



**Roll Call Number**

22-1676

**Agenda Item Number**

51

**Date** October 24, 2022

**RESOLUTION HOLDING HEARING ON REQUEST FROM CITY OF DES MOINES FOR A  
CERTIFICATE OF APPROPRIATENESS FOR WOODLAND CEMETARY AT 2019  
WOODLAND AVENUE**

**WHEREAS**, City of Des Moines, Owner of real property known as Woodland Cemetery, located at 2019 Woodland Avenue, (the “Property”) have made application for a Certificate of Appropriateness regarding the following items pertaining to work at Woodland Cemetery, 2019 Woodland Avenue:

- A) Replacement of two existing brick retaining walls on the west and south sides of the cemetery, with new segmental block gravity walls.
- B) Full brick reconstruction of the north half of the traffic circle along road 13.
- C) Full depth reconstruction of roads 10, 11, and 15a.
- D) New mill and overlay of roads 1-9, 12, 14, 15, and 16.
- E) Removal of roads 2, 3, 4, 5, 10, 14, 15, 16, and a small segment of road in front of the city receiving vault.
- F) Pavement cores on all proposed mill and overlay roadways to confirm no brick paving under the asphalt. If brick is found, conduct brick reconstruction instead of mill and overlay.
- G) If road proposed for removal must be retained, rehabilitation of those roads in accordance with requests C, D, or F; and

**WHEREAS**, on September 6, 2022, after notice, the Landmark Review Board considered the application for Certificate of Appropriateness and Board’s consensus was to recommend that the Certificate of Appropriateness should be granted subject to the following conditions:

1. Replacement retaining walls shall match the general scale and size of the historic walls.
2. Replacement retaining walls shall be constructed with materials that match the texture, size and color of the historic material to the extent possible. However, the characteristics of the selected material, such as the color, shall be representative of the selected material and not altered to appear brick-like if the product is not brick.
3. A cap element should be avoided to duplicate the simplicity of the historic walls.



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4. The salvage of retaining wall bricks shall be explored to the satisfaction of the Planning & Urban Design Administrator.
5. Road 16 can be removed if coring samples do not identify any brick paver material. The remaining roads shall be retained.
6. The applicant shall review the coring results noted in conditions 5 with the Planning & Urban Design Administrator before proceeding.
7. Replacement curbing shall match the design of the curb style associated with the historic pavement material. For example, brick roads traditionally had square edge curbs. If a limited amount of curbing is being replaced, then it should match the adjoining curbing style regardless of the historic roadway surface.
8. Review and approval of any conflicts identified with road rehabilitation, curb rehabilitation, and nearby features such as gravesites, trees, or other significant markers by Planning & Urban Design Administrator as needed.

**WHEREAS**, on October 3, 2022, by Roll call number 22-1519, it was duly resolved by the City Council that the request for approval of the Certificate of Appropriateness be set down for hearing on October 24, 2022, at 5:00 p.m., in the Council Chambers; and

**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 proposed Certificate of Appropriateness; and

**WHEREAS**, in accordance with said notice, those interested in said proposed Certificate of Appropriateness, 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 approval of the Certificate of Appropriateness for the work at Woodland Cemetery described above are hereby overruled, and the hearing is closed.

The proposed Certificate of Appropriateness for the following items pertaining to work at Woodland Cemetery, 2019 Woodland Avenue:

- A) Replacement of two existing brick retaining walls on the west and south sides of the



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cemetery, with new segmental block gravity walls.

B) Full brick reconstruction of the north half of the traffic circle along road 13.

C) Full depth reconstruction of roads 10, 11, and 15a.

D) New mill and overlay of roads 1-9, 12, 14, 15, and 16.

E) Removal of roads 2, 3, 4, 5, 10, 14, 15, 16, and a small segment of road in front of the city receiving vault.

F) Pavement cores on all proposed mill and overlay roadways to confirm no brick paving under the asphalt. If brick is found, conduct brick reconstruction instead of mill and overlay.

G) If road proposed for removal must be retained, rehabilitation of those roads in accordance with requests C, D, or F

is hereby approved subject to the following conditions:

1. Replacement retaining walls shall match the general scale and size of the historic walls.
2. Replacement retaining walls shall be constructed with materials that match the texture, size and color of the historic material to the extent possible. However, the characteristics of the selected material, such as the color, shall be representative of the selected material and not altered to appear brick-like if the product is not brick.
3. A cap element should be avoided to duplicate the simplicity of the historic walls.
4. The salvage of retaining wall bricks shall be explored to the satisfaction of the Planning & Urban Design Administrator.
5. Road 16 can be removed if coring samples do not identify any brick paver material. The remaining roads shall be retained.
6. The applicant shall review the coring results noted in conditions 5 with the Planning & Urban Design Administrator before proceeding.
7. Replacement curbing shall match the design of the curb style associated with the historic pavement material. For example, brick roads traditionally had square edge curbs. If a



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limited amount of curbing is being replaced, then it should match the adjoining curbing style regardless of the historic roadway surface.

- 8. Review and approval of any conflicts identified with road rehabilitation, curb rehabilitation, and nearby features such as gravesites, trees, or other significant markers by Planning & Urban Design Administrator as needed.

(Council Communication No. 22-485)

Moved by Mandelbaum to adopt. Second by Boesen.

APPROVED AS TO FORM:

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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, and TOTAL (7).

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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.

J. M. Frankh Cownie Mayor

Laura Baumgartner Acting City Clerk