

Date March 6, 2023

**RESOLUTION SETTING HEARING ON REQUEST FROM FORT DES MOINES MEMORIAL PARK, INC (OWNER), REPRESENTED BY JACK PORTER (OFFICER), FOR DESIGNATION OF THE PROPERTY AT 75 EAST ARMY POST ROAD, INCLUDING CLAYTON HALL MUSEUM AND CHAPEL, AS A LOCAL LANDMARK NAMED “FORT DES MOINES MEMORIAL PARK”**

**WHEREAS**, Fort Des Moines Memorial Park, Inc (owner), represented by Jack Porter (officer), located at 75 East Army Post Road, (“Property”) have made application to designate Clayton Hall Museum and Chapel, as a Local Landmark named “Fort Des Moines Memorial Park”; and

**WHEREAS**, the Property is legally described as follows:

PARCEL A BEING AN IRREGULAR-SHAPED PORTION OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 34; THENCE S89°16'57"E (WEST LINE OF THE NORTHWEST ¼ ASSUMED DUE NORTH FOR THE PURPOSE OF THIS DESCRIPTION) ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 34, A DISTANCE OF 254.17 FEET; THENCE, S 00°43'03"W, A DISTANCE OF 69.50 FEET TO THE SOUTH RIGHT-OF-WAY EASEMENT LINE OF ARMY POST ROAD AS IT IS PRESENTLY ESTABLISHED IN POLK COUNTY, IOWA; THENCE, S00°00'59"E, A DISTANCE OF 313.62 FEET; THENCE S45°27'03"W, A DISTANCE OF 44.26 FEET; THENCE S17°14'21"W, A DISTANCE OF 48.12 FEET; THENCE, S09°28'00"W, A DISTANCE OF 7.80 FEET; THENCE S00°03'00"E, A DISTANCE OF 308.79 FEET; THENCE S44°01'15"W, A DISTANCE OF 130.00 FEET; THENCE, S00°14'33"W, A DISTANCE OF 43.34 FEET; THENCE S89°42'18"W, A DISTANCE OF 70.04 FEET TO THE EAST RIGHT-OF-WAY EASEMENT LINE OF CHAFFEE ROAD AS IT IS PRESENTLY ESTABLISHED IN POLK COUNTY, IOWA; THENCE CONTINUING S89°42'18"W, A DISTANCE OF 46.00 FEET TO THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 34; THENCE N00°00'00"E ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 34, A DISTANCE OF 917.20 FEET TO THE POINT OF BEGINNING.

**WHEREAS**, on February 7, 2023, the Landmark Review Board voted 10-0-1 to recommend that the “Fort Des Moines Memorial Park” be designated a local Landmark; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on February 20, 2023, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Fort Des Moines Memorial Park, Inc. (Owner), to designate as a Local Landmark “Fort Des Moines Memorial Park”; and



**Roll Call Number**

**Agenda Item Number**

22

Date March 6, 2023

**WHEREAS**, the Des Moines Municipal Code Section 58-60 requires a public hearing be held before the City Council to consider this application.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed landmark designation application is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on March 27, 2023.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) 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

SECOND BY \_\_\_\_\_

APPROVED AS TO FORM:

/s/ Chas M. Cahill  
 Chas M. Cahill  
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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



Date 3/6/23

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Roll Call # \_\_\_\_\_

February 28, 2023

Communication from the City Plan and Zoning Commission advising that at their February 16, 2023 meeting, the following action was taken regarding a request from Fort Des Moines Memorial Park, Inc (owner), represented by Jack Porter (officer), for designation of the property at 75 East Army Post Road, including Clayton Hall Museum and Chapel, as a Local Landmark named "Fort Des Moines Memorial Park."

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 12-0 as follows.

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Carol Maher	X			
Abby Chungath	X			
Kayla Berkson				X
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar				X
Justyn Lewis				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

**APPROVAL** of the property "Fort Des Moines Memorial Park" be designated a Local Landmark.

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

Staff recommends that the property "Fort Des Moines Memorial Park" be designated a Local Landmark.

# STAFF REPORT TO THE PLANNING COMMISSION

## I. GENERAL INFORMATION

1. **Case Overview:** The subject property is located on the southeast corner of the East Army Post Road and Chaffee Road intersection. The 3.31-acre site contains Clayton Hall which currently serves as the Fort Des Moines Museum and Education Center, Fort Des Moines Chapel, a ticket booth built in 2002, and a plaza between Clayton Hall and the Chapel. Both Clayton Hall and the Chapel were constructed circa 1903.

On April 5, 2022, the Landmark Review Board reviewed the proposed nomination. The Board is comprised of the Historic Preservation Commission and the Urban Design Review Board. The Board meets as needed to review nominations and proposed alternations to landmarks not located within a local historic district. The Landmark Review Board recommended approval of the request to designate the subject property as a Local Landmark named "Fort Des Moines Memorial Park."

The Landmark Review Board's and the Plan and Zoning Commission's recommendations will be forwarded to the City Council for review in accordance with Chapter 58-60 and Chapter 82-40 of the City Code. If the subject property is designated as a Local Landmark, any alteration, new construction, or demolition would be subject to review by the Landmark Review Board and require approval by the City Council.

2. **Size of Site:** 3.31 acres.
3. **Existing Zoning (site):** "P2" Public, Civic, and Institutional District.
4. **Adjacent Land Use and Zoning:**

**North** – "MX2"; Use is a mix of commercial and institutional.

**South** – "P2"; Use is U.S. Army Reserve campus.

**East** – "P2"; Use is U.S. Army Reserve campus.

**West** – "EX" & "NX2"; Uses are Des Moines Area Religious Council and multiple-household residential.

5. **Applicable Recognized Neighborhood(s):** The subject property is not located in a recognized neighborhood. It is located within 250 feet of South Central DSM and Somerset neighborhoods. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on January 27, 2023 and of the Final Agenda on February 10, 2023.

All notices are emailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing.

6. **PlanDSM Land Use Plan Designation:** Public/Semi-Public.
7. **Applicable Regulations:** Pursuant to Chapter 82-40(a) of the City Code, the Plan and Zoning Commission is an advisory body to the City Council and is a key factor in the growth and development of the city. Therefore, the Commission reviews all local Landmark and Historic District nominations in accordance with the Historic Preservation Ordinance and for compliance with the City's Comprehensive Plan and forwards a recommendation to the City Council.



## **II. APPLICABLE SECTIONS OF THE CITY CODE**

Section 58-56 of the Historic Preservation Ordinance contains the landmark purpose statement. Section 58-58 contains the criteria for the designation of a landmark and Section 58-60 establishes the nomination process.

### **Sec. 58-56. Purpose.**

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this article is to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of such improvements which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- (2) Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such improvements;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and accomplishments of the past;
- (5) Protect and enhance the city's attractions to residents, tourists, and visitors and serve as a support and stimulus to business and industry;
- (6) Strengthen the economy of the city; and
- (7) Promote the use of landmarks for the education, pleasure and welfare of the people of the city.

### **Sec. 58-58. Designation criteria.**

- (a) 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.
- (5) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
- (6) A property primarily commemorative in nature, if design, age, tradition or symbolic value has invested it with its own historical significance.
- (7) A property achieving significance within the past 50 years, if it is of exceptional importance.

#### **Sec. 58-60. Procedures.**

- (a) The historic preservation commission shall consider the nomination of landmarks and landmark sites located within historic districts, and make a report and recommendation on such nomination to the city plan and zoning commission and city council as provided below. The landmark review board shall consider the nomination of landmarks and landmark sites located outside historic districts and make a report and recommendation on such nomination to the city plan and zoning commission and city council as provided below.
- (b) Notice that an application for designation of a landmark or landmark site is being considered shall be given to the owner of the parcel on which the proposed landmark is situated or which is part of the proposed landmark site in accordance with the following:
  - (1) Such notice shall be served by certified mail, addressed to the owner at his or her last known address as such appears in the records of the county treasurer's office, or if there is no name on such records, such notice may be served by regular mail addressed to "owner" at the street address of the property in question.
  - (2) Such owner shall have the right to confer with the historic preservation commission or landmark review board, as applicable, prior to final action by the commission or board on the application.
  - (3) The historic preservation commission or landmark review board, as applicable, may, in addition, hold the public hearing of the proposed designation by giving notice as required by law.
- (c) After such investigation by the historic preservation commission or landmark review board as is deemed necessary, but in no case more than 60 days after the receipt of the complete application, the application for designation shall be recommended for approval or disapproval. Such recommendation shall be in writing and signed by the chair of the historic preservation commission or landmark review board, as applicable, and shall state the reasons for recommending approval or disapproval. The recommendation may limit itself to the proposed landmark or landmark site as described in the application or may include modifications thereof.



Such recommendation shall be forwarded to and filed with the plan and zoning commission, within five days after making such recommendation.

- (d) Upon receipt of such recommendation, the plan and zoning commission shall schedule a public hearing at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.
- (e) Within 30 days after the public hearing, the plan and zoning commission shall forward such application to the city council, together with the recommendation of the historic preservation commission or landmark review board. The plan and zoning commission may adopt the recommendation of the historic preservation commission or landmark review board as its own or may prepare a written recommendation of its own. The plan and zoning commission may limit itself to the proposed landmark or landmark site or may include modifications thereof. If the modification requires an additional public hearing, the plan and zoning commission shall hold such hearing before forwarding the application to the city council.
- (f) Upon receipt of such recommendation, the council shall schedule a public hearing to consider the recommendation at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.
- (g) The city council, after public hearing, may approve, approve with modification, or disapprove the recommendation of the plan and zoning commission by a majority vote of its membership. If the plan and zoning commission shall have failed to act within the time limit set forth in this section, the city council may, nevertheless, approve, approve with modification, or disapprove the proposed landmark or landmark site as originally proposed or modified by a majority vote of its membership.

## II. ANALYSIS

1. **Landmark Nomination Criteria:** A nomination must demonstrate that the subject building or site possesses integrity of location, design, setting, materials, workmanship, feeling and association and meets one or more of the following criterion.
  - (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.

The nomination suggests the site meets Criteria 1, 2, and 4. The following points from the submitted form create the case for how the site meets those criteria.

### ARCHITECTURAL SIGNIFICANCE (Criterion 1 and 4)

- Clayton Hall and the Chapel are two of the oldest surviving buildings at Fort Des Moines No. 3.
- Clayton Hall is a two-story neo-classical building [which] originally housed ten unmarried officers and was later remodeled to house families of married officers.

- Clayton Hall embodies the Classical Revival style that was in use by the War Department at the turn of the 20<sup>th</sup> century.
- Located off the northeast corner of the original parade ground, Clayton Hall historically anchored the east end of “officers row,” the long row of red brick houses overlooking the north end of the parade ground.
- The Chapel features exterior walls made of red brick in a running bond with limestone architectural details, and a brick and cement basement.
- The Chapel features a gothic carved limestone finial atop the entry gable, Tudor arched windows on the front, north, and south facades, and a single stained-glass window on the rear façade.
- While the building is in need of repairs and maintenance, its historic character is largely intact. Very little has changed over time as can be seen by comparing the building’s present appearance to historic photos.

#### HISTORICAL/CULTURAL SIGNIFICANCE (Criteria 1 and 2)

- By the end of the year (1903) the War Department had issued orders for two squadrons from the Eleventh Cavalry to be garrisoned at Fort Des Moines No. 3.
- While the Eleventh Cavalry was expected back from the Philippines, the first soldiers to actually use the Fort were Companies C and L of the all African-American Twenty-fifth Infantry, also known as the Buffalo Soldiers. These two companies were stationed at [the Fort] from December 2, 1903, to April 26, 1904.
- By 1905, the bachelors officers’ quarters were named Clayton Hall, most likely after former Arkansas governor Powell Foulk Clayton. Clayton, a Pennsylvania native who fought for the Union in the Civil War, was elected governor of Arkansas after the War, and was instrumental in the protection of the rights of newly freed African-Americans and their supporters during Reconstruction. Clayton’s son, Powell Clayton, Jr. was Captain of Company E in the Eleventh Cavalry stationed at the Fort in 1905.
- Clayton Hall became a center for social activity at the Fort. Visiting dignitaries were entertained at receptions, which often included lavish dinners and dancing, at Clayton Hall.
- When the Chapel was commissioned in 1910 due to the original Post Exchange location becoming inadequate to serve the religious needs of the fort, The Chapel solidified the northeast corner of the Parade Ground as an important center of social life for the Fort.
- When the US entered World War I in 1917, Fort Des Moines No. 3 was chosen as the site for an “Officer’s Training Camp for Colored Students.” Seventeen total officer’s training camps were established in the US during WWI, but only the Fort Des Moines camp was setup for non-white and civilian applicants.
- In all, 639 officers trained in the Black Officers Training Camp received commissions at the completion of their training, of which there were 106 captains, 329 first lieutenants, and 204 second lieutenants.
- 198 regular army trainees from the camp were appointed to the Officers’ Reserve Corps or the National Army.



- Units led by black officers trained at Fort Des Moines No. 3 served in combat operations in France, earning several of the officers the Distinguished Service Cross and Honors from the French government.
  - Additionally, Fort Des Moines became a training camp for Black Medical Personnel in 1917. African-American medical and dental officers were trained to serve the combat and readiness needs of the Black regiments. 104 medical officers and twelve dental officers graduated the course, with 948 enlisted men receiving some level of medical training.
  - At the direction of the Surgeon General, Fort Des Moines No. 3 was upgraded to become US General Hospital No. 26, with a primary mission as reconstruction treatment of war casualties. Over 500 soldiers treated at the hospital were amputee survivors of European battlefields.
  - Part of the rehabilitation efforts included fitting soldiers with prosthetics, especially for amputated legs. However, the government issued leg prosthetics were slow to arrive and often ill-fitting. This inspired the orthopedics workshop to construct their own design. Quicker to produce, cheaper, easier to fit, and more durable, the “Fort Des Moines Leg” was born.
  - US General Hospital No. 26 also introduced innovative (for its time) holistic neuropsychological treatments for “battle fatigue”, mental distress endured in battle, occupational therapy and vocational training. In all, nearly 7,500 patients received treatment at General Hospital No. 26.
  - During World War II, Fort Des Moines No. 3 became the site of the first Women’s Auxiliary Army Corps (WAAC). 440 women were chosen for the officer training program, and another 330 women began shorter course as privates. 40 of the initial officer class were black women.
  - As the war continued, the program expanded and WAAC trainees could free up men in noncombatant roles to go to battle. WAAC’s also went on to train in the Army Air Corps. Fort Des Moines No. 3 was the largest WAC training center and the only one to provide officers training.
  - In all, over 70,000 women went through the First WAAC training center.
  - In 1943, the “Auxiliary” status of the WAAC program was dropped, making it simply the Women’s Army Corps. This seemingly minor name change was critical, though, as the name change granted women all the rank, privileges, and benefits of their male counterparts.
- 2. PlanDSM Creating Our Tomorrow:** The PlanDSM Comprehensive Plan was approved on April 25, 2016. The nomination is supported by numerous PlanDSM Goals and Policies including:
- Land Use Goal 2:* Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities.
- Land Use Goal 4:* Continue to embrace the distinct character of Des Moines’ neighborhoods while allowing for new development and redevelopment.

*Land Use Goal 6:* Recognize the value of Des Moines' historic building stock and landscapes and ensure their preservation.

*Economic Development Goal 2:* Focus economic development efforts in strategic locations for continued vitality and growth.

*Community Character and Neighborhood Objective 1:* Celebrate the City's culture and diversity through the creation of vibrant neighborhood nodes and corridors.

*Community Character and Neighborhood Objective 7:* Identify and strengthen neighborhood destinations unique to specific areas.

*Community Character and Neighborhood Objective 25:* Partner with the historic preservation community to promote Des Moines' rich history through education and outreach on historic structures, districts, and landscapes.

*Social Equity Goal 4:* Continue to celebrate the diversity of Des Moines provided by the many cultural communities that have chosen to live here.

## **SUMMARY OF DISCUSSION**

Abby Chungath asked if any member of the public or commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

Emily Webb made a motion for the property "Fort Des Moines Memorial Park" be designated a Local Landmark.

Motion passed: 12-0

Respectfully submitted,



Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh



**Landmark Nomination Form**

**Landmark Review Board**

**IDENTIFICATION:**

**SITE NAME** Fort Des Moines Memorial Park

**LEGAL DESCRIPTION** BEG NW COR SEC 34 THN E 254.17F S 383.12F SW  
44.26F SW 48.12F SW 7.8F S 308.79F SW 130F S  
43.34F W 116.04 N 917.2F TO POB LESS RD NW 1/4  
SEC 34-78-24

**OWNER(S) NAME** FORT DES MOINES MEMORIAL PARK INC

**OWNER(S) SIGNATURE** \_\_\_\_\_  
(signed owner's letter of support or petition can be attached in lieu of signature here)

**OWNER(S) ADDRESS** P. O. Box 36815 Des Moines, IA 50315  
\_\_\_\_\_  
(street address) (city) (state) (zip)

**CATEGORY:**

**STRUCTURAL/ARCHITECTURAL**  **LANDSCAPE**  **ARCHEOLOGICAL**

**COMPONENTS** Clayton Hall, Chapel  
\_\_\_\_\_  
\_\_\_\_\_

**USE** (present) Museum and Chapel (past) Housing, Office, Chapel  
\_\_\_\_\_

**DESCRIPTION:**

**DATE OF CONSTRUCTION** 1903 Clayton Hall, 1910 Chapel  
**ARCHITECT/BUILDER** C. E. Atkinson

**BUILDING TYPE:**

Single-family dwelling  Industrial  Other institutional  Religious   
Multiple-family dwelling  Educational  Public  Agricultural   
Commercial

**EXTERIOR WALLS:** clapboard \_\_\_ stone X brick X board and batten \_\_\_ shingles \_  
-  
stucco\_\_\_ other\_\_\_\_\_

**STRUCTURAL SYSTEM:** wood frame with interlocking joints \_\_\_ masonry load-bearing walls X  
wood frame with light members (balloon frame) \_\_\_ iron frame \_\_\_ steel frame with curtain walls \_\_\_  
reinforced concrete \_\_\_ other \_\_\_

**CONDITION:** excellent \_\_\_ good X fair \_\_\_ deteriorated \_\_\_

**INTEGRITY:** original site X moved--if so, when\_

-  
from where \_\_\_\_\_

Information on alterations, additions (with dates & architect, if known) and any other notable features of building/site: 2002 Renovation

**RELATED OUTBUILDINGS AND PROPERTY:** barn \_\_\_ other farm structures \_\_\_ carriage house  
\_\_\_ garage \_\_\_ privy \_\_\_ other ticket booth circa 2004

**SURROUNDINGS OF THE SITE:** open land \_\_\_ woodland \_\_\_ scattered outbuildings \_\_\_  
commercial X industrial \_\_\_ residential \_\_\_ densely built-up \_\_\_ other

Prepared by Kelli Lydon Date Dec. 20, 2022

-  
Address 1622 York St. Des Moines, IA 50316

-  
Telephone ( 515 ) 451-7559 Email kelli.a.lydon@gmail.com

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Organization Kelli Lydon Research Services, LLC



**SIGNIFICANCE:** (Indicate all sources of information for all statements)

**ARCHITECTURAL SIGNIFICANCE**

Clayton Hall and the Chapel are two of the oldest surviving buildings at Fort Des Moines No. 3. They are considered functionally related as set forth in 36 CFR § 67.6 (b) (4):

*For rehabilitation projects involving more than one certified historic structure where the structures are judged by the Secretary to have been functionally related historically to serve an overall purpose, such as a mill complex or a residence and carriage house, rehabilitation certification will be issued on the merits of the overall project rather than for each structure or individual component.*

Both buildings have been owned throughout their history by the same entity and were transferred from their original owner, the U. S. Government, as one parcel containing both buildings to Fort Des Moines Memorial Park, Inc.

Located the northeast corner of the original parade ground and along its eastern edge, respectively, these buildings served officers and enlisted men from the time of their construction in 1903 through two world wars and many transitions seen at the Fort. Fort Des Moines No. 3, including these two buildings, had a dedication ceremony on November 13, 1903.

**Bachelor Officers' Quarters/Clayton Hall/Building 46**

Completed according to plan 152B from the Office of the Quartermaster General (1902), the two story neo-classical building originally housed ten unmarried officers and was later remodeled to house the families of married officers. The building also contained a dining hall, a kitchen, and laundry rooms. While it functioned as part of the U.S. Government's operations at Fort Des Moines No. 3 the building underwent additional remodeling for use as a recruiting station. In the decades following World War II this building and others at the Fort were repurposed, while others were sold off or demolished. In 1976 the remaining buildings at the Fort were designated a National Historic Landmark. After the building was no longer used by the U. S. Government, it sat vacant for several years before the Fort Des Moines Memorial Park, Inc. acquired the building. A major renovation was completed by the Army Corps of Engineers in 2002 under review from the State Historic Preservation Office. A significant amount of historic fabric was preserved and highlighted in that renovation and can be seen today.





(Clayton Hall view from the south, photo by RDG)

The building embodies the Classical Revival style that was in use by the War Department at the turn of the 20<sup>th</sup> century. Classical Revival details of this building include: symmetrical shape, regularity of window openings, pedimented front entry, rusticated foundation, and masonry details such as flat limestone window headers with projecting keystones.

Clayton Hall is generally rectangular and forms a “T” shape with east and west wings flanking a projecting 3-bay portico at center front and a north wing extending from the center of the building. A wood two-story covered porch with turned pillars and balustrades spans the front of the building, extending east and west from the central portico.

Fronting on Dickman Road, which has since been vacated from Chaffee road eastward as part of the Memorial Park, Clayton Hall anchors the north end of the Fort Des Moines Memorial complex. The Chapel (Building 49) anchors the south end. Located off the northeast corner of the original parade ground, this building also historically anchored the east end of “officer’s row,” the long row of red brick houses overlooking the north end of the parade ground. It sits among gently rolling lawns with mature trees scattered around the lot. A parking lot is north of the building, with its entrance on Chaffee Road to the west. The museum complex is surrounded on the north and west sides by a barbed wire topped chain link fence and on the east and south sides by a metal fence with brick and concrete pillars.

The main block of the building, which includes the east and west wings and the central portico measures 140 x 33 feet. The portico itself has a footprint of 45 x 33 feet. The north wing measures 33 x 45 feet. The wood porch across the front of the building measures 137 feet across (including the portico) and 10 feet deep. A wood porch at the northeast corner of the north wing measures 16 x 8 feet.





(Clayton Hall aerial view, photo by RDG)

The building has a hipped roof, with the peak of the east-west portion rising slightly above the north-south peak. The portico and second story space above it is covered by a gable roof that matches the pitch of the hipped roof portions. The two-story porch across the front is covered with a shed roof. The small porch at the northeast corner also has a hipped roof. All portions of the roof are covered with asphalt shingles. Built-in gutters empty into round downspouts. The soffits are wood with modillions along the underside tucked behind the fascia. A frieze board completes the cornice with returns at the bottom of each gable. Seven brick chimneys penetrate the roof. These are capped as they do not serve any working fireplaces. Mechanical services are vented using simple metal pipes located away from the primary façade so they are not visible from ground level.

The exterior walls are constructed of red brick with red pigmented mortar in a running bond. The foundation is rusticated limestone block. Limestone flat arches with projecting keystones sit atop the windows and doors, and limestone lug sills are present under each window, with the sills extending about one brick width into the masonry on both sides.





(View of Clayton Hall from the northwest, photo by RDG)

All of the venting windows on this building are double hung wood windows replicated from original designs. On the south façade, fifteen three-over-three windows are equally spaced across the two main levels, with one of these windows at the center of the entry portico. This window is flanked by a pair of two-over-two windows and a half-round window with three lights is centered in the south-facing gable. At each end of the east and west wings, a pair of two-over-two windows are placed closed together, centered on the wall at both levels. The end of the north wing has only one of these two-over-two windows on each level. All of the windows in the north wing are two-over-two windows. This includes nine on the east wall and nine on the west wall. The north wall of each of the east and west wings has a combination of four two-over-two and six three-over-three windows.

Each floor of the building has a long corridor along the south end of the building connecting the east and west wings to a central lobby. The north wing is accessed off this central lobby on each floor. The main staircase connects all three floors at the west side of the lobby and an elevator is located just to the west of the staircase. All three floors are accessible by the main staircase and the elevator.

The first floor's main entry has double doors of wood, each with eight lights in the top two thirds of the door. A transom window above the doors has five lights and panels on either side of the doors have four lights topped with a single light transom. A set of clear glass automated sliding doors enclose the vestibule without obstructing the view of the exterior doors from the inside. All the floors on this level are tongue-in-groove hardwood except for the restrooms and kitchen. The walls are painted drywall.

Significant portions of original woodwork were retained in the 2002 renovation. Where new pieces were added a lighter color of wood was used to differentiate the new pieces from the original. This is particularly evident in the lobby where the original staircase banister is stained dark brown while the replacement treads and baseboards are a lighter golden color. The same technique for identifying the location of demising walls that were removed was used in the flooring. Lighter stained areas show the patches where demising walls were removed to create open gallery and gathering spaces.



The first floor east wing contains a kitchen, dining room, a small gallery, and two large multi-stall restrooms. An exterior door in the south wall of the dining room opens onto the porch. Of particular note in the kitchen is a pair of original pocket doors that were retained in the 2002 renovation. They were once the doors between an apartment's parlor and bedroom and now they separate the main kitchen from its storage area. The gallery and dining room feature two of the building's original fireplaces. These are back-to-back on either side of the wall, a design that is mirrored on the west side of the building. The original hearth tile and surround tile are intact on the gallery fireplace while only the hearth tile is original on the dining room fireplace. The wood mantles and surrounds are sensitive replacements. None of the fireplaces in the building are functional, but they are preserved in their original locations.



(Interior Clayton Hall, photos by Kelli Lydon)

The west wing of the first floor is a dedicated gathering space known as the multi-purpose room. A corridor leading to two entry doors has a fireplace with original hearth tile. A coat check counter is present in the north wall of this corridor. A wood door with two inset panels slides into the wall to open the hatch. The coat check room is accessed through a door in the multi-purpose room. The multi-purpose room takes up the rest of the west wing. It features two original fireplaces, one back-to-back with the one in the corridor, and one on the west exterior wall. The west fireplace has an original wood mantle and surround with columns supporting the mantle and a shelf above an inset mirror. The columns have decoratively carved capitals and a carved scrollwork design is centered on the facing trim under the mantle. This fireplace retains its metal grate insert and fire surround. A door in the south wall opens onto the porch. The north wing of the first floor contains museum storage, a single restroom, and a conference room that opens onto the porch at the northeast side of the building, near the parking lot. An emergency stairwell is located in the northwest corner of the north wing and is accessible at all levels. It opens at ground level on the northwest side of the building.

The second floor houses the main galleries of the museum. The east, west, and north wings are open spaces with museum displays. The finish on walls, floors, and woodwork is the same as on the first floor, with original features retained and differentiated from new materials. One additional space is available on this level. A small gallery sits atop the open entry portico at the center of the south side of the building. On this level, there are two original fireplaces in each of the east and west wings. Where there were back-to-back fireplaces on the first floor, only the two fireplaces that face the central lobby are present on the second floor. These are similar to the fireplaces below them, with simplified wood mantles and some original surround and hearth tile. On both the east and west exterior walls are fireplaces with the original large decorative wood surround of the same design as the one in the first floor multi-purpose room.

The basement level of this building has no fireplaces. With the exception of restrooms and mechanical rooms, the floors in the basement are covered with carpet. Under the entry portico on the south side of the building are two mechanical rooms. The east wing of the basement contains two large multi-stall restrooms and a large classroom or administrative space. An emergency exit opens to an exterior set of stairs up to ground level on the north side of the east wing. The west wing of the basement contains the library and archive of the Memorial Park organization. An emergency exit like the one in the east wing is present in the north wall. The north wing is museum work space and also houses the main HVAC mechanical room. Access to the emergency stairwell is in the northwest corner of this wing.

### **Chapel**

Built at a cost of \$11,957 in 1910, the Chapel, Building 49, sits on the east side of the parade ground with its entrance toward Chaffee Road. The design for this building came from the Quartermaster General's Office, standardized plan 261 with approximately 2,500 square feet of interior space. The chapel anchors the south end of the Fort Des Moines Memorial complex. In 1983 a major restoration was completed by Bert Newsom Construction of Des Moines. This included adding valances on each side of the nave and on the east side of the chancel archway that conceal lights aimed at the ceiling to provide indirect lighting to the interior spaces. The roof trusses were also reinforced with steel tension rods and the interior plaster was restored and stenciled with an art deco design, among other restoration efforts.





(Chapel exterior, photo by Kelli Lydon)

The footprint of the main block is 36 x 57 feet. The east portion that contains the chancel and vestry measures approximately 18 feet 3 inches by 37 feet 2 inches.

The exterior walls are of brick in a running bond with limestone architectural details. The basement foundation is brick and cement. The general shape of the building is a one-story rectangle with a gabled roof, with gables aligned east-west. The front entry, which measures approximately 4 by 12 feet on the west side has a gabled roof with limestone capped brick buttresses at the corners. Buttresses are also present on the long sides of the building, north and south. The east and west parapet walls and the north parapet wall on the northeast section have limestone wall caps. One rectangular brick chimney rises from the east wall of the main block near the north side of the building. It serves the heating system located in the basement below the east section. A Celtic cross sits atop the west wall of the main block. It is damaged, missing the south side of the cross. A gothic carved limestone finial sits atop the entry gable.

A single Tudor arched fixed window is present on each of the side walls of the main entry. In the west wall on the main block of the chapel a triplet of Tudor arched windows is on each side of the vestibule. These are the same configuration as the five windows present along the north and south walls of the main block. The left and right windows have a hopper-style venting window at the bottom quarter of the window. These windows all have a diamond leaded pattern of glazing with stained glass of a variegated golden color. A single stained glass rose window is set in the east wall. A double window in a Tudor arch is present in the north wall of the northeast wing of the building that contains the vestry. All of the arch windows in the building have limestone lug sills, which extend about half a brick's width into the masonry on either side to support the brick arches above. At the basement level next to the exterior basement

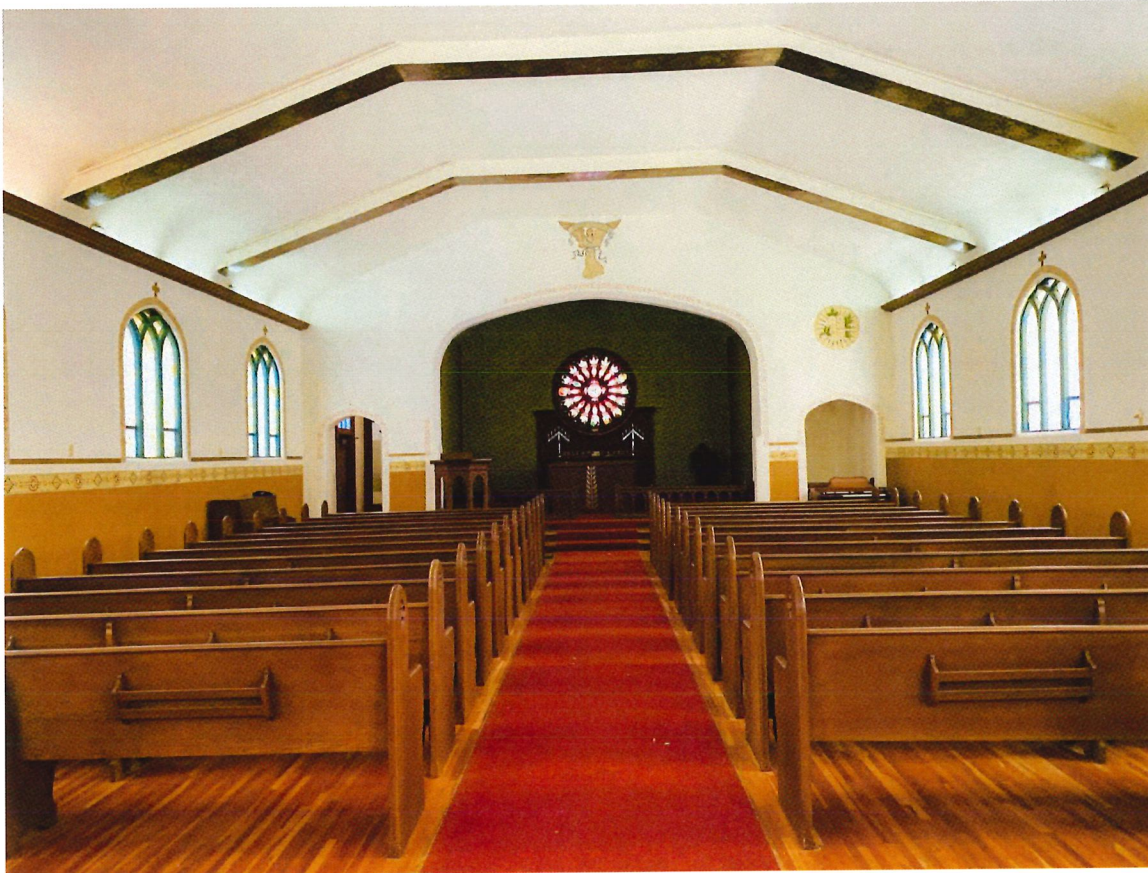
entrance on the southeast corner of the building is a six-over-six double hung wood window in the south wall. Two hopper-style three-light basement windows are set in the north wall.

A louvered ventilator panel is placed in a narrow arch at the top of the east gable of the main block. A rectangular louvered ventilator panel is located in the same position in the west gable of the main block. These openings both have limestone lug sills.

The main front entry doors are wooden double doors with decorative false straps of metal. The rectangular doors are set within a Tudor arch, with a wood transom panel enclosing the top of the arch. A trefoil window is present above the double doors. A second set of double doors closes off the entry vestibule from the nave. These wooden doors have a single square window, approximately 10 by 10 inches set in the top third of each door. A bracing pattern in wood veneer decorates both sides of these doors. Another exterior door to the northeast vestibule is located in the north wall. It is a single door with similar decorative metal straps. Above this door is a three-light transom window glazed with the same variegated yellow stained glass as the windows in the nave and vestibule. A wooden door with nine lights in the top two thirds of the door is present at the basement entry in the southeast corner of the building. It is more utilitarian than decorative and has a simple design.

The interior walls have a painted plaster surface. On the bottom approximately four feet of walls, a block pattern resembling masonry block was etched into the plaster. The plaster above this wainscoting detail is a smooth surface. Decorative stenciling adorns the window arches, a border between the wainscoting and the wall above, and the trusses on the ceiling. The north, east and south walls of the chancel are fully stenciled. The stenciling is in an art deco geometric pattern. The pattern on the ceiling trusses features a Christogram (IHS) in the design. At the top of the archway that separates the chancel from the nave is a painted angel. Above each smaller archway on either side is a painted medallion.





(Chapel Interior, photo by Jack Porter)

The floors throughout the chapel are narrow tongue-in-groove hardwood with a natural brown varnished finish. A carpet runner goes down the center aisle and carpet covers the steps and floor of the chancel. Rectangular metal grates are spaced along the north and south walls of the nave. The flooring in the vestry is 12 by 12 inch vinyl tile flooring. This is protective against water from the toilet and wash basin located in the room.

The chancel at the east end of the chapel is elevated with two steps that span the width of the chancel leading up to it. A wooden communion rail, carved with gothic arches, spans the archway and can be closed with a small gate aligned with the center aisle. A wooden pulpit or ambo carved in the same gothic arch style is located at the north end of the chancel, projecting out in front of the archway. The chancel contains a wooden *ad orientem* (east facing) high altar centered on the east wall with a tall wooden altarpiece that visibly supports the bottom third of the rose window. A wood construction *versus populum* (facing the people) altar is centered in front of the high altar. It features a marble altar stone set in the top of the altar, under which a holy relic could be placed. None is present at this time. A baptismal font on a carved wood base with the same gothic arch motif is present in the chancel and is likely intended to sit inside the small alcove at the south end of the chancel. Wooden pews facing the chancel line both sides of the center aisle with space left for a side aisle on both sides. A wooden confessional box sits in the southwest corner of the nave.

While the building is in need of repairs and maintenance, its historic character is largely intact. Very little has changed over time as can be seen by comparing the building's present appearance to historic photos.

## **HISTORICAL SIGNIFICANCE**

Funds were appropriated by Congress for construction of Fort Des Moines No. 3 in 1901. Among the buildings in the appropriation was "one bachelor officers' quarters, \$13,500." Planning continued through 1902 and in 1903 the Office of Constructing Quartermaster published an advertisement seeking bids for the "construction, plumbing, gas-piping and electric wiring at Fort Des Moines Iowa." C. E. Atkinson of Webster City was granted the contract for five buildings, including the bachelor officers' quarters. By the end of the year the War Department had issued orders for two squadrons of the Eleventh Cavalry to be garrisoned at Fort Des Moines No. 3 upon completion, with a contingency plan to house the squadrons at Fort Sheridan and Jefferson barracks if they arrived from the Philippines before construction was completed.

A formal dedication was held on the Fort on Nov. 13, 1903 with a large celebration featuring many visiting dignitaries and an invitation to the people of Des Moines.

While the Eleventh Cavalry was expected back from the Philippines, the first soldiers to actually use the Fort, though briefly, were Companies C and L of the all African-American Twenty-fifth Infantry, also known as the Buffalo Soldiers. These two companies were stationed at Fort Des Moines No. 3 from December 2, 1903 to April 26, 1904. The Eleventh Cavalry arrived as the Twenty-fifth Infantry was on its way to Fort Niobrara, Nebraska.

During the summer of 1904 the bachelor officers' quarters were finally completed. The Des Moines Register described it as "one of the largest of the officers' quarters. It will accommodate ten of the unmarried officers, giving each of them a suite of three rooms."

By the end of 1905 the bachelor officers' quarters building had been named Clayton Hall, most likely after former Arkansas governor Powell Foulk Clayton. Clayton, a native of Pennsylvania, fought for the Union in the Civil War. After the war, he was elected governor of Arkansas and was instrumental in protecting the rights of newly freed African-Americans and their supporters during Reconstruction. He went on to serve in the U.S. Senate and was appointed the first ambassador to Mexico by President William McKinley. Clayton's son, Powell Clayton, Jr. was Captain of Company E in the Eleventh Cavalry stationed at the Fort in 1905.

Through the 1900s and early 1910s, Fort Des Moines No. 3 enacted its mission as a training facility during peacetime. Clayton Hall, as the bachelor officers' quarters building was now known, became a center



for social activity at the Fort. Visiting dignitaries were entertained at receptions in Clayton Hall, which often included lavish dinners and dancing.

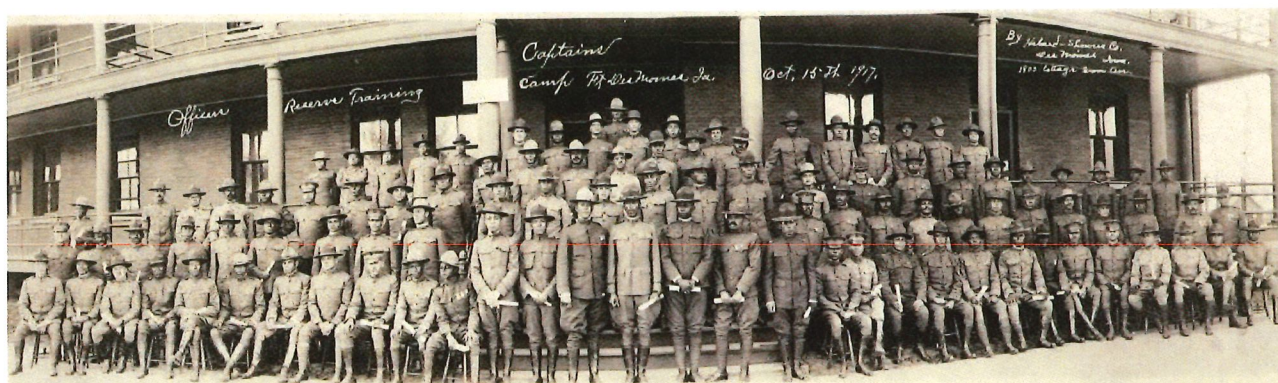
A room in the Post Exchange building (PX) served as a place for religious services until 1909 when it was decided that the needs of the Fort had outgrown the space. An appropriation was made for construction of the Chapel, which was completed in 1910. Because of its proximity to Clayton Hall, the Chapel solidified the northeast corner of the Parade Ground as an important center of social life for the Fort.

Peacetime life at the Fort changed dramatically when the U. S. entered World War I. In 1917 Fort Des Moines No. 3 was chosen as the site for an "Officers' Training Camp for Colored Students." Sixteen training camps had been set up around the country, all training white officers. The Seventeenth Provisional Training Regiment was set up to train officer candidates from civilian applicants as well as non-commissioned officers selected from the all-black Ninth and Tenth cavalry and Twenty-fourth and Twenty-fifth infantry regiments, notably of the same Buffalo Soldier regiment that had first garrisoned the newly completed Fort in 1904-1905.

Six hundred and thirty-nine officers trained in the Black Officers Training Camp received commissions at the completion of their training, of which there were 106 captains, 329 first lieutenants, and 204 second lieutenants. One hundred ninety-eight regular army trainees from the camp were appointed to the Officers' Reserve Corps or the National Army. Units led by black officers trained at Fort Des Moines No. 3 served in combat operations in France, earning several of the officers the Distinguished Service Cross and honors from the French government.

In addition to the training camp for Black Officers, a training camp for Black Medical Personnel was established at Fort Des Moines No. 3 in 1917. African-American medical and dental officers were trained to serve the combat and readiness needs of the Black regiments. One hundred four medical officers and twelve dental officers graduated the course, along with 948 enlisted men who received medical training.

The success of the Seventeenth Provisional Training Regiment and the Medical Officers Training Camp was an important step forward in the push toward a fully integrated U. S. military.



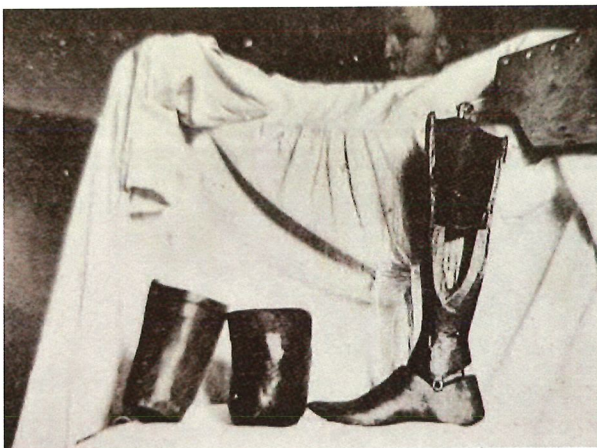
(Officers graduation, photo courtesy Fort Des Moines Museum)

After Fort Des Moines No. 3 trained officers to go into combat, the facility quickly converted into a large medical base for treating the wounded when they returned home. Starting first as a departmental base hospital specializing in care for bedridden soldiers, the base was upgraded to become U. S. General Hospital No. 26 under orders from the Surgeon General. This expanded its scope to include all essential



medical services, with its primary mission as reconstruction treatment of war casualties. Over 500 soldiers treated at the hospital were amputee survivors of European battlefields receiving orthopedic treatment and rehabilitation.

Part of this rehabilitation included fitting soldiers with prosthetics, especially for amputated legs. The government-issue leg prosthetics were slow to arrive and often ill-fitting so the orthopedics workshop at Fort Des Moines No. 3 came up with their own design, which was quicker to produce, cheaper, more durable, and easier to fit. The innovative prosthetics became known as the "Fort Des Moines Leg." Convalescing soldiers were also treated for the mental distress they endured in battle. Harsh, outmoded treatments for "battle fatigue" were set aside in favor of more holistic neuropsychological treatment. This included occupational therapy and vocational training along with diversions and entertainment provided by the Red Cross and other agencies that served the Fort.



(An example of the "Fort Des Moines Leg." *Retreat: The Fort Des Moines Post Hospital No. 26* held at Des Moines Public Library)

Clayton Hall played a role in the expansion of medical services offered at the Fort when it became housing for fourteen Red Cross nurses attending a training school that opened to increase the number of nurses available to treat returning soldiers.

As the war came to a close and convalescing soldiers were returned home or sent on to facilities better equipped for their long term care, the Surgeon General ordered the hospital be reverted to a post hospital in 1919. It is estimated nearly 7,500 patients received treatment at General Hospital No. 26 at Fort Des Moines No. 3.

After the end of the First World War, Fort Des Moines No. 3 housed a Citizens Military Training Camp (CMTC.) This was a preparedness center established after WW I which put approximately 1,000 young men through a month-long training course in basic military skills in an effort to maintain a level of military readiness among the population should the need arise. The CMTC program was authorized in the National Defense Act of 1920 as a compromise to those who wanted to instate mandatory national service in the United States after WW I. The trainees became physically fit, learned to march and shoot, and came from the wealthy college educated class of Americans, setting these young men up to be officers should they enlist in the future.



Fort Des Moines No. 3 continued peacetime training operations through the 1920s and 1930s with Clayton Hall and the Chapel as the site for many weddings and other social events. As mechanized warfare became more of a reality, Fort Des Moines No. 3's horses were replaced with motorized vehicles. In 1940 the Fort was converted from a mostly equestrian focused facility to serving the Eighth Field Artillery, a motorized unit. As another World War arose in Europe, the United States began to prepare for defending its allies and Fort Des Moines No. 3 became an army induction center. Once again droves of new recruits would descend on the Fort as civilians to begin their military training.

In May 1942 Fort Des Moines No. 3 became the site of the first Womens Auxiliary Army Corps (WAAC). Four hundred forty women were chosen for the officer training program and 330 women began a shorter course as privates. Forty of the initial officer class were black women. Major (later Colonel) Oliveta Culp Hobby directed the WAAC through training in noncombatant positions such as clerks, drivers, cooks, machinists, and messengers. The program expanded as the war continued and WAAC trainees freed up men in noncombatant roles to go to battle. WAACs also went on to train in the Army Air Corps. Fort Des Moines No. 3 was the largest WAAC training center and the only one to provide officers training. In all, over 70,000 women went through the First WAAC training center. In July 1943 the "Auxiliary" status of the WAACs was dropped and the Women's Army Corps became part of the Army of the United States, which gave them all the rank, privileges, and benefits of their male counterparts.



(WAACS in formation in front of their barracks at Fort Des Moines, courtesy of Fort Des Moines Museum)

**SOURCES** (for primary and secondary sources give complete facts of publication: author, title, place of publication, date, etc.):

Historic American Buildings Survey, C. (1987) *Fort Des Moines Historic Complex, Building No. 49, Des Moines, Polk County, IA*. Iowa Polk County Des Moines, 1987. [Photograph] Retrieved from the Library of Congress, <https://www.loc.gov/item/ia0354/>.

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**CITY OF DES MOINES LANDMARK REVIEW BOARD**  
**STAFF REPORT AND RECOMMENDATION**  
**Tuesday, February 7, 2023**

**AGENDA ITEM #1**

**CAHP-2022-000119**

**Applicant:** Fort Des Moines Memorial Park, Inc, represented by Jack Porter. The nomination was prepared by Kelli Lydon.

**Location:** 75 East Army Post Road.

**Requested Action:** Nomination of the property, Clayton Hall, and Chapel as a Local Landmark "Fort Des Moines Memorial Park."

## **I. GENERAL INFORMATION**

The subject property is located on the southeast corner of the East Army Post Road and Chaffee Road intersection. The 3.31-acre site contains Clayton Hall, currently serving as the Fort Des Moines museum, Fort Des Moines Chapel, a ticket booth built in 2002, and a plaza between Clayton Hall and the Chapel. Both Clayton Hall and the Chapel were constructed circa 1903.

## **II. APPLICABLE SECTIONS OF THE CITY CODE**

Section 58-56 of the Historic Preservation Ordinance contains the landmark purpose statement. Section 58-58 contains the criteria for the designation of a landmark and Section 58-60 establishes the nomination process.

### **Sec. 58-56. Purpose.**

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this article is to:

- (1) Effect and accomplish the protection, enhancement and perpetuation of such improvements which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- (2) Safeguard the city's historic, aesthetic and cultural heritage, as embodied and reflected in such improvements;
- (3) Stabilize and improve property values;
- (4) Foster civic pride in the beauty and accomplishments of the past;
- (5) Protect and enhance the city's attractions to residents, tourists, and visitors and serve as a support and stimulus to business and industry;
- (6) Strengthen the economy of the city; and

- (7) Promote the use of landmarks for the education, pleasure and welfare of the people of the city.

**Sec. 58-58. Designation criteria.**

- (a) 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.

**Sec. 58-60. Procedures.**

- (a) The historic preservation commission shall consider the nomination of landmarks and landmark sites located within historic districts, and make a report and recommendation on such nomination to the city plan and zoning commission and city council as provided below. The landmark review board shall consider the nomination of landmarks and landmark sites located outside historic districts and make a report and recommendation on such nomination to the city plan and zoning commission and city council as provided below.
- (b) Notice that an application for designation of a landmark or landmark site is being considered shall be given to the owner of the parcel on which the proposed landmark is situated or which is part of the proposed landmark site in accordance with the following:
- (1) Such notice shall be served by certified mail, addressed to the owner at his or her last known address as such appears in the records of the county treasurer's office, or if there is no name on such records, such notice may be served by regular mail addressed to "owner" at the street address of the property in question.
  - (2) Such owner shall have the right to confer with the historic preservation commission or landmark review board, as applicable, prior to final action by the commission or board on the application.
  - (3) The historic preservation commission or landmark review board, as applicable, may, in addition, hold the public hearing of the proposed designation by giving notice as required by law.
- (c) After such investigation by the historic preservation commission or landmark review board as is deemed necessary, but in no case more than 60 days after the receipt of the complete application, the application for designation shall be recommended for approval or disapproval. Such recommendation shall be in writing and signed by the chair of the historic preservation commission or landmark review board, as applicable, and shall state the reasons for recommending approval or disapproval. The recommendation may limit itself to the proposed landmark or landmark site as described in the



application or may include modifications thereof. Such recommendation shall be forwarded to and filed with the plan and zoning commission, within five days after making such recommendation.

- (d) Upon receipt of such recommendation, the plan and zoning commission shall schedule a public hearing at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.
- (e) Within 30 days after the public hearing, the plan and zoning commission shall forward such application to the city council, together with the recommendation of the historic preservation commission or landmark review board. The plan and zoning commission may adopt the recommendation of the historic preservation commission or landmark review board as its own or may prepare a written recommendation of its own. The plan and zoning commission may limit itself to the proposed landmark or landmark site or may include modifications thereof. If the modification requires an additional public hearing, the plan and zoning commission shall hold such hearing before forwarding the application to the city council.
- (f) Upon receipt of such recommendation, the council shall schedule a public hearing to consider the recommendation at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.
- (g) The city council, after public hearing, may approve, approve with modification, or disapprove the recommendation of the plan and zoning commission by a majority vote of its membership. If the plan and zoning commission shall have failed to act within the time limit set forth in this section, the city council may, nevertheless, approve, approve with modification, or disapprove the proposed landmark or landmark site as originally proposed or modified by a majority vote of its membership.

### **III. ANALYSIS**

A nomination must demonstrate that the subject building or site possesses integrity of location, design, setting, materials, workmanship, feeling and association and meets one or more of the following criterion.

- (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.

The nomination suggests the site meets Criteria 1, 2, and 4. The following points from the submitted form make the case for how the site meets those criteria.

## ARCHITECTURAL SIGNIFICANCE (Criterion 1 and 4)

- Clayton Hall and the Chapel are two of the oldest surviving buildings at Fort Des Moines No. 3.
- Clayton Hall is a two-story neo-classical building [which] originally housed ten unmarried officers and was later remodeled to house families of married officers.
- Clayton Hall embodies the Classical Revival style that was in use by the War Department at the turn of the 20<sup>th</sup> Century.
- Located off the northeast corner of the original parade ground, Clayton Hall historically anchored the east end of “officers row,” the long row of red brick houses overlooking the north end of the parade ground.
- The Chapel features exterior walls made of red brick in a running bond with limestone architectural details, and a brick and cement basement.
- The Chapel features a gothic carved limestone finial atop the entry gable, Tudor arched windows on the front, north, and south facades, and a single stained-glass window on the rear façade.
- While the building is in need of repairs and maintenance, its historic character is largely intact. Very little has changed over time as can be seen by comparing the building’s present appearance to historic photos.

## HISTORICAL/CULTURAL SIGNIFICANCE (Criteria 1 and 2)

- By the end of the year (1903) the War Department had issued orders for two squadrons from the Eleventh Cavalry to be garrisoned at Fort Des Moines No. 3.
- While the Eleventh Cavalry was expected back from the Philippines, the first soldiers to actually use the Fort were Companies C and L of the all African-American Twenty-fifth Infantry, also known as the Buffalo Soldiers. These two companies were stationed at [the Fort] from December 2, 1903, to April 26, 1904.
- By 1905, the bachelors officers’ quarters were named Clayton Hall, most likely after former Arkansas governor Powell Foulk Clayton. Clayton, a Pennsylvania native who fought for the Union in the Civil War, was elected governor of Arkansas after the War, and was instrumental in the protection of the rights of newly freed African-Americans and their supporters during Reconstruction. Clayton’s son, Powell Clayton, Jr. was Captain of Company E in the Eleventh Cavalry stationed at the Fort in 1905.



- Clayton Hall became a center for social activity at the Fort. Visiting dignitaries were entertained at receptions, which often included lavish dinners and dancing, at Clayton Hall.
- When the Chapel was commissioned in 1910 due to the original Post Exchange location becoming inadequate to serve the religious needs of the fort, The Chapel solidified the northeast corner of the Parade Ground as an important center of social life for the Fort.
- When the US entered World War I in 1917, Fort Des Moines No. 3 was chosen as the site for an “Officer’s Training Camp for Colored Students.” Seventeen total officer’s training camps were established in the US during WWI, but only the Fort Des Moines camp was setup for non-white and civilian applicants.
- In all, 639 officers trained in the Black Officers Training Camp received commissions at the completion of their training, of which there were 106 captains, 329 first lieutenants, and 204 second lieutenants.
- 198 regular army trainees from the camp were appointed to the Officers’ Reserve Corps or the National Army.
- Units led by black officers trained at Fort Des Moines No. 3 served in combat operations in France, earning several of the officers the Distinguished Service Cross and Honors from the French government.
- Additionally, Fort Des Moines became a training camp for Black Medical Personnel in 1917. African-American medical and dental officers were trained to serve the combat and readiness needs of the Black regiments. 104 medical officers and twelve dental officers graduated the course, with 948 enlisted men receiving some level of medical training.
- At the direction of the Surgeon General, Fort Des Moines No. 3 was upgraded to become US General Hospital No. 26, with a primary mission as reconstruction treatment of war casualties. Over 500 soldiers treated at the hospital were amputee survivors of European battlefields.
- Part of the rehabilitation efforts included fitting soldiers with prosthetics, especially for amputated legs. However, the government issued leg prosthetics were slow to arrive and often ill-fitting. This inspired the orthopedics workshop to construct their own design. Quicker to produce, cheaper, easier to fit, and more durable, the “Fort Des Moines Leg” was born.
- US General Hospital No. 26 also introduced innovative (for its time) holistic neuropsychological treatments for “battle fatigue”, mental distress endured in battle, occupational therapy and vocational training. In all, nearly 7,500 patients received treatment at General Hospital No. 26.

- During World War II, Fort Des Moines No. 3 became the site of the first Women's Auxiliary Army Corps (WAAC). 440 women were chosen for the officer training program, and another 330 women began shorter course as privates. 40 of the initial officer class were black women.
- As the war continued, the program expanded and WAAC trainees could free up men in noncombatant roles to go to battle. WAAC's also went on to train in the Army Air Corps. Fort Des Moines No. 3 was the largest WAC training center and the only one to provide officers training.
- In all, over 70,000 women went through the First WAAC training center.
- In 1943, the 'Auxiliary' status of the WAAC program was dropped, making it simply the Women's Army Corps. This seemingly minor name change was critical, though, as the name change granted women all the rank, privileges, and benefits of their male counterparts.

#### **IV. STAFF RECOMMENDATION**

Staff recommends that the property "Fort Des Moines Memorial Park" be designated as a local Landmark.

The Landmark Review Board's recommendation will be forwarded to the Plan and Zoning Commission and the City Council for review in accordance with Section 58-60 of the Historic Preservation Ordinance. The Board and the Commission are recommending bodies in this process. The decision to designate a property or site as a local Landmark is a public policy decision made by the City Council.

If the property is designated as a Landmark then any alteration, new construction, or demolition would be subject to review by the Landmark Review Board and require approval by the City Council. The Board is a recommending body. When reviewing alterations to Landmark properties, the Board forwards a recommendation to the City Council in a similar manner as the Urban Design Review Board does when reviewing development agreements.



# Landmark Review Meeting

Tuesday, February 7, 2023

**Members Present:** Scott Allen, Patricia Barry, Brian Clark, Scotney Fenton, Steve Garrison, Martha Green, Tim Hielkema, Michelle Morgan Huggins, Carey Nagle, Vince Ward, and Steve Wilke-Shapiro

**Staff:** Jacob Coupee, Stacey Hanley, Jason Van Essen, Michael Delp, Ryan Moffatt, Chandler Poole, Gary Goudebeck, and Glory Parks

**Call to order:** 7:37am

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**Request from Fort Des Moines Memorial Park, Inc, represented by Jack Porter, for nomination of the site at 75 East Army Post Road, including Clayton Hall and the Chapel, as “Fort Des Moines Memorial Park” Local Landmark (CAHP-2022-000119)**

Jacob Coupee gave a visual presentation with an overview of the proposed Landmark designation. The nomination application suggests that the site meets three of five the criterion including architectural significance and historical/cultural significance.

Mr. Coupee noted that Clayton Hall and the Chapel are two of the oldest surviving buildings at Fort Des Moines.

Fort Des Moines was originally built to be a calvary training center but during World War I it served as a hospital to help with wounded soldiers coming from the front lines. The Fort was one of seventeen training camps but the only one chosen as a site for an “Officer’s Training Camp for Colored Students”. African-American medical and dental officers were trained to serve the combat and readiness needs of the Black regiments. Over 1,000 officers and enlisted individuals received some level of medical training. The primary function of the hospital was for care of amputees and those who had lost limbs in the battle.

During World War II, Fort Des Moines became the site of the first Women’s Auxiliary Army Corps (WAAC). As the war continued, the program expanded so WAAC trainees could free up men in noncombatant roles to go to battle. WAAC’s also went on to train in the Army Air Corps. Fort Des Moines was the largest WACC training center and the only one to provide officers training. In all over 70,000 women went through the first WAAC training center.

Jack Porter, treasurer Fort Des Moines Board, stated that Fort Des Moines is listed on the National Register as a Landmark but is not current a Local Landmark. The Fort Des Moines Board is pursuing State Historic Tax Credits. State of Iowa regulations do not recognize the National Historic Landmarks as being eligible for the State program.

Mr. Porter shared some of the history of Fort Des Moines noting that the first soldiers to actually use the Fort were Companies C and L of the all African-American Twenty-fifth Infantry, also known as the Buffalo Soldiers.

The Fort Des Moines Museum and Education Center’s emphasis is not just the training but is to document and tell story of what the men and women did when they returned home. The individuals who were trained at Fort Des Moines came from all over the country including from Howard University and Washington University.

Some of the men established the Negro Bar Association and began work to establish the NAACP.

Some of the women officers trained at Fort Des Moines went on to become role models as Generals and Brigadier Generals in the Army. Mr. Porter stated the real value and the importance of Fort Des Moines is what they did within their communities after they returned home. He added that the legacy that is left and the story of what these leaders did for Iowa and our Country as well as for civil rights and the fight for equality can be shared with young people.

Motion to approve the designation as a local Landmark by Vince Ward. Seconded by Tim Hielkema. Motion carried 10-0-1. Martha Green abstained.

**Request from Steve-Wilke Shapiro (owner) for the following items pertaining to 2513 Woodland Avenue. (CAHP-2023-000004)**

**A) Designation of Harlan's Barber Shop as a Local Landmark.**

**B) Issuance of a Certificate of Appropriateness to allow renovation of the site.**

Jacob Couppee gave a visual presentation noting that the project will be pursuing State Tax credits.

Mr. Couppee stated that the building tells an important story linking together development of the Woodland Heights streetcar neighborhood, city growth in the early 1900's, displacement of Black residents from the Center Street district to western neighborhoods in the 1960's and 1970's, and community resilience throughout the 20th Century.

The property was purpose-built in 1915 (the period of significance for the Woodland Place National Historic District being 1910-1925) as a grocery store by Charles Grefe and family. The location became a woman owned business in the early 1920's. The grocery store was then converted into a neighborhood barbershop in 1968. Harlan's Barber Shop became an important gathering place for members of the black community displaced by the I-235 construction and nearby Urban Renewal projects which destroyed the once vibrant Center Street neighborhood.

Harlan Thomas was member of the Soul Brothers, a local jazz band. Harlan himself was honored as a 1999 inductee into the Iowa Blues Hall of Fame and contributed to a 2002 oral history project remembering the Center Street music community.

Mr. Couppee noted that staff recommends approval of the Certificate of Appropriateness with review and approval of the final elevation design as there is still an evaluation by State Historic Preservation Office (SHPO) regarding some of the exterior work to be completed.

Steve Wilke-Shapiro shared that he is excited to bring the project forward and that it is the perfect opportunity to live what we do. The building is in a historic district but is considered a non-contributing building in the district. Therefore, the Local Landmark designation is being sought.

Trying to renovate carefully to salvage, repair and restore as much of the original wood paneling as possible.

Mr. Wilke-Shapiro stated that he looked at old grocery store advertisements and was unable to find another example of a wood framed grocery store of this size and configuration that remains. Believe that this building tells an important story about that sort of micro-retail and development along streetcar suburbs.



**Board questions and comments**

- There is no reason not to replace the glass in the window, the significance is the painted on barber pole. A new one can be replicated on the new glazing.
- This is a really neat project. In this day and age this building would never be built. This is a unique piece of historic neighborhood and what makes things unique about it vs everything having to be a certain size to be viable. Appreciate the work being done.
- Thank you for salvaging this building. Believe in that concept great example

Part A): Motion to approve designation as a local Landmark by Martha Green. Seconded by Scott Allen. Motion carried 10-0-1. Steve Wilke-Shapiro recused.

Part B): Motion to approve the Certificate of Appropriateness by Patricia Barry. Seconded by Martha Green. Motion carried 10-0-1. Steve Wilke-Shapiro recused.

**Meeting Adjourned: 8:12am**