



Roll Call Number

19-1759

WITHDRAWN

Agenda Item Number

55A ✓

Date November 4, 2019

RESOLUTION TO REFER TO THE LANDMARK REVIEW BOARD FOLLOWING CONSIDERATION OF A REQUEST FROM 3750 GRAND, LLC, 400 LOCUST STREET, SUITE 790, DES MOINES, IA 50309, REPRESENTED BY HARRY BOOKEY, TO DEMOLISH A PORTION OF THE FORMER FIRST CHURCH OF CHRIST, SCIENTIST BUILDING LOCATED AT 3750 GRAND AVENUE PURSUANT TO SECTION 58-70 OF THE HISTORIC PRESERVATION ORDINANCE.

WHEREAS, 3750 Grand, LLC, 400 Locust Street, Suite 790, Des Moines, IA 50309 (the "Owner"), represented by Harry Bookey, owns real estate located at 3750 Grand Avenue, Des Moines, Iowa and has applied for a demolition permit to partially demolish the former First Church of Christ, Scientist building located on the real estate; and,

WHEREAS, the Church building was constructed in 1931 and displays Gothic Revival architecture characteristics and was designed by the Proudfoot, Bird, Rawson, Souers & Thomas architecture firm, the premier Iowa firm at the time; the building was determined eligible for individual listing on the National Register of Historic Places by the Iowa State Historic Preservation Office; and,

WHEREAS, pursuant to Des Moines City Code section 58-70, before a demolition permit can be issued, the community development director or his designee must determine whether the building meets certain qualifications under the ordinance and if so, must refer the matter to the City Council for determination as to whether to refer the application to the Landmark Review Board; and,

WHEREAS, the community development department has determined that the permit request must be referred to City Council for review under section 58-70.

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

1. Upon consideration of the oral and written comments of all interested parties, the Council does hereby determine that the application should be referred to the Landmark Review Board.
2. Within 90 days, the Landmark Review Board shall meet and work with the Owner to determine whether any alternatives to demolition are feasible. Such alternatives to be considered may include, but are not limited to, the following:
 - a. The building or structure can be considered for landmark designation.
 - b. Rehabilitation of the building or structure with the assistance of federal or state tax incentives or other private financial assistance.
 - c. Adapting the building or structure to a viable new use.
 - d. Finding a new owner who is interested in purchasing, preserving and rehabilitating the building or structure.
 - e. Incorporating the building or structure into the owner's plans for redevelopment of the site.
 - f. Assisting the owner in finding an alternative site for its proposed redevelopment.
 - g. Moving the building or structure to an alternative site.



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3. If the Landmark Review Board and the Owner are unable to reach an agreement, the Owner must comply with its requirements of documenting and photographing the interior and exterior of the building and to salvage for re-use as many fixtures and as much material as possible from the building to the satisfaction of the Community Development Director as provided for in Des Moines Municipal Code section 58-70(e).

4. The Community Development Department staff is hereby directed to work with the Owner and the Landmark Review Board to insure compliance with Des Moines Municipal Code section 58-70(e).

5. Following compliance with section 58-70(e), and if all other requirements of the Des Moines Municipal Code are met, then the City staff may issue a demolition permit pursuant to section 26-303 and the related plumbing permit.

MOVED by _____ to adopt.

(Council Communication No. 19- 473)

FORM APPROVED:

Thomas G. Fisher Jr. (Signature)

Thomas G. Fisher Jr.
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

CERTIFICATE

I, P. Kay Cmelik, 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

J. M. Frankhu Cowrie Mayor (Signature)

P. Kay Cmelik City Clerk (Signature)