



Date November 20, 2017

CONSIDERATION OF PROPOSAL TO DEMOLISH THREE CITY-OWNED BUILDINGS AT FORT DES MOINES KNOWN AS BUILDINGS 135, 308, AND 309 PURSUANT TO DES MOINES MUNICIPAL CODE SECTION 58-70.

WHEREAS, On November 3, 2017, a written request was submitted to begin the 90-day review process with State Historic Preservation Office pursuant to deed restrictions approved by City Council on October 19, 1998 by Roll Call No. 98-3218 and filed in the Office of the Polk County Recorder on November 17, 1999; and

WHEREAS, in accordance with Des Moines Municipal Code Section 58-70, staff has reviewed the site and determined that the buildings meets the criteria for local landmark designation set forth in Section 58-58; and

WHEREAS, in accordance with Des Moines Municipal Code Section 58-70(d), the City Council must determine whether a request should be referred to the Landmark Review Board for further study; and

WHEREAS, pursuant to Des Moines Municipal Code Subsection 58-70(d), the City Council must consider comments from all interested parties to determine whether to refer the application for proposed demolition to the Landmark Review Board for further study and review.

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

1. All oral and written comments from all interested parties with respect to the proposed demolition of the buildings located at Fort Des Moines have been given full consideration.
2. The City Council hereby determines that the application for demolition of the buildings at Fort Des Moines shall be referred to the Landmark Review Board for further analysis and to make any recommendations to the Council that the Board deems helpful.

(Continued)



Roll Call Number

Agenda Item Number
54A

Date November 20, 2017

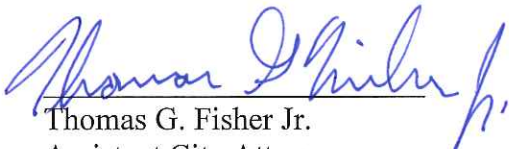
-Page 2-

3. The Landmark Review Board should report back to the Council within the 90 day review period by the State Historic Preservation Office.

MOVED by _____ to adopt.

(Council Communication No. 17- 810)

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				

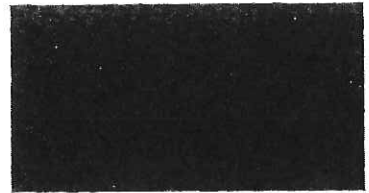
CERTIFICATE

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

United States Department of the Interior
Heritage Conservation and Recreation Service



National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic FORT DES MOINES PROVISIONAL ARMY OFFICER TRAINING SCHOOL

and/or common Fort Des Moines Military Reservation

2. Location

street & number Army Post Road _____ not for publication

city, town Des Moines _____ vicinity of _____ congressional district fifth

state Iowa code 019 county Polk code 153

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input checked="" type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name multiple (see continuation sheet)

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of Facilities Engineer (attention: AFZR-FE) ^{DEH}

street & number HQ Fort McCoy

city, town Sparta state Wisconsin 54656

6. Representation in Existing Surveys

title (none) has this property been determined eligible? _____ yes _____ no

date _____ federal _____ state _____ county _____ local

depository for survey records

city, town _____ state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

As developed in 1901-1903, Fort Des Moines covered 640 acres, located in Sections 33 and 34 in Township 78 North, Range 24 West, Polk County, Iowa. Since World War II, the Department of the Army has disposed of the major portion of the original tract. Portions have become a city park and zoo, golf course, and a conservation area. Other parcels were sold to the school district and to various private owners. The part of the fort still in active use by the military serves a number of functions including recruiting and reserve training.

Over the years a number of buildings at Fort Des Moines have been demolished, among them the Officers' Quarters row facing the north side of the parade ground. In addition, since the designation of Fort Des Moines as a National Historic Landmark in 1974, private owners have erected a bank north of the parade grounds and an apartment complex on the eastern half of the parade ground.

Although the integrity of the site has been compromised, it retains sufficient identity to justify continuation of landmark status.

Fort Des Moines is an early twentieth-century complex of brick 2-2½-story military buildings situated around a parade ground. Generally, the structures are unadorned gable-roofed buildings with one-story wooden gallery porches on the front or gable ends of the buildings.

The non-contributing structures are differentiated from contributing buildings by their respective dates of construction. For example, those structures built after 1917 are determined to be non-contributing.

The contributing structures include officers' quarters and the chapel; the riding hall and stables associated with the installation's initial use as a cavalry post; and barracks where black officer candidates were housed during World War I. All of the significant buildings are related visually and stylistically.

Most of the structures surviving at Fort Des Moines are concentrated south of the former parade ground in the area bounded by Chaffee Road, the east-west center line of Section 33, and Butner and Gruber Streets. Important buildings are also located near the northeast and northwest corners of the parade grounds. The general physical condition of the structures is indicated in the description of contributing historic structures below. Numbers are those used to identify the buildings on the accompanying base map. A complete listing of the contributing and non-contributing structures, and of the owners, is included in Appendices A and B, and Item #4, respectively.

Officers Quarters (Buildings 7, 14-15): original, 1901-03 era; fair condition; brick construction with slate roofs; 2½ stories with gabled roofs; wooden porches at front entrances; rectangular sash windows. Owned by Still College of Osteopathic Medicine and Surgery.

Bachelor Officers Quarters (Building 46): original, 1901-03 era; good condition; brick construction on stone foundation, slate roof; 2-story rectangle with gabled roof; projecting 3-bay pavilion at center front; rectangular windows. Serves as a recruiting station. Is the property of the District Engineer, U.S. Army Corps of Engineers, Omaha, Nebraska.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Black History

Specific dates 1917 **Builder/Architect** not identified

Statement of Significance (in one paragraph)

The creation of the Provisional Army Officer Training School at Fort Des Moines marked both the U.S. Army's first recognition of its responsibility to train black officers and the establishment of a military tradition among blacks. George H. Woodson predicted the national historical significance of the post in 1917 when he wrote:

In the years to come when the chronicler of history starts out again to mark the milepost along the world's highway of civil and religious freedom, . . . he will point to Fort Des Moines, in A.D. 1917, and tell how more than a thousand young Colored men fitted themselves in three short months under Colonel Charles C. Ballou to meet the responsibility of twenty years of ordinary training and went forth as officers of the Colored fighting force of the United States of America to help save liberty of all the people of the world.

Fort Des Moines is the third installation of that name. The first, established in 1833 near the present site of Montrose, was a frontier post intended to protect settlers from raiding Indians. It was abandoned in 1837. The second Fort Des Moines was erected in 1843 at the junction of the Raccoon and Des Moines Rivers, on what was then the western edge of white settlement. Three years later, it too was abandoned, when the Indians under its control were moved to Kansas. The town which had grown up near the post continued to be known as Fort Des Moines. The word "fort" was dropped with the adoption of the city charter in 1857.

The present Fort Des Moines, situated about five miles south of the center of the city of Des Moines, was established as a cavalry post and dedicated on November 13, 1903. Congress had appropriated \$219,000 for development of the installation after local citizens subscribed \$40,000 toward purchase of the 640-acre site. The fort gained wide attention in June 1909, when it hosted the "Great Tournament". Infantry, cavalry, artillery, and other units from seven posts competed for medals and corps area honors. President Taft reviewed the troops at the final parade of the five-day event and presented the awards.

When the United States entered World War I on April 6, 1917, the two black infantry units and the two black cavalry units were filled quickly. The government was left with a large group of black men who wanted to join the army and serve their country. Many people feared arming black men, expecting retaliation for past mistreatment. The War Department yielded to the demand that black men not be denied the right to fight, and allowed them to enlist.

This action was followed by further pressures for the Army to qualify black officers to lead their compatriots. Strong support for the training of black officers came

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property 203.8

Quadrangle name SE/4 Des Moines; SW/4 Des Moines 7.5'

Quadrangle scale 1:24000

UMT References

A	<u>15</u> <u>13</u>	4 4 7 8 0 0	4 5 9 7 2 8 0	B	<u>15</u> <u>13</u>	4 4 8 8 2 5	4 5 9 7 2 8 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>15</u> <u>13</u>	4 4 8 8 2 5	4 5 9 6 8 0 0	D	<u>15</u> <u>13</u>	4 4 8 7 2 5	4 5 9 6 7 4 0
E	<u>15</u> <u>13</u>	4 4 8 7 2 5	4 5 9 6 6 3 0	F	<u>15</u> <u>13</u>	4 4 8 6 0 0	4 5 9 6 4 3 0
G	<u>15</u> <u>13</u>	4 4 7 8 0 0	4 5 9 6 4 3 0	H			

Verbal boundary description and justification

See continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Marcia M. Greenlee, Historical Projects Director
(updated by Nancy Witherell, Historian, and Suzanne Evans, Archival Technician)

organization The Afro-American Bicentennial Corporation December 1973
(National Park Service, Rocky Mt. Regional Office—August 1984)

street & number 1420 N Street, N.W., Suite 101
(655 Parfet Street, P.O. Box 25287), telephone (303-234-2560)

city or town Washington, DC 20005
(Denver, CO 80225) state

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

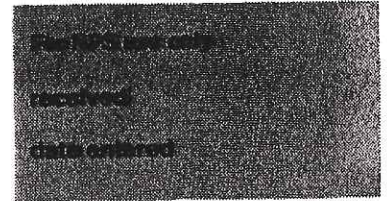
State Historic Preservation Officer signature

title _____ date _____



**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

OWNERS

Item number #4

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Louis D. Erbstein
Supervisory Staff Administrative Assistant
HQ, 103d Corps Support Command
225 E. Army Post Road
Fort Des Moines, IA 50315

U.S. Department of the Navy
Naval and Marine Corps Reserve Center
Building 47
Dickman Avenue
Fort Des Moines, IA 50315

U.S. Army Reserve
225 E. Army Post Road
Des Moines, IA 50315

District Engineer
Omaha Corps of Engineers
Attention: MRORE-MD Mr. Bourne
6014 U.S. Post Office and Court House
Omaha, NE 68102

General Services Administration
Motor Pool #87
Chaffee Road
Fort Des Moines, IA 50315

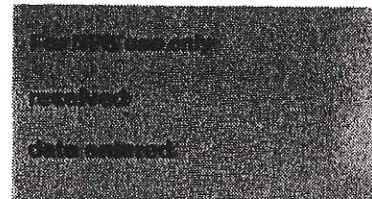
Commander, U.S. Air Force
Civil Air Patrol, Iowa Wing
Attention: IALO room 529
Federal Building
210 Walnut Street
Des Moines, IA 50309

Still College of Osteopathic Medicine and Surgery
3200 Grand Avenue
Des Moines, IA 50312

City of Des Moines
East 1st Street and Locust Avenue
Des Moines, IA 50309

**United States Department of the Interior
National Park Service**

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Continuation sheet

Item number #4

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Iowa Department of Human Services
Hoover State Office Building, 5th floor
Des Moines, IA 50319

Iowa Realty Company, Inc.
3521 Beaver Avenue
Des Moines, IA 30310

Merit Fund VII Ltd., Partners
3521 Beaver Avenue
Des Moines, IA 30310

**United States Department of the Interior
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Continuation sheet

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Riding Hall (Building 47): original, 1901-03 era; good condition; brick construction with slate roof; 2-story rectangle with shaped gable roof, clerestory windows, and projecting gable at center front; owned and operated by the Department of the Navy, serves as Naval and Marine Reserve Training Center.

Chapel (Building 49): original, 1901-03 era; restored interior and exterior; brick construction with slate roof; raised basement; one-story rectangle with gabled roof; enclosed porch with gabled roof at center front; simple buttresses at corners and on side elevations; triple windows with simple gothic detail set in segmentally-arched surrounds; interior has stenciled walls and a rose window at the east end.

Barracks (Buildings 55-56, 58, 59-60, 61-62, 63-64, 65-66): original, 1901-03 era; fair condition; row of U-shaped double buildings; brick construction with slate roofs; 2½ stories with gabled roofs; simple one-story wooden porches across ends of "U"-shaped buildings (at rear); segmental arches in brick above rectangular sash windows.

Stables (Buildings 68-70, 71-73, 81-83): original, 1901-03 era; fair to deteriorated condition; brick construction with slate roofs; one-story rectangles; clerestories set into gabled roofs; segmental arches in brick above rectangular sash windows. Associated structures (Buildings 69, 72, 75): original; fair condition; brick construction with slate roofs; small, one-story rectangles with gabled roofs; rectangular sash windows. Used as offices for various military groups.

Stables (Buildings 86, 87): original, 1901-03 era; fair condition; brick construction; one-story rectangles, gabled roofs. Building 87 originally used to house polo ponies, now serves as storage space; Building 86 leased to Iowa State Patrol.

Warehouses and Shops (Buildings 122, 123, 126, 127, 135, 137, 138): original, 1901-03 era; fair to deteriorated condition; brick construction on stone foundations, slate roofs; one-story rectangles with gabled roofs; rectangular sash windows.

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Continuation sheet

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from such groups as the National Association for the Advancement of Colored People and the Central Committee of Negro College Men. Black leaders such as W.E.B. DuBois urged all blacks to unite in the push for a training camp for black officers. The successful result of this campaign was announced in a news release from Washington, D.C., on May 19, 1917:

FORT DES MOINES NOW MADE TRAINING CAMP FOR NEGROES
A training camp for Negro officers will be established at Fort Des Moines, Iowa, where 1,200 candidates for commissions in Negro regiments of the new army will be trained.

On June 17, 1917, one thousand college men, with two hundred noncommissioned officers from the existing black military units, were sworn into the Provisional Army Officer Training School by Colonel Charles C. Ballou. On October 15, 639 men graduated from the course and received their commissions--106 captains, 329 first lieutenants, and 204 second lieutenants. The group of officers was divided and sent to seven different camps. This was an unusual way to train the units of a division, but the Army considered it expedient not to assemble the men until they reached France in June 1918. As the 92d Division, they received eight weeks of intensive training and went into action during a German offensive.

Commanded by the officers from Fort Des Moines, the 92d Division was an important force in the fierce battles in France during September, October, and until November 11, 1918--the Armistice. This gallant division, composed entirely of colored American troops, received a great number of citations and awards for meritorious and distinguished conduct. At least seven of the officers were cited for bravery in action and awarded the Distinguished Service Cross. The entire First Battalion of the 367th Infantry was cited for bravery and presented with the Croix de Guerre by the French government.

The newly-commissioned black officers left Fort Des Moines in October 1917. For the next two years it served as a base hospital. In later years the post was the regimental headquarters of the 14th Cavalry. The 3d Battalion of the 80th Field Artillery and units of the quartermaster, signal and medical corps were also stationed there. During World War II, Fort Des Moines served as a training center for the Women's Army Corps. Graduates of that course included Bernice Gaines Hughes, the first black woman to become a Lieutenant Colonel in the U.S. Armed Forces.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER #9 PAGE 1

Fort Des Moines - Bibliography References:

David, Jam and Crane, Elaine, eds. The Black Soldier From the American Revolution to Vietnam. New York, 1971.

Franklin, John Hope. From Slavery to Freedom. New York, 1967.

McPherson, James M., et al. Blacks in America. New York, 1971.

Scott, Emmett J. Scott's Official History of the American Negro in the World War. Original Publication, 1919; reissued New York, 1969.

Thompson, John L. "History and Views of Colored Officers Training Camp."
Des Moines, Iowa: The Bystander, 1917.

Works Progress Administration, Federal Writers' Project. Iowa. Original publication, 1938; reissued New York, 1949.

54A

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BOUNDARY DESCRIPTION

Beginning at the intersection of the east curb of SW 9th Street and the south curb of Army Post Road; thence east along said south curb to its intersection with a line extended due north from the east curb of Brown Street; thence south along said east curb to the southeast curb of an unnamed street branching southwest from Brown Street; thence southwest along said southeast curb to a point on the west curb of an unnamed street parallel to Chaffee Road; thence south along said west curb to a point; thence west along a line extending east from the south curb of Winn Road; thence south along the east curb of Chaffee Road to its intersection with the east-west center line of Section 33; thence west along said center line to its intersection with the east curb of SW 9th Street; thence north along the east curb to the point of the beginning.

The boundaries as described above include only a portion of the original 1901-03 Fort property. This portion constitutes the original parade ground, surrounded by the earliest extant buildings and the original street layout of the Fort. The popularity of the Beaux-Arts style in architecture and planning at the turn of this century is reflected in the street configuration around the parade ground as clearly as it is in the classical-inspired details of the brick buildings.

Only some of the original buildings remain, and a visually intrusive newer apartment complex has been built on a portion of the parade grounds. A portion of the property has also been conveyed to the City of Des Moines for use as a city park. The boundaries include the historic core area of the Fort which retains sufficient identity to interpret the original Fort configuration.

The area of the apartment units has been included within the boundaries primarily because they have not altered the original street layout or circulation within the original Fort design. To a large extent, the overall spatial relationships and visual linkages of the original design are maintained.

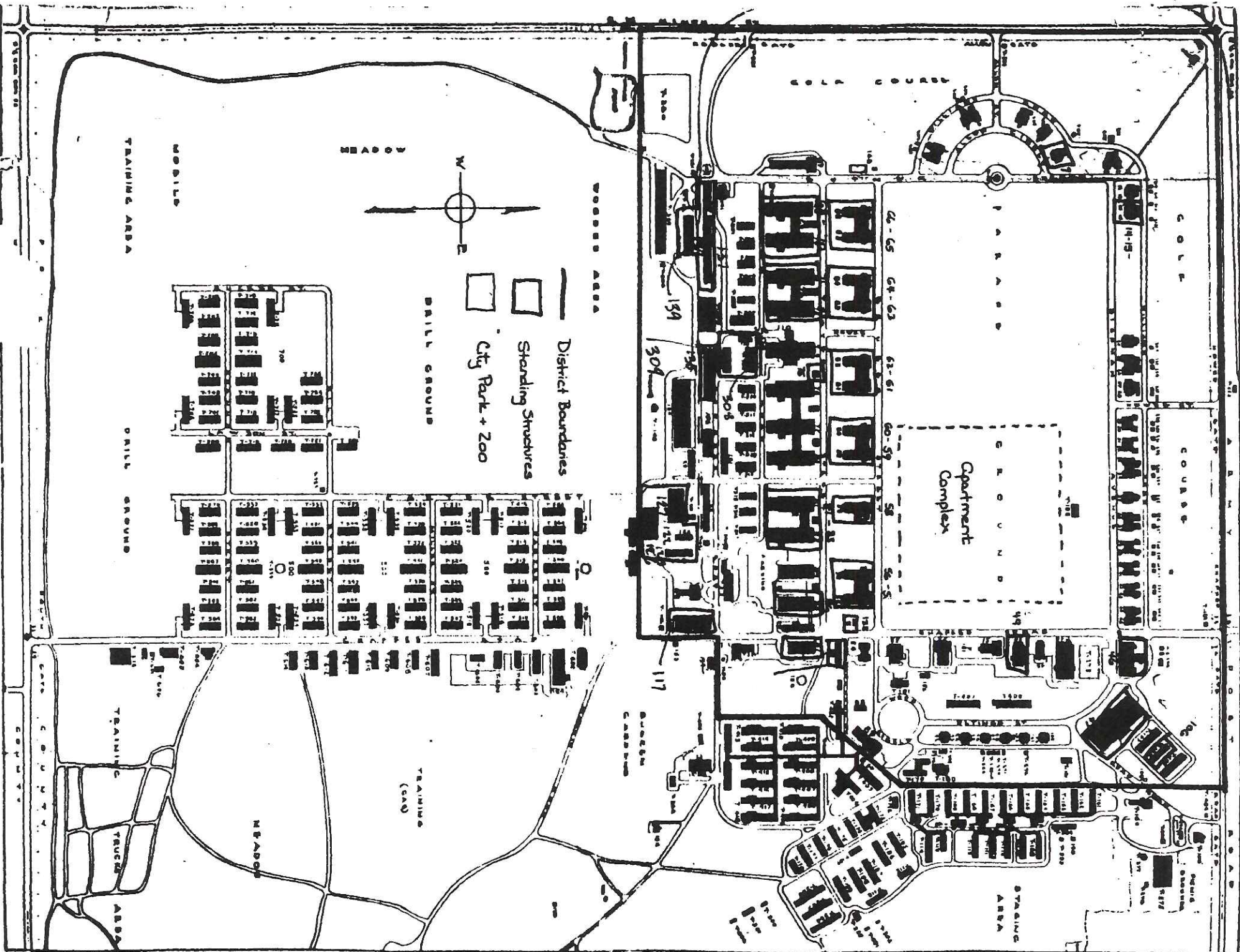
The area of the City Park has been included within the boundaries because of its proximity to and high visibility from the parade ground, and because it retains the formally designed western end of the parade ground. While all but two of the original residences at that end of the parade ground have been demolished, the layout of Allen Street, Allen Circle and Williams Road readily conveys the original design intent of that portion of the Fort grounds. Construction on the City Park is minimal and does not constitute a visual intrusion from or to the west end of the parade ground.

CONTRIBUTING HISTORIC STRUCTURES

<u>Building</u>	<u>Date</u>	<u>Historic Use</u>	<u>Present Use</u>
7	1902	Officers Quarters	storage, Still College
14	1902	Officers Quarters	storage, Still College
15	1902	Officers Quarters	storage, Still College
46	1902	Bachelor Officers Quarters	recruiting station
47	1902	Riding Hall	U.S. Navy
49	1902	Chapel	Chapel
55	1902	Barracks	vacant
56	1902	Barracks	vacant
58	1902	Barracks	vacant
59	1902	Barracks	vacant
60	1902	Barracks	vacant
61	1902	Barracks	vacant
62	1902	Barracks	vacant
63	1902	Barracks	Military Entrance Processing Station
64	1902	Barracks	Military Entrance Processing Station
65	1902	Barracks	Iowa Dept. of Human Services
66	1902	Barracks	Iowa Dept. of Human Services
68	1902	Stables	vacant
69	1902	Stables	U.S. Dept. of Agriculture
70	1902	Stables	vacant
71	1902	Stables	vacant
72	1902	Stables	Iowa Wing, Civil Air Patrol
73	1902	Stables	vacant/CAP uses center portion
75	1902	Stables	U.S. Dept. of Agriculture
81	1902	Stables	Army Reserve, storage
83	1902	Stables	Army Reserve, storage
86	1902	Stables	Iowa State Patrol
87	1902	Stables	General Services Administration
122	1902	Warehouse and Shops	vacant
123	1902	Warehouse and Shops	Post Exchange
126	1902	Warehouse and Shops	vacant
127	1902	Warehouse and Shops	vacant
135	1902	Warehouse and Shops	vacant
137	1902	Warehouse and Shops	Engineer Workforce (Maintenance)
138	1902	Warehouse and Shops	Engineer Workforce
149	1902	Electric Switching Station	U.S. Navy, storage
152	1902	Post Guardhouse Stables	storage

NON-CONTRIBUTING STRUCTURES

<u>Building</u>	<u>Date</u>	<u>Use</u>
84	1958	Inflammable Materials Storage
106	1942	Storage (originally, Officers Mess)
117	1942	Engineer Workforce (Maintenance)
133	1930's	Inflammable Materials Storage (originally gas heater)
145	1920's	Water Meter Pit (demolished 1981)
146	1920's	Water Pump House
190	1939	Water Tower (demolished 1981)
194	1939	Lift Station (demolished 1983)
307	1942	vacant
308	1942	vacant
309	1942	vacant
gates	1930's	Post Gates, Chaffee Road and Allen Street (original gates demolished at same site)
	1962	Rifle Range (demolished)
	1977	Apartment Complex in parade ground
	1981	Norwest Bank, built 1981, on site of its 1977 building





November 3, 2017

Steve King
State Historic Preservation Officer
600 E. Locust Avenue
Des Moines, Iowa 50309

Re: **Notification** of City Demolition Review Process for Fort Des Moines Buildings 135, 308 and 309. **Request to begin 90-day review process** with SHPO for alterations to Ft. Des Moines Buildings #135, 308, and 309 per Deed Restrictions approved by City Council on October 19, 1998 by Roll Call No. 98-3218 and filed in the Office of the Polk County Recorder on November 17, 1999

Dear Steve,

At a City Council workshop on October 2, 2017, the Des Moines City Council reviewed the condition and status of three buildings, 135, 308, and 309, located at the Fort Des Moines National Historic Landmark. The City Council carefully considered and discussed the costs of rehabilitation, the importance of the buildings to the Landmark status, and the proposed land uses of the area adjacent to the three buildings. The City Council's action was to direct the City Manager to begin the City's Demolition Review Process included in Chapter 58 of City Code and to follow through with the SHPO on any separate requirements included in executed Memorandums of Agreement or Deed Restrictions.

This letter begins the formal notification of the SHPO 90-day review process for a proposed demolition of Buildings 135, 308, and 309. It is also a notification that the City is beginning the public process of demolition review as required by its own ordinances.

PLANNING AND IMPLEMENTATION EFFORTS

The following briefly describes actions taken by the city over the past decade to create preservation and development opportunities in and around the Fort Des Moines landmark. The deteriorating condition of the Fort Des Moines' has caused the National Park Service to classify the landmark as "Threatened" prior to these actions. The City Council, Advisory Boards, and community stakeholders have attempted to prioritize actions on this large site under multiple ownership.

2008 SuperBlock Master Plan

The conceptual planning began with identifying the unique amenities and assets in the immediate area of the Fort Des Moines. The Vision adopted by City Council is, through consensus of the stakeholders, to develop a plan to stimulate economic and social growth in South Des Moines while developing a signature green sustainable project. Preservation of historic resources is one of guiding principles of the plan and a further parameter recognizes historic significance and preservation of historic structures and land when appropriate.

By Roll Call No. 08-743 the City Council approved the Conceptual SuperBlock Master Plan and authorized the City Manager to take steps to implement the plan, although did not obligate the City Council to perform any specific action towards development of projects contemplated in such plan.

2010 Fort Des Moines Preservation Plan

This effort supported by a grant from the State Historic Resource Program (HRDP) is a step toward implementation of the SuperBlock Master Plan. The plan assesses the condition of the buildings and landscape, provides recommendations for preservation of these significant properties of the Fort, and identifies potential funding mechanisms to assist with reinvestment. Its main conclusion is that the preservation of Ft. Des Moines depends upon rehabilitation and new uses. It recommends immediate priorities of public safety, repair of roofs and walls to prevent continuing water and animal damage and mothballing of buildings as initial steps for the Fort Buildings, roads and landscapes.

2010 Urban Renewal Plan and Tax Increment District

By Roll Call 10-2020 on December 6, 2010, the City Council approved the Southside Economic Development District Urban Renewal Plan to enhance development through providing economic development financial assistance for the Superblock. Further, on January 10, 2011 by Ordinance No. 14,984, the City Council designated the Superblock area as a tax increment district to provide tax increment financing (TIF) revenues generated to projects that implement the goals and objectives of the urban renewal plan.

TIF is a funding source that brings significant funding into the projects within the district to preserve and develop this area of the southside. Currently, future tax increments have been committed for rebate to renovation of the Ft. Des Moines historic barracks and to redevelopment at Southridge Mall.

2011 Lease Agreements and Plans for the Blank Park Zoo

On February 16, 2005, by Roll Call No. 05-376, City Council approved a Blank Park Zoo Operation Agreement with the Blank Park Zoo Foundation (BPZF). This action released the city from daily management and maintenance responsibilities but required the city to provide capital funds for maintenance of existing zoo infrastructure while BPZF provided funding for new capital projects.

On April 25, 2011, by Roll Calls 110-708 thru 11-0715, the City Council took several actions regarding the Blank Park Zoo including; 1. Amending the Superblock conceptual plan; 2. Approving the lease of the zoo to BPZF; 3. Providing an \$8.1 million development grant; 4. Transferring ownership, possession of animals and equipment during the lease term with BPZF during the term of the lease.

Although additional land was leased to BPZF the city maintained the responsibility for 7 of the Fort Des Moines historic buildings which sit on land surrounded by zoo lease. (See attached map of leased area). Buildings 135, 308 and 309, the subject of this letter, continue to be the responsibility of the city.

2015 – 2018 BlackBird Company

A local development firm, Blackbird, identified several buildings on the Fort side as a project for housing rehabilitation. The complexity of the ownership, covenants, and lack of a proven residential market side further complicated the financing of the rehabilitation. The work on Buildings 55/56, 58, 59/60, 61/62, 81/83 and 86 have now begun and should be ready to begin occupancy by 2018.

Black Bird has recently acquired 20 acres of the historic Parade Grounds from Blank Park Zoo Foundation along with the adjacent Buildings 7 and 14/15. The company is slowly exploring a respectful development of a portion of the site which will include housing and some commercial development.

5th Judicial District Ownership

The City is in continuing discussion with the 5th Judicial District about removing the beds and programs from the Fort Des Moines area. These buildings include 64/63, 65/66, 68/70, 69, 71/73, 72 and 75. The location is not ideally located for returning to offenders returning civilian life and accessing jobs and services. In addition, more efficiencies could be obtained by combining the parole office located at 9th and Washington with the residential correctional facility at the Fort Des Moines.

While several groups are promoting this move, it will be a very expensive and difficult relocation requiring the cooperation of the State of Iowa as well as local players. The time frame is unknown.

Fort Des Moines Museum

The museum honors black officers of WWI and the Women's Army Auxiliary Corp of WWII. The 20,000-square foot Clayton Hall was renovated and conveyed by the Army to the nonprofit foundation that maintains and operates the building. It features artifacts, photographs and interactive exhibits on a reverent five-acre park. The museum has had difficulty maintaining and updating the facility because it has no direct endowment or economic engine to generate revenues. It is not currently open except by special appointment.

CITYWIDE CHALLENGES SINCE CREATION OF THE SUPERBLOCK PLAN

The Fort Des Moines has not been the sole challenge of the City during the last ten years. The economy, natural disasters, suburban growth, and competing financial investments have all played a part in the slow implementation of the goals of the Fort Des Moines Preservation Plan.

Timing and Momentum

While a decade is a long-time, ten years is often required to build the plans, implementation mechanisms and financing to proceed with a project that then appears to "happen overnight". The beginning plans for the redevelopment of the West Downtown occurred in the late 1980's with the "Vision Plan". The East Village concepts and public improvements date from the 1990's and early 2000's. The City's focus on the downtown during the recession recreated exciting opportunities from vacant office buildings. Amenities such as a rebuilt Principal Riverfront, Principal Ball Park,

and Papajohn Sculpture Garden have created an exciting downtown in which new companies are willing to invest and built.

Flooding

During 2008 and again in 2010, Des Moines experienced flooding in the downtown, Birdland Neighborhood and along the Fourmile Creek. Through concerted effort the city has created of additional open space in what was previously occupied flood plain and the recertification of levees to rebuild strong neighborhoods.

Economy

The recession caused a decline in the city property tax revenues as property values and an interest in living in Des Moines neighborhoods. Des Moines has recently hired a consultant to reshape the City's Neighborhood Revitalization Program. The consultants are urging the city to renew its efforts to concentrate revitalization efforts and to devote substantial additional resources to those efforts.

CONCLUSION

Stakeholders of the southside community and the city have worked continuously, through many challenges, on development of the Fort Des Moines. The Fort Des Moines is a key asset for the City and the Council has looked and costs and benefits of the preservation and reuse of the Fort as a whole rather than isolated projects.

After evaluation of the condition of buildings, 135, 308 and 309, the City Council has directed staff to initiate the City's demolition review process. This will require input by the Landmark Review Board and a public hearing before City Council. This will allow the full community time to speak on the issues, review the importance of the buildings, and refine the vision for the Fort Des Moines.

The City would also like to request the beginning of the 90-day SHPO review period as included in 1998 deed conveyance to the City and other agreements. City staff is happy to meet or discuss this with you at any time.

Sincerely,



Phil Delafield
Director, Community Development Department

Attachments: Fort Des Moines Buildings Analysis #135, #308 and #309.

Source: Handout from City Council workshop, October 3, 2017

Proposed Lease Boundary Map to Blank Park Zoo Foundation and Agreement Terms

Source: Handout from City Council Workshop, April 11, 2011

E-mail copy to: Rachel Franklin Weekley, National Parks Service Rachel.Franklin-Weekley@nps.gov

Scott Sanders, City Manager City of Des Moines

Jim Hoff, Facilities Manager, City of Des Moines

Rita Conner, Office of Economic Development

Jason Van Essent, Planning and Urban Design

City of Des Moines, Landmark Review Commission

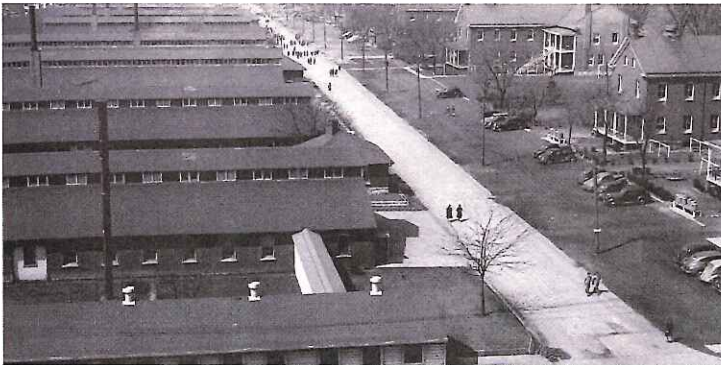
The Fort Des Moines National Historic Landmark

Contributing to its Landmark status are three historically significant periods:

1. In 1917 it became the site of the Provisional Army Officer Training School, which was the U.S. Army's first extensive attempt to train African American men for military leadership.
2. During World War I the Fort was recognized for the contributions of Hospital #26 for serving injured veterans, of note were its specialties in orthopedic surgery.
3. During World War II, it became home to the first Women's Army Auxiliary Corps, where more than 72,000 women completed training to assist the military.



View of Gruber Street and Thayer Avenue. Circa 1919



Thayer Avenue, "Stable Row", and the back of the OCS Barracks. Circa WWII

Description of Fort Des Moines as a Cultural Landscape

Although there are many ways of describing a historic property, this section of this report considers Fort Des Moines as a "cultural landscape." According to the Secretary of the Interior's *Standards*, a cultural landscape is "a geographic area associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values." In considering Fort Des Moines as a cultural landscape, this document seeks to understand the Fort holistically, as a place where the relationships of buildings, open spaces and systems together created a complete indoor and outdoor environment for military personnel.

The following description of the Fort Des Moines Historic Landmark is based on the format outlined in the *Guidelines for the Treatment of Cultural Landscapes*, in which cultural landscapes are described in terms of their character-defining features as follows:

Organizational Elements:

- Spatial Organization + Land Patterns – The three dimensional patterns of the landscape that shape a site user's perception of the space. Spatial Organization includes visual linkages and barriers as well as the functional division of space.

Character-Defining Features:

- Topography – The shape of the ground including both minor changes such as drainage ways and major features such as mountains or ravines.
- Vegetation – Vegetation is considered as both individual plants and in larger groupings such as hedges, allees, fields, or beds. Character-defining aspects of vegetation include plant color, size, bloom, fruit, texture, and context.
- Water Features – Natural or man-made water features are included in this category and include aspects such as water supply, drainage, and mechanical operational systems. Examples include pools, fountains, streams and lakes.
- Circulation – This includes all forms of site circulation such as pedestrian walk ways or vehicular drives and parking. Circulation features may be considered at an individual level or as a networked system.
- Structures – Structures include features in the landscape that are non-habitable constructions, such as stairs, fences, band shells, terraces, or walls. Habitable structures (i.e. buildings) are also considered part of the cultural landscape but should also be categorized, described, and treated per the *Guidelines for Rehabilitating Historic Buildings*.
- Small Scale Features – These items may be permanent or mobile and include items for functional and decorative purposes. Included here are benches, flagpoles, memorials, statues, and fences.

Images and data from:

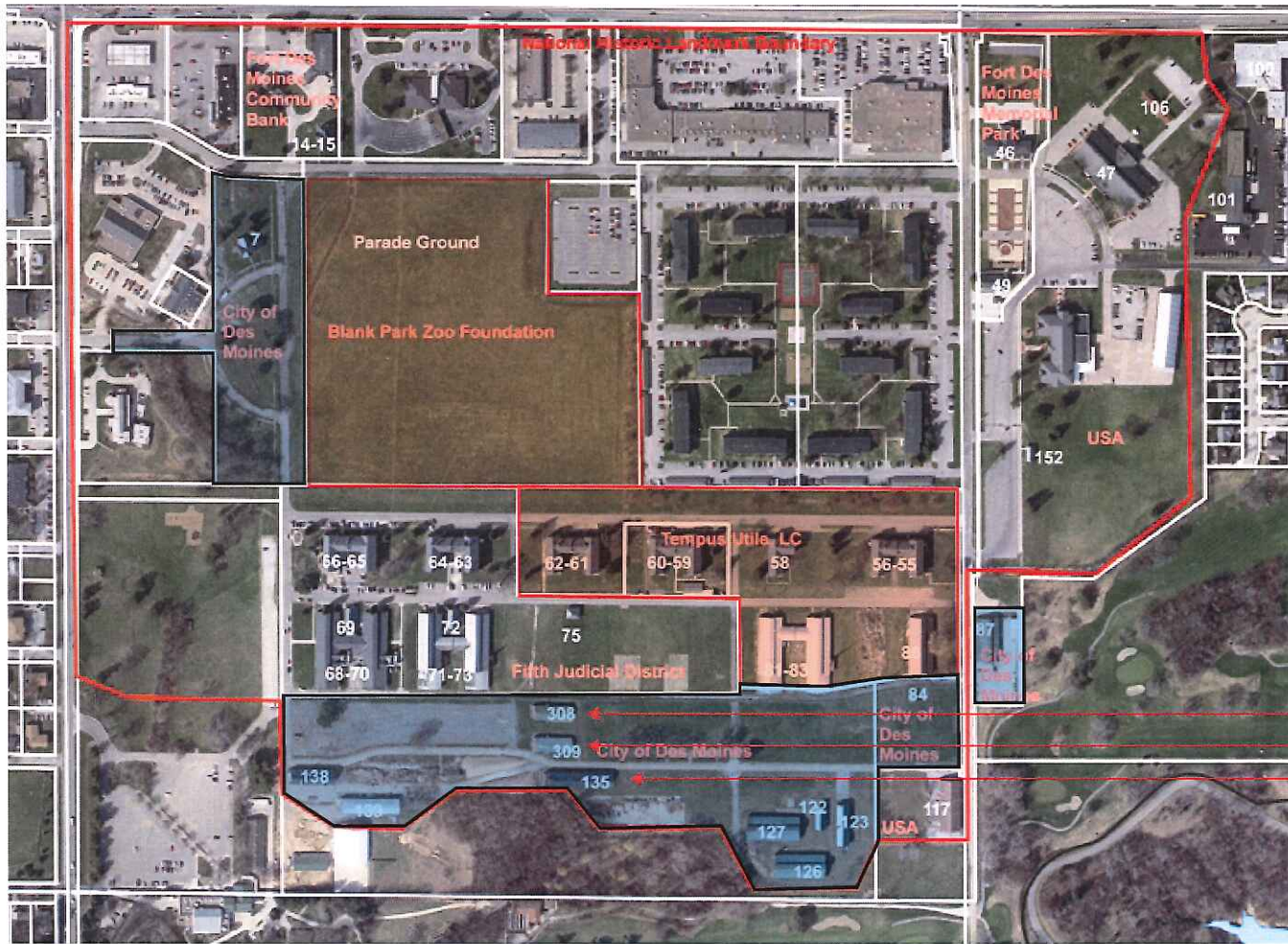


August 2010
Keller/Overton Associates
Genius Landscape Architects
Prepared for the City of Des Moines

Cover

Fort Des Moines Building Analysis 10.2.17





Current Map

Red outline indicates National Historic Landmark Boundary

Red shaded area indicates Blackbird Investment ownership

Blue shaded area indicates City of Des Moines ownership

The focus of this presentation are Buildings 135, 309 and 308 because of their poor condition and safety concerns

Building 308

Building 309

Building 135

Land Ownership

Fort Des Moines Building Analysis

10.2.17





Keffer/Overton Associates

Land Use Protection Area Map

Source:

*Fort Des Moines Historic Preservation Plan
August 2010
Keffer/Overton Associates
Genus Landscape Architects*

Area 1 - Most Restricted

Area 2A - Restricted Land Use and Construction

Area 2B - Restricted Land Use and Construction

Area 3A - Semi-restricted Land Use and Construction

Area 3B - Least Restricted Land Use and Construction

Notes from Area 3A section:

- Buildings in this area in the poorest condition..

- While preservation and reuse is the preferred method of development of this area, it is possible that some demolition could occur if undertaken as part of a larger approved planning program.

- ...it is recommended that new construction in Area 3A be focused more on maintaining the Fort's broader historic spatial organization patterns and characteristics such as the historic layout of street corridors.

The north portion of Area 3A is used for Zoo parking and the area around Building 135 has been identified by the Zoo as a preferred secondary entrance location.

By combining the planning efforts of the Zoo with the Cultural Landscape principles noted above, it seems that an acceptable solution could be arrived at that meets both needs.

Land Use Protection Area Map

Fort Des Moines Building Analysis

10.2.17



Slate roof and roof structure deterioration



Deteriorated flooring and joists



Deteriorated Flooring, Floor Joists and roof structure

Building 135

Fort Des Moines Building Analysis

10.2.17

Building 135:

Completed in 1904
Originally the Granary Storehouse
Brick on rusticated limestone foundation

Fort Des Moines Historic Preservation Plan
August 2010:

'(paraphrasing from Beving Long 1991 Building Maintenance Plan):

Condition – Very Poor

One of the most deteriorated buildings at Fort Des Moines. Large holes in roof. Open elevator shaft and other access to basement are safety hazards....'

Work Scopes - Building 135:

Full rehabilitation:	\$2,000,000*
Exterior Shell rehabilitation:	\$700,000*
Demo:	\$96,000
Asbestos abatement:	\$25,000**

*numbers inflated from K/O 2010 study

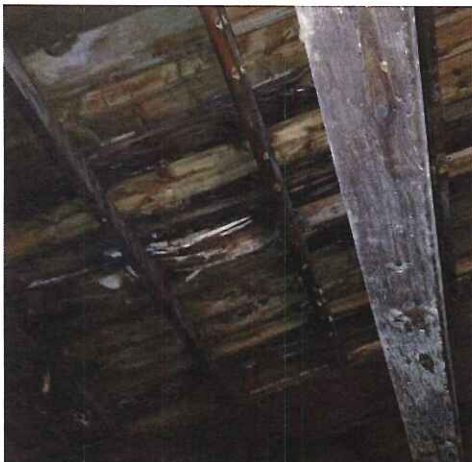
**Abatement to be added to each amount above



Ridge separation



Interior roof truss failure



Deteriorated roof structure and decking



Masonry joint separation from settlement



Missing gutters and downspouts - roof sag

Building 309

Fort Des Moines Building Analysis
10.2.17

Building 309:

Completed in 1942
Originally a Mess Hall
Tile block walls on concrete foundation

Fort Des Moines Historic Preservation Plan
August 2010:

'Condition – It is not recommended that Building 309 be remodeled and/or utilized in the future due to the settlement problem at the southwest corner of the building and the overall poor condition of the building.'

Work Scopes - Building 309:

Full rehabilitation:	\$1,275,000*
Exterior Shell rehabilitation:	\$375,000*
Demo:	\$33,000
Asbestos abatement:	\$30,000**

*numbers inflated from K/O 2010 study

**Abatement to be added to each amount above



Missing gutter - masonry joint condition



Masonry joint separation



Missing downspout - roof condition



Moisture damage at roof decking

Building 308:

Completed in 1942
Originally a Mess Hall
Tile block walls on concrete foundation

Fort Des Moines Historic Preservation Plan
August 2010:

'Condition – No major structural problems were noted at Building 308, with the exception of possible settlement problems at the northwest corner, which warrants further investigation. It appears that this building could possibly be remodeled and satisfactorily utilized.'

Work Scopes - Building 308:

Full rehabilitation:	\$1,250,000*
Exterior Shell rehabilitation:	\$375,000*
Demo:	\$33,000
Asbestos abatement:	\$30,000**

*numbers inflated from K/O 2010 study
**Abatement to be added to each amount above

New roof/gutters/misc. repairs \$75,000

Building 308

Fort Des Moines Building Analysis
10.2.17

Work Scopes - Building 135:

Full rehabilitation: \$2,000,000*

Exterior Shell rehabilitation: \$700,000*

Demo: \$96,000

Asbestos abatement: \$25,000**

*numbers inflated from K/O 2010 study

**Abatement to be added to each amount above

Work Scopes - Building 309:

Full rehabilitation: \$1,275,000*

Exterior Shell rehabilitation: \$375,000*

Demo: \$33,000

Asbestos abatement: \$30,000**

*numbers inflated from K/O 2010 study

**Abatement to be added to each amount above

Work Scopes - Building 308:

Full rehabilitation: \$1,250,000*

Exterior Shell rehabilitation: \$375,000*

Demo: \$33,000

Asbestos abatement: \$30,000**

*numbers inflated from K/O 2010 study

**Abatement to be added to each amount above

New roof/gutters/misc. repairs \$75,000

1. CMO – Facilities requests Community Development Dept. review of proposed demo in accordance with Demolition Review Ordinance.
2. CD conducts initial 10-day review to determine the significance of the building(s).
3. Notice of review provided to Landmark Review Board (HPC & UDRB) in accordance with Ordinance during 10-day review.
4. Courtesy notice of review sent to State Historic Preservation Office, Des Moines Historical Society and others given the significance of the site.
5. CD makes a determination on the level of significance of the building(s).
6. CD forwards the results of their review to the City Council for consideration. The Council makes one of the following decisions after holding a public hearing.
 - a. Refers the proposed demolition to the Landmark Review Board for further study. LRB holds a public hearing and has a maximum of 90 days to work with the applicant on exploring options.
 - b. Determines further study is not necessary and directs staff to document the building(s) and explore salvage possibilities before demolition.

Next Steps

Fort Des Moines Building Analysis

10.2.17



SHH

A.H. Blank Park Zoo Lease Agreement and Economic Development Grant

\$24.7 Million of Planned Improvements

April 11, 2011

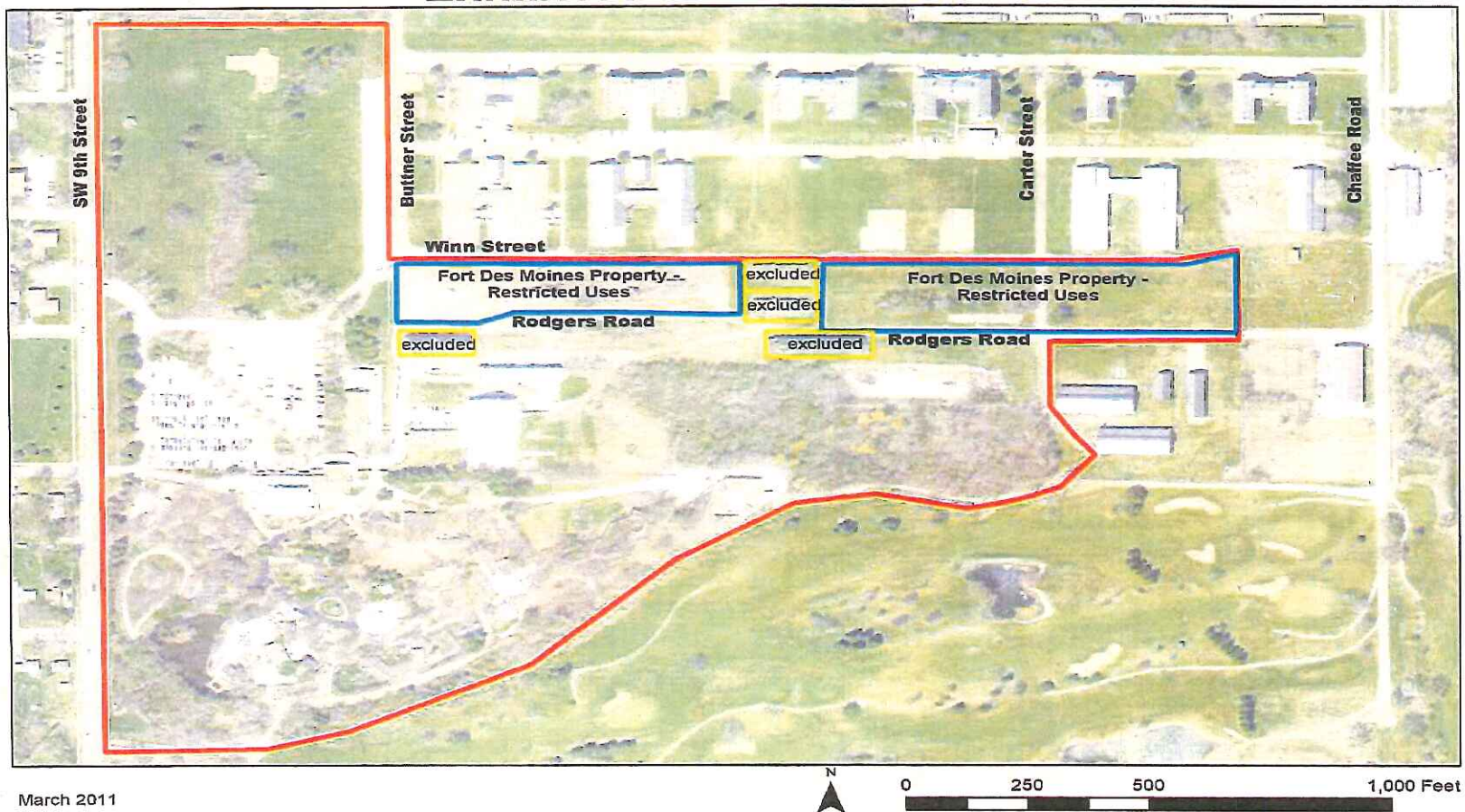
City Council Workshop

Proposed New Agreements Terms and Conditions Summary - Continued

- City Council will be asked to approve Zoo master plan.
- Major changes to master plan required to get City Council approval.
- City will have responsibility for the 8 Fort Des Moines historical buildings, excluding 1 (BPZF maintenance shop).
- City will provide funding which will leverage non-City funding sources (Sources include private and State of Iowa funds).
- BPZF permitted to submit documented in-kind gifts for related improvements to qualify for City grant.

Proposed Lease Boundaries

Exhibit A - Leased Premises



March 2011

SHH