


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-485	Meeting:	October 24, 2022
	Agenda Item:	51	Roll Call:	22-1676
	Submitted by:	Michael Ludwig, Interim Development Services Department Director		

AGENDA HEADING:

Issuance of a Certificate of Appropriateness for replacement of two (2) retaining walls and cemetery road improvements at the Woodland Cemetery at 2019 Woodland Avenue.

SYNOPSIS:

- The Woodland Cemetery, excluding the Emanuel section, was designated as a local landmark in 1986 by the City Council.
- The Engineering, and Park and Recreation Departments are proposing alterations that require the issuance of a Certificate of Appropriateness pursuant to Chapter 58 of the Municipal Code.
- The Landmark Review Board recommends approval subject to the conditions listed below.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The cemetery is approximately 54-acres in size and consists of four (4) interconnected cemeteries – Woodland, St. Ambrose, Emanuel, and International Order of Odd Fellows Cemeteries. The cemetery was established in the 1850’s around the early settlement of Des Moines. The cemetery, excluding the Emanuel section, was designated as a local landmark in 1986.
- Brick retaining walls along the south and west interior perimeters of the cemetery have deteriorated and are in need of replacement.
- Many of the cemetery roads are in poor conditions and require repair. Roads will be cored to determine original pavement material and will be reconstructed in accordance with the results of the coring and plans identified in the application. Curbing will be replaced as necessary.
- The Landmark Review Board (LRB) supports the removal of the road identified as “Road 16” in the application if coring does not identify an original brick pavement surface. The remaining roads should be retained and repaired as necessary.
- The proposed work will not disturb any burials.
- All improvements to a local landmark site must be reviewed by the LRB and approved by the City Council pursuant to Chapter 58 of the Municipal Code.

- The LRB is made up of the members of the City's Historic Preservation Commission and Urban Design Review Board.
- On September 6, 2022, the LRB, by consensus of those present, recommended approval subject to the following conditions:
 1. Replacement retaining walls shall match the general scale and size of the historic walls.
 2. Replacement retaining walls should 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 on the constructed retaining wall 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 and Urban Design Administrator.
 5. Any replacement fencing necessitated by retaining wall work shall match the existing fencing to the extent possible.
 6. Road 16 can be removed if coring samples do not identify any brick paver material. The remaining roads shall be retained and reconstructed as necessary based on coring samples as describe in the application.
 7. The applicant shall review the coring results noted in conditions six (6) with the Planning and Urban Design Administrator before proceeding.
 8. 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.
 9. 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 and Urban Design Administrator as needed.

PREVIOUS COUNCIL ACTION(S):

Date: February 17, 1986

Roll Call Number: 86-576

Action: On designation of the Woodland Cemetery, Drake University Municipal Observatory and Southeast Watertrough as local Landmarks. Moved by Flag to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Landmark Review Board

Date: September 6, 2022

Resolution Number: CAHP-2022-000048

Action: Recommend approval of issuance of a Certificate of Appropriateness subject to conditions by consensus of those members present.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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