

Date..... October 9, 2006

RESOLUTION ISSUING A CERTIFICATE OF APPROPRIATENESS FOR THE PROPOSED ALTERATIONS TO ESTHER HALL

WHEREAS, the City of Des Moines has received an application from Chestnut Hills Limited Partnership, a limited partnership of MetroPlains Properties, Inc., represented by Gary Stenson, its Vice President, and of Gandolf Development, LLC, represented by Bruce Larson, its Manager, for a Certificate of Appropriateness for the rehabilitation of Esther Hall (a/k/a Hawthorn Hill) at 921 Pleasant Street, including the demolition of a single-story 1959 addition, the construction of additions on the north facade of the east and west wings and site improvements to the parking lot and landscaping, all as more fully described in the accompanying Application for Certificate of Appropriateness (File No. 20-2007-4.01); and,

WHEREAS, Esther Hall 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.

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WHEREAS, on August 15, 2006, after notice and a public hearing, the members of the Landmark Review Board voted 11-0-1 in support of a motion to recommend approval of the application for a Certificate of Appropriateness subject to the following conditions:

- a) Provision of mortar matching existing based on mortar analysis.
- b) Submission of a salvaged tile report identifying if a sufficient amount of tiles were salvaged to completely shingle the south and west roof elevations.
- c) Review and approval of the synthetic tile by the Board to ensure that it adequately matches the design of the original slate.
- d) Review and approval of the design of the north facades of the proposed additions by the Board.

WHEREAS, on September 11, 2005, by Roll Call No. 06-1769, the City Council scheduled an informal public hearing on the application, to be held on September 25, 2006, at 5:00 p.m., in the Council Chambers, and directed that notice of the hearing be given to the applicant and published in the Des Moines Register; and,

WHEREAS, notice of the public hearing on the said application was published in the Des Moines Register on September 14, 2006; and,

WHEREAS, on September 25, 2006, by Roll Call No. 06-1916, the City Council continued the public hearing on the said application until October 9, 2006, at 5:00 p.m., in the Council Chambers; and,

WHEREAS, in accordance with said notice those interested in the proposal, 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, statements of interested persons and arguments of counsel, the objections to the issuance of a Certificate of Appropriateness for the proposed alterations to Esther Hall, at 921 Pleasant Street, are hereby overruled, and the hearing is closed.
2. The City Council hereby makes the following findings regarding the proposed alterations to Esther Hall:
  - a) Esther Hall is a historic building in deteriorating condition and must be renovated for productive use if it is to be preserved.

Date..... October 9, 2006

- b) The proposed alterations to Esther Hall are consistent with the Secretary of the Interior's Standards for the treatment of historic properties. The historic character of the property will be retained and preserved, and the applicant is proposing to preserve the existing exterior materials to the extent possible.
  - c) The circa 1959 addition proposed to be removed is not significant and its removal will not adversely impact the historic structure.
  - d) The proposed additions, if constructed in substantial compliance with the Conceptual Development Plan approved by the City Council pursuant to the terms of the Urban Renewal Development Agreement, will not impact the integrity of the original building.
3. This resolution shall constitute the issuance of a conditional Certificate of Appropriateness for the proposed alterations to Esther Hall as more specifically described in the said Application. The Certificate of Appropriateness hereby granted is subject to the alterations to Esther Hall being made in substantial conformance with the Conceptual Development Plan approved by the City Council pursuant to the terms of the Urban Renewal Development Agreement for the redevelopment of Esther Hall.

( Council Communication No. 06- 652 )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

*Roger K. Brown*

Roger K. Brown  
Assistant City Attorney

C:\Rog\Historic\Landmarks\RC Hawthorn Hill C of A #2.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
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.

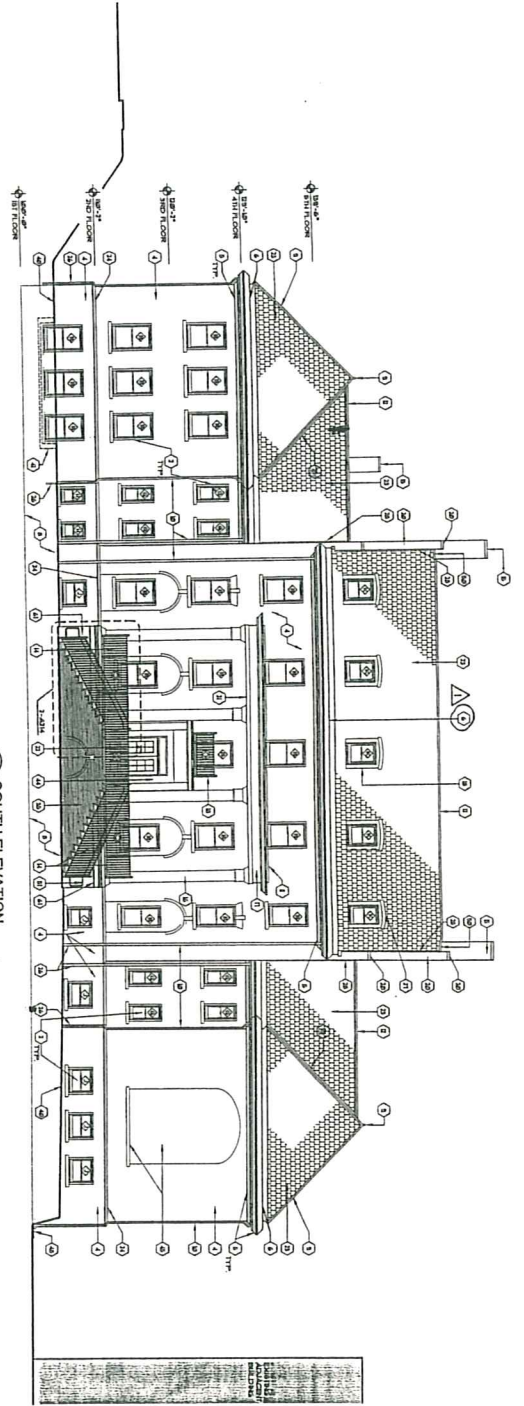
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City Clerk



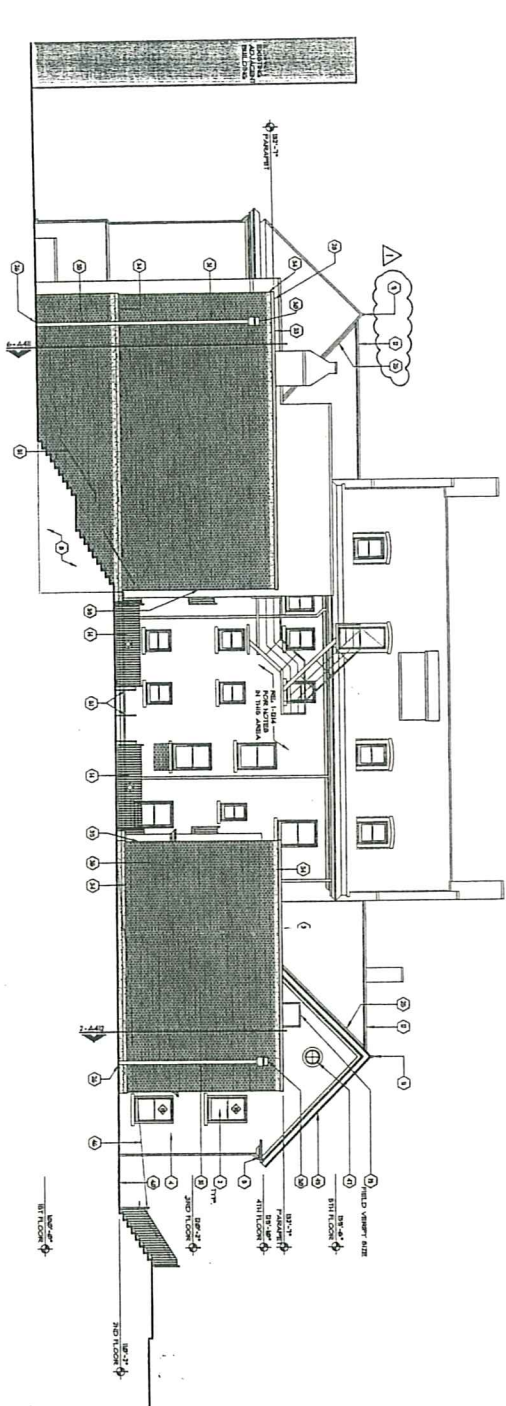








1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



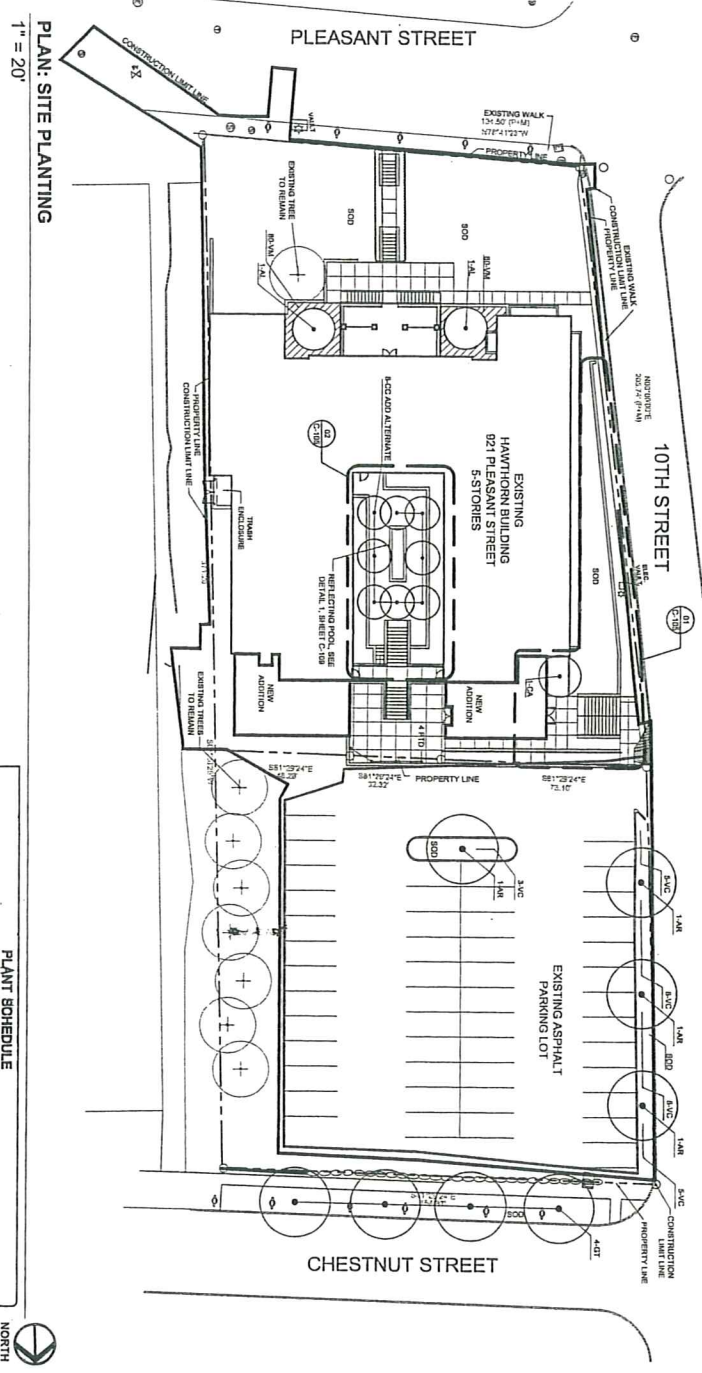
2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

- ELEVATION GENERAL NOTES**
1. EXISTING LIGHTS AND GENERAL MATERIALS AND CONDITIONS SHALL REMAIN UNLESS OTHERWISE NOTED.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
  3. REFER TO THE TECHNICAL SPECIFICATIONS FOR MATERIALS, METHODS OF INSTALLATION AND FINISHES.
  4. ALL EXISTING CONDITIONS ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
  5. VERIFY ALL INDICATED EXISTING CONDITIONS WITH SURVEY DATA.

- ELEVATION REMOVE LEGEND**
1. REMOVE EXISTING BRICKWORK.
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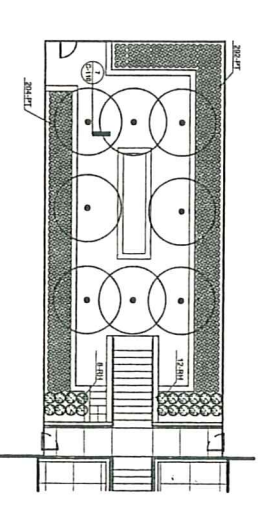
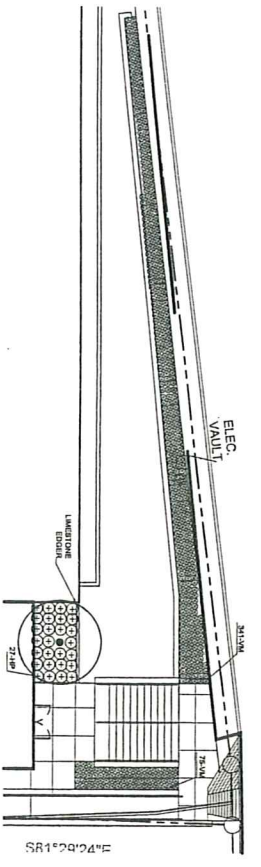
	<b>SIKES   ABERNATHIE</b> ARCHITECTS 408 E BOULDER AVENUE, SUITE 700 TULSA, OK 74103 918.592.2541 FAX: 918.592.2003
	CHESTNUT HILLS, LIMITED PARTNERSHIP <b>Hawthorn Hill</b> Des Moines, Iowa DRAWN BY: TWA CHECKED BY: TWA SCALE: AS SHOWN



- PLANTING NOTES**
1. Sod all areas within contract limits, not covered by paving, ballfields, or planting beds, unless otherwise noted.
  2. Plant quantities are for information only. Drawing shall prevail if contract occurs.
  3. Notify landscape architect after staking is completed and before plant pits are excavated.
  4. Contractor shall provide bank match around all trees and in all planting beds to a depth of 3".
  5. Kind, size and quality of plant material shall conform to American Standard for Nursery Stock, ANSI Z60-2000, or most recent edition.
  6. The contractor shall report substitutions and/or drainage problems to the landscape architect.
  7. The contractor shall show proof of procurement, source, quantities and varieties and amounts, prior to 21 days commencing date of contract. Timely procurement of all plant material is essential to the successful project.
  8. Substitutions shall only be allowed when the specified material is not available. The contractor must provide name and variety of approved plant to be substituted. Substitutions shall be nearest equivalent size of variety of plant having same essential characteristics.
  9. All plant material shall be nursery grown, sound, healthy, approved and free from insects, diseases, and other plant ailments. The material is normal for the species. Sizes shall be equal to or exceeding sizes indicated on the plant quantity as shown on the drawings.
  10. Stakes or pins at plants in field are to be installed by the contractor and approved by the landscape architect for approval by the owner prior to planting.
  11. The required landscape, both existing and proposed, must be maintained and/or replaced for the life of the Certificate of Occupancy.

**PLANT SCHEDULE**

NO.	QTY	SYMBOL	DESCRIPTION	COMMON NAME	SIZE	ZONE	REMARKS
01	1	(Symbol)	PLANTING	PLANTING	1" DIA.	CONIF.	
02	1	(Symbol)	PLANTING	PLANTING	1" DIA.	CONIF.	
03	1	(Symbol)	PLANTING	PLANTING	1" DIA.	CONIF.	
04	1	(Symbol)	PLANTING	PLANTING	1" DIA.	CONIF.	
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07	1	(Symbol)	PLANTING	PLANTING	1" DIA.	CONIF.	
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49	1	(Symbol)	PLANTING	PLANTING	1" DIA.	CONIF.	
50	1	(Symbol)	PLANTING	PLANTING	1" DIA.	CONIF.	



01 PLAN: WEST ENTRY PLANTING 1" = 10'

01 PLAN: COURTYARD PLANTING 1" = 10'

01 PLAN: WEST ENTRY PLANTING 1" = 10'

01 PLAN: COURTYARD PLANTING 1" = 10'

**BRIAN CLARK + ASSOCIATES**  
 Landscape Architecture | Planning | Urban Design  
 1200 WALNUT STREET, SUITE 200 • DES MOINES, IOWA 50319  
 TEL: (515) 261-2663 • FAX: (515) 261-2665 • INFO@BCA-DESIGN.COM  
 | WE THINK DIFFERENTLY |



SHEET TITLE: **SITE PLANTING PLAN**

C-105

Chestnut Hills, Limited Partnership  
**Hawthorn Hill**  
 Des Moines, Iowa

DRAWN BY: JAC  
 CHECKED BY: JAC  
 ISSUED: 09/27/06

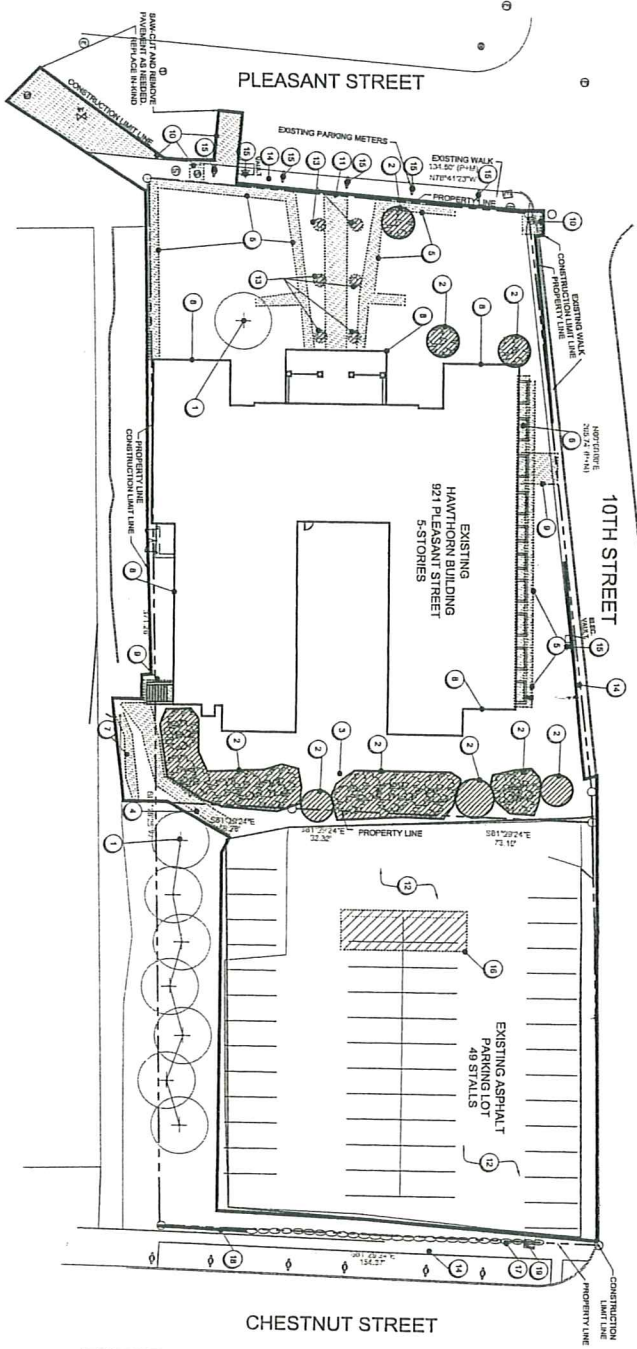
**SIKES ABERNATHIE ARCHITECTS**  
 408 S BOULDER AVENUE, SUITE 700 TULSA, OK 74103  
 918.599.0541 FAX: 918.599.0553

FOR CONSTRUCTION USE ONLY  
 CHECK SET ONLY

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ITEM 2





PLAN: SITE DEMOLITION  
1" = 20'

- DRAWING SHEET INDEX**
- SHEET C-101 - SITE DEMOLITION PLAN
  - SHEET C-102 - SITE LAYOUT PLAN
  - SHEET C-103 - SITE GRADING PLAN
  - SHEET C-104 - SITE PLANNING PLAN
  - SHEET C-105 - SITE DETAILS
  - SHEET C-106 - SITE DETAILS
  - SHEET C-107 - SITE DETAILS
  - SHEET C-108 - PLANTING DETAILS



**VICINITY SKETCH AND ZONINGS**

DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_

IN ACCORDANCE WITH SECTION 2.03(F)(1) OF THE CITY OF DES MOINES MUNICIPAL CODE, ANY AMENDMENTS OR CHANGES TO THIS PLAN MUST BE APPROVED IN WRITING BY THE PLANNING DIRECTOR.



- DEMOLITION NOTES**
1. Contractor to coordinate removal and/or storage and placement of materials with the City of Des Moines.
  2. Prior to any excavation at the site, Contractor shall submit any applicable drawings available from the Owner and/or the utility companies representing to determine possible utility locations and depths. No compensation will be allowed for damage resulting from failure to comply with this requirement.
  3. Contractor to field signal all existing site utilities to new finish grades if necessary. Existing utilities include, but are not limited to gas, electric, water, sewer, and light.
  4. The Contractor shall verify the location and protect all utilities before. Damage to utilities and structures shall be repaired by the Contractor at the instruction of the Owner of the utilities.
  5. Field verify existing grades and locations of existing utilities, conduct, time, and depth. No compensation will be allowed for damage resulting from failure to comply with this requirement.
  6. Prior to removing any joint material not indicated to be protected or removed contact the landscape architect.
  7. Protect all items within contract limits not indicated to be removed. Notify the landscape architect of any discrepancies.
  8. Report to Owner's representative any damage to existing utilities prior to repair.
  9. All work shall be in accordance with OSHA codes and standards. Nothing indicated on these drawings shall relieve the Contractor from complying with any applicable safety regulations.

- KEY NOTES**
1. PRESERVE AND PROTECT EXISTING TREES.
  2. REMOVE AND LEGALLY DISPOSE OF EXISTING TREES, SHRUBS, AND UNDERGROWTH.
  3. REMOVE AND LEGALLY DISPOSE OF CHAIN LINK FENCE.
  4. REMOVE AND LEGALLY DISPOSE OF TIMBER STEPS.
  5. REMOVE AND LEGALLY DISPOSE OF Limestone WALL.
  6. REMOVE AND LEGALLY DISPOSE OF WINDOW WELLS.
  7. REMOVE AND LEGALLY DISPOSE OF TIMBER WALL.
  8. PRESERVE AND PROTECT EXISTING BUILDING.
  9. REMOVE AND LEGALLY DISPOSE OF P.C.C. STEPS.
  10. SAWCUT, REMOVE AND REPLACE PAVEMENT FOR UTILITY CONNECTIONS.
  11. REMOVE AND LEGALLY DISPOSE OF EXISTING P.C.C. PAVEMENT.
  12. PRESERVE AND PROTECT EXISTING ASPHALT PARKING LOT.
  13. REMOVE AND LEGALLY DISPOSE OF EXISTING LIGHT FIXTURES.
  14. PRESERVE AND PROTECT EXISTING SIDEWALK.
  15. PRESERVE AND PROTECT EXISTING UTILITIES.
  16. REMOVE AND LEGALLY DISPOSE OF A.C. PAVEMENT.
  17. PRESERVE AND PROTECT EXISTING STONE WALL.
  18. PRESERVE AND PROTECT EXISTING TIMBER RETAINING WALL.
  19. PRESERVE AND PROTECT EXISTING P.C.C. STEPS.

**ONE CALL**

800-4-A-SHIELD

FOR MORE INFORMATION VISIT US AT [www.onecall.com](http://www.onecall.com)

**BRIAN CLARK + ASSOCIATES**  
LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN

1200 WALKER STREET, SUITE 200, DES MOINES, IOWA 50319  
TEL: (515) 261-8888 | FAX: (515) 261-8889 | [www.brianclark.com](http://www.brianclark.com)  
| WE THINK DIFFERENT |

**CHESBURN HILLS, LIMITED PARTNERSHIP**

**Hawthorn Hill**  
Des Moines, Iowa

DATE: 09/29/06  
SCALE: AS SHOWN

**SIKES | ABERNATHIE**  
ARCHITECTS

406 S. BOULDER AVENUE, SUITE 700 TULSA, OK 74103  
918.589.0541 FAX: 918.589.0863

ITEM 2

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