



Roll Call Number

13-1361

Agenda Item Number

48C

Date August 26, 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, 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

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709 E. Locust street as a local Landmark, and conditionally designated 425 E. Grand Avenue as 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; and,

WHEREAS, on July 29, 2013, by Roll Call No. 13-1238, the City Council scheduled a public hearing to be held on August 26, 2013, at 5:00 p.m., in the Council Chambers to consider the following proposals:

- 1) 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;
- 2) The request by 425 E. Grand, LLC, 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,
- 3) The City Council initiated proposal to terminate the designation of 709 E. Locust as a local Landmark upon the removal of Norden Hall from such property; and,

WHEREAS, notice of the public hearing on these three proposals was published in the Des Moines Register on August 1, 2013; and,

WHEREAS, on August 6, 2013, after notice and a public hearing, the consensus of the six members of the Landmark Review Board present at the hearing was to recommend approval of the three proposals identified above; and,

WHEREAS, on August 15, 2013, after notice and public hearing, the members of the City Plan and Zoning Commission voted 11-0 in support of a motion to recommend approval of the designation of 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, and to recommend approval of the termination of the designation of 709 E. Locust as a local Landmark upon the removal of Norden Hall from such property; and,

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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 amended 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 amended plans.
4. The designation of 709 E. Locust, more specifically described as follows, as a local Landmark is hereby repealed and terminated, effective upon the removal of Norden Hall from that that site:

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Lot 3 in Green's Subdivision of Lot 1 and the North 1/2 of Lot 2, Block H" in Griffith's Addition to East Fort Des Moines, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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, an Official Plat, all now included in and forming a part of 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 amended 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- 442)

MOVED by Meyer 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	7			

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.

T. M. Franklin, Mayor

Diane Rauh, City Clerk