



Roll Call Number

Agenda Item Number

64

Date August 3, 2026

**CONSIDERATION OF A REQUEST FROM JOPPA VILLAGE PROJECT,
REPRESENTED BY JAMES HAGBERG, TO DEMOLISH THE FORMER
CHESTERFIELD SCHOOL LOCATED AT 2501 MAURY STREET PURSUANT TO
SECTION 58-70 OF THE HISTORIC PRESERVATION ORDINANCE**

WHEREAS, Joppa Village Project has a leasehold interest with an option to purchase the former Chesterfield School building (the “Building”) located at 2501 Maury Street, and has proposed to demolish the Building; and

WHEREAS, the Building is not on the National Register of Historic Places, they are not located within a local historic district, and they are not a local landmark; and

WHEREAS, the Development Services Director has determined the Building is greater than 50 years old, is deemed historically significant, and it meets the criteria for landmark designation set forth in City of Des Moines Municipal Code § 58-58; and

WHEREAS, in accordance with the Historic Preservation Ordinance, the Development Services Director has referred the application to City Council for review; and

WHEREAS, City Council is required to consider oral and written comments from all interested parties and determine if the proposed demolition should be referred to the City’s Historic Preservation Commission for further study and review.

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

Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed demolition, are hereby received and filed.

(Council Communication No. 26-259)



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Alternative A

MOVED by _____ to **REFER** the application requesting approval to demolish the former Chesterfield School located at 2501 Maury Street to the Historic Preservation Commission for further study and review. Second by _____.

Alternative B

MOVED by _____ to **APPROVE** the request to demolish the former Chesterfield School located at 2501 Maury Street, subject to all conditions and requirements set forth in City of Des Moines Municipal Code § 58-70(d). Second by _____.

/s/ Emily A. Duffy

Emily A. Duffy
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
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

Coupee, Jacob T.

From: Jim Hagberg <Jim.hagberg@joppa.org>
Sent: Monday, July 13, 2026 10:03 AM
To: Van Essen, Jason M.; Coupee, Jacob T.
Cc: Joe Stevens; Brandy Waters; Hoff, Jim M.
Subject: Joppa Responses to Questions ... Re: Formal Response to Information Inquiry ... Re: City - Joppa Building Decision Letter ...

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 03 - Demo Review Log

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Jason,

Thanks for forwarding these questions. For ease of reference, I am restating them below along with our responses.

1. Did you price renovating the original 1880s building, removing the existing addition and constructing a new addition?

Not in that exact configuration. Edge Commercial prepared separate cost estimates for the 1880s building and the 1950s addition so Joppa could evaluate the buildings independently rather than only as one combined complex. This was done as follows:

- From the beginning, the 1880s building appeared to be the more difficult structure to adapt for the operational needs of a modern community center serving formerly chronically homeless residents. By comparison, the 1950s addition offered more flexibility for adaptive reuse.
- Nevertheless, because we recognized the historic significance of the 1880s building, Joppa invested significant time and resources evaluating whether it could be successfully repurposed.
- Working with RDG Planning & Design, we developed programming and conceptual layouts for using the building as a community center.
- That process confirmed several significant challenges, including the building's masonry load-bearing construction, constrained entry configuration and the extensive work required to meet accessibility, life-safety, mechanical and other code requirements.

Joppa's goal throughout the evaluation was to determine whether preservation could be accomplished in a way that still met the practical, financial and mission needs of the Village. The estimated cost to renovate the 1880s building was 58% higher than comparable new construction, or \$316 per square foot versus \$200 per square foot. More importantly, even with the additional investment, the renovated

building would not provide the functionality, operational efficiency or long-term flexibility of a purpose-built community center.

Based on that evaluation, Joppa concluded that new construction would better serve future residents and provide the most responsible stewardship of charitable resources.

2. Have you considered State Historic Tax Credits?

Yes. Early in our evaluation, Joppa consulted with people experienced in identifying and pursuing historic preservation grants and tax credit opportunities, including State Historic Tax Credits. After reviewing the project, they did not recommend that as a promising funding strategy for Joppa's intended use.

Even if historic tax credits were available, they would not resolve the core issues identified through the evaluation, including:

- substantially higher renovation costs, even after a potential credit;
- significant functional limitations of the existing building;
- uncertainty around funding availability, eligibility, timing and compliance;
- additional time required for applications, reviews and approvals; and
- Joppa's responsibility to direct charitable resources toward the greatest mission impact.

As a nonprofit, Joppa's mission is to address chronic homelessness. During this process, we also spoke with prospective donors, and the feedback was consistent: they were enthusiastic about investing in housing, services and community spaces for people experiencing chronic homelessness, but not in providing the additional funds required to renovate the existing building when a purpose-built facility would better serve residents.

For these reasons, Joppa determined that new construction is the most financially responsible and practical long-term solution for Joppa Village, future residents and the stewardship of donor resources.

Please let me know if any additional information would be helpful as this moves through the review process.

Best regards,

Jim

James D. Hagberg, P.E.

Board Member & Joppa Village Project Director
2326 Euclid Avenue, Des Moines, IA 50310
jim.hagberg@joppa.org / 515-240-9947 mobile



This is the summary of our cost estimates & analyses:

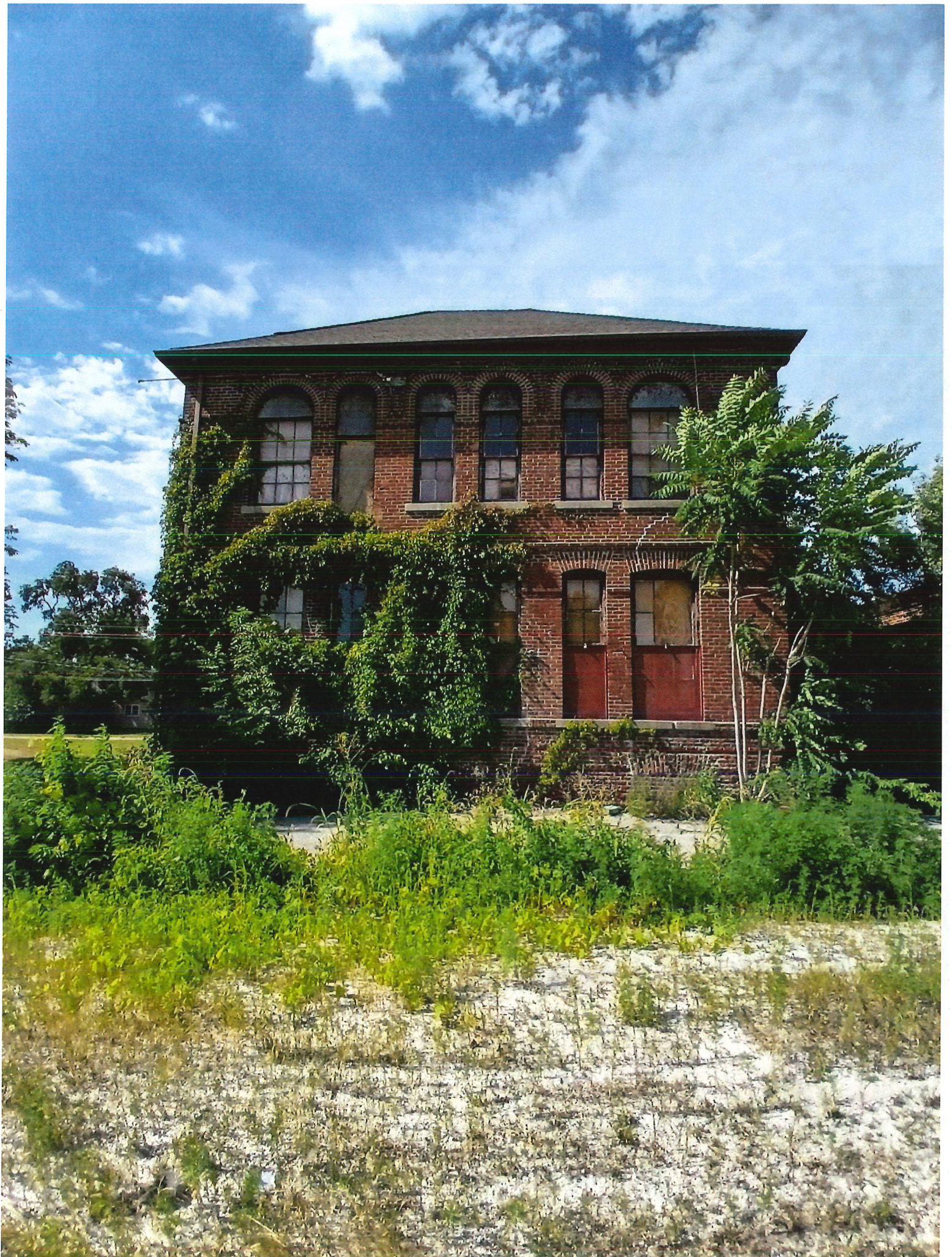
GENERAL CONTRACTOR's COST ESTIMATES		Renovation		New Construction	
		Sq Feet	\$/sf	Est \$/sf	Extension
1880's Building	\$1,973,662	6,236	\$316	\$200	\$1,247,200
1950's Building	\$2,823,880	9,000	\$314	\$250	\$2,250,000
	\$4,797,542	15,236			\$3,497,200
JOPPA Contingency (15%)	\$719,631				\$524,580
JOPPA GC's, Mgmt, Spvn, Eng'g (10%)	\$479,754				\$349,720
Total Renovation>	\$5,996,928			Total New>	\$4,371,500
		Difference	\$1,625,428		37.2%





No CHESTERFIELD



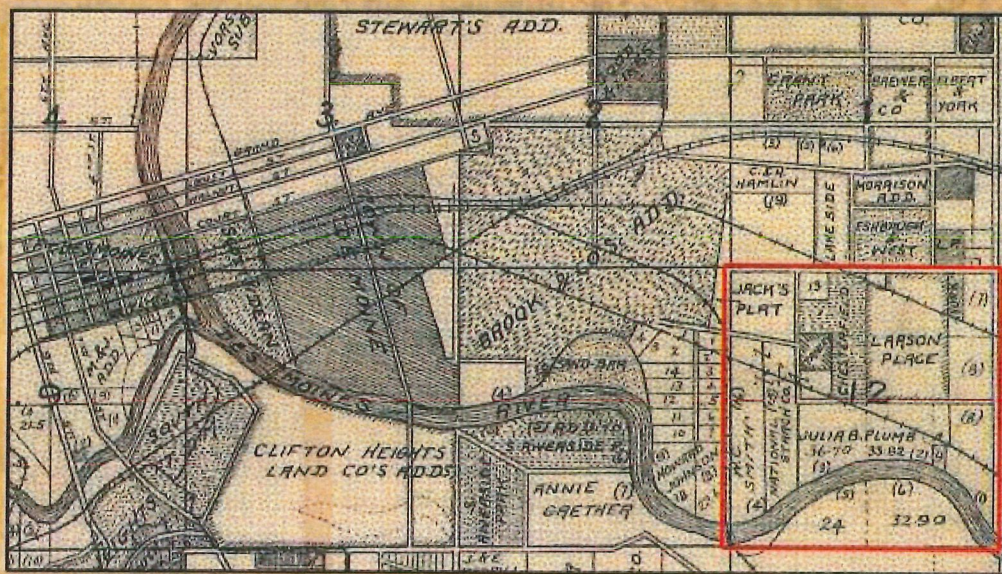






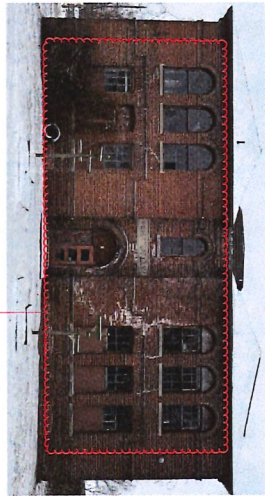


The 'Village' of Chesterfield

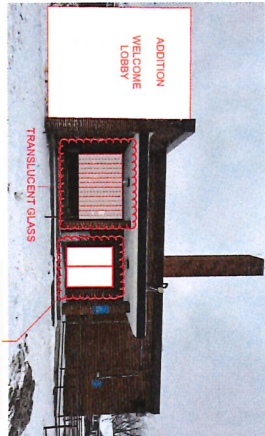


- The village of Chesterfield was incorporated into the town of Gilbert in 1882
- The village included two starch factories and a brick yard
- Had its own post office from 1883 to 1903
- Gilbert was annexed into Des Moines in 1890
- Former Des Moines Mayor Preston Daniels grew up in the area

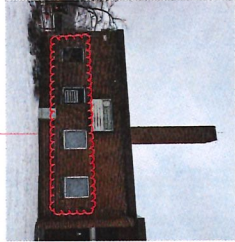
Plans illustrating the scope of work required to restore the building.



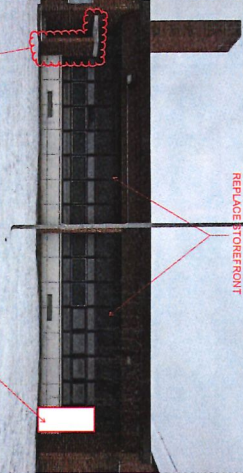
WEST ELEVATION



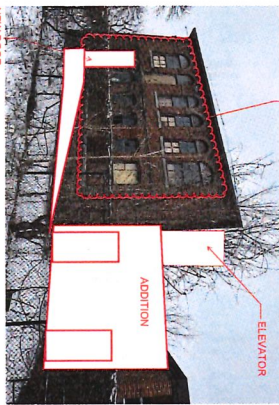
EAST ELEVATION



NORTH ELEVATION



RESTORE AND REPLACE WINDOWS AND DOOR AS NEEDED

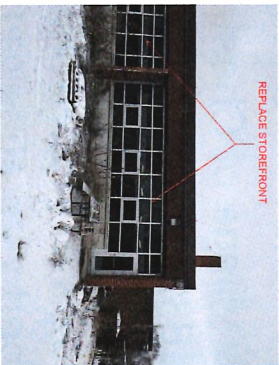


SOUTH ELEVATION



VILLAGE LAUNDRY

ELEVATOR ENTRY



REPLACE STOREFRONT

JOPPA VILLAGE AT CHESTERFIELD NORTH COMMUNITY BUILDING

NOT FOR CONSTRUCTION

PROGRAMMING

ARCHITECT
RDG...
PLANNING & DESIGN

INTERIORS

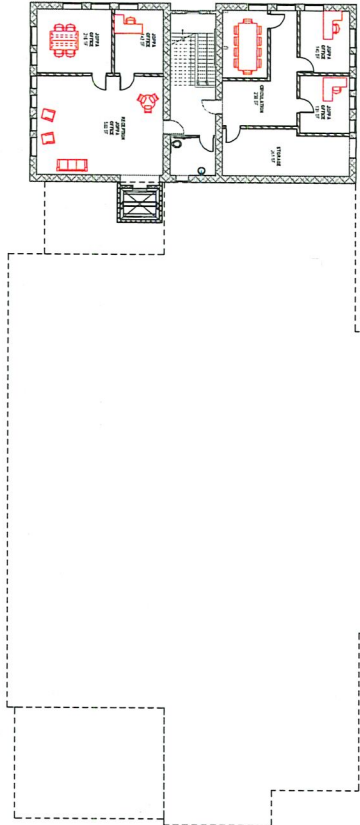
CIVIL / LANDSCAPE

JOPPA

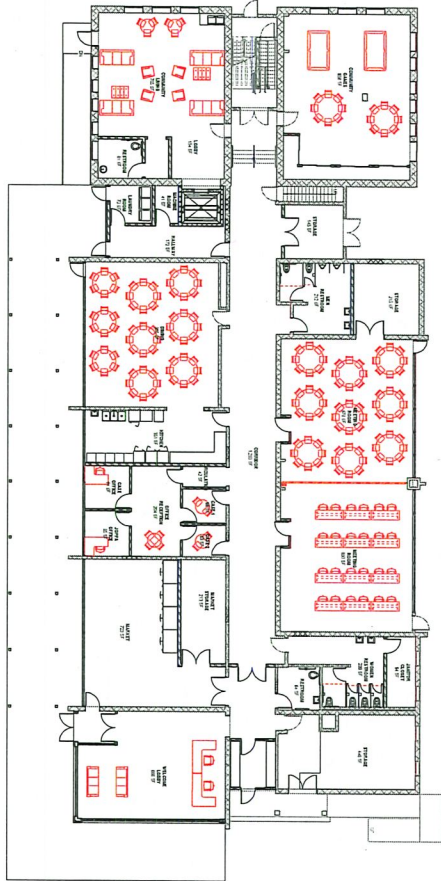
A05.01

EXTENSION
ELEVATIONS

Plans illustrating a potential configuration of the use within the building.



F01.10 FLOOR PLAN LEVEL 1



F01.10 FLOOR PLAN LEVEL 1

REVISIONS

NO.	DESCRIPTION	DATE
1	Initial Design	10/10/2010
2	Revised Design	11/10/2010
3	Final Design	12/10/2010

The design is based on the information provided by the client and is subject to change without notice. The design is not to be used for any other purpose without the written consent of the architect.

JOPPA VILLAGE AT CHESTERFIELD NORTH COMMUNITY BUILDING

NOT FOR CONSTRUCTION

PROGRAMMING

F01.10

PLANS

ARCHITECT	RDG
ENGINEER	RDG
PLANNING	RDG
INTERIORS	RDG
LANDSCAPE	RDG

JOPPA

CIVIL/LANDSCAPE

ARCHITECT

ENGINEER

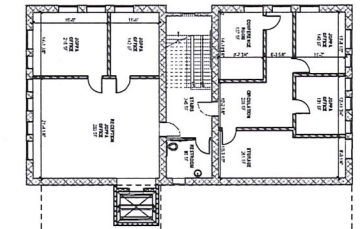
PLANNING

INTERIORS

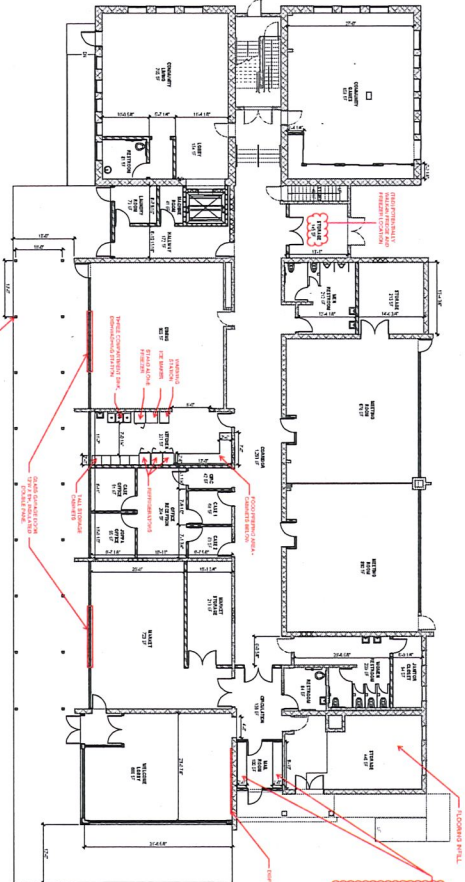
LANDSCAPE

RDG

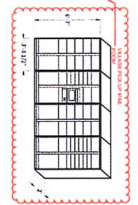
PLANNING & DESIGN



② FLOOR PLAN LEVEL 2



① FLOOR PLAN LEVEL 1



- GENERAL ARCHITECTURAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE 4" THICK CONCRETE ON 6" GRAVEL FILL UNLESS OTHERWISE NOTED.
 4. ALL ROOFS ARE 6" THICK CONCRETE ON 4" GRAVEL FILL UNLESS OTHERWISE NOTED.
 5. ALL EXTERIOR WALLS ARE 16" THICK CONCRETE ON 4" GRAVEL FILL UNLESS OTHERWISE NOTED.
 6. ALL EXTERIOR DOORS ARE 36" WIDE BY 80" HIGH UNLESS OTHERWISE NOTED.
 7. ALL INTERIOR DOORS ARE 36" WIDE BY 80" HIGH UNLESS OTHERWISE NOTED.
 8. ALL WINDOWS ARE 36" WIDE BY 72" HIGH UNLESS OTHERWISE NOTED.
 9. ALL STAIRS ARE 36" WIDE BY 80" HIGH UNLESS OTHERWISE NOTED.
 10. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.

KEYED FLOOR PLAN NOTES

Plans illustrating a potential configuration of the use within the building.