



Date May 8, 2017

RESOLUTION CLOSING HEARING AND APPROVING THE DESIGNATION OF THE STOCKDALE DOUBLE HOUSE, INCLUDING THE EXISTING GARAGE, LOCATED AT 4018-20 INGERSOLL AVENUE AS A LOCAL LANDMARK.

WHEREAS, the City of Des Moines has received an application from Frank Levy and the North of Grand Neighborhood Association, to designate the Stockdale Double House, including the existing garage, (collectively, "The Stockdale Double House"), located at 4018-20 Ingersoll Avenue as a local landmark. The property is legally described as:

The East 84 feet of the South 125 feet of the North 142.5 feet of Lot 8, GREENWOOD PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

and;

WHEREAS, the application contains detailed references to the historical nature of The Stockdale Double House in the application, including discussion in State Historical Society of Iowa Site Inventory Form, No. 77-10807 and references to the house being listed as a contributing resource to the Greenwood Park Plats Historic District registration form to the National Register of Historic Places; and,

WHEREAS, on March 14, 2017, upon review of the application, the Landmark Review Board unanimously recommended to the Plan and Zoning Commission that the application be approved; and,

WHEREAS, on April 6, 2017, the Plan and Zoning Commission, by a vote of 11-0, recommended to the Council approval of the application; and

WHEREAS, the Des Moines Municipal Code section 58-60 requires a public hearing be held to consider the application; and,

WHEREAS, The City provided proper notice of a public hearing on this matter for May 8, 2017 at 5:00 p.m. in the City Council Chambers, Richard A. Cark Municipal Service Center, 1551 E. Martin Luther King Jr. Parkway; and,

WHEREAS, the hearing was held pursuant to that notice.

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

1. The public hearing on the application is hereby closed.
2. The Stockdale Double House meets the requirements of Des Moines Municipal Code section 58-58 to be designated as a local landmark because the house:
 - (1) Is significant in American history, architecture, archaeology and culture;



Roll Call Number

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Date May 8, 2017

- (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.

3. The City Council accepts the recommendation of the Landmark Review Board and the Plan and Zoning Commission and grants the application of Frank Levy to have The Stockdale Double House designated a local landmark.

4. The City Clerk is directed to file the designation and description of the Stockdale Double House with the community development department and record this resolution as the designation and description of The Stockdale Double House in the office of the county recorder.

Moved by _____ to grant the application for the Designation of the Stockdale Double House as a local landmark.

(Council Communication No. 17- 399)

APPROVED AS TO FORM:

Thomas G. Fisher Jr.

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

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Date April 17, 2017

Agenda Item 30

Roll Call # _____

April 10, 2017

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held April 6, 2017, the following action was taken regarding a request from Frank Levy (owner) and the North of Grand Neighborhood to designate the "Stockdale Double House" property including the existing garage at 4018-20 Ingersoll Avenue as a Local Landmark.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes				X
Lisa Howard				X
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
Rocky Sposato	X			
Steve Wallace				X
Greg Wattier				X

APPROVAL of a request to designate the "Stockdale Double House" property including the existing garage as a Local Landmark. (20-2017-4.02)

STAFF RECOMMENDATION

Staff recommends that the “Stockdale Double House” property including the garage be designated as a Local Landmark.

The Landmark Review Board and the Plan and Zoning Commission recommendations will be forwarded to the City Council for review in accordance with Chapter 58-60 and Chapter 82-40 of the City Code.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Case Overview:** The subject property is located on the south side of Ingersoll Avenue to the west of the 40th Street intersection. It contains the Stockdale Double House, which is a 2½ story, two-family residential building with a brick-clad exterior. The property also contains a detached garage in the rear yard. The buildings were constructed in 1908-9. The submitted nomination describes the building as exhibiting “distinct characteristics of both the Arts and Crafts Movement and the Prairie School style of architecture.” The building design is attributed to the architect C.K. Denman.

On March 14, 2017, the Landmark Review Board unanimously approved the recommendation that the “Stockdale Double House” and garage at 4018-20 Ingersoll Avenue be designated a local landmark. The Board is comprised of the Historic Preservation Commission and the Urban Design Review Board. The Board meets as needed to review nominations and proposed alternations to landmarks not located within a local historic district. The Landmark Review Board and the Plan and Zoning Commission recommendations will be forwarded to the City Council for review in accordance with Chapter 58-60 and Chapter 82-40 of the City Code. If the property is designated as a Landmark then any alteration, new construction, or demolition would be subject to review by the Landmark Review Board and require approval by the City Council.

2. **Size of Site:** 84 feet by 125 feet (10,500 square feet).
3. **Existing Zoning (site):** Plymouth Congregational Church “PUD” Planned Unit Development District.
4. **Adjacent Land Use and Zoning:**
North – “R-3”; Use are multiple-family residential and office.
South – “PUD”; Use is Plymouth Congregational Church parking garage.

East – “PUD”; Uses are two single-family dwellings that are planned to be replaced with a multiple-family residential building.

West – “PUD”; Use is single-family dwelling.

5. **Applicable Recognized Neighborhood(s):** The subject property is within the North of Grand Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on March 17, 2017 and the Final Agenda on March 31, 2017. All agendas are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The North of Grand Neighborhood Association mailings were sent to Justin Gross, 633 39th Street, Des Moines, IA 50312.
6. **PlanDSM Land Use Plan Designation:** The proposed project area is designated as “Community Mixed-Use” on the Future Land Use Map. The western half of the Plymouth Congregational Church campus is designated as “Medium Density Residential” on the Future Land Use Map.
7. **Applicable Regulations:** Pursuant to Chapter 82-40(a) of the City Code, the Plan and Zoning Commission is an advisory body to the City Council and is a key factor in the growth and development of the city. Therefore, the Commission reviews all local Landmark and Historic District nominations in accordance with the Historic Preservation Ordinance and for compliance with the City’s Comprehensive Plan and forwards a recommendation to the City Council.

Section 58-56 of the Historic Preservation Ordinance contains the landmark purpose statement. Section 58-58 contains the criteria for the designation of a landmark and Section 58-60 establishes the nomination process.

Sec. 58-56. Purpose.

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this article is to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of such improvements which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- (2) Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such improvements;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and accomplishments of the past;

- (5) Protect and enhance the city's attractions to residents, tourists, and visitors and serve as a support and stimulus to business and industry;
- (6) Strengthen the economy of the city; and
- (7) Promote the use of landmarks for the education, pleasure and welfare of the people of the city.

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.

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. ANALYSIS

Landmark Nomination Criteria: A nomination must demonstrate that the subject building or site possesses integrity of location, design, setting, materials, workmanship, feeling and association and meets one or more of the following criterion.

- (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.

The submitted nomination includes a State Historical Society of Iowa Site Inventory form for the property that was prepared in 2009. The form was prepared by Steve Cavan, Colleen Kinney, and Teri Toye, Friends of Stockdale Double House. The Stockdale Double House is eligible for the National Register of Historic Places based on Criterion A and B and the garage building is eligible for the National Register of Historic Places based on Criterion C.

National Register Criterion A is described as properties associated with significant events or a pattern of events or a historic trend that made a significant contribution to the development of a community. This criterion correlates to City of Des Moines Landmark Criterion 2. National Register Criterion B is described as properties associated with the lives of persons significant in our past. This criterion correlates to City of Des Moines Landmark Criterion 3. National Register Criterion C is described as properties having distinctive architectural characteristics that embody a type, period, or method of construction, or represents the work of a master, or possess high artistic value or represents a significant and distinguishable entity whose components may lack individual distinction (a.k.a. "district"). This criterion correlates to City of Des Moines Landmark Criterion 4.

Per Criteria 2, along with other double house buildings in Des Moines, this building is an example of the historic development model of residential density associated with streetcars and streetcar suburbs and provides a record of a "broad pattern of our history." Per Criteria 3, the original owners of the Stockdale Double House were prominent physicians in the Des Moines community and the house continued to be owned by their descendants who were strong contributors to the community in their own right. Per Criteria 4, the building is an example of the Arts and Crafts movement and the Prairie School Style of architecture that is one of the few indigenous American styles of architecture. Additional examples can be found throughout the neighborhood, some of which are attributed to the same architect, C.K. Denman.

The following is a highlight from the "Historical Significance" section of the nomination.

The Stockdale Double House calls attention to the double house form emerging in Des Moines during the late 19th and early 20th centuries. The Stockdale Double House also exemplifies the Arts and Crafts Movement and the Prairie School Style of architecture, which is one of the few indigenous American styles. The building has changed very little since its construction, retaining its original brick cladding, windows, doors, and leaded glass glazing. Interior details, such as fabrics, wood trim, doors, floors, built-ins, columns, balustrades, millwork, and fireplace mantles remain.

- 1. PlanDSM Creating Our Tomorrow:** The PlanDSM Comprehensive Plan was approved on April 25, 2016. The future land use designation for the portion of the property proposed for rezoning is Community Mixed Use, which is defined as areas developed primarily with small-to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use

areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers. The nomination is supported by numerous PlanDSM Goals and Policies including:

Land Use Goal 6

Recognize the value of Des Moines' historic building stock and landscapes and ensure their preservation

LU33: Promote preservation, restoration, and reuse of historical structures and landmarks.
LU 35: Encourage expansion and establishment of National Historic Districts, local historic districts, and local landmarks.

Housing Goal 1

Provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds.

H1: Ensure an adequate supply of housing through a mix of new development, infill development, and redevelopment of existing properties.

Housing Goal 4

Support development of and access to quality housing affordable to all income level households.

H21: Ensure availability of rental and owner-occupied housing that meets the needs of households with all income levels in the city.

Community Character and Neighborhood Goal 1

Embrace the distinct character offered in each of Des Moines' neighborhoods.

CCN1: Celebrate the City's culture and diversity through the creation of vibrant neighborhood nodes and corridors.

CCN2: Ensure a diverse mix of housing types, styles, scales, density, and affordability that complement existing neighborhood character.

Community Character and Neighborhood Goal 4

Protect Des Moines' historic and cultural assets that contribute to neighborhood and community identity.

CCN25: Partner with the historic preservation community to promote Des Moines' rich history through education and outreach on historic structures, districts, and landscapes.

- a) CCN27: Develop policies that prioritize rehabilitation over demolition of historic structures and in historic districts.

SUMMARY OF DISCUSSION

Jacqueline Easley asked if anyone was present to speak on this Item. None were present or requested to speak.

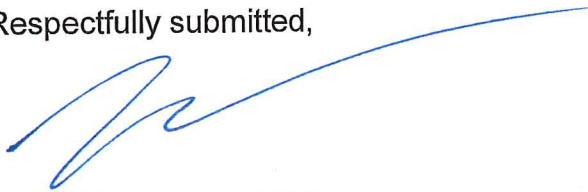
Will Page stated he would like to thank those people who were involved in designating the Stockdale Double House as a Local Landmark. Persistence has been to the credit both to the people that have worked on this and the City of Des Moines.

COMMISSION ACTION:

Will Page moved staff recommendation for approval of designating the "Stockdale Double House" property including the garage.

Motion carried 11-0

Respectfully submitted,



Jason Van Essen, AICP
Senior Planner

JMV:clw
Attachment

Landmark Review Board Meeting

Tuesday, March 14, 2017

Members Present: Scott Allen, Catherine Dietz-Kilen, Elaine Estes, Scotney Fenton, Mike Hildebrand, Colleen MacRae, Carey Nagle, Dennis Reynolds, Tim Rypma, Pamela Steffen, York Taenzer, and Stephanie Weisenbach

Staff: Jason Van Essen, Erin Olson-Douglas, Carrie Kruse, Roger Brown, and Glory Parks

Call to order: 7:37am

Motion to approve the agenda by Colleen MacRae. Seconded by York Taenzer. Motion carried

Jason Van Essen described the mission of the Board. The Board's recommendation on the proposed landmark designation will be forwarded to the City Council. The City Council will hold a public hearing and make the final decision on all matters before the Board.

Request from Frank Levy and the North of Grand Neighborhood to designate the "Stockdale Double House" property including the existing garage at 4018-20 Ingersoll Avenue as a Local Landmark. (20-2017-4.02)

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.

Current and historical pictures of the subject property along with a letter of support from Preservation Iowa and several emails from neighbors were shared with the Board.

Mr. Van Essen noted that the local designation criteria is similar to the national criteria. The subject property appears to meet at least two of the five Designation criteria of Sec. 58-58.

Board questions and comments

- Weisenbach: Would like to commend everyone locally, there appears to be a lot of hard work done put the nomination together. Seeing a house like this nominated for landmark status speaks not only to the value of the house but also to the dedication of the neighborhood.

Motion to approve the designation as presented by Elaine Estes. Seconded by York Taenzer. Motion carried.

Meeting Adjourned: 7:46am

CITY OF DES MOINES LANDMARK REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Tuesday, March 14, 2017

AGENDA ITEM #1	20-2017-4.02
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Applicant: Frank Levy and the North of Grand Neighborhood. The nomination was prepared by Teri Toyne.

Location: 4018-20 Ingersoll Avenue.

Requested Action: Nomination of the "Stockdale Double House" property including the existing garage as a Local Landmark.

I. GENERAL INFORMATION

The subject property is located on the south side of Ingersoll Avenue to the west of the 40th Street intersection. It contains the Stockdale Double House, which is a 2 ½ story, two-family residential building with a brick-clad exterior. The property also contains a detached garage in the rear yard. The buildings were constructed in 1908-9.

The submitted nomination describes the building as exhibiting "distinct characteristics of both the Arts and Crafts Movement and the Prairie School style of architecture." The building design is attributed to the architect C.K. Denman.

II. APPLICABLE SECTIONS OF THE CITY CODE

Section 58-56 of the Historic Preservation Ordinance contains the landmark purpose statement. Section 58-58 contains the criteria for the designation of a landmark and Section 58-60 establishes the nomination process.

Sec. 58-56. Purpose.

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this article is to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of such improvements which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- (2) Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such improvements;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and accomplishments of the past;

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.

III. ANALYSIS

A nomination must demonstrate that the subject building or site possesses integrity of location, design, setting, materials, workmanship, feeling and association and meets one or more of the following criterion.

- (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.

IV. STAFF RECOMMENDATION

Staff recommends that the "Stockdale Double House" property including the garage be designated as a Local Landmark

The Landmark Review Board's recommendation will be forwarded to the Plan and Zoning Commission and the City Council for review in accordance with Section 58-60 of the Historic Preservation Ordinance. The Board and the Commission are recommending bodies in this process. The decision to designate a property or site as a local Landmark is a public policy decision made by the City Council.

If the property is designated as a Landmark then any alteration, new construction, or demolition would be subject to review by the Landmark Review Board and require approval by the City Council. The Board is a recommending body. When reviewing alterations to Landmark properties, the Board forwards a recommendation to the City Council in a similar manner as the Urban Design Review Board does when reviewing development agreements.



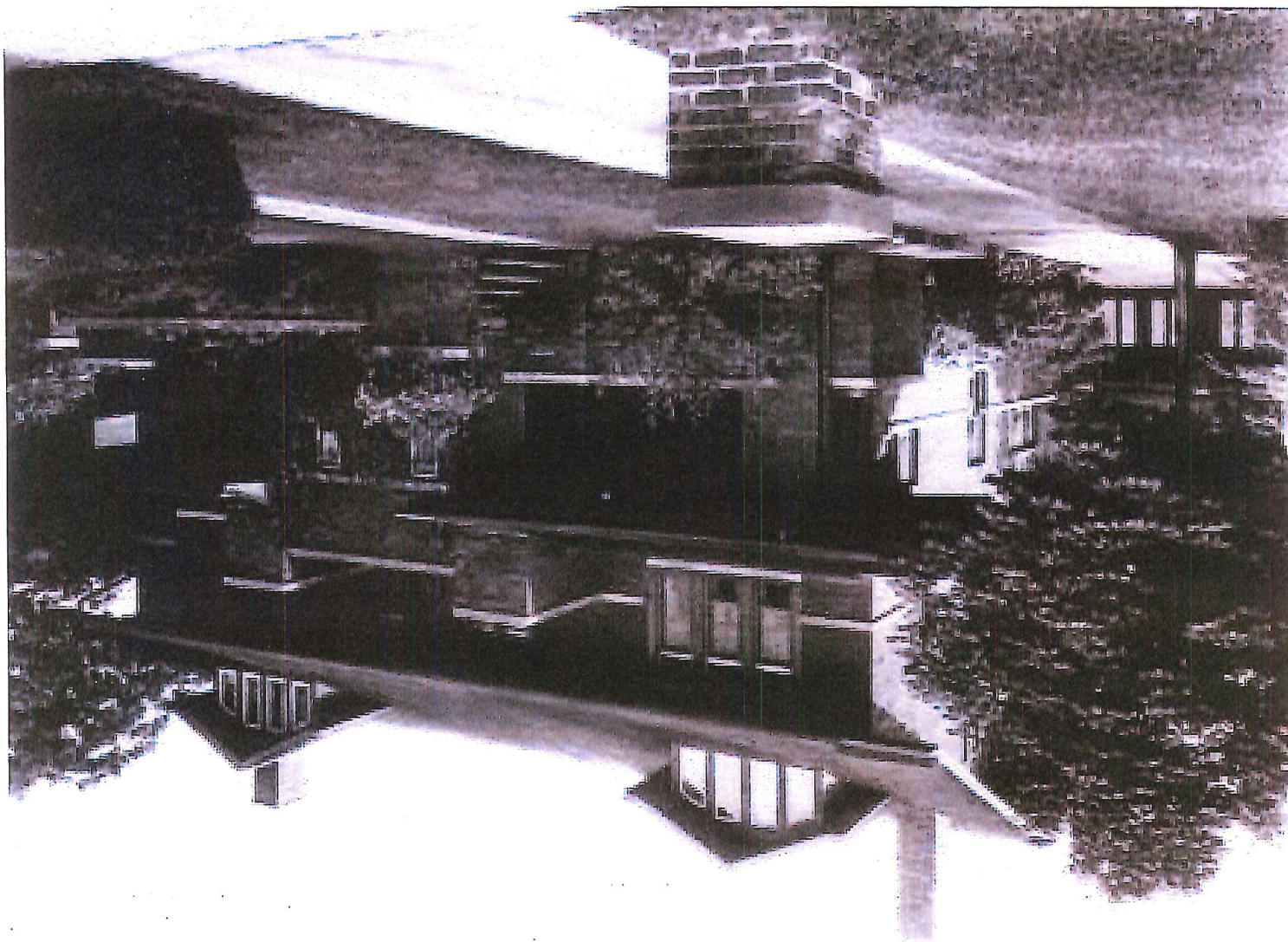
It is understood that while the City of Des Moines' Geographical Information Systems Division has no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.

Note: Public property represented on this map is not intended to be inclusive.
 For information about Zoning data: please contact the City of Des Moines' Community Development Department.

3/13/2017



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March 3, 2017

City of Des Moines
602 Robert D Ray Drive
Des Moines, IA 50309

Dear members of the Des Moines Landmark Review Board, Plan and Zoning Commission, Mayor and City Council:

Preservation Iowa is a 26-year-old statewide nonprofit with a mission to build partnerships that enhance Iowa's economic and cultural future through the preservation of our state's historic resources. Each year our organization identifies buildings or sites across the state that are in danger with our "Most Endangered" program. In 2011 Preservation Iowa named the Stockdale Double house as one of Iowa's Most Endangered Properties. http://www.preservationiowa.org/wp-content/uploads/2015/06/21-01_2011-Winter.pdf

Since then, much progress has been made to protect this historic resource. The recent actions taken by the Des Moines City Council and Plan and Zoning Commission to amend the Plymouth Church's PUD conceptual plan with conditions is an important step.

Preservation Iowa is asking for your support of local landmark designation of the Prairie School-style 1909 Stockdale Double House and garage located at 4018/4020 Ingersoll Avenue, Des Moines, Iowa 50312. It is our understanding that the owner signed the landmark nomination form and that the owner is seeking historic tax credits for the sensitive rehabilitation of the properties. In addition, the structures are contributing resources to the Greenwood Park Plats Historic District, listed on the National Register of Historic Places in 2013.

Thank you for considering this request.

Sincerely,

Joshua Moe, AIA
President, Preservation Iowa

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Van Essen, Jason M.

From: Matt Riley <mriley959@gmail.com>
Sent: Wednesday, February 22, 2017 10:04 PM
To: Ludwig, Michael G.; Van Essen, Jason M.
Subject: 4018/4020 Ingersoll

Writing to support the submission of this property for landmark status. Lived on the 4020 side with a large and rotating group of friends for 5 years in the early 2000s. During that time it was a gathering spot for a large group of music loving friends multiple times a week. It is a magnificent structure, and deserves better than it's current state. I am a skilled carpenter and would be happy to donate my time in whatever capacity needed to help. Thanks for your consideration and feel free to contact me with anything I can do to help further this cause.

Matt Riley

Van Essen, Jason M.

From: Sarah Timmons <sjt@alumni.iastate.edu>
Sent: Wednesday, February 22, 2017 11:09 PM
To: Van Essen, Jason M.; Ludwig, Michael G.
Subject: 4018/4020 Ingersoll Ave. - local landmark approval

Hello!

I'm writing in support of the designation of the Stockdale Double House at 4018/4020 Ingersoll as a local landmark. My husband and I live in the neighborhood and we would really like to see this structure restored and preserved. Please approve its designation as a local landmark!

Thank you,

Sarah Timmons Powell

Des Moines, IA

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Van Essen, Jason M.

From: dugluz <dugluz@yahoo.com>
Sent: Thursday, February 23, 2017 5:53 AM
To: Ludwig, Michael G.; Van Essen, Jason M.
Subject: Fwd: Stockdale Doublehouse

Forgot to include who I am on the other email.

Sent from my T-Mobile 4G LTE Device

----- Original message -----
From: dugluz <dugluz@yahoo.com>
Date: 02/23/2017 5:49 AM (GMT-06:00)
To: jmvanessen@dmgov.org
Cc: mgludwig@dmgov.org
Subject: Stockdale Doublehouse

Dear sir.

To Landmark Review Board, Plan and Zoning Commission and City Council .

Please approve local landmark status of 4018/4020 Ingersoll Ave., plus garage.

It's such a lovely place and deserves to be rehabilitated.

Sincerely

Douglas Haug, Home owner
3634 SW 4TH ST
DES MOINES IA 50315

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Van Essen, Jason M.

From: Sondra Ashmore <sondra1130@yahoo.com>
Sent: Saturday, February 25, 2017 10:29 AM
To: Ludwig, Michael G.; Van Essen, Jason M.
Subject: 4018/4020 Ingersoll Ave.

Hello,

I am writing to ask for your support in approving local landmark status of 4018/4020 Ingersoll Ave. (including garage) at the Landmark Review Board, Plan and Zoning Commission and City Council. As a resident of this neighborhood, I value the historic preservation of our unique buildings.

Thank you,
Sondra Ashmore
338 29th Street

Sondra Ashmore, Ph.D.
Twitter: @sondra1130
[Introduction to Agile Methods](#)

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Van Essen, Jason M.

From: Erica Luna <erica.j.luna@gmail.com>
Sent: Saturday, February 25, 2017 8:46 AM
To: Van Essen, Jason M.; Ludwig, Michael G.
Subject: Stockdale Doublehouse

Good morning!

I'm writing to ask that the Landmark Review Board, the Planning and Zoning Commission and the City Council approve local landmark status of 4018/4020 Ingersoll Ave, including the garage.

This building is such a unique and beautiful resource in our neighborhood and I fully support rehabilitation of the property.

Thanks for your consideration!

Erica Luna

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Van Essen, Jason M.

From: Linda Powers <lindapower1942@gmail.com>
Sent: Monday, February 27, 2017 12:18 PM
To: Van Essen, Jason M.
Subject: 4018 ingersoll

please approve the landmark status. of the property at 4018 Ingersoll.

Linda powers

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Van Essen, Jason M.

From: Amanda Atherton <amanda.m.atherton@gmail.com>
Sent: Wednesday, March 01, 2017 8:03 PM
To: Van Essen, Jason M.; Ludwig, Michael G.
Subject: Stockdale Doublehouse

Good evening,

I'm writing in support of designation of the Stockdale Doublehouse a local landmark and Plymouth Church rehabbing it. I have lived in Des Moines for almost 10 years now but I am not from here, so I get a lot of out-of-state visitors. When they come, these are the kinds of things I show them when I tour them around town. The fact that the city prioritizes them and they still not only exist but often restored to their former glory (case in point: Sherman Hill) is part of what makes people realize Des Moines is actually a great place to live. I hope you vote in favor of this project! Thank you.

Amanda Atherton
932 37th St.
Des Moines, IA 50312

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Van Essen, Jason M.

From: mtnieters@mediacombb.net
Sent: Wednesday, March 01, 2017 2:28 PM
To: Van Essen, Jason M.; Ludwig, Michael G.
Subject: Landmark status for Stockdale Double House at 4018/4020 Ingersoll

Please persuade the following entities:

- Landmark Review Board
- Planning and Zoning Commission
- City Council

to grant Landmark Status to the structure known as the Stockdale Double House located at 4018/4020 Ingersoll.

Thank you.

Michael Nieters, Des Moines Historical Society

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Van Essen, Jason M.

From: Greg Luna <gregluna78@yahoo.com>
Sent: Thursday, March 02, 2017 4:58 PM
To: Van Essen, Jason M.
Subject: Stockdale double house

I am writing to express my support for Plymouth church gaining local landmark status for the historic Stockdale double house in order to restore and preserve this great structure in Des Moines.

Sincerely,
Greg Luna