



Date October 2, 2023

APPROVING REQUEST FROM WADE INVESTMENTS, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW CONSTRUCTION OF A NEW MIXED-USE BUILDING ON THE WEST PORTION OF THE PROPERTY OCCUPIED BY NORDEN HALL LOCAL LANDMARK AT 425 EAST GRAND AVENUE

WHEREAS, Wade Investments, LLC, Owner, represented by Saloni Sheth (Applicant) has made application for a Certificate of Appropriateness to allow construction of a new mixed-use building on the west portion of the property occupied by Norden Hall Local Landmark at 425 East Grand Avenue (the "Property"); and

WHEREAS, on September 5, 2023, after notice, the Landmark Review Board considered the application for Certificate of Appropriateness and consensus of the members present was to recommend that the Certificate of Appropriateness should be granted, supporting the staff recommendation for historically appropriate building materials and building design and requested an exploration of whether the developer wants a three-story building.

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

The proposed Certificate of Appropriateness to allow construction of a new mixed-use building on the west portion of the property occupied by Norden Hall Local Landmark at 425 East Grand Avenue is hereby approved, subject to the following condition:

- a. Review and approval of the finalized design and building materials by the Planning Administrator.

MOVED by _____ to adopt. Second by _____.

APPROVED AS TO FORM:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

City Clerk

Landmark Review Meeting

Tuesday, September 5, 2023

Members Present: Pat Berry, Brian Clark, Madison Dierks, Scotney Fenton, Martha Green, Tim Hielkema, Michelle Morgan Huggins, Carey Nagle, Vince Ward, and Steve Wilke-Shapiro

Staff: Jacob Couppee, Michael Delp, Stacey Hanley, Katie Hernandez, Jason Van Essen, Tom Fisher, and Glory Parks

Call to order: 7:36am

Request from Diocese of Des Moines (owner) represented by Tim Hielkema (applicant) installation of rooftop mechanical equipment with no mechanical screening on the American Federal Building Local Landmark at 601 Grand Avenue. (CAHP-2023-000091)

Stacey Hanley introduced the requested Certificate of Appropriateness to allow installation of rooftop mechanical equipment with no mechanical screening on the roof of the American Federal Building Local Landmark.

Ms. Hanley stated that the applicant is requesting a waiver of the Planning and Design Ordinance (Chapter 135) requirement to screen the proposed condensing units that would be located on the roof of the Catholic Pastoral Center at 601 Grand Avenue. Information provided by the applicant explains that the condensing units are a necessary addition with their proposed new air conditioning system.

Ms. Hanley shared photos from variety of locations around the building showing the viewshed impact of adding the proposed condensing units. If screening is added around the condensing units, the overall size of the mechanical enclosure increases to accommodate the need for proper air circulation around the condensing units. The condensing units plus screening create a mechanical enclosure with an overall size of 33-foot long by 12-foot 6-inches wide, compared to the overall size of the condensing units alone at 24-foot long by 7-foot wide. Additionally, the condensing units plus screening are located 8-foot 6-inches from the edge of the building, compared to the condensing units alone being located 15-foot from the edge of the building.

The proposal is to proceed without screening, with the rationale that this approach is consistent with the major tenets of Mies van der Rohe’s work and the existing conditions of the current roof penetrations (the new units will be approximately the same height as the existing exhaust vents on the roof on the south side of the penthouse). The units will be painted a custom color to match the building.

John Rounds, Excel Mechanical, explained that the existing system uses an obsolete method by today’s standards and efficiencies and described the current conditions of the original system including the negative air pressure in the building that makes it less efficient than the proposed new system. The new tower will not make it in the current footprint. Due to the increased size of an updated system, it cannot be placed back in the same location where it was previously located. Therefore, to update this system, condensing units need to be placed on the roof.

Steve Stimmel, member of the Pastoral Center Board, explained that the replacement air conditioning system was to be included in the recent building renovation and restoration, but was pulled from the project due to budget concerns.

Board questions and comments

- Martha Green requested an explanation of why the equipment will not be put inside the building.
- Carey Nagle shared appreciation for the thorough photographic summary. Feels it would be similar to the process SHPO would take. Supports the option to not have screening.
- Martha Green shared appreciation of the thoroughness of the team to look at all options and in support of no screening.

A consensus of the members present support the option to not screen the mechanical units.

Request from Wade Investments, LLC (owner), represented by Saloni Sheth (applicant) to allow construction of a new mixed-use building on the east (west) portion of the property occupied by Norden Hall Local Landmark at 425 East Grand Avenue. (CAHP-2023-000077)

Jacob Couppee gave a brief introduction and history of Norden Hall and described the request for a Certificate of Appropriateness to allow construction of a new mixed use building on the east-(west) portion of the property.

The new building will be sharing the west edge of the patio constructed when Norden Hall was relocated to the current property, which is reflective of an intent to return to a more historically accurate rowhome-style development.

Staff feels that the building is on the right path and is comparable to Norden Hall. The new construction would have a form like a traditional rowhouse or commercial building along the street. It would feature variations in height and width, ranging from twenty-two (22) feet to twenty-nine (29) feet, and alternates between one, two, and three stories in height throughout the building.

Mr. Couppee noted that staff appreciates the third-floor transition point that steps up to the hotel next door. He also noted that staff has concerns of alternating materials, the amount of detailing on front facades, the new construction has a lot of variation to overshadow Norden Hall, and the signage takes away from Norden Hall. Related to size, scale and proportions, and massing, staff finds that the building is generally on the right track and could be supportive of most elements. Some alteration to the dimensions, such as the overall depth of the upper floors, reduction in some dimension variations, and further minimizing visual impacts of areas beyond the approximate depth Norden Hall, would further enhance the relationships with Norden Hall.

Thoughts from the commission to guide staff in their discussion with client are requested by the staff report.

Saloni Sheth, Streamline Architects, gave a visual presentation showing the context and depth of the proposed building that is longer than Norden Hall. It was noted that the third story was added per the City's downtown storefront district, three story minimum guidelines. The balcony is recessed to try to line up with Norden Hall.

Ms. Sheth explained that no changes will be made to the existing building. The pergola will be revised for the new brick façade of the new building wall. The removal of trim work is meant to simplify it and relate with the Norden Hall exterior.

Steve Wilke Shapiro asked if the brick in line with metal panel? Ms. Sheth explained the front façade metal panel will be over the brick.

Board questions and comments

- Martha Green noted that the Landmark Review Board can override zoning requirements, as in the case of a third story.
- Martha Green shared agreement with staff in reducing decoration, when Norden Hall was built everything had a functional use that it was applied to.
- Martha Green suggested removing the trim work to keep it more simplified and relate more to Norden Hall. Seems that part of the reason the new building overwhelms Norden Hall is that is set farther forward, right up to the lot line.
- Steve Wilke Shapiro agrees with staff that with a squint test the new building appears to be appropriate massing and has a decent relationship with Norden Hall. Encourage working to make the brick appear more genuine and to come up with simplified detailing on the side panels.
- Carey Nagle expressed that the cornice element, the weight of brick masonry, an authentic material, and the way it is capped with a faux material, needs resolution. Transition to the patio and the signage element may be better if it was just masonry, needs more work. In terms of the architectural hierarchy of capping the element. Feel it needs additional study in having something wood, in a traditional sense, it would be organized in a significantly different way.
- Michelle Morgan Huggins noted that the cornice piece is what muddies it up, keeping it simple would make it stronger.
- Tim Hielkema shared that the two-story needs to be more simple, would be a stronger, bolder building. There may be opportunities for stone sills that would not mimic but add character.
- Martha Green would be more open to a two-story building.

A consensus of members present recommend approval of the Certificate of Appropriateness supporting the staff recommendation for historically appropriate building materials and building design and request an exploration of whether the developer wants a three-story building.

Meeting Adjourned: 8:17am

CITY OF DES MOINES LANDMARK REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Tuesday, September 5, 2023

AGENDA ITEM #2 **CAHP-2023-000077**

Applicant: Wade Investments LLC (owner), represented by Sheth Saloni (applicant).
Location: 425 East Grand Avenue.
Requested Action: Certificate of Appropriateness to allow construction of a new mixed-use building on the east portion of the property occupied by Norden Hall, a Local Landmark.

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. 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 Standard's 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 alterations 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 applicant is proposing construction a new building on the western portion of the property shared with Norden Hall. As Norden Hall is a Local Landmark, all work on the subject parcel requires a Certificate of Appropriateness as reviewed by the Landmark Review Board. Staff analysis of the submitted application finds the following Standards above apply;

Standard #2

As proposed, no changes would be made to Norden Hall itself. The new building would not remove distinctive materials, alter any features, spaces, or spatial relationships to Norden Hall. The new construction does propose sharing the west edge of the patio constructed when Norden Hall was relocated to the current property, which is reflective of an intent to return to a more historically accurate rowhome-style development. As the

new construction maximizes shared surface integration the extend practicable, staff finds that the new construction meets the intent of Standard #2.

Standard #9

Per the original nomination for Norden Hall as a local landmark, the building is a twenty-two (22) foot by fifty (50) foot two-story Romanesque Revival-style rowhome. The exterior features finished red brick with thin mortar lines and stuccoed masonry on secondary elevations. Cast stone sills occupied window openings on all four elevations, and wood was utilized on window frames and some exterior doors. Along the west façade a stucco exterior is utilized to match the existing stucco-covered brick of the originally exposed sections of Norden Hall. The original western wall of the building was predominantly shared with the building that originally neighbored the building at its East Locust Street location.

The new construction would have a form similar to a traditional rowhouse or commercial building along the street. It would feature variations in height and width, ranging from twenty-two (22) feet to twenty-nine (29) feet, and alternates between one, two, and three stories in height throughout the building. The depth of the building would be approximately 130 feet, almost 2.6 times the depth of Norden Hall, and would have the front façade on the front property line, approximately five or six feet in front of the front façade of Norden Hall. Overall, the new building features a building design that, to staff, appears more reminiscent of a traditional ornate commercial design, with variations and ornamentations that ultimately overshadow the somewhat simplistic Norden Hall. As such, staff believes there are several elements of the proposed building related to materials, size, scale, features and massing that require additional review or edit prior to any administrative approval.

The proposed structure would feature multiple accents on the front, including ornate trim details on the sides and near the third-floor roofline. The windows would vary in size and design on each floor, and feature detailed trim work and flower boxes. The horizontal articulations on the front façade of the building would be a vertical metal hollywood paneling which, when reviewed overall, creates what appears to be a third material on the front façade of the new building.

In addition to the front façade ornamentation, the new building would feature numerous vertical and horizontal dimension variations. The new building would be three floors for the first thirty-one (31) feet of the building. The remaining approximately ninety (90) feet of depth would be a single-story, apart from a two-story bump out on the east façade for the last approximately forty-five (45) feet of the building depth for an enclosed rooftop stairwell. The building would also feature a ten (10) foot deep rooftop patio to recess the third floor from the front façade. The west façade also features two bump outs on the first and third floors.

Finally, the new construction features a wide variation of materials, both with horizontal and vertical orientations. The new construction will, ultimately overwhelmingly consist of

a hollywood architectural metal panel material. This paneling would be the primary façade material on the east, west, and south façades, and would be the secondary material on the front façade. Full dimension brick is proposed for a slight majority of the front façade, and would continue around the east and west facades to the end of the multi-story portion of the building. Once the building becomes single-story, the hollywood paneling would be the sole façade material. All façade of each bump out would also feature the metal paneling.

As proposed, staff believes that the overall design of the new building is either directly in contrast to, or does not achieve adequate compatibility to Norden Hall to meet the intent of this standard. Related to size, scale and proportions, and massing, staff finds that the building is generally on the right track, and could be supportive of most elements. However, some alteration to the dimensions, such as the overall depth of the upper floors, reduction in some dimension variations, and further minimizing visual impacts of areas beyond the approximate depth Norden Hall, would further enhance the relationships with Norden Hall.

Related to materials and features, staff has reservations about the predominate use of metal paneling specifically on the front façade, but also on the east façade and bump-outs. Staff is supportive of using alternative materials reflective of Norden Hall on the front façade, but feels that the use of hollywood, as well as the materials for the detailed trim work, create too much variation that is incompatible with Norden Hall. Staff is also supportive of using alternative materials that create an accessory or secondary feel on the single-story portion of the building, visually minimizing the overall depth of the building compared to Norden Hall. However, staff does not feel that the hollywood metal panels are the most appropriate material to achieve that look. Staff believes a material more reflective of the brick and stone materials of Norden Hall would seem more appropriate, but seeks Board input on the most appropriate materials for those facades.

Standard #10

Staff finds the new construction is designed in a manner that should removal be required for any reason, Norden Hall could continue as with little to no negative impacts to its original footprint.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness with the following conditions;

1. Input from the Landmark Review Board on historically appropriate building materials.
2. Input from the Landmark Review Board on building design.
3. Final review and approval by the Planning and Urban Design Administrator.

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.

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CAHP-2022-000077

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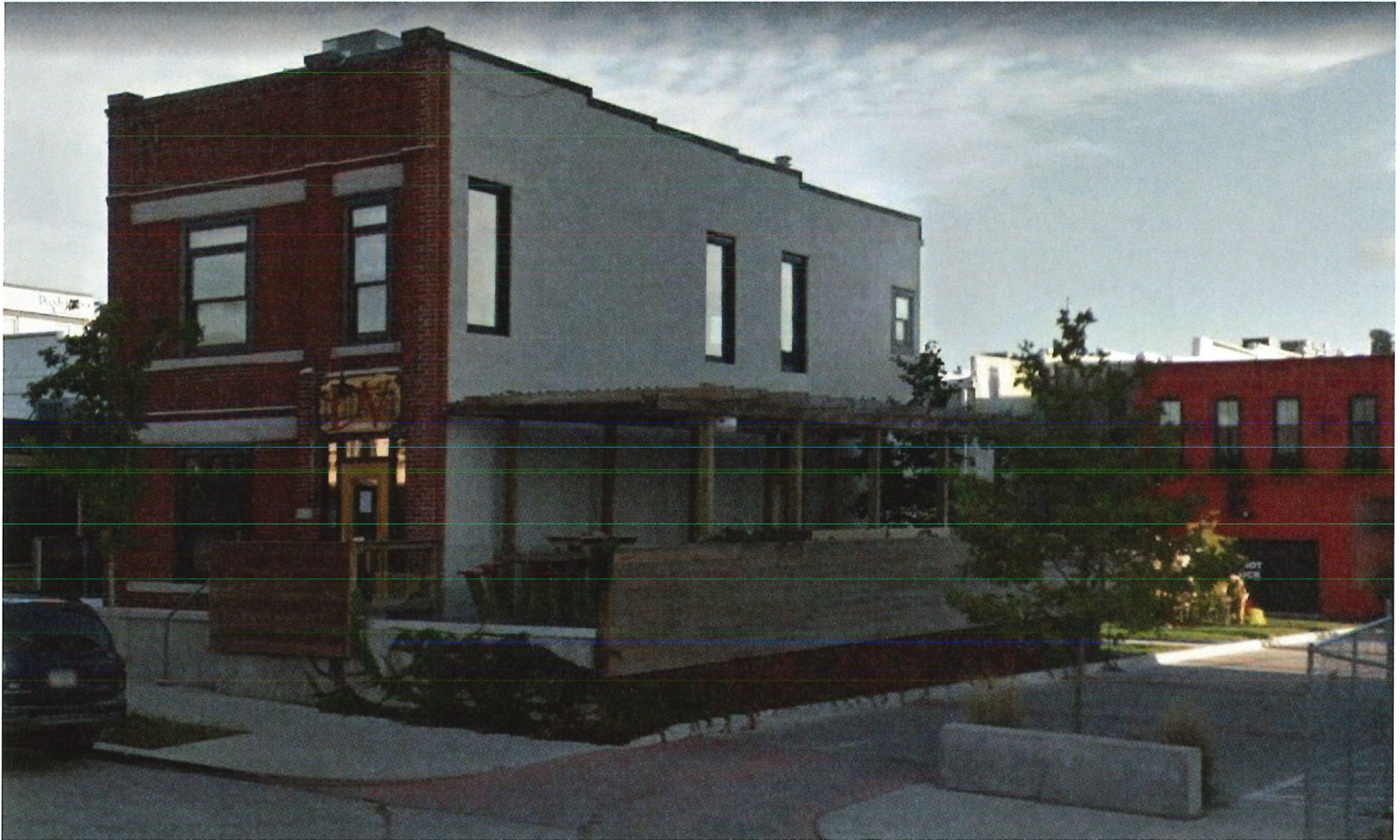
Des Moines Webmap



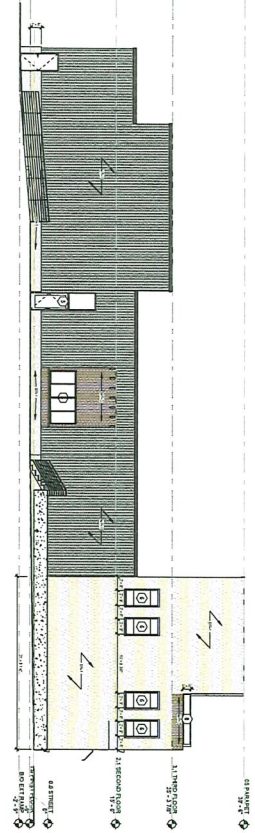
- Condo Parcel
- Parcels
- Property Owner

<p>Description</p>	<p>1:1,128 Webmap Scale</p>	<p>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</p>	<p>Author: Author</p> <p>Date: 6/17/2022 Time: 3:15:18 PM</p>
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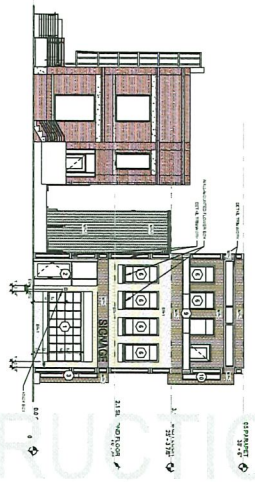
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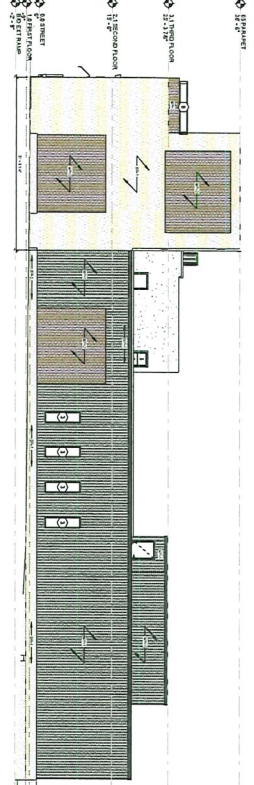




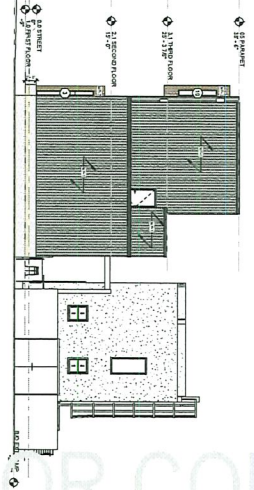
① NORTH ELEVATION
18'-7 1/2"



② NORTH ELEVATION
18'-7 1/2"



③ WEST ELEVATION
18'-7 1/2"



④ NORTH ELEVATION
18'-7 1/2"

EXTERIOR FINISH SCHEDULE

001	CONCRETE	CONCRETE
002	WOOD	WOOD
003	GLASS	GLASS
004	BRICK	BRICK
005	STONE	STONE
006	PAINT	PAINT
007	ROOFING	ROOFING
008	MECHANICAL	MECHANICAL
009	ELECTRICAL	ELECTRICAL
010	PLUMBING	PLUMBING
011	HEATING	HEATING
012	Cooling	Cooling
013	Other	Other

NOT FOR CONSTRUCTION

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WADE - EAST VILLAGE, DSM
**MIXED USE
NEW CONSTRUCTION**
425 E GRAND AVE.
DES MOINES, IA

Plan Number: 18-011
Drawing Title: EXTERIOR ELEVATIONS
Date: 7/6/23
Scale: A200





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