



Roll Call Number

22-1192

Agenda Item Number

60

Date July 18, 2022

**RESOLUTION HOLDING HEARING ON REQUEST FROM WADE INVESTMENTS, LLC FOR
A CERTIFICATE OF APPROPRIATENESS FOR NORDEN HALL AT 425 EAST GRAND
AVENUE**

WHEREAS, Wade Investments, LLC, Owner of real property formerly known as Norden Hall, located at 425 East Grand Avenue, (the “Property”) have made application for a Certificate of Appropriateness to allow exterior building and site modifications for the Property, including retention of an outdoor concrete patio in the rear of the site, retention of a 4-foot tall black chain-link fence around the exterior of the patio, and retention of an overhead door on the west façade of the building; and

WHEREAS, the Property is legally described as follows:

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

WHEREAS, in 2000, the building was designated as a local landmark subject to Chapter 58, Article III of the Municipal Code of the City of Des Moines, and in 2013, the building was relocated to its current location on East Grand Avenue from its original location at 709 East Locust Street; and

WHEREAS, on June 21, 2022, after notice, the Landmark Review Board considered the application for Certificate of Appropriateness and the consensus of the Board members present was to recommend that the Certificate of Appropriateness should be granted subject to the following conditions: within one year of issuance of the Certificate of Appropriateness, black ornamental metal fencing as approved by the Planning and Urban Design Administrator shall be installed around the patio to replace the installed chain-link fencing currently on site which will be allowed for a period not to exceed one year following issuance of the Certificate of Appropriateness and Applicant will comply with the Building Code with issuance of all necessary permits by the City’s Permit and Development Center; and

WHEREAS, Des Moines Municipal Code Section 58-62(f) provides that the recommendation of the Landmark Review Board is to be heard and considered in a public hearing before the City Council, to be set upon reasonable notice and with the opportunity for those interested both for and against to be heard; and

WHEREAS, on June 27, 2022, by Roll call number 22-1002, it was duly resolved by the City Council that the request for approval of the Certificate of Appropriateness be set down for hearing on July 18, 2022, at 5:00 p.m., in the Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed Certificate of Appropriateness; and



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WHEREAS, in accordance with said notice, those interested in said proposed Certificate of Appropriateness, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed approval of the Certificate of Appropriateness for the exterior building and site modifications for the Property are hereby overruled, and the hearing is closed.
2. The proposed Certificate of Appropriateness for the exterior building and site modifications for the Property, including retention of an outdoor concrete patio in the rear of the site, retention of a 4-foot-tall black chain-link fence around the exterior of the patio, and retention of an overhead door on the west façade of the building is hereby approved subject to the following conditions:
 - a. within one year of issuance of the Certificate of Appropriateness, black ornamental metal fencing as approved by the Planning and Urban Design Administrator shall be installed around the patio to replace the installed chain-link fencing currently on site which will be allowed for a period not to exceed one year following issuance of the Certificate of Appropriateness; and
 - b. Applicant will comply with the Building Code with issuance of all necessary permits by the City's Permit and Development Center.

Moved by Mandelbaum to adopt. Second by Gatto.

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
SHEUMAKER	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

J. M. Franken Cownie

Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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.

Laura Baumgartner

Acting City Clerk