



Date June 11, 2018

**RESOLUTION SCHEDULING HEARING ON THE DESIGNATION OF THE WALKER PLAYGROUND SHELTER, CURRENTLY KNOWN AS THE COLUMBUS PARK SHELTER AS A LOCAL LANDMARK AND ON THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR ALTERATIONS OF THE SHELTER.**

WHEREAS, the City of Des Moines has pending an application, to designate the Walker Playground Shelter, currently known as The Columbus Park Shelter as a local landmark; and,

WHEREAS, on May 8, 2018, the Landmark Review Board unanimously recommend to the Plan and Zoning Commission that the application be approved; and,

WHEREAS, on May 17, 2018, 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, an application for a certificate of appropriateness has been submitted for the renovation, enclosure and rehabilitation of the shelter, approval of which has been recommended by the Landmark Review Board by an 11-1 vote.

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

1. That the City Council consider approving the application for the designation of the Walker Playground Shelter, currently known as The Columbus Park Shelter at a hearing to be held in the City Council Chambers, 400 Robert D. Ray Drive, Des Moines, Iowa at 5:00 p.m. on June 25, 2018, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Council consider approving the application for a certificate of appropriateness for the renovation, enclosure and restoration of Walker Playground Shelter, currently known as The Columbus Park Shelter at a hearing to be held immediately following the hearing discussed above in the City Council Chambers, 400 Robert D. Ray Drive, Des Moines, Iowa at 5:00 p.m. on June 25, 2018, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. 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

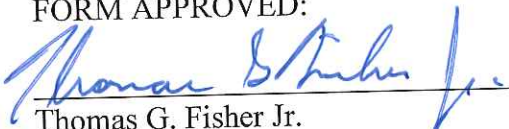
32

Date June 11, 2018

- 4. 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				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
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 Nomination Form

Landmark Review Board

IDENTIFICATION:

SITE NAME Walker Playground Shelter, currently known as the Columbus Park Shelter.

LEGAL DESCRIPTION See attached Exhibit "A".

OWNER(S) NAME City of Des Moines

OWNER(S) SIGNATURE (signed owner's letter of support or petition can be attached in lieu of signature here)

OWNER(S) ADDRESS (street address) (city) (state) (zip)

CATEGORY:

STRUCTURAL/ARCHITECTURAL X LANDSCAPE ARCHEOLOGICAL

COMPONENTS Existing shelter house comprising two enclosed, load-bearing masonry volumes and central breezeway spanned by a common roof.

USE (present) See below. (past) Shelter house for Columbus Park wading pool. Vacant since wading pool was removed from Columbus Park in 2014. The City of Des Moines Parks & Recreation Department is preparing to renovate the shelter into a four-seasons event space available for rental to the public at below market rate.

DESCRIPTION:

DATE OF CONSTRUCTION 1931 ARCHITECT/BUILDER Amos B. Emery, Architect.

BUILDING TYPE:

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

**EXTERIOR WALLS:** clapboard \_\_\_ stone \_\_\_ brick X board and batten \_\_\_ shingles \_\_\_  
stucco \_\_\_ other Brick and hollow core clay tile.

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

**CONDITION:** excellent \_\_\_ good \_\_\_ fair X deteriorated \_\_\_

**INTEGRITY:** original site X moved--if so, when \_\_\_\_\_  
from where \_\_\_\_\_

Information on alterations, additions (with dates & architect, if known) and any other notable  
features of building/site: No known additions. At some point within the building's history the original  
window openings were blocked in. The proposed renovation restores these openings to double-hung  
windows per the original construction documents.

**RELATED OUTBUILDINGS AND PROPERTY:** barn \_\_\_ other farm structures \_\_\_ carriage house  
\_\_\_ garage \_\_\_ privy \_\_\_ other None.

**SURROUNDINGS OF THE SITE:** open land X woodland \_\_\_ scattered outbuildings \_\_\_  
commercial \_\_\_ industrial \_\_\_ residential \_\_\_ densely built-up \_\_\_ other City Park

Prepared by Eric Berkson, AIA Date 4/6/2018

Address 1300 Walnut Street, Suite 201, Des Moines, IA 50309

Telephone (515) 699-1671 Email eberkson@substancearchitecture.com

Organization Substance Architecture

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

### **ARCHITECTURAL SIGNIFICANCE**

The Walker Playground Shelter was one of Des Moines architect Amos Emery's earliest commissions. Throughout his career Amos' work and civic contributions had a substantial impact on the City of Des Moines as it exists today.

Amos was born in 1895 in Edmond, KS.<sup>1</sup> Around 1901 his family moved to Des Moines where his father Rodolphus Emery worked for the Great Western Insurance Company, eventually becoming the firm's treasurer.<sup>2</sup> In 1913, Amos graduated Des Moines' West High School<sup>3</sup> and began working for the firm of Proudfoot, Bird & Rawson.<sup>4</sup> In 1915 he enrolled in the University of Pennsylvania where he graduated with a B. Arch. in 1922,<sup>5</sup> his studies having been interrupted between 1917 and 1919 by World War I.<sup>6</sup> Following graduation, Amos worked as a draftsman for George R. Post & Sons in New York City until, in 1923, he returned to Des Moines and became a designer and chief draftsman for Proudfoot, Bird & Rawson.<sup>7</sup> While at Proudfoot, Bird & Rawson, Amos designed the Collegiate Gothic Tower at the University of Iowa Hospital, Iowa City.<sup>8</sup>

In 1927, Amos became a registered architect and went into private practice with partner John Normile.<sup>9</sup> Works from this period include: the Greenwood Park Rose Garden,<sup>10</sup> the rectory at St. Ambrose Cathedral,<sup>11</sup> and this park shelter (at the time known as the Walker Playground shelter).<sup>12</sup>

The design of the Walker Playground Shelter comprises two hollow clay tile/brick volumes spanned by a common roof. The interior of the shelter contains a restroom and changing room (one for each gender) plus a recreation room and office<sup>13</sup> for the adjacent wading pool. A central breeze way served as an assembly space and was planned to contain an open hearth fire place, although current conditions suggest this was never constructed, most likely as a cost saving measure.<sup>14,15</sup> Outwardly the shelter projects a modest, functional appearance, but closer inspection reveals detail that exceeds what would be necessary for the most utilitarian of uses. Examples include: the attention given to brick patterning and layout (the shelter exhibits multiple coursing types, including: stretcher, header, soldier, and rowlock); and the construction of the soffit, which consists of bead board trimmed with cove molding.

While ultimately responsible for the design, it is uncertain whether Amos remained in Des Moines to see the project through construction. For reasons unknown, the firm of Normile & Emery was dissolved in 1930.<sup>16</sup> Following the dissolution, Amos spent most of the 1930s in Washington, D.C. During the Great Depression, he was a staff architect for both the U.S. Biological Service and National Park Service. Many of the structures he designed would ultimately be built by Civilian Conservation Corps. Amos returned to Des Moines in 1937.<sup>17</sup> It was between 1937 and his death in 1973 that most his contributions to the fabric of modern Des Moines were made. Notable project include: additions to Register and Tribune Tower;<sup>18</sup> the First Unitarian Church of Des Moines; and the Neil Smith Federal Building.<sup>19</sup>

In addition to his works around Des Moines, Amos was a member of the Iowa Capitol Planning Commission<sup>20</sup> and served three terms as the president of the American Institute of Architects, Iowa Chapter.<sup>21</sup>

### **HISTORICAL SIGNIFICANCE**

1. The Walker Playground Shelter was the first park shelter constructed by the City of Des Moines Playground Commission<sup>22</sup> (predecessor to the modern day Parks & Recreation Department). As such, it served as a prototype for subsequent park shelters built throughout the City.

(continued on next page)

2. Columbus Park (formerly Walker Playground) was the City of Des Moines' first planned park. Prior to this time the City's playgrounds were informal gathering spaces, lacking in equipment for recreational use.<sup>23</sup> In the case of the Walker Playground, the land was originally used as a lumber yard<sup>24</sup> and was owned by prominent local citizen Buffon Stewart (B.S.) Walker.<sup>25, 26</sup> For reasons unknown, the lumber yard gradually shrunk in size<sup>27</sup> and by the 1920s the vacated land was already in use as a playground.<sup>28</sup> This predated the City's formal acquisition of the property in 1929.<sup>29, 30, 31</sup> Following the City's acquisition, planning of a formal park began. Original plans show the shelter in its current location;<sup>32, 33</sup> it is the only extant structure in Columbus Park from this period.

3. Columbus Park and the park shelter have been a gathering place for residents of Des Moines' south side and were instrumental in the development of Des Moines' Italian-American community:

3a. The earliest reference in primary sources to the Italian-America community's connection with Walker Playground is found in 1922 when a flagpole was dedicated by members of the Garibaldi Society, Stemma di Italia, Filia de Italia, South Des Moines Improvement league, and Italian Protective club. On this occasion, forty aliens received citizenship.<sup>34, 35</sup>

3b. In 1931, the completed shelter house was dedicated on June 28th during an annual picnic of the Italo-American Columbus club. The event was attended by approximately 5,000, including delegates from the Italian Civic league of Omaha, a royal Italian consular, as well as members of all Italian lodges in Des Moines and the surrounding cities.<sup>36, 37, 38, 39</sup>

3c. In 1935 at the request Stemma D'Italia and the Des Moines Columbus Club, the Des Moines City Council formally dedicated the park as Columbus Park.<sup>40</sup> The occasion was formally marked on June 28, 1936 when the Columbus Club presented the City with a bronze plaque for the shelter.<sup>41</sup>

3d. Columbus Park and the Walker Playground Shelter hosted Italian-American community festivals for over twenty years.<sup>42, 43, 44, 45, 46, 47, 48, 49, 50</sup>

**SOURCES** (for primary and secondary sources give complete facts of publication: author, title, place of publication, date, etc.):

1. Emily Cooperman, "Emery, Amos Barton (1895-1973)," Philadelphia Architects and Buildings, accessed April 4, 2018. [www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/751795](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/751795)
2. Wesley Shank, *Iowa's Historic Architects* (Iowa City: University of Iowa Press, 1998), 59.
3. Emily Cooperman,
4. Wesley Shank, 59.
5. Emily Cooperman,
6. Ibid,
7. Wesley Shank, 59.
8. John Scott and Rodney Lehnertz, *The University of Iowa Guide to Campus Architecture* (Iowa City: University of Iowa Press, 2016), 206.
9. Wesley Shank, 59.
10. City of Des Moines, "Clare & Miles Mills Rose Garden," accessed April 4, 2018. [www.dmgov.org/Departments/Parks/PDF/rose\\_garden\\_nocrops.pdf](http://www.dmgov.org/Departments/Parks/PDF/rose_garden_nocrops.pdf)
11. Office Publication for Sealed Proposals, *Des Moines Tribune*, October 21, 1939, 21.
12. "Bids for Shelter All Too High," *Des Moines Tribune*, November 3, 1930, 24.
13. Ibid,
14. Amos Emery, A Shelter House [for] Walker Playground, n.d., ca. 1930, 3.
15. Amy Schmitt, "St. Ambrose Cathedral & Rectory," Iowa Architectural Foundation, accessed April 4, 2018. [www.iowaarchfoundation.org/building/10-st-ambrose-cathedral-rectory-18901927](http://www.iowaarchfoundation.org/building/10-st-ambrose-cathedral-rectory-18901927)
16. Wesley Shank, 59.
17. Ibid,
18. Ibid,

(continued on next page)

19. Julia Gauthier, "Neil Smith Federal Building," Iowa Architectural Foundation, accessed April 4, 2018. [www.iowaarchfoundation.org/building/neal-smith-federal-building/](http://www.iowaarchfoundation.org/building/neal-smith-federal-building/)
20. State of Iowa, "State Roster for the 58th General Assembly," accessed April 4, 2018. [www.legis.iowa.gov/docs/publications/ROSTR/856704.pdf](http://www.legis.iowa.gov/docs/publications/ROSTR/856704.pdf)
21. "AIA Iowa Presidents," AIA Iowa, accessed April 4, 2018. <http://www.aiaiowa.org/?page=Presidents>

22. "Birdland Plans Include Lagoon," *Des Moines Tribune*, January 6, 1931, 3.
23. "Playground Board Flays Park Policy," *The Des Moines Register*, July 19, 1928, 1.
24. Sanborn Map Company, "Fire Insurance Map from Des Moines, Polk County, Iowa," 1901.
25. "Walker Dies at Hospital Early This Morning," *The Evening Tribune*, October 2, 1920, 1, 4.
26. "Tribute to the Memory of Late B.S. Walker," *Des Moines Tribune*, October 22, 1920, 1.
27. Sanborn Map Company, "Fire Insurance Map from Des Moines, Polk County, Iowa," 1920.
28. "Girl Ball Teams to Clash Today," *The Des Moines Register*, June 12, 1923, 5.
29. "City Finally Buys Playground," *The Des Moines Tribune*, August 18, 1927, 11.
30. "City Makes Its First Walker Land Payment," *The Des Moines Register*, February 16, 1928, 1.
31. "Walker Park is Purchased," *The Des Moines Tribune*, August 2, 1929, 2.
32. "Fund for Tract Will Be Available, Barrett Is Assured," *The Des Moines Register*, April 11, 1928, 3.
33. "Playground Plan," *The Des Moines Register*, March 25, 1930, 2.
34. "South Des Moines Will Give Big Public Party," *Des Moines Tribune*, May 27, 1922, 10.
35. "Forty Receive Their Citizenship Papers," *Des Moines Tribune*, May 30, 1922, 9.
36. "Walker Park Frolic Scene," *Des Moines Tribune*, June 12, 1931, 6.
37. "Crowd is Expected Sunday for Italian Picnic at Park," *Des Moines Tribune*, June 26, 1931, 1, 16.
38. "Columbus Day Plans Finished," *The Des Moines Register*, June 26, 1931, 8.
39. "5,000 Attend Italian Picnic," *The Des Moines Register*, June 29, 1931, 1, 14.
40. "New Walker Park Name is Columbus," *Des Moines Tribune*, December 2, 1935, 1.
41. "Columbus Park is Dedicated," *The Des Moines Register*, June 29, 1936, 4.
42. "Park Planning Game Program," *Des Moines Tribune*, August 12, 1930, 18.
43. "Stone Unveiled at Italian Hall," *The Des Moines Register*, August 15, 1932, 12.
44. "Stemma D'Italia Festival Slated," *Des Moines Tribune*, July 23, 1935, 19.
45. "Italian Carnival Here on Aug. 8, 9," *Des Moines Tribune*, July 9, 1936, 10.
46. "Fiesta Opens Here Tonight," *Des Moines Tribune*, August 13, 1938, 9.
47. "Folk Dancing Opens Italian Fiesta," *The Des Moines Register*, August 14, 1938, 12.
48. "Stemma d'Italia Festival," *The Des Moines Register*, August 14, 1939, 3.
49. "Bond Sellers at Festival," *The Des Moines Register*, August 13, 1944, 12.
50. *The Des Moines Register*, August 13, 1951, 7.

## EXHIBIT A - LEGAL DESCRIPTION

### Historic Landmark Description of Columbus Shelter

Requested from: Mark Dinges

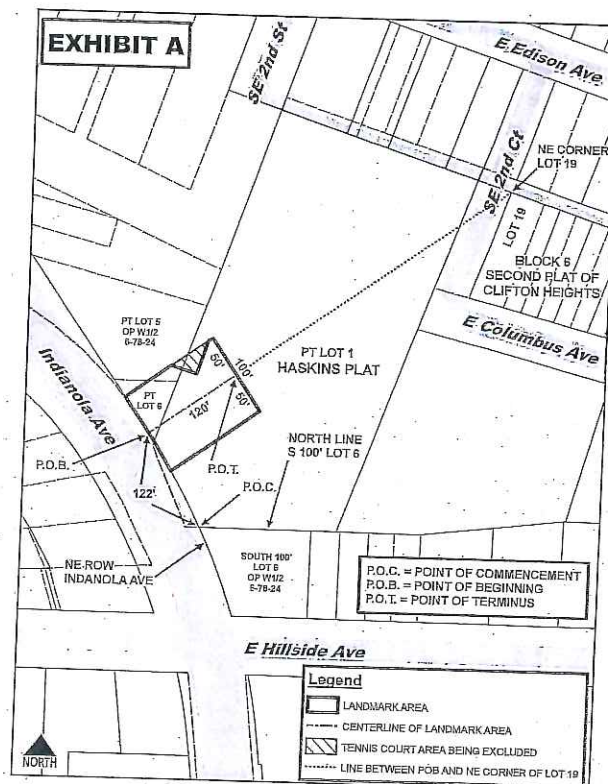
Written by: Stielow, 3/5/18

-EXCEPT THE EXISTING TENNIS COURT IMPROVEMENTS LYING WITHIN SAID AREA DESCRIBED BELOW-

A 100 FOOT WIDE AREA LYING 50 FEET EITHER SIDE OF A CENTERLINE AND BEING A PART OF LOT 1, HASKINS PLAT, AN OFFICIAL PLAT, AND PART OF LOTS 5 AND 6 OF THE OFFICIAL PLAT OF THE WEST HALF (1/2) OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M. AND SAID CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF INDIANOLA AVENUE AND THE NORTH LINE OF THE SOUTH 100 FEET OF SAID LOT 6; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 122 FEET TO THE POINT OF BEGINNING; THENCE SAID CENTERLINE RUNS NORTHEAST ALONG A STRAIGHT LINE RUNNING BETWEEN SAID POINT OF BEGINNING AND THE NORTHWEST CORNER OF LOT 19, BLOCK 6, SECOND PLAT OF CLIFTON HEIGHTS, AN OFFICIAL PLAT, A DISTANCE OF 120 FEET TO POINT OF TERMINUS, SAID 100 FOOT WIDE AREA EXTENDS SOUTHWESTERLY TO SAID NORTHEASTERY RIGHT OF WAY OF INDIANOLA AVENUE;

ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.





# LANDMARK REVIEW BOARD

Walker Playground Shelter Renovation  
currently known as Columbus Park Shelter

May 8, 2018



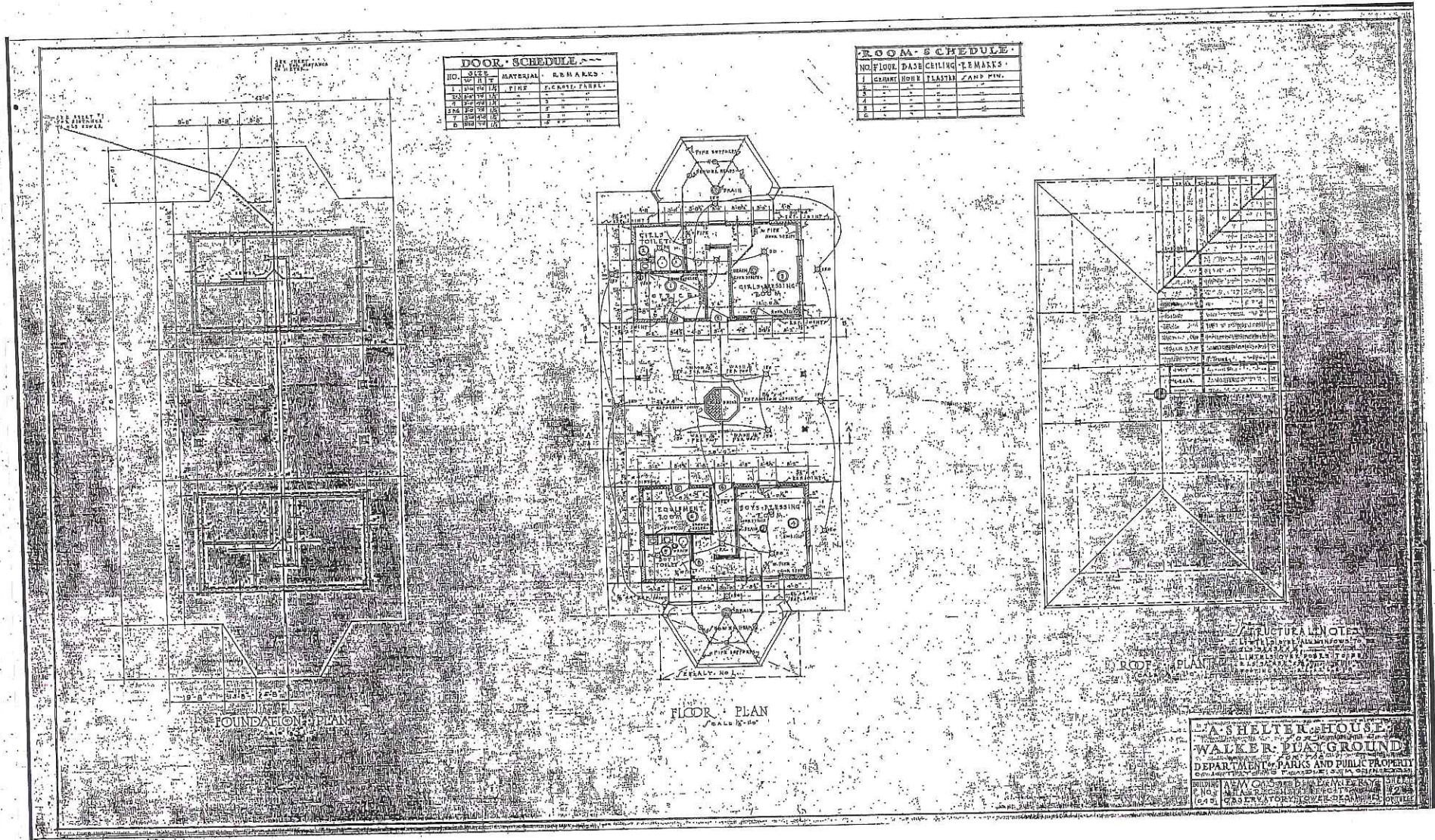
substancearchitecture



# LOCATION MAP



# EXISTING CONSTRUCTION DRAWINGS



DOOR SCHEDULE			
NO.	SIZE	MATERIAL	REMARKS
1	3'-0" x 7'-0"	PIPE	EXIST. FABRI.
2	3'-0" x 7'-0"	"	"
3	3'-0" x 7'-0"	"	"
4	3'-0" x 7'-0"	"	"
5	3'-0" x 7'-0"	"	"
6	3'-0" x 7'-0"	"	"

ROOM SCHEDULE			
NO.	FLOOR	DESCRIPTION	REMARKS
1	1	GENERAL	CAMP MIN.
2			
3			
4			
5			
6			

WALKER PLAYGROUND SHELTER RENOVATION  
 DEPARTMENT OF PARKS AND PUBLIC PROPERTY  
 CITY OF DES MOINES

# EXISTING CONSTRUCTION DRAWINGS

The drawing set includes the following views and details:

- SIDE ELEVATION**: Shows the profile of the shelter house with a gabled roof and a central chimney. Scale: 1/4" = 1'-0".
- TYPICAL END ELEVATION**: Shows the side profile of the shelter house. Scale: 1/4" = 1'-0".
- TYPICAL CROSS SECTION**: Shows a vertical cut through the roof and walls. Scale: 1/4" = 1'-0".
- GROSS SECTION**: Shows a horizontal cut through the building. Scale: 1/4" = 1'-0".
- TYPICAL TRUSS PIER AND PIER FOOTING**: Shows the structural support for the roof trusses. Scale: 1/4" = 1'-0".
- TYPICAL WALL SECTION THRU WINDOW**: Shows a vertical cut through the wall and window. Scale: 1/4" = 1'-0".

Additional annotations include: "WATER PIPE TO SHOWERS", "HOTEL HOUSE FLOOR", "FLOOR OUTSIDE PLATFORM", and "TYPICAL TRUSS PIER AND PIER FOOTING".

**A SHELTER HOUSE**  
**WALKER PLAYGROUND**  
 DEPARTMENT - PARKS AND PUBLIC UTILITIES  
 DRAWN BY: A.A.O.S. DEPT. MECH. ELEC. CIVIL  
 CHECKED BY: G.A.P. CIVIL MECH. ELEC. CIVIL  
 DATE: 10-1-18 SHEET NO. 1001

## EXISTING SHELTER



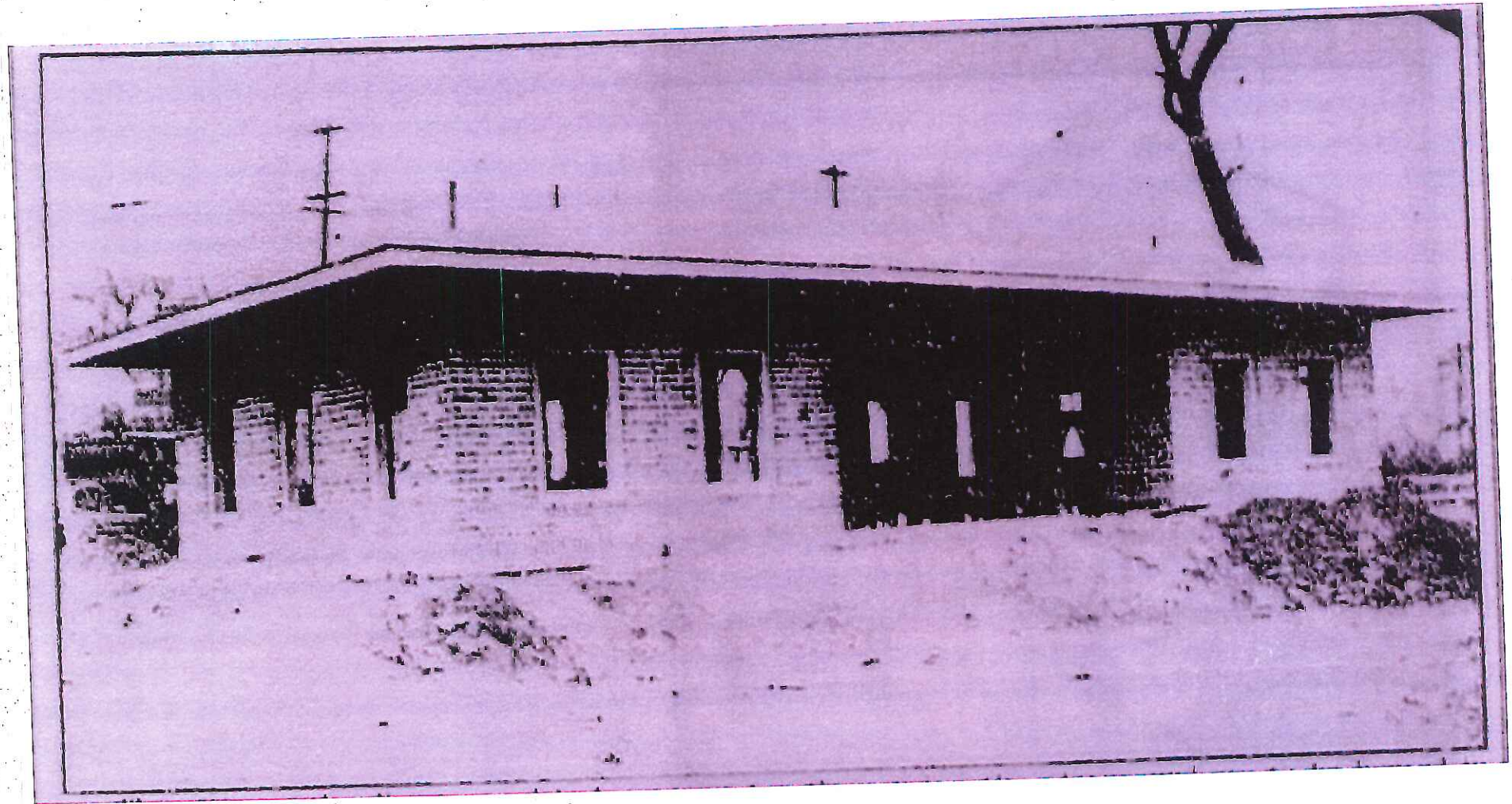
## MASONRY & SOFFIT DETAILS

The shelter exhibits multiple coursing types, including: stretcher, header, soldier, and rowlock; and the construction of the soffit consists of bead board trimmed with cove molding.



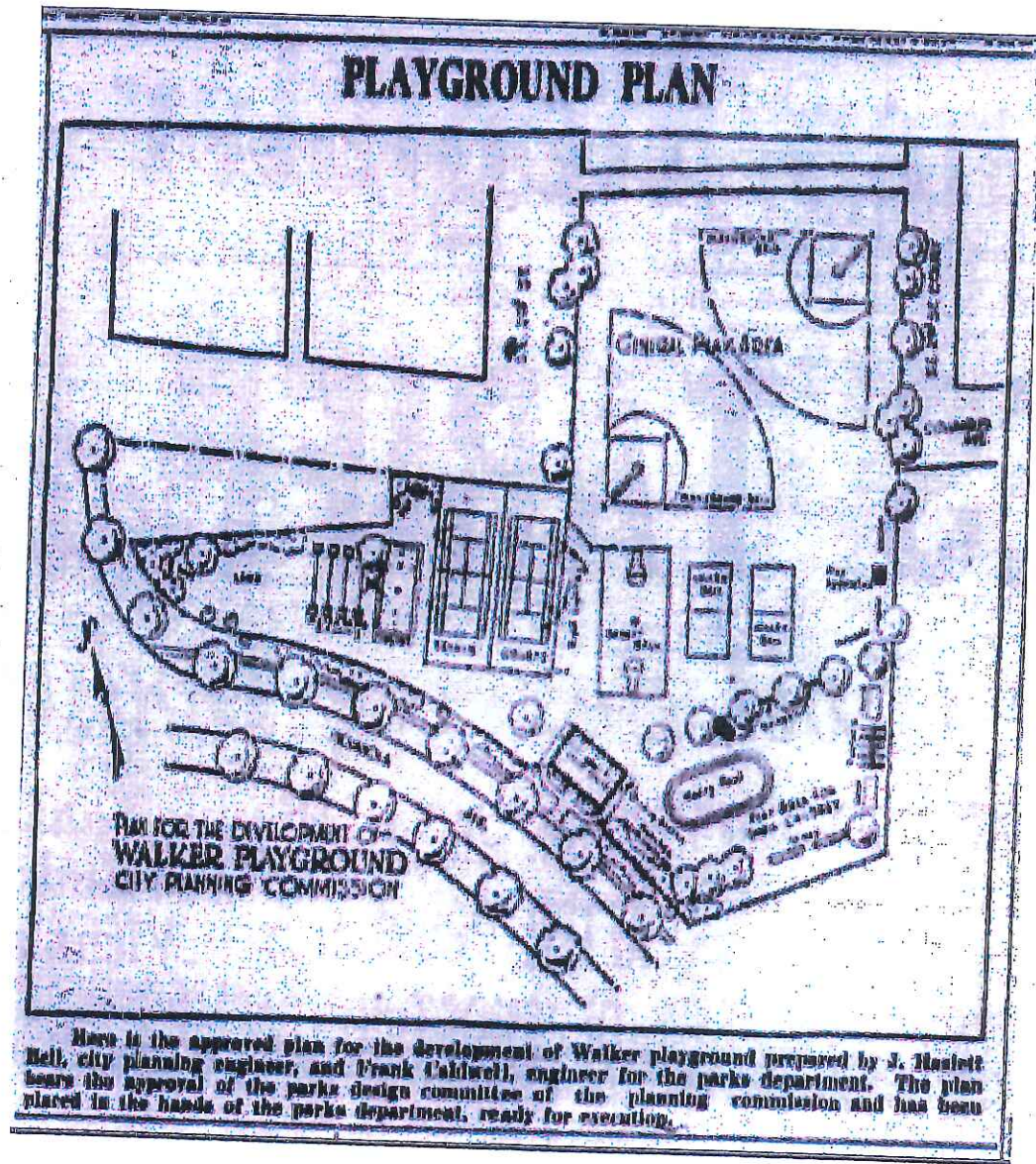
## 1931 PHOTOGRAPH

Des Moines Tribune, April 16, 1931



# DES MOINES' FIRST PLANNED PARK

Columbus Park (formerly Walker Playground) was the City of Des Moines' first planned park. Prior to this time the City's playgrounds were informal gathering spaces, lacking in equipment for recreational use. In the case of the Walker Playground, the land was originally used as a lumber yard and was owned by prominent local citizen Buffon Stewart (B.S.) Walker. For reasons unknown, the lumber yard gradually shrunk in size and by the 1920s the vacated land was already in use as a playground. This predated the City's formal acquisition of the property in 1929. Following the City's acquisition, planning of a formal park began. Original plans show the shelter in its current location; it is the only extant structure in Columbus Park from this period.



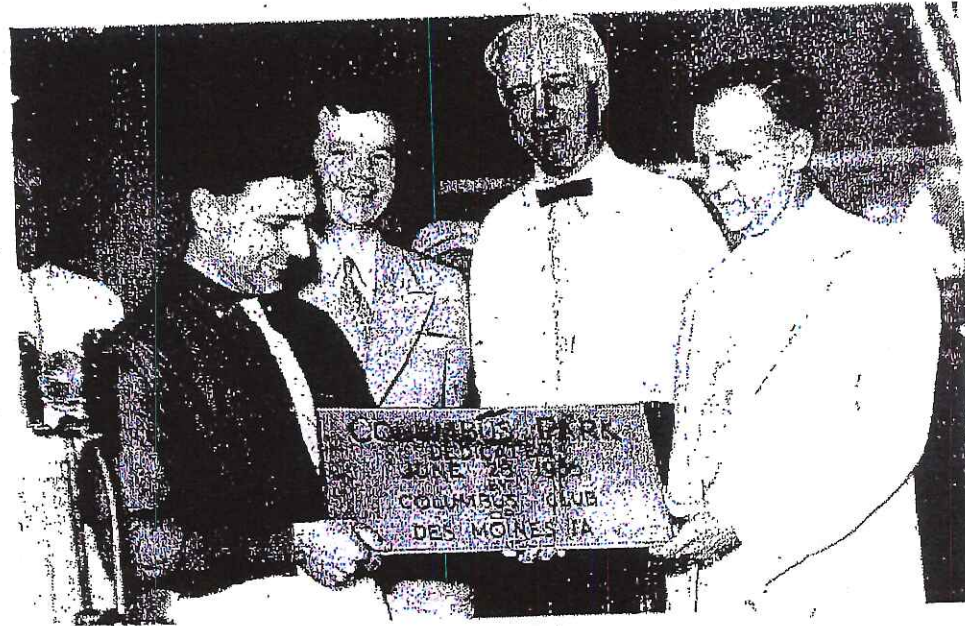


## FROM WALKER PLAYGROUND TO COLUMBUS PARK

In 1935 at the request Stemma D'Italia and the Des Moines Columbus Club, the Des Moines City Council formally dedicated the park as Columbus Park. The occasion was formally marked on June 28, 1936 when the Columbus Club presented the City with a bronze plaque for the shelter.



### Columbus Club Presents Plaque To City



—Courtesy of Register-Tribune

John Rossi, (left), chairman of Columbus club dedication committee, is shown above as he presented a bronze plaque to Mayor Joseph H.

Allen as E. Lee Keyser, (right) parks commissioner, looks on.

Dr. Walter Kirch, (second from left) was principal speaker at the

dedication exercises Sunday afternoon. The park was formerly known as Walker playground.

## ITALIAN-AMERICAN COMMUNITY FOCAL POINT

Columbus Park and the Walker Playground Shelter have been a gathering place for residents of Des Moines' south side and were instrumental in the development of Des Moines' Italian-American community.

### 5,000 ATTEND ITALIAN PICNIC

#### Metcalf Is Speaker at Walker Park.

More than 5,000 Italians, including a delegation of nearly 200 from Omaha, gathered at Walker park Sunday afternoon for the first picnic of the Italo-American Columbus club and the dedication of a new park shelter house.

The Omaha group, headed by Nebraska's Lieut. Gov. Theodore Metcalf, arrived Sunday morning on a special train. Lieutenant Governor Metcalf, who was the principal speaker on the program, was introduced by Col. James M. McNamara, representing

(Continued on Page 14, Col. 6.)

## Stemma d'Italia Festival



Register Staff Photos.

Eighty-six-year-old Frank DeBiaggio, oldest member of the Societa Stemma D'Italia, stepped right up to lead the Callanan playground band Sunday afternoon at the lodge's tenth annual festival at Columbus park. More than 6,000 persons visited the park during the festival, which opened Saturday and closed Sunday night with a fireworks display. In a night address, James Muto traced the history and progress of the organization during the last 41 years.

# EXISTING SHELTER



# SITE PLAN

- ① RENOVATED SHELTER
- ② SCREENING [BY CITY]
- ③ TRAP ROCK [LANDSCAPE BY CITY]
- ④ CONCRETE PATIO [FURNISHINGS BY CITY]
- ⑤ SEAT WALL / RETAINING WALL, TYP
- ⑥ LANDSCAPE, TYP [BY CITY]
- ⑦ CONCRETE WALK, TYP
- ⑧ POTENTIAL CONNECTION TO BOCCIE COURTS
- ⑨ EXISTING TREE, TYP
- ⑩ DRAIN TILE, TYP

EXISTING WALK

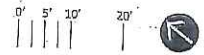
EXISTING TENNIS COURTS

EXISTING BACKSTOP

ACCESSIBLE WALK

EXISTING BOCCIE COURTS

EXISTING WALK



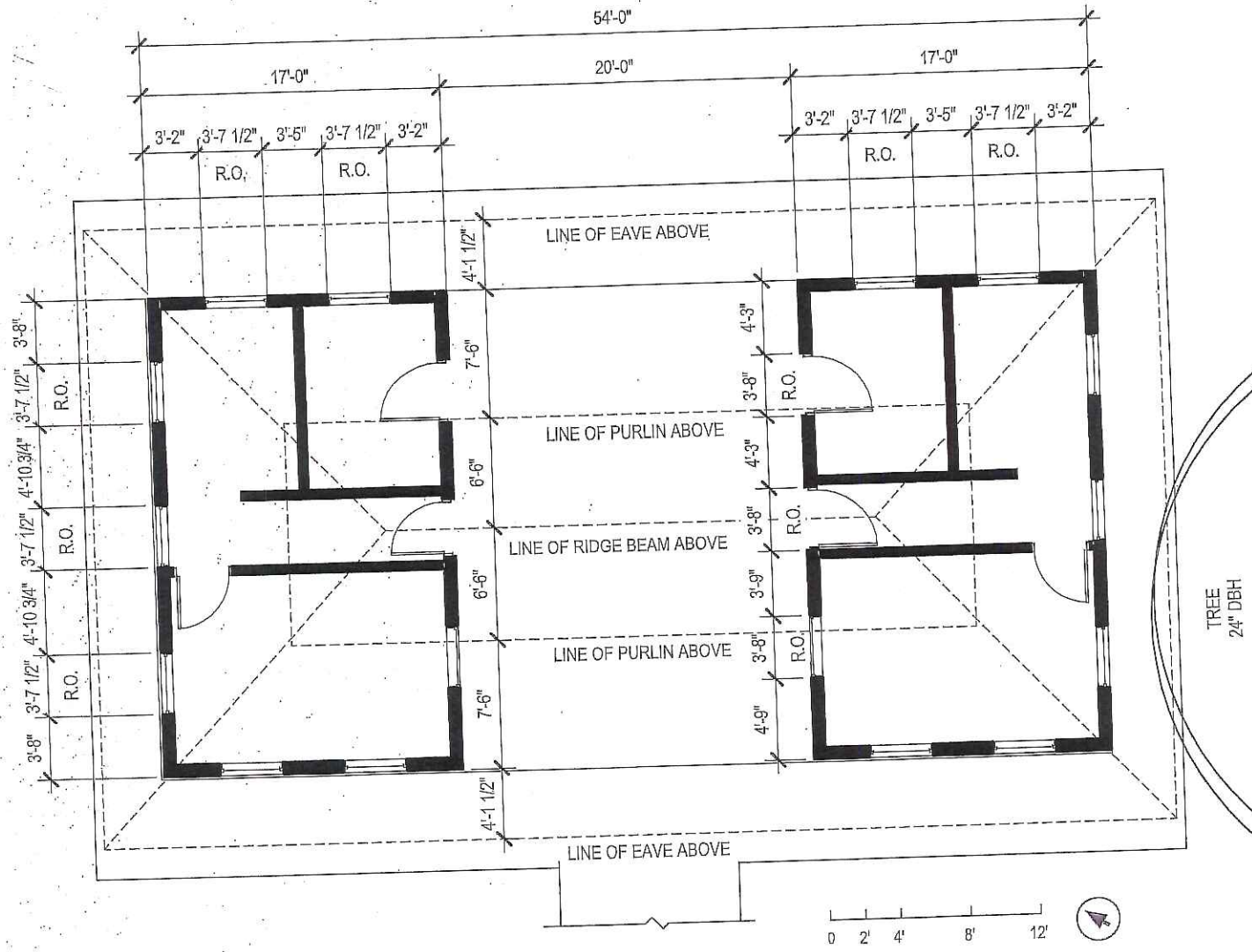
substancearchitecture



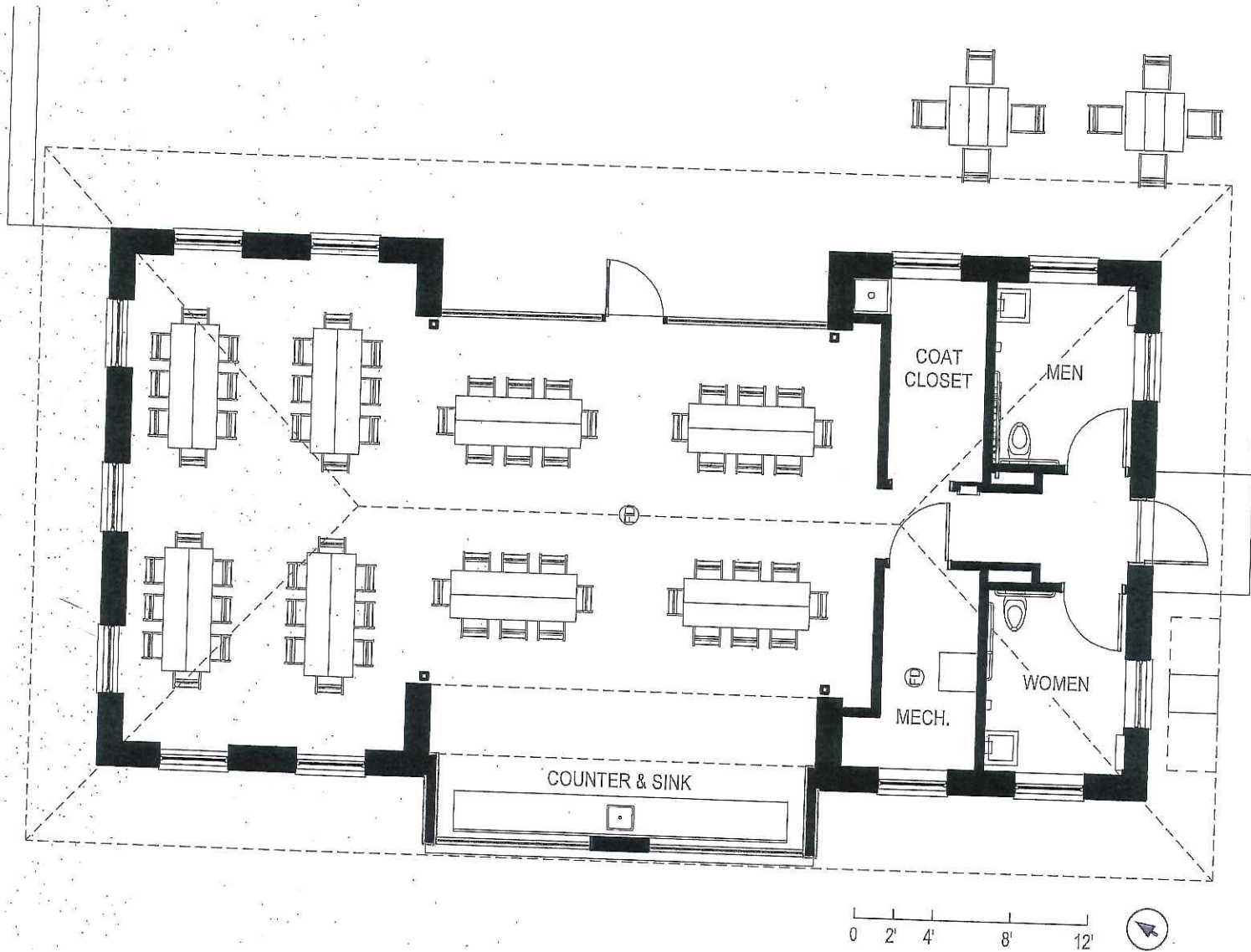
Walker Playground Shelter Renovation  
May 8, 2018



# EXISTING SHELTER - PLAN



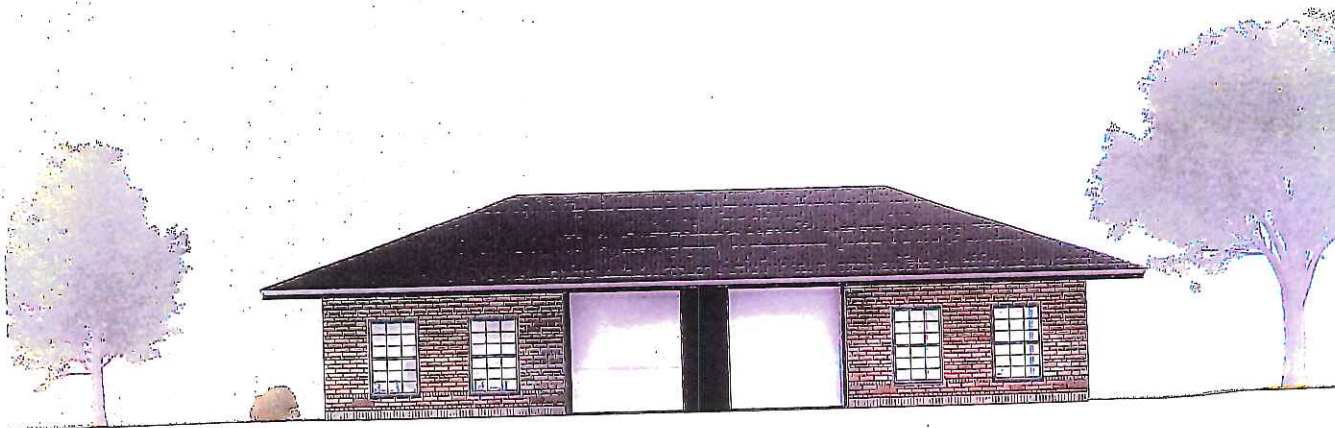
# RENOVATED SHELTER - PLAN



# ELEVATIONS



EAST ELEVATION



WEST ELEVATION

# ELEVATIONS



SOUTH ELEVATION

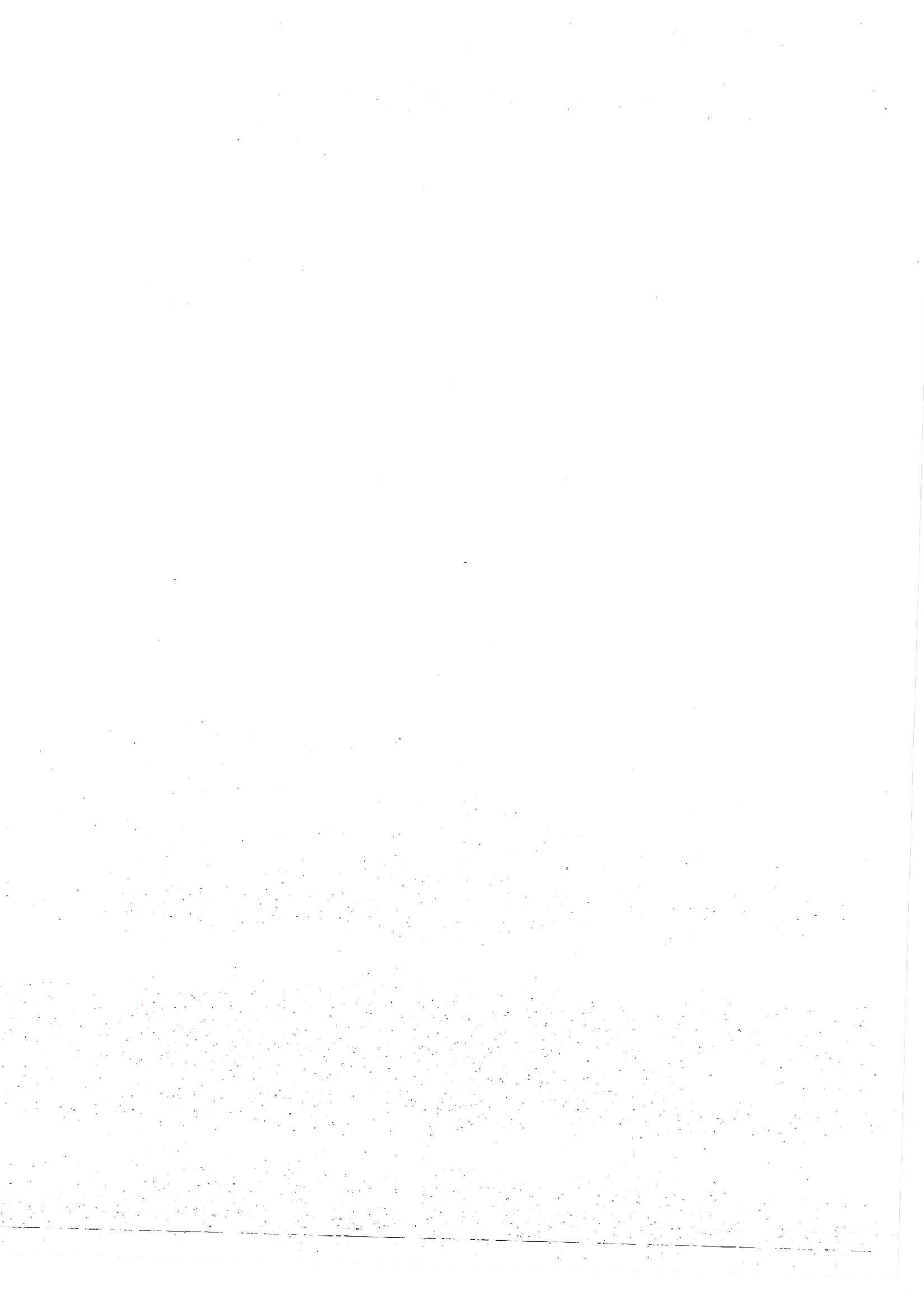


NORTH ELEVATION



INTERIOR RENDERING





# Landmark Review Board Meeting

Tuesday, May 8, 2018

**Members Present:** Scott Allen, Joel Aschbrenner, Breanne Barnum, Breann Bye, Martha Green, Tim Hielkema, Colleen MacRae, Carey Nagle, Dennis Reynolds, James Trower, Stephanie Weisenbach and Steve Wilke-Shapiro

**Staff:** Erin Olson-Douglas, Naomi Hamlett, Ryan Moffatt, Roger Brown, Mark Dinges and Glory Parks

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

\*\*\*\*\*

**Request from the City of Des Moines (owner) represented by Ben Page, Park and Recreation Director regarding the following items pertaining to the Columbus Park Shelter, 1921 Indianola Avenue. (20-2018-4.01)**

- A) Designation of the Columbus Park Shelter as a local Landmark.**
- B) Issuance of a Certificate of Appropriateness to allow renovation of the shelter.**

Erin Olson-Douglas, Economic Development Director, outlined the request before the Board and gave a brief presentation summarizing the requested designation and certificate of appropriateness.

Mark Dinges, Assistant City Architect gave a visual presentation showing original plans and proposed renovations. The renovations will bring the building to current ADA compliance.

Mr. Dinges noted the unique brick course work in this shelter. It appears that the structure may have been a teaching tool. At some point within the building's history, the original window openings were blocked in. The proposed renovation restores these openings to double-hung windows per the original construction documents.

The building is being enclosed for year-round use as has been done with Greenwood and MacRae Parks.

Board questions and comments

- Both names (Walker Playground & Columbus Park) need to be associated with the building. Usually the historic name of the building is on the nomination and any additional names that it is known by follow.
- If the building becomes a landmark, there is an obligation to see that repairs and alterations meet the Secretary of Interior Standards.
- The soffit consists of two different materials. Beadboard should not be replaced by car siding if beadboard is readily available.
- Glazing should remain historically accurate and windows should have a six over six pattern.

Part A) Motion to approve designation of the Walker Playground Shelter at Columbus Park as a local landmark by Green. Seconded by MacRae. Motion carried 12-0.

Part B) Motion to approve the requested certificate of appropriateness subject to the following conditions by Hielkema:

1. A 6-over-6 divided light window pattern shall be used as illustrated in the original drawings of the building.
2. Windows and doors shall utilize clear, non-reflective glass.
3. The existing soffit material shall be evaluated to determine if it consists of a beadboard design or "V" groove design. Any new material shall match what is determined to be the original design.

Seconded by Weisenbach. Motion carried 11-1. Trower opposed.

Meeting Adjourned: 8:17am



CITY OF DES MOINES LANDMARK REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION  
Tuesday, May 8, 2018

**AGENDA ITEM #1** **20-2018-4.01**

**Applicant:** City of Des Moines (owner) represented by Ben Page, Park and Recreation Director.  
**Location:** 1921 Indianola Avenue.  
**Requested Action:** A) Designation of Columbus Park Shelter as a local Landmark.  
B) Issuance of a Certificate of Appropriateness to allow renovation of the shelter.

**I. GENERAL INFORMATION**

Columbus Park is located at the Indianola Avenue and SE 1<sup>st</sup> Street intersection. The subject building sits along Indianola Avenue in the southwest portion of park. It consists of two masonry "boxes" separated by an open breezeway, spanned by a common hipped roof. The shelter was built circa 1931 to serve the needs of the Columbus Park wading pool.

The Parks and Recreation Department is planning improvements at the park including renovation of the shelter. The scope of work for the shelter includes: converting the breezeway to a four seasons assembly space; repairing the roof, fascia and eaves; restoring window openings; and installing an energy efficient climate control system. The project would create a space with a 60-seat capacity that would be available for rent. The estimated project cost is \$450,000. Construction is anticipated to start this summer and finish in the fall.

The proposed renovations were reviewed and approved by the Urban Design Review Board on January 30, 2018. The scope of work has not changed and is based on allowing as much of the original material to be exposed within the masonry volumes as possible. Designation as a Landmark would allow for greater flexibility under the Building Code and would recognize the significance of the structure in the history of Des Moines' south side.

**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;
- (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.

### **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.

The nomination suggests the shelter meets Criterion 2 and 4. The following points from the submitted form make the case for how the shelter "is associated with events that have made a significant contribution to the broad patterns of our history."

- The Columbus Park Shelter was the first park shelter constructed by the City of Des Moines Playground Commission (predecessor to the modern day Parks & Recreation Department). As such, it served as a prototype for subsequent park shelters built though out the City.
- Columbus Park (formerly Walker Playground) was the City of Des Moines' first planned park. Prior to this time the City's playgrounds were informal gathering spaces, lacking in equipment for recreational use. In the case of the Walker Playground, the land was originally used as a lumber yard and was owned by prominent local citizen Buffon Stewart (B.S.) Walker. For reasons unknown, the lumber yard gradually shrunk in size and by the 1920s the vacated land was already in use as a playground. This predated the City's formal acquisition of the property in 1929. Following the City's acquisition, planning of a formal park began. Original plans show the shelter in its current location; it is the only extant structure in Columbus Park from this period.
- Columbus Park and the park Shelter have been a gathering place for residents of Des Moines' south side and were instrumental in the development of Des Moines' Italian-American community:
  - The earliest reference in primary sources to the Italian-America community's connection with Walker Playground is found in 1922 when a flagpole was dedicated by members of the Garibaldi Society, Stemma di Italia, Filia de Italia, South Des Moines Improvement league, and Italian Protective club. On this occasion, forty aliens received citizenship.

- In 1931, the completed shelter house was dedicated on June 28th during an annual picnic of the Italo-American Columbus club. The event was attended by approximately 5,000, including delegates from the Italian Civic league of Omaha, a royal Italian consular, as well as members of all Italian lodges in Des Moines and the surrounding cities.
- In 1935 at the request Stemma D'Italia and the Des Moines Columbus Club, the Des Moines City Council formally dedicated the park as Columbus Park. The occasion was formally marked on June 28, 1936 when the Columbus Club presented the City with a bronze plaque for the shelter.
- Columbus Park and the shelter house hosted Italian-American community festivals for over twenty

The following points from the nomination make the case for how the shelter “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.”

- The Columbus Park shelter was one of Des Moines architect, Amos Emery's earliest commissions. Throughout his career, Amos' work and civic contributions had a substantial impact on the City of Des Moines as it exists today.
- In 1913, Amos graduated Des Moines' West High School and began working for the firm of Proudfoot, Bird & Rawson. In 1915 he enrolled in the University of Pennsylvania where he graduated with a B. Arch. in 1922, his studies having been interrupted between 1917 and 1919 by World War I. Following graduation, Amos worked as a draftsman for George R. Post & Sons in New York City until, in 1923, he returned to Des Moines and became a designer and chief draftsman for Proudfoot, Bird & Rawson. While at Proudfoot, Bird & Rawson, Amos designed the Collegiate Gothic Tower at the University of Iowa Hospital, Iowa City.
- In 1927, Amos became a registered architect and went into private practice with partner John Normile. Works from this period include: the Greenwood Park Rose Garden, the rectory at St. Ambrose Cathedral and this park shelter (at the time known as the Walker Playground shelter).
- The design of the Walker Playground shelter comprises two hollow clay tile/brick volumes spanned by a common roof. The interior of the shelter contains a restroom and changing room (one for each gender) plus a recreation room and office for the adjacent wading pool. A central breeze way served as an assembly space and was planned to contain an open hearth fire place, although current conditions suggest this was never constructed, most likely as a cost saving measure. Outwardly the shelter projects a modest, functional appearance, but closer inspection reveals detail that exceeds what would be necessary for the most utilitarian of uses. Examples include: the attention given to brick patterning

and layout (the shelter exhibits multiple coursing types, including: stretcher, header, soldier, and rowlock); and the construction of the soffit, which consists of bead board trimmed with cove molding.

- While ultimately responsible for the design, it is uncertain whether Amos remained in Des Moines to see the project through construction. For reasons unknown, the firm of Normile & Emery was dissolved in 1930. Following the dissolution, Amos spent most of the 1930s in Washington, D.C. During the Great Depression, he was a staff architect for both the U.S. Biological Service and National Park Service. Many of the structures he designed would ultimately be built by Civilian Conservation Corps.
- Amos returned to Des Moines in 1937. It was between 1937 and his death in 1973 that most his contributions to the fabric of modern Des Moines were made. Notable projects include: additions to Register and Tribune Tower; the First Unitarian Church of Des Moines; and the Neil Smith Federal Building.
- In addition to his works around Des Moines, Amos was a member of the Iowa Capitol Planning Commission and served three terms as the president of the American Institute of Architects, Iowa Chapter.

#### IV. CERTIFICATE OF APPROPRIATENESS

In reviewing COA requests, the Landmark Review Board shall consider standards for rehabilitation promulgated by the Secretary of the Interior. The Secretary's Standards for Rehabilitation of Historic Buildings consist of the following:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive 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. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

Replacement of missing features will be substantiated by documentary and physical evidence.

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 such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following text is from the COA application as prepared by Substance Architecture, the consulting architectural firm on the project.

At some point in the shelter's history the original window openings were filled in with concrete masonry units and wooden louvers. This infill will be removed and replaced with double hung windows. The windows are aluminum-clad wood windows and, per the original construction documents, are subdivided into eighteen lights. This balances the need for durability with a desire to recreate the sightline that would have been present with the original, 1931 windows. The exterior of the windows will be black anodized in keeping with standard #9 of the U.S. Department of the Interior's Standard for Historic Rehabilitation. Since the original color cannot be recreated (it is unknown) we have decided to choose a color that contrasts but does not overpower the original masonry walls. This will serve as a clear yet subtle delineation between the existing, historic masonry and new work.

The center, open walkway will be enclosed at the east facade by a window wall recessed into the original structure. Recessing the window wall allows for the original masonry returns to be exposed. This will ensure that the appearance of the shelter remains that of two masonry volumes spanned by a common roof. The east window wall consists of transparent glazing to maintain the current sightline from the interior of the shelter to the park and vice versa.

The center, open walkway will be enclosed at the west facade by a window wall proud of the original masonry. The westward extension is intended to provide additional space for interior seating and a serving countertop. This extension will be held within the footprint of the existing eaves and will not require modification

to the original hipped roof. On either side of the glazing will be two solid walls consisting of a black, color-through phenolic cladding. Like the new windows, we have selected a black material as it will clearly differentiate new work from the original.

The existing soffits will be removed and replaced due to deterioration. The new soffits will consist of tongue and groove boards with a routed V profile, substantially similar in scale and appearance to the original bead boards.

The shelter is currently non-conditioned and does not have electric service. These services will need to be installed to make the shelter into an attractive rental venue. These services will require a new electric meter and condensing unit. We have opted to place both components at grade at the southwest corner of the building. The southwest corner is obscured from view when standing in the park and its proximity to existing utilities means that new overhead wires to the structure will not be required.

A patio and seat wall will be constructed on the east side of the shelter to allow for rental functions to extend outside. The patio and seat wall will be cast-in-place concrete. In addition to providing seating, the cast-in-place wall forms one side of a code mandated accessible ramp down to the park's footpaths. The top of the wall is held to roughly 12" above the finished patio elevation, this should minimize its impact on the existing sightlines to/from the shelter.

**V. STAFF RECOMMENDATION**

Staff recommends that the "Columbus Park Shelter" be designated as a Landmark and that the requested Certificate of Appropriateness be issued.

The Landmark Review Board's recommendation on the nomination 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.

The Landmark Review Board's recommendation on the Certificate of Appropriateness will be forwarded to the City Council for review in accordance with Section 58-62 of the Historic Preservation Ordinance. The Board is a recommending body in this process. The decision to issue a Certificate of Appropriateness is made by the City Council.



June 5, 2018

Date \_\_\_\_\_  
 Agenda Item 32  
 Roll Call # \_\_\_\_\_

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 May 17, 2018, the following action was taken regarding a request from the City of Des Moines to designate the "Walker Playground Shelter" at Columbus Park, 1921 Indianola 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			X
Chris Cutler				
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			X
Rocky Sposato				
Steve Wallace	X			X
Greg Wattier				

**APPROVAL** of the "Columbus Park Shelter" be designated as a local Landmark.  
 (20-2018-4.01)



**STAFF RECOMMENDATION**

Staff recommends that the "Columbus Park Shelter" 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:** Columbus Park is located at the Indianola Avenue and SE 1st Street intersection. The subject building sits along Indianola Avenue in the southwest portion of park. It was built circa 1931 and consists of two masonry "cubes" separated by an open breezeway, spanned by a common hipped roof.

The Parks and Recreation Department is planning improvements at the park including renovation of the shelter. The scope of work for the shelter includes: converting the breezeway to a four seasons assembly space; repairing the roof, fascia and eaves; restoring window openings; and installing an energy efficient climate control system. Much of the original building materials would be exposed within the interior spaces. The project would create a space with a 60-seat capacity that would be available for rent. The estimated project cost is \$450,000. Construction is anticipated to start this summer and finish in the fall.

On May 8, 2018, the Landmark Review Board unanimously approved the recommendation that the "Walker Playground Shelter" 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 Board also reviewed the proposed renovations and is recommending that the City Council issue a Certificate of Appropriateness subject to the following conditions:

- 1. A 6-over-6 divided light window pattern shall be used as illustrated in the original drawings of the building.
- 2. Windows and doors shall utilize clear, non-reflective glass.
- 3. The existing soffit material shall be evaluated to determine if it consists of a beadboard design or "V" groove design.

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 site 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:** 62 feet by 36 feet.
3. **Existing Zoning (site):** "C-1" Neighborhood Retail Commercial District.
4. **Adjacent Land Use and Zoning:**
  - North** – "C-1" & "R1-60"; Use is Columbus Park.
  - South** – "PUD"; Use is a vacant commercial property.
  - East** – "C-1"; Use is Columbus Park.
  - West** – "PUD"; Use is a vacant commercial property.
5. **Applicable Recognized Neighborhood(s):** The subject building is located within the McKinley School/Columbus Park Neighborhood and within 250 feet of the Indianola Hills Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Final Agenda on May 11, 2018. 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 McKinley School/Columbus Park Neighborhood Association mailings were sent to Jim Post, 224 East Livingston Avenue, Des Moines, IA 50315. The Indianola Hills Neighborhood Association mailings were sent to Jeni Dooley, 712 Virginia Avenue, Des Moines, IA 50315.
6. **PlanDSM Land Use Plan Designation:** The subject site is designated as "Park/Open Space" 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.

## 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;
- (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.

**III. ANALYSIS**

**1. 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 nomination suggests the shelter meets Criterion 2 and 4. The following points from the submitted form make the case for how the shelter "is associated with events that have made a significant contribution to the broad patterns of our history."

- The Columbus Park Shelter was the first park shelter constructed by the City of Des Moines Playground Commission (predecessor to the modern day Parks & Recreation Department). As such, it served as a prototype for subsequent park shelters built throughout the City.
- Columbus Park (formerly Walker Playground) was the City of Des Moines' first planned park. Prior to this time the City's playgrounds were informal gathering spaces, lacking in equipment for recreational use. In the case of the Walker Playground, the land was originally used as a lumber yard and was owned by

prominent local citizen Buffon Stewart (B.S.) Walker. For reasons unknown, the lumber yard gradually shrunk in size and by the 1920s the vacated land was already in use as a playground. This predated the City's formal acquisition of the property in 1929. Following the City's acquisition, planning of a formal park began. Original plans show the shelter in its current location; it is the only remaining structure in Columbus Park from this period.

- Columbus Park and the park Shelter have been a gathering place for residents of Des Moines' south side and were instrumental in the development of Des Moines' Italian-American community:
  - The earliest reference in primary sources to the Italian-America community's connection with Walker Playground is found in 1922 when a flagpole was dedicated by members of the Garibaldi Society, Stemma di Italia, Filia de Italia, South Des Moines Improvement League, and Italian Protective Club. On this occasion, forty aliens received citizenship.
  - In 1931, the completed shelter house was dedicated on June 28th during an annual picnic of the Italo-American Columbus club. The event was attended by approximately 5,000 people, including delegates from the Italian Civic league of Omaha, a royal Italian consular, as well as members of all Italian lodges in Des Moines and the surrounding cities.
  - In 1935 at the request Stemma D'Italia and the Des Moines Columbus Club, the Des Moines City Council formally dedicated the park as Columbus Park. The occasion was formally marked on June 28, 1936 when the Columbus Club presented the City with a bronze plaque for the shelter.
  - Columbus Park and the shelter house hosted Italian-American community festivals for over twenty years.

The following points from the nomination make the case for how the shelter "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."

- The Columbus Park shelter was one of Des Moines architect, Amos Emery's earliest commissions. Throughout his career, Amos' work and civic contributions had a substantial impact on the City of Des Moines as it exists today.
- In 1913, Amos graduated Des Moines' West High School and began working for the firm of Proudfoot, Bird & Rawson. In 1915 he enrolled in the University of Pennsylvania where he graduated with a B. Arch. in 1922, his studies having been interrupted between 1917 and 1919 by World War I. Following graduation, Amos worked as a draftsman for George R. Post & Sons in New York City until, in 1923, he returned to Des Moines and became a designer and chief draftsman for Proudfoot, Bird & Rawson. While at Proudfoot, Bird & Rawson, Amos designed the Collegiate Gothic Tower at the University of Iowa Hospital, Iowa City.

- In 1927, Amos became a registered architect and went into private practice with partner John Normile. Works from this period include: the Greenwood Park Rose Garden, the rectory at St. Ambrose Cathedral and this park shelter (at the time known as the Walker Playground shelter).
  - The design of the Walker Playground shelter comprises two hollow clay tile/brick volumes spanned by a common roof. The interior of the shelter contains a restroom and changing room (one for each gender) plus a recreation room and office for the adjacent wading pool. A central breeze way served as an assembly space and was planned to contain an open hearth fire place, although current conditions suggest this was never constructed, most likely as a cost saving measure. Outwardly the shelter projects a modest, functional appearance, but closer inspection reveals detail that exceeds what would be necessary for the most utilitarian of uses. Examples include: the attention given to brick patterning and layout (the shelter exhibits multiple coursing types, including: stretcher, header, soldier, and rowlock); and the construction of the soffit, which consists of bead board trimmed with cove molding.
  - While ultimately responsible for the design, it is uncertain whether Amos remained in Des Moines to see the project through construction. For reasons unknown, the firm of Normile & Emery was dissolved in 1930. Following the dissolution, Amos spent most of the 1930s in Washington, D.C. During the Great Depression, he was a staff architect for both the U.S. Biological Service and National Park Service. Many of the structures he designed would ultimately be built by Civilian Conservation Corps.
  - Amos returned to Des Moines in 1937. It was between 1937 and his death in 1973 that most his contributions to the fabric of modern Des Moines were made. Notable projects include: additions to Register and Tribune Tower; the First Unitarian Church of Des Moines; and the Neil Smith Federal Building.
  - In addition to his works around Des Moines, Amos was a member of the Iowa Capitol Planning Commission and served three terms as the president of the American Institute of Architects, Iowa Chapter.
2. **PlanDSM Creating Our Tomorrow:** The PlanDSM Comprehensive Plan was approved on April 25, 2016. 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**

LU 35: Encourage expansion and establishment of National Historic Districts, local historic districts, and local landmarks.

#### **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.

**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.

**SUMMARY OF DISCUSSION**

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

Will Page noted that Eric Burkson did a very credible job on the application for landmark designation.

**COMMISSION ACTION:**

Carolyn Jenison made a motion for approval of the "Columbus Park Shelter" 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.

Motion carried 11-0

Respectfully submitted,

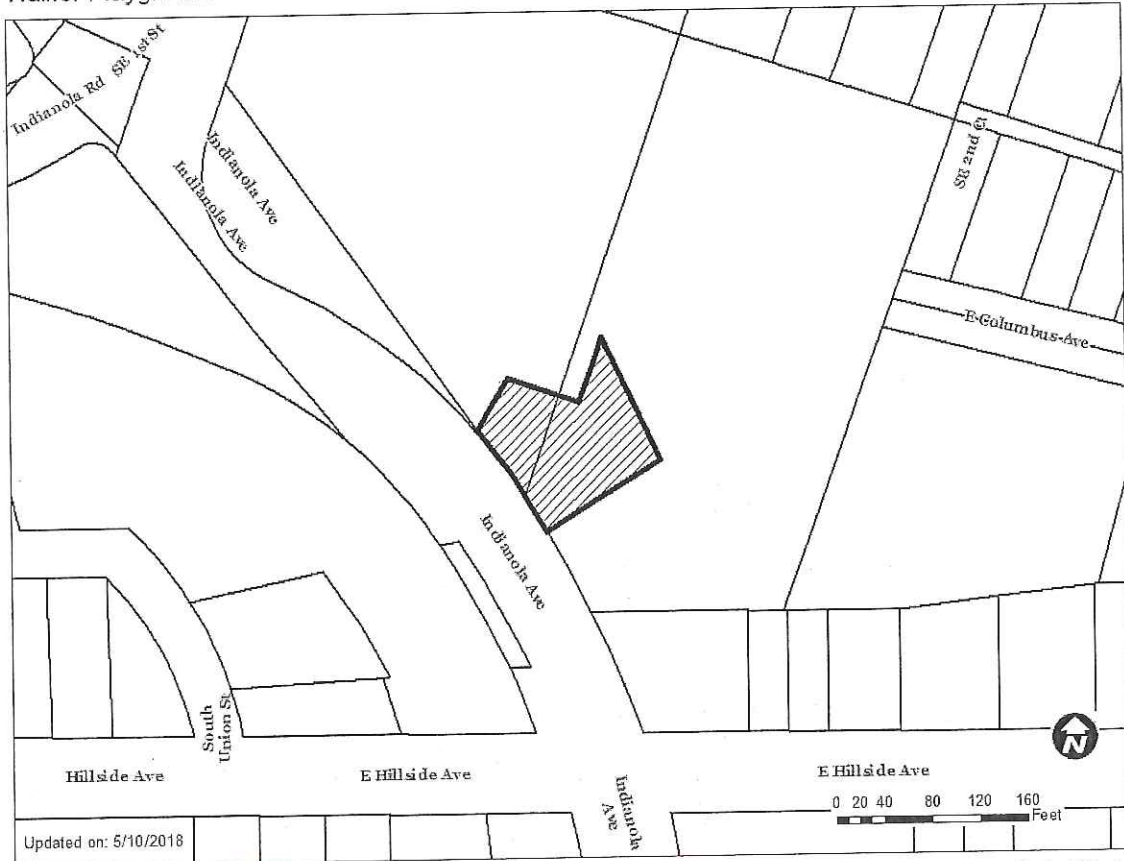
Michael Ludwig, AICP  
Planning Administrator

MGL:tjh  
Attachments

City initiated request, represented by Park and Recreation Director, Ben Page on property located at 1921 Indianola Avenue.		File # 20-2018-4.01			
Description of Action	Designate the "Columbus Park Shelter" as a local Landmark.				
PlanDSM Future Land Use	Current: Parks and Open Space. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"C-1" Neighborhood Retail Commercial District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Walker Playground Shelter at Columbus Park, 1921 Indianola Avenue

20-2018-4.01



1 inch = 93 feet