



Roll Call Number

13-1047

Agenda Item Number

56

Date June 24, 2013

RESOLUTION ISSUING A CONDITIONAL CERTIFICATE OF APPROPRIATENESS
FOR THE RELOCATION OF NORDEN HALL FROM 709 E. LOCUST STREET,
TERMINATING THE DESIGNATION OF 709 E. LOCUST STREET AS A LOCAL
LANDMARK, AND DESIGNATING 425 E. GRAND AVENUE AS A LOCAL LANDMARK
UPON RELOCATION OF NORDEN HALL TO THAT ADDRESS

WHEREAS, the City of Des Moines received an application from the State of Iowa, owner of the property, for a Certificate of Appropriateness to allow the demolition of the building at 709 E. Locust Street, commonly known as Norden Hall; and,

WHEREAS, Norden Hall was designated as a local historic Landmark on April 17, 2000, by Roll Call No. 00-1122, and is subject to the Landmark regulations set forth in Chapter 58, Article III, of the Des Moines City Code; and,

WHEREAS, on May 20, 2013, the City Council received a proposal from 425 E. Grand, L.L.C., represented by Jake Christensen, to purchase the City-owned property at 425 E. Grand Avenue and to relocate and expand Norden Hall at that site; and,

WHEREAS, on May 20, 2013, by Roll Call No. 13-0832, the City Council scheduled a public hearing to be held on June 24, 2013, at 5:00 p.m., in the Council Chambers, to consider:

1. A request from the State of Iowa for a Certificate of Appropriateness to allow the demolition or relocation of Norden Hall, a locally designated Landmark at 709 E. Locust Street;
2. A request by 425 East Grand, LLC, to designate Norton Hall as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue; and,
3. A City initiated proposal to termination the designation of 709 E. Locust Street as a local Landmark upon the removal of Norton Hall from that property.

WHEREAS, notice of the public hearing on these three proposals was published in the Des Moines Register on June 6 and June 13, 2013; and,

WHEREAS, on June 18, 2013, after notice and a public hearing, the members of the Landmark Review Board unanimously voted in support of a motion to recommend approval of the issuance of a Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue, and the designation of Norden Hall as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the submitted plans; and,

WHEREAS, on June 20, 2013, after notice and public hearing, the members of the City Plan and Zoning Commission also voted in support of a motion to recommend approval of the designation of Norden Hall as a local Landmark upon completion of the relocation and

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expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the submitted plans; and,

WHEREAS, a public hearing has now been held before the City Council regarding the three proposals identified above in accordance with the published notice, and those interested in the 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. The hearing on the three proposals identified above is hereby closed.
2. The City Council hereby makes the following findings regarding the proposed relocation of Norden Hall to 425 E. Grand Avenue:
 - a) Norden Hall is a historic building in deteriorating condition and must be renovated for productive use if it is to be preserved.
 - b) The demolition of the buildings around Norden Hall and the closure of the adjoining segment of Locust Street have removed the historical context of the building, and has destroyed the aesthetic quality of the site.
 - c) The proposal to move and renovate Norden Hall on the parcel at 425 E. Grand Avenue in the Historic East Village in accordance with the submitted plans would restore the building to an appropriate historical context, would allow the historic character of the building to be retained and preserved, and is consistent with the Secretary of the Interior's Standards for the treatment of historic properties.
 - d) Upon substantial completion of the renovation of Norden Hall at 425 E. Grand Avenue in conformance with the submitted plans, that property will satisfy the requirements for designation of a local Landmark set forth in Section 58-58 of the City Code and further identified in the accompanying Council Communication.
 - e) Upon removal of Norden Hall from 709 E. Locust Street, the designation of that property as a local Landmark is not longer appropriate and should be terminated.
3. This resolution shall constitute the issuance of a conditional Certificate of Appropriateness for the relocation of Norden Hall as described above. The Certificate of Appropriateness hereby granted is subject to Norden Hall being moved for renovation and restoration at 425 E. Grand Avenue in substantial conformance with the submitted plans.
4. The designation of 709 E. Locust as a local Landmark is hereby repealed and terminated, effective upon the recording of an affidavit by the Community Development Director verifying that Norden Hall has been removed from 709 E. Locust Street for the purpose of

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relocating the building for renovation and expansion at 425 E. Grand Avenue. The Community Development Director is hereby authorized and directed to execute and record such an affidavit with a certified copy of this resolution upon determining that Norden Hall has been removed from 709 E. Locust Street for the purpose of relocating the building for renovation and expansion at 425 E. Grand Avenue.

5. Norden Hall, at 425 E. Grand Avenue, more specifically described as follows:

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

is hereby designated as a local Landmark, effect upon the recording of an affidavit by the Community Development Director verifying that Norden Hall has been renovated and restored on the site in substantial conformance with the submitted plans. The Community Development Director is hereby authorized and directed to execute and record such an affidavit with a certified copy of this resolution upon determining that Norden Hall has been renovated and restored on the site in substantial conformance with the submitted plans.

(Council Communication No. 13- 333)

MOVED by Meyer to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			

CERTIFICATE

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

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

MOTION CARRIED

APPROVED

T. M. Franklin Mayor

Diane Rauh City Clerk