



**Date** February 20, 2023

**RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM TWENTY-FIVE THIRTEEN WOODLAND, LLC TO AMEND PLANDSM CREATING OUR TOMORROW PLAN FUTURE LAND USE CLASSIFICATION AND TO REZONE THE PROPERTY LOCATED AT 2513 WOODLAND AVENUE TO ALLOW FOR RENOVATION OF THE EXISTING BUILDING ON THE PROPERTY FOR AN OFFICE USE**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on January 19, 2023, its members voted 14-0 in support of a motion to recommend **APPROVAL** of a request from Twenty-Five Thirteen Woodland, LLC (owner), represented by Steve Wilke-Shapiro (officer), for the proposed rezoning to Limited “RX1” Mixed Use District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on January 19, 2023, its members voted 14-0 in support of a motion to recommend **APPROVAL** of a request from Twenty-Five Thirteen Woodland, LLC (owner), represented by Steve Wilke-Shapiro (officer), to revise the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to Neighborhood Mixed Use; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on January 19, 2023, its members voted 14-0 in support of a motion to recommend **APPROVAL** of a request from Twenty-Five Thirteen Woodland, LLC (owner), represented by Steve Wilke-Shapiro (officer), to rezone the Property from “N5” Neighborhood District to Limited “RX1” Mixed Use District, to allow for renovation of the existing building on the property for an office use, subject to the following conditions:

1. Use of the property shall be limited to the following:
  - a. Any use as permitted and limited in the “N5” Neighborhood District
  - b. An “Office: Business or Professional” use, per City Code Section 134-3.5.13.A.
2. Any future renovation of the existing structure shall be in accordance with the Secretary of the Interior’s Standards for Rehabilitation, to the satisfaction of the City’s Planning and Urban Design Administrator.

**WHEREAS**, the Property is legally described as follows:

THE EAST 37 FEET OF LOT 24 IN WOODLAND PLACE, AN OFFICIAL PLAT, NOW  
IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

**WHEREAS**, on February 6, 2023, by Roll Call No. 23-0157, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on February 20, 2023, at 5:00 p.m., at the City Council Chambers; and



# Roll Call Number

Agenda Item Number

46

Date February 20, 2023

**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 proposals; and

**WHEREAS**, in accordance with said notice, those interested in said proposals, 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 amendment and rezoning are hereby overruled, and the hearing is closed.
2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Low Density Residential to Neighborhood Mixed Use is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from "N5" Neighborhood District to Limited "RX1" Mixed Use District, to allow for renovation of the existing building on the property for an office use, subject to the conditions set forth above, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY \_\_\_\_\_ TO ADOPT. SECOND BY \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(COMP-2022-000002; ZONG-2022-000100)

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

MOTION CARRIED

APPROVED

Mayor

## CERTIFICATE

I, LAURA BAUMGARTNER, 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



January 31, 2023

Communication from the City Plan and Zoning Commission advising that at their January 19, 2023 meeting, the following action was taken regarding a request from Twenty-Five Thirteen Woodland, LLC (owner), represented by Steve Wilke-Shapiro (officer) to rezone property located at 2513 Woodland Avenue from "N5" Neighborhood District to "RX1" Mixed Use District, to allow renovation of the existing building for an "Office" use.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 14-0 as follows.

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Carol Maher	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper				X
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

**APPROVAL** of Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of the requested amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Approval of the requested rezoning from "N5" Neighborhood District to "RX1" Mixed Use District, subject to the following conditions:

1. Use of the property shall be limited to the following:

- a. Any use as permitted and limited in the “N5” Neighborhood District.
  - b. An “Office: Business or Professional” use, per City Code Section 134-3.5.13.A.
2. Any future renovation of the existing structure shall be in accordance with the Secretary of the Interior's Standards for Rehabilitation, to the satisfaction of the City's Planning and Urban Design Administrator.

#### Written Responses

4 in Favor

0 in opposition

### **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the requested amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Staff recommends approval of the requested rezoning from “N5” Neighborhood District to “RX1” Mixed Use District, subject to the following conditions:

1. Use of the property shall be limited to the following:
  - a. Any use as permitted and limited in the “N5” Neighborhood District.
  - b. An “Office: Business or Professional” use, per City Code Section 134-3.5.13.A.
2. Any future renovation of the existing structure shall be in accordance with the Secretary of the Interior's Standards for Rehabilitation, to the satisfaction of the City's Planning and Urban Design Administrator.

### **STAFF REPORT TO THE PLANNING COMMISSION**

#### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing a historic rehabilitation and adaptive reuse of the existing building as a two- to four-person office space. According to the Polk County Assessors webpage, the building was constructed in 1913 and suggests it was last occupied by a retail use. The existing commercial building has been vacant for an extended period and lost its legal nonconforming rights to any commercial use. The property had been under the ownership of Polk County and was recently transferred to the applicant. The rezoning is necessary for the proposed project to move forward.

Any future construction or redevelopment of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.



2. **Size of Site:** 1,850 square feet (0.042 acres).
3. **Existing Zoning (site):** “N5” Neighborhood District.
4. **Existing Land Use (site):** The subject property consists of a 685-square foot building constructed in 1913 and last occupied by a retail use according to the Polk County Assessor’s webpage.
5. **Adjacent Land Use and Zoning:**  
  
    **North** – “N5”; Uses are low density residential.  
    **South** – “N5”; Uses are low density residential.  
    **East** – “N5”; Uses are low density residential.  
    **West** – “N5”; Uses are low density residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the north side of Woodland Avenue between the intersections with 25<sup>th</sup> Street and 26<sup>th</sup> Street. It is located in an area consisting predominantly of one-household residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Woodland Heights Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on January 3, 2023 and of the Final Agenda on January 13, 2023.  
  
    Additionally, separate notifications of the hearing for this specific item were mailed on December 30, 2022 (20 days prior to the public hearing) and January 9, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Woodland Heights Neighborhood Association notices were sent to Cameron Gale, 2520 Woodland Avenue, Des Moines, IA 50312.  
  
    The applicant will provide a summary of the neighborhood meeting at the public hearing.
8. **Relevant Zoning History:** An inspection of the subject property on February 11, 2020, determined it to be a public nuisance and a threat to the health, safety and safe habitation pursuant to the City of Des Moines and the Code of Iowa.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential. The subject property is located in close proximity to two Neighborhood Nodes: one centered at Ingersoll Avenue and 29<sup>th</sup> Street, and one centered at Ingersoll Avenue between 23<sup>rd</sup> Street and 24<sup>th</sup> Street.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the

criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject area owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Historic Significance:** The applicant is researching the history of the subject property in anticipation of submitting a local landmark nomination. The following language is from information provided in the application.

Originally constructed in 1913 as a commercial building, it operated as “Grefe Grocery” until it was sold to Hellen O. Wilkin in the early 1920’s. Subsequently, after the property changed ownership a few times, it was remodeled to a barbershop (Thomas’ Barbershop) which was in operation for 52 years until closing in 2015. The Oakridge Urban Renewal project to the east displaced many Black residents of the once-vibrant Center Street neighborhood to the Woodland Heights area. This significant population shift turned the Thomas’ barbershop into a center of community for the newly established Black population west of downtown in the 1970s. The barbershop also turned into a social hub centered around jazz and blues music.

2. **PlanDSM Creating Our Tomorrow:** The applicant is requesting that the future land use designation for the property be revised from “Low Density Residential” within a “Community Node” to “Community Mixed Use” within a “Community Node”. PlanDSM describes this designation as follows:

Low Density Residential: Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.

Neighborhood Mixed Use: Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.

Neighborhood Node: These nodes are the smallest in size and offer services that provide for basic daily needs of the local population in the surrounding neighborhood. May include restaurants, shops and smaller scale businesses. Residential development including low-medium and medium densities may occur.

The subject parcel is currently zoned “N5” Neighborhood District. The Zoning Ordinance describes “N5” district as, “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story houses, predominantly



in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code.”

The applicant is proposing to rezone the subject parcel to the “RX1” Mixed Use District. The Zoning Ordinance describes “RX1” district as, “intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low scale neighborhoods.”

Although the proposal requires an amendment to the future land use map, it conforms to several Plan DSM goals and sub-goals, including the following:

- *Land Use Goal 2:* Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities.
- *Land Use Goal 4:* Continue to embrace the distinct character of Des Moines’ neighborhoods while allowing for new development and redevelopment.
- *Land Use Goal 6:* Recognize the value of Des Moines’ historic building stock and landscapes and ensure their preservation for future residents.
- *Economic Development Goal 2:* Focus economic development efforts in strategic locations for continued vitality and growth.
- *ED19:* Support entrepreneurship, new business models, small business owners, and business incubators.
- *CCN1:* Celebrate the City’s culture and diversity through the creation of vibrant neighborhood nodes and corridors.
- *Community Character and Neighborhoods Goal 4:* Protect Des Moines’ historic and cultural assets that contribute to neighborhood and community identity.

The subject property is located in a traditional walkable neighborhood along a DART transit route and within a quarter mile to bus stops. The scale of the existing commercial building fits the character of the neighborhood. Its renovation would address the City’s goal to better acknowledge the history of all groups, in this case, the history of the Black community within Des Moines. Limiting the permitted uses to office and residential uses permitted by the “N5” District would ensure that a more intense use, such as a restaurant, could not be established without a public hearing process.

3. **Planning and Design Ordinance:** Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.

## **SUMMARY OF DISCUSSION**

Bert Drost presented staff report and recommendation.

Andrew Lorentzen asked why this item wasn't considered under the consent agenda.

Bert Drost stated due to the opposition received.

Johnny Alcivar clarified that the driveway and garage are not part of the property.

Bert Drost stated correct, that is on the property immediately to the east.

Steve Wilke-Shapiro, Sequel Architecture, 2513 Woodland Avenue presented a submitted PowerPoint presentation to the commission.

Justyn Lewis stated this is a great project.

Carol Maher asked if he would be providing bike racks.

Steve Wilke-Shapiro stated bike parking would be a requirement of the site plan and tax abatement he would be applying for.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

No one was present or requested to speak.

## **CHAIRPERSON CLOSED THE PUBLIC HEARING**

## **COMMISSION ACTION:**

Justyn Lewis made a motion for:

Part A) The requested rezoning be found not in conformance with PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Part B) Approval of the requested amendment to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use.

Part C) Approval of the requested rezoning from "N5" Neighborhood District to "RX1" Mixed Use District, subject to the following conditions:

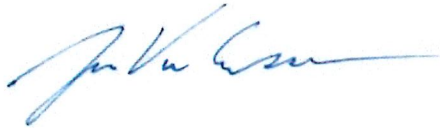
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2. Any future renovation of the existing structure shall be in accordance with the Secretary of the Interior's Standards for Rehabilitation, to the satisfaction of the City's Planning and Urban Design Administrator.

Motion passed: 14-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen", with a long horizontal flourish extending to the right.

Jason Van Essen, AICP  
Planning & Urban Design Administrator

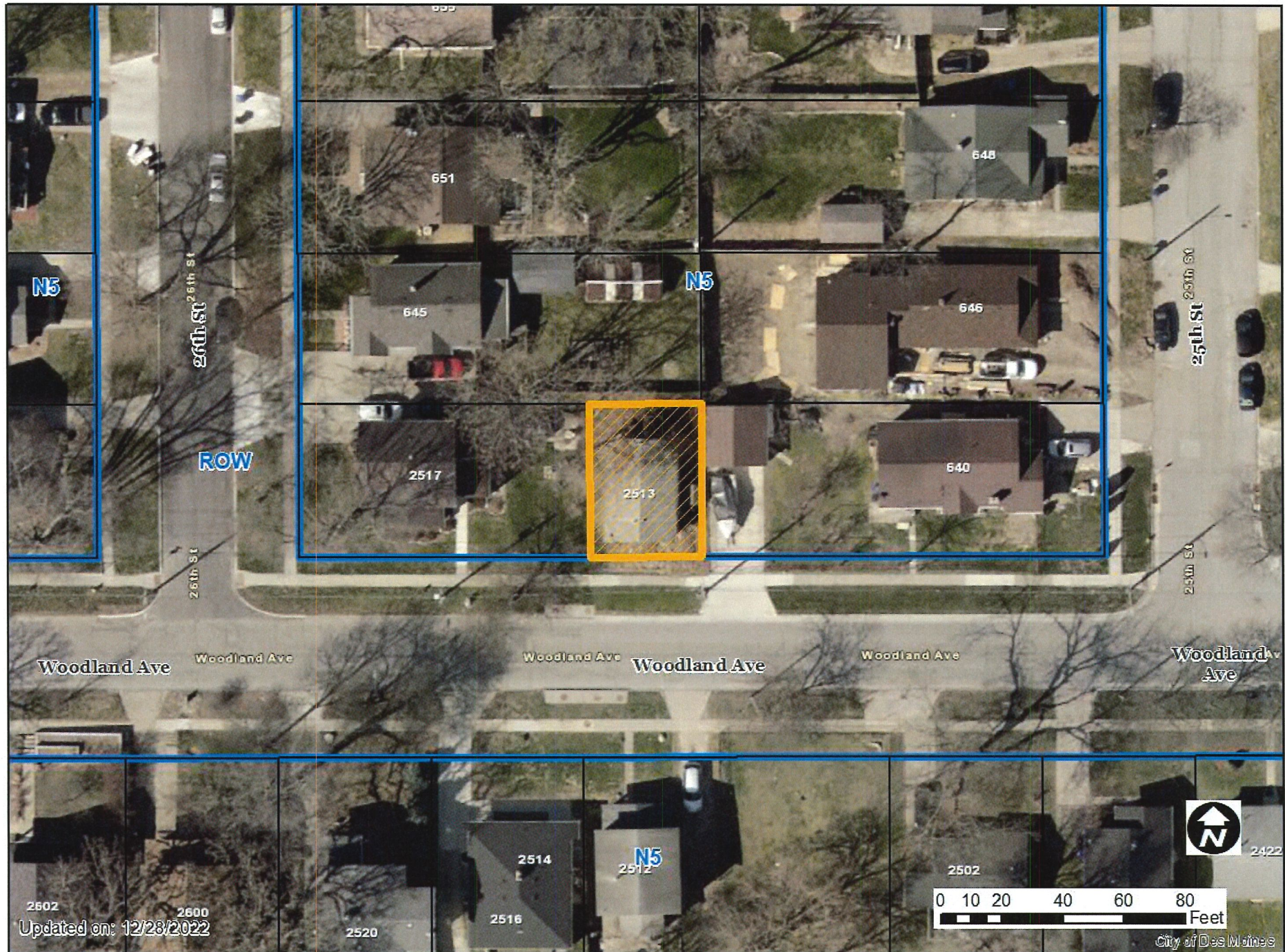
JMV:tjh



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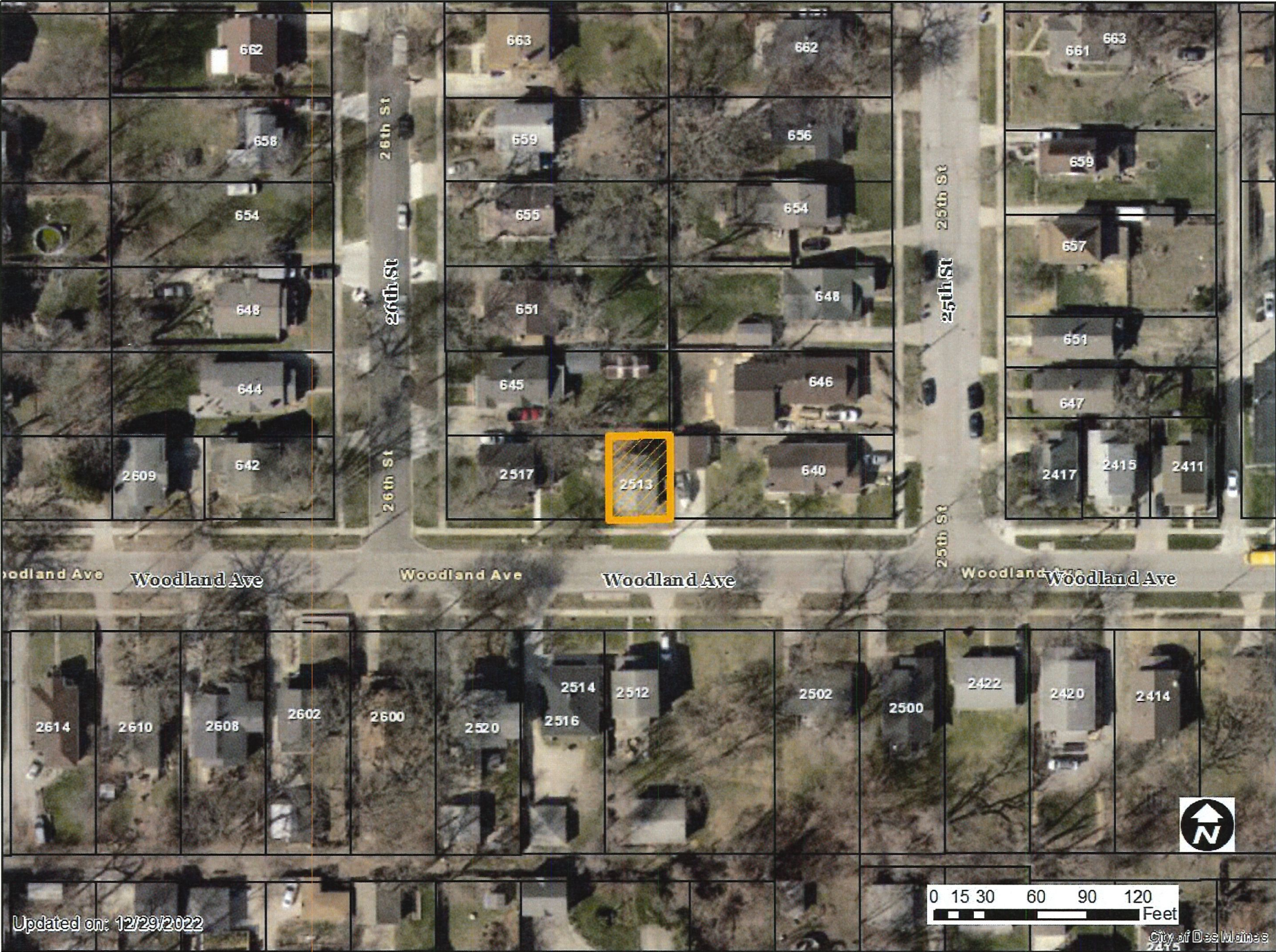
Twenty-Five Thirteen Woodland, LLC, 2513 Woodland Avenue

ZONG-2022-000100



1 inch = 42 feet







Jan 17, 2023 14:21





Jan 17, 2023 14:21

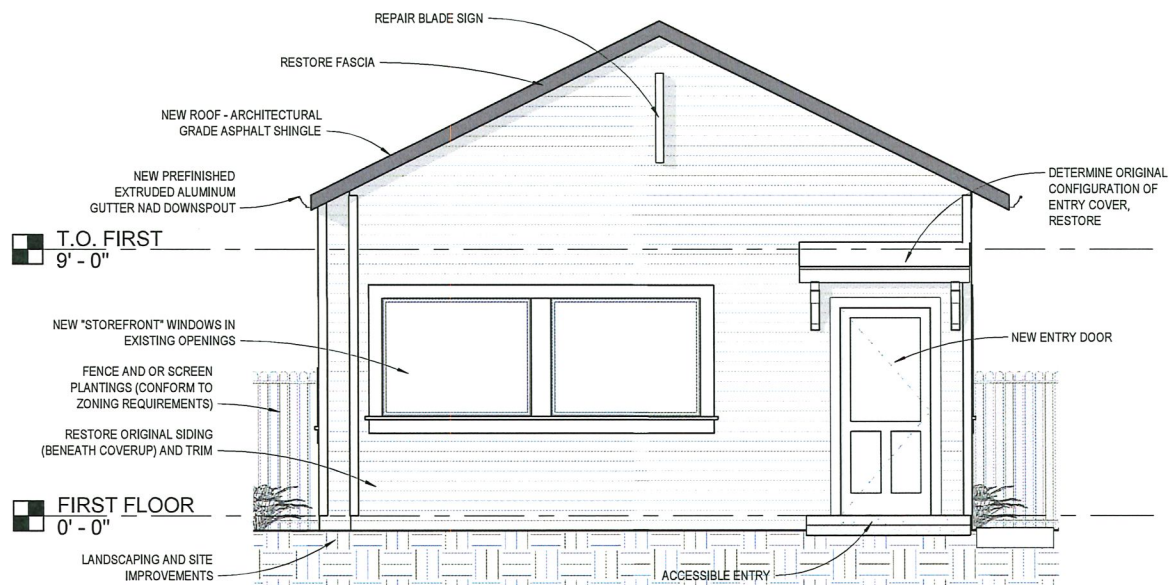




Jan 17, 2023 14:21







# 1 | FRONT (SOUTH) ELEVATION CONCEPT

1/4" = 1'-0"



EXISTING STREET VIEW

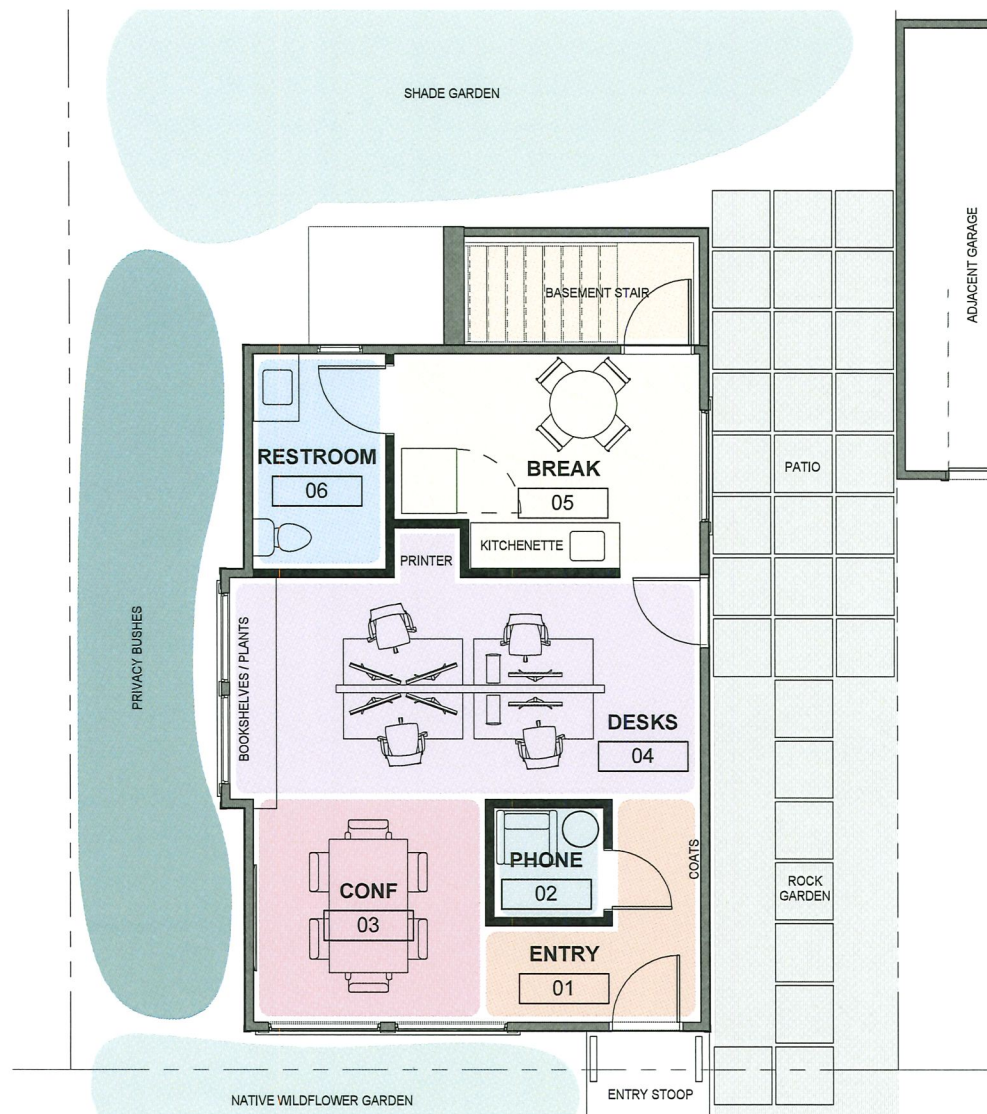


PROPOSED CONCEPT

## 2513 WOODLAND REHABILITATION - ELEVATIONS AND RENDERINGS

**SEQUEL ARCHITECTURE**  
<http://sequelarchitecture.com>





INSPIRATION: SHADE GARDEN IN BACK

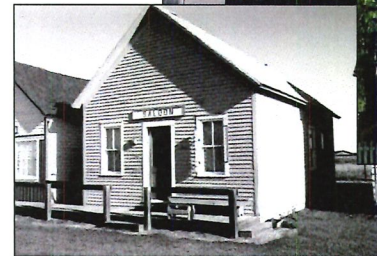
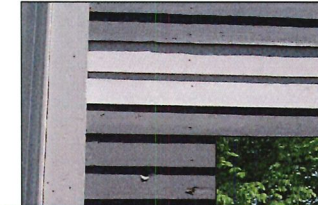


INSPIRATION: WILDFLOWER GARDEN IN FRONT



INSPIRATION: PATIO PAVERS

INSPIRATION: RESTORE THE ORIGINAL SIDING



INSPIRATION: RESPECT THE FORM AND MATERIALS

## 2513 WOODLAND REHABILITATION - CONCEPT

**SEQUEL ARCHITECTURE**  
<http://sequelarchitecture.com>



# 2513 Woodland Rezoning Narrative

*Historic Rehabilitation and Adaptive  
Reuse as a Low-Impact Office*



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**Submitted for consideration by Sequel Architecture**

3106 Ingersoll Avenue, Des Moines, IA 50312

November 30, 2022

## Project Overview

This applicant's plan for the building at 2513 Woodland includes the following scope:

- **Abate the public nuisance** - Secure the building and address all identified hazards.
- **Consult with the neighborhood organization** and nearby property owners on sensitive adaptive reuse goals - Returning the building to active use while minimizing impact. The applicant has already met with the WHO neighborhood organization.
- **Pursue Local Landmark Status** or historic district amendment to include the building as a contributing resource - Preliminary historic research points to the building as possibly significant as one of the only remaining commercial structures in the district. However, the State Historic Preservation Office has indicated that amending the district would be a heavy lift. Accordingly, Local Landmark status is likely to be the appropriate path. Refer to the attached additional information section for more discussion on the building's contextual and historical significance.
- **Adaptive reuse renovation as a two- to four-person office** in accordance with the Secretary of the Interior's Standards for Historic Rehabilitation
  - New utilities - Plumbing, electrical, mechanical
  - Exterior rehabilitation - Restoration of the original siding, rafter/sheathing repair and new shingles, fascia and soffit repair, window rehabilitation, new exterior doors
  - Site repair - Sidewalk, stoop, patio, and planting areas (refer to proposed site plan)
  - Foundation - Assess and repair foundation as required
  - Interior rehabilitation - Framing repairs, finishes, new accessible bathroom, new kitchenette, general desk space, and conference room

The initial Tenant for the rehabilitated property is intended to be **Sequel Architecture** (<http://sequelarchitecture.com>).

Sequel Architecture is a small architecture firm with practice areas in residential remodeling, commercial tenant finish, restaurants, sensitive urban infill, and historic preservation. Sequel is currently located in a shared office on Ingersoll and has been looking for a "forever home" for some time: a small commercial building close to a vibrant and walkable pedestrian district just like 2513 Woodland.



## Construction Scope

Proposed Materials and Design Summary:

- Site: Durable, water-efficient, and native plantings
- Paving: Poured concrete and precast paver
- Siding: Restore original siding, replace damaged material with compatible
- Trim: Painted composite or flat-stock cedar, restore/replace as required
- Windows: Historically appropriate replacement windows
- Insulation: Highest R-value achievable within the budget
- Soffit and gutter: Restore original beadboard soffit, prefinished aluminum gutter
- Shingles: New architectural grade asphalt shingle over 30# roofing felt
- Interior flooring: Unknown condition, restore or replace, LVT in break/bathroom
- Interior finish: Gypsum board
- Interior trim: Wood (painted)

**Did you meet with the Permit and Development Center staff or attend a pre-application meeting to discuss feasibility and required permits for the project**

### Proposed rehabilitation schedule

March 2023	-	Acquisition
March-May	-	Zoning
May 2023	-	Permit / Start Construction (subject to zoning)
June 2023 -		Exterior and Shell Complete
July-Sept 2023	-	Interior Rehabilitation and Building Systems
Oct 2023	-	Flatwork and site (final plantings subject to weather)



# PreApp Conference Notes

## Jay Mattas - Building

Accessible entry - change of occupancy

Energy code - lighting, mechanical

- Show that systems will meet energy code and not use more energy

Exterior walls - moving to less hazardous occupancy doesn't trigger building code upgrades

## Jeremy Eckhoff - Fire

No comments

## Brian Pollpeter

1/2" lead service - Replace, located north side of street

## Mark Garrett - Traffic

No new curb cuts

## Adam Prilipp - Engineering

Storm sewer on west - no new structures allowed over this easement

- Abandoned? Check with Public Works

Grading permit required (commercial) if major work is done

## Michael Delp - Planning

Current Zoning N5 - must go to P&Z and Council

- RX1 would be the best use

Address on-street parking - major questions

- Proposed use (low intensity)

Notices will go to owners within 250 feet - Meet neighbors

Site Plan triggered - commercial at one point but lost non-conforming rights

- \$400 - 2-3 weeks + additional review

Commercial Cottage building type

- Check setbacks

Parking

- Minimum 1-space/400 sf

- Staff favorable to reductions

- Coordinate with neighboring properties

- 1 bike parking rack required

- Landscaping requirements - 1 street tree? Buffer - 6-foot fence? Open to alternatives

- Lighting - Photometric plan required?

- Note trash as handled on interior

- Utilities - underground? Ask for waiver/alternate.



**Anu Minhas**

History with the property - been on the city radar for years

Public nuisance

Storm sewer - not used, possibly abandoned in future (easement over the sewer line)

Fire concerns with fence adjacent to garage?

Parking is always a concern with neighborhood



# Additional Narrative

## Community Engagement

**On September 20, the applicant attended the regular Woodland Heights neighborhood organization meeting** to get feedback on the proposed redevelopment concept. The general concept for adaptive reuse as a small office was presented, along with the attached site plan.

Conversation was generally positive and covered the following topics:

- This particular building is meaningful and significant as a part of the Woodland Heights "story", but there are a variety of opinions on how it should be treated.
- Sequel Architecture presented the initial idea/concept to the neighborhood organization and participated in a discussion about implications.
- There was general support for the concept of a low-intensity office use of between 2-4 people if the property isn't sold to one of the neighbors
- Parking is an ongoing issue throughout the neighborhood and as this concept develops further, snow-day and general parking strategy should be further explored

As a matter of process, the applicant strongly believes that general support from the neighborhood organization is an important component to neighborhood-based redevelopment.

The applicant has demonstrated commitment by engaging proactively with the neighborhood organization.



## Historic Significance

It is the applicant's intent to complete the project as a "historic rehabilitation" and utilize **State Historic Tax Credits** as part of the funding stack. While the structure is located within the Woodland Place Historic District, it is currently described as a non-contributing building (alterations include cover-up siding).

There are just seven contemporary residential properties and a single commercial property in the district which cannot be classified as bungalows or square house plans and this testifies to the dominance of those types in the upbuilding of the plat. There are just four vacant lots (2508 Woodland Avenue, 682 25<sup>th</sup> Street and 683 and 716 26<sup>th</sup> Street). The single commercial

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Woodland Place Historic District  
Des Moines, Polk County, Iowa

Section number 7 Page 20

property is located at **2513** Woodland Avenue. This property dates to 1913 and likely was always a neighborhood business. It is counted as a non-contributing property given its extensive façade alterations.

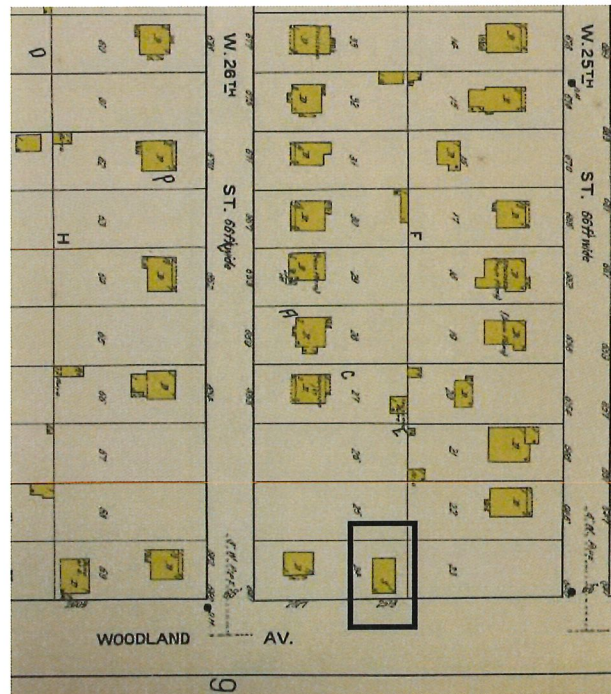
Originally constructed in 1913 as a commercial building, it operated as "Grefe Grocery" until selling it to Hellen O. Wilkin in the early 1920's. Just a few years later (circa 1923), it was sold to the then-manager, Neil Sanford Landess.

The image from the 1920 Sanborn maps to the right shows 2513 Woodland (highlighted by the black rectangle). The "S" designation on the building indicates that it was being used as a Store, consistent with the initial historic research that has been conducted.

Soon after the sale to Neil Landess, in 1923, the grocery appeared in a Des Moines Register newspaper article.

By 1934 (as indicated on a published "redlining" map), the adjacent home and garage to the east had been constructed.

Upon Neil's death, his son Paul L. Landess took over operation of the store. Paul, like his father, owned the store until he died in 1963. Settling of the estate took







several years, and the property was eventually sold to Harlan H. Thomas and his brother William H. Thomas.

The Thomas brothers completely remodeled the building into a barbershop which was in operation for 52 years until closing circa 2015.

The Oakridge Urban Renewal project to the east displaced many Black residents of the once-vibrant Center Street neighborhood to the Woodland Heights area. This significant population shift turned the Thomas' barbershop into a center of community for the newly established Black population west of downtown in the 1970s.

As a fixture in the jazz and blues music scene on Center Street and a member of the Soul Brothers band, Harlan Thomas' involvement in the music community also turned the barbershop into a social hub centered around music. Harlan Thomas was

honored as a 1999 inductee into the Iowa Blues Hall of Fame.

No historic exterior photos have been uncovered as of the writing of this RFP response.

Initial conversation with the State Historic Preservation Office indicates a heavy lift to amend the historic district. The district is based primarily on the *residential* development context and essentially ignores the single historic commercial building. Accordingly, a *more likely* successful path will be through Local Landmark status for the building.

## Energy Efficiency

It is the applicant's intent to participate in the **MidAmerican "Nonresidential" rebate program**. This program provides rebates for energy efficient mechanical equipment, insulation, and lighting fixtures. It is the applicant's intent to improve the energy efficiency of the building above code minimum.

## Neighborhood Commercial Revitalization Program

The applicant had preliminary conversations about development assistance with Katie Hernandez and Ryan Moffatt of the Economic Development department. As a neighborhood commercial building with long-term potential impact, the proposed project would be a potential candidate for the **Neighborhood Commercial Revitalization (NCR) grant** program.



## Property Tax Revenue

The proposed project would likely be eligible for commercial tax abatement. It is anticipated that the project would apply for the 10-year declining abatement program. Assuming a 2% year-over-year assessment increase and continued commercial rollback, the ten-year projection is approximately \$25,000 in total property tax revenue from the proposed project.

Projecting out over 30 years (10 years declining abatement and 20 years full taxable value), it is anticipated that this small project will generate approximately \$150,000 in property taxes. In addition, it should be expected that abatement of the nuisance and occupancy by an involved business will positively impact underlying property values across the block.

Intended project design strategies that align with the Tax Abatement programs include:

- **Permeable pavement**, minimum of 30% of the paved area (refer to landscape concept)
- **Rain barrel** and water management onsite with native plantings
- Exterior envelope constructed from **renewable materials**
- Located adjacent to a **DART** bus route
- **Redevelopment** of a previously-developed site
- Renovation of an **existing building**
- Other **energy efficiency** and **sustainability** measures including LED lighting, set-back programmable thermostat, high efficiency furnace, and insulation above code minimum

As an abandoned property, the baseline effective tax revenue would be zero. If it were to be incorporated into the adjacent residential property, the effective revenue differential would also be negligible.



# Letter of Support

We are pleased to have support for our proposal from a resident who lives across the street and attended the neighborhood meeting on September 20, 2023.

The applicant will exploring potential solutions with the City to minimize impact on parking in accordance with zoning requirements.

---

## Letter of support for 2513 Woodland Ave. proposal

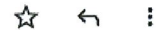


External Inbox



**Cameron Gale**

Oct 3, 2022, 10:07 PM (11 hours ago)



to me

Hi Steve,

I'm writing to express my personal support of Sequel Architecture's rehabilitation proposal for 2513 Woodland Ave. I live across the street and ever since we moved into this house over four years ago, the 2513 property has featured in our front-window view. While it has been a nuisance property for as long as I've lived here, I love the potential charm of the old barbershop building and your proposal highlights what an appealing place it could be again.

At the Woodland Heights meeting on 9/20/22, I heard other folks in my neighborhood express some concern about the parking situation in this area. Your proposal would, I think, be the best possible scenario for minimizing any additional parking congestion, as the 2-4 people you anticipate using the building at any given time would be concentrated during business hours when neighbors are more likely to be at work themselves. I am in favor of a small business like yours being located in our neighborhood--the diversity of use adds to the character of our neighborhood, and I know that's a sentiment shared by others I've talked with as well.

Thank you for visiting our neighborhood meeting to discuss your ideas, for researching the historical significance of the property, and for developing a respectful and attractive proposal that I think would add to the character of our neighborhood--and one that will certainly improve the view from the front of our house!

Best,  
Cameron

--

Cameron Gale

515-314-9961

2520 Woodland Ave, Des Moines, IA 50312

pronouns: he/him/his



**From:** [Steve Wilke-Shapiro](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** Re: ZONG-2022-000100 2513 Woodland Rezoning  
**Date:** Friday, January 6, 2023 9:45:26 AM

---

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Hi Sreyoshi,

Update on 2513 Woodland Rezoning application - I held the public meeting last night and we only had five people show up (three adults and two of them brought older children). Attached are:

- Sign-in Sheet
- Postcard Notification
- Presentation Slides  
- [https://docs.google.com/presentation/d/1v09XZWIR0GHW3qJUHZH\\_80KZ-Dv0ftJsVto4aof85CM/edit?usp=sharing](https://docs.google.com/presentation/d/1v09XZWIR0GHW3qJUHZH_80KZ-Dv0ftJsVto4aof85CM/edit?usp=sharing)

All attendees expressed support for the proposed project. Three items were brought up as part of the discussion:

- **Traffic/parking** was brought up as a discussion item to keep on the radar. Our resolution: I will be an active participant in the neighborhood organization and will engage in problem solving with neighbors if issues arise. Options include utilizing the side streets on alternate days and bike/walk commuting when feasible.
- **Question on what happens if I close/leave.** Our resolution: Local landmarking (in process) would help restrict a future owner/tenant from exterior alterations to the building. I intend to own/occupy the building for the foreseeable future.
- **Question on "spot zoning".** My position/response: This specific building was constructed as a commercial use (small neighborhood grocery) and remained commercial (barbershop) until its eventual abandonment. When the zoning ordinance and land use plan were approved, the building was vacant and it was classified as "residential" in alignment with the adjacent properties. However, there is *strong* historical, contextual/cultural, and physical justification for a reclassification back to a designation that allows for continued commercial use. I am working on an application to have the building designated a Local Landmark based on its association with Woodland Heights neighborhood development, the context of displacement of Black residents from Sherman Hill to Woodland Heights during the Urban Renewal era, and association with a regionally known blues artist (Harlan Thomas).

It was also mentioned that neighbors have not yet received the yes/no postcards. Will those be sent soon?

Thanks,  
Steve

**Steve Wilke-Shapiro, AIA**  
Sequel Architecture  
<http://sequelarchitecture.com>



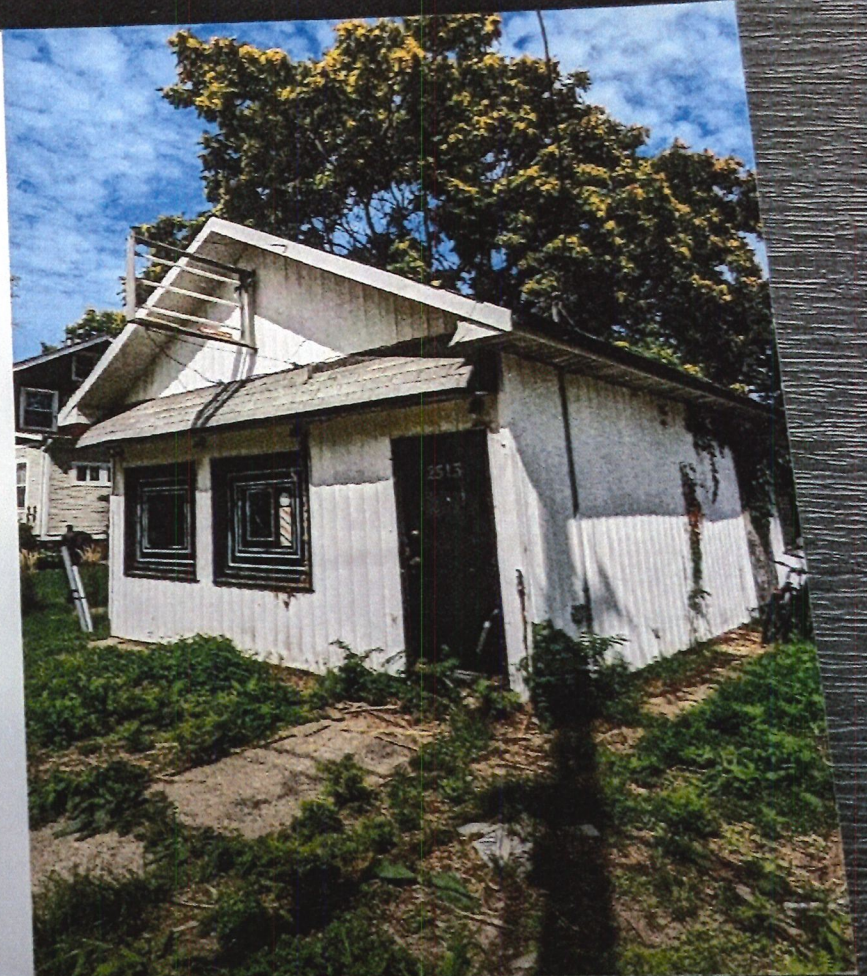
# NEIGHBORHOOD MEETING

I have applied to rezone the parcel at 2513 Woodland Avenue and renovate the vacant building as an office for my small architecture firm. As a nearby property owner, you are invited to attend a **neighborhood meeting** to learn more about the proposal and provide feedback. Hope to see you there!

**DATE:** January 5, 2023  
**TIME:** 5:30pm to 6:30pm  
**WHERE:** CollaborateDSM  
3106 Ingersoll

**CONTACT:** Steve Wilke-Shapiro  
(515) 710-3484  
steve@sequelarchitecture.com

I'll also be at the January WHO meeting.





SILVIA NUSS

645-44<sup>th</sup> St.  
515-202-8574

SilviaPai.Nuss@gmail.com

Cameron Gale

2520 Woodland Ave.

camerongale@gmail.com

Colin Gale

515-314-9961

2520 Woodland Ave.

cg9961@windstream.org

815-638-7997

~~Hope Hoffmaster~~

2610 Woodland

Dr

~~hoffmaster~~  
@gmail.com

575-190-5747



**From:** [Van Essen, Jason M.](#)  
**To:** [Chakraborty, Sreyoshi](#); [Dostart, Katherine E.](#); [Drost, Bert A.](#)  
**Subject:** FW: 2513 Woodland  
**Date:** Friday, January 13, 2023 10:27:16 AM

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**From:** lyla yost <lylayost@gmail.com>  
**Sent:** Friday, January 13, 2023 9:48 AM  
**To:** Van Essen, Jason M. <JMVanessen@dmgov.org>  
**Subject:** 2513 Woodland

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jason...please send this on to P&Z staff and P&Z

History of 2513 Woodland: House was built in 1913 on a half lot...37" wide x 50" depth. There is a city sewer with a "no-build" easement to the west of the structure and there is 8' of land to the lot line east of the structure. The house was sold in 1915 and became a neighborhood grocery store. (there were no city zoning laws until 1927, when we were zoned R-1 low density residential) Woodland Heights still has many existing "non-conforming" uses because they never went vacant.

This structure has been vacant and lost its' legal nonconforming status in 1991...32years ago. The city of Des Moines will not reestablish a "nonconforming" use. In 2021 Polk County prepared this property for public auction and kept the use as commercial, and set the opening bid at \$20,000. We got the city and county to pull this property off public auction and establish a RFP. (2021)

Adjacent neighbors wanted the structure torn down to both have additional land...but did not want to pay for the demolition. When the city finally advertised the RFP in the newspaper in October of 2022, .they did not notify or email any of the housing nonprofits that this property was possible for rehab.

This property sits within a low density (N5) residential district. By todays' standards, this 37' X 50' half lot is "non-buildable".and could not meet the off street parking requirements. This property does not sit near a node or corridor. Woodland is defined as a residential street and is only 24' wide with allowed on street parking - leaving a 14' wide tunnel of single lane driving for 3 blocks. Upzoning to RX1 in this area would not only be inappropriate...but also very dangerous. Woodland Ave. is a "snow route" and is also a DART route and a school bus route....This one lane street carries over 2,500 vehicles per day, which is more than 4 lane Kingman Avenue ! We do not have the infrastructure necessary for any more upzoning/density increase.

Rezoning of this small property within an N5 district is called "spot zoning" and is illegal under Iowa Code Ch. 414 - Iowa Extension recommends that cities comply with their required "comprehensive plan" districts to avoid legal ramifications. According to Iowa Extension..."Spot zoning is an assault on the entire established and determined districts and puts their validity into question".



In the past...nonconforming uses, high density and absentee landlords ruined the desirability of the Woodland Heights neighborhood. The Woodland Heights Organization (WHO) 501c3 mission statement is to ..."stabilize, preserve, and revitalize our historic homes..." The city and the County approved our two strategic planning documents and the city provided "density reduction" grants provided by the NFC to take back converted homes to single family. Woodland Heights still has over 6,000 residents per acre compared to 2,500 per acre city wide. This "upzoning" does not agree with our approved neighborhood plans or the city's Comprehensive Plan.

Woodland Heights provides a variety of "work force housing" for all incomes...both large and small ! This small house set at ground level could have been ideal for a handicapped person, or a starter home or a retirement home .Instead...if this property is rezoned, we will then have yet another nonconforming (now legal) use ! This will only encourage other rezoning requests and after 40 years of work, we may well end up from whence we started. What IS the city plan?



**From:** [Andrew Rudolphi](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** 2315 Woodland Avenue  
**Date:** Wednesday, January 18, 2023 8:08:59 PM

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Hi Sreyoshi,

It has come to my attention that 2315 Woodland Ave is being targeted as a place for business for Sequel Architecture.

I feel extremely compelled to express to you how Important it is for small projects like this to move forward. Having neat and interesting little businesses like this, whether it be office or retail, tucked away in our cozy little neighborhoods is vital to our Urban strength. Places like this simply do not exist in the suburbs and that is what sets us apart and what gave me the desire to build in the city myself. If we do not allow progress like this then there is nothing that sets us apart from the suburbs where the environment at times can be sterile and unwalkable.

This is not a business that imposes any sort of noise or large scale traffic threat to the residents of the neighborhood. Please don't deny the creative progress taking place here and allow this opportunity to save a neat and historic structure. Thank you very much for taking the time to read this email.

Regards,

Andrew Rudolphi



**From:** [Michael Wagler](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** 2315 Woodland Avenue - Sequel Architecture Project  
**Date:** Monday, January 16, 2023 4:06:56 PM

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Hello Sreyoshi,

I am writing to support the project being proposed by Sequel Architecture at 2315 Woodland Avenue. I currently live in the adjacent North of Grand neighborhood and oftentimes walk my dog, ride my bike, or drive along Woodland Avenue and by this property. This building has been vacant as long as I can remember and, historically, it was always a light commercial use - from a grocery store to barber shop. The proposed use an architecture firm office will be complementary to the building's heritage and activate a currently vacant/blighted building. It is always a fitting location for Sequel's office due to their work supporting neighborhoods, working with small-scale residential renovation projects, and promoting historic preservation efforts. In my opinion, this supports the decision to locate their office in the heart of Des Moines' historic residential neighborhoods and adjacent to Ingersoll Avenue.

I am excited to see this investment in our neighborhood and energized by the positive influence that this small scale and big social impact project will have on our broader community. By preserving the historic building and the building's history, modeling quality historic preservation practices, and improving the appearance of this building, I believe this project will have an overwhelmingly positive impact on our community.

Sincerely,  
Michael Wagler  
691 33rd St, Des Moines, IA 50312



**From:** [Robert Fuller](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** 2513 Woodland  
**Date:** Tuesday, January 17, 2023 9:44:22 AM

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Hello Sreyoshi,

I hope you had a great holiday over the last few months! And again thank you for all the help on my property last year!

I had a friend and soon to be, new neighbor reach out to me about his project at 2513 Woodland, essentially my back yard. I heard there are some concerns about the project and wanted to let you know that I fully support this update. There are several buildings in this area that are in need of repairs. The work has started on some, but looking at this building out my kitchen window makes me excited to see what Mr. Wilkie and his architecture firm are proposing. It would be great to see this structure up and going again.

Just wanted to let you know of my support and great appreciation to revitalize the area.

Thank you very much.

Robert Fuller  
2513 High Street  
515.710.2626



**From:** [Lauren Kollauf](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Cc:** [Steve Wilke-Shapiro](#)  
**Subject:** 2513 Woodland  
**Date:** Wednesday, January 18, 2023 11:55:01 AM

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Hi Sreyoshi,

I am reaching out regarding the property at 2513 Woodland Avenue that is up for discussion at this week's Planning & Zoning meeting.

I am the Executive Director of The Avenues of Ingersoll & Grand, a nonprofit that provides economic development, marketing & promotion, enhanced maintenance and beautification of this commercial, cultural and residential district. Woodland Heights is one of the neighborhoods that directly borders our district and 2513 Woodland is in very close proximity to The Avenues.

I would like to voice my support for this project. Sequel Architecture is a neighborhood-oriented firm that is currently providing services for several small business owners and projects happening within The Avenues. A 2-4 employee architecture firm is a low-traffic business that seems appropriate for a neighborhood setting. The current use of the abandoned building is providing zero value to Woodland Heights and the surrounding area. Restoring the property to a thoughtful commercial use as it had historically been used would be more beneficial for the neighborhood.

Thank you for your consideration of this project!

Lauren Kollauf

**Lauren Kollauf** (she/her)  
**Executive Director**  
**The Avenues of Ingersoll & Grand**  
563-495-0357 | [director@theavenuesdsm.com](mailto:director@theavenuesdsm.com)  
558 28th St. Des Moines, IA 50312

*The Avenues of Ingersoll & Grand provides economic development, marketing and promotion, enhanced maintenance, and beautification of Ingersoll and Grand Avenues between Martin Luther King Parkway and 42<sup>nd</sup> Street in Des Moines. Learn more: [theavenuesdsm.com](http://theavenuesdsm.com)*



**From:** [Scott Spetman](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** 2513 Woodland Avenue Des Moines, IA  
**Date:** Tuesday, January 17, 2023 12:06:40 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sreyoshi, I am writing in regard to Steve Wilke-Shapiro's desire to rehabilitate and use the above listed address as his own office space.

I have owned multiple properties in the same square block of my current address (2835 High Street - very close to 2513 Woodland) - I have been in the neighborhood since 1995. Over the years I have seen a dramatic increase in improvements in the area around me - my neighbors are more and more interested in the maintenance, upkeep and rehabilitation of their properties, the city has helped to improve Ingersoll and Grand Avenues, businesses have stepped up and improved property and services - I would offer that everything around me is going in the right direction (with the single exception of property taxes).

A big part of the allure of this neighborhood is the multiuse spaces located within the area - we, as a neighborhood, have been very welcoming of different types of residential options, businesses, etc. Improving and using the structure at 2513 Woodland is what we do in our neighborhood. Looking at the history of that structure as a business, a community gathering space and now seeing that it can potentially continue to be useful to people in the area again is what we are shooting for!

I have known Steve for a number of years as we both work within the construction industry, and I have actively recommended him to a number of people who would like to do projects in our neighborhood. I can't even imagine how helpful having a someone like Steve, doing the type of work he does, would be to the residents in this neighborhood. Having someone that focuses on improvements or rehabilitation to a residence or business all while keeping an eye on history and tradition is exactly what many of us are trying to do - and he would be right in the middle of a neighborhood that would benefit from his services.

I completely support Steve's revitalization plan and use of this property and I think I would be hard pressed to find many in the area that wouldn't support it. What an excellent option to make an existing structure and property useful to our neighborhood once more!

Scott Spetman, [CGR CAPS](#)  
Remodeling Specialist, Remodeling Contractors  
Office: 515.202.1244 Ext 4  
[Scott@RemodelingDesMoines.com](mailto:Scott@RemodelingDesMoines.com)  
**[Please review us!](#)**





**From:** [Chad Nelson](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** 2513 Woodland Historic Rehabilitation  
**Date:** Wednesday, January 18, 2023 10:25:17 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Chakraborty,

My name is Chad Nelson, owner/operator of Red Beard Restoration. I am emailing you to show my support of Steve Wilke-Shapiro's historic rehabilitation of 2513 Woodland Ave., as well as his plans to occupy the space as an office for his company, Sequel Architecture.

Red Beard Restoration focuses on the historic restoration and preservation of wood windows in homes and businesses primarily located in historic districts, and those built before 1940. Mr. Wilke-Shapiro was an important source of knowledge and support when I first started my business. (He gave me pointers on how to properly glaze windows). He remains an important advocate of my line of work.

Mr. Wilke-Shapiro is an important figure within the Des Moines preservation/restoration community. He is dedicated to saving and improving existing, historic structures throughout the city - structures like 2513 Woodland Ave., an old barber shop with some historic significance, especially within the African American community. Mr. Wilke-Shapiro has the skills and dedication necessary to save this building, while simultaneously showcasing the building's unique history.

I urge the council to approve the zoning permit for 2513 Woodland Ave. Sequel Architecture will be a good neighbor, and restoring this building will enhance people's perception of the neighborhood.

Thank you,

--

Chad Nelson  
563.940.9454  
[www.facebook.com/RedBeardRestoration](http://www.facebook.com/RedBeardRestoration)





**From:** [Van Essen, Jason M.](#)  
**To:** [Dostart, Katherine E.](#); [Chakraborty, Sreyoshi](#); [Drost, Bert A.](#)  
**Subject:** FW: Support for rezoning and rehab of 2513 Woodland  
**Date:** Tuesday, January 17, 2023 9:29:42 AM

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**From:** Cameron Gale <camerongale@gmail.com>  
**Sent:** Sunday, January 15, 2023 5:32 PM  
**To:** Van Essen, Jason M. <JMVanessen@dmgov.org>  
**Subject:** Support for rezoning and rehab of 2513 Woodland

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jason,

I'm writing to voice my personal support for the rezoning and rehabilitation of 2513 Woodland to become a small office space. I live across the street at 2520 Woodland.

I think the proposed rehabilitation will benefit the neighborhood in a number of ways, and will be a huge improvement. Instead of a drain as a vacant lot, the property will become a positive contributor to the neighborhood and how it is perceived. I think it will be great to have the space occupied during day-time hours when many area residents are away at work, which will also help mitigate any parking or congestion concerns. The rehabilitation should help area property values. Also--and I think this is really important--the proposed rehab would renew the historic spirit of that property, which for the vast majority of its developed history has served as a small business. Lastly, after multiple personal interactions with Sequel architecture, I think they have the best interest of our neighborhood and residents in mind with their work, and I anticipate their staff being fairly involved in our community and neighborhood organization.

I'll submit an official comment postcard and will also try to attend the the P&Z meeting on 1/19.

Thanks,  
Cameron

--

Cameron Gale  
515-314-9961  
2520 Woodland Ave, Des Moines, IA 50312  
pronouns: he/him/his

**From:** [Tiffany Young](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** Sequel Architecture - 2513 Woodland Ave.  
**Date:** Wednesday, January 18, 2023 11:53:57 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Chakraborty,

I am writing to share my support of the Sequel Architecture project located at 2513 Woodland Ave. Sequel Architecture is a neighborhood-oriented architecture firm with a focus on projects that positively impact communities both locally and throughout the state of Iowa. Sequel's focus day in and day out is grounded on the importance of rehabilitating historic homes, making this relocation to a historic building a perfect fit. By allowing Sequel Architecture to document and share the story of this building, while properly and sensitively rehabilitating it, will give this abandoned building the chance to once again be a community asset.

As a member of the architecture and design community and a resident of Ingersoll Park, I understand the importance of historical preservation, and I couldn't think of a better business to occupy 2513 Woodland Avenue.

Thank you,  
Tiffany Young, IIDA, NCIDQ  
Ingersoll Park Resident



**From:** [Collaborate DSM](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** Sequel Architecture & 2315 Woodland Avenue  
**Date:** Monday, January 16, 2023 11:06:29 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sreyoshi,

My name is Jackie Akerberg and my husband Clinton and I are the owners and founders of Collaborate DSM at 3106 Ingersoll Avenue, just down the road from 2315 Woodland. Steve Wilke-Shapiro and Sequel Architecture are current tenants of ours, and I cannot say enough how wonderful it is to have them as part of our community. Collaborate DSM is truly a better place because of them. They are helpful and involved around the office, always pay dues on time or early, they have a fun and respectful clientele, and are always collaborating and engaging with other members to share their forward-thinking ideas and plans for bettering our neighborhood and community. We will be sad to see them go, but look forward to having them just down the road at 2315 Woodland, where we are confident in their efforts to support, respect, and even improve the district. I am available for any questions if needed.

Have a wonderful day,

--

**Jackie Akerberg**

*Head Collaborator*

Collaborate DSM

3106 Ingersoll Avenue

Des Moines, IA | 50312

P: 515.306.8603



*Come work with us!*

[www.collaboratedsm.com](http://www.collaboratedsm.com)

**From:** [Callie Brass LLC](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** Support for 2513 Woodland Ave Zoning  
**Date:** Monday, January 16, 2023 7:29:41 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Callie Brass and I am a business owner with my office being located at 3900 Ingersoll Ave. I have been at this location for the last three years and plan on maintaining this location for at least the next few years. I have enjoyed seeing the rehabilitation of Ingersoll and the surrounding area, and so have the clients that I serve. Many of which reside in this area of Des Moines.

I am writing in support of the zoning for 2513 Woodland Ave. Here are a few reasons why:

- Sequel Architecture is a neighborhood-oriented firm with a focus on projects that positively impact communities - they work on everything from rebuilding historic porches and kitchen remodels to house moves and sensitive infill.

- A low-impact office would be an appropriate use of the building. They will be on site during a time of day when many neighbors are not at home... "eyes on the street".

- The building at 2513 Woodland is actually an important part of Des Moines history. It is associated with the story of Urban Renewal and displacement of Black residents from the Center Street district - Harlan Thomas (he owned the barbershop there from 1970 through the early 2000s) was a regionally known blues musician and the barber shop was a community center for the Black community. This is a super important story to preserve, unique in the City as far as I know.

- Documenting and sharing this story as widely as possible, along with a sensitive rehabilitation, will turn this abandoned building into a community asset.

If you have any questions please reach out. I appreciate you taking the time to review my email in support of the zoning of this project.

Truly,

Callie Brass MA, LMHC  
Callie Brass Counseling  
3900 Ingersoll Ave Ste 108  
Des Moines, IA 50312  
515-444-5604



**From:** [Michael Lauer](#)  
**To:** [Chakraborty, Sreyoshi](#)  
**Subject:** Zoning of 2315 Woodland Avenue  
**Date:** Tuesday, January 17, 2023 7:54:46 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern,

I support zoning 2315 Woodland Avenue in a way that permits Sequel Architecture to have a commercial business at that location. I understand that the structure will be renovated with sensitivity congruent with its historic significance to Des Moines. It was built as a grocery store and was in commercial use as a barbershop from the 1970 to the early 2000s. The proprietor of the shop was Mr. Harlan Thomas, a regionally known blues musician. His shop was a community center for the Black community. Zoning the building for commercial use is consistent with its history.

Sequel Architecture is a low impact office with generally low day-time traffic flow. They are unlikely to contribute to traffic or parking congestion and traditionally operate during normal business hours. Renovating 2315 Woodland Avenue for use as an office will transform an abandoned building into a low impact asset for the neighborhood.

I live in the Cheatom Park neighborhood and I am familiar with the 2315 Woodland Avenue area. I am also familiar with Sequel Architecture whom we have used for an earlier home remodel. We are working with them again to remodel our 1904 home in Cheatom Park to modernize it while keeping true to its historic nature.

Sincerely,  
Michael Lauer  
1154 14th Street  
Des Moines, IA

Item: ZONG-2022-000100

Date: 11/12/2023

Please mark one of the following:

- ☒ I support the request  
☐ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 18 2023

Titleholder Signature: Katie Allen

Name/Business: Katie Allen

Impacted Address: 658 26th St. DM, IA 50312

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item: ZONG-2022-000100

Date: 1-13-23

Please mark one of the following:

- ☐ I support the request  
☒ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 18 2023

Titleholder Signature: Troy Vande Lune

Name/Business: Troy Vande Lune

Impacted Address: 2517 Woodland Ave, Des Moines

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Item: ZONG-2022-000100

Date: Jan 16th, 2023

Please mark one of the following:

- ☒ I support the request  
☐ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 19 2023

Titleholder Signature: [Signature]

Name/Business: Rally Cap Properties LLC

Impacted Address: 601 24th St, 602 23rd St, 654 26th St, 720 26th St, 2723 High St

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item: ZONG-2022-000100

Date: 1-16-23

Please mark one of the following:

- ☒ I support the request  
☐ I am undecided  
☐ I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
JAN 19 2023

Titleholder Signature: [Signature]

Name/Business: Cameron Gale

Impacted Address: 2520 Woodland Ave.

Comments: I believe a small office use will be a positive contribution to our street and neighborhood.  
\_\_\_\_\_  
\_\_\_\_\_

Item: ZONG-2022-000100

Date:

1-13-23

Please mark one of the following:

☒ I support the request

☐ I am undecided

☐ I oppose the request

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 19 2023

Titleholder Signature:

*[Signature]*

Name/Business:

Brigham Hoegh - 2520 Woodland Ave

Impacted Address:

2513 Woodland Ave 50812  
2520 Woodland Ave.

Comments:

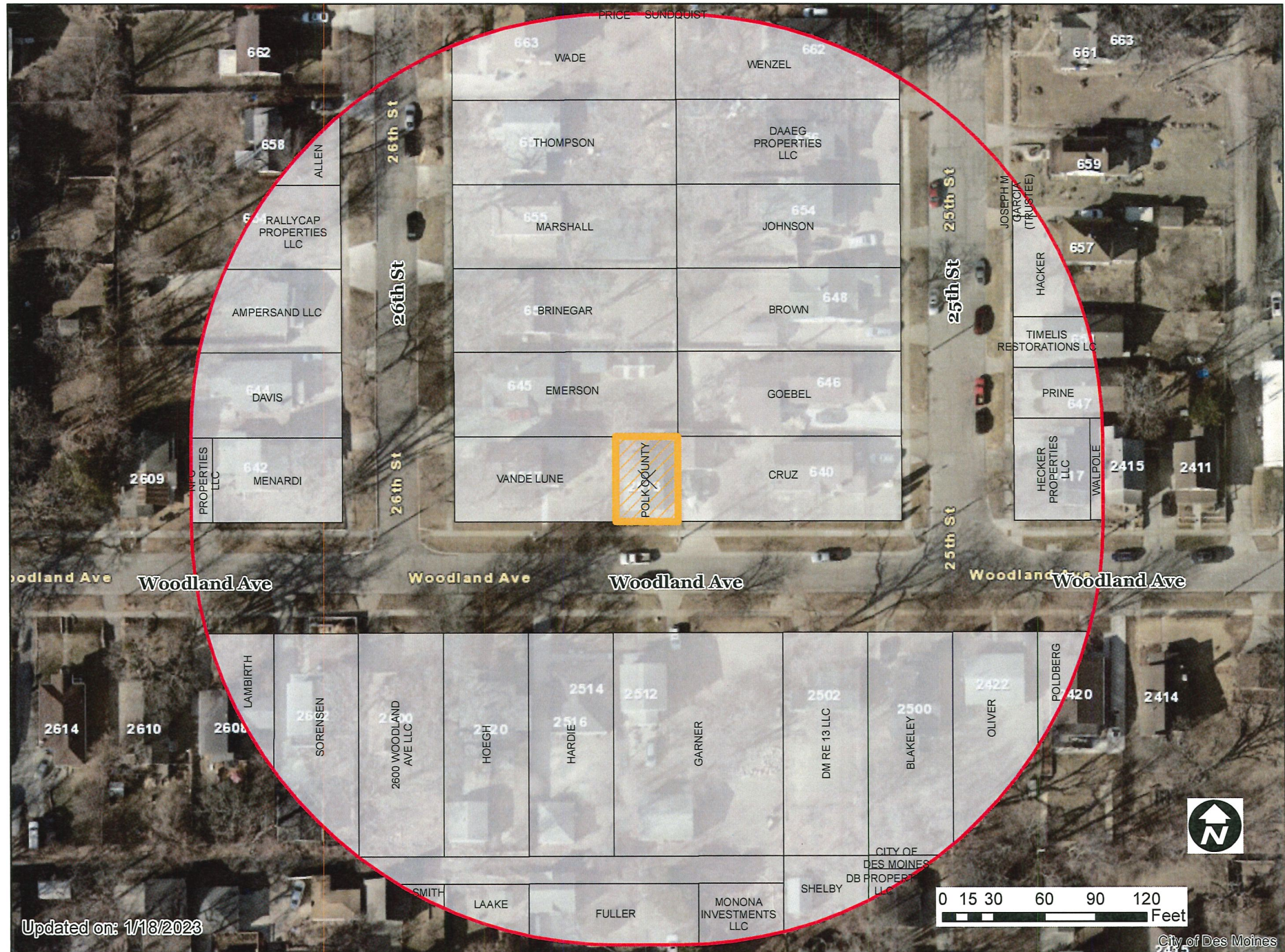
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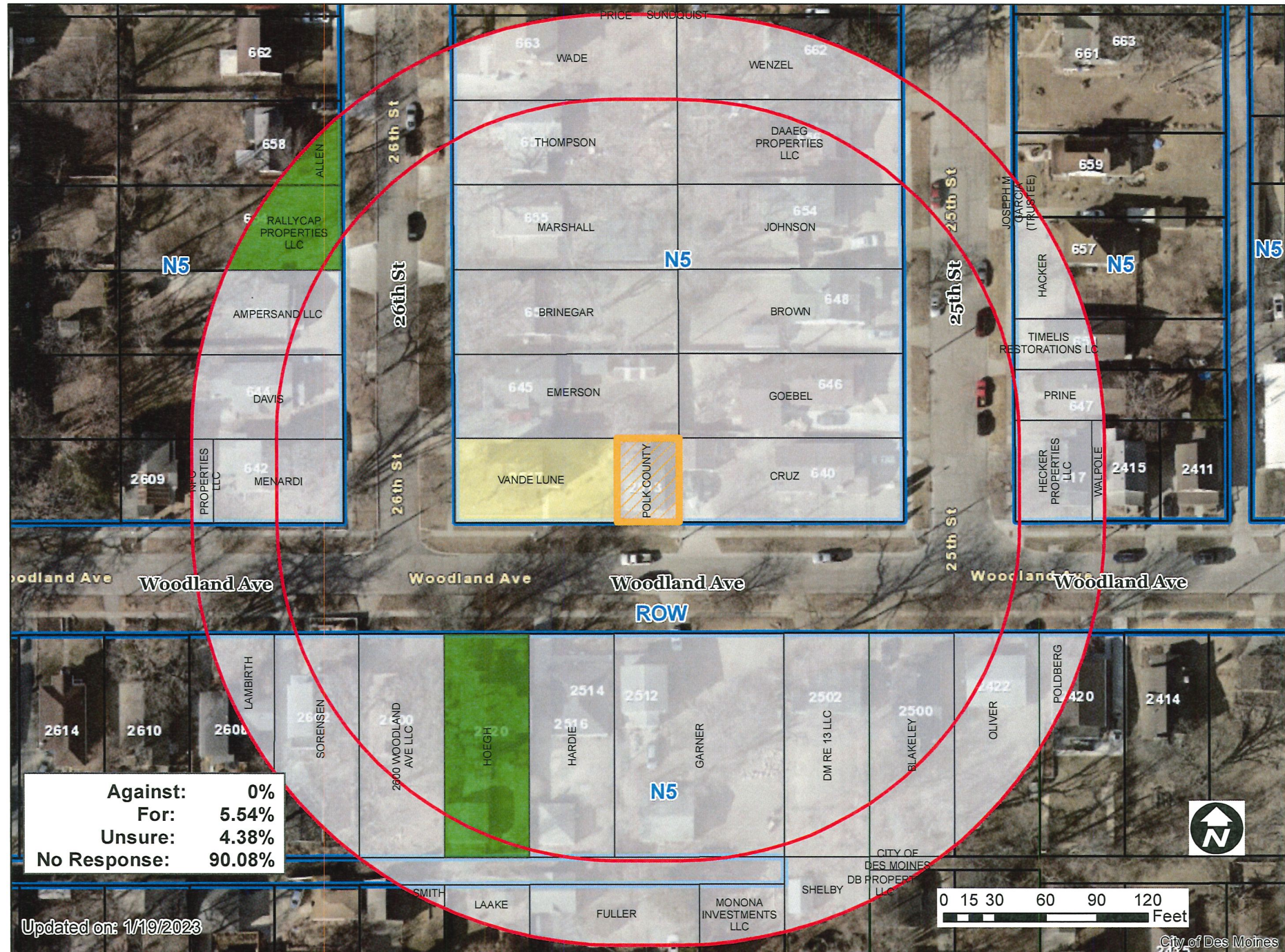
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# Twenty-Five Thirteen Woodland, LLC, 2513 Woodland Avenue

COMP-2022-000002











# 2513 WOODLAND

Sequel Architecture Office



2.5 YEARS OLD

4 EMPLOYEES

103 PROJECTS



**Woodland Heights  
Neighborhood**

**Woodland Place Historic  
District (National Register)**

Non-contributing due to  
exterior alterations:

Vinyl siding / Exterior

Replacement door

Built-up soffit

Eyebrow above Door





Photo  
**Landess Grocery (ca. 1920)**

Paul Landess in background

Research: newspaper articles, Sanborn  
Maps, City Directory, abstract





## Harlan Thomas – Barber and Musician

Owned the building from ca. 1969 to ca. 2015



# INTERIOR CONDITION

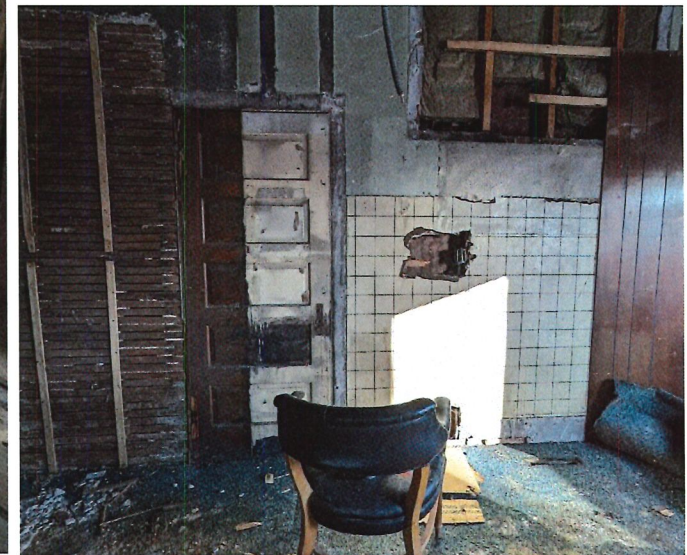
Remodeled in 1970 from  
grocery store to  
barbershop





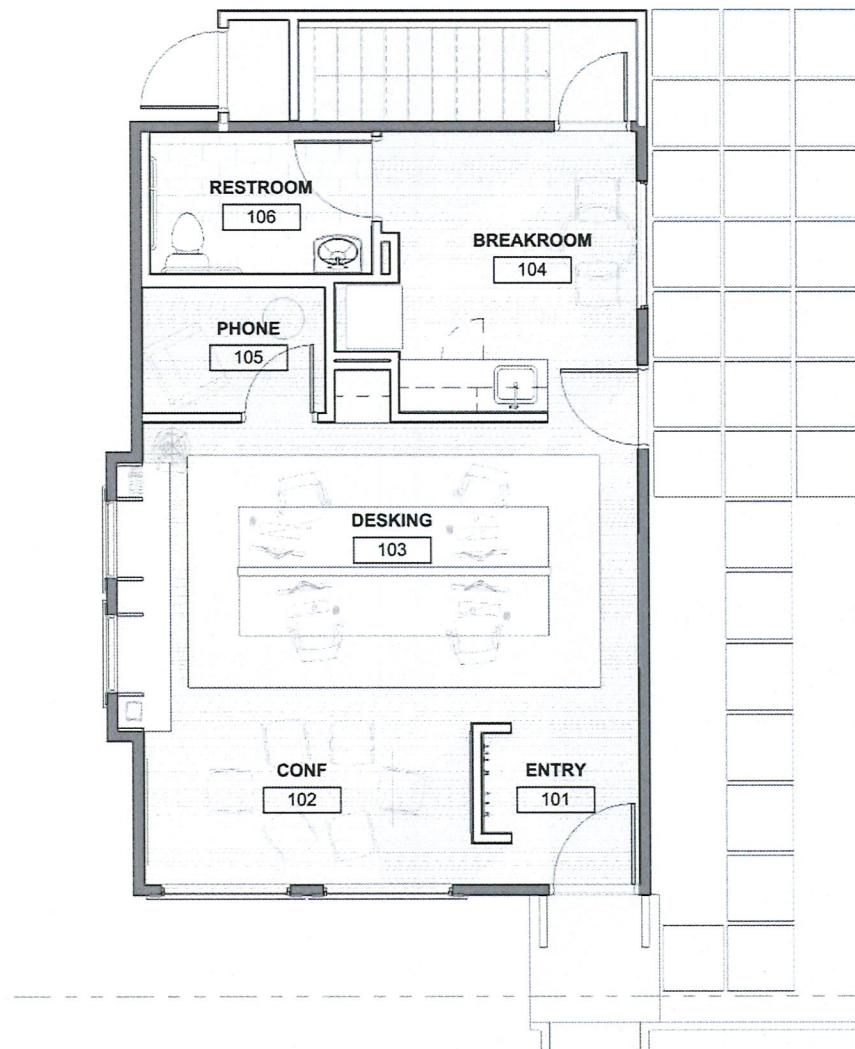


Cleanout - 2.28 TONS





# Proposed Floor Plan





Interior





- 
- **Low impact** office – 2 to 4 employees
  - **Large Investment** – over \$100k
  - **Engaged Owner**
  - **Local Landmark**

**Engaged** with adjacent neighbors and Neighborhood Organization from the start

**Feedback Meeting** – Parking, Stable Use, “Spot” Zoning



## Prior Use - Commercial for 100 Years!

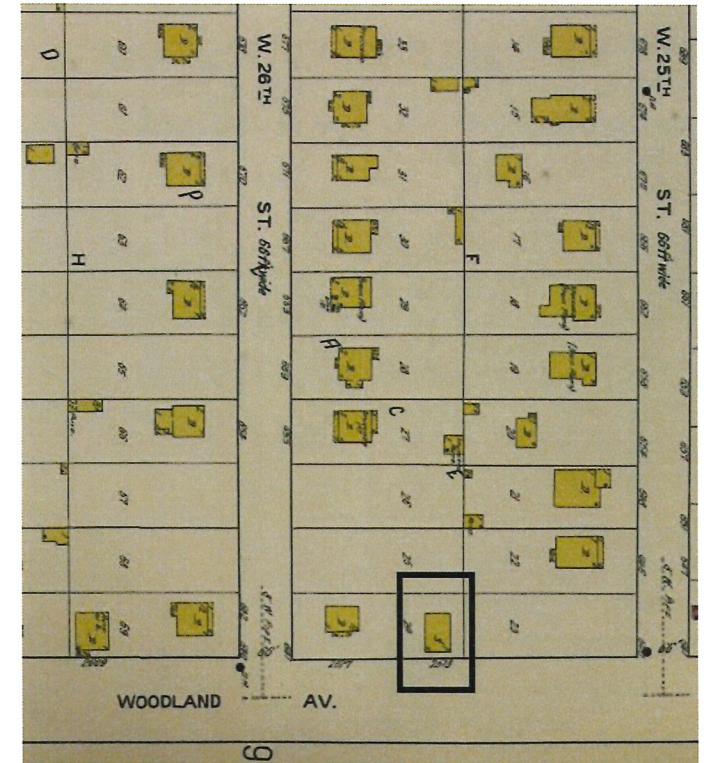
- Constructed as Grocery
- Renovated to Barber Shop

## Context

- Neighborhood Commercial
- Urban Renewal / Displacement

## Preservation - Compatible Use

- Historic rehabilitation
- Historic Tax Credits







Questions



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ZONG-2022-000100



1 inch = 42 feet