


COUNCIL COMMUNICATION

	Number:	20-042	Meeting:	January 27, 2020
	Agenda Item:	21	Roll Call:	20-146
	Submitted by:	Erin Olson-Douglas, Economic Development Director		

AGENDA HEADING:

Approval of Amended Conceptual Development Plan for Commercial and Residential Development by Des Moines Griffin Building, LLC of property at 319 7th Street.

SYNOPSIS:

On September 10, 2018, the City Council approved an Urban Renewal Development Agreement with Des Moines Griffin Building, LLC (Tim Rypma, Jeremy Cortright, and Paul Cownie, Development members; Ron Daniels, and Abe Wolf, Lead Investors, 102 Court Avenue, Suite 204, Des Moines, IA 50309) for the historic restoration of the existing 6-story, approximately 50,400-square-foot building at 319 7th Street.

The original conceptual development plan for the project included the construction of a new building cornice from fiberglass with a design developed from historic images. Due to significant cost overruns elsewhere in the building, the proposed treatment of the building cornice had to be scaled back. A Part 2 Amendment to the historic tax credit application to request an amendment to the treatment specific to the cornice was submitted to the National Park Service and Iowa State Historic Preservation Office. Both agencies have approved the amendment request.

FISCAL IMPACT:

Amount: Conceptual development plan amendment only. No changes to the financial terms are proposed.

Funding Source: N/A

ADDITIONAL INFORMATION:

- The historic cornice was removed in 1971. In its place a faux cornice – comprised of a painted upper wall (exterior parapet) and simple metal banding – was added to serve as the building's visual cap. The painted finish and the metal banding were added to the wall plane between the building's structural piers, which extend from the storefront cornice to the roof line, leaving the structural piers unimpeded. The paint and metal cornice remain in sound condition.

- The revised treatment limits intervention to repainting the masonry in the upper wall plane (above the metal banding and only where already painted) to match the historic, red brick of the body of the building (eliminating the faux character of the 1971 paint) and repainting of the 1971 stepped metal banding to match the sash of the new windows.
- The revised treatment retains the structural piers without intervention relative to the cornice. Significantly, the historic vertical line from storefront cornice to roof line is retained.
- Further, the revised treatment only refreshes the non-historic alteration of the building cornice – it does not significantly intervene in that non-historic alteration.
- Finally, the revised treatment creates a visual continuity across the building facade that, while simplified in detail, is sympathetic with the historic character of the building.

PREVIOUS COUNCIL ACTION(S):

Date: September 10, 2018

Roll Call Number: [18-1544](#)

Action: [Development](#) Agreement with Des Moines Griffin Building, LLC for historic renovation into mixed-use commercial and residential at 319 7th Street, and approving proposed Conceptual Development Plan. ([Council Communication No. 18-441](#)) Moved by Mandelbaum to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: January 21, 2020

Resolution Number: N/A

Action: Motion to not approve the revised design and deletion of the cornice from the conceptual development plan. Motion by Allen. Seconded by Wilke-Shapiro. Motion carried. Yes = 6, No = 0, Abstain = 0, Absent = 2.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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