



Date July 18, 2022

**RESOLUTION HOLDING HEARING ON REQUEST FROM WADE INVESTMENTS, LLC FOR
A CERTIFICATE OF APPROPRIATENESS FOR NORDEN HALL AT 425 EAST GRAND
AVENUE**

WHEREAS, Wade Investments, LLC, Owner of real property formerly known as Norden Hall, located at 425 East Grand Avenue, (the “Property”) have made application for a Certificate of Appropriateness to allow exterior building and site modifications for the Property, including retention of an outdoor concrete patio in the rear of the site, retention of a 4-foot tall black chain-link fence around the exterior of the patio, and retention of an overhead door on the west façade of the building; and

WHEREAS, the Property is legally described as follows:

Lot 2 and the East 15.0 feet of Lot 3, all in Block 9 of East Fort Des Moines, being an Official Plat in the City of Des Moines, Polk County, Iowa.

WHEREAS, in 2000, the building was designated as a local landmark subject to Chapter 58, Article III of the Municipal Code of the City of Des Moines, and in 2013, the building was relocated to its current location on East Grand Avenue from its original location at 709 East Locust Street; and

WHEREAS, on June 21, 2022, after notice, the Landmark Review Board considered the application for Certificate of Appropriateness and the consensus of the Board members present was to recommend that the Certificate of Appropriateness should be granted subject to the following conditions: within one year of issuance of the Certificate of Appropriateness, black ornamental metal fencing as approved by the Planning and Urban Design Administrator shall be installed around the patio to replace the installed chain-link fencing currently on site which will be allowed for a period not to exceed one year following issuance of the Certificate of Appropriateness and Applicant will comply with the Building Code with issuance of all necessary permits by the City’s Permit and Development Center; and

WHEREAS, Des Moines Municipal Code Section 58-62(f) provides that the recommendation of the Landmark Review Board is to be heard and considered in a public hearing before the City Council, to be set upon reasonable notice and with the opportunity for those interested both for and against to be heard; and

WHEREAS, on June 27, 2022, by Roll call number 22-1002, it was duly resolved by the City Council that the request for approval of the Certificate of Appropriateness be set down for hearing on July 18, 2022, at 5:00 p.m., in the Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed Certificate of Appropriateness; and



Date July 18, 2022

WHEREAS, in accordance with said noitce, those interested in said proposed Certificate of Appropriateness, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed approval of the Certificate of Appropriateness for the exterior building and site modifications for the Property are hereby overruled, and the hearing is closed.
2. The proposed Certificate of Appropriateness for the exterior building and site modifications for the Property, including retention of an outdoor concrete patio in the rear of the site, retention of a 4-foot-tall black chain-link fence around the exterior of the patio, and retention of an overhead door on the west façade of the building is hereby approved subject to the following conditions:
 - a. within one year of issuance of the Certificate of Appropriateness, black ornamental metal fencing as approved by the Planning and Urban Design Administrator shall be installed around the patio to replace the installed chain-link fencing currently on site which will be allowed for a period not to exceed one year following issuance of the Certificate of Appropriateness; and
 - b. Applicant will comply with the Building Code with issuance of all necessary permits by the City’s Permit and Development Center.

(Council Communication No. 22-)

Moved by _____ to adopt. Second by _____.

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney



Roll Call Number

Agenda Item Number

60

Date July 18, 2022

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, LAURA BAUMGARTNER, Acting City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

Acting City Clerk

CITY OF DES MOINES LANDMARK REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Tuesday, June 21, 2022

AGENDA ITEM #1	CAHP-2022-000029
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Applicant: Request from COA Cantina, represented by James Thyberg.

Location: 425 East Grand Avenue

Requested Action(s): Certificate of Appropriateness to allow the following:

- A) Retention of an outdoor concrete patio in the rear of the site.
- B) Retention of a 4-foot- tall black chain-link fence around the exterior of the patio.
- C) Retention of an overhead door on the west façade of the building.

I. GENERAL INFORMATION

The subject property is located on the south side of East Grand Avenue approximately 60 feet west of the intersection of East Grand Avenue and East 5th Street. The building is known as Norden Hall, and was designated as a local landmark in 2000. In 2013, the site was relocated to its current location on East Grand from its original location at 709 East Locust Street.

According to the 2013 Landmark Review Board request to relocate the structure, the building predates the State Capitol building (1884-86) and that it was home to three early Scandinavian groups, the Danish Brotherhood, the Danish Sisterhood and the Norden Singing Society.

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

II. APPLICABLE DESIGN GUIDELINES

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.

Staff recommends approval of a Certificate of Appropriateness based on the following:

Standard 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." No changes are proposed to the site that are specific to Norden Hall itself, nor do any of the proposed alterations impact the original footprint of the structure. The patio and fence do not interact with the structure in any capacity, utilizing existing egress stairwells to access the patio. The newly installed overhead door does remove a part of the west façade wall. However, the specific location was a portion of the wall that was shared with another building in Norden Hall's original location. That wall had to be removed and reenforced after the move to 425 East Grand, and as such is not original to the building.

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Page 2

Standard 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." Apart from the fencing, the proposed alterations to match with previous work on the site to provide appropriate context to the original building. The overhead door is black metal framing with entirely glass panels, matching the current street-facing entrance, and mimicking the trim of the windows of the building. The patio is concrete, which is a standard requirement of the "City of Des Moines' Architectural Guidelines for Building Rehabilitation in Historic Districts."

The fencing around the patio, is of a black chain link construction and does not match with any fencing or railing around the existing site. Chain link fencing is not a typically appropriate material for commercial districts under Chapter 135 standards, and while it does prefer black or dark coloring if chain-link is unavoidable, the Fencing Guidelines for Historic Districts prefers avoiding chain link whenever possible. Staff recommends that a more appropriate fencing be installed, either matching the existing patio to the west, or of an ornamental metal fence design typical of commercial developments throughout the city.

V. STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness, subject to the following conditions:

1. Black ornamental metal fencing shall be installed around the patio, in place of the installed chain-link fencing as approved by the Planning and Urban Design Administrator.
2. Compliance with the Building Code with issuance of all necessary permits by the City's Permit and Development Center.

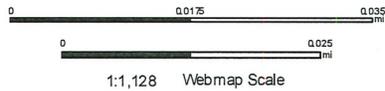
The Landmark Review Board's recommendation on the Certificate of Appropriateness will be forwarded to the City Council for review in accordance with Section 58-62 of the Historic Preservation Ordinance. The Board is a recommending body in this process. The decision to issue a Certificate of Appropriateness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

Des Moines Webmap



- Condo Parcel
- Parcels Property Owner

Description



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
 Projection: Mercator
 Auxiliary Sphere Datum: WGS 1984
 False Easting: 0.0000
 False Northing: 0.0000
 Central Meridian: 0.0000
 Standard Parallel 1: 0.0000
 Auxiliary Sphere Type: 0.0000
 Units: Meter

Author: Author
 Date: 6/17/2022
 Time: 3:15:18 PM

Disclaimer: This map is approximate and may not be complete. City assumes no liability for accuracy. Consult sources listed to verify information. Sources: City of Des Moines

Created by City of Des Moines Information Technology Department, GIS Division
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Handwritten initials



Google





600

DO NOT
BLOCK

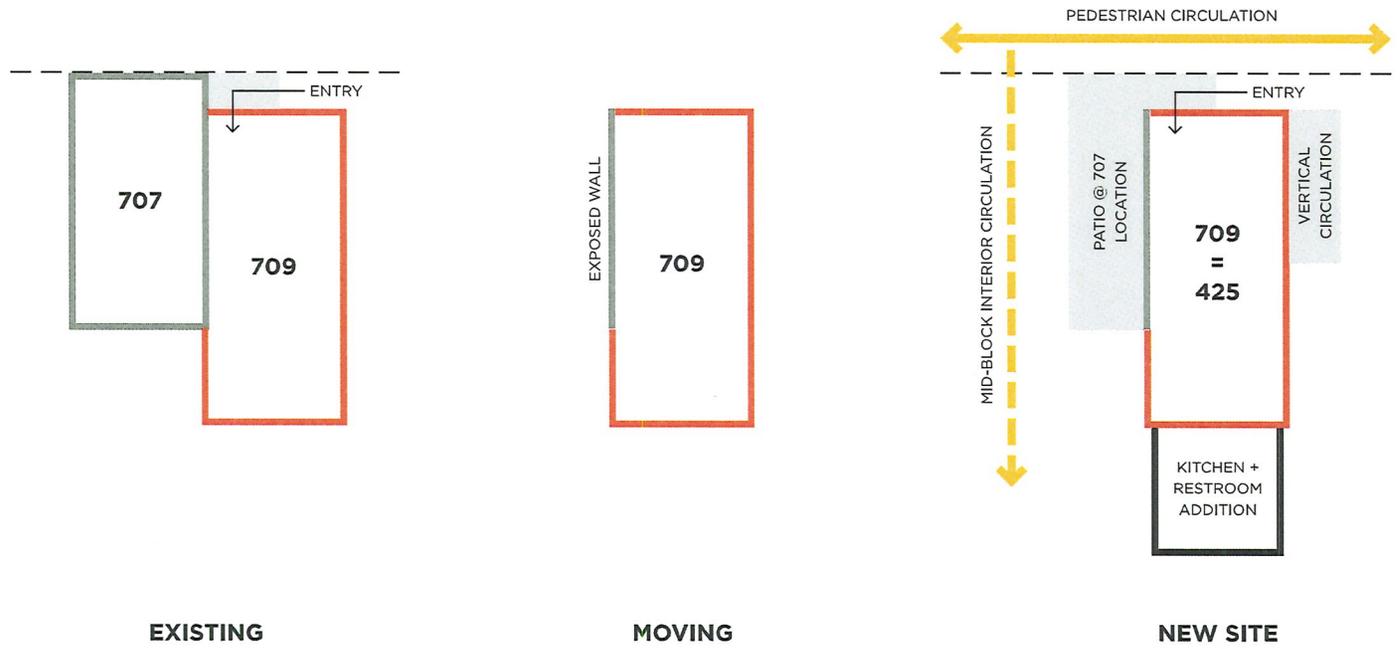




60

NORDEN HALL

DIAGRAM



Building Diagram
1" = 20'-0"

60

NORDEN HALL

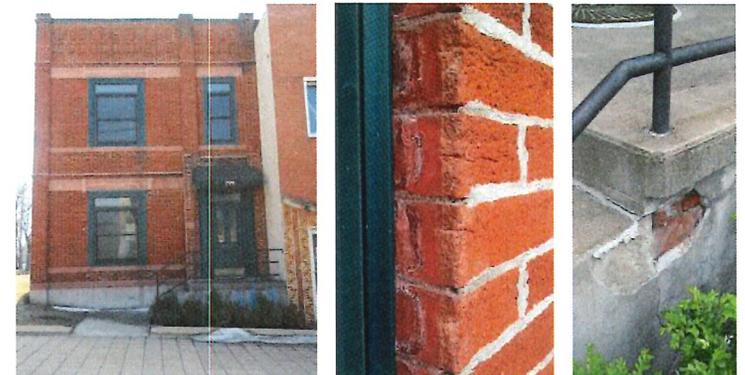
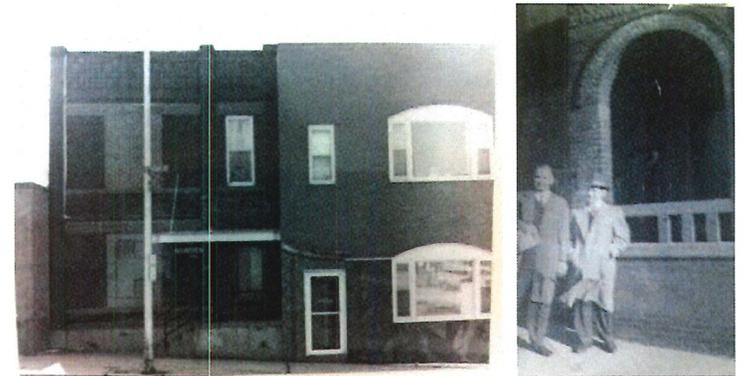
ELEVATIONS



North Elevation

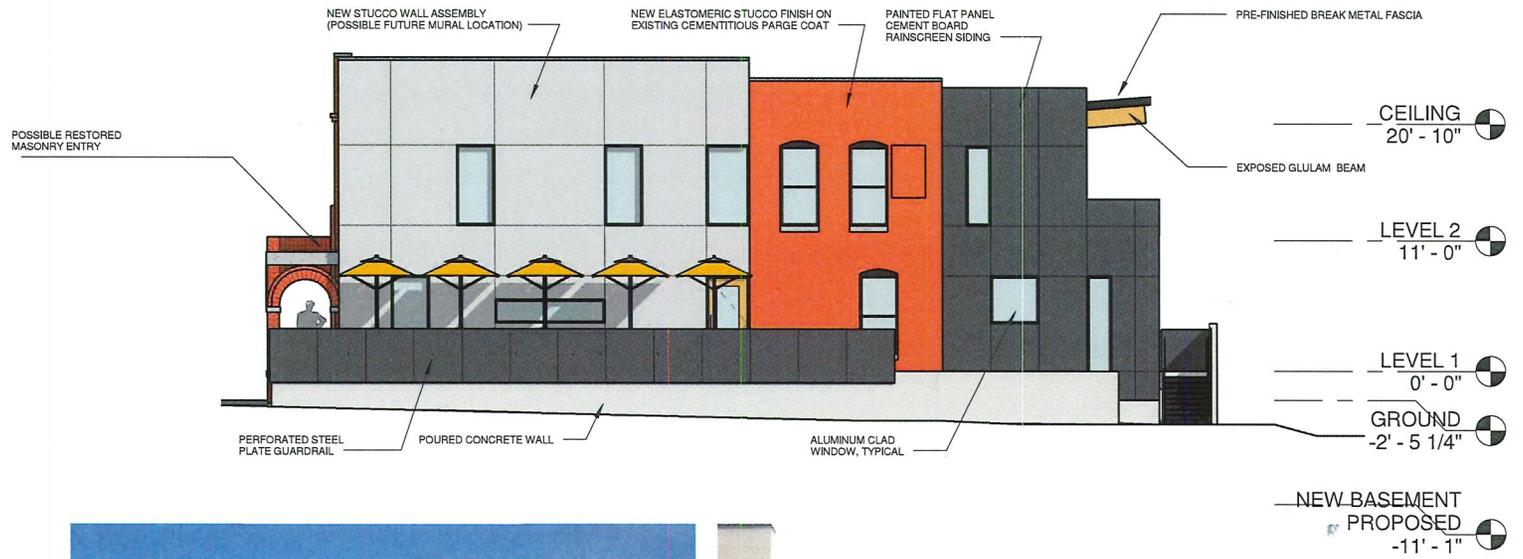
1" = 10'-0"

EAST VILLAGE ROWHOUSE : CHRISTENSEN DEVELOPMENT



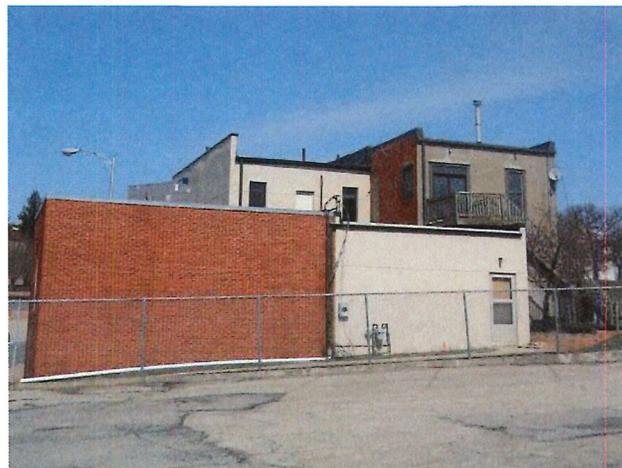
NORDEN HALL

ELEVATIONS



West Elevation

1" = 10'-0"



NORDEN HALL

PERSPECTIVES VIEWS

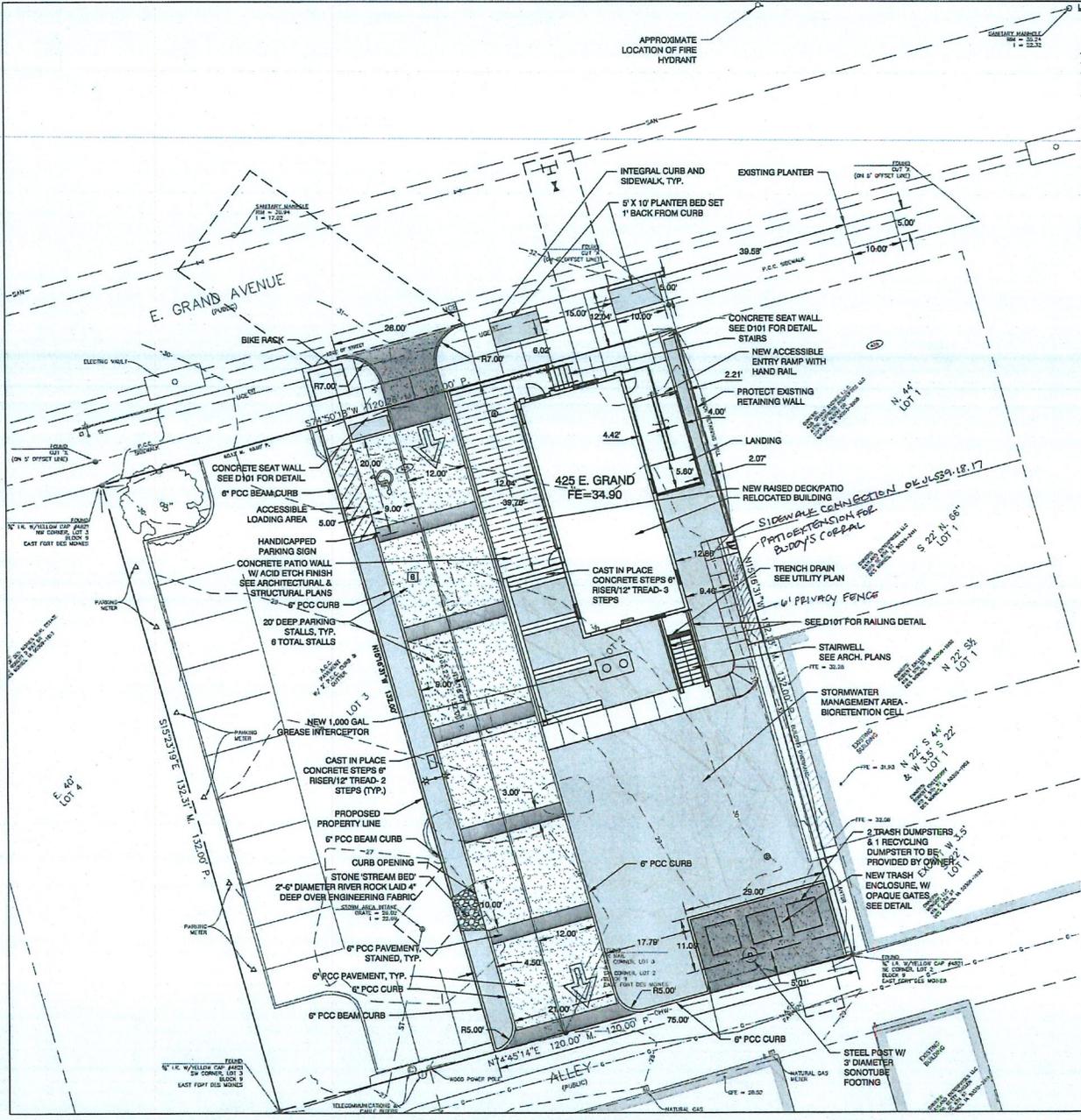


NORDEN HALL

PERSPECTIVES VIEWS



100



LEGEND

- FOUND CORNERS
- SET PROPERTY CORNER (SAP LUP VARIANCE CAP #1205 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY
- LOT LINES
- EASEMENT LINE
- EDGE OF ASPHALT/CEMENT CONCRETE (A.C.C.)
- BACK OF PORTLAND CEMENT CONCRETE (P.C.C.)
- CURB & EDGE OF PORTLAND CEMENT CONCRETE (P.C.C.)
- GUTTER
- RETAINING WALLS & PLANTING BEDS
- CENTERLINE STREET
- SIDEWALK
- OVERHEAD WIRES (X = NUMBER OF WIRES)
- UNDERGROUND FIBER OPTIC LINES
- STORM SEWER AND SIZE
- SANITARY SEWER AND SIZE
- WATER MAIN AND SIZE
- GAS MAIN AND SIZE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TELECOMMUNICATIONS LINE
- UNDERGROUND TELEPHONE LINE
- EXISTING BUILDING
- MANHOLE
- CIRCULAR AREA INTAKE
- TELEPHONE RISER
- CABLE TELECOMMUNICATIONS RISER
- NATURAL GAS METER
- WOOD HOVEN POLE
- STEEL STREET LIGHT
- ELECTRIC HAND ACCESS PULL BOX
- FIRE HYDRANT
- WATER MAIN GATE VALVE
- ROOF LEAK DOWNSPOUT
- DEGREE BEARING & DISTANCE
- PRECISELY RECORDED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- UTILITY LOCATIONS FROM MAPS PROVIDED BY IOWA OR OTHER SOURCE (APPROXIMATE LOCATIONS ONLY)
- PLANS
- EST
- ESTIMATED LOCATION BASED ON A COMBINATION OF SURVEY DATA, UTILITY MAPS, AND THE ORIGINAL SITE PLAN
- PORTLAND CEMENT CONCRETE
- ASPHALT/CEMENT CONCRETE
- MAJOR CONTOUR INTERVALS
- MINOR CONTOUR INTERVALS
- ROCKS
- IRON PIPE
- PARISH METER
- COUNTY RECORDERS INDEXING BOOK & PAGE
- BK. XXX, PG. XXX
- PROPERTY ADDRESS
- EXISTING OCCUPANCY TREE (CROWN SIZE GIVEN; NO TREE SIZE IS REPRESENTATIVE OF APPROXIMATE CROWN SIZE)
- PROPOSED DRIVE INTERSECTION
- PROPOSED PAVEMENT
- PROPOSED PAVEMENT, STAINED
- PROPOSED SIDEWALK
- PROPOSED OPEN SPACE
- PROPOSED BIOTENTATION

PLAN AND ZONING COMMISSION

THIS SITE WAS REVIEWED BY PLAN AND ZONING COMMISSION AT THE JUNE 03, 2013 MEETING. THIS PROJECT SHALL COMPLY WITH ANY APPLICABLE CONDITIONS OF APPROVAL.

APPLICANT
CHRISTENSEN DEVELOPMENT
ATTN: JAKE CHRISTENSEN
208 3RD STREET, SUITE 300
DES MOINES, IA 50309
(515) 888-3000

PROPERTY OWNER
CITY OF DES MOINES REAL ESTATE
408 ROBERT D RAY DRIVE
DES MOINES, IA 50309-1813

CIVIL ENGINEER
LT LEON ASSOCIATES, INC.
ATTN: LUIS LEON
500 E LOCUST STREET, SUITE 400
DES MOINES, IA 50309
(515) 422-7014

ARCHITECT
SLINGSHOT ARCHITECTURE
ATTN: DAN DRENDEL
300 EAST COURT AVENUE
DES MOINES, IA 50309
(515) 243-0074

LANDSCAPE ARCHITECT
REYNOLDS URBAN DESIGN
ATTN: DENNIS REYNOLDS
200 1ST STREET
DES MOINES, IA 50312
(515) 281-0099

ZONING
CENTRAL BUSINESS MIXED USE DISTRICT (C-3B)

PROJECT USE
A-2B: RESTAURANT/OFFICE

SURROUNDING ZONING
NORTH: CENTRAL BUSINESS MIXED USE DISTRICT (C-3B)
SOUTH: CENTRAL BUSINESS MIXED USE DISTRICT (C-3B)
EAST: CENTRAL BUSINESS MIXED USE DISTRICT (C-3B)
WEST: CENTRAL BUSINESS MIXED USE DISTRICT (C-3B)

PARCEL NUMBER
01620-00-000, DISTRICT 040

SITE SUMMARY

IMPERVIOUS AREA EXISTING: 8,337 SQ. FT. (84.1%)
PROPOSED PAVEMENT AREA: 24,478 SQ. FT.
PROPOSED NEW SIDEWALK/PATIO/STAIRS: 1,777 SQ. FT.
BUILDING AREA: 1,129 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA: 6,384 SQ. FT. (64.4%)
OPEN SPACE EXISTING: 1,577 SQ. FT. (15.9%)
OPEN SPACE PROPOSED: 9,526 SQ. FT. (95.6%)
TOTAL SITE AREA: 9,914 SQ. FT. (0.23 ACRES)

LEGAL DESCRIPTION

LOTS 2 & 3, BLOCK 10, EAST FORT DES MOINES, AN OFFICIAL PLAT RECORDED IN BOOK 14, PAGE 1 AT THE POLK COUNTY RECORDERS OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA.

BENCHMARK

BRASS PLUG IN NW CORNER OF TRAFFIC SIGNAL BASE IN THE SE CORNER OF EAST GRAND AVENUE AND EAST 4TH STREET
ELEVATION = 24.008

PARKING REQUIREMENTS

ZONING PARKING REQUIREMENT: THERE ARE NO MINIMUM PARKING REQUIREMENTS FOR THIS DISTRICT.
PROPOSED OFF-STREET PARKING: 8 STALLS

BUILDING SUMMARY

BUILDING HEIGHT: 2 STORIES
NUMBERS OF EXISTING UPPER FLOOR DWELLING UNITS: 1
AREA OF BLDG: 1,129 SQ. FT.

- GENERAL SITE PLAN NOTES**
- PRIOR TO ANY EXCAVATION AT THE SITE, THE CONTRACTOR SHALL REVIEW ALL APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER AND ARCHITECT/ENGINEER. THE CONTRACTOR SHALL CONSULT WITH OWNERS PERSONNEL AND UTILITY COMPANYS REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM OWNER OF ANY DISCREPANCIES.
 - ALL WORK SHALL BE IN ACCORDANCE WITH IOWA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 - ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND SUBSEQUENT REVISIONS.
 - THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON DATE OF SITE PLAN APPROVAL.
 - ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
 - ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
 - LIGHTING SHALL CONSIST OF LOW-GLARE CUTOFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
 - NO MECHANICAL OR UTILITY EQUIPMENT OVER 3 FEET IN HEIGHT SHALL BE ALLOWED IN ANY MINIMUM REQUIRED FRONT YARD SETBACK AREA.
 - EROSION CONTROL STRUCTURES TO BE USED ON SITE AS NEEDED PER CODE REQUIREMENTS.
 - THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
 - ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SOILING.
 - THIS PROJECT IS SUBJECT TO THE DOWNTOWN OVERLAY DESIGN GUIDELINES.

NO.	REV.	DATE	DESCRIPTION
1			FOUNDATION SET
2			
3			

DESIGNED BY	DRAWN BY	CHECKED BY	SCALE
PROJECT NO. 044.001	FILE NUMBER: 044.001		

NORDEN HALL
425 E. GRAND AVENUE
DES MOINES, IOWA 50309
SITE LAYOUT

LT LEON ASSOCIATES, INC.
ARCHITECTS
500 EAST LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
www.ltleon.com

IOWA ONE CALL
800-282-6889
TOLL FREE
CALL BEFORE YOU DIG

PROJECT NO. 044.001
SITE LAYOUT
SHEET NO. C101

REGISTER NO. 12001 ROLL CALL LEGAL BULLETIN BOARD FOLLOW UP

NOTICE OF PUBLIC HEARING ON CERTIFICATE OF APPROPRIATENESS

NOTICE IS HEREBY GIVEN that the City Council of the City of Des Moines, Iowa, has adopted a resolution concerning a request from Wade Investments, LLC (Owner) for a Certificate of Appropriateness for alteration or construction of the local landmark, the building formerly known as Norden Hall located at 425 E. Grand Avenue, to allow exterior building and site modifications for the Property, including retention of an outdoor concrete patio in the rear of the site, retention of a 4-foot tall black chain-link fence around the exterior of the patio, and retention of an overhead door on the west façade of the building

NOTICE IS FURTHER GIVEN that the City Council will consider the proposed Certificate of Appropriateness after a public hearing to be held at 5:00 p.m. on July 18, 2022, in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. At the hearing, opportunity to be heard will be given to proponents and opponents of the Certificate of Appropriateness. Any person or organization desiring to submit written material regarding this matter may direct such written material to the Office of the City Clerk, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa 50309, or by e-mailing cityclerk@dmgov.org prior to 4:00 p.m. on July 18, 2022.

CITY OF DES MOINES, IOWA

By: T.M. Franklin Cownie, Mayor

ATTEST: Laura Baumgartner, Acting City Clerk

Published in the Des Moines Register on July 6, 2022.