

Date July 29, 2013

RESOLUTION SCHEDULING HEARING ON THE ISSUANCE OF 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, Norden Hall at 709 E. Locust Street 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 City Code of the City of Des Moines, Iowa; and,

WHEREAS, Section 58-62 of the City Code provides that no person shall alter the exterior appearance or demolish a Landmark without first obtaining a Certificate of Appropriateness for such work; and,

WHEREAS, Section 58-62 further provides that an application for a Certificate of Appropriateness for the alteration or demolition of a Landmark outside a designated Historic District shall be reviewed by the Landmark Review Board, and upon receipt of the report and recommendation of the Landmark Review Board, the City Council shall approve, approve with modifications or deny the application; and,

WHEREAS, Sections 58-60 and 58-61 of the City Code provide that any application for the designation or revocation of a Landmark outside of a designated Historic District shall be reviewed first by the Landmark Review Board, and then by the Plan and Zoning Commission which may adopt the recommendation of the landmark review board as its own or may prepare a written recommendation of its own to the City Council; and,

WHEREAS, the City of Des Moines initially received an application from the State of Iowa, owner of the property, for a Certificate of Appropriateness to allow the demolition of Norden Hall; and,

WHEREAS, after extension efforts were made by the City and interested parties to preserve Norden Hall, the City 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 June 24, 2013, by Roll Call No. 13-1047, after notice and public hearing as required by law, the City Council issued a Conditional Certificate of Appropriateness for the relocation of Norden Hall from 709 E. Locust Street, conditionally terminated the designation of 709 E. Locust street as a local Landmark, and conditionally designated 425 E. Grand Avenue as

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a local Landmark, all subject to the relocation and expansion of Norden Hall at 425 E. Grand Avenue in substantial conformance with the plans then submitted; and,

WHEREAS, 425 E. Grand, LLC, has determined that it cannot obtain financing to renovate and expand Norden Hall as shown by the previously submitted plans; and,

WHEREAS, 425 E. Grand, LLC, has requested that the City issue an amended Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue, and that the City designate Norden Hall as a local Landmark upon completion of the relocation and renovation of Norden Hall at 425 E. Grand Avenue in substantial conformance with the amended plans without the previously planned building addition; and,

WHEREAS, the designation of 709 E. Locust Street as a local Landmark will no longer be warranted if Norden Hall is removed from the property.

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

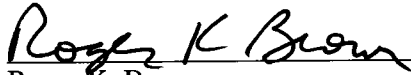
1. The City Council shall consider the request by 425 E. Grand, LLC, for the issuance of an amended Certificate of Appropriateness for the relocation of Norden Hall to 425 E. Grand Avenue; and for the designation of 425 E. Grand Avenue as a local Landmark upon completion of such relocation and the renovation of Norden Hall at the new address in conformance with the amended plans and without the previously planned building addition.
2. The City Council hereby initiates a proposal to terminate the designation of 709 E. Locust as a local Landmark upon the removal of Norden Hall from such property.
3. The request by 425 E. Grand, LLC, and the City initiated proposal identified above shall be considered at a public hearing to be held in the Council Chambers at City Hall, at 5:00 p.m. on August 26, 2013, at which time the City Council will hear both those who oppose and those who favor the proposal.
4. The request by 425 E. Grand, LLC, and the City initiated proposal identified above are hereby referred to the Landmark Review Board and to the Plan and Zoning Commission for report and recommendation after notice and hearing as required by Sections 58-60 and 58-61 of the City Code. The Board and Commission are requested to submit their report and recommendation to the City Council prior the City Council hearing on August 26th.
5. The City Clerk is hereby authorized and directed to cause notice of said hearings in the

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accompanying form to be given by publication once, not less than four (4) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 of the Iowa Code.

MOVED by _____ to adopt.

FORM APPROVED:



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"

