



Date ..... June 24, 2013 .....

RESOLUTION ISSUING A CONDITIONAL CERTIFICATE OF APPROPRIATENESS FOR THE RELOCATION OF NORDEN HALL FROM 709 E. LOCUST STREET, TERMINATING THE DESIGNATION OF 709 E. LOCUST STREET AS A LOCAL LANDMARK, AND DESIGNATING 425 E. GRAND AVENUE AS A LOCAL LANDMARK UPON RELOCATION OF NORDEN HALL TO THAT ADDRESS

WHEREAS, the City of Des Moines received an application from the State of Iowa, owner of the property, for a Certificate of Appropriateness to allow the demolition of the building at 709 E. Locust Street, commonly known as Norden Hall; and,

WHEREAS, Norden Hall was designated as a local historic Landmark on April 17, 2000, by Roll Call No. 00-1122, and is subject to the Landmark regulations set forth in Chapter 58, Article III, of the Des Moines City Code; and,

WHEREAS, on May 20, 2013, the City Council received a proposal from 425 E. Grand, L.L.C., represented by Jake Christensen, to purchase the City-owned property at 425 E. Grand Avenue and to relocate and expand Norden Hall at that site; and,

WHEREAS, on May 20, 2013, by Roll Call No. 13-0832, the City Council scheduled a public hearing to be held on June 24, 2013, at 5:00 p.m., in the Council Chambers, to consider:

1. A request from the State of Iowa for a Certificate of Appropriateness to allow the demolition or relocation of Norden Hall, a locally designated Landmark at 709 E. Locust Street;
2. A request by 425 East Grand, LLC, to designate Norton Hall as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue; and,
3. A City initiated proposal to termination the designation of 709 E. Locust Street as a local Landmark upon the removal of Norton Hall from that property.

WHEREAS, notice of the public hearing on these three proposals was published in the Des Moines Register on June 6 and June 13, 2013; and,

WHEREAS, on June 18, 2013, after notice and a public hearing, the members of the Landmark Review Board unanimously voted in support of a motion to recommend approval of the issuance of a Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue, and the designation of Norden Hall as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the submitted plans; and,

WHEREAS, on June 20, 2013, after notice and public hearing, the members of the City Plan and Zoning Commission also voted in support of a motion to recommend approval of the designation of Norden Hall as a local Landmark upon completion of the relocation and

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**Date** June 4, 2013

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expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the submitted plans; and,

WHEREAS, a public hearing has now been held before the City Council regarding the three proposals identified above in accordance with the published notice, and those interested in the proposals, 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. The hearing on the three proposals identified above is hereby closed.
2. The City Council hereby makes the following findings regarding the proposed relocation of Norden Hall to 425 E. Grand Avenue:
  - a) Norden Hall is a historic building in deteriorating condition and must be renovated for productive use if it is to be preserved.
  - b) The demolition of the buildings around Norden Hall and the closure of the adjoining segment of Locust Street have removed the historical context of the building, and has destroyed the aesthetic quality of the site.
  - c) The proposal to move and renovate Norden Hall on the parcel at 425 E. Grand Avenue in the Historic East Village in accordance with the submitted plans would restore the building to an appropriate historical context, would allow the historic character of the building to be retained and preserved, and is consistent with the Secretary of the Interior's Standards for the treatment of historic properties.
  - d) Upon substantial completion of the renovation of Norden Hall at 425 E. Grand Avenue in conformance with the submitted plans, that property will satisfy the requirements for designation of a local Landmark set forth in Section 58-58 of the City Code and further identified in the accompanying Council Communication.
  - e) Upon removal of Norden Hall from 709 E. Locust Street, the designation of that property as a local Landmark is not longer appropriate and should be terminated.
3. This resolution shall constitute the issuance of a conditional Certificate of Appropriateness for the relocation of Norden Hall as described above. The Certificate of Appropriateness hereby granted is subject to Norden Hall being moved for renovation and restoration at 425 E. Grand Avenue in substantial conformance with the submitted plans.
4. The designation of 709 E. Locust as a local Landmark is hereby repealed and terminated, effective upon the recording of an affidavit by the Community Development Director verifying that Norden Hall has been removed from 709 E. Locust Street for the purpose of



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relocating the building for renovation and expansion at 425 E. Grand Avenue. The Community Development Director is hereby authorized and directed to execute and record such an affidavit with a certified copy of this resolution upon determining that Norden Hall has been removed from 709 E. Locust Street for the purpose of relocating the building for renovation and expansion at 425 E. Grand Avenue.

5. Norden Hall, at 425 E. Grand Avenue, more specifically described as follows:

Lot 2 and the East 15.0 feet of Lot 3, all in Block 9 of East Fort Des Moines, being an Official Plat in the City of Des Moines, Polk County, Iowa.

is hereby designated as a local Landmark, effect upon the recording of an affidavit by the Community Development Director verifying that Norden Hall has been renovated and restored on the site in substantial conformance with the submitted plans. The Community Development Director is hereby authorized and directed to execute and record such an affidavit with a certified copy of this resolution upon determining that Norden Hall has been renovated and restored on the site in substantial conformance with the submitted plans.

( Council Communication No. 13- 333 )

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				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

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.

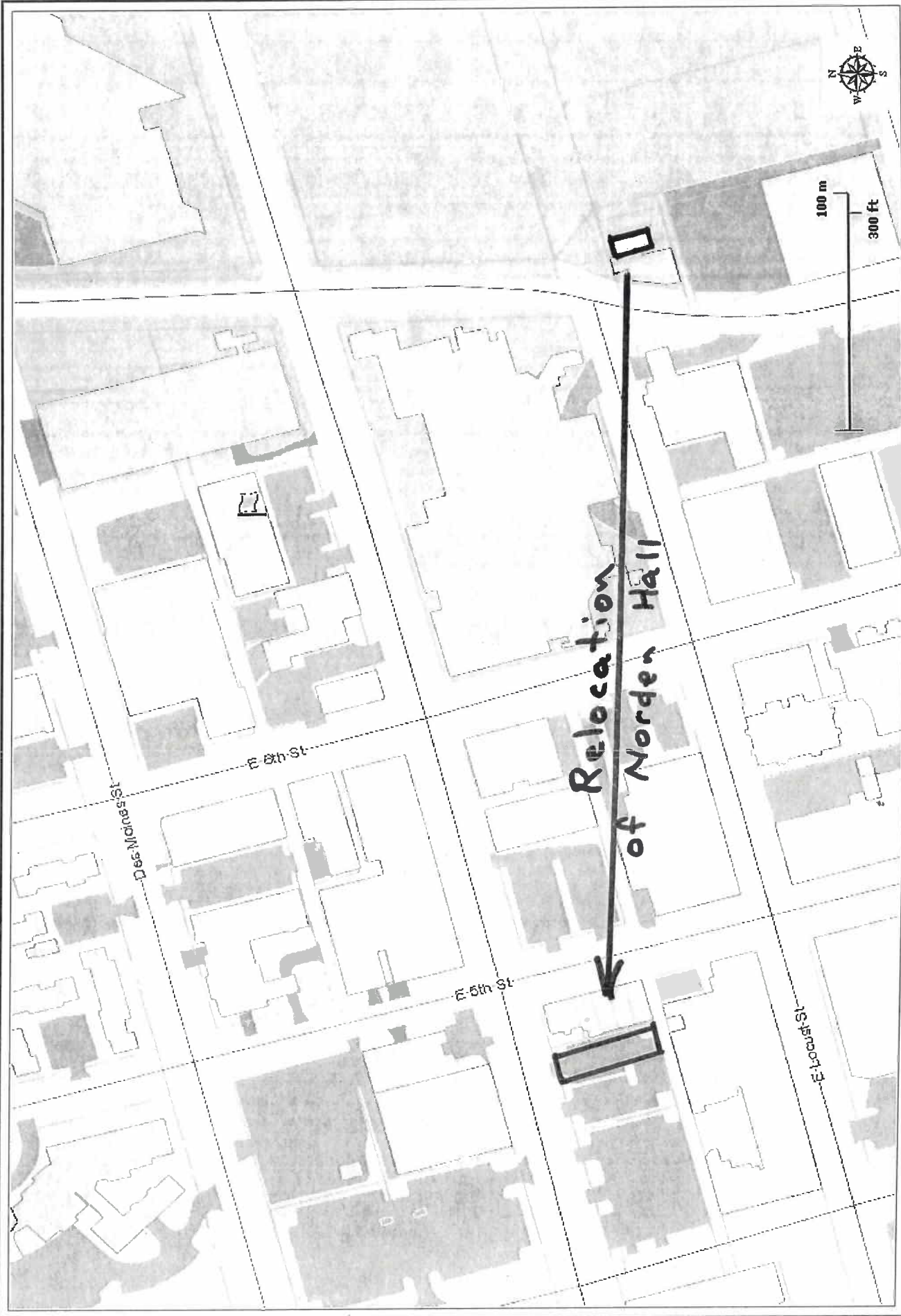
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk



# Norden Hall Relocation

Exhibit "A"





June 21, 2013

Honorable Mayor and City Council  
City of Des Moines, Iowa

And

Ross Stafford  
Permit & Development Administrator  
Permit & Development Center



CITY PLAN AND ZONING COMMISSION  
ARMORY BUILDING  
602 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309 -1881  
(515) 283-4182

ALL-AMERICA CITY  
1949, 1976, 1981  
2003

Communication from the City Plan and Zoning Commission advising that at their meeting held June 20, 2013, the following action was taken regarding the request from Jake Christensen (developer) on property located at 425 East Grand Avenue.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty				X
John "Jack" Hilmes	X			
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdill				X
Greg Wattier				X

**APPROVAL** of Part A) to find that the subject building at the proposed location meets the criteria necessary for designation as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue, and to forward a recommendation of approval to the City Council; and Part B) to approve the Site Plan subject to the following conditions: (10-2013-7.120)

1. Compliance with all administrative review comments of the City's Permit and Development Center.

2. The architecture of the building shall comply with any revisions required by any future review by the City's Urban Design Review Board.

## **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) The subject building at the proposed location meets the criteria necessary for designation as a local Landmark upon completion of the relocation and expansion of Norden Hall at 425 E. Grand Avenue. Staff recommends that the Commission forward a recommendation of approval to the City Council.

Part B) Staff recommends approval of the Site Plan subject to the following conditions:

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. The architecture of the building shall comply with any revisions required by any future review by the City's Urban Design Review Board.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing to move the building known as "Norden Hall" from its current location to the City-owned parking lot at 425 East Grand Avenue. A rear addition and raised deck addition are proposed. The intended use for the building at the new site is a restaurant.

Norden Hall was designated as a Landmark by the City Council on April 17, 2000. The original nomination form states the building predates the State Capitol building (1884-86) and that it was home to three early Scandinavian groups, the Danish Brotherhood, the Danish Sisterhood and the Norden Singing Society.

The building is currently owned by the State and sits at the edge of the West Capitol Terrace. The State wishes to have the building removed to allow for the completion of the "People's Plaza." The Capitol Master Plan was adopted and the initial phases of the West Capitol Terrace Improvements were under development in late 2006. Several additional phases of the proposed West Capitol Terrace Improvements have been completed over the years.

2. **Size of Site:** 75 feet by 132 feet (9,914 square feet).
3. **Existing Zoning (site):** "C-3B" Central Business Mixed Use District, "CDO" Capitol Dominance Overlay District, Downtown Overlay District, and "GGP" Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** Surface parking lot.
5. **Adjacent Land Use and Zoning:**  
**North** – "C-3B"; Use is office.

**South** – “C-3B”; Uses are restaurant, retail and multiple-family residential.

**East** – “C-3B”; Uses are tavern/night club.

**West** – “C-3B”; Use is surface parking lot.

- 6. General Neighborhood/Area Land Uses:** The site is located in an area that contains a mix of residential and commercial uses that is known as the East Village.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Historic East Village Neighborhood. This neighborhood association was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on May 31, 2013. Additionally, separate notifications of the hearing for this specific item were mailed on June 10, 2013 (10 days prior to the hearing) to the Historic East Village Moines Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on June 14, 2013.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Historic East Village Neighborhood notices were mailed to Josh Garrett, PO Box 1782, Des Moines, IA 50305.

**8. Relevant Zoning History:** None.

**9. 2020 Community Character Land Use Plan Designation:** Downtown Retail/Office Core/Core Fringe.

**10. Applicable Regulations:** Section 58-60(d) of the City Code requires the Plan and Zoning Commission to review the nomination of local Landmarks and to forward a recommendation to the City Council. Specific designation criteria as established by Section 58-58 of the Code are discussed in Section II, subparagraph 1 of this report.

In acting upon any Site Plan application for property located within the “C-3B” Central Business Mixed-Use District, the Plan and Zoning Commission shall apply the design regulations in City Code Section 82-213. The decision to approve, approve subject to conditions or disapprove a proposed Site Plan shall be based upon the conformance of the Site Plan with such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or an existing building is expanded by more than 50 percent of its gross floor area as of the time it became part of the “C-3B” Central Business Mixed-Use District. If a building is expanded by less than 50 percent of its gross floor area as of the time it became part of the “D-R” Downtown Riverfront District or “C-3B” Central Business Mixed-Use District, then these guidelines shall apply only to the expansion of the building.

In acting upon any site plan application for development of property located within the Downtown Overlay District, the community development director (or plan and zoning commission if applicable) shall apply the regulations in City Code Section 82-213, except as to those site plan applications for development of property located in



the "R1-60" and "R-HD" zoning districts within the downtown overlay district. The decision to approve, approve subject to conditions or disapprove a proposed site plan shall be based upon the conformance of the site plan with such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or when an existing building is cumulatively expanded by more than 50% of its gross floor area as of the time it became part of the downtown overlay district. If a building is cumulatively expanded by less than 50% of its gross floor area as of the time it became part of the downtown overlay district, then these guidelines shall apply only to the expansion of the building.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Landmark Designation Criteria:** Section 58-58 of the Historic Preservation Ordinance contains the criteria for the designation of a landmark. The building is proposed to be moved and therefore can only be designated if it is found to comply with criterion (b)(2) as follows.

Sec. 58-58. Designation criteria.

For purpose of this article, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon that possesses integrity of location, design, setting, materials, workmanship, feeling and association and that:

- (1) Is significant in American history, architecture, archaeology and culture;
- (2) Is associated with events that have made a significant contribution to the broad patterns of our history;
- (3) Is associated with the lives of persons significant in our past;
- (4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- (5) Has yielded or may be likely to yield information important in prehistory or history.

**(b) Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the landmark designation. However, such properties will qualify if they fall within the following categories:**

- (1) A religious property deriving primary significance from architectural or artistic distinction or historical importance.
- (2) A building or structure removed from its original location which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.**
- (3) A birthplace or grave of a historical figure of outstanding importance, if there is no appropriate site or building directly associated with his or her productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.



