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.....
Date..... May 8, 2006

RESOLUTION ADOPTING THE INFORMAL RECOMMENDATION OF THE
LANDMARK REVIEW BOARD TO ISSUE A CERTIFICATE OF APPROPRIATENESS
FOR ALTERATIONS TO THE BUTLER MANSION

WHEREAS, Liz Newell and John Kragie, as officers of KN Butler, LLC, owner of the Butler Mansion at 2633 Fleur Drive, have applied for a Certificate of Appropriateness to allow construction of a building addition and off-street parking to the existing mansion used for commercial offices; and,

WHEREAS, the Butler Mansion has been designated as a local historic Landmark subject to Chapter 58, Article III of the City Code of the City of Des Moines, Iowa; and,

WHEREAS, §58-62 of the City Code provides that, "[n]o owner or person in charge of a landmark or landmark site shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or cause or permit any such work to be performed upon such property until a certificate of appropriateness has been applied for and obtained for such work"; and,

WHEREAS, §58-62 of the City Code further provides that the decision to issue a Certificate of Appropriateness shall be based upon consideration of the following factors:

- (1) Design guidelines, standards and criteria developed by the historic preservation commission and approved by the city council, pursuant to subsection 58-30(e)(2) of the City Code.
- (2) Standards for rehabilitation promulgated by the Secretary of the Interior.
- (3) The comprehensive plan for the city and any adopted urban renewal plan for the area.
- (4) For an application respecting construction, reconstruction or exterior alteration other than on the principal improvement, the proposed work would adversely change, destroy or affect any exterior feature of the improvement upon which such work is being done, or, if it is new construction, it would lack harmony with the landmark site and whether the proposed work would be appropriate for and consistent with the purpose of this article.
- (5) For an application respecting new construction of principal improvements upon a landmark site, the proposed work would adversely affect the aesthetic quality of the site or lack harmony with the external appearance of other improvements on the site or upon neighboring sites.
- (6) For an application respecting demolition of all or part of a landmark or an improvement within a landmark site, the condition of the landmark or improvement within a landmark site is determined to be dangerous to life, health or property, and such condition cannot be abated without demolishing such landmark or improvement within a landmark site or part thereof.

(continued)

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Date..... May 8, 2006

WHEREAS, the Landmark Review Board considered the application for a Certificate of Appropriateness at a public hearing held on April 4, 2006, and in the absence of a quorum the members present voted 9-0 in support of a motion to informally recommend approval of the application for a Certificate of Appropriateness for the proposed construction of a building addition and off-street parking, subject to the conditions identified below; NOW THEREFORE,

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

1. The City Council hereby finds that the proposed construction of a building addition and off-street parking is consistent with and would further the purpose of the Landmark regulations, subject to compliance with the following conditions recommended by a consensus of the members of the Landmark Review Board:
 - a) All construction and alterations to the property shall be in substantial conformance with the submitted site sketch and elevations.
 - b) All construction and alterations to the property shall be completed in compliance with the building code and with all necessary permits.

2. This resolution shall constitute the issuance of a Certificate of Appropriateness for the proposed exterior alterations to the property at 2633 Fleur Drive as more specifically described in the said Application, and such Certificate is subject to the conditions identified in paragraph 1, above.

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown, Assistant City Attorney
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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

.....Mayor

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.

_____ City Clerk

May 2, 2006

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Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Landmark Review Board advising that at their meeting held April 4, 2006, the following action was taken:

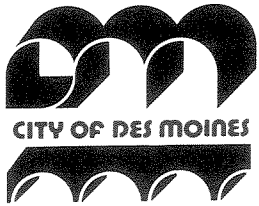
BOARD RECOMMENDATION:

After public hearing, in absence of a quorum the members voted 9-0 to informally recommend approval of the application for a Certificate of Appropriateness as follows:

Commission Action:	Yes	Nays	Pass	Absent
Art Wittmack	X			
Brian Clark				X
Dan Sloan				X
Danelle Stamps				X
David Dahlquist				X
Elaine Estes	X			
Emily Lawson	X			
Jake Christensen	X			
Jeffrey Morgan	X			
Mary Reavely				X
Scotney Fenton	X			
Scott Allen				X
Shirley Shaw				X
Sinde Berry				X
Steve Bell				X
Susan Holderness				X
Teresa Schneider	X			
Todd Garner	X			
York Taenzer	X			

APPROVAL of a request from KN Butler, LLC (owner) for the construction of a two-story 12,000 square foot office addition on the north edge of the building complex and expansion of the eastern parking lot at 711 16th Street (The Butler Mansion), subject to the following conditions:

1. Substantial conformance with the submitted site sketch and elevations.
2. Compliance with the building code and obtainment of all necessary permits for construction.



COMMUNITY DEVELOPMENT
DEPARTMENT
ARMORY BUILDING
602 EAST FIRST STREET
DES MOINES, IOWA 50309-1881
(515) 283-4182

ALL-AMERICA CITY 1949, 1976, 1981

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

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Staff recommends approval of the requested Certificate of Appropriateness subject to the following conditions:

1. Substantial conformance with the submitted site sketch and elevations.
2. Compliance with the building code and obtainment of all necessary permits for construction.

STAFF REPORT

I. GENERAL INFORMATION

1. **Site Description:** The subject property is located on the east side of Fleur Drive just south of the Bell Avenue intersection. The site contains the 3-story, Art Deco Modern style Butler Mansion, a single-story addition and a two-story addition. The Butler Mansion was constructed circa 1935 as a single-family dwelling but has since been converted to office use. The additions are precast concrete construction and are located to the north of the historic structure.
2. **Project Description:** The proposed addition will connect the northern portions of two previous additions creating an internal courtyard area with the Butler Mansion providing the southern boarder. This addition will require the removal of portions of the northern parking lot. The applicant is proposing to expand the eastern parking lot southward to compensate for this loss. The proposed addition will consist of precast panels and aluminum frame windows emulating the design of the existing precast concrete additions.
3. **Additional Information:** The Butler Mansion was designated a Local Landmark by the City Council on August 21, 1989 by Roll Call Number 89-3679.

II. APPLICABLE DESIGN GUIDELINES

Secretary of the Interior's Standards for the Treatment of Historic Properties:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

The applicant is proposing to expand the existing office use and parking lot.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed addition will be located at the northern end of the existing additions opposite of the historic structure. This will provide clear separation between the proposed addition and the Mansion from public view. The eastern parking lot and the proposed expansion are not viewable from Fleur Drive.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

The proposed addition will not impact historic materials or features on the site.

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4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed addition will be connected to existing modern additions that are less than 50 years old.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed addition will be of the same style as the existing additions, which utilizes a building form and materials that complement the historic structure.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

N/A.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

N/A.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed addition will be located on ground that was disturbed during the construction of the existing additions and the parking lot in the late 1980's and early 1990's.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed addition will be located at the northern end of the existing additions opposite of the historic structure. This will provide clear separation between the proposed addition and the Mansion. The grade of the site also diminishes the view of the proposed addition and will continue to enhance the predominance of the historic structure. The eastern parking lot and the proposed expansion are not viewable from Fleur Drive.

10. New additions and adjacent or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition does not directly connect to the historic structure and its removal would have no impact on the integrity of the Butler Mansion.

SUMMARY OF DISCUSSION

Jason Van Essen: Presented staff report and recommendation.

Mike Kastner, Architects Schipper Kastner, 3716 Ingersoll Avenue: Presented the proposed plan. Noted the design was done in a manor to respect the historic integrity of the Butler Mansion. Indicated the

addition is being designed in the same style as the previous addition and precast concrete was being used to mimic the historic structure and would use the same window fenestrations and aluminum window frames as the prior addition. ASA

Elaine Estes: Asked if the proposed addition would require any earthwork substantial enough to effect the Butler Mansion.

Mike Kastner: Noted the new addition would be slab on grade and would require little earthwork having no impact on the existing structures. Also, noted that the parking lot expansion would not impact the Butler Mansion.

CHAIRPERSON OPENED THE PUBLIC HEARING

No one present to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Elaine Estes: Moved staff recommendation.

Jeffery Morgan: Seconded motion

Motion passed 9-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

Attachments

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CITY OF DES MOINES
HISTORIC PRESERVATION COMMISSION

(To be filled out by the applicant)

File Number 20-

Address of the Property 2633 FLEUR DRIVE

Legal Description of the Property LOT 4 BUTLER PLACE

Owner of the Property KN BUTLER LLC

Owner's Phone Number: Home _____ Work 1-708-366-0075


Applicant's Name, Address and Phone Number (if different from owner)
ARCHITECTS SCHIPPER KASTNER, 3716 INGERSOLL AVE, STE. A, DES MOINES, IA 50312 515-277-6707

Current use of the property COMMERCIAL

Approximate date structure was built 1935

Note the year any major alterations was completed and indicate source of data
1994 OFFICE ADDITION

1989 RESTORATION/ADDITION


Applicant's Signature

March 27, 2006
Date

To be filled out by staff:

Date of Historic Preservation Commission meeting _____

Received by _____ Date _____

Your application will be placed on the agenda for the next Commission meeting if it is received two weeks prior to the next regularly scheduled meeting date.
Meetings are scheduled for the third Wednesday of each month.

NOTE: You are hereby advised that no work should commence on the above property until such time as the Historic Preservation Commission has issued a Certificate of Appropriateness

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To be filled out by the Applicant

Separately describe each job to be performed on the exterior of the structure and/or property.

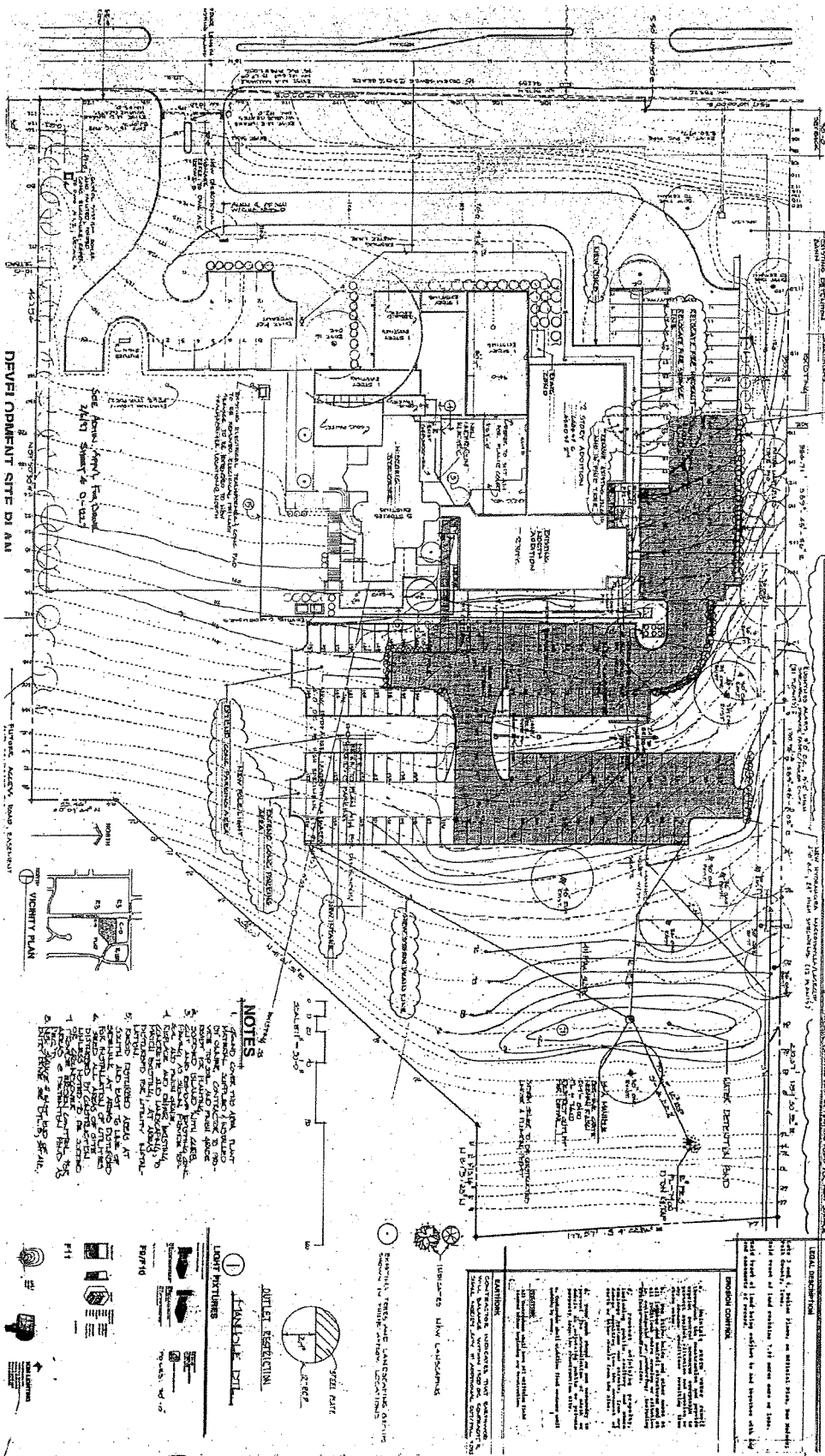
1a. What is being done? 1b. What materials are being used? 1c. What changes in appearance will there be?

WE ARE PROPOSING AT 12,000 S.F. 2 STORY
ADDITION (2 STORIES OF 6,000 S.F. EACH). THE
ADDITION WILL BE CONSTRUCTED OF PRECAST
PANELS AND ALUMINUM FRAME WINDOWS.
THE NEW ADDITION DOES NOT TOUCH THE
ORIGINAL 1935 BUTLER MANSION. ONLY
VERY SMALL VIEWS OF THE ADDITION WILL BE
SEEN FROM BELL AVE. AND FLEUR DRIVE -
SEE ATTACHED IMAGES.
THE NEW ADDITION WILL EMMULATE THE
EXISTING 1990 PRECAST CONCRETE ADDITION.

3a. What is being done? 3b. What materials are being used? 3c. What changes in appearance will there be?

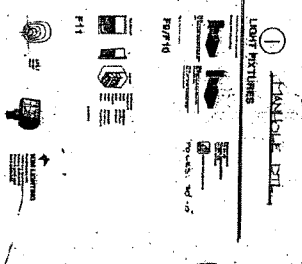
Attach drawings as described on page 2 to illustrate above described changes.

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DEVELOPMENT SITE PLAN

- NOTES**
1. GENERAL CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 2. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IOWA CODES AND STANDARDS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
 6. THE CONTRACTOR SHALL MAINTAIN THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
 10. THE CONTRACTOR SHALL MAINTAIN THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.



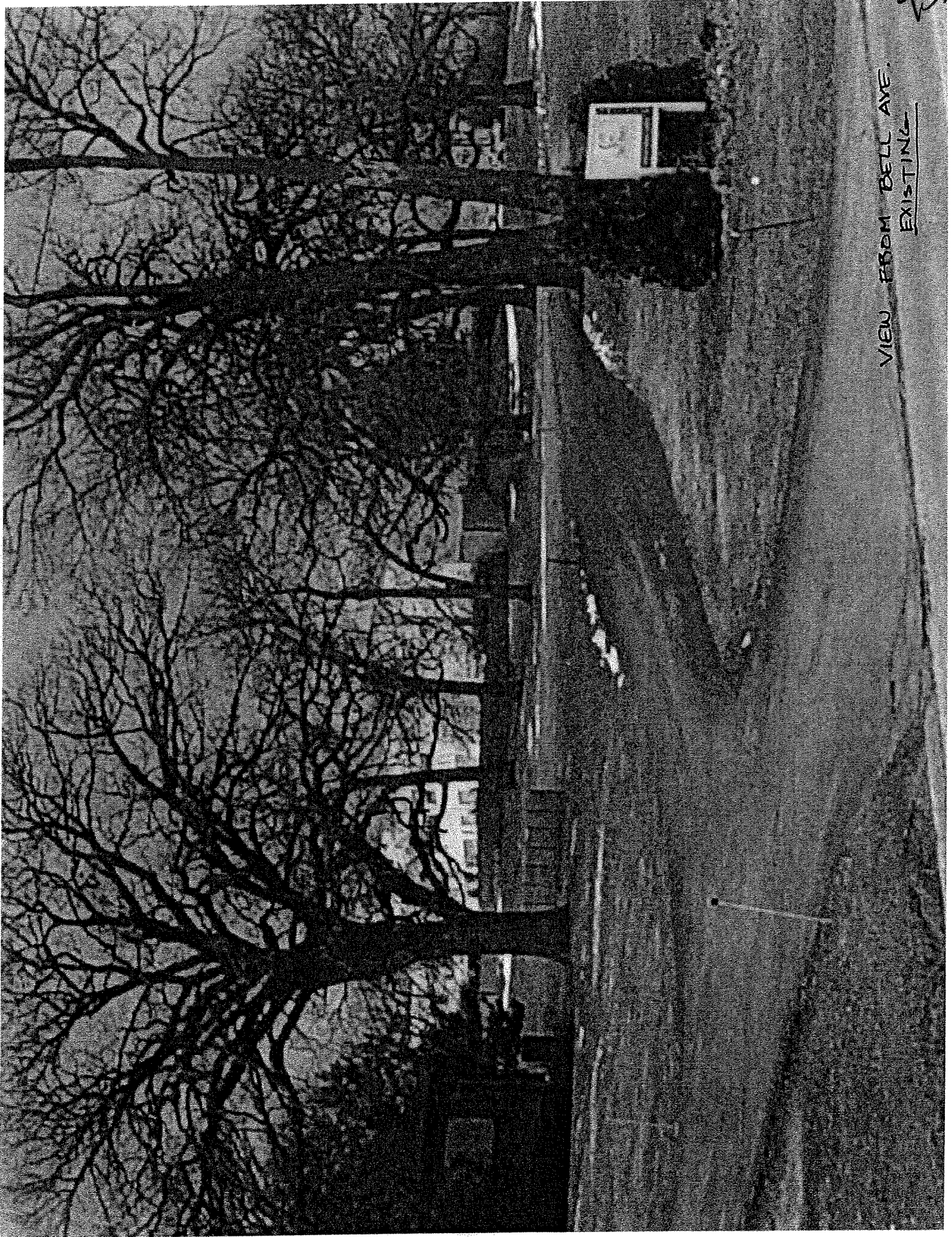
GENERAL INFORMATION	PROJECT INFORMATION
SITE NO.: 2004-014 AREA: 11.000 AC ± TRACT: 117 AC ± SUBDIVISION: 117 AC ± PROJECT: 117 AC ± DATE: 11/11/04	PROJECT: BUTLER MANSION PUD CLIENT: BUTLER MANSION PUD ADDRESS: 2633 FLEUR DRIVE, DES MOINES, IOWA 50319 PHONE: 515-281-1111 FAX: 515-281-1112 EMAIL: info@askstudio.com
DESIGNER INFORMATION	APPROVALS
DESIGNER: ASK STUDIO PROJECT MANAGER: J. BRYAN DESIGNER: J. BRYAN DATE: 11/11/04	ARCHITECT: ASK STUDIO PROJECT MANAGER: J. BRYAN ARCHITECT: J. BRYAN DATE: 11/11/04

CONTRACTOR INFORMATION

CONTRACTOR: [Name]
 ADDRESS: [Address]
 PHONE: [Phone]
 FAX: [Fax]
 EMAIL: [Email]

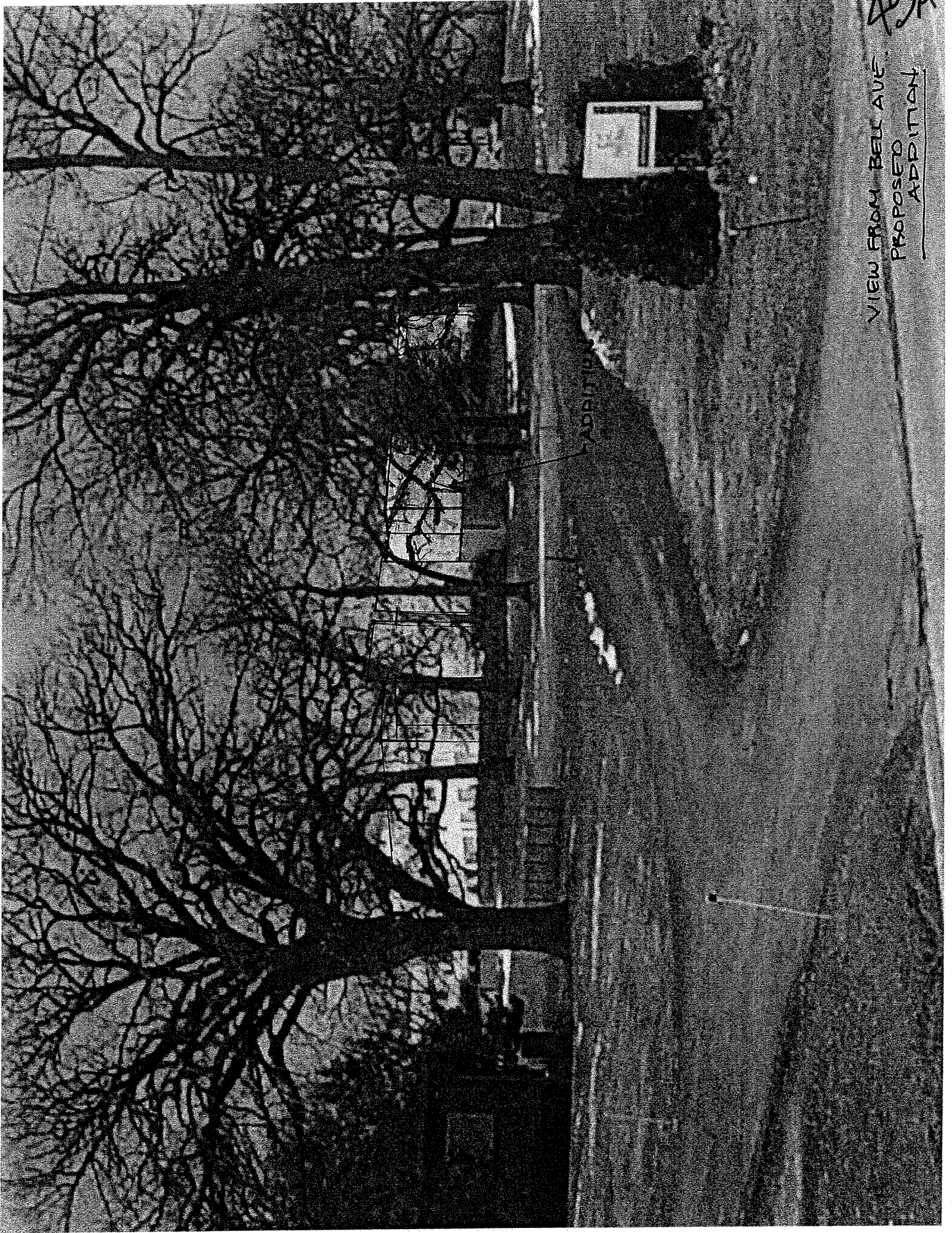
REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/04	ISSUED FOR PERMIT
2	11/11/04	REVISED PER COMMENTS
3	11/11/04	REVISED PER COMMENTS
4	11/11/04	REVISED PER COMMENTS
5	11/11/04	REVISED PER COMMENTS
6	11/11/04	REVISED PER COMMENTS
7	11/11/04	REVISED PER COMMENTS
8	11/11/04	REVISED PER COMMENTS
9	11/11/04	REVISED PER COMMENTS
10	11/11/04	REVISED PER COMMENTS



VIEW FROM BELL AVE.
EXISTING

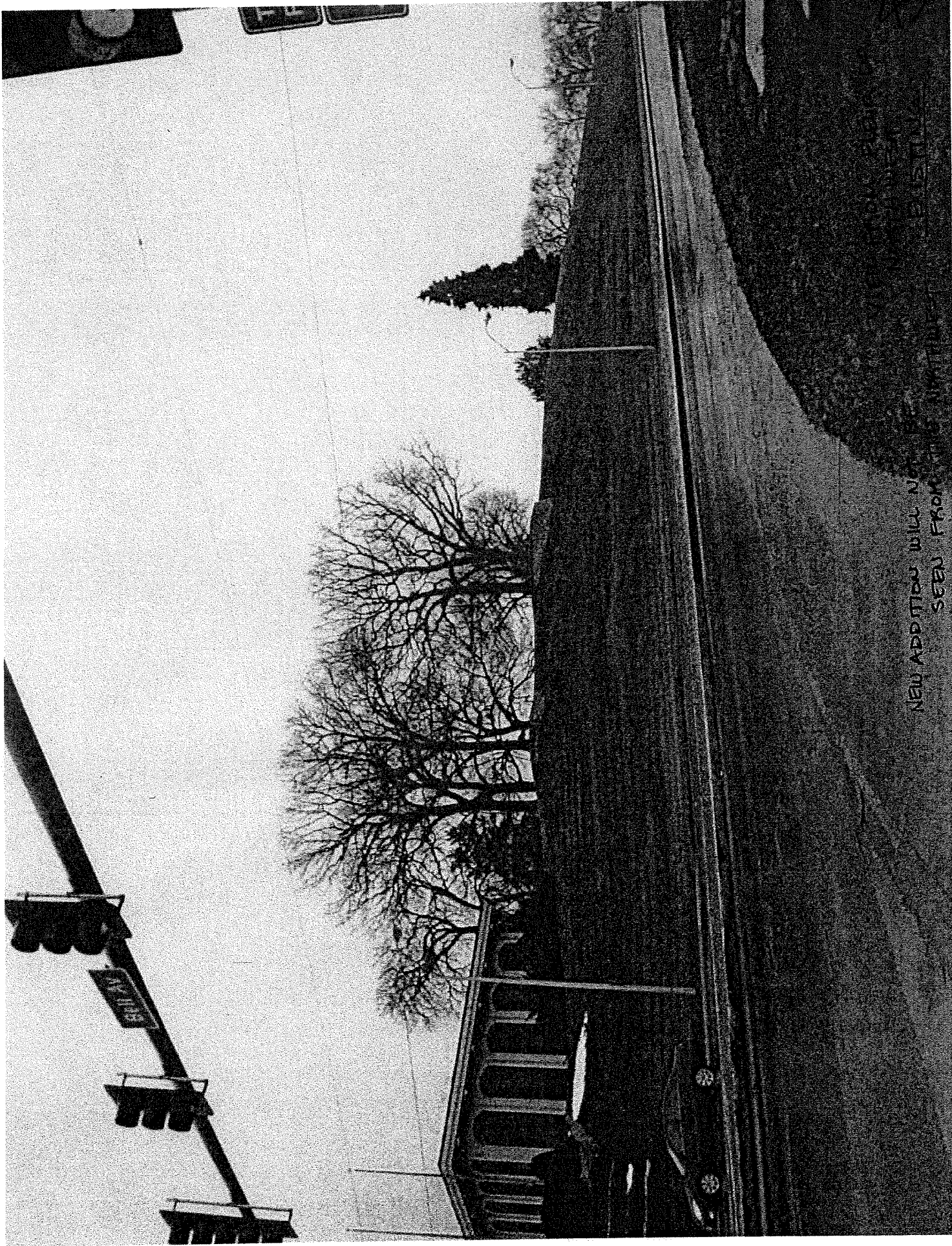
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VIEW FROM BELL AVE.
PROPOSED
ADDITION

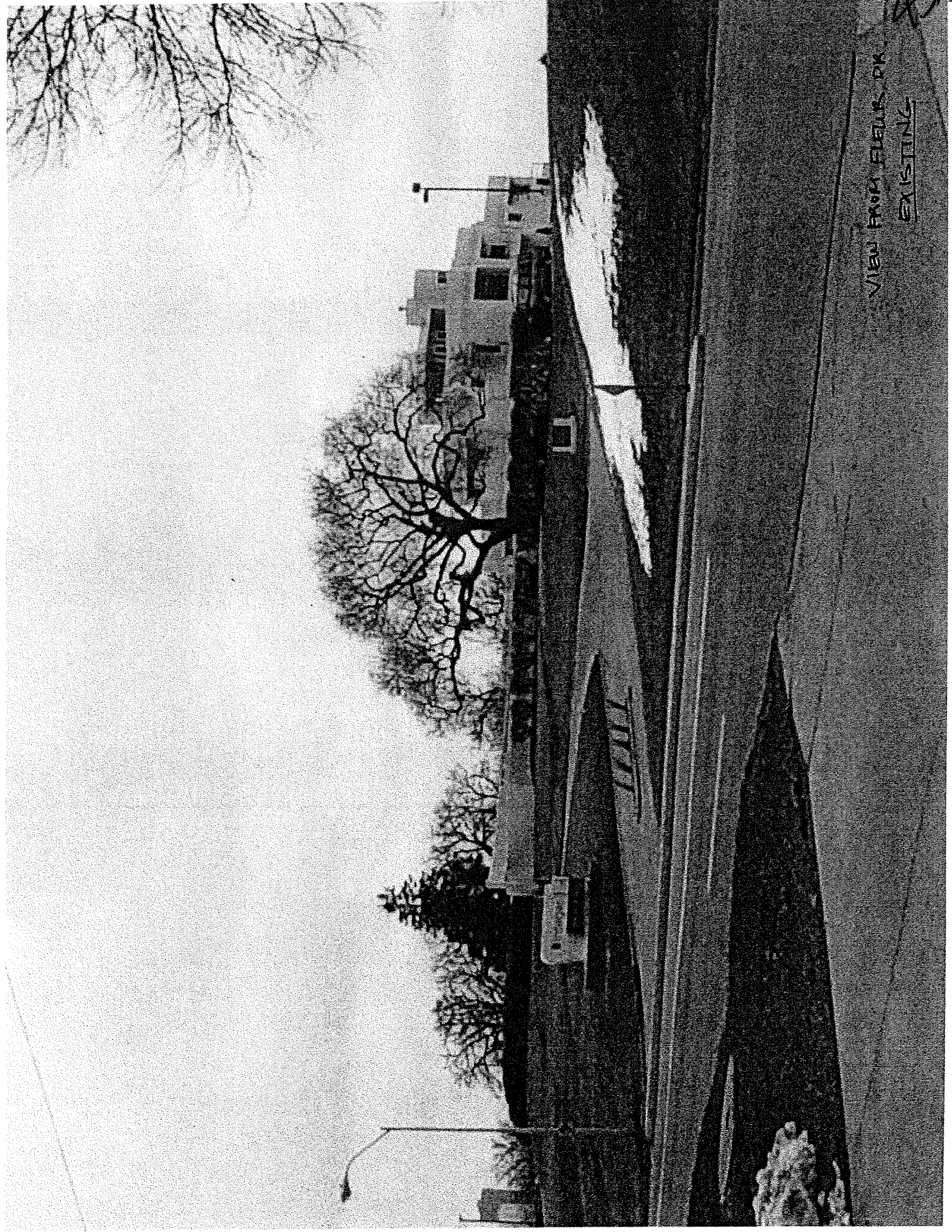
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NEW ADDITION WILL NOT BE
SEEN FROM THIS DISTANCE

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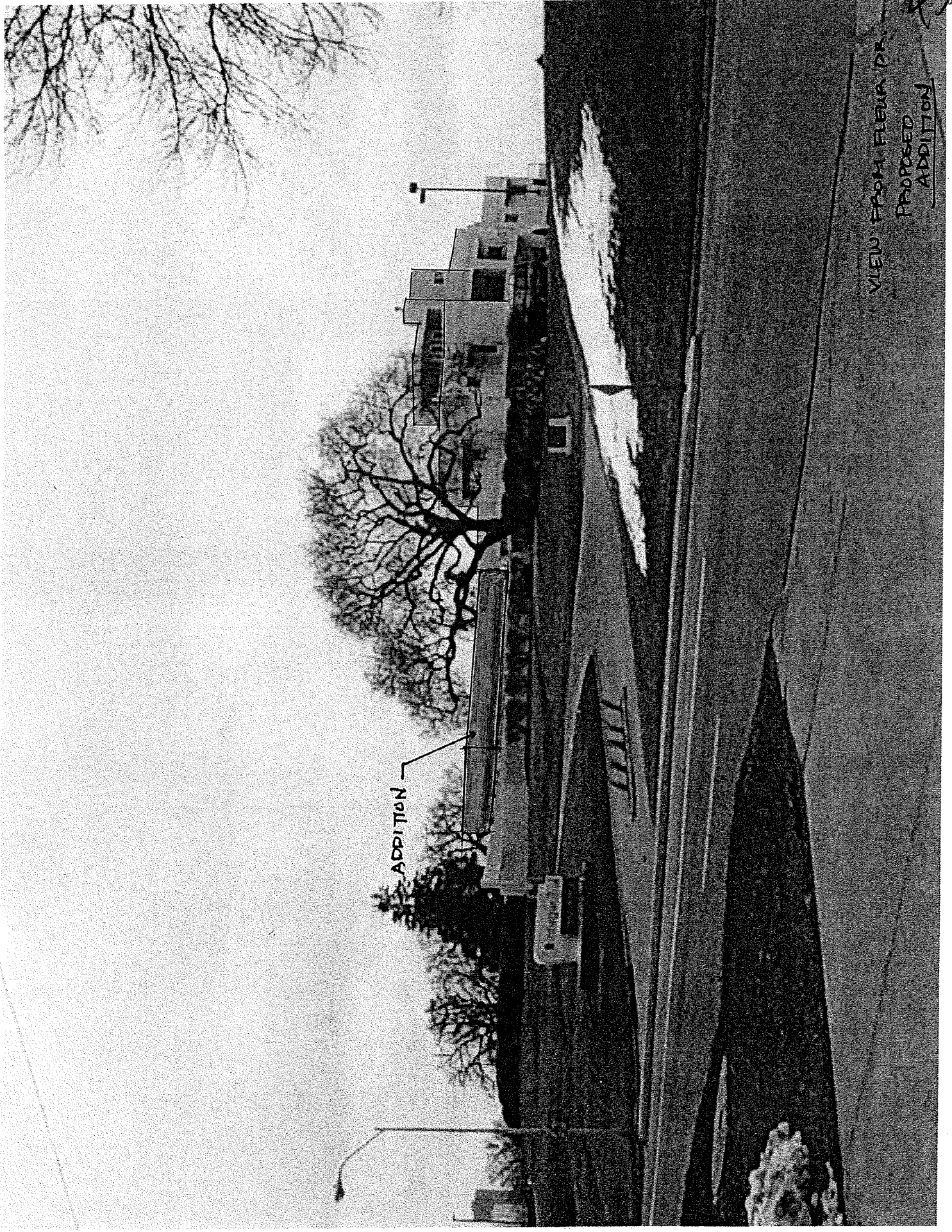
VIEW FROM FLEUR PK
EXISTING



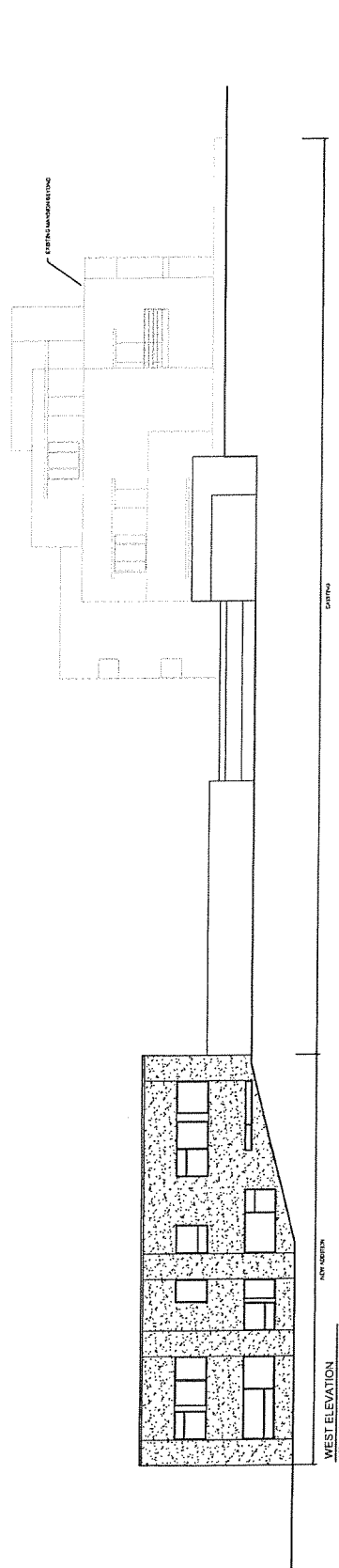
ADDITION —

VIEW FROM FLEVA DR —
PROPOSED
ADDITION

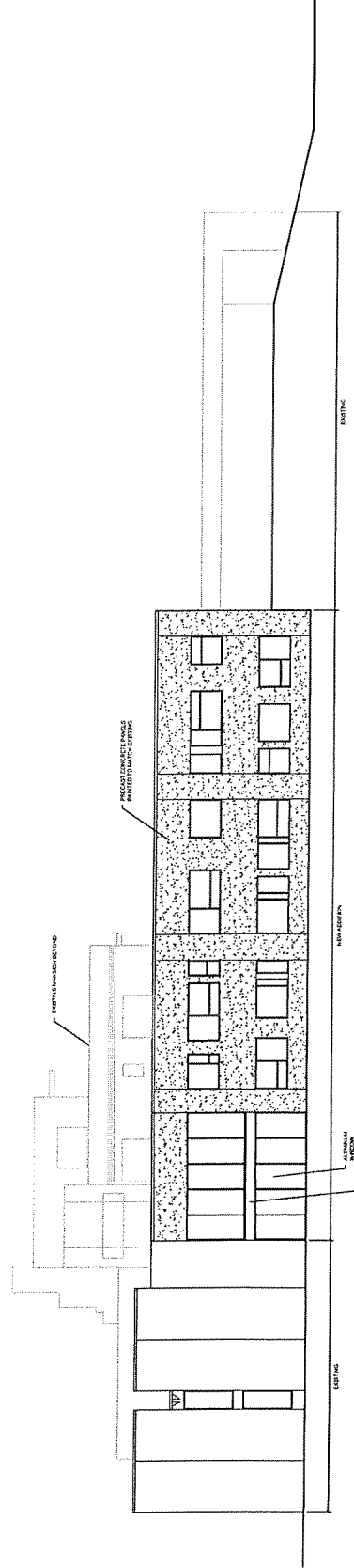
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WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"