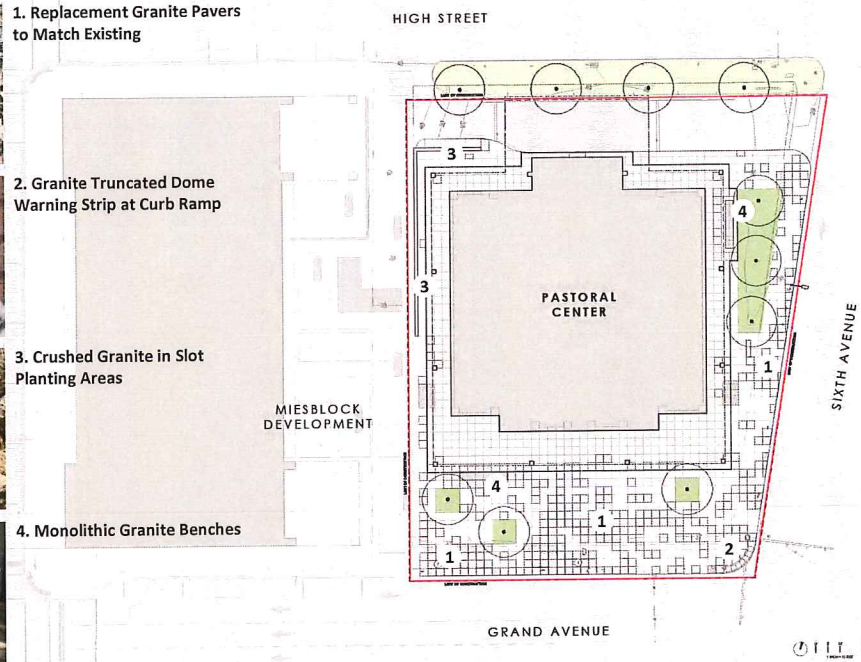
2. Granite Truncated Dome Warning Strip at Curb Ramp



3. Crushed Granite in Slot Planting Areas



4. Monolithic Granite Benches

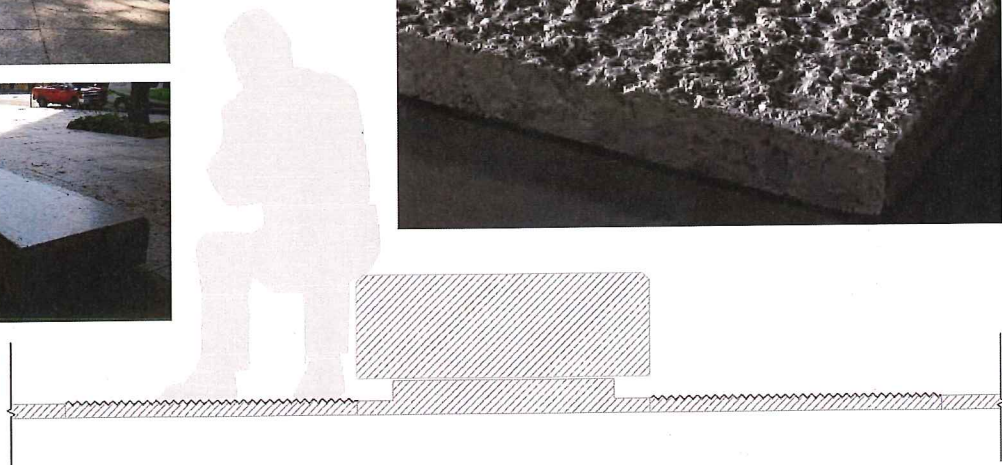


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## Site

### Skate Deterrent Pavers at Granite Benches



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## Site

### Landscape Plan



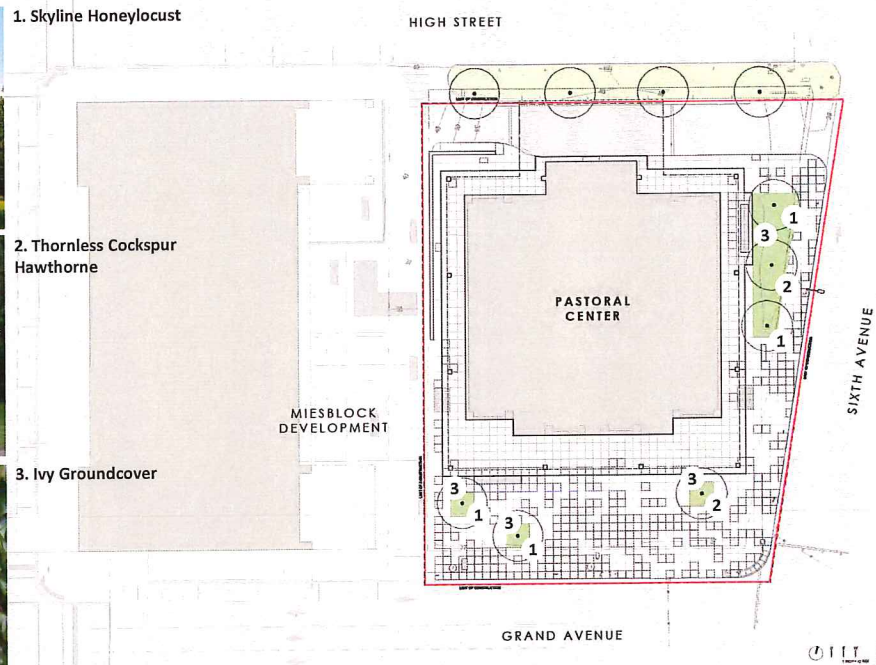
1. Skyline Honeylocust



2. Thornless Cockspur Hawthorne



3. Ivy Groundcover



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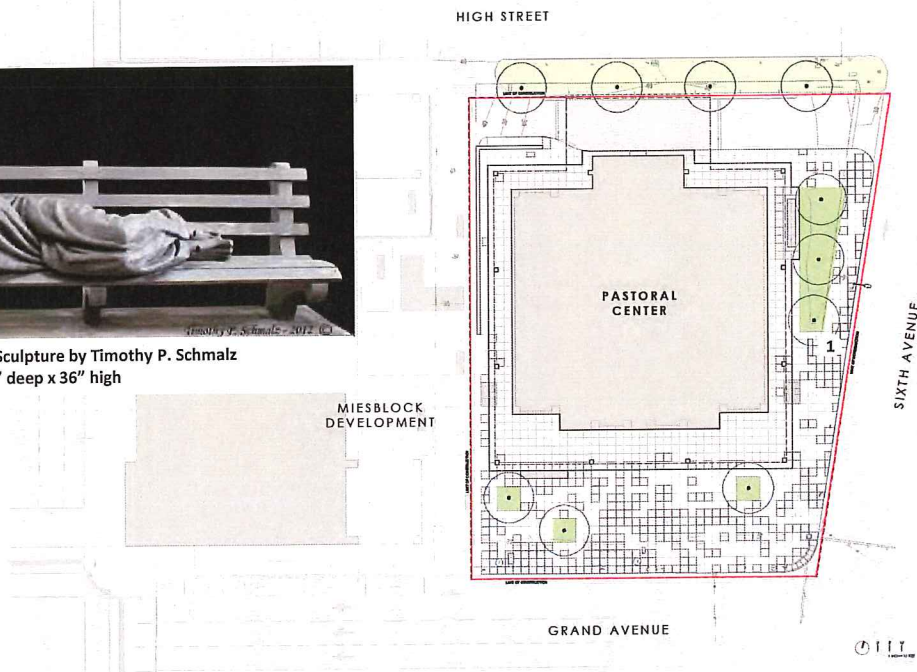
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## Site

### Proposed Sculpture



1. "Homeless Jesus" Sculpture by Timothy P. Schmalz  
Size 84" wide x 24" deep x 36" high



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**Exterior**  
Original



South exterior



Southeast corner with Cathedral beyond



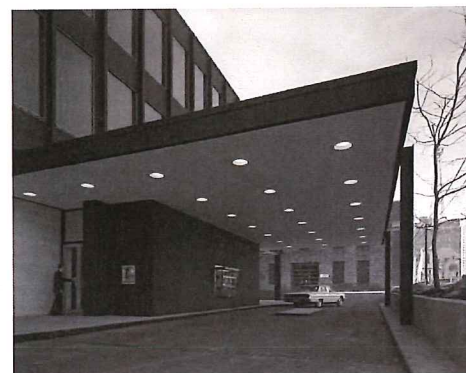
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**Exterior**  
Original



Southwest corner and west parking lot

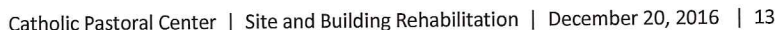
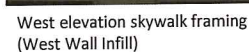
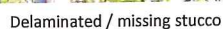
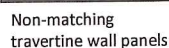
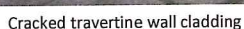
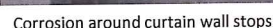
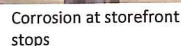
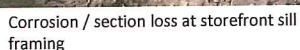
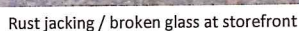


North canopy with drive-up teller window

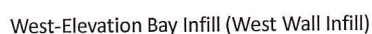


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## Restoration Elevations and Details



- Repaint exterior steel historic paint color.
- Replace all glass in the curtain walls and storefronts with new laminate glass (gray at curtain walls/low-iron at storefronts) to meet code and wind load requirements.
- Replacing interior storefront stops framing to accommodate wind loading requirements and thicker glass.
- Replace heavily corroded storefront sill framing.
- Recreate window bays in location of skywalk.
- Replace damaged and non-matching travertine wall panels.
- Correct displaced travertine wall panels.
- Restore stucco soffits and light fixtures. Stucco will be re-painted the historic paint colors.
- Clean all anodized aluminum stops and louvers.





## Exterior Restoration Finishes



Photomicrograph of exterior steel paint sample



Photo 12. Interior 1st-floor column with potentially original Detroit Graphite as its current finish.

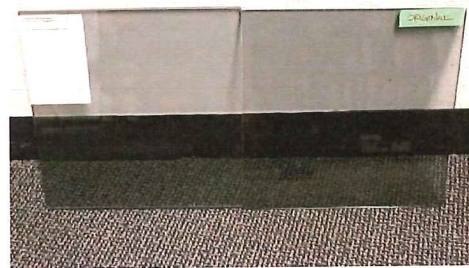
Interior columns retain original Detroit Graphite black paint and will be used to match exterior steel paint color

### Exterior Soffits

Auto-fluorescence patterns verify, as indicated in the specifications, that the type of paint originally used on the exterior soffit was not identical to that used on the interior plaster ceilings. The soffit paint was likely chosen based on different performance requirements for exterior application. However, the colors are so similar that they were almost certainly intended to match. This concept is supported by the clear intention of continuity of the interior ceiling grid through to the exterior. The following table illustrates the original finish of the exterior soffit. However, it may be desirable to match the soffit paint to that chosen for the interior plaster paint (see next page).

Recommended paint color (or match to plaster ceiling)		
Exterior soffits	Specified finish: LPM #3002 White "Hydrocote"	
	Munsell value: 5Y 9/1	
	Benjamin Moore: OC-33 "Opaline"	

BCA finish analysis recommendations for exterior stucco paint color



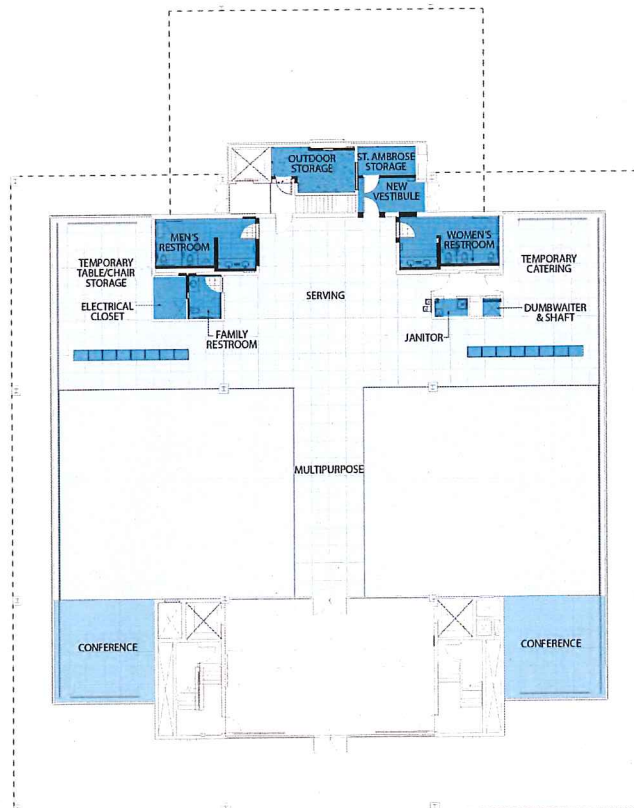
New gray laminated glass (left) compared to original glass (right)



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## Floor Plan First Level



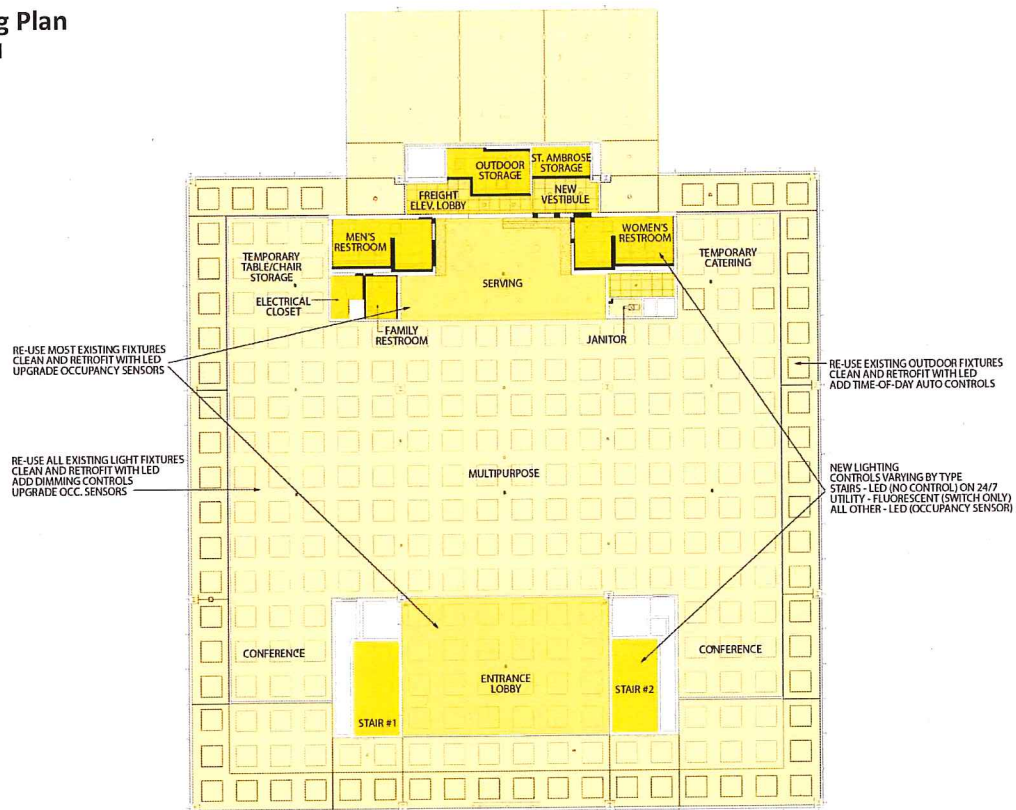
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## Lighting Plan

First Level



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## Interior

First Level – Original (Bank Lobby)



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## Interior

First Level – Existing (Multi-purpose Room)



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## Interior

First Level – Proposed (Multi-purpose Room)



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## Floor Plan

Second Level

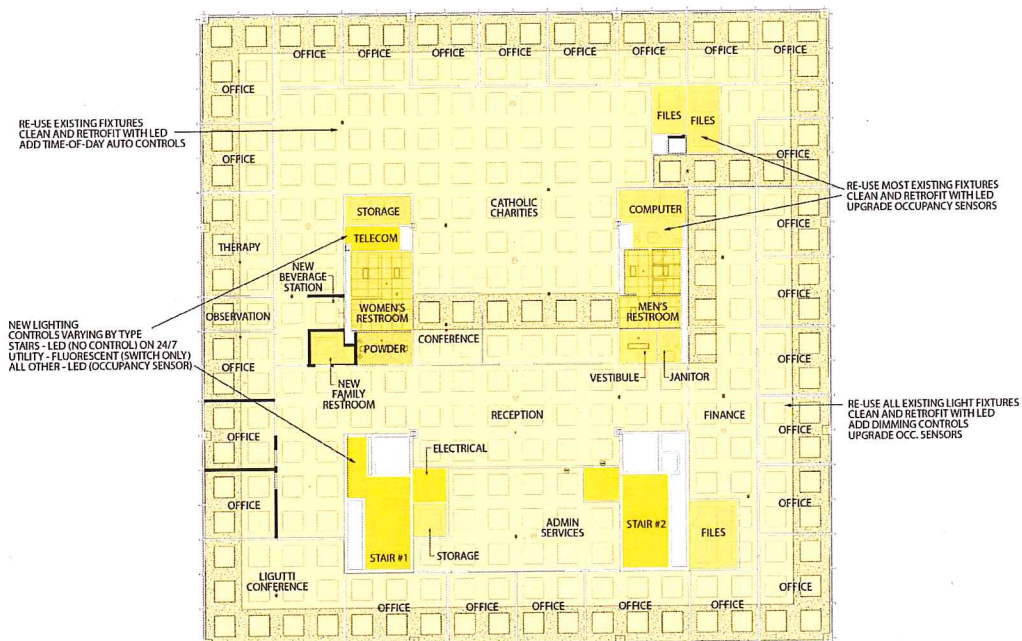


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## Lighting Plan

Second Level

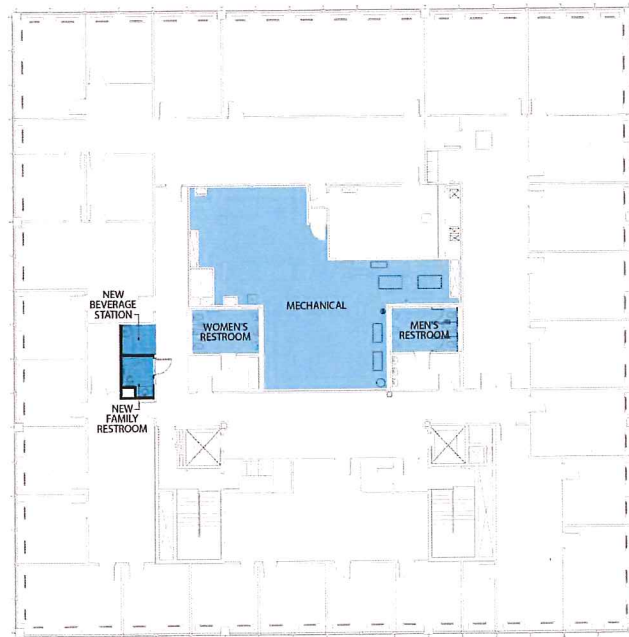


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## Floor Plan

Third Level

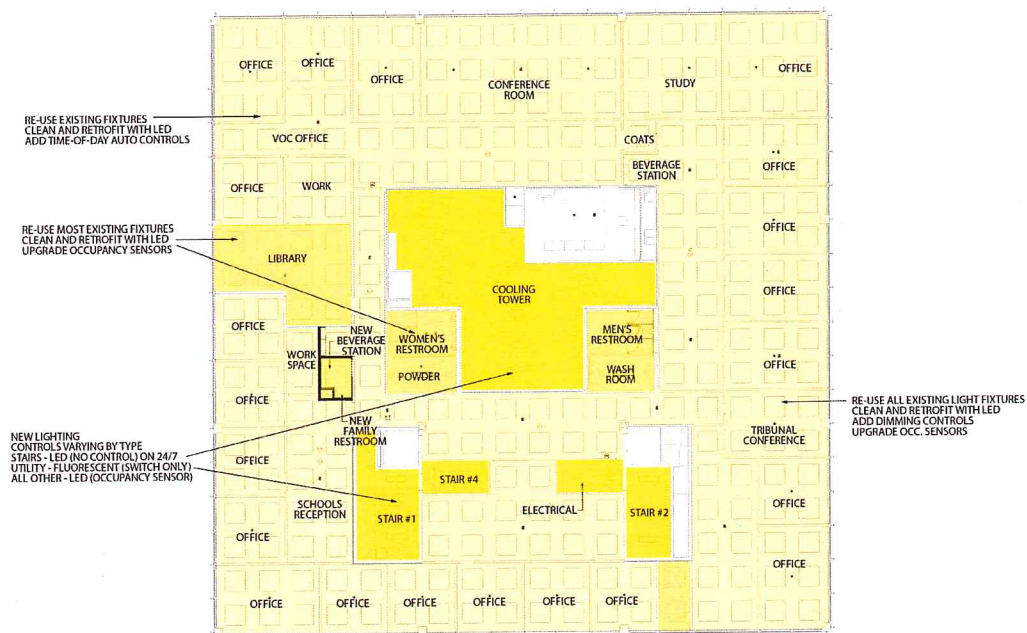


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## Lighting Plan

Third Level



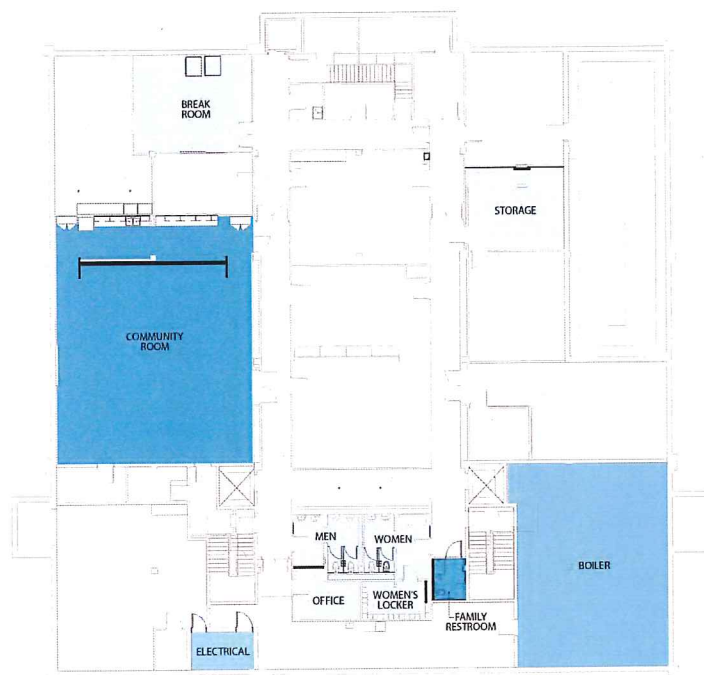
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# Floor Plan

Basement Level

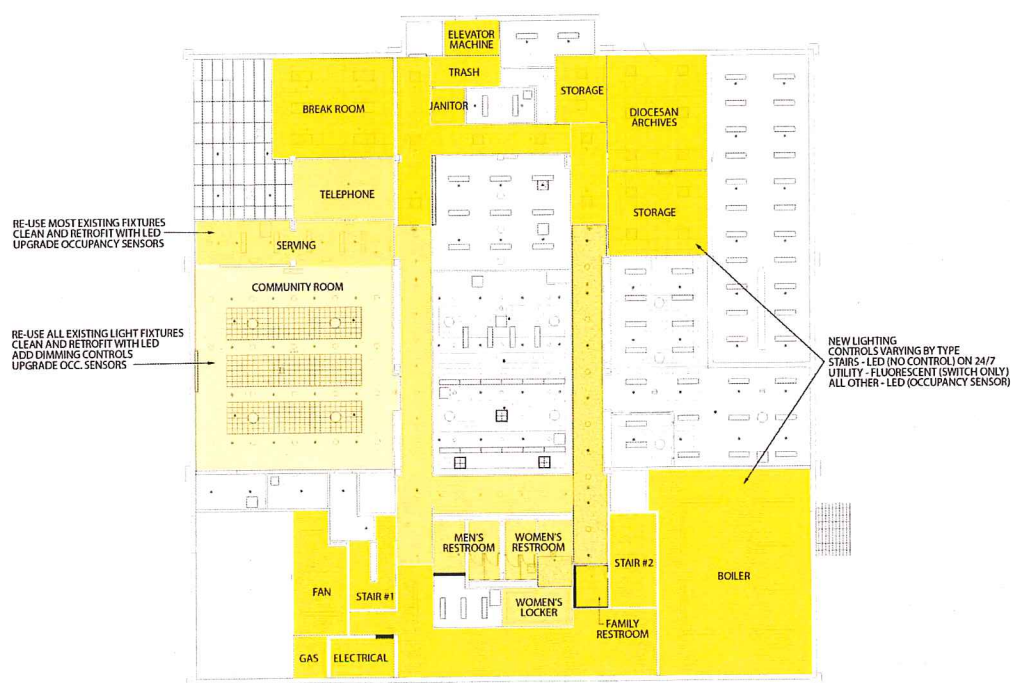


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# Lighting Plan

Basement Level



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## Interior

Basement Level – Original (Bank Lounge)



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## Interior

Basement Level – Existing (Community Room)



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## Interior

Basement Level – Proposed (Community Room)



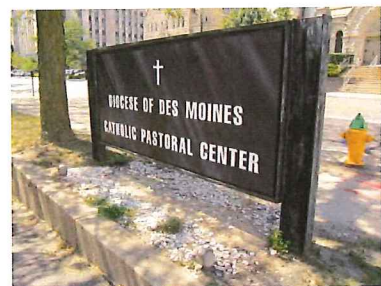
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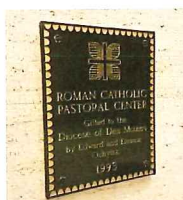
## Signage



Existing building signage on south exterior to be refurbished (not original)



Existing site signage at NE corner to remain as is (not original)



Examples of donor recognition plaques



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Questions / Comments

**BROOKS BORG SKILES**  
ARCHITECTURE ENGINEERING LLP

**Harboe Architects, PC**

**gēnus**  
[landscape architecture]

**neumann**  
Hatch 1996-2011