

# COMMUNITY PRESERVATION PLAN



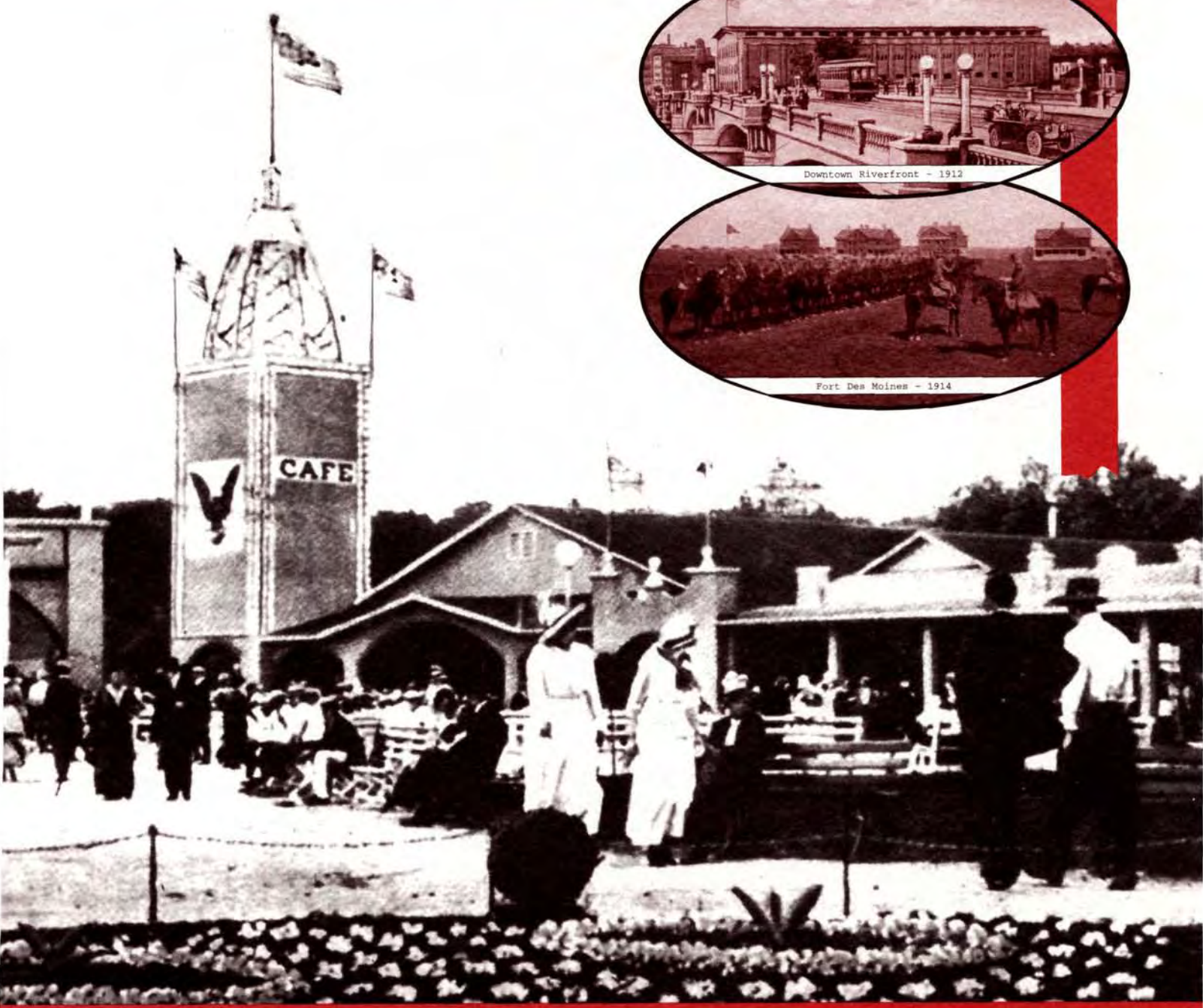
West Grand Avenue - 1906



Downtown Riverfront - 1912



Fort Des Moines - 1914



**Cover:**

Riverview Park, shown here circa 1920, is currently in the process of rebirth as Riverview Nature Island. Buildings are no longer extant, but the site remains a resource for Des Moines.

**Cover Design:**

Jeffrey Strobel

**Plan Images:**

The images used throughout this document range from early history to today. They illustrate a consistent optimism and a belief in an enduring future.

**Special Thanks:**

Post card images courtesy of Lloyd Witte historic postcard collection.

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# COMMUNITY PRESERVATION PLAN

An Element of Des Moines' Comprehensive Plan

Roll Call #1872 May 16, 1994

**CITY OF DES MOINES**

**Community Development Department  
Planning and Urban Design Division**

with

**The Advisory Committee for the Community Preservation Plan**

This project has been funded with the assistance of a matching grant-in-aid agreement from the State Historical Society of Iowa, Historic Preservation Bureau, through the Department of the Interior National Park Services under the provisions of the National Historic Preservation Act of 1966. The opinions expressed herein are not necessarily those of the Department of the Interior.

*The purpose of the Community Preservation Plan is to build respect for the community's identity and physical design while promoting community growth.*

*The Plan is an attempt to educate and involve all citizens of Des Moines in decisions that involve the city's architectural and natural heritage.*

The Des Moines Community Preservation Plan is a conceptual framework document dealing with the community's historic, architectural and natural resources. The goals and policies provide an outline of strategies and procedures on how to capitalize on the community's character and unique features.

The Community Preservation Plan, like any comprehensive plan, establishes future direction and guidelines. These directions, expressed through the goals, policies and future milestones, are not mandatory for any governmental or private entities within the community; but they should have far reaching effects and significance as they are considered when making decisions about preservation, development and other issues. Each policy contained in the plan will be subject to detailed analysis before citizen groups, business persons, and City Council. As a general policy, all actions that effect a specific property will involve the property owner. Goals and policies concerning preservation will not devalue a property or make it more difficult to develop.

The Community Preservation Plan is among many interests that have to be integrated and balanced to build the best community. A prioritization of the future milestones included in this plan is needed to determine what are the most urgent items, what steps can happen concurrently, and how different groups can become involved. Careful prioritization is also needed to ensure the tasks identified can be accomplished in a time frame consistent with city fiscal and staff resources and will receive the support and expertise of other public and private entities. Through this integrating process the plan's overall goal of retaining physical evidence of the city's past while providing clear signals that new development is welcome will be achieved.

The City of Des Moines' unique and rich history is manifested in the layout of the city as well as the architecture of its buildings. The natural environment, combined with the human-made environment, give Des Moines its "sense of place."

At various points in its history, Des Moines has been titled, "A City of Homes," "A City of Certainties," "A Surprising Place," and most recently, "The New Style American City." Des Moines has always viewed itself as a growing, developing community. Until the past two decades, Des Moines has often looked forward without looking back. Isolated decisions to accommodate future growth may threaten the qualities that make Des Moines attractive to residents and businesses.

The emphasis of this plan is to promote community preservation and comprehensive decision making through education and information about those characteristics that are uniquely Des Moines. The plan's success does not rely on achieving preservation through regulation or enforcement activities.

The scope of this plan extends beyond those districts or individual properties that have exceptional historic or architectural significance or may be eligible for the National Register of Historic Places.

The plan delineates efforts to preserve the quality and character of the city including all architectural eras and past periods of growth. Its strategies also address traditional residential and commercial areas that are typical of an earlier time or have consistent streetscapes. These traditional areas have strong community character for a variety of reasons including the presence of a particular housing style or because of the presence of unique streets, overall layouts, or landscape features.

*Today, the City of Des Moines recognizes that preserving historic and architectural resources contributes to the quality of life in the city, metropolitan area and state.*

*This plan integrates preservation values with decisions affecting resource conservation, housing, land use, transportation, parks and open space, economic development and neighborhood revitalization.*

## *Building a Constituency for Preservation*

**A** constituency for preservation can be achieved by increasing public awareness of Des Moines' history, architecture and built environment.

Proposed strategies address:

- City Museum
- Economic Benefits
- Media Tools
- Correct Rehabilitation
- Neighborhood Groups
- Public Ownership
- Survey
- School System
- School Buildings

## *Tools and Resources for Preservation*

**P**reserve our community's character by developing and enhancing policies and ordinances that help government protect historic buildings, structures, districts and traditional neighborhoods.

Proposed strategies address:

- Existing Efforts
- Building Stock
- Zoning
- Financial Support

## *Integrating Preservation into Planning*

**P**reserve Des Moines' character by incorporating the preservation of historic and traditional neighborhoods into community goals and community decision making, and all aspects of planning.

Proposed strategies address:

- Community Values
- City Coordination
- Inventory and Data Base

*Downtown Des Moines looking west, 1914*



## History of Preservation in Des Moines

This chapter includes listings of architecturally and historically important properties and events.

- Chronology of Important Events
- National Historic Landmarks
- Districts Listed on the National Register
- Structures/Buildings/Objects Listed on the National Register
- Multiple Property Documentation Forms
- Local Landmarks
- Local Historic Districts
- Districts Found Eligible for the National Register of Historic Places
- Areas with Potential for National Register Listing
- Traditional Neighborhoods

Map - Programmatic Memorandum of Agreement 34-35

## Historic Contexts

Historic contexts are used to determine the significance of local events and structures. Four contexts were explored as a part of the Community Preservation Plan:

- Development of the City: Reform and Renewal, 1907-1920
- Double Houses and Row Houses: Affordable Housing
- Ethnic Heritage: Before the Melting Pot
- Life With the Rivers

Map - 1907-1920 Commercial and Institutional Buildings of Architectural and Historical Significance 40-41

Map - Location of Architecturally Significant Bungalows 46-47

Map - Des Moines' Development History 48-49

Map - Double Houses 52-53

Map - Ethnic Settlements 56-57

## REFERENCE

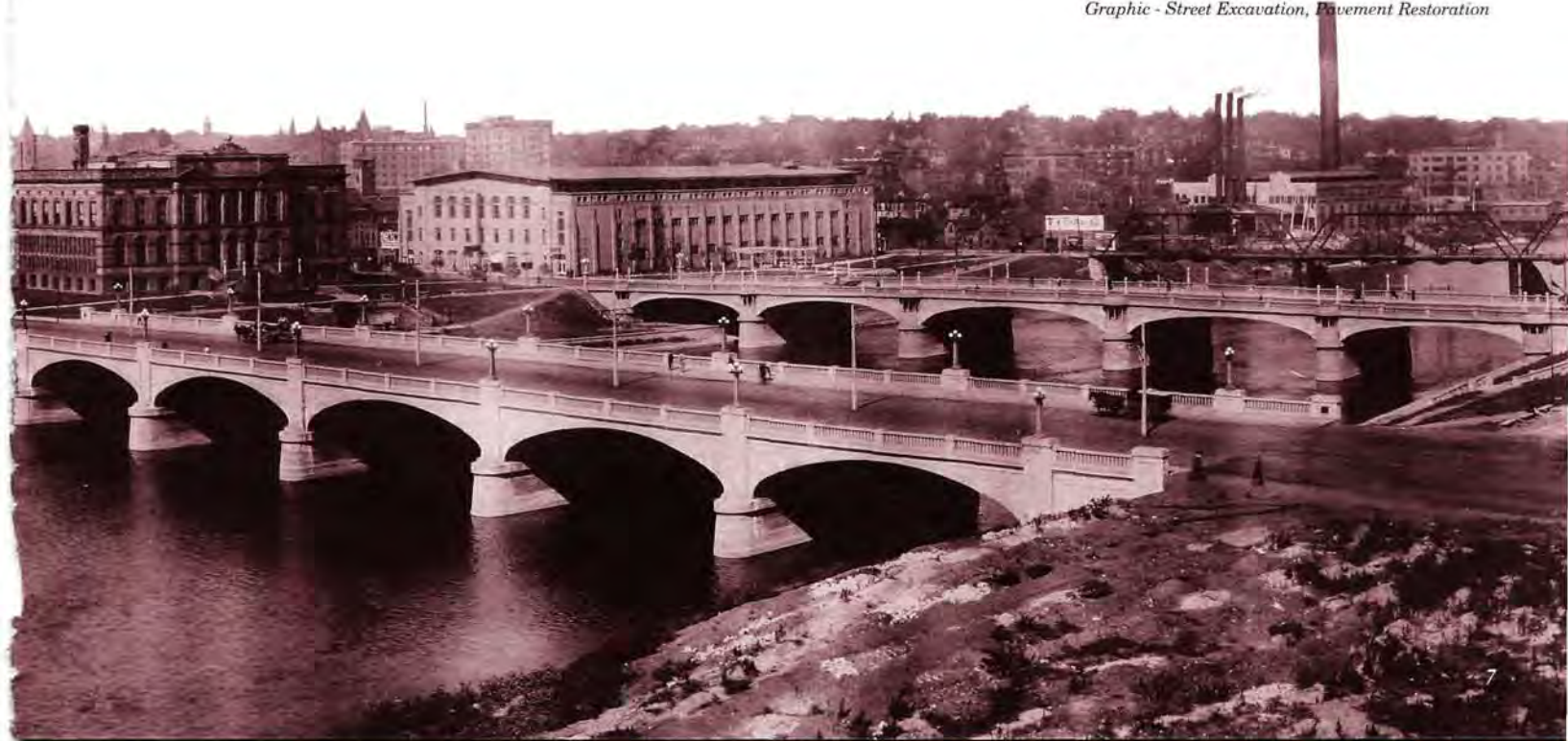
## Codes, Ordinances and Policies

This section serves as a reference manual and includes a compilation of city codes, ordinances and policies. The ordinances are reprinted from the *Municipal Code of the City of Des Moines* adopted 1991. All codes, policies and ordinances are subject to amendment by the City Council.

- Historic District Ordinance 64
- Landmarks Ordinance 67
- Abandoned Housing Ordinance 70
- City-Owned Historic Building Policy 71
- Historic Street Light Policy 72
- Programmatic Memorandum of Agreement 72
- Section 104(f) of the 1991 Uniform Building Code 75
- Residential Historic District Zoning Classification (R-HD) 76
- Certified Local Government Agreement 80
- Standard Specifications for Construction of Public Improvements 81

Graphic - Brick Sidewalks

Graphic - Street Excavation, Pavement Restoration



# **1** A constituency for preservation can be achieved by increasing public awareness of Des Moines' history, architecture and built environment.

*Constituency-building for preservation is one of the most important functions that the implementation of this plan can accomplish. An increase in community support will lead to policies which encourage preservation and investment in historic resources and neighborhoods. Incorporating preservation into all aspects of government must start with making information available to public officials, private sector leaders and the general public.*

*The following strategies and implementation steps emphasize preservation and educational activities for young people and the general public as well as community and government leaders. The strategies also include recommendations on proper rehabilitation techniques and on the awareness of the economics of preservation. Broad community awareness should ensure commitment for future and existing historic preservation projects.*

*No educational effort can be accomplished by a city government alone. The italicized listing after each implementation step identifies groups that could help in this effort. Preservationists and city officials will have to continually build coalitions with other groups in order to accomplish these goals and strategies.*





# Building a Constituency for Preservation

## CITY MUSEUM

To further public awareness consider developing a repository for city archives and historical artifacts that can be open to the public.

## FUTURE MILESTONES

A. Determine the feasibility for a City of Des Moines or Polk County Historical Museum.

*Implementers: service organizations, city staff, consultant*

B. Consider a facility to house the city archives (i.e. Old Fire Station, City Hall, Clarkson School, Salisbury House) in order to store and display items.

*Implementers: city staff, consultant*

C. Consider approaching non-profit service organizations or starting a foundation concerned with fund raising activities for a "City Museum."

*Implementer: Polk County Historical Society*

D. Develop educational displays for young persons and the public at large about Des Moines' history as it relates to extant buildings and the layout of the city.

*Implementers: advertising agencies, Convention and Visitor's Bureau, commercial arts classes, local architects*

E. Develop communication tools to increase public awareness of the value of archival material relating to Des Moines' history and create the location and process for donations of that material.

*Implementers: city staff, neighborhood groups, local media*

F. Consider establishing a non-profit preservation organization that could offer grant funds, purchase and own property, and take an active role in preservation issues. The organization should impact the political system but not be controlled by it. Explore the following organizational structures:

1) City-Wide/Metro-Wide 501(c)3 non-profit corporation possibly as part of the establishment of a repository;

2) Chapter of State-Wide Preservation Alliance;

3) Branch of Polk Co. Historical Society.

*Implementers: consultant with input from preservation groups and city policy makers*

*Enjoying the river around the turn of the century*

## ECONOMIC BENEFITS

Build a constituency by marketing the economic benefits of community preservation and the National Register of Historic Places

### FUTURE MILESTONES

A. Market the city and its neighborhoods, as well as historic preservation, with the purpose of illustrating the value of "traditional" neighborhoods and historic homes to lenders, real estate agents, and appraisers.

*Implementers: city policy makers and elected officials, neighborhood groups*

B. Determine how to market older homes and commercial buildings by working with real estate agents.

*Implementers: Neighborhood Advisory Board Marketing Committee and neighborhood groups, Des Moines Area Association of Realtors*

C. Prepare a presentation on the economic value, economic incentives, and market potential of older homes and urban neighborhoods that can be given to realtors at their monthly meetings.

*Implementers: city staff, neighborhood groups, Des Moines Area Association of Realtors*

D. Develop a continuing education class on preservation for real estate agents and others active in home sales.

*Implementers: Neighborhood Advisory Board Marketing Committee and neighborhood groups, Des Moines Area Association of Realtors*

E. Communicate to appraisers the value of mature neighborhoods and preservation by working with those active in home sales.

*Implementers: Neighborhood Advisory Board Marketing Committee and neighborhood groups*

F. Work with neighborhood groups and real estate agents to encourage a concentration of resources. Several houses on a block need renovation in order to realize the full cost of rehabilitation in house value.

*Implementers: Neighborhood Advisory Board Marketing Committee and neighborhood groups*

G. Hold a forum, jointly sponsored with the Chamber of Commerce and the City of Des Moines, with the purpose of identifying business leaders who would join neighborhood leaders to begin the work of promoting the strategies in this plan. Identify needed skills from all professions to promote preservation.

*Implementers: city staff, developers and Advisory Committee for Preservation Plan*

## MEDIA TOOLS

Develop specific tools for the media that give the public broad information about community preservation.

### FUTURE MILESTONES

A. Develop a video that explains the concept of community character and the origins and successes of the preservation movement in Des Moines.

*Implementers: city staff, preservation activists, video director/producer*

B. Provide the media with a list of the "Ten Most Endangered Properties in Des Moines" on an annual basis to increase the community's awareness of the problems.

*Implementers: Historic District Commission*

C. Prepare a series of videos on proper renovation techniques for viewing on city cable-vision.

*Implementers: city staff working with neighborhood groups and non-profit housing organizations*

D. Provide articles from existing historic studies to weekly and daily newspapers.

*Implementers: preservation activists, Polk County Historic Society, city staff*

E. Support the *Des Moines Register* in its "Des Moines Remembered" column or a similar series and meet with *Des Moines Register* Advisory Board to encourage community and historic preservation articles.

*Implementers: Advisory Committee for Preservation Plan*

F. Develop an annual tour of the "Civic Center Historic District" and its buildings as part of Preservation Week and other community events such as Two Rivers Festival.

*Implementers: city staff and Convention and Visitors Bureau*

## CORRECT REHABILITATION

Encourage building and infrastructure improvements that preserve community character and maintain the building stock by providing information on rehabilitation techniques for property types common in Des Moines.

### FUTURE MILESTONES

A. Develop a neighborhood conservation manual illustrating how individual houses contribute to a neighborhood and its overall architectural character.

*Implementers: city staff working with neighborhood groups*

B. Develop a rehabilitation manual for commercial buildings and distribute the National Trust's or National Park Service's documents on rehabilitation of commercial properties.

*Implementers: city staff, State Historical Society of Iowa*

C. Provide resources to the *Des Moines Register* for articles that publish information about house types, styles and rehabilitation in Des Moines as is mentioned in the Media Tools strategy.

*Implementers: city staff and neighborhood groups*

D. Consult with the American Institute of Architects on specific projects concerning the importance of individual buildings to a client, a neighborhood and the city as a whole.

*Implementers: Advisory Committee for Preservation Plan*

E. Prepare a series of videos on proper renovation techniques for viewing and training.

*Implementers: city staff working with neighborhood groups and non-profit housing organizations*

F. Promote neighborhood and non-profit organization workshops that teach historic preservation and conservation techniques.

*Implementers: city staff and neighborhood groups*

## *Building a Constituency for Preservation*

### **NEIGHBORHOOD GROUPS**

Build alliances with those groups promoting community preservation and historic preservation techniques. Support neighborhood groups in their preservation work.

### **FUTURE MILESTONES**

A. Identify officers of organizations involved in preservation activities in the city and keep them informed of preservation issues in Des Moines by mailing agendas and policy development information.

*Implementers: city staff*

B. Approach preservation groups for ideas and financial support when developing an implementation plan for a preservation project.

*Implementers: preservation foundation*

C. Continue to support the Historic Preservation Awards sponsored by the Historic District Commission through media coverage and related events.

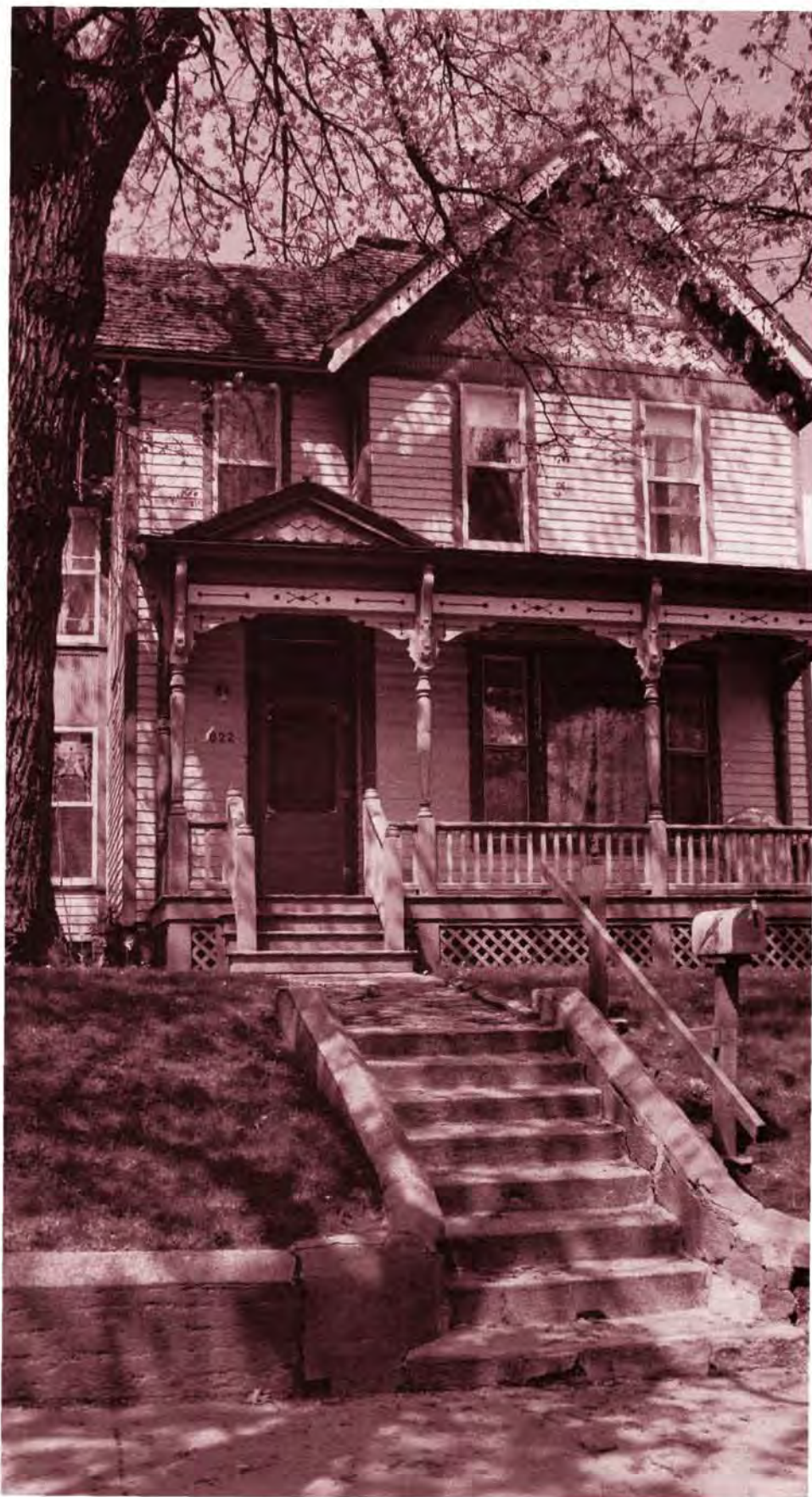
*Implementers: Historic District Commission and staff*

D. Provide neighborhood organizations with any information the city might have concerning their neighborhood's history and continue to compile this information.

*Implementers: city staff*

E. Provide capacity building, training and resources for existing groups.

*Implementers: National Trust, State Historical Society of Iowa, city government*



*Restored Victorian style home in Sherman Hill Historic District*

## PUBLIC OWNERSHIP

Increase the communication efforts with public officials regarding the quality of sites and structures in the public ownership and their importance to the city as a whole.

### FUTURE MILESTONES

A. Hold a City Council work session on community history and the story of Des Moines' development to provide the council with information about historic resources. Illustrate the relationship between extant buildings and the economic and visual contribution they make to a city.

*Implementers: city staff and neighborhood groups*

B. Develop a working manual for council boards, commissions and staff to use to describe general relationships of history to existing buildings and structures.

*Implementers: city staff and State Historical Society of Iowa*

C. Provide the necessary tools and information to public employees involved in policy making and building and infrastructure maintenance concerning the importance of historic buildings and proper maintenance techniques that preserve the building's historic qualities.

*Implementers: city staff and State Historical Society of Iowa*

D. Write articles for the *Frontline* and *City Manager's Newsletter* to build an understanding and appreciation for historic structures among City employees.

*Implenter: city staff*

E. Do the necessary survey work on existing historic buildings and structures to develop a more complete inventory of government-owned properties that contribute to the community character.

*Implementers: city staff and consultants, Iowa arts Council and State historical Society of Iowa for funding*

F. Do additional survey of existing artwork, WPA murals and public sites that relate to the historic development of Des Moines.

*Implementers: city staff and consultants, Iowa Arts Council and State historical Society of Iowa for funding*

G. Sponsor the development of a complete history of the City Parks System to build an understanding and appreciation of its role in the development of our city.

*Implementers: Park Foundation and consultant*

H. Conduct a survey of park structures to identify those that are significant in history, architecture or park development.

*Implementers: Park Foundation and consultant*

## SURVEYS

Continue to survey/identify properties that are eligible for the National Register of Historic Places or contribute to local character. Disseminate that information to the community.

### FUTURE MILESTONES

A. Work with the State Historical Society of Iowa to continue to inventory and survey according to the priorities in the Historic Context Chapter of this Preservation Plan as indicated by the community needs.

*Implementers: city staff and consultants*

B. Work with the public library to ensure all studies and inventories done by the City of Des Moines are included in the card catalog and on the library shelves and made easily accessible to library users.

*Implementers: Library Board, library users, library and planning staff*

C. Work with neighborhood organizations and school Parent Teacher Associations (PTAs) to develop a "neighborhood audit" that lists buildings important to that organization and the features and structures that constitute a "sense of place" for the neighborhood.

*Implementers: city staff, Advisory Committee for Preservation Plan*

D. Inventory businesses, through a short survey, to determine what information, photos or memorabilia the business might have which would provide information on the city's history and development for use in displays around the city.

*Implementers: Chamber of Commerce, Polk County Historical Society, local historians*

E. Develop a bibliography of related materials available at historic libraries and other locations around the City.

*Implementers: consultant working with library staffs*

## SCHOOL SYSTEM

Work with the Des Moines public and private school systems to provide assistance in educating young people about the history of Des Moines, its settlement and development, the value of its extant buildings and its unique community character.

### FUTURE MILESTONES

A. Work with local American Institute of Architects (AIA) chapter to incorporate more community preservation and city development activities into the Architect-in-the-Schools Program.

*Implementers: neighborhood groups, city staff Iowa AIA Chapter, Des Moines teachers*

B. Work with the school board and school administrators to develop a unit and/or expand programs for schools that relate Des Moines history to existing buildings and the physical layout of the city.

*Implementers: Polk County Historical Society, Des Moines Independent School Board and Administrators, Des Moines teachers*

C. Develop a brochure for each elementary and secondary school that gives a history of each school and highlights its architectural and historical significance.

*Implementers: Parent Teacher Association (PTA), Talented and Gifted (TAG) programs, neighborhood groups*

D. Structure a school program that invites persons with a long history in Des Moines to schools to share ideas with students about early Des Moines and its neighborhoods.

*Implementers: volunteers from each neighborhood, TAG programs*

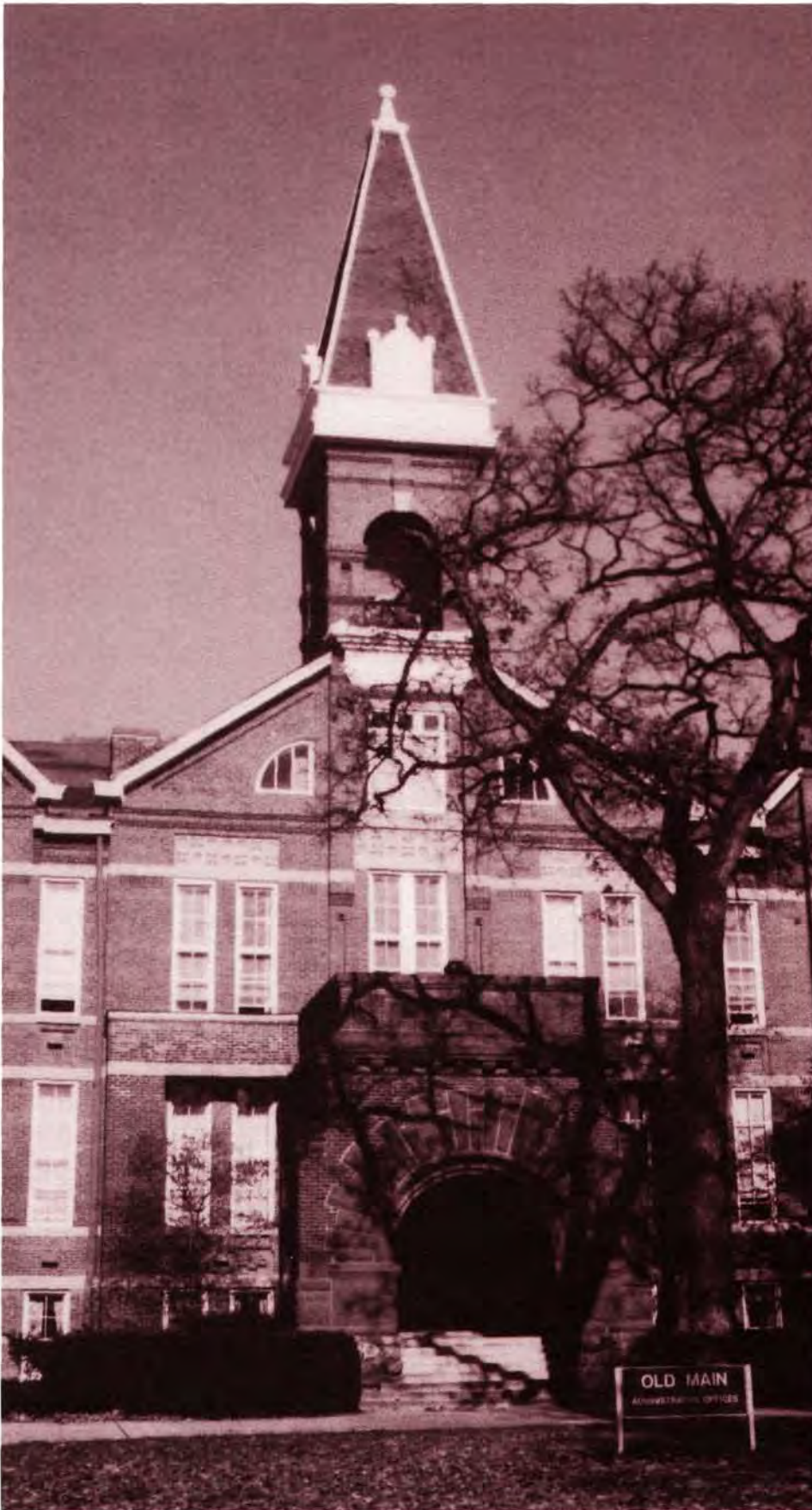
E. Develop a walking tour in the neighborhoods around each school to enhance children's understanding of what makes up a distinct neighborhood character.

*Implementers: neighborhood groups, teachers*

## System of Survey and Inventory

The City of Des Moines Community Development Department, working with the Historic District Commission and neighborhood organizations, will continue to develop historic contexts and conduct surveys of districts potentially eligible for the National Register. The City generally seeks funding through the National Trust or State Historical Society of Iowa to help fund the work. Copies of all studies and Iowa Site Inventory sheets are maintained by the City's Planning and Urban Design Division as well as the State Historical Society of Iowa.

## *Building a Constituency for Preservation*



## **SCHOOL BUILDINGS**

Work with the Des Moines public and private school systems to ensure that school building renovations, additions and site improvements are done in such a manner that the projects enhance the building's character and complement the character of the neighborhood.

### **FUTURE MILESTONES**

A. Ensure that preservation is incorporated into the Des Moines Independent School District's Vision 2005 program by working with the school's site based council committee and the consulting architect.

*Implementers: PTA, neighborhood groups, Des Moines School Board*

B. Illustrate the cost savings achieved by renovation and the benefit of retaining the character of the community's schools.

*Implementers: PTA, neighborhood groups, Des Moines School Board, Iowa AIA, State Historical Society of Iowa*

C. Work with the high school booster-organizations to raise money for preservation of special elements of the school's building and site.

*Implementers: PTA, neighborhood groups, alumni organizations*

D. Determine how preservation advocates can volunteer advice to the School Board and architects in renovating schools and preserving distinctive features of the schools.

*Implementers: preservation activists*

E. Consider pursuing National Register of Historic Places designation for those schools such as McKinley and Greenwood that have been determined eligible.

*Implementers: PTA and TAG Program*

F. Provide information and encouragement and available tools to school administrators on the development and maintenance of a school building archive.

*Implementers: Polk County Historical Society*

*Drake University's Old Main, built in 1882, architect C.B. Lakin  
Restoration, 1993, Baldwin Clause architects*

**Preserve our community's character by developing and improving policies and ordinances that help government protect historic buildings, structures, districts and neighborhoods.**

*Ordinances and regulations are traditional means of implementing public policy at the local government level. Ordinances specifically related to preservation should provide incentives as well as regulation in order to be effective. Mechanisms to guide decision-making, such as design guidelines and the work of the Historic District Commission, advance the goals of community preservation.*

*Policies not directly related to preservation, such as zoning regulations and subdivision ordinances, need to be evaluated to ensure they have a positive impact on community character and historic preservation goals. New tools are needed that actually provide mechanisms to complement the historic character of residential and commercial areas.*

*The budgetary impacts of preservation policy must be considered and programs must have adequate funding to ensure success. In this regard public incentives for preservation may be more effective than regulations. Preservation monies can often be leveraged with affordable housing initiatives or economic development efforts to increase their effectiveness.*



# Tools and Resources for Preservation



## ENHANCE EXISTING EFFORT

Improve the effectiveness of the city's existing ordinances and policies that promote historic preservation.

## FUTURE MILESTONES

A. Continue to use the Historic District Commission as an advisory board on matters relating to historic preservation under the existing ordinance language:

*The commission shall further the efforts of historic preservation in the city by making recommendations to the city council and city commissions and boards on preservation issues when appropriate, by encouraging the protection and enhancement of structures with historical, architectural or cultural value, and by encouraging persons and organizations involved in preservation activities.*

B. Establish a standing committee of the Historic District Commission and preservationists to evaluate and recommend potential landmarks to City Council in consultation with the property owner.

C. Provide greater flexibility of building code provisions through use of Section 104(f) of the Uniform Building Code in order to conserve historic building fabric and reduce rehabilitation costs.

D. Encourage and broaden the use of the Uniform Code for Building Conservation (UCBC) recently adopted by City Council in order to conserve existing house stock.

E. Comply with the City Owned Historic Buildings Policy and provide information on the significance of government buildings and the necessity of coordinating various space and equipment needs with proper rehabilitation techniques.

*Italian Americans doing street work – Jacamo Cataldo at wheelbarrow, Giuseppe Civitate in foreground*

## BUILDING STOCK

Develop and improve ordinances and policies that ensure the continued life of a neighborhood's housing stock and the city's commercial buildings.

### FUTURE MILESTONES

A. Amend the City's existing abandoned housing ordinance to allow purchase and renovation of buildings up to 150% of the after rehabilitation value. This amendment was approved by the City Council at its June 21, 1993 meeting.

B. Develop an internal assessment process to evaluate the impact of demolition for properties that are or may be declared a public nuisance. The assessment should consider such criteria as health and safety issues, environmental context of the street or location, historic significance, cost of rehabilitation and reuse of the site and involve residential and commercial properties.

C. The evaluation, prepared by the Community Development Department, should follow the property through the system and be presented to City Council with other relevant information for a final action.

D. In cases with special historic significance, tie the assessment to a funding source that will provide monies to board up or warehouse a building for a specific period of time so the building will not continue to decay.

E. Develop a funding source that could provide funds for rehabilitation assistance to private individuals or organizations renovating a structure that has been declared a public nuisance and is in danger of being demolished.

F. Develop a policy to guide city involvement in moving structures in situations where the structure can not be preserved on site.

G. Work with Midwest Resources, the cable company and the phone company to lower costs for house-moving projects as raising power lines is a large cost in moving houses.

H. Work with the legislature and the utility commission to have house moving considered a part of local utility companies overall energy conservation efforts. Apply for a demonstration grant to show energy saving of house moving.

I. Ensure that salvage occurs when traditional houses or site features are purchased for demolition. Give the neighborhood or non-profit the first right for salvage.

J. Promote salvage as a broad environmental and resource conservation measure.

K. Monitor skywalk policies currently being developed by the Architectural Advisory Committee and the Skywalk Commission. Develop criteria for evaluating the extension of a skywalk bridge to an historic or architecturally significant building and districts.

L. Work for the protection and preservation of mature trees in new development and throughout the community.

M. Encourage the preservation of significant views and vistas throughout the community.

### Proposed Demolition Assessment of Public Nuisances

Demolition of structures is often viewed as a positive step because it accomplishes a short-term objective for action. However, demolition can negate the desired long-term goal of preservation and revitalization of a district. There are many examples of structures with architectural or neighborhood value capable of being rehabilitated which were demolished after being designated "public nuisances." The lack of long term planning is most apparent when looking at neighborhoods, such as Sherman Hill and River Bend, that have experienced extensive demolition enforced through the City of Des Moines public nuisance procedures.

This plan proposes the development of an internal assessment to guide decisions about demolition of only those structures which may be or are in danger of being declared a public nuisance. A system of criteria for evaluation should be developed by staff and adopted by council. The assessment should help make the distinction between buildings that are a threat to the public safety and those that have deficiencies, such as inadequate plumbing or heating, which are not a threat if properly boarded. This plan also recognizes that a source of money is needed to provide the board up and short term preservation costs.

The purpose of this demolition assessment is not to save every building. There will be situations when economics, the condition of a building, or incompatible land uses will lead to a decision that a building be demolished. However the assessment should ensure that a long range view is taken about the future of the building, the neighborhood and Des Moines' overall character and identity.



1897 view west on Court Avenue and north on Fourth Street



Simmons house on 27th Street





*Some buildings on Fourth Street are extant, but have been altered*

### Proposed Skywalk Policy — Historic Buildings

A skywalk bridge connecting to a historic or architecturally significant building or district may have an adverse impact on a building's character or the character of the building's immediate environment. The Architectural Advisory Committee and Skywalk Commission are in the process of developing criteria that will address the issues. The resulting policy will be recommended for adoption as part of the City's Skywalk Ordinance.

### Proposed House Moving Policy

As land use patterns change, traditional houses are sometimes in the path of commercial expansion or transportation corridors. Moving the structure can save a housing structure and keep good material out of the landfill. Housemoving is labor intensive on the part of city staff and usually needs some infusion of funds to make the project happen. The city should develop a policy and possible source of funds to encourage the moving of houses that would otherwise be demolished. Moreover, the city needs to work with utility companies to lower the cost of moving lines. Possible reductions might involve linking the housemoving to energy conservation programs offered by the utility.



*House moved from near Drake University to the Sherman Hill Historic District*

## ZONING

Develop zoning classifications that support the renovation of neighborhoods, preservation of the original street pattern and character of the neighborhood.

### FUTURE MILESTONES

A. Develop a conservation zoning classification for the city zoning ordinance that would require review for new construction, demolition, major additions to buildings and structures and surface parking lots in specifically designated traditional neighborhoods.

B. Develop a mechanism and procedure to review projects within conservation zoning districts.

C. Identify neighborhoods that would benefit from an overlay zoning designation such as a conservation district.

D. As a part of neighborhood planning, review a neighborhood's bulk zoning requirements unrelated to safety issues that restrict replacement of historic structures such as outbuildings, commercial establishments or homes in their original size and footprint.

E. Work with Corporation Council to review the city's ordinances, regulations and policies to ensure they are compatible with the needs of the city's traditional neighborhoods and commercial districts.

F. Develop a new zoning classification for older commercial areas of the city to ensure that infill development is compatible with other significant buildings in the area in massing, setback, and parking arrangements.

G. In limited situations, use an emergency moratorium to ensure the protection of areas with historic value. Support staff review of demolitions, new construction, and alterations with City Council appeal.

## Proposed Conservation Zoning

A conservation overlay zone allows for the protection of traditional neighborhoods that are not eligible to be officially designated local historic districts. Reasons for designating a conservation zone may include bordering a historic district, loss of historic district integrity due to deterioration or a scattered pattern of structures that are eligible for landmark status or National Register status that need protection. Conservation zone designation requires acceptance by the neighborhood residents to be effective. It could be administered by city staff with appeal to a city board.

Conservation zoning encourages restoration and is a recognition of the importance of a neighborhood's character. Neighborhood property owners and city staff should identify the factors that contribute to a neighborhood's uniqueness (i.e. front porches, brick sidewalks and alleys, foundation height, etc.) to determine the level of review. The review should include, as a minimum, new construction, demolition, additions and surface parking lots.

## CASE & PORTER,

222 1-2 Fifth St., Clapp's Block,

— AGENTS FOR —

## LYONS PARK!

Large Lots Equal to Eight to Fourteen Common Lots.

This is the only Addition of Large Lots on the market in the city now, and are being sold at the rate of

**\$200.00 PER COMMON LOTS!**

Which is fully 100 per cent less than Lots not as well located, and from one to two miles further from the Court House, are selling at. Street cars will be to the center of this Addition this summer.



### SPECIAL BARGAINS:

10 Acres on Greenwood Avenue.

House and full Lot in T. E. Brown's First Addition, for \$1,500.

120 Acres, three miles from Florence, Kansas, to exchange for City Property. Will pay some cash.

Two Lots on corner Sixteenth and Center, with House of ten rooms, barn, well and cistern, furnace, grates and mantels, full two story, a bargain, \$6,500.

Houses and Lots on Monthly Payments. Improved Property to exchange for Farms.

Three Good Brick Houses and Lots, \$12,000. Will take some trade.

**FOR FARM OR CITY PROPERTY,**

5, 10 or 20 Acre Lots, Give Us a Call.

**LOTS 75, 74, 73, 72, AND OTHER LOTS IN TIDRICK'S ADDITION**

**CASE & PORTER.**



## Tools and Resources for Preservation

## FINANCIAL SUPPORT

Provide financial support for community and historic preservation.

### FUTURE MILESTONES

A. Lobby state and federal elected officials for:  
1) Continued state programs such as Certified Local Government Grants and Historic Resource Development Program monies and  
2) Changes in federal programs and federal tax credits that make historic preservation programs easier to use.

B. Make on-going applications to various grant programs to provide funding for historic surveys and the preservation of structures.

C. Establish a local version of successful state preservation programs with Community Development Block Grant monies. The monies could be used for bricks and mortar or survey and National Register Nominations.

D. Work with a neighborhood development corporation or the Neighborhood Finance Corporation to identify and provide financing for historic properties.

E. Work to coordinate preservation of historic and traditional neighborhoods in any program that provides money for affordable housing and neighborhood and commercial revitalization.

F. Develop a policy that could utilize appropriate funds to provide rehabilitation assistance to private persons or organizations renovating a structure that has been declared a public nuisance and is in danger of being demolished.

G. Restore historically significant infrastructure and public properties using public dollars.

H. Develop a list of historic elements that could be restored and submit them for inclusion in the CIP. Ensure that the Historic District Commission prioritizes and presents the needs at public meetings.



*Home in the Chautauqua Park Historic District (above)*

*Advertisement from the Iowa State Register, May 29, 1887 (opposite, top)*

*Beaverdale brick home located in the Ashby Manor Historic District (opposite, bottom)*

## Proposed Use of "City Funds" for Community Preservation

Preservationists need to work with the city to develop guidelines for incentive funding for rehabilitation. These funds could be from city operating funds, bond funds, Community Development Block Grant dollars, or the Capital Improvements Budget. Funds are needed for both private and public renovation depending on the source. Any guidelines for funding should be coordinated with the proposed demolition assessment that is also part of this plan and the Abandoned Housing Ordinance.

In some instances the council may want to consider some non traditional uses of funds. For example under current policy only demolition of public nuisance structures is declared an "essential purpose" in general obligation bond offerings. Therefore, demolition is the only purpose for which these bonds may be used. Determining the rehabilitation and acquisition of properties declared a "public nuisance" an "essential city purpose" would allow the policy option of using general obligation bonds for rehab and acquisition in some situations.

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**City government can preserve Des Moines' character by incorporating the preservation of historic and traditional neighborhoods into community goals and community decision making, and all aspects of planning.**

*Incorporating preservation into all aspects of city government is a challenge that the City of Des Moines will meet. Preservation can be a basis for economic development in commercial areas, a basis for neighborhood revitalization and stabilization, and a part of the comprehensive planning process. Preservation of the man-made and natural environments should be a part of every project from the beginning. Currently, preservation is considered in almost every project the city undertakes but is not always an equal partner to other concerns.*

*Preservation is an asset in almost every area of city government. Preservation of traditional and historic neighborhoods is one of the strongest tools in neighborhood planning. Preservation and affordable housing are natural partners because of the cost savings realized through renovation and repair rather than new construction and replacement. Historic Districts provide tourist attractions and a unique neighborhood in which to live. The existing park system has landmarks and open spaces that are an attraction for the metro area. The history and preservation of the riverfront identifies our city and is an additional attraction.*



# Integrating Preservation into Planning



## COMMUNITY VALUES

Send the message to the whole community that rehabilitation and conservation of historic and traditional homes and businesses are important to the city government.

## FUTURE MILESTONES

A. Develop rehabilitation guidelines for use in federally-assisted projects administered by the city that impact properties that contribute to community character but are not eligible for the National Register.

B. Provide training for the Neighborhood Planning Division about traditional house styles, street layouts and infrastructure.

C. Develop rehabilitation and new construction standards for use in neighborhood planning for traditional neighborhoods.

D. Reword the clause "repair or demolish" included in housing code violation notices to emphasize restoration over demolition. Property owners, however, cannot be denied the right to demolish their property outside a local historic district.

E. When issuing general obligation bonds to fund property demolition, consider including acquisition and rehabilitation of properties declared public nuisances as "essential city purposes".

F. Designate a coordinator for Historic and Community Preservation issues on City staff as funds permit.

*Iowa-Des Moines Bank Building (Firststar), 1931, Proudfoot Rawson, Souers and Thomas, architects, 1985 remodeling by Charles Herbert and Associates*

## CITY COORDINATION

Improve preservation activities by promoting coordination between city departments.

### FUTURE MILESTONES

A. Meet with each city department and determine what each department needs when working with activities that impact the preservation of the natural and built environment.

B. Educate city staff and the corporation counsel about preservation to ensure ordinances are administered with the intent and goal of the ordinance in mind. Encourage department heads and city staff to attend conferences sponsored by the National Trust and State Historical Society of Iowa.

C. Identify preservation issues at the beginning of every city project by reviewing the city's historic survey data.

D. Continue to review CIP items as well as other road, sidewalk, or curb replacement programs for impact on historic or traditional neighborhoods and historic infrastructure.

E. When city brick streets, alleys or sidewalks require repair of brick streets, alleys or sidewalks, repair the existing brickwork instead of replacing with concrete or asphalt.

(City Specifications included in Chapter 6)

## INVENTORY/DATA BASE

Improve the Planning and Urban Design Division's inventory of preservation and survey information.

### FUTURE MILESTONES

A. Maintain a computerized list of survey materials to cross reference with other planning projects.

B. Ensure historic materials are user friendly to other departments and community decision makers by their physical placement in the division and by making several planners aware of the division's resources.

C. Establish a reference library where historic maps, plans, and materials can be kept.

D. Find a source of funds to preserve graphics and maps from early atlases as well as city planning documents.

E. Maintain an archive of city documents and include all recent and future planning documents.

F. Work with the Des Moines Public Library and State Historical Society Library and Archives Bureau to understand current resources and their availability to the public so that city staff can refer researchers to the correct reference institution.

G. Prepare and maintain a comprehensive bibliography of historic reference materials throughout the community.

H. Develop and maintain information sheets about how to conduct historic research on a home, building, or neighborhood in general and in Des Moines in particular.

## Landmarks Ordinance Synopsis

The City's Landmark Ordinance has been in effect since 1976 with thirteen landmarks approved. The ordinance's purpose is to provide protection and recognition to properties that are locally significant. The ordinance requires design review before the Historic District Commission on all exterior alterations. A property can be designated a local landmark over the owner's objection, although this has not been done. The landmark designation can be tied to a zoning change to ensure the preservation of the exterior of a building.

## Historic Districts Ordinance Synopsis

The City of Des Moines established a Historic District Commission in 1982 to review exterior alterations to properties located in designated local historic districts and local landmarks as well as give advise to the City Council on historic preservation. The design review component is based on guidelines for reviewing rehabilitation, demolition and new construction. This ensures that the neighborhood will retain its historic integrity.

## Section 104(f) of the Uniform Building Code Synopsis

This section of the building code allows the chief building official to grant exceptions from some sections of the Uniform Building Code because of the historic nature of the building. Any hazardous conditions must be corrected.



*A restored building in the Sherman Hill Historic District that incorporates the owner's business and residence.*





*The Court Avenue bridge over the Des Moines River, built in 1916, contributes to the character of the Civic Center Historic District (below).*



### Residential Historic Districts (R-HD) Zoning Regulations Synopsis

The Residential Historic District, established in 1986, provides for the enhancement of local and National Register districts. Because many of the historic districts were platted and built prior to zoning or subdivision regulations, zoning requirements often hinder preservation and conservation measures; R-HD was developed to encourage rehabilitation and new construction that would contribute to the overall historic character.

The R-HD designation was developed for areas with mixed housing stock, including single-family, two family and multi-family housing. It allows for density up to 31 units per acre. However, historic zoning classifications for lower densities or commercial properties could be developed. The R-HD differs from other zoning classifications in allowing for reduced parking requirements, for owner-occupied businesses in certain circumstances, two story accessory buildings and variation in setbacks and sideyards to match those of the neighborhood.

### Abandoned Housing Ordinance Synopsis

The abandoned housing ordinance is a tool for conservation of the housing stock in traditional neighborhoods and historic districts. It allows the city to use its powers of eminent domain to purchase property at fair market value when the property has been determined by the court to be in violation of the city's housing maintenance and occupancy code for over six months. Funds are necessary for the implementation of this existing ordinance. Community Development Block Grant Dollars and general obligation bonds are possible funding sources.

### Capital improvements Program (CIP) Synopsis

The Capital Improvements Program is the multiyear scheduling of public physical improvements. Capital items include new, renovated or expanded physical facilities that are relatively large in size, expensive and permanent. An example is the renovation of the Downtown Public Library.

The CIP is based on studies and recommendations of community needs and fiscal resources available in the next five or six years. Costs of the proposed improvements are generally financed through bonds or other forms of borrowing monitored by state and federal law. The CIP in Des Moines is developed by City staff with input at public hearings from residents. It is adopted by City Council on a yearly basis.

### Historic Street Light Policy Synopsis

This policy encourages the use of historic street lights in national or local historic districts. It allows the city to work with the neighborhood to develop a special assessment district and assess property owners the capital costs and all additional operation and maintenance costs over and above the city's normal costs.

### City-Owned Historic Building Policy Synopsis

This policy ensures that even small remodeling projects to historic publicly owned buildings are in keeping with the character of building. Past surveys were used to compile a list of buildings that are eligible for the National Register. Current surveys also identify which interior spaces are significant.

A staff committee composed of representatives of the City Manager's Office, Engineering Department, and Community Development Department has been established to review proposed changes to the building. This group considers historic preservation issues as well as cost and efficiency.

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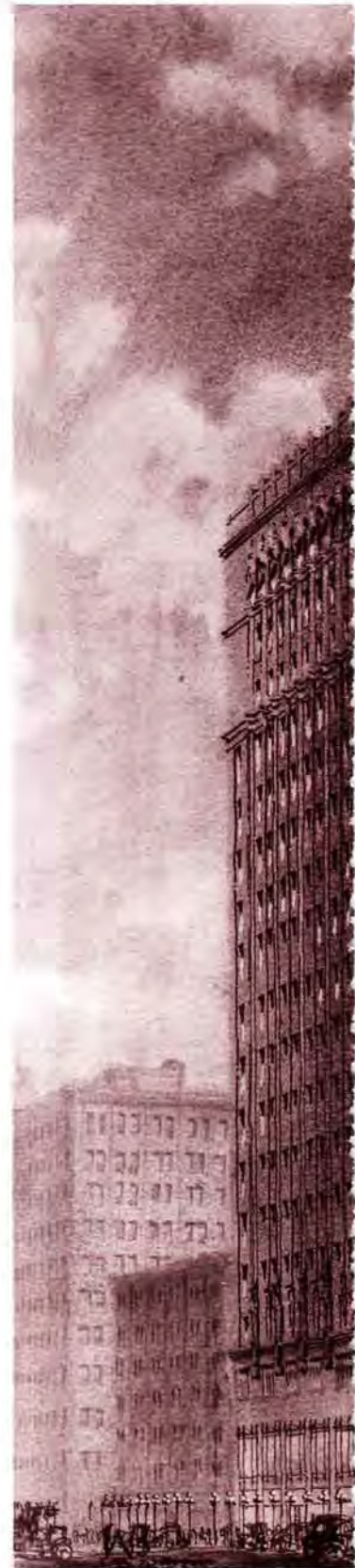
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## Documenting our successes and losses is important for creating future preservation victories.

*For the past twenty five years individuals in Des Moines have attempted to protect many of the landmark buildings that defined much of the city's character. Their work has often been thankless and laborious. Some buildings and neighborhoods have been preserved, while other buildings have been demolished. The city owes these individuals, working in coalitions, a great deal of thanks for preserving that portion of our heritage and raising the collective consciousness of the city.*

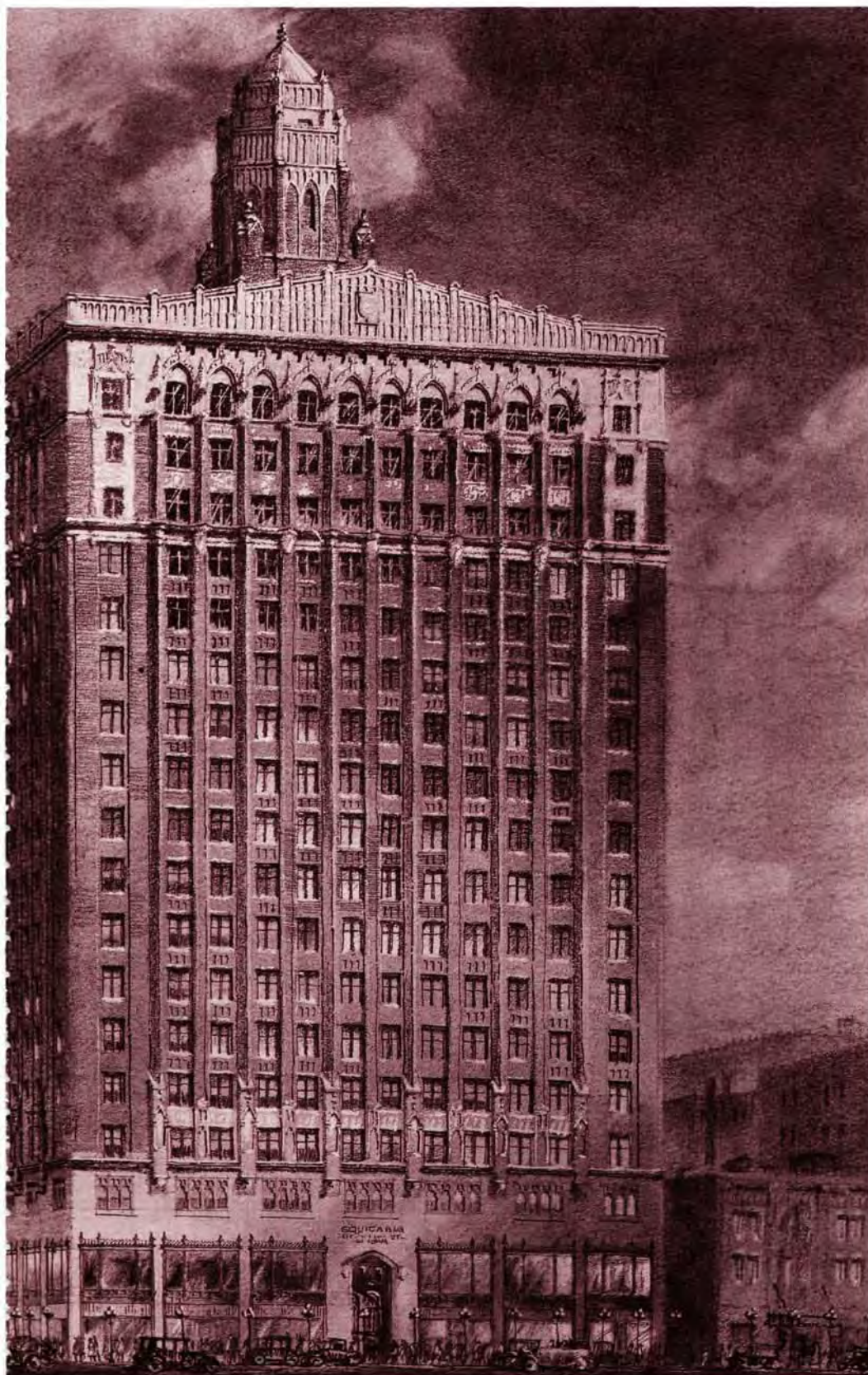
*Preservationists have worked with policy makers to establish isolated ordinances that protect landmark buildings and two local historic districts. The State Historical Society of Iowa has worked with the city to fund surveys and studies that document much of the city's past and relate it to extant buildings. During the Country's Bicentennial Year, city staff and consultants were able to document and survey a large portion of Des Moines' architectural fabric. This partnership with the State Historical Society of Iowa to promote study of contexts and neighborhoods has continued.*

*The Equitable Building, 1923,  
Proudfoot, Bird and Rawson, architects*





# History of Preservation in Des Moines



## CHRONOLOGY OF IMPORTANT EVENTS IN PRESERVATION

**1966**

National Historic  
Preservation Act

**1968**

Old Federal Building  
demolished (site of Penny's  
Parking Garage) – first outcry  
in Des Moines for preservation  
of a public building

**1976**

United States of America  
Bicentennial

Architectural Survey of  
Structures, *Des Moines*  
*Heritage Phase I* completed\*

Landmarks Ordinance approved

**1977**

Sherman Hill Association formed

Main Library listed on National  
Register of Historic Places and  
restoration project begun

Iowa-Des Moines National  
Bank restored and listed in  
National Register (Firststar  
Bank at 520 Walnut)

Architectural Survey of  
Districts *Des Moines Heritage*  
*Phase II* completed\*

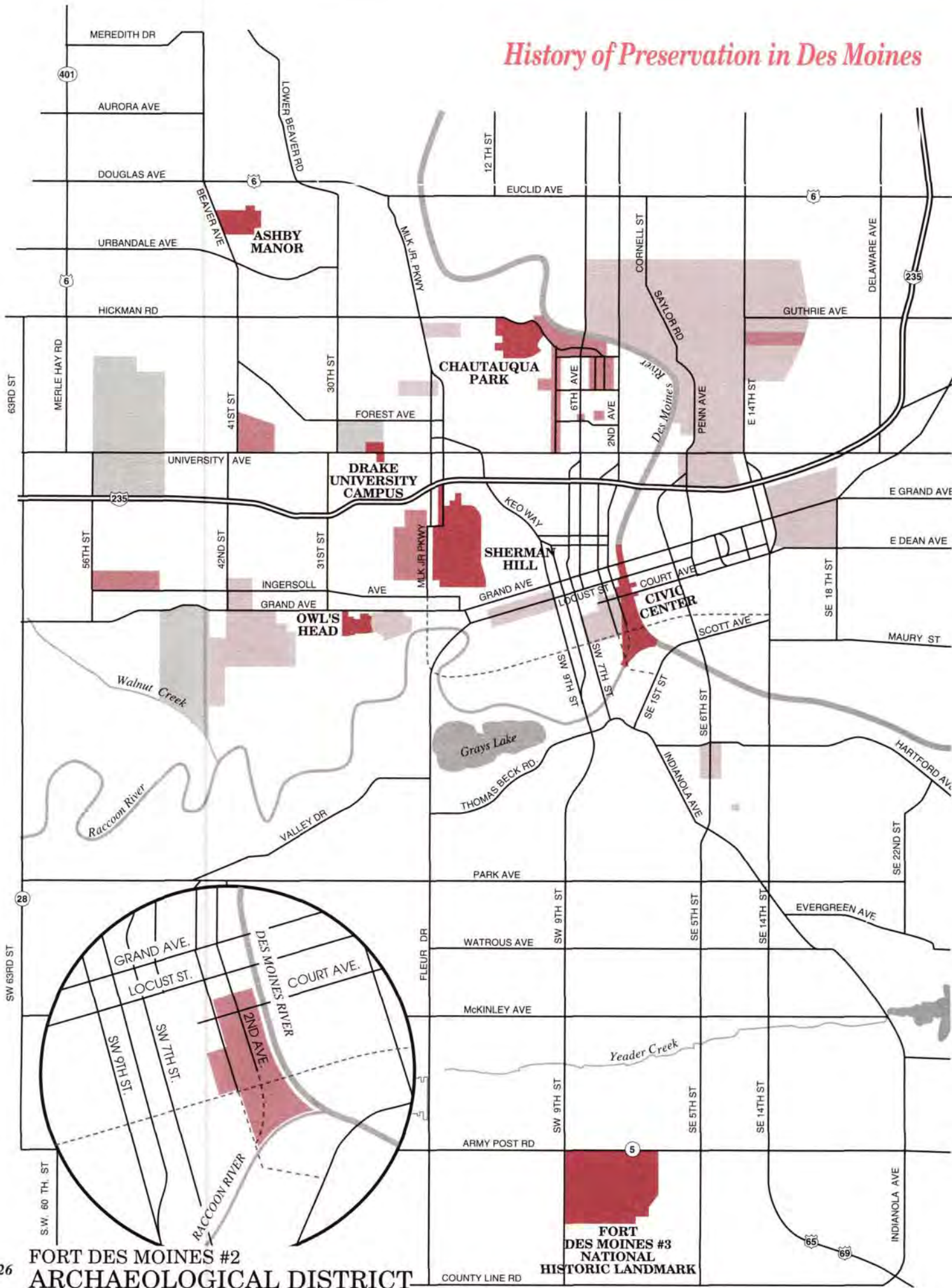
**1978**

*Des Moines: Capital City*  
Orin Dahl, published

Owl's Head listed in National  
Register of Historic Places

(continued)

# History of Preservation in Des Moines



# Districts of Architectural or Historical Significance

DES MOINES CITY-WIDE MAP, 1992



- DISTRICTS LISTED IN THE NATIONAL REGISTER
- DISTRICTS FOUND ELIGIBLE FOR NATIONAL REGISTER  
Page 32 for description
- AREAS WITH POTENTIAL FOR NATIONAL REGISTER PROPERTIES OR DISTRICTS  
Page 33 for description

**OWL'S HEAD DISTRICT**, containing approximately 50 houses, was built between 1905 and 1915 in response to the extension of street railway lines westward from the city center and became an elegant "streetcar suburb." The houses, despite variation in architectural influences, have much in common: 2 stories, prominent gables and dormers on massive roof forms, material combinations of clapboard, wood shingle, brick and stucco. The large single family homes are well set back from the street on large lots, sheltered by large trees, hedges and shrubbery which gives the district a secluded atmosphere.

**SHERMAN HILL DISTRICT** is one of Des Moines' oldest, centrally located residential "suburbs" and contains approximately 250 structures. The residences of Sherman Hill, with the exception of mid-20th century apartment complexes, date almost exclusively from the late Victorian and early Craftsman period (1880 to 1920). They present many variations on two basic forms; the single-family residence (usually frame) and the multi-family brick block. The apartment buildings were built after the turn of the century as apartment living came into vogue.

**CHAUTAUQUA PARK DISTRICT**, containing approximately 100 houses, is a clearly defined residential area in north Des Moines, just south of a bend in the Des Moines River. The neighborhood was attractively laid out in the 1920s by a local landscape architect in order to take advantage of the topography. The heavily wooded hillside location, curving streets, and lack of sidewalks contribute to the character of this neighborhood. The district was nominated to the National Register under the Multiple Property submission, "*Suburban Developments in Des Moines Between the World Wars.*" The large concentration of 1½ story brick homes of a tudor revival style built between 1923 to 1941 enjoy a variety of lots shapes and sizes since the layout respects the curving topography of the site.

**ASHBY MANOR DISTRICT**, containing approximately 100 houses, is a clearly defined neighborhood in northwest Des Moines. Nominated to the National Register under the Multiple Property submission "*Suburban Developments in Des Moines Between the World Wars,*" the district developed as the automobile allowed residents to live farther from the downtown. The street layout and tree canopy are a distinctive break from the grid pattern of surrounding streets. The district retains a quiet, peaceful attitude attributable in part to the fact that none of the streets are thoroughfares and Ovid and Ashby Avenues dead-end at Ashby Park. The brick homes in this area, locally termed "Beaverdale Brick," give a unifying effect to the street.

**DRAKE UNIVERSITY CAMPUS DISTRICT**, consisting of six semi-public buildings constructed between 1903 and 1908, anchors the southeast part of the school's parklike campus. These five collegiate and one religious buildings are united by historic context and location. They relate to Drake University's early development, its relationship to the First Christian Church and their role in the development of the area. Construction the Old Main building (1882-1883) represents the initial pioneer period of Drake's development.

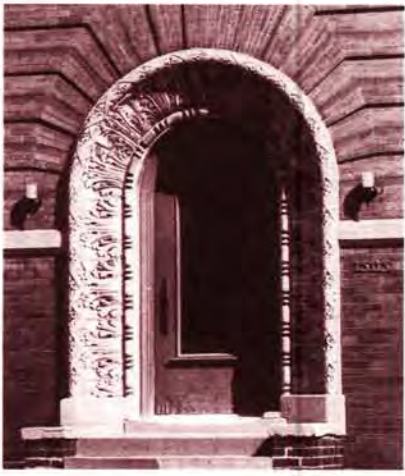
**CIVIC CENTER DISTRICT** is the most prominent representation in the city of the turn-of-the-century planning principles associated with the City Beautiful movement. The present district consists of six public buildings, eight bridges, 11,716 linear feet of river walls, two small dams, Riverside Drive, and West River Front Park and East River Front Park. Dates of construction range from 1900 to 1938. Buildings and structures are distinguished by their river front location and by their harmonious design, style, scale, civic use, siting and materials.

**IOWA STATE FAIR AND EXPOSITION GROUNDS DISTRICT** represents the culmination of a century of design effort on the part of the Iowa State Fair Board and other historical figures. Purchased in 1885, the Iowa State Fairgrounds retains a fine collection of late nineteenth and twentieth century fair and exposition type buildings and the original land-use pattern. The fairgrounds are a major East Side landmark along University Avenue.

## CHRONOLOGY OF IMPORTANT EVENTS IN PRESERVATION

1979

Sherman Hill listed in National Register of Historic Places



Sherman Hill apartment doorway

1980

Old Bankers Trust Building demolished (site of Ruan II, 666 Grand Avenue) – first outcry in Des Moines for preservation of a private building



Bankers Trust Building

Restoration of Grand Hall in City Hall initiated



City Hall interior

1981

Sherman Hill Plan, *Doors to Past, Windows to the Future* completed

Historic District Ordinance approved



## National Register Properties and Districts (As of June, 1993)

*The City of Des Moines has a significant number of individual properties and districts listed in the National Register of Historic Places. The National Register is the nation's official list of cultural resources worthy of preservation. Authorized by the National Preservation Act of 1966, the listing acknowledges the value and integrity of the*

### NATIONAL HISTORIC LANDMARKS (NHLs)

NHLs are associated with events that are significant to the nation as a whole and must be of exceptional quality as it relates to architectural style or events associated with the property or site. Because of the level of integrity and quality, they are more rare than properties listed on the National Register of Historic Places. An NHL is provided more direct protection and monitoring from the Department of the Interior, National Park Service.

**Fort Des Moines Provisional Officers Training School**—south of Army Post Road at SW 9th Street (portion outside city limits)

The Fort Des Moines Provisional Officer Training School, established in 1917, was the site of the first commissioned officers' training program for blacks in the United States. It was the first recognition by the U.S. government of a responsibility for training black officers and the establishment of a military tradition among blacks. From this post, 639 black officers were commissioned to lead the 92nd Division, an all black unit, which served meritoriously during World War I. During World War II, Fort Des Moines became the first training center for the Women's Auxiliary Army Corps and performed the majority of the Corps' training mission during the war.



The Greenwood Park Rose Garden, a local landmark

## History of Preservation in Des Moines

property's contribution to the history and architectural heritage of the city, community, state or nation. The listing is mainly prestigious but does allow the property to be eligible for some federal tax incentives for rehabilitation and consideration in planning for federally assisted projects. There are no mandatory requirements for review with any privately funded project on a National Register Property.

### DISTRICTS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

A historic district listed in the National Register is a contiguous group of properties that can be distinguished from surrounding properties. A district derives its importance from being a unified entity even though it is often composed of a wide variety of resources.

**Owl's Head**—28th and 29th Streets, south of Grand Avenue

**Sherman Hill**—15th to 19th Streets, Woodland Avenue to Freeway

**Civic Center**—Downtown Riverfront

(See *The City Beautiful Movement and City Planning in Des Moines, Iowa 1892-1938*)

**Drake University**—Old Main, Howard Hall, Cole Hall, Campus District Memorial Hall, Carnegie Library, University Christian Church  
(See *Drake University and Related Properties in Des Moines, Ia, 1881-1918*)

**Iowa State Fair Grounds**—E. 30th and University Avenue

**Chautauqua Park**—Chautauqua Parkway, South of Hickman Road  
(See *Suburban Developments in Des Moines Between the World Wars, 1918-1941*)

**Ashby Manor**—Ashby and Ovid Avenues, 40th Street Place and Wallace Lane, East of Beaver Avenue

(See *Suburban Developments in Des Moines Between the World Wars, 1918-1941*)

1982

Sherman Hill becomes Local Historic District

1983

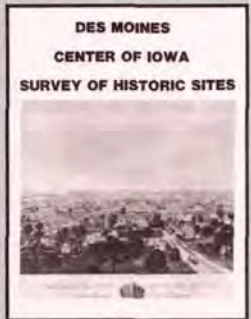
Owl's Head becomes Local Historic District



Residential porch in Owl's Head

Court Avenue Historic Area Study completed

*Des Moines, A Survey of Historic Sites* by Barbara Beving Long completed\*



1984

*Rehabilitation and New Construction Guidelines for Des Moines Historic Districts* published\*

Homestead Building restored



Homestead Building, 1893, Smith and Gutterson Restoration by Bussard Dikis

(continued)

## CHRONOLOGY OF IMPORTANT EVENTS IN PRESERVATION

1986

City of Des Moines designated  
a Certified Local Government



*Des Moines City Hall*

### Certified Local Government Designation

In 1986, the City entered into a partnership (the CLG agreement) in which three levels of government—local, state and federal—agree to follow the same standards and guidelines in all historic preservation activities. In the CLG agreement, the City commits itself to enforce all appropriate state and local ordinances for designating and protecting historic properties; to maintain a historic preservation review commission of preservation proponents and to maintain a system for the survey and inventory of historic and pre-historic properties. It reviews all nominations to the National Register of Historic Places of property within its jurisdiction and must provide for adequate public participation in the local preservation programs.

As a Certified Local Government, Des Moines is eligible to apply for federal grant funds through the State Historical Society of Iowa to help with these activities and has received several grants since it became a CLG.

## STRUCTURES/BUILDINGS/OBJECTS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

- Burns United Methodist Church**—811 Crocker Street
- Caldwell-Brien-Robbins Funeral Home**—2100 University Avenue
- Crawford Mansion**—2203 Grand Avenue
- Cummins (Albert Baird) Residence**—2404 Forest Drive
- Drake University and Related Properties:**
  - Vail/Kinney House**—1318 27th Street
  - Josiah Andrews House**—1128 27th Street
  - Simmons House**—1113 27th Street
  - Odenweller/Morey House**—1115 27th Street
  - Lord Wilcox House**—2416 Kingman Boulevard
  - Sherman House**—1052 26th Street
  - Hill Bell House**—1091 26th Street
  - Knotts House**—1021 26th Street
  - Scott House**—1014 26th Street
  - Reynolds House**—1022 26th Street
  - Denny House**—1084 25th Street
  - Stuart House**—1060 25th Street
  - Kirkham House**—1026 24th Street
  - The Norman Apartment**—3103 University Avenue
- Ding Darling Studio**—2320 Terrace Drive
- Fire Station No. 4**—1041 8th Street
- First Methodist Church**—10th and Pleasant Streets
- Fort Des Moines Hotel**—10th and Walnut Streets
- Gabrial, (Rees) House**—1701 Pennsylvania Avenue
- Grand View College (Old Main)**—1200 Grandview Avenue
- Hawkeye Insurance Company Building**—209 4th Street
- Herndon Hall**—2000 Grand Avenue
- Homestead Building**—303 Locust Street
- Hoyt Sherman Place**—1501 Woodland Avenue
- Iowa-Des Moines National Bank Building**—520 Walnut Street
- Iowa State Capitol**—E. 12th and Grand Avenue
- Fish and Game Pavilion and Aquarium, Iowa State Fairgrounds**—E. 30th and Grand Avenue
- Iowa State Historical Building**—E. 12th and Grand Avenue
- Keeler House (Rev. R.W. and Fannie)**—1430 10th Street
- Kurtz Warehouse (Warfield Pratt)**—100 Court Avenue
- Laenard Case House (Rose Hill)**—3111 Easton Boulevard
- Lexington Apartments**—1721 Pleasant Street
- Mahnke House**—2707 High Street
- Maish House**—1623 Center Street
- Municipal Building (City Hall)**—E. 1st and Locust Streets
- Northwestern Hotel**—321 E. Walnut Street
- Naylor House**—944 9th Street
- Old Southeast Water Trough**—SE 11th and Scott Streets
- Peak (George P.) House**—1080 22nd Street
- Polk County Courthouse**—6th Avenue and Mulberry Street
- Public Library of Des Moines**—100 Locust Street
- Ralph Rollins House**—2801 Fleur Drive
- Rumley Building**—104 SW 4th Street

## History of Preservation in Des Moines

**St. Ambrose Cathedral and Rectory**—607 High Street  
**St. John's Basilica**—1915 University Avenue  
**Saddlery Building**—307 Court Avenue  
**Salisbury House**—4025 Tonawanda Drive  
**Scottish Rite Consistory Building**—6th Avenue and Park Street  
**Stevenson House**—2940 Cottage Grove Avenue  
**Stoner, T.I. House**—1030 56th Street  
**Studio Building**—524 E. Grand Avenue  
**Sylvan Theater**—Greenwood Park  
**Terrace Hill**—2300 Grand Avenue  
**U. S. Post Office (Polk County Annex)**—2nd Avenue and Walnut Street  
**Wallace House, Henry**—756 16th Street  
**West Chester**—3520 Grand Avenue

### MULTIPLE PROPERTY DOCUMENTATION FORMS ACCEPTED TO NATIONAL REGISTER

Multiple property listing is a mechanism to register a number of properties linked by a common property type or historic context. A historic context is a body of information about historic properties organized by theme, place and time. For example, the Multiple Properties Document, "*Drake University and Related Properties*," outlines the contexts, themes and property types important to the development of Drake University. Under this document, one historic district and fourteen buildings were found eligible and listed in the National Register of Historic Places. More properties could be added in the future.

- *Drake University and Related Properties in Des Moines, Iowa 1881-1918*
- *Suburban Developments in Des Moines Between the World Wars 1918-1941*
- *The City Beautiful Movement and City Planning in Des Moines, Iowa 1892-1938*
- *Architectural Legacy of Proudfoot and Bird*

### LOCAL HISTORIC DISTRICTS

**Sherman Hill Historic District**—15th to 20th Streets, Woodland Avenue to Freeway  
**Owl's Head Historic District**—28th and 29th Streets, south of Grand Avenue

### LOCAL LANDMARKS

The City's Landmark Ordinance provides protection and recognition to properties that are locally significant. The ordinance requires design review before the Historic District Commission on all exterior alterations.

**The Lexington Apartments**—1721 Pleasant Street  
**The Gold Star Monument**—Lutheran Hospital Grounds  
**Woodland Cemetery**—(excluding Jewish Emanuel Cemetery) Corner of Woodland Avenue and Martin Luther King Jr. Parkway  
**Drake University Municipal Observatory**—Waveland Park  
**Old Southeast Water Trough**—SE 11th and Scott Streets  
**Colonial Bread Sign**—Second and University Avenues  
**Butler Mansion**—2633 Fleur Drive  
**Glendale Mausoleum**—Glendale Cemetery  
**Charles H. Martin House**—3939 Grand Avenue  
**Rose Garden**—Greenwood Park  
**Sylvan Theater**—Greenwood Park  
**Wallace House**—756 16th Street  
**American Federal Building**—601 Grand Avenue

1987

*Court Avenue Design Guidelines* adopted by City Council



*The City Beautiful Movement and City Planning in Des Moines, 1892-1938* completed\*

Des Moines Civic Center (Downtown Riverfront) listed in the National Register of Historic Places\*

City Council denies demolition of Garver House (621 16th St.)

1988

*Drake University and Related Properties in Des Moines, Ia 1881-1918*, Multiple Properties Document completed\*

Drake University Campus District listed in the National Register of Historic Places\*



*Carnegie Library, Drake University*

*Flag on the Prairie, History of Des Moines and Polk County* by Barbara Beving Long

1989

*Saga of the Des Moines River Greenbelt* by Harriet Heusinkveld

*Suburban Development between the World Wars*, Multiple properties document\*

(continued)

CHRONOLOGY OF IMPORTANT  
EVENTS IN PRESERVATION

1990

Chautauqua Park  
Neighborhood listed in the  
National Register of Historic  
Places

*Sherman Hill Master Plan  
Update* by Dunbar-Jones  
Partnership\*

Architectural  
Guide  
*Des Moines  
Architecture  
at Hand*  
published by Des Moines  
Architects Council



Historic District Commission  
establishes preservation  
awards

1992

Ashby Manor listed in the  
National Register of Historic  
Places\*

Cattell Elementary School  
demolished - postponed 13  
years by neighborhood  
(3101 E. 12th Street)

City Council declares  
American Federal Building a  
city landmark



American Federal Building, 1962, Ludwig Mies  
Van der Rohe

**DISTRICTS FOUND ELIGIBLE FOR THE NATIONAL REGISTER  
OF HISTORIC PLACES**

(As of June, 1993)

The following areas have been found eligible for the National Register in a study sponsored by the City of Des Moines or other entity. The areas may be eligible because of their architectural unity or from the historic contexts developed in the multiple properties document. This list is by no means complete. As additional studies are done within the City of Des Moines we expect to find additional areas that are eligible for the National Register.

**DETERMINED ELIGIBLE IN TOWARDS A GREATER DES MOINES -  
EARLY SUBURBANIZATION AND DEVELOPMENT CIRCA 1880-CIRCA 1920,**

by W.C. Page, and J. Walroth, 1993

**Prospect Park 2nd Plat**—Des Moines River to Franklin Avenue, 9th Street to 6th Avenue

**West 9th Street Corridor**—9th Street, Hickman Road to University Avenue

NATIONAL REGISTER DISTRICTS TO BE LISTED BY SPRING, 1996:

**Bates Park District**—4th Street, Oakland Avenue to Clark Street – composed of fourteen houses and the Park itself, illustrates a middle-class real estate development marketed and erected with a private park to increase the value of lots. The houses have a moderate size and level of architectural detail within two major styles, the American Four Square and Colonial Revival.

**Forest Avenue Commercial**—Intersection of 6th Avenue and Forest Avenue – contains a small collection of brick commercial buildings with a variety and sophistication that calls attention to the evolution of secondary commercial nodes in Nineteenth Century Des Moines.

**The Oaklands**—Oakland and Arlington Avenues, Franklin to College Avenues

**Riverview Park Plat**—Des Moines River to Franklin Avenue, eastern lot line of Lot &, Riverview Park Plat, to 6th Avenue

With numerous architect designed houses, the Oaklands and Riverview Park Plat Districts call attention to quality upper and middle class suburban real estate developments. Situated on some of the city's choicest nineteenth century locations, the adjoining districts featured broad streets and large sized lots as well as a nearby street car line.

**DETERMINED ELIGIBLE IN SUBURBAN DEVELOPMENTS IN  
DES MOINES BETWEEN THE WORLD WARS, 1918-1941**

by Barbara Beving Long

**Forestdale Plat**—Germania and Maquoketa Drives

**Hauge's Birchwood Place**—Thompson Avenue, E. 14th to Glenbrook Drive

**Oak Lawn Place**—North side of Ingersoll Avenue and both sides of Waterbury Road, 49th to 56th Streets

**DETERMINED ELIGIBLE IN KEEPER OF THE REGISTER FINDING  
ENVIRONMENTAL IMPACT STATEMENT - CBD LOOP ARTERIAL, 1987**

**Fort Des Moines #2 Archaeological District**—confluence of the rivers

**Woodland Cemetery**—Martin Luther King Jr. Parkway and Woodland Avenue



# History of Preservation in Des Moines

## AREAS WITH POTENTIAL FOR NATIONAL REGISTER PROPERTIES OR DISTRICTS

The following areas have been cited in studies as having potential to be districts eligible for the National Register or containing a number of properties that might be eligible for the National Register individually. Each area requires more intensive survey and identification work to be determined if the entire area or portions of the area are eligible. Some of the areas have integrity problems that may have made them ineligible since the time the district was originally noted. Regardless of National Register listing or potential, these are strong neighborhoods within the City of Des Moines that contribute to the community character of the city.

## RECOMMENDED FOR FURTHER STUDY IN TOWARDS A GREATER DES MOINES

by W.C. Page and J. Walroth 1992

**Brown's Woods Plat**—South of Grand Avenue to John Lynde Road, 37th to 42nd Streets

**Capital Park Plat**—E. 9th to E. 14th Streets, E. Washington to University Avenues

**Clark Street**—19th to 23rd Streets

**Connors Street**—S.E. 8th Street, Lacona and Bell Avenues

**Greenwood Park Plat**—Ingersoll Avenue to Grand Avenue, 39th to 42nd Streets

**Pennsylvania Avenue Corridor**—Pennsylvania Avenue between Washington and Roosevelt Avenues (includes Wise's Subdivision and Washington Heights Place)

**Portland Place Plat**—South of Grand Avenue along 37th Street

**South Main Street**—S.E. 6th Street, south of Hartford Avenue

## RECOMMENDED FOR FURTHER STUDY IN DES MOINES, A SURVEY OF HISTORIC SITES

by Barbara Beving Long, 1983

**Auto Row**—Both sides of Locust Street, 9th to 15th Streets

**Francis Avenue**—18th Street to Martin Luther King Parkway

## RECOMMENDED FOR FURTHER STUDY IN DES MOINES HERITAGE PHASE I AND II DES MOINES PLANNING COMMISSION, 1976 AND 1977

**Capitol East**—E. 15th to E. 18th Streets, Lyon to Dean Avenues

**Court Avenue Warehouse District**—South of Court Avenue

**Foster Drive**—42nd Street to Park Hill Drive along Woodlawn Drive

**Logan East**—E. 7th to E. 13th Street, University Avenue to the Freeway

**Terrace Hill District**—Polk and Hubbell Plat south of Grand Avenue, Allen Road to Terrace Place

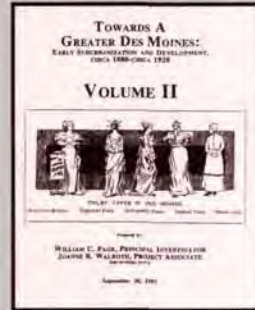
**Union Park**—6th Avenue to railroad tracks, Hull to Washington Avenues

## TRADITIONAL NEIGHBORHOODS

There are additional neighborhoods that have strong community character because of a particular housing style or type or because of the presence of unique streets within the area. These areas have never been cited in a particular study but are of interest to planners and residents because of their contribution to the city's character. These neighborhoods may contain a high concentration of historic housing stock particularly bungalows or Foursquares from the era 1907 through 1920.

State of Iowa demolishes Court Avenue Viaduct

*Towards a Greater Des Moines Early Suburbanization and Development*  
by W.C. Page  
and J. Walroth\*



City of Des Moines hosts annual Certified Local Government Conference  
*New Coalitions: Historic Preservation and Affordable Housing\**

1993

Des Moines Sesquicentennial

Designation of the Dragoon Trail



1994

Des Moines' Community Preservation Plan adopted as an element of Des Moines' Comprehensive Plan\*

Community Development Block Grant money allocated for National Register Nominations in River Bend Neighborhood

1995

City of Des Moines Park System History (in progress)

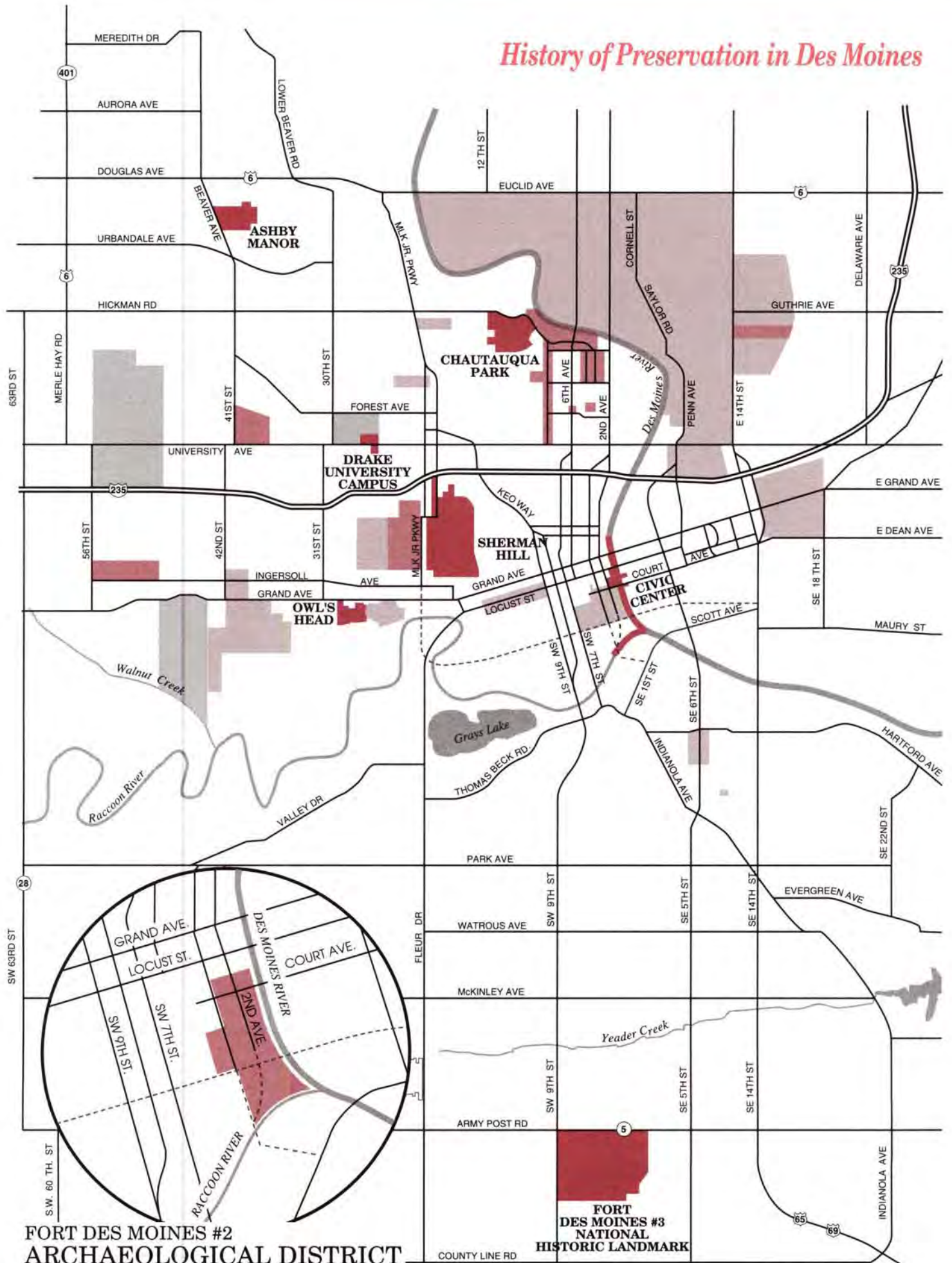
*Survey of Downtown Des Moines' Commercial Architecture 1889-1935*  
by Patricia Eckhardt\*

Community Development Block Grant money allocated for community preservation activities

- house moving
- mothballing of vacant houses

\* Grant funds administered through the State of Iowa Historical Society, Historic Preservation Bureau used in the project.

# History of Preservation in Des Moines



**FORT DES MOINES #2  
ARCHAEOLOGICAL DISTRICT**

**FORT  
DES MOINES #3  
NATIONAL  
HISTORIC LANDMARK**

# Programmatic Memorandum of Agreement

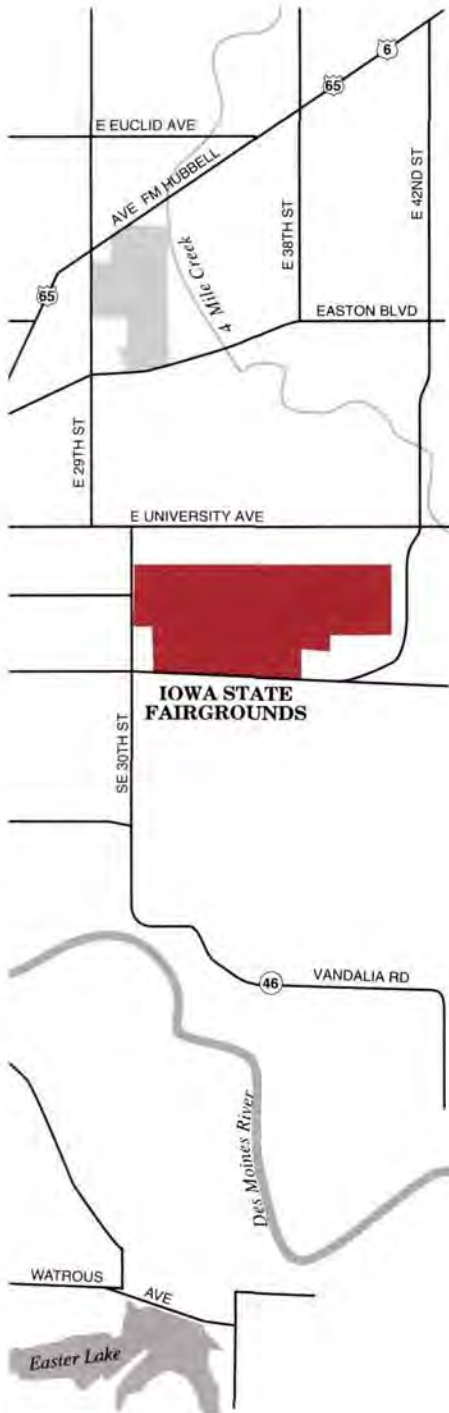
U.S. Department of Housing and Urban Development (HUD)

DES MOINES CITY-WIDE MAP, 1992


The City's expenditures of federal funds are regulated by Section 106 of the National Historic Preservation Act (16 U.S.C. 470). The City of Des Moines, Historical Society of Iowa, and Advisory Council on Historic Preservation developed a draft programmatic agreement that outlines procedures for HUD federally funded demolition, new construction and rehabilitation projects.

Under the terms of the agreement, the City of Des Moines first determines the property's eligibility for the National Register by using the map on the opposite page and past surveys of individual properties. The State Historic Preservation Office reviews all properties effected by federal funds listed in or eligible for the National Register. The City conducts a review on any property that is located in a future study area or area that may have some potential for National Register listing.

The PMOA deals with housing programs and programs for which the city regularly receives money through HUD. Large projects such as riverfront or downtown projects involving federal funds from other sources are still reviewed on a case-by-case basis. The full text of the Programmatic Memorandum of Agreement is listed in Chapter 6 (pages 72-75).



-  DISTRICTS ON NATIONAL REGISTER REQUIRING SHPO REVIEW  
Page 73 for description
-  DISTRICTS FOUND ELIGIBLE FOR NATIONAL REGISTER REQUIRING SHPO REVIEW  
Page 73 for description
-  AREAS WITH POTENTIAL FOR NATIONAL REGISTER PROPERTIES OR DISTRICTS REQUIRING CITY STAFF REVIEW  
Page 73 for description



**The development of historic contexts is the framework for making decisions and a cornerstone of the preservation planning process both on the local and national levels.**

*Historic context is a broad pattern of historical development in a community that may be represented by historic resources. The context may relate to history, architecture, archaeology, engineering or culture. It can be organized by time, place or theme.*

*Historic contexts are particularly important in determining the significance of properties. The need to understand vernacular resources, isolated local events or persons, properties of recent age, and commonplace resources, makes the development of historic contexts essential. To be listed on the National Register, a property is required to be significant under at least one of the National Register criteria and that significance must be based on an understanding of historic context.*

*Historic contexts also need to be used to develop goals and priorities for the identification, evaluation, registration and treatment of historic properties. These contexts were chosen because of their importance in the development of the city, and because of the necessity to protect historic properties. The context development in this document will provide information and lay a framework to guide future grant requests. and study.*

**Work sessions were held as an initial step in the Community Preservation Plan to determine the need for context development. The following four contexts, described in this chapter, were determined to be missing pieces in a comprehensive view of Des Moines' history and development:**

**1**

#### **DEVELOPMENT OF THE CITY : REFORM AND RENEWAL 1907 to 1920**

**T**his thirteen-year period had a major impact on Des Moines' physical layout and architectural heritage. The City's population grew 39% from 1900 to 1910 and 46% in the next decade. A large percentage of extant housing stock and commercial buildings date from the 1907-1920 period. The downtown saw a growth unmatched until the demolition and new construction of the 1970s, according to *Des Moines: A Survey of Historic Sites*. While there is a wealth of secondary information and existing records from the period of 1907 until 1920, little has been written about this period in Des Moines' history. This context lays the groundwork for that analysis.

# Historic Contexts



*Society Stemm D'Italia, 1926, Memorial Day on Des Moines' south side, families attending include Fazio, Renda, Sarcone, Civitate, Santoro, Gazzo, Bonanno, Cianciaruso, Chiodo*

2

## DOUBLE HOUSES & ROW HOUSES: AFFORDABLE HOUSING

Double houses were developed in Des Moines as early as 1878 and continued to be built until the early part of the twentieth century. Since most double houses were built near the central city, many have been demolished in recent years. The extant double houses are of a wide range of architectural styles. Undertaking a survey of existing double houses—where the remaining ones are and the sociological reasons for their construction—is necessary to protect this building resource.

3

## ETHNIC HERITAGE: BEFORE THE MELTING POT

Des Moines is a city settled by a variety of ethnic groups. A current influx of immigrants continues to alter the city's culture and architecture. This context examines ethnic settlement patterns in Des Moines and the influences on our architectural heritage and culture. Development of this context allows residents of Des Moines to recognize the contribution of ethnic groups to our existing and future city.

4

## LIFE WITH THE RIVERS

The Des Moines and Raccoon Rivers have and continue to be extremely important in the development of our city. The recent flooding brought home the power of these rivers for the current residents and reminded us of the influence they had over earlier residents. With the exception of the twentieth century City Beautiful Movement and the subsequent riverfront development, little historical analysis has been done of the rivers' dividing and uniting influence on the community.



## Historic Context

### **Recommendation for Future Study**

#### *FIELD SURVEY*

- *Reconnaissance Survey areas on Des Moines Development History map.*
- *Intensive Survey neighborhoods with cohesive and unique development.*
- *Survey house styles including bungalow and foursquare.*
- *Research and map locations of extant and non-extant apartments.*
- *Survey apartments for architectural style and features.*
- *Update 1982 Survey, Des Moines: A Survey of Historic Sites.*
- *Survey architectural styles relating to auto businesses and explore national trends.*

#### *LITERATURE SEARCH*

- *Explore the impact of streetcar and interurban car line extensions on housing price, location and style.*
- *Determine the impact of the local print media on house styles. Search **Better Homes and Gardens** magazine for homes that set styles for local and regional trends.*
- *Research technology associated with apartment construction.*
- *Explore national social trends promoting apartment living.*
- *Determine who occupied local apartment buildings.*
- *Determine original occupants of auto-related businesses and compile **Multiple Property Document**.*

## 1 *Development of the City: Reform and Renewal- 1907 to 1920*

The years 1907 to 1920 mark a period of political and civic reawakening in the City of Des Moines, paralleling the progressive presidencies of Theodore Roosevelt, W.H. Taft and Woodrow Wilson. Progressive and reformist zeal transformed city government in the “Des Moines Plan” and changed the look of the city, reflecting national trends towards The City Beautiful Movement evident today in the downtown river front limestone buildings and concrete river wall.

Downtown Des Moines was a brick city in 1907. Streets were paved with brick. Houses near downtown were commonly brick, often painted red. Prominent business blocks, the old Polk County Courthouse, fire stations and schools were of brick construction. Massive iron and brick “skyscrapers” such as the Observatory Building (1895) (non-extant) and the Old Bankers Trust (1892) (non-extant) dominated the skyline.

A spider web of telephone and electric lines crisscrossed the street. A mixture of electric and gas street lighting provided poor illumination. There were unregulated billboards and projecting signs as well as sidewalk and street vendors. Iron bridges, painted red, spanned the rivers. Bright colors were favored since soot from the locally mined soft coal that settled from the smoke stacks of school, factory, and train gave the town a grimy complexion.

Travelers arriving from the East by rail were treated to an initial impression of run-down frame houses and tenements along the Rock Island tracks south of the Capitol Building. The riverfront was lined with ugly billboards and iron foundries which discarded their refuse directly into the water. Since parks were far from the downtown, there was little green space. State Fair goers who ventured downtown would rest at the old Polk County Courthouse yard, an uninviting patch of worn-out lawn. The county courthouse itself was frequen-

tly described as “the old rookery” because of the bird population. County prisoners jeered at passers-by.

The first attempt to remake the look of the city was a drive by F.M. Hubbell to build a large railroad depot at Fifth and Cherry Streets in 1898. The Rock Island Railroad refused to go along with the plan, so Hubbell scaled back the project and built a smaller depot of limestone with classical elements. The Rock Island followed with its own new depot in 1901 (extant) of dark brick and red roof tile that was termed “gloomy” by the *Register*. Hubbell’s desire for public-spirited architecture would be realized in the new 1906 Polk County Courthouse designed by Proudfoot and Bird and the 1903 Free Public Library, the first public building to grace the riverfront.

The Des Moines Riverfront became the focus, the center of public improvement, that culminated in the 1907 a change to a commission form of government.

Symbolically and literally, Des Moines was throwing open its windows and was airing out the house. Influenced by the Beaux Art architecture of the Chicago World’s Fair in 1893, the construction of the graceful 1911 stone Beaux Art municipal building aired out the stench of both the closed up river and municipal corruption. New open concrete bridges replaced the narrow iron ones in the years 1907-1917. Handsome street lights that graced the bridges were extended downtown, creating what was referred to as the “Great White Way” along Walnut Street. The forest of utility poles disappeared when electrical and telephone lines went underground in 1902. Sign

ordinances removed hanging signs from overhead. The establishment of a city markethouse took fruit vendors off the street corners and the city passed and then enforced an ordinance to reduce industrial smoke.

Women’s groups played a prominent role in creating a new vision for the City of Des Moines. The Des Moines Women’s Club organized the first public bathhouse along the river in 1895, fought for the public park system in 1894, and supported the riverfront public library. Using the landscape archi-



Riverfront plaza at the Main Library, 1910

tect Charles Mulford Robinson in 1909, they created a new public vision. It included a riverfront of classical buildings, gardens, parkways and boulevards radiating out into the new subdivisions. These women formed the first art museum in Des Moines in 1908 at Hoyt Sherman Place. They fought against the visual pollution of billboards and against the moral decay of red light districts.

The 1909 Robinson report to the city envisioned a parkway system be built along the various creek basins that would link up with city parks to form a sylvan network. Of these, only Keosauqua Parkway, along the Birds Run Creek, was built. One parkway was planned to descend Walnut Creek to the Raccoon River and Water Works Park and another was to follow Close’s Creek from 39th Street and University Ave. to Prospect Park.

Traffic was a mix of autos, trucks, electric street cars and horse-drawn vehicles. The police and fire departments had, by 1911, acquired patrol cars, motorcycles, and ladder trucks. (Horses would continue in use for years for milk and ice delivery, because the horses learned the routes and moved along at the correct pace by themselves.)

## West Side

Oak Park School  
 French Way Cleaners  
 Loan Office  
 Iowa Savings Bank  
 Chuck's Restaurant  
 Store's/Apt.'s above  
 Arnold's Funeral Home  
 Casady School  
 Baily Ct. Apartments

Conservatory/Howard Hall  
 Law School/Carnegie Hall  
 St. John's Rectory  
 St. John's Catholic Church  
 Trinity United Methodist Church  
 Apartments  
 Grace United Methodist Church  
 Carson Apartments  
 Yocum Apartments  
 Fraternity House  
 Cottage Grove  
 Presbyterian Church  
 Apartments  
 Olive Apartments  
 Elmhurst Apartments  
 Walker Apartments  
 Apartments  
 Burns United Methodist Church  
 Lexington Apartments  
 Hoyt Sherman Auditorium  
 Offices  
 Law Offices  
 Des Moines Water Works  
 Wallace Homestead Building  
 Mahnke House

6th Ave. & Madison Ave.  
 413 Euclid Ave.  
 2nd Ave. & Euclid Ave.  
 3624 6th Ave.  
 3608 6th Ave.  
 600 Euclid Ave.  
 3500 6th Ave.  
 16th St. & Jefferson Ave.  
 2000, 2010, 2020 6th Ave.  
 & 609, 611 Lincoln Ave.  
 Drake University  
 Drake University  
 1915 University Ave.  
 1915 University Ave.  
 8th St. & College Ave.  
 4000 University Ave.  
 37th St. & Cottage Grove  
 2901 Cottage Grove  
 3438 University Ave.  
 1057 35th St.

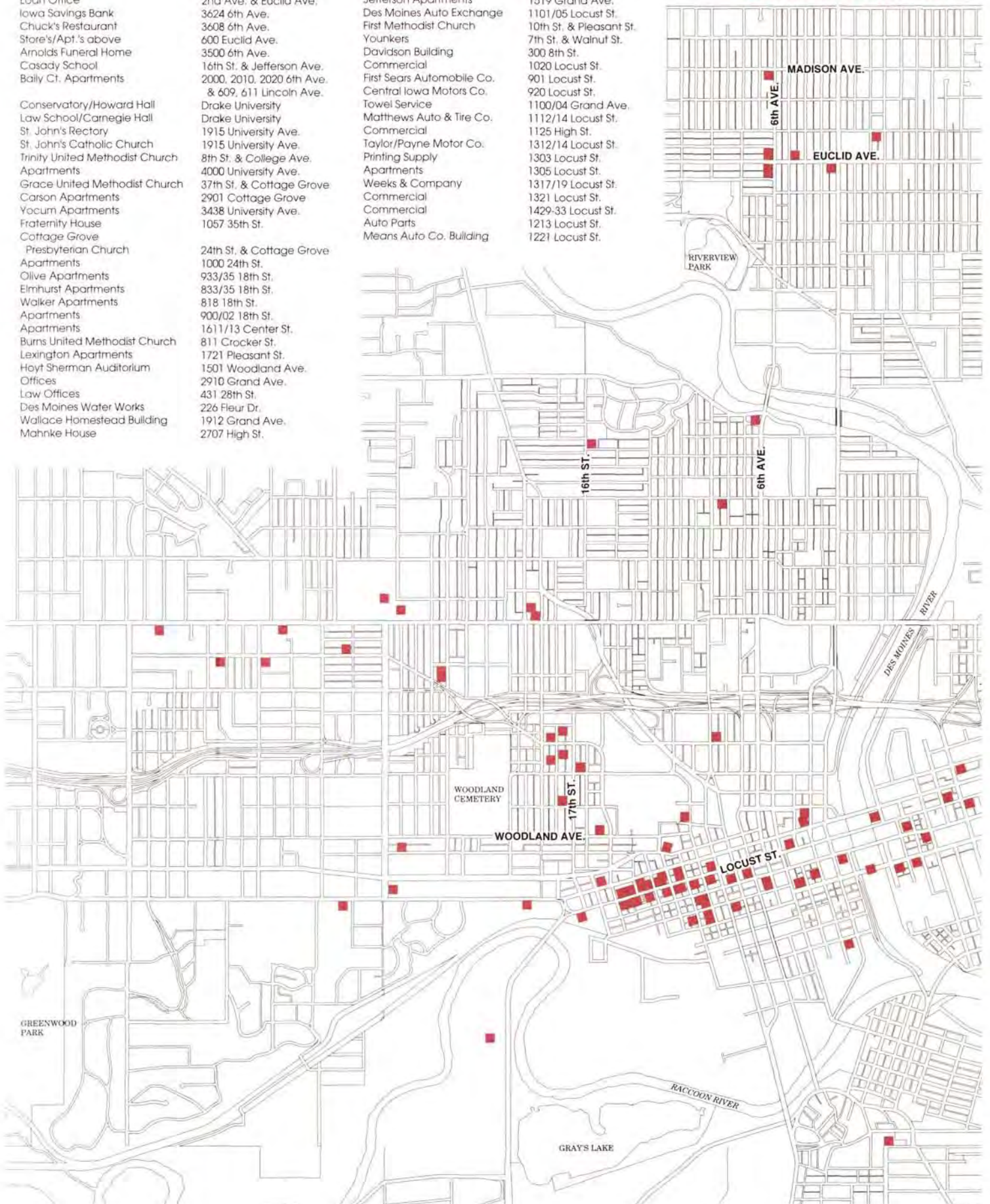
24th St. & Cottage Grove  
 1000 24th St.  
 933/35 18th St.  
 833/35 18th St.  
 818 18th St.  
 900/02 18th St.  
 1611/13 Center St.  
 811 Crocker St.  
 1721 Pleasant St.  
 1501 Woodland Ave.  
 2910 Grand Ave.  
 431 28th St.  
 226 Fleur Dr.  
 1912 Grand Ave.  
 2707 High St.

## Downtown West

Commercial  
 Mackie Motor Company  
 Jefferson Apartments  
 Des Moines Auto Exchange  
 First Methodist Church  
 Younkers  
 Davidson Building  
 Commercial  
 First Sears Automobile Co.  
 Central Iowa Motors Co.  
 Towel Service  
 Matthews Auto & Tire Co.  
 Commercial  
 Taylor/Payne Motor Co.  
 Printing Supply  
 Apartments  
 Weeks & Company  
 Commercial  
 Commercial  
 Auto Parts  
 Means Auto Co. Building

14th St. & Grand Ave.  
 1421 Locust St.  
 1519 Grand Ave.  
 1101/05 Locust St.  
 10th St. & Pleasant St.  
 7th St. & Walnut St.  
 300 8th St.  
 1020 Locust St.  
 901 Locust St.  
 920 Locust St.  
 1100/04 Grand Ave.  
 1112/14 Locust St.  
 1125 High St.  
 1312/14 Locust St.  
 1303 Locust St.  
 1305 Locust St.  
 1317/19 Locust St.  
 1321 Locust St.  
 1429-33 Locust St.  
 1213 Locust St.  
 1221 Locust St.

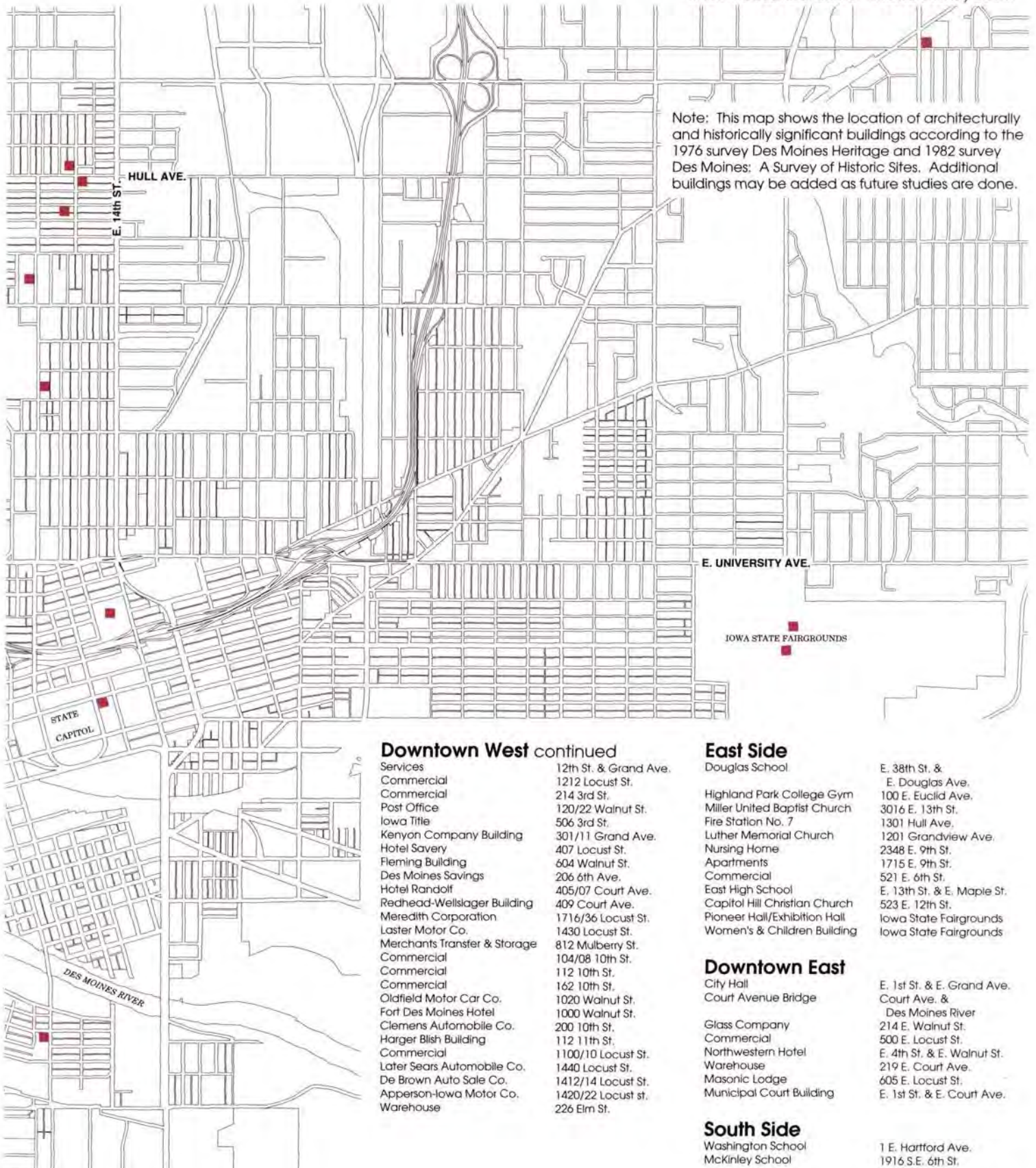
## Historic Contexts





# 1907-1920 Commercial and Institutional Buildings of Architectural and Historical Significance

DES MOINES CITY-WIDE MAP, 1990



## Downtown West continued

- |                              |                       |
|------------------------------|-----------------------|
| Services                     | 12th St. & Grand Ave. |
| Commercial                   | 1212 Locust St.       |
| Commercial                   | 214 3rd St.           |
| Post Office                  | 120/22 Walnut St.     |
| Iowa Title                   | 506 3rd St.           |
| Kenyon Company Building      | 301/11 Grand Ave.     |
| Hotel Savary                 | 407 Locust St.        |
| Fleming Building             | 604 Walnut St.        |
| Des Moines Savings           | 206 6th Ave.          |
| Hotel Randolph               | 405/07 Court Ave.     |
| Redhead-Wellslager Building  | 409 Court Ave.        |
| Meredith Corporation         | 1716/36 Locust St.    |
| Laster Motor Co.             | 1430 Locust St.       |
| Merchants Transfer & Storage | 812 Mulberry St.      |
| Commercial                   | 104/08 10th St.       |
| Commercial                   | 112 10th St.          |
| Commercial                   | 162 10th St.          |
| Oldfield Motor Car Co.       | 1020 Walnut St.       |
| Fort Des Moines Hotel        | 1000 Walnut St.       |
| Clemens Automobile Co.       | 200 10th St.          |
| Harger Blish Building        | 112 11th St.          |
| Commercial                   | 1100/10 Locust St.    |
| Later Sears Automobile Co.   | 1440 Locust St.       |
| De Brown Auto Sale Co.       | 1412/14 Locust St.    |
| Apperson-Iowa Motor Co.      | 1420/22 Locust St.    |
| Warehouse                    | 226 Elm St.           |

## East Side

- |                               |                                  |
|-------------------------------|----------------------------------|
| Douglas School                | E. 38th St. &<br>E. Douglas Ave. |
| Highland Park College Gym     | 100 E. Euclid Ave.               |
| Miller United Baptist Church  | 3016 E. 13th St.                 |
| Fire Station No. 7            | 1301 Hull Ave.                   |
| Luther Memorial Church        | 1201 Grandview Ave.              |
| Nursing Home                  | 2348 E. 9th St.                  |
| Apartments                    | 1715 E. 9th St.                  |
| Commercial                    | 521 E. 6th St.                   |
| East High School              | E. 13th St. & E. Maple St.       |
| Capitol Hill Christian Church | 523 E. 12th St.                  |
| Pioneer Hall/Exhibition Hall  | Iowa State Fairgrounds           |
| Women's & Children Building   | Iowa State Fairgrounds           |

## Downtown East

- |                          |                                  |
|--------------------------|----------------------------------|
| City Hall                | E. 1st St. & E. Grand Ave.       |
| Court Avenue Bridge      | Court Ave. &<br>Des Moines River |
| Glass Company            | 214 E. Walnut St.                |
| Commercial               | 500 E. Locust St.                |
| Northwestern Hotel       | E. 4th St. & E. Walnut St.       |
| Warehouse                | 219 E. Court Ave.                |
| Masonic Lodge            | 605 E. Locust St.                |
| Municipal Court Building | E. 1st St. & E. Court Ave.       |

## South Side

- |                   |                    |
|-------------------|--------------------|
| Washington School | 1 E. Hartford Ave. |
| McKinley School   | 1916 S.E. 6th St.  |

## DES MOINES DEVELOPMENT HISTORY AND STREETCAR LINES

Even with automobiles on the rise, streetcar service still controlled the pattern of residential development. In the late twenties, the 1927 *Comprehensive Plan* listed 17 separate car lines, 80 percent of which served the northern half of the city.

Development occurred along linear routes, leaving parcels of empty land between lines. Many of the residential developments before 1920 were on flat land as the streetcar lines followed the most gentle grade. This tended to leave the hilly neighborhoods for development later in the 1920s when the automobile became more popular.

A classic example of the impact of the streetcar on development is a proposed interurban route to Perry. This particular route to Perry was never built because of inability to acquire land for the route beyond the City of Urbandale. The existing track built by the company became the Urbandale streetcar line with the interurban company platting and selling off these lots in northwest Des Moines between 1910 and 1920. This caused development to "leap frog," leaving areas of vacant land to be built on later into the 1920s and 1930s. The map, *Des Moines' Development History*, illustrates the leapfrogging development of this time period.

New housing sprang up along these streetcar routes. The interurban service to Fort Des Moines encouraged new development in south Des Moines. As existing street lines were extended further, residential development stretched almost to the city limits: University Avenue lines extended from 29th Street to 48th Street, the Ingersoll line from Polk Boulevard to Valley Junction.

As additional car lines were added, some patches of empty land were filled in with Craftsman houses and bungalows. A patch of empty land existed south of Drake University between the Ingersoll and University Ave. lines that developed during this time. Eventually an additional car

line, the Crocker, was built to accommodate the new neighborhoods hidden behind Woodland Cemetery.

Early streetcar lines also defined commercial neighborhoods. Early shopping districts along the Crocker, University, East 9th Street and Army Post Road routes were the first commercial districts located away from the downtown. Branch post offices, libraries, movie theaters and grocery stores were prominent attractions along these routes.

Many of these earlier street car routes are being considered today for possible bicycle routes. The initial portion of the Saylorville bicycle path that runs along the east side of the river, to Pennsylvania Avenue follows the path of the old Northwestern Railroad. These earlier networks were well thought out and provide an excellent basis for guiding future plans for walking and bicycling paths.

## RESIDENTIAL ARCHITECTURE

As times changed nationally, home styles also changed dramatically. The trend toward less ornamentation and simpler house designs is typified in many neighborhoods from this period. Although many of the homes built between 1907 to 1920 incorporate elements from many different styles, there are two distinct house types that dominate the period: the American Foursquare and the bungalow. Both of these house types incorporated Craftsman, Classical Revival, Mission, and Prairie influences. In the teens and early twenties, Colonial Revival and European styles also impacted both house types.

*The descriptions that follow are included to describe the major features of each house type. This document is primarily concerned with their location in Des Moines and their contextual role in the city's development. There are several books on house styles that the reader can use to educate themselves more thoroughly on these two house types.*

### American Foursquare

The standard Foursquare has two full stories and an attic, usually with a

full basement. It generally is symmetrical and has a simplicity of decoration that predated the Victorian era. The porch generally stretches across the front of the house as a major design element. The porch displays simple, heavy columns, often with a low wall or simple stick balustrade. The homes often have wide eaves that protect the house from wind and rain. One might describe the Foursquare as self-contained and dignified. In Des Moines, some Foursquares are transitional from the Victorian to the Craftsman eras. An early Foursquare may retain a bay window or decorative element from Victorian styles.

The Foursquare house type has not been recognized nationally until the last ten years and is only now coming into its own locally. It was a house style built in many middle-class neighborhoods developing between 1907 to 1920. There are a large number of extant Foursquare houses near Drake University. There are also concentrations of Foursquare houses south of I-235 from Sherman Hill to 56th Street. There has been no survey of Foursquare houses in Des Moines.

### Bungalow

The true bungalow is a one-story house with a low-pitched roof, often with multiple gables, wide roof overhangs and decoratively treated rafters. The porch(es) serve as a transition from the inside to the outside. The bungalow is a rambling, informal house, full of cozy nooks and low spaces. In contrast to the Foursquare, it is informal and has few barriers between indoor and outdoor spaces. In Des Moines, bungalows are often two stories or at least have an upper story dormer.

The bungalow comprises the largest group of intact housing in Des Moines representing a major type of architecture. The *Location of Architecturally Significant Bungalows* map illustrates the dispersal of bungalow houses throughout the City of Des Moines irrespective of date of construction. It appears the bungalow was under-represented at the time the survey was done. A bungalow home was often built for a middle-class

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*The descriptions that follow are included to describe the major features of each house type. This document is primarily concerned with their location in Des Moines and their contextual role in the city's development. There are several books on house styles that the reader can use to educate themselves more thoroughly on these two house types.*

### American Foursquare

The standard Foursquare has two full stories and an attic, usually with a

full basement. It generally is symmetrical and has a simplicity of decoration that predated the Victorian era. The porch generally stretches across the front of the house as a major design element. The porch displays simple, heavy columns, often with a low wall or simple stick balustrade. The homes often have wide eaves that protect the house from wind and rain. One might describe the Foursquare as self-contained and dignified. In Des Moines, some Foursquares are transitional from the Victorian to the Craftsman eras. An early Foursquare may retain a bay window or decorative element from Victorian styles.

The Foursquare house type has not been recognized nationally until the last ten years and is only now coming into its own locally. It was a house style built in many middle-class neighborhoods developing between 1907 to 1920. There are a large number of extant Foursquare houses near Drake University. There are also concentrations of Foursquare houses south of I-235 from Sherman Hill to 56th Street. There has been no survey of Foursquare houses in Des Moines.

### Bungalow

The true bungalow is a one-story house with a low-pitched roof, often with multiple gables, wide roof overhangs and decoratively treated rafters. The porch(es) serve as a transition from the inside to the outside. The bungalow is a rambling, informal house, full of cozy nooks and low spaces. In contrast to the Foursquare, it is informal and has few barriers between indoor and outdoor spaces. In Des Moines, bungalows are often two stories or at least have an upper story dormer.

The bungalow comprises the largest group of intact housing in Des Moines representing a major type of architecture. The *Location of Architecturally Significant Bungalows* map illustrates the dispersal of bungalow houses throughout the City of Des Moines irrespective of date of construction. It appears the bungalow was under-represented at the time the survey was done. A bungalow home was often built for a middle-class

# Historic Context



Street car on the Locust Street bridge, downtown with Des Moines Public Library in the background Inset: Des Moines Register auto show advertisement, 1917

*Historic Context*



*The Fleming Building, 1907, designed by Daniel H. Burnham and Company*

family and may not be what many consider truly old. As such, the bungalow's importance in the City's development has not been recognized.

Two areas of the city are noted for the predominance of bungalows. The Union Park area is one of the most homogeneous architectural districts in the city; most of the houses are bungalows built between 1910-1920. The Woodland Heights area on the west side exhibits a similar concentration of one-story bungalows built between 1907-1920.

### Apartment Buildings

Another pattern of this period was a dramatic increase in apartment houses. Early apartment houses were often built along streetcar routes. In 1908, the City Directory listed 54 apartment houses or flats; by 1920 it stood at 185. In 1908 almost all



*Norman Apartments, 1908, Proudfoot and Bird, 3103 University Avenue*

apartment buildings were located on the west side and just north of the downtown. Nearly all had relatively well-to-do tenants. Many of these early apartment houses such as the Portwell-Wellsport, the Colonnade, and the Lexington (all extant) were located west of the downtown in present-day Sherman Hill. Those located in or north of the downtown are mostly demolished although several remain along Sixth Avenue north of University Avenue.

By 1920, a few extant apartment buildings followed the streetcars west along Grand Avenue and Ingersoll. A pattern emerged; apartment house construction close to town and along commercial routes, neighborhoods of small private homes in new subdivisions. Double houses and row houses were quickly disappearing during this period.

## BUILDING MATERIALS AND COMMERCIAL CONSTRUCTION

A tall skyline was considered an important element of a prosperous city in the early twentieth century. In 1907, Des Moines citizens flocked to the construction site of the state's first steel skyscraper at 6th and Walnut, the Fleming Block, (extant) designed by Daniel H. Burnham and Company. Watching workmen ride steel beams into the clouds became a common pastime along Sixth Avenue as the race to have the tallest building reached new heights.

The old Bankers Trust building in 1910 added four additional floors of steel-beamed construction to raise it to twelve stories. The Polk-Hippee Block (Midland Financial) (extant) in 1913 matched the height of Bankers Trust (non-extant), rising twelve stories with a terra-cotta veneer. The Des Moines Register building on Locust Street was champion at thirteen stories for seven years. Then the 18-story Equitable building (extant) on Sixth Avenue, seized and held that crown for nearly 50 years.

New building materials and innovative structural systems were introduced in this period from 1907 to 1920. The steel-framed skyscraper, already mentioned, had fired the public's imagination. Builders employed glazed bricks or terra cotta panels, ornamentation, and veneer to the new soaring structures.

By the First World War, the use of plywood and hollow tile block emerged in small commercial structures. Several notable commercial buildings remain from this time period as noted in the map, *1907-1920 Commercial and Institutional Buildings of Architectural and Historical Significance* identified in the City of Des Moines sponsored surveys.

The Iowa cement industry grew dramatically in this period. Mason City became a regional supplier to cement for concrete construction of buildings, bridges and roadways. Des Moines constructed five massive concrete arched bridges over the Des Moines River from 1906 to

1917. *The Register* noted the simultaneous introduction of steel beam and reinforced concrete construction techniques. The Hubbell Building (extant) and the Merchants Transfer Warehouse (extant) employed massive concrete pillars and poured concrete floors.

In contrast, 100 Court Avenue, the Warfield-Pratt-Howell warehouse (extant), started in 1901, employed the familiar heavy wooden floors, joists and beams.

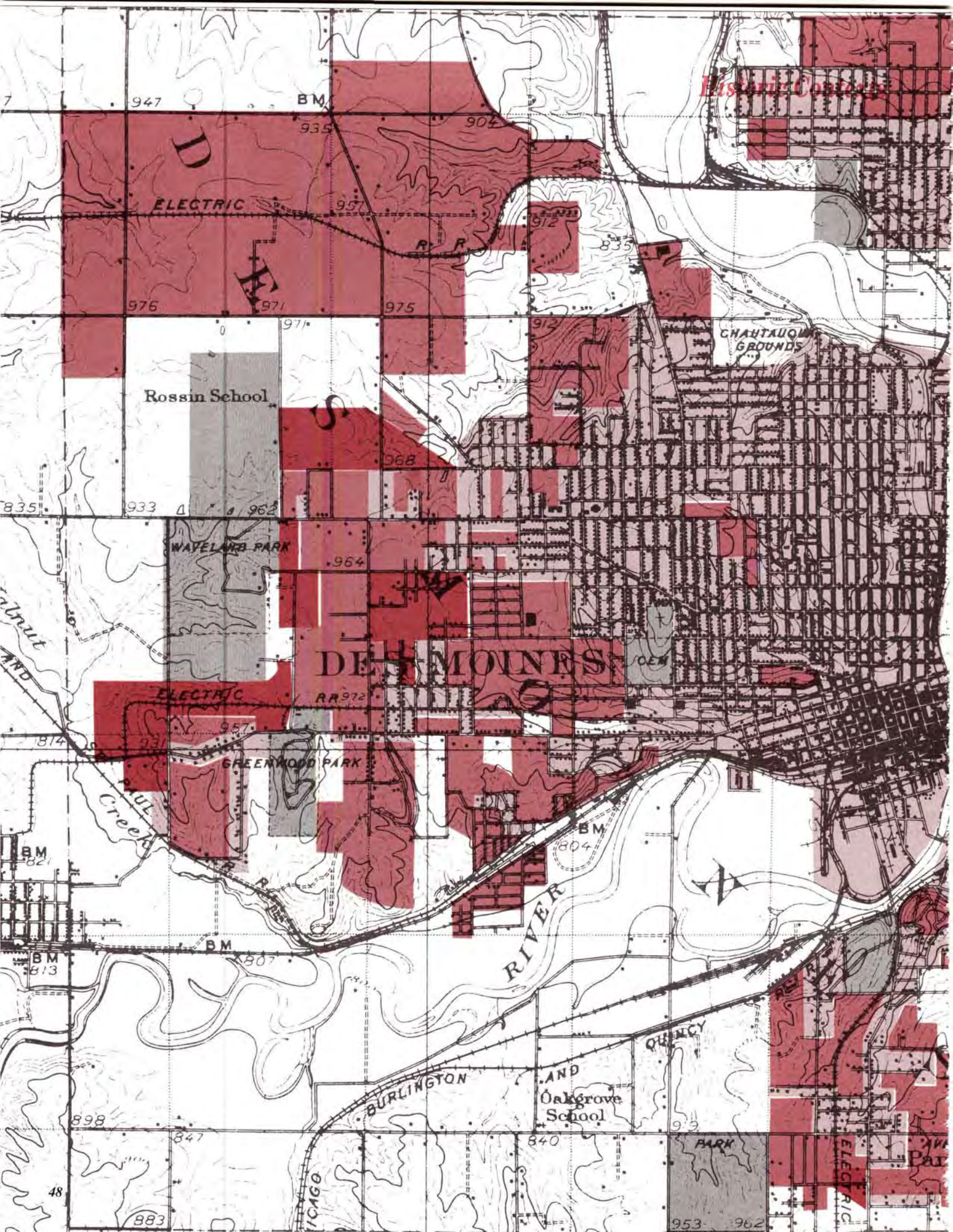
### Auto Related Businesses

The automobile era began to transform Des Moines during this period. Automobile ownership skyrocketed. Car dealerships in 1908 totaled 16, but in 1920 it had risen to an astronomical 128. Repair shops increased from 8 to 51. Private homes added garages, while in new subdivisions, alleys were giving way to driveways connected to the street.

The use of the automobile reflected itself in the city's architecture. Truss and curved truss roofs were appearing in automobile businesses as posts were an inconvenience in moving automobiles. In fact, auto businesses, dealers, garages, and service stations were incorporating all these new materials: hollow tile, terra cotta, concrete, glass, and truss roofs.

Service stations throughout the city were located at intersections and set at an angle to the street, breaking existing streetscape patterns of uniform setback parallel to the street. In newly developing commercial areas, buildings were set back from, rather than adjacent to the sidewalk, to accommodate diagonal parking in front of the building.

The best extant examples of these new materials on auto related businesses are located between 9th to 15th Streets along Locust St, known in the 1920s as Auto Row. Auto Row burgeoned with a myriad of auto-related businesses and the beginning of the first parking garage in the teens and early twenties. This street was cited in *Des Moines: A Survey of Historic Sites* as one that should be explored for a National Register Nomination.



Historical Context

ELECTRIC

Rossin School

DES MOINES

WAVELAND PARK

GREENWOOD PARK

CHAUMONT GROUND

RIVER

BURLINGTON

Oak Grove School

QUINCY

PARK

ELECTRIC

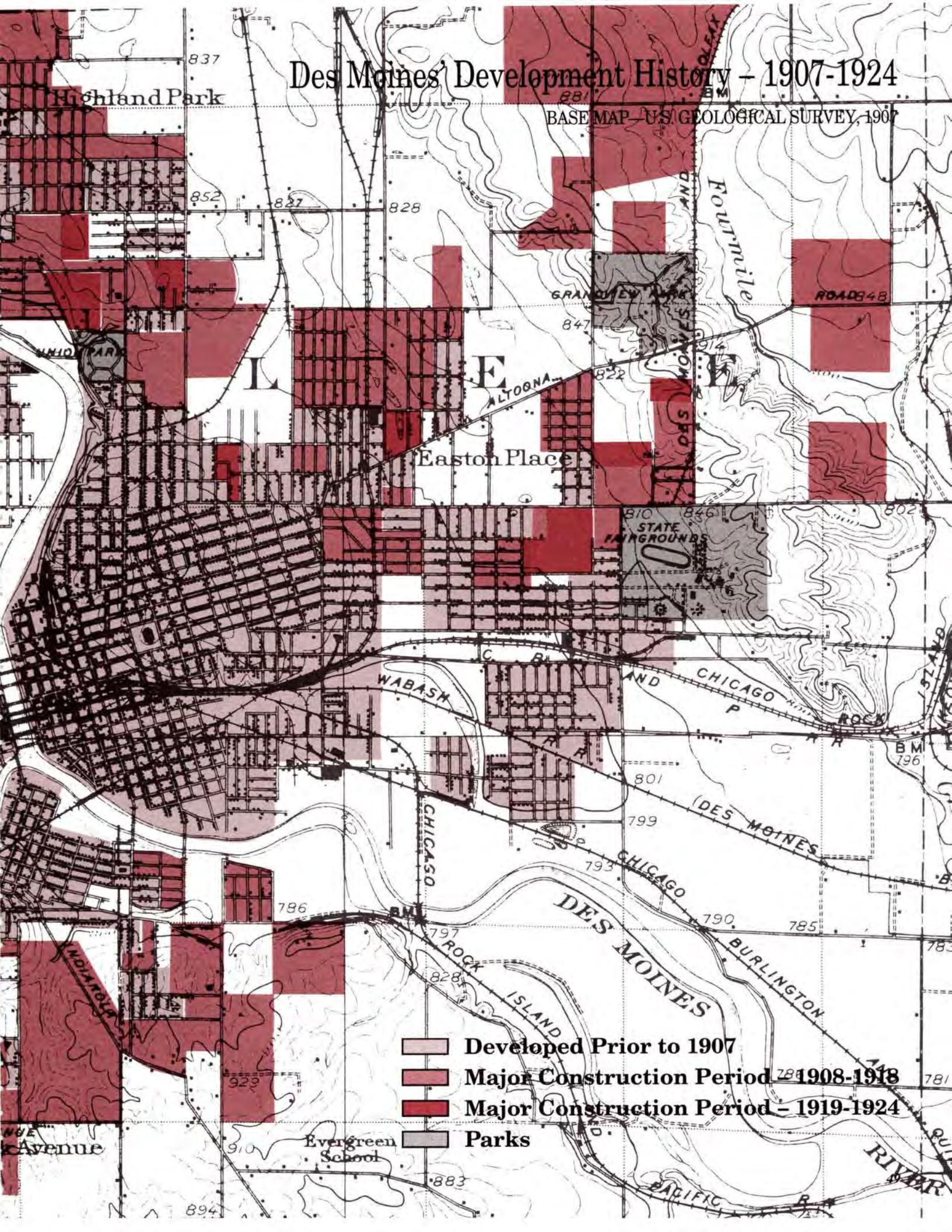
Park





7

48

# Des Moines' Development History - 1907-1924

BASE MAP - U.S. GEOLOGICAL SURVEY, 1907



-  Developed Prior to 1907
-  Major Construction Period 1908-1918
-  Major Construction Period 1919-1924
-  Parks



***Recommendations for  
Future Study***

**Double Houses**

**FIELD SURVEY**

- *Determine the significance of remaining double houses by:*
  - *Architectural Style,*
  - *Ethnic Heritage.*
- *Link to the ongoing research of ethnic groups in Des Moines.*

**LITERATURE SEARCH**

- *Search 1884, 1891 and 1901 Sanborn Maps to show non-extant double houses.*
- *Search Des Moines City Directories to determine if they were built by:*
  - *Developer,*
  - *Owner Occupant,*
  - *Extended Family.*



## 2 Double Houses & Row Houses: Affordable Housing

Double houses were common in much of early Des Moines from the 1880s until approximately 1908. They were urban dwellings built within the central city—rarely in the western suburbs of the 1880s.

They tended to be of modest scale, located near other double houses and row houses. Those few double houses built in the western suburbs after 1908 were generally larger and of a more ornate style.

A review of early fire insurance maps show concentrations of double houses in Sherman Hill to Grand Avenue and north of Grand Avenue from the river west.

On the east side, double houses were prevalent near the State Capitol building. The west side suburban communities of Greenwood Park and University Place showed little interest in double houses.

Construction of double houses came to a standstill by 1908 as apartment houses and small private homes were being built. Double houses or “duplexes” reappeared during the Depression.

Modern zoning laws have limited areas of duplex construction, so duplexes are clustered while the older double houses were more scattered about individually.

Duplexes are usually simpler than early double houses. Since the periods of construction and the styles are so different using the terms “double houses” and “duplexes” provides a useful distinction in assessing multi-family dwellings.

The first double house in Des Moines was reported in the *Register* on August 21, 1877. Under the title “Handsome Houses,” it reported that Conrad Youngerman, a major downtown builder, had constructed a two-story asbestine stone double house, elegantly furnished with bathrooms for each bedroom, hot and cold running water, gas lights and steam heat. Mr. Youngerman was to occupy

one of these “elegant houses”.

A preliminary review of the county records and city directories for three extant double houses suggest that owner occupancy for double houses was common. A pattern emerges for a widow to sell a larger single-family house and then build a double house to provide rental income.

### 1993 Survey

A reconnaissance survey of existing double houses was completed in 1993 by consultant John Zeller that found approximately 90 such structures standing.

To gather initial information on double houses, he first reviewed the 1884, 1891, and 1901 Sanborn maps. He then reviewed the 1920 Sanborn maps, which were updated in the early 1950s, to get an idea of number, location, and size of double houses.

Lastly, he toured the neighborhoods to determine the number of extant properties and photographed each remaining structure.

The survey showed that the architectural styles of double houses correlate with their geographic location. This may be because the architectural style of double houses varied by decade.

Possible ties to ethnic groups may also contribute to differences in architectural style. Many of these structures existed in areas such as the Scandinavian settlement on the east side.

A typical double-house style on the east side employs separate porches on the corners with the vestibules at the center. Matching decorative windows are generally used on the vestibules.

In a majority of cases, double houses in Des Moines show symmetrical massing. However, a few are asymmetrical or employ different architectural styles on either side. In Sherman Hill, for instance, there are five examples of a style employing a broad front porch, clerestory windows, a simple cornice and Roman-style leaded windows.

### ROW HOUSES

The existence of row houses in Des Moines in the middle 1870s indicates an early urban character to the city in spite of an abundance of available land. Row houses were built exclusively in the central downtown area. The earliest, Chestnut Row, ran from 4th to 6th streets along Chestnut St. (Keosauqua Way), and was the largest. Other row houses were built later near 13th Street and Grand Avenue, and on Park Street between 3rd and 4th Streets. East side row houses faced the east facade of the State Capitol Building.

Chestnut Row was initially an upscale residential area but fell rapidly in status. Row houses built in the 1870s on Pelton Avenue and 4th Street



Row House residence, 1880, 733-35 19th Street

in the notorious White Chapel red-light district (earlier called Scribner’s Row) fell into a state of disrepair soon after their construction.

Today, only a few remnants of row houses are left. One of the best surviving is the Wetherell and Ericsson architect office at 1106 High Street.

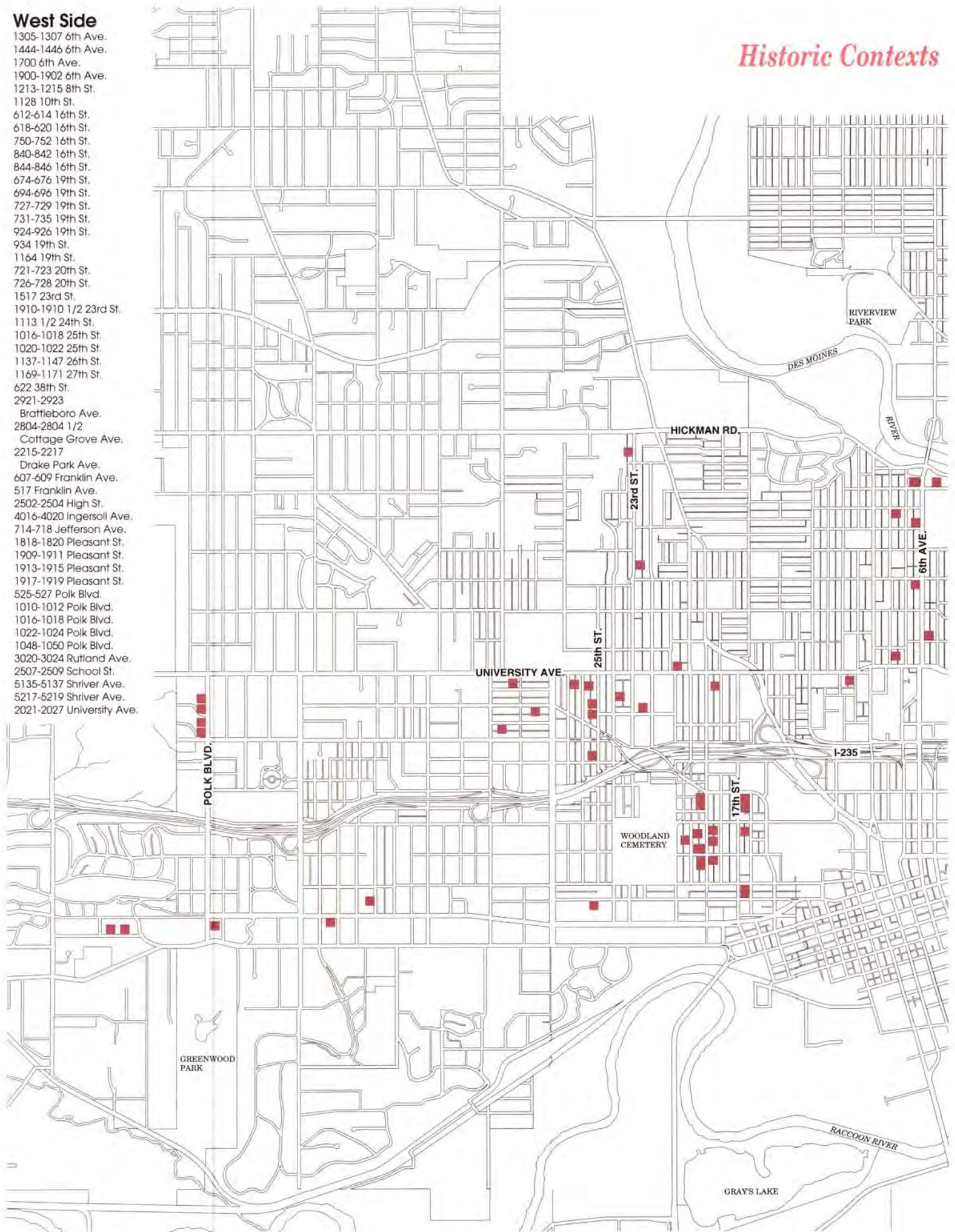
In spite of the present-day scarcity of row houses, a study of this style will help to generate a greater public understanding of the urban character of early Des Moines. Most people did not live in a private home provided with a stable for a horse and buggy that would accord them the kind of personal freedom now associated with an automobile. Early residents relied on public transportation and walking to get about. They lived closer to their jobs in neighborhoods more densely settled than neighborhoods today.

Double house, 525-527 Polk Boulevard (opposite top)  
Double house in Sherman Hill (opposite bottom)

## West Side

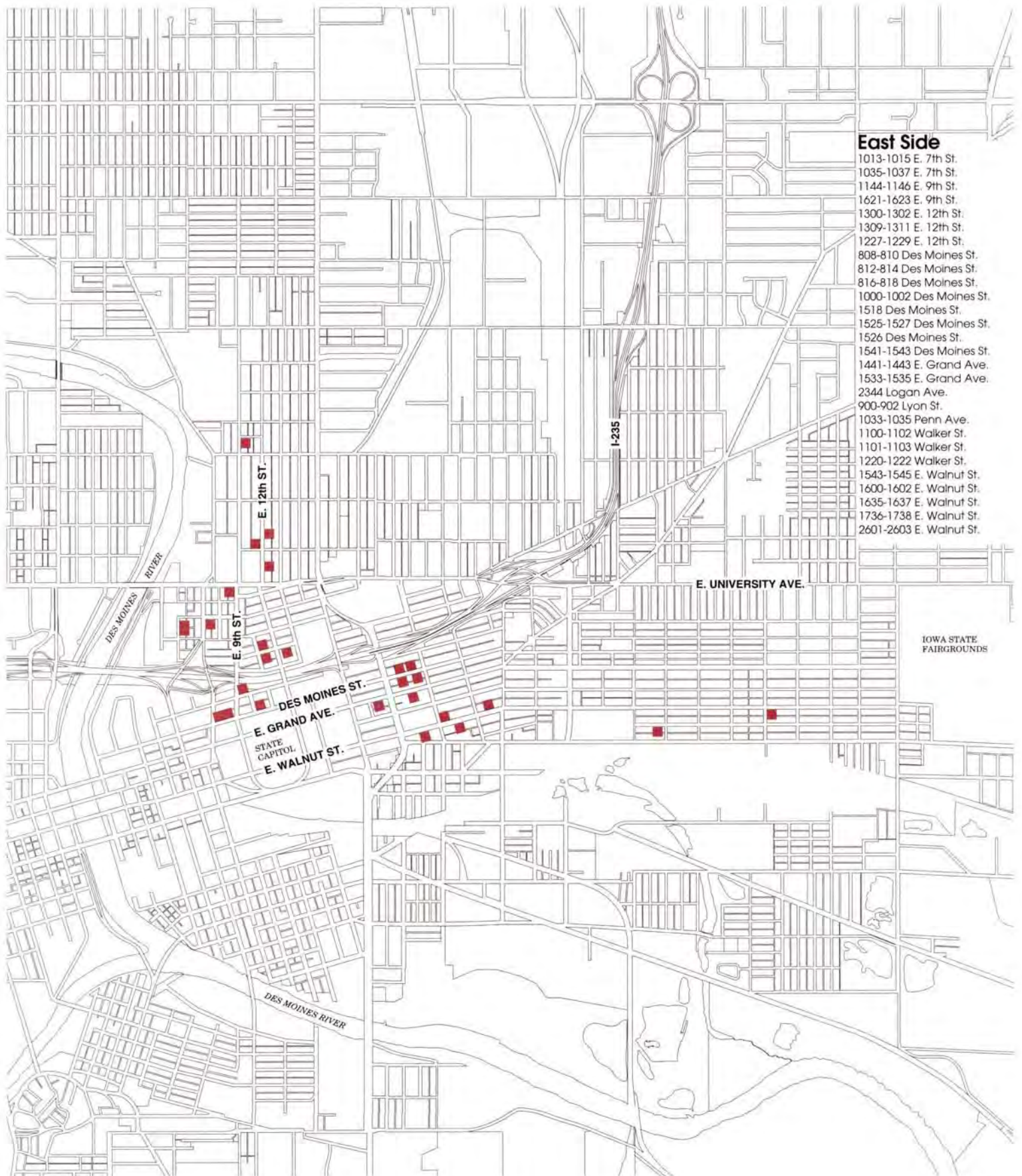
1305-1307 6th Ave.  
1444-1446 6th Ave.  
1700 6th Ave.  
1900-1902 6th Ave.  
1213-1215 8th St.  
1128 10th St.  
612-614 16th St.  
618-620 16th St.  
750-752 16th St.  
840-842 16th St.  
844-846 16th St.  
674-676 19th St.  
694-696 19th St.  
727-729 19th St.  
731-735 19th St.  
924-926 19th St.  
934 19th St.  
1164 19th St.  
721-723 20th St.  
726-728 20th St.  
1517 23rd St.  
1910-1910 1/2 23rd St.  
1113 1/2 24th St.  
1016-1018 25th St.  
1020-1022 25th St.  
1137-1147 26th St.  
1169-1171 27th St.  
622 38th St.  
2921-2923  
Brattleboro Ave.  
2804-2804 1/2  
Cottage Grove Ave.  
2215-2217  
Drake Park Ave.  
607-609 Franklin Ave.  
517 Franklin Ave.  
2502-2504 High St.  
4016-4020 Ingersoll Ave.  
714-718 Jefferson Ave.  
1818-1820 Pleasant St.  
1909-1911 Pleasant St.  
1913-1915 Pleasant St.  
1917-1919 Pleasant St.  
525-527 Polk Blvd.  
1010-1012 Polk Blvd.  
1016-1018 Polk Blvd.  
1022-1024 Polk Blvd.  
1048-1050 Polk Blvd.  
3020-3024 Rutland Ave.  
2507-2509 School St.  
5135-5137 Shriver Ave.  
5217-5219 Shriver Ave.  
2021-2027 University Ave.

## Historic Contexts



# Double Houses and Row Houses

DES MOINES CITY-WIDE MAP, 1990



**Recommendations for Future Study**

**Ethnic Heritage**

**FIELD SURVEY**

• Reconnaissance survey of the neighborhoods with properties that have concentrations of "folk" architecture for historic designation:

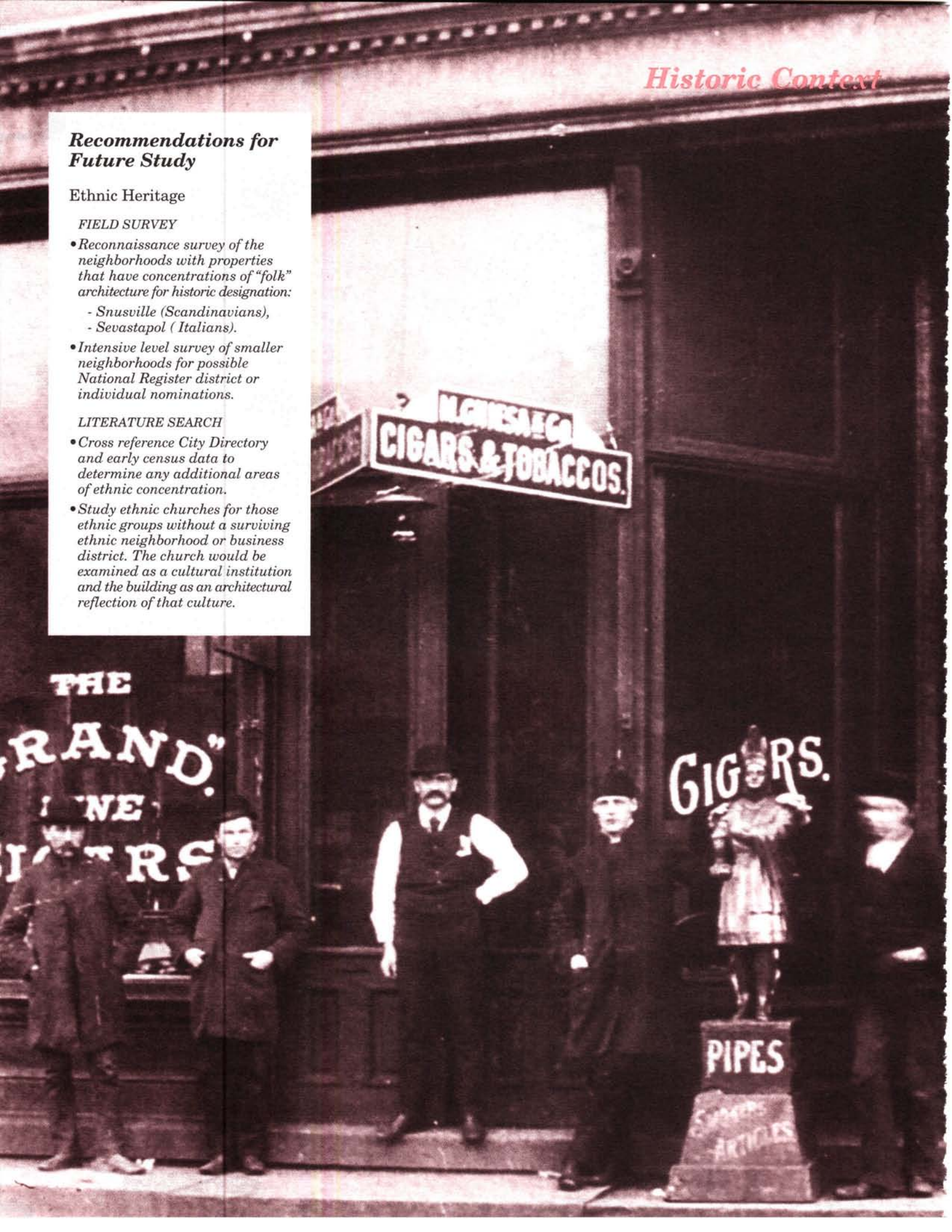
- Snusville (Scandinavians),
- Sevastapol (Italians).

• Intensive level survey of smaller neighborhoods for possible National Register district or individual nominations.

**LITERATURE SEARCH**

• Cross reference City Directory and early census data to determine any additional areas of ethnic concentration.

• Study ethnic churches for those ethnic groups without a surviving ethnic neighborhood or business district. The church would be examined as a cultural institution and the building as an architectural reflection of that culture.



### 3 Ethnic Heritage Before the Melting Pot

**D**es Moines has not had a predominant foreign ethnic flavor, as has existed in Cedar Rapids, with its Czech population, or in Davenport, with its German population. Ethnic groups in Des Moines are a patchwork: Scandinavians, Italians, Jews, Germans, Irish, Blacks, Lithuanians, Mexicans, Greeks and Latvians.

In earlier years many of these groups were clustered into small ethnic neighborhoods. The boundaries of these neighborhoods have remained indistinct to current researchers. To bring the boundaries into clearer focus, consultant John Zeller compiled lists of four ethnic groups using the street by street index of the 1908 City Directory. These four groups included: Blacks, Jews, Italians and Scandinavians. The resulting map shows strong concentrations of these ethnic groups in various parts of the City.

In the 1908 City Directory, Blacks are indicated by a (c) after the name standing for "colored." The addresses of the other three ethnic groups were picked out more subjectively by surname. The weakness in this approach is confusion between Jewish and German surnames on the West Side and Jewish and Lithuanian names near the State Capitol. Further study with the Federal 1900 census data and the 1895 state census will clarify this problem.

Since most new immigrant groups shared the condition of poverty, their neighborhoods often developed together in areas of poor housing. Blacks and Italians lived together in the old White Chapel district south of Elm Street and North of the Raccoon River. Jews and Blacks overlapped in the area of East Court and East First Street. Jews and Scandinavians lived together north of East Grand. German Jew and German Christians were heavily mixed on the north side. How these early associations affected race relations in later years would be interesting to pursue.

*Marco Chiesa Tobacco Store, Italian American owned, at Fourth and Depot Streets, 1890*

Over the years some of these groups have moved and dispersed over the city. Redevelopment has eliminated many of the structures that were home to early ethnic groups. The Scandinavians and Italians, however, have hung on to parts of their original neighborhoods where vestiges of their original ethnic flavor can still be found in churches, groceries, businesses and homes.

#### Scandinavians

Swedes, Norwegian and Danish neighborhoods have remained on the East Side. The various Scandinavian churches still stand in this



*Valborgsminde (Danish for "in memory of Valborg")  
1914 Valborg Lutheran Home, E 12th and Grandview*

area. The two early settlements near the Des Moines River have all been replaced but much of the population has marched to the north along the East 9th Streetcar line.

The Hull Avenue Swedish settlement at the "end of the line" was called commonly "Snusville". Residents in that region have rediscovered that heritage with street banners and signage.

Again, searching the 1900 census to separate the various Scandinavian nationalities would help delineate any individual ethnic enclaves that might lead to recognition and listing

on the National Register.

#### Italians

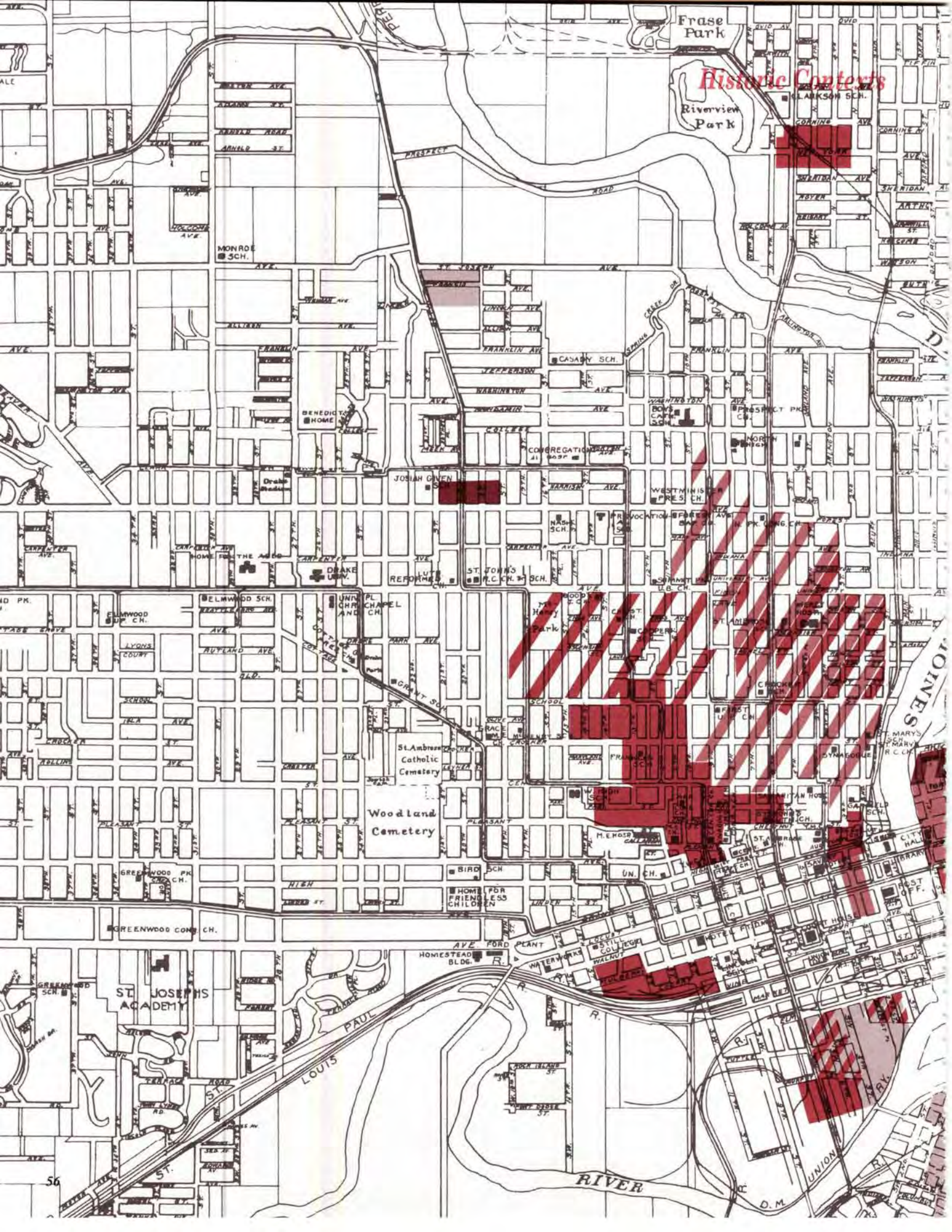
There are two distinct Italian groups in Des Moines. One is the Calabrese from the "toe" of the Italian boot, who came to Des Moines to work on the railroad in the 1890s, primarily the Wabash Railroad.

The Calabrese community has roots in individual villages, such as Scala and Terravecchia, from hence large numbers of immigrants left Southern Italy bound directly for Des Moines to join relatives already living here. They originally settled near their tracks in South Des Moines over the Raccoon River. However, a significant settlement was re-established at the instigation of the railroad to the White Chapel area to force out the red-light district. The Calabrese were successful in establishing the most cohesive ethnic community in their South Side Des Moines Little Italy. The neighborhood has many extant structures, including a commercial area, societies and the only Italian Catholic Church in the Des Moines area.

Other Italian regions are represented in the coal mining communities in north Des Moines and Polk County. Francis Avenue, near Martin Luther King Parkway, has a settlement of coal miners from Abruzzi, an Italian region on the Adriatic east of Naples; Many came from the towns of Campobasso and Termoli. Italians in Highland Park, and the towns of Enterprise and Madrid came largely from the northern provinces of Modena and Tuscany.

#### Jews

Jewish settlers in Des Moines were from many different countries. Jewish settlement patterns in the city were divided by Eastern and Western European countries but near other ethnic groups. Des Moines' Eastern European Jewish population intermingled with African-Americans near East First Street and Court Avenue and with Scandinavians on the near East Side



Historic Contexts

Frase Park

Riverview Park

LARKSON SCH.

MONROE SCH.

CASABY SCH.

BOYS' CLUB SCH.

CONGREGATIONAL CH.

WESTMINIS PRES. CH.

ST. JOHN'S P.C. CH.

REFORMED CH.

St. Ambrose Catholic Cemetery

Woodland Cemetery

BIRD SCH.

HOMESTEAD BLDG.

ST. JOSEPH'S ACADEMY

MISSISSIPPI RIVER

JOINES

MARY'S CATH. R.C. CH.

ST. ANNE'S CH.

ST. FRANCIS CH.

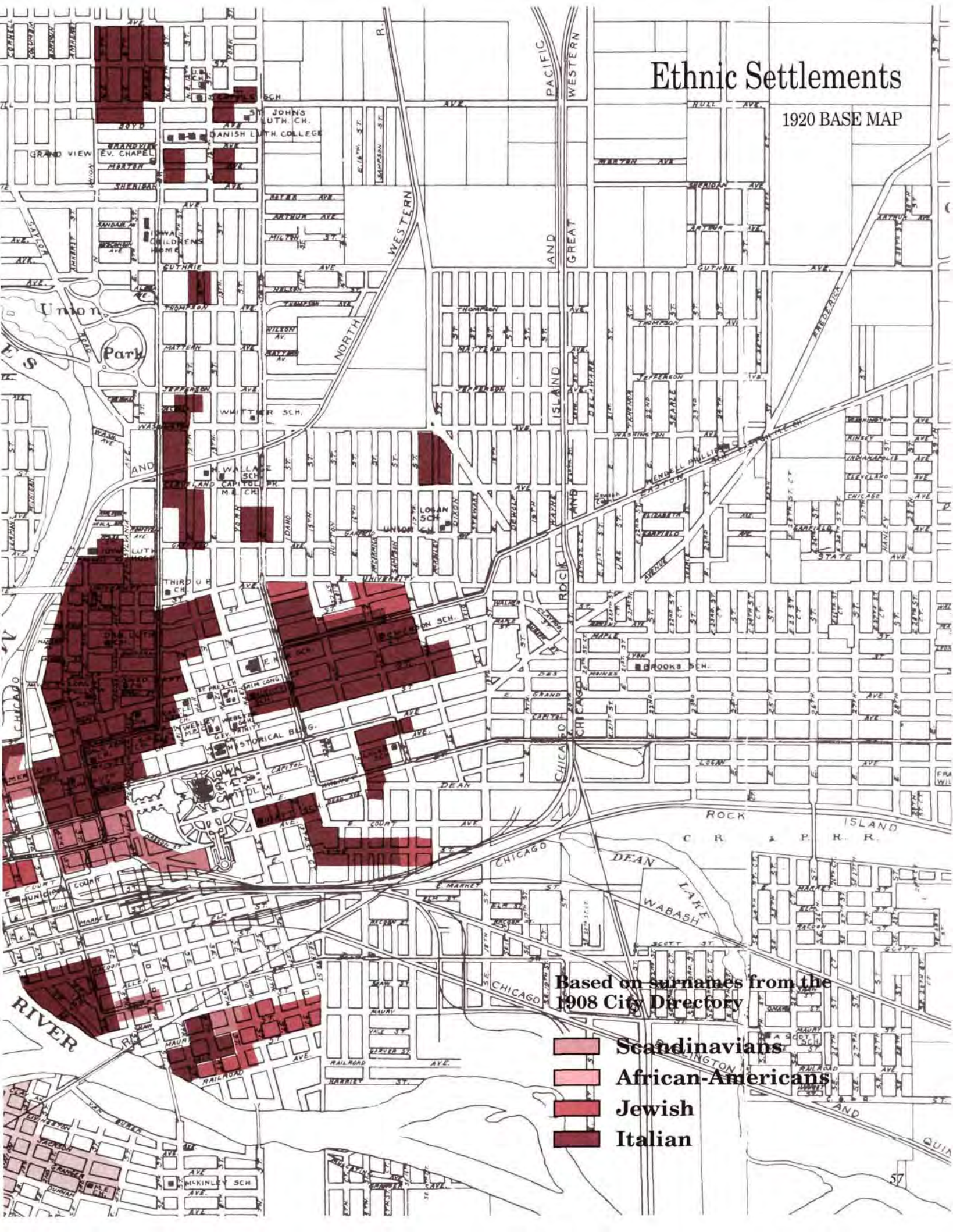
ST. MARY'S CH.

ST. MICHAEL'S CH.


ST. PETER'S CH.

# Ethnic Settlements

1920 BASE MAP



Based on surnames from the  
1908 City Directory

-  Scandinavians
-  African-Americans
-  Jewish
-  Italian



north of Grand. A Jewish synagogue was located near by at East 2nd and Des Moines Streets and at Lyon and East 6th Streets (Both non-extant). As large numbers of Eastern European Jews moved to Des Moines, a Jewish settlement house was opened at East 5th and Maple Streets (Non-extant). More well-to-do Eastern Jews moved to Walker Street on the East



Bokhara apartment building, 1910, was built on the West Ninth Street car line in a German/Jewish area.

Side. Much of the East Side Commercial Business District, consisting of businesses like groceries, peddlers, furniture and clothing stores, had Jewish owners.

German Jews had a presence in Des Moines as early as the 1840s and 1850s. By the 1880s they generally had more money and lived in nicer homes than their East side counterparts. They lived among the German-speaking Catholics and Lithuanians north of Grand Avenue on the west side of the river.

In the 1920s, the Beth El Jacob Synagogue (extant) and Jewish Community Center (Non-extant) were built in this area. German Jews are under-represented on the ethnic map due to problems with the research method. Further study with the 1900 census data would clarify

this problem.

### Germans

The Germans constituted one of the largest ethnic groups to settle Des Moines and much of the Midwest. This group was also one of the ethnic groups to most quickly assimilate to American culture.

There are no extant German residential settlements in Des Moines. There was, however, a German business district on 4th Street between Walnut and Court, where the Hawkeye Insurance Building still stands. This recently rehabilitated building housed the *Democratic Iowa State Leader*, a newspaper, and the American Emigrant Society which aided immigration of Germans' to Iowa in the 1880s.

### Irish

The Irish were one of the earliest groups to settle in Polk County. A colony of Irish hotels owners resided south of the Rock Island tracks along Third and Fourth streets. In the 1870s, railway trackage and new industry forced the Irish community to move north and assimilate in the general community.

### Lithuanians

Lithuanians came to Des Moines to mine coal in the early twentieth century. They had their own church, St. Visitation, south of the Iowa State Capitol. Unfortunately, the church fell victim to Capitol expansion plans.

Although most persons from Lithuanian descent still live on the East Side, a significant loss of Lithuanian population in Des Moines occurred

in 1920 after a push from the U.S. Department of Justice to rid the country of reputed Communist sympathizers. The subsequent "Palmer Raids" caused many Lithuanians to relocate from Des Moines and other large American cities.

### Latvians

Latvians came to Des Moines following the Second World War as exiles from Communism and domination by the Soviet Union. Their ethnic influence is strongest felt in East Des Moines where the Latvian Association in Iowa has established a hall at East 12th Street and Cleveland Avenue.

Most Latvians are Lutheran and worship at the East side Swedish churches of Unity Lutheran and the First Lutheran. Catholic Latvians who immigrated from Southeastern Latvia attend church at Visitation Catholic Church on East 9th Street.

As exiles Latvians have had a strong feeling for preserving the language and culture of their homeland. The Latvian community promotes preservation of their language with an active Latvian language choir.

### Mexicans

Mexicans moved to Polk County in the 1920s when the Rock Island Railroad recruited Mexican families for labor in the Valley Junction railroad repair shops. Some Mexican laborers were brought in as strike breakers, others came because of the availability of railroad jobs and the willingness to work hard. As with other ethnic groups, the new arrivals were often resented by those who had arrived earlier.

Today about 80 percent of Hispanics in Des Moines are Mexicans. The remaining 20 percent are mostly newcomers from El Salvador and Nicaragua who have arrived after the 1986 Amnesty program. Both West Des Moines and Des Moines share areas of the Hispanic community. In West Des Moines at 8910 Walnut Street, are the offices of the League

## *Ethnic Heritage Before the Melting Pot*

of United Latin American Citizens and the Midwest Education Resources Development Fund, Inc., which administers to the educational needs of the community.

According to the 1990 census, the largest numbers of Mexicans are located on the south and east sides of Des Moines. Near the packing plants in Des Moines on the East side, a large community of recent immigrants has grown up.

East side Mexicans have established a strong ethnic neighborhood near 9th and Scott Streets. Nearby is the Spanish language Catholic Mission, Our Lady of Guadalupe Chapel. Close to the church is an Hispanic center run by Hispanic Educational Resources (HER) which on weekends leases the hall to the United Mexican American Community Center (UMACC) for dances. Also at East 14th Street and East Grand Avenue are Mexican restaurants, a Mexican grocery store and Spanish language video stores enriching the culture of Des Moines as well as supporting the Spanish speaking persons in the area.

### **African-Americans**

Historical societies typically mark sites of notable events and disappeared landmarks, while preservation groups seek to protect surviving pieces of that past. African-American urban history, however, presents challenges to these established approaches yet suggests new creative opportunities.

The challenge lies in that much of the African-American neighborhoods, businesses, and homes have been erased by the growth of downtown Des Moines. The *Ethnic Settlement Map* shows these areas in 1908.

The African-American settlement at East First and Court Avenue was routed for the riverfront beautification program in the early 1920s. The large concentration of African-American families bordering both banks of Bird's Run Creek was removed in this period when Bird's Run was buried under the new avenue,

Keosauqua Way. The neighborhood south of Vine Street commonly called "White Chapel" and shared with Italians, gave way to a completely commercial district by 1930.

Many African-American families moved into older white neighborhoods north of Center Street near Methodist Hospital and to the older near-North side close by Mercy Hospital. These neighborhoods vanished for the MacVicar Freeway and the famed African-American business district on Center Street running from 15th Street down the hill to Keosauqua Way was demolished for urban renewal.

Sadly, the African-American community has been displaced so often by the wrecking ball of progress, efforts to find and preserve structures that mark their contributions to Des Moines can seem futile.

Aside from the problem of finding buildings to preserve, the preservation of African-American history and culture in Des Moines is very much alive. The African-American experience in Des Moines is being collected and shared by historian Frances Hawthorne, Elaine Estes at the Public Library, and many others. There is also a new Buxton Museum. These histories find an appreciative audience with the listeners to radio station KUCB and readers to the newspaper, *The Communicator*. Past historical issues of the *Iowa Bystander* were preserved and old photos shared within the community.

The African-American community has strong roots here in Des Moines. One reason for its cohesiveness was in defense against racial discrimination. One 1918 report described how racial barriers, restrictive housing covenants, all white restaurants and hotels, and limited social interaction between races were all more common in Des Moines than in Cedar Rapids. This ethnic community has been the largest and most stable in population of its kind in Iowa. Other towns in southern Iowa employed large numbers of African-American coal miners,

but when the mines closed around 1920, many of these workers found permanent homes and employment here in Des Moines.

Permanent cultural institutions like African-American Baptist and Methodist churches (the Burns A.M.P. Church surviving nearly 130 years) have helped to preserve a legacy of kinship and self reliance within the African-American community. African-American families continue to pass down a broader genealogy, encompassing family, friends, and community. These are interesting stories and within the African-American community, even young people have a keen sense of historical perspective.

This community has also been home to some interesting people: P.N. Hyde, a successful businessman who ran the H & H Cleaning Company, successful lawyers Gertrude Rush and S. Joe Brown, Sue M. Brown, a Civil Rights worker who refused to be discriminated against in 1910, and bridge engineer Archie Alexander. While in 1993 Harding Road was renamed by the city in honor of Martin Luther King, none of these local African-Americans has of yet been so honored.

Likewise, there are a few extant structures relating to African-Americans. Wilkie House, the Burns A.M.E. Church, and Fort Des Moines #3 (home of the Negro Officer Training School during World War One) all need to be highlighted and preserved.

The Des Moines African-American community is vitally interested in preserving its history. As a city, Des Moines has the resources to facilitate this. There are sites to commemorate, buildings to preserve, oral histories to record, and African-American art, music, theater, dance, and literature to save and protect. Much of this is alive today in the Des Moines' African-American community. There is no need to breathe life into dusty records, the opportunity now avails us to broaden our vision of preservation and enrich the greater community.



## *Historic Context*

### ***Recommendations for Future Study***

#### Life with the Rivers

##### *FIELD SURVEY*

- *Archeological survey of remaining historic and prehistoric sites.*

##### *LITERATURE SEARCH*

- *History of Des Moines development using the Rivers as both a dividing and unifying force.*
- *A variety of Sub contexts should be explored:*
  - *River boat traffic,*
  - *Boat landings,*
  - *River front industries such as dams, ice houses and mills,*
  - *Recreational Structures.*
  - Boat houses,*
  - Bath houses.*



## 4 Life with the Rivers

The City of Des Moines has two major rivers coursing toward the center of town. These rivers—the Des Moines and Raccoon—anchor the community at the point of their confluence, and have served as geographical boundaries for the growth of distinct neighborhoods.

Des Moines is unique to be divided by rivers large enough to seriously impede commerce between parts of town. Most cities in the Midwest that are located on large rivers have developed on just one side, as is the case with Omaha, St. Louis and Sioux City. Smaller towns might develop on the opposite bank, but the level of traffic between them would be small enough to limit the number of expensive bridges.

This awkward and expensive arrangement originated in the town's

creation. Fort Des Moines was located on the western bank while the Indian Agency was founded on the East Side. East Side land owners realized that they would need a major reason to keep the town from growing solely on the West Side. They succeeded by giving the state the land necessary to move the state capitol to East Des Moines in 1857 and then funding its construction. This act alone assured that the city would forever span the rivers.

### Uniting The City

Bridging these rivers has been a major headache for the city. Most of the early wooden bridges were demolished by either ice jams, floods or heavy traffic. In 1869 both the Walnut Street and Court Avenue bridges went down and the city

scrambled to sell \$140,000 of bonds to reunite the town. To pay the interest on the bonds the city decreed that tolls be collected on the new iron bridges, beginning a twelve-year period when citizens forded the rivers to avoid the toll. To discourage this traffic, the City ran barbed wire along the riverbank—down the steep banks onto sandbars in low water and across the ice in the winter. (To save ten cents, a sorry few saw their wagon boxes float off and their unhitched teams swimming off to freedom.) This taxation of commerce within a city's boundaries is unprecedented elsewhere in Iowa. It also served to protect the fledgling East Side business district from West Side competition.

The expenditure for bridges within the city has been an area of intense sectional strife and vested interest.



Riverboat passengers circa 1898 (left)

Advertisement for an iron bridge (inset)

Walnut Street bridge over the Des Moines River, 1891 (opposite, top)

The steamer Leaman, sunk in 1902 (opposite, bottom)

The existing Jackson Street bridge over the Raccoon was stalled two years from 1896 to 1898, by lawsuits initiated by East Siders who sought a bridge tying their business district to the south side.

At its height, thirteen iron wagon bridges and ten railway bridges spanned the two rivers. Major iron bridge companies were located in the city (the King Bridge Company predominated). The economic impact of bridges was so important that businesses located on Locust Street and Grand Avenue raised the funds themselves to build their own river links in 1885 and 1886. Pictorial brochures showing views of the city in this period display the city bridges as an emblem of civic industry.

The construction of the present day Melan Arch concrete Des Moines River bridges (1906 -1917) and their relationship to the "Des Moines Plan" of city government and the City Beautiful Movement is well documented by the multiple properties document *The City Beautiful Movement and City Planning in Des Moines, Iowa 1881-1918*.

The older, narrow iron bridges were then looked upon as an embarrassment to the city; a physical reminder of the corrupt days of city



Miss Allie Wingate, 1899



W.P.A. construction of the west river wall along the Des Moines River, 1939

government in the old City Hall at Second and Locust streets. Even lately there is sentiment favorable to the removal of the Jackson Street Bridge—the last survivor of these iron wagon bridges erected from 1869-1905.

Preserving the 1898 Jackson Street Bridge would save for the next generation a piece of the iron bridge era of Des Moines history. A review has been made of the Jackson Street bridge's unique pin construction. A broader survey is underway of all iron bridges built in Des Moines, documenting their dates of construction, type, builder, cost, history and demolition.

### Flooding

The great flooding of 1993 was a rude surprise to a city that thought that with the Saylorville Dam, such disasters were a thing of the past. The only flood in history to rival it was the the 1851 flood; 78 inches of rain fell that summer. Des Moines was then, only a village of five hundred. Hardy pioneers weathered that

epic summer in sturdy log cabins built for Fort Des Moines.

Other big floods occurred in 1892, 1902 and 1903. By these years, the City had bridges, dykes and valuable downtown property that they raced to save from the surging waters. In 1902, people were left homeless; businesses flooded in the industrial district; the water plant was threatened by the high waters; volunteers reinforced levees and funds were raised to aid sufferers.

In response to the flooding of 1902 and 1903, the Raccoon River was rechanneled in 1914 to reduce south side flooding. Dikes were built to protect the new neighborhoods of Central Place and the Swedish South Bottoms (now known as the Southeast Bottoms).

In spite of these disasters or because of the improvements, the City proceeded with Riverfront Beautification. Des Moines did not wall itself off from the river. Arguments over the balance of beauty vs. protection on the river banks continue into our future.

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## REFERENCE: *Codes, Ordinances, & Policies*

# 6

**There are many existing ordinances and policies that either indirectly or directly effect the preservation of buildings and significant features of the community.**



*Victorian bracket, Sherman Hill Historic District*

*This chapter incorporates the existing ordinances, policies and programs that impact preservation into a single management tool for the city.*

*It includes the text of these ordinances and policies. Several of the items were developed specifically to further the cause of historic preservation. Others, such as the Abandoned Housing Ordinance, encourage the preservation of the broader community preservation concept. Although these are all officially adopted ordinances or policies this is the first time, that they have appeared together in a document intended for broad distribution.*



*Porch, Sherman Hill Historic District*

## REFERENCE

(NOTICE This is an unofficial and annotated copy of various sections of the Municipal Code of the City of Des Moines, 1991, as amended through May 27, 1993. The text of the Municipal Code is subject to change from time to time through amendments to the Municipal Code. An official copy of the Municipal Code is on file in the office of the City Clerk)

### ARTICLE VI. HISTORIC DISTRICTS.

#### 2-205.43. PURPOSE.

It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of districts of historical and cultural significance is required in the interest of the health, prosperity, safety and welfare of the public. The purpose of this article is to:

- (1) Promote the educational, cultural, economic and general welfare of the public through the protection, enhancement and perpetuation of districts of historical and cultural significance;
- (2) Safeguard the heritage of the City of Des Moines by preserving districts in the city which reflect the elements of its cultural, social, economic, political, historical, aesthetic and architectural significance;
- (3) Stabilize and improve property values and the equity held by the citizens in their property;
- (4) Foster civic beauty and pride and enhance civic design;
- (5) Protect and enhance the city's attraction to tourists and visitors;
- (6) Strengthen the economy of the city;
- (7) Facilitate the rehabilitation and revitalization of certain older neighborhoods; and
- (8) Provide for a variety of living experiences within the city for both old and new residents. (C79,§2-205.43; O.9937)

#### 2-205.44. DEFINITIONS.

Unless otherwise expressly stated or the context clearly indicates a different intention, the following terms shall, for the purpose of this article, have the meanings in this section:

**"Alteration."** Any action to change, modify, reconstruct, remove or demolish any exterior features of an existing structure. For the purposes of this article, ordinary maintenance and repair to correct any deterioration, decay or damage to a structure and to restore the structure as nearly as practicable to its condition prior to such deterioration, decay or damage are excluded from the definition of "alteration", provided such work does not involve a change in type of building materials. For the purposes of this article, changes made in the type and design of storm windows and in the color of the outer surfaces of a structure are considered to be ordinary maintenance and repair.

**"Applicant."** The party making application for a certificate of appropriateness from the historic district commission.

**"Commission."** The historic district commission.

**"Construction."** The act of building, erecting or placing any structure on a site.

**"Exterior features."** The architectural style, general design and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs and other appurtenant fixtures. In the case of an outdoor advertising sign, "exterior features" means the style, material, size and location of the sign.

**"Plan of preservation."** A prioritized list of the needed work, and the time frame for completing work, accompanied by appropriate written and illustrative materials such as photographs, plans, and printed and written documentation.

**"Property owner."** An individual or corporation who is the owner of real estate for taxation purposes.

**"Structure."** Anything constructed or erected with a fixed location on the ground, or attached to something with a fixed location on the ground. Among other things, structures include buildings, walls, fences, gates, towers, mobile homes, billboards, poster panels, utility poles, streets, sidewalks, alleys and hard-surfaced parking areas. For the purposes of this article, free-standing flagpoles and yardlights are excluded from the definition of "structure". (C79,§2-205.44; O.9937)

#### 2-205.45. HISTORIC DISTRICTS; DESIGNATION CRITERIA.

(a) For the purpose of this article, a historic district designation may be placed upon any area containing contiguous pieces of real estate under diverse ownership which:

- (1) Are significant in American history, architecture, archaeology and culture; and
- (2) Possess integrity of location, design, setting, materials, workmanship, feeling and association; and
- (3) Are associated with events that have been a significant contribution to the patterns of our history; or
- (4) Are associated with the lives of persons significant in our past; or
- (5) Embody the distinctive characteristics of a type; period; method of construction; represent the work of a master; possess high artistic values; represent a significant and distinguishable entity whose components may lack individual distinction.
- (6) Have yielded, or may be likely to yield, information important in pre-history or history.

(b) Designation of an area as a historic district shall be proposed either by the city council on its own motion or by the filing of a petition with the planning department, on a standard form approved by that department, which shall be furnished by that department upon request. Each such petition shall include, but not be limited to, the following:

- (1) Signatures of the owners of 51 percent of the total number of parcels of real estate within the proposed district, excluding parcels owned by governmental bodies; provided that each "parcel", within the meaning of this paragraph, shall constitute a separate parcel for property tax assessment purposes, as shown in the records of the city assessor on the date of the filing of the petition.
- (2) A vicinity map showing the general location of the proposed district.
- (3) The legal description of the boundary of the proposed district.
- (4) A statement documenting the area's historical, architectural and cultural significance.
- (5) A plat, at a scale of not more than 400 feet to the inch, showing the existing uses of all properties within the proposed district.

(c) The planning department shall submit a description of the proposed district or the petition describing the proposed district, if a petition has been filed, to the Division of Historical Preservation of the Iowa State Historical Department for its report and recommendations. If the Division of Historic Preservation determines that the proposed district does not meet the requirements of state law for designation as a historic district, then no further action shall be taken toward designation of the proposed district. The report and recommendations of the Division of Historic Preservation shall be made available for public viewing at the office of the planning department. (C79,§2-205.45; O.9937)

#### 2-205.46. PROCEDURES.

(a) The procedures of this section shall apply to all proposals for designation of historic districts, provided such proposals meet the criteria set forth in section 2-205.45 of this code. The procedures of this section shall also apply to all proposed amendments to the boundaries of existing historic districts, which amendments may be initiated by the city council, the historic district commission or the plan and zoning commission. The procedures of this section shall also apply to all proposals for repeal of an existing historic district, which may be proposed either by the city council on its own motion or by the filing of a petition signed by the owners of 51 percent of the total number of parcels of real estate within the proposed district, excluding parcels owned by governmental bodies; provided that each "parcel", within the meaning of this paragraph, shall constitute a separate parcel for property tax assessment purposes, as shown in the records of the city assessor on the date of the filing of the petition.

(b) Each such proposal shall be scheduled for separate public

hearings before the historic district commission and the plan and zoning commission, except that no such hearing shall be held before the historic district commission on the proposal for designation of the city's first historic district. The historic district commission shall give prior notice of the time, date, place and subject matter of such hearing. Such notice shall be served by regular mail addressed to each property owner of land included within such proposal at his or her last known address, or if the address of any such property owner is unknown, such notice shall be served by regular mail addressed to "owner" at the street address of the property in question. After public hearing, the historic district commission and the plan and zoning commission shall each forward its report and recommendations concerning such proposal to the city council.

(c) Upon receipt of such reports and recommendations, the city council shall schedule a public hearing to consider such proposal and shall provide notice of such hearing as required by law. After public hearing, the city council shall act to approve, approve with modification, or disapprove such proposal. In so acting the city council may delete area from the original proposal, but the council shall not add area which was not included in the original proposal. The designation, amendment or repeal of a historic district, shall each be completed on the effective date of an ordinance relating thereto. A copy of each such ordinance shall be forwarded to the Division of Historical Preservation of the Iowa State Historical Department. (C79, §2-205.46; O.9937)

#### **2-205.47. HISTORIC DISTRICT COMMISSION.**

(a) A historic district commission is hereby created. The commission shall consist of two at-large members and three residents from each designated historic district. At the time of their appointment, each of the two at-large members shall have at least one of the following professional qualifications: architect, urban planner, structural or civil engineer, historian, sociologist, real estate broker or builder. No more than one-third of the commission members may be members of the plan and zoning commission. The three residents from each designated historic district shall be appointed by the city council from lists, each of which shall include at least six names, submitted by the property owners and residents of the respective historic district.

(b) Each commission member shall be appointed for a term of three years.

(c) The commission annually shall elect a chair and vice chair from among its members. The planning department is hereby designated as the secretary and staff of the commission; and the office of the planning department shall be the office of the commission.

(d) The meetings of the commission shall be held at the call of the chair and at such other times as the commission may determine. All meetings of the commission shall be open to the public. The commission shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent and failing to vote, indicating that fact, and shall keep written records of its other official actions, all of which shall be on file in the office of the planning department and shall be a public record. A majority of the membership of the commission shall be necessary to constitute a quorum.

(e) The commission shall have the following powers and duties:

- (1) The commission shall review and act upon all applications for a certificate of appropriateness, pursuant to the provisions of section 2-205.48 of this code.
- (2) The commission shall adopt the rules and regulations necessary to carry out its powers, duties and responsibilities. These shall include the adoption of the 1983 or later revised edition of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the establishment of additional design guidelines, standards and criteria for reviewing and approving applications for a certificate of appropriateness, pursuant to the provisions of section 2-205.48 of this code; provided that all such design guidelines, standards and criteria shall be approved by the city council and shall be copied and made available to property owners within each historic district.
- (3) The commission shall review and make recommendations to the city council concerning all proposals for designation of historic districts, all proposed amendments to the

boundaries of existing historic districts, and all proposals for repeal of existing historic districts, pursuant to the provisions of section 2-205.46 of this code. However, no such recommendations shall be made by the commission until after the designation of the city's first historic district.

- (4) The commission shall cooperate with property owners and city agencies and departments to develop preservation solutions and plans, pursuant to the provisions of section 2-205.49 of this code.
- (5) The commission shall further the efforts of historic preservation in the city by making recommendations to the city council and city commissions and boards on preservation issues when appropriate, by encouraging the protection and enhancement of structures with historical, architectural or cultural value, and by encouraging persons and organizations involved in preservation activities.
- (6) The commission may request written or oral evidence from experts to aid in its deliberations in appropriate cases.
- (7) The commission shall not obligate itself or the city in any financial undertaking, unless authorized to do so by the city council.
- (8) The commission may make a recommendation to the Division of Historical Preservation of the Iowa State Historical Department for the listing of a historical district or site in the National Register of Historic Places and may conduct a public hearing thereon.
- (9) The commission may adopt a list of alterations for which a certificate of appropriateness may be administratively granted by the planning department on behalf of the commission pursuant to section 2-205.4801. (C79, §2-205.47; O.9937, 10,232, 10,715; C85, §2-205.47; O.11,385; C91, §2-205.47; O.11,788, 11,964, 11,965)

#### **2-205.48. CERTIFICATE OF APPROPRIATENESS.**

(a) No individual or corporation shall undertake the construction of a structure within a historic district or the alteration of any exterior features of a structure within a historic district, nor shall the building department issue a building permit for any such proposed construction or alteration, unless a certificate of appropriateness has been granted by the historic district commission.

(b) Application for a certificate of appropriateness shall be filed with the planning department. Each application shall include plans showing the proposed appearance, texture, materials, shapes and sizes of the work to be done, and such additional information as deemed necessary by the commission. An application may include a plan of preservation and, if a certificate of appropriateness is granted based on such plan, it shall be valid for one year and renewable for one additional year with the approval of the commission. Before an application may be filed with the planning department, the applicant shall pay to the city treasurer a fee of \$10.00 to be credited to the general fund of the city of Des Moines; provided, however, that if the application is for work also requiring a building permit, then the above mentioned fee shall not be required.

(c) All applications received before the closing date, to be established by the commission, shall be considered by the commission at its next regularly scheduled meeting. In acting upon each application, the commission shall consider:

- (1) Design guidelines, standards and criteria developed by the commission and approved by the city council, pursuant to the provisions of section 2-205.47(e)(2) of this code.
- (2) Standards for rehabilitation promulgated by the Secretary of the Interior.
- (3) The relationship of proposed changes to exterior features of structures in the neighborhood.

Furthermore, it is the intent of this article that the commission shall be reasonable in its judgments and shall endeavor to approve proposals for alteration of structures of little historical, architectural and cultural value, except when such a proposal would seriously impair the historical values and character of the surrounding area. Also, the commission shall be sympathetic to proposals utilizing energy saving modifications, such as solar panels.



## REFERENCE

(d) When an application involves the proposed demolition of a building which is defined by the District's National Register Nomination to be either a "pivotal" or "contributing" structure, the commission shall not issue a certificate of appropriateness until the following conditions have been satisfied:

- (1) The city shall advertise that the owner will entertain offers from any persons, firms, corporations or governmental agencies desiring to purchase such building and the lot upon which it stands, provided the prospective purchaser agrees to preserve and rehabilitate the building in accordance with the recommended procedures in "the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings".
- (2) When it has been determined by the commission that such building must be moved to mitigate adverse impact, then in lieu of the requirements of the preceding paragraph, the City shall advertise that the owner will entertain offers from any persons, firms, corporations or governmental agencies desiring to purchase such building, provided the prospective purchaser agrees to cause such building to be moved by a professional mover in accordance with the recommended approaches in the Department of the Interior's "Moving Historic Buildings".
- (3) The city shall publish such advertisement in a newspaper of general circulation within the city, in both a legal notice and a classified advertisement, once a month for three months for "contributing" structures and once a month for six months for "pivotal" structures.
- (4) Upon the affirmative vote of a majority of the full membership of the commission, the foregoing advertising requirements may be waived when such waiver is determined to be in the public interest.

In the event that the foregoing conditions have been satisfied and no entity has purchased the building for purpose of rehabilitating or moving it, then the commission shall consider the demolition proposal at its next regularly scheduled meeting.

(e) After reviewing each application for a certificate of appropriateness, the commission shall approve, approve with modification, or disapprove the application, in whole or in part. All approved plans shall be stamped with the official seal of the commission and shall be signed by the planning director. If an application is approved or approved with modification by the commission, the planning department shall thereafter issue a certificate of appropriateness. The findings of the commission on each application shall be contained in a written resolution setting forth the full reason for its decision and the vote of each member participating therein. Such resolution shall be placed on file for public inspection in the office of the planning department within five business days after the meeting at which the application was acted upon. A copy of such resolution shall be sent to the applicant by certified mail.

(f) Any party aggrieved by any decision of the commission may appeal the commission's action to the city council. Such an appeal must be in writing and must be filed with the city clerk no later than 10 business days after the filing of the above mentioned resolution, unless the city council waives such 10-day requirement upon a showing of good and sufficient cause. The city council shall fix a reasonable time for a public hearing on the appeal, give public notice thereof as well as due notice to the applicant and to the appellant, if different from the applicant, and decide the appeal within a reasonable time. At such hearing any party may appear in person or by agent or attorney. In deciding such appeal, the city council shall consider whether the commission has exercised its powers and followed the guidelines established by law and ordinance, and whether the commission's action was patently arbitrary or capricious.

(g) If not satisfied with the decision of the city council, any party to the appeal before the council may appeal to the Polk County district court within 60 days after the council's decision.

(h) Certificates of appropriateness issued on the basis of approved plans and applications authorize only the construction or alteration set forth in such approved plans and applications and no other construction or alteration. It shall be the duty of the building department to inspect from time to time any work performed pursuant to such a certificate to assure compliance with the

requirements of such certificate, regardless of whether or not a building permit is required for such work. If it is found that such work is not being carried out in accordance with the certificate, the building department shall issue a stop work order. Any construction or alteration at variance with that authorized shall be deemed a violation of these regulations and shall be punishable as provided in section 2-205.50 of this code. (C79,§2-205.48; O.9937, 10,313)

### 2-205.4801. CERTIFICATE OF APPROPRIATENESS — ADMINISTRATIVE APPROVAL.

(a) The commission may adopt a list of alterations for which a certificate of appropriateness may be administratively granted; provided that any such list or amendment thereto shall be approved by the city council and shall be published and made available to property owners within each historic district.

(b) The planning director or the director's designee may issue a certificate of appropriateness for any alteration on the approved list which the planning director or the director's designee determined may be granted in harmony with the intent and purposes of this article. The certificate of appropriateness shall not be issued until the fifth day after a notice of intent to issue such certificate is posted in the office of the planning department and mailed to the chair and each member of the commission.

(c) The planning director shall not issue a certificate of appropriateness for an alteration if the chair or vice chair of the commission directs that the application be considered by the commission.

(d) The decision of the planning director to issue a certificate of appropriateness in accordance with this section may be appealed to the city council in the same manner as a decision of the commission. (C91,§2-205.4801; O.11,965)

### 2-205.49. REMEDY OF DANGEROUS CONDITIONS.

(a) City enforcement agencies and departments shall give the historic district commission 30 days prior notice of any proposed order which may affect the exterior features of any structure within a historic district by directing the removal, alteration or demolition of such structure for the purpose of remedying conditions determined to be dangerous to life, health or property.

(b) The commission shall have the power to require that the work not materially change the exterior features of the structure in cases where the danger to life, health or property may be abated without detracting from the exterior appearance of the structure. In such cases it shall be the responsibility of the commission and the city agency or department to cooperate with the property owner in an attempt to achieve a preservation solution whereby the dangerous conditions will be corrected with minimal adverse effects to exterior features.

(c) If a preservation solution is not developed within a reasonable time, the city agency or department shall proceed to issue and enforce its proposed order. If agreement is reached on a preservation solution, a plan of preservation shall be prepared. Such plan shall include immediate building stabilization if necessary, a prioritized list of the needed work, a time frame for completing the work, and identification of anticipated sources of funding the work. Such plan shall be approved by the commission and shall be signed by the chair of the commission, the property owner and the head of the city agency or department. (C79,§2-205.49; O.9937)

### 2-205.50. ENFORCEMENT, VIOLATIONS AND PENALTIES.

(a) It shall be the duty of the building department to enforce these regulations and to bring to the attention of the city council any violations or lack of compliance herewith.

(b) Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, and these remedies shall be in addition to the penalties described in section 1-11 of this code. (C79,§2-205.50; O.9937)

### 2-205.51. APPLICABILITY.

The provisions of this article shall be inapplicable to the construction or alteration of any structure within a historic district where a permit for the performance of such work was issued by the

building department prior to the effective date of the ordinance including the subject property within the boundaries of such historic district. (C79,§2-205.51; O.9937)

### 2-205.52. CONFLICT AND SEPARABILITY.

(a) The regulations of this article are not intended to interfere with, abrogate, or annul any other ordinance, rule, statute, or other provision of law. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule, statute, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

(b) These regulations are not intended to abrogate any easement, covenants, or other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern.

(c) Should any section or provision of this article be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the article as a whole or any part thereof, other than the part so declared to be invalid. (C79,§2-205.52; O.9937)

## DIVISION 2. LANDMARKS

### 2-205.03. PURPOSE.

It is hereby 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 division 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. (C75,§2-205.03; O.9322; C79,§2-205.03)

### 2-205.04. DEFINITIONS.

Unless otherwise expressly stated or the context clearly indicates a different intention, the following terms shall, for the purpose of this division, have the meanings in this section.

**"Alteration."** Any action to change, modify, reconstruct, remove or demolish any exterior features of an existing structure. For the purpose of this division, ordinary maintenance and repair to correct any deterioration, decay or damage to a structure and to restore the structure as nearly as practicable to its condition prior to such deterioration, decay or damage are excluded from the definition of "alteration", provided such work does not involve a change in type of building materials. For the purposes of this division, changes made in the type and design of storm windows and in the color of the outer surfaces of a structure are considered to be ordinary maintenance and repair.

**"Applicant."** The party making application for a certificate of appropriateness from the historic district commission.

**"Capable of earning a reasonable return."** Having the capacity under reasonably efficient and prudent management of earning a reasonable return.

**"Certificate of appropriateness."** A certificate from the historic district commission authorizing plans for alterations, construction, removal or demolition of a landmark or an improvement on a landmark site.

**"Commission."** The historic district commission.

**"Construction."** The act of building, erecting or placing any structure on a site.

**"Exterior features."** The architectural style, general design and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs and other appurtenant fixtures. In the case of an outdoor advertising sign, "exterior features" means the style, material, size and location of the sign.

**"Improvement."** Any building, structure, place, parking facility, fence, gate, wall, work of art or other object constituting a physical betterment of real property, or any part of such betterment.

**"Improvement parcel."** A unit of property which includes a physical betterment constituting an improvement and the land embracing the site thereof, which is treated as a single entity for the purpose of levying real estate taxes. Provided, however, that the term "improvement parcel" shall also include any unimproved area of land which is treated as a single entity for such tax purposes.

**"Landmark."** Any improvement which has a special character or special historical or aesthetic interests or value as part of the development, heritage or cultural characteristics of the city, state or nation and which has been designated as a landmark pursuant to the provisions of this division.

**"Landmark site."** A parcel of land of historic significance which has substantial value in tracing the history of man or upon which an historic event has occurred, and which has been designated as a landmark site under this division, or an improvement parcel, or part thereof, on which is situated a landmark and any parcel, or part thereof, used as and constituting part of the premises on which the landmark is situated.

**"Notice to proceed."** Authorization by the city council for work which would require a certificate of appropriateness, but which work does not meet the applicable standards for issuance of a certificate of appropriateness.

**"Owner."** Any person or persons having such right to, title to, or interest in any improvement so as to be legally entitled to, upon obtaining the required permits and approvals from the city's agencies having jurisdiction over building construction, to perform with respect to such property any construction, alteration, removal, demolition or other work as to which such person seeks the authorization or approval of the committee pursuant to this division.

**"Person in charge."** The person or persons possessed of the freehold of an improvement or parcel of land or a lesser estate therein, a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee, agent or any other person directly or indirectly in control of an "improvement" or parcel of land.

**"Principal improvement or building."** Any primary building upon a landmark site or improvement parcel.

**"Structure."** Anything constructed or erected with a fixed location on the ground, or attached to something with a fixed location on the ground. Among other things, structures include buildings, walls, fences, gates, towers, mobile homes, billboards, poster panels, utility poles, streets, sidewalks, alleys and hard-surfaced parking areas. For the purposes of this division, free-standing flagpoles and yardlights are excluded from the definition of "structure". (C75,§2-205.04; O.9322; C79, §2-205.04; O.10,559)

### 2-205.05. LANDMARKS AND LANDMARK SITES; DESIGNATION CRITERIA.

(a) For purpose of this division, 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:

- (1) That are significant in American history, architecture, archaeology and culture; or
- (2) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (3) That are associated with the lives of persons significant in our past; or
- (4) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components

may lack individual distinction; or

- (5) That have yielded, or may be likely to yield, information important in prehistory or history.

(b) Ordinarily cemeteries, birthplaces, or graves or 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.

The commission may adopt specific operating guidelines for landmark and landmark site designations, providing such are in conformity with the provisions of this division. (C75,§2-205.05; O.9322; C79,§2-205.05; O.10,559)

## 2-205.06. DESIGNATION.

Any person, group of persons, or association may request a designation of landmark or a landmark site by submitting to the secretary of the commission with a duplicate copy to the building department, an application for such designation on a form furnished by the commission. The commission, in addition, may, on its own motion, initiate proceedings for the designation of a landmark or a landmark site. (C75,§2-205.06; O.9322; C79,§2-205.06; O.10,559)

## 2-205.07. PROCEDURES.

(a) Notice that an application for designation 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.

- (1) Such notice shall be served by the secretary of the commission by certified mail, addressed to the owner or owners at his or their last known address or at addresses as the same appear in the records of the city 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) Said owner or owners shall have the right to confer with the commission prior to final action by the commission on the application.
- (3) The commission may, in addition, hold the public hearing of the proposed designation by giving notice as required by law.

(b) After such investigation by the commission as is deemed necessary, but in no case more than 60 days after the receipt of the application, or if the proceeding is initiated by the commission, no more than 60 days after such initiation, the application for designation shall be recommended for approval or disapproval. Said recommendation shall be in writing and signed by the chair of the commission 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.

(c) 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.

(d) Within 30 days after the public hearing, the plan and zoning commission shall forward said application to the city council, together with the attached recommendation of the historic district commission. The plan and zoning commission may adopt the recommendation of the historic district commission as its own or may prepare a written recommendation similar in form to that of the historic district commission and attach it to the application when forwarded to the city council. 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.

(e) Upon receipt of such recommendation, the council shall schedule a public hearing to consider same at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.

(f) The city council, after public hearing, may approve, approve by 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 herein, the city council may, nevertheless, approve, approve with modification, or disapprove of the proposed landmark or landmark site as originally proposed or modified by a majority vote of its membership. (C75,§2-205.07; O.9322, 9605, C79,§2-205.07; O.10,559)

## 2-205.08. GENERAL PROVISIONS RELATIVE TO DESIGNATION OF LANDMARKS AND LANDMARK SITES.

(a) Following a designation of a landmark or landmark site, the city clerk shall immediately file the description of said landmark or landmark site with the building department, and shall thereafter record the description of such landmark or landmark site in the office of the recorder of Polk County, Iowa.

(b) Any designation made under the provisions of this division shall be in full force and effect from and after the date of recording.

(c) A landmark or landmark site may be amended or rescinded in the same manner as the original designation was made. The plan and zoning commission shall have the same power to recommend disapproval of an amendment or rescission of a designation as a landmark or as a landmark site as it has to recommend disapproval of an original designation as a landmark or as a landmark site.

(d) If agreed to by the owner, at such time as a landmark or landmark site has been properly recorded, the historic district commission shall cause to be prepared and erected on such property at city expense, a suitable plaque declaring that such property is a landmark or landmark site. Such plaque shall be so placed as to be easily visible to passing pedestrians. In the case of a landmark, the plaque shall state the accepted name of the landmark, the date of its construction, and other information deemed proper by the historic district commission. In the case of a landmark site which is not the site of a landmark building, such plaque shall state the common name of the site, and such other information deemed appropriate by the commission.

(e) In addition to those duties already specified in this division, the historic district commission shall:

- (1) Actively work for the passage of enabling legislation which would permit the granting for full or partial tax exemptions to properties it has designated under the provisions of this division in order to encourage landmark owners to assist in carrying out the intent of this division.
- (2) Work closely with the state historic preservation officer in attempting to include such properties hereunder designated as landmark or landmark sites on the National Register of Historic Places.

- (3) Work for the continuing education of the citizens of Des Moines about the historic heritage of this city and the landmark and landmark sites designated under the provisions of this division.
- (4) As it deems advisable, receive and solicit funds for the purpose of landmark preservation in the city of Des Moines. Such funds shall be placed in a special city account for such purpose. (C75,§2-205.08; O.9322; C79, §2-205.08; O.10,559)

**2-205.09. REGULATION OF CONSTRUCTION, RECONSTRUCTION, DEMOLITION AND EXTERIOR ALTERATION.**

(a) No owner or persons in charge of a landmark or landmark site shall reconstruct, alter, or demolish all or any part of the exterior of such property, or construct any improvement upon such designated property or properties, or cause or permit any such work to be performed upon such property until a certificate of appropriateness has been granted by the commission. Unless a certificate of appropriateness has been granted by the commission, the building department shall not issue a permit for any such work.

(b) All applications received before the closing date, to be established by the commission, shall be considered by the commission at its next regularly scheduled meeting. In acting upon such application, the commission shall consider:

- (1) Design guidelines, standards and criteria developed by the commission and approved by the city council, pursuant to the provisions of section 2-205.47(e)(2) of this code.
- (2) Standards for rehabilitation promulgated by the Secretary of the Interior.

(c) Upon filing of any application with the commission, the commission shall determine:

- (1) Whether, in the case of an application respecting construction, reconstruction or exterior alteration on a landmark or on an improvement within a landmark site, or new construction on a landmark site other than on the principal improvement, the proposed work would adversely change, destroy or affect any exterior feature of the improvement upon which such work is being new construction, whether it would lack harmony with the landmark site and whether the construction of principal improvements upon a landmark site, the proposed work would adversely affect the aesthetic quality of the site or lack harmony with the external appearance or other improvements on the site or upon neighboring sites.
- (2) Whether, in the case of an application respecting new construction of principal improvements upon a landmark site, the proposed work would adversely affect the aesthetic quality of the site or lack harmony with the external appearance or other improvements on the site or upon neighboring sites.
- (3) Whether, in the case of an application respecting demolition of all or part of a landmark or an improvement within a landmark site, the condition of the landmark or improvement within a landmark site is determined to be dangerous to life, health or property, and such condition cannot be abated without demolishing such landmark or improvement within a landmark site or part thereof.

(d) After reviewing such application for a certificate of appropriateness, the commission shall approve, approve with modification, or disapprove the application, in whole or in part. All approved plans shall be stamped with the official seal of the commission and shall be signed by the planning director. If an application is approved or approved with modification by the commission, the planning department shall thereafter issue a certificate of appropriateness. The findings of the commission on each application shall be contained in a written resolution setting forth the full reason for its decision and the vote of each member participating therein. Such resolution shall be placed on file for public inspection in the office of the planning department within five business days after the meeting at which the application was acted upon. A copy of such resolution shall be sent to the applicant by certified mail.

(e) Any party aggrieved by any decision of the commission may appeal the commission's action to the city council. Such an appeal

must be in writing and must be filed with the city clerk no later than ten business days after the filing of the above mentioned resolution, unless the city council waives such ten-day requirement upon a showing of good and sufficient cause. The city council shall fix a reasonable time for a public hearing on the appeal, give public notice thereof as well as due notice to the applicant and to the appellant, if different from the applicant, and decide the appeal within a reasonable time. At such hearing any party may appear in person or by agent or attorney. In deciding such appeal, the city council shall consider whether the commission has exercised its powers and followed the guidelines established by law and ordinance, and whether the commission's action was patently arbitrary or capricious. A 6/7 vote of the membership of the city council shall be required to reverse any decision of the commission.

(f) If not satisfied with the decision of the city council, any party to the appeal before the council may appeal to the Polk County district court within 60 days after the council's decision.

(g) Certificates of appropriateness issued on the basis of approved plans and applications authorize only the construction or alteration set forth in such approved plans and applications and no other construction or alteration. It shall be the duty of the building department to inspect from time to time any work performed pursuant to such a certificate to assure compliance with the requirements of such certificate, regardless of whether or not a building permit is required for such work. If it is found that such work is not being carried out in accordance with the certificate, the building department shall issue a stop work order. Any construction or alteration at variance with that authorized shall be deemed a violation of these regulations and shall be punishable as provided in section 2-205.14 of this code. (C75,§2-205.09; O.9322, 9605; C79,§2-205.09; O.10,559)

**2-205.10. DETERMINATION OF REQUEST FOR CONSTRUCTION, ALTERATION REMOVAL OR DEMOLITION ON GROUNDS OF UNNECESSARY HARDSHIP.**

In addition to the appeal rights granted appellant pursuant to section 2-205.09 above, in the case where the commission has denied an application for a certificate of appropriateness, the applicant may appeal to the city council for a notice to proceed if the applicant establishes to the satisfaction of the council that there is unnecessary hardship in the strict application of the provisions of this division.

- (1) A notice to proceed may not be granted unless the applicant provides proof that all of the following facts and conditions exist:
  - (i) The land or improvement in question cannot yield a reasonable return if the proposed construction, removal, alteration or demolition is not permitted.
  - (ii) That the plight of the applicant is due to unique circumstances.
  - (iii) In the case of proposed alterations, construction, or removal, the same will not alter the essential character of the landmark or landmark site.
  - (iv) That the hardship is the result of the application of this division and is not the result of any act or omission of the applicant.
- (2) Any relief granted shall be in conformance with the objectives of this division and shall be limited to the minimum required to affect substantial justice and shall be in harmony with the general purpose and intent of this division.
- (3) In granting a notice to proceed, the council shall prescribe any conditions that it deems necessary.
- (4) A notice to proceed pursuant to this section shall relate solely to proposed plans accompanying the application or otherwise submitted to the council for official consideration prior to issuance of the notice to proceed. It shall be unlawful to deviate from the plan, including any modifications required as a condition of approval of said plan by the council, upon which issuance was granted, unless an amended notice to proceed shall be applied for and issued.
- (5) The council exercising or performing its powers, duties or functions under this division with respect to any landmark or improvement within a landmark site may apply or impose,

## REFERENCE

### 3. TREATMENT

#### A. Rehabilitation

- a. Any property included in or evaluated as potentially eligible for listing in the National Register for Section 106 purposes will be rehabilitated in accordance with *The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. This includes any property individually listed or potentially eligible for the National Register of Historic Places and any property located in a district listed in or determined eligible for the National Register. See Section A.a. and b. for identification of properties. Normally, these projects will be determined by the City to be conditional no adverse effect. The City will forward a copy of the loan agreement to the SHPO as referenced in Section 5.A. of this Agreement.
- b. The City will retain documentation, including work write-ups and photographs, of the properties to be rehabilitated. The photographs will be taken prior to project implementation and upon completion of the project and will be used as evidence of the City's application of the Standards. The materials will be available for audit according to Section 5 of this Agreement, Monitoring and Oversight.
- c. If the Standards cannot be met, or the proposed treatment of the property is not rehabilitation, or if the contemplated action could have an adverse effect on such properties, prior to taking any action the City will consult with the SHPO. Once the comments of the SHPO are obtained, the City will request the Council's comments in accordance with 36 CFR 800.5(e).

#### B. No Further Review

The following projects have been evaluated and further compliance with the Council's regulations (36 CFR 800) will

on surrounding National Register or National Register eligible buildings, the City will initiate consultation with the SHPO to mitigate these effects.

- c. Prior to the initiation of construction activities or during construction, if the scope of a project previously determined to have no adverse effect is changed or the Secretary of the Interior's Standards cannot be met, the department issuing the pay cut vouchers, will issue a stop work order until the appropriate evaluation can be made.
- d. The City will issue a finding of adverse effect, and consult with the SHPO on mitigation measures, thus reopening the Section 106 process. The City will then forward the necessary documentation, along with comments from the SHPO, to the Advisory Council pursuant to 36 CFR Part 800.

#### D. Demolition

- a. The City may proceed with the demolition of properties that are not included in the City of Des Moines historic/architectural surveys, located within one of the historic districts or in one of the city's districts determined eligible for the National Register.
- b. Where demolition of a contributing structure is needed to eliminate a significant public safety hazard, regulations outlined at 36 CFR Part 800.12 will be followed. Whether a demolition is needed to eliminate a significant public safety hazard shall be determined pursuant the City's Building Code.
- c. Demolition of any properties that are either included in a Historic Inventory, located within the historic districts, or district determined eligible for the National Register as identified on the map, will be reviewed on a case-by-case basis with the SHPO. The City will submit the following documentation to the SHPO for review:

1. Location (including a map) and description of the

## REFERENCE

### 2A-14.03. "R-HD" DISTRICT REGULATIONS (RESIDENTIAL HISTORIC DISTRICTS)

**Statement of Intent.** The "R-HD" District is intended and designed to encourage the preservation and enhancement of the historic character of residential neighborhoods designated both as National Register Historic Districts and as local historic districts under Sec. 2-205.46 of the Municipal Code.

- (A) **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "R-HD" District.
  - (1) Single-family and two-family dwellings.
  - (2) Churches, cathedrals, temples and similar places of worship.
  - (3) Public and parochial schools, elementary and secondary, and other educational institutions having an established current curriculum the same as ordinarily given in Des Moines public schools, but excluding boarding schools, nursery schools, and child care centers.
  - (4) Fire stations owned and operated by the city of Des Moines.
  - (5) Publicly owned parks, playgrounds, golf courses and recreation areas.
  - (6) Supervised group residences, subject to all of the conditions set forth in Sec. 2A-9(A)(7) of the "R1-80" District regulation.
  - (7) Family homes; provided that a new family home shall not be located within one-fourth (1/4) mile of any existing

on adjoining property or on the public streets. Such facility shall be exempt from the bulk regulations of this section.

- (15) Any residential building occupied by one (1) or more of its owners as their bona fide and primary residence may be devoted, in part, to commercial use. The area devoted to commercial use shall not exceed the lesser of (i) fifty (50) percent of the gross floor area of the building, or (ii) the gross floor area of the ground floor. The number of nonresident persons employed in the commercial use shall not exceed one (1) such person for every two hundred fifty (250) square feet of gross floor area devoted to such use. Only the following commercial uses shall be permitted hereunder:
  - (a) Antique shops.
  - (b) Artist and photographic studios.
  - (c) Artist supply shops.
  - (d) Bicycle shops.
  - (e) Beauty and barber shops.
  - (f) Catering service.
  - (g) Day nurseries, day care centers and nursery schools, provided:
    - (1) There shall be no more than twelve (12) unrelated children supervised;
    - (2) There shall be provided for each child a minimum of thirty-five (35) square feet of usable floor space exclusive of bathrooms, kitchens and hallways; and

- B. To insure that projects do not proceed until all Section 106 requirements have been met, the City will initiate internal procedures so that permitting and licensing cannot occur until Section 106 issues have been resolved. Departments involved in 106 issues will not proceed on a project until clearances are obtained from the Planning and Urban Design Division.
- C. In order to assure proper project monitoring and coordination, the City will take the lead in directly dealing with developers/applicants and submitting project materials to SHPO. A representative of the City will attend all meetings between developers/applicants and SHPO that directly deal with Section 106 procedural matters and project requirements relative to Section 106.
- D. The City will set up procedures for timely monitoring projects that follow the Secretary's Standards and for providing the SHPO with progress reports on an appropriate schedule. Normally, these summary reports will be submitted at three months intervals, but SHPO reserves the option to specify a shorter or longer reporting schedule, depending on the time frame of the project and the complexity of the historic preservation issues involved.
- E. The City or its designee, as in the case of Neighborhood Housing Services, Des Moines Housing Council and Trinity Community Improvement shall retain documentation of all work, including before and after photographs and work write-ups, and make it available to SHPO during normal work hours.
- F. The City will submit a brief written report to the SHPO on a semi-annual basis summarizing CDBG, Rental Rehab, Section 108 loans, Emergency Shelter Grants, HOME and HOPE program, and the City's subrecipients.
- G. Discovering situations during Construction.
  - a. Discovery of historic situations during construction include only those situations where a project has begun, and a previously unknown archaeological or historic property is uncovered.
  - b. Pursuant to written agreement when previously unevaluated properties or materials are discovered during construction (by contractor, developer, City of Des Moines employee, or others), the project supervisor, developer, or construction inspector will, in accordance with 36 CFR 800.11, instruct the contractor or subcontractor to avoid further work that might adversely effect the potential historic property and will immediately notify the responsible City of Des Moines official.
  - c. The City of Des Moines will notify SHPO if the project may cause irreparable loss or destruction of significant archaeological, historic, or historic archaeological data. If the notification is by telephone, the conversation will be documented by a follow-up letter.
  - d. The City of Des Moines will request SHPO to provide consultation and advice on the significance of the property and appropriate actions to mitigate any adverse effects at the earliest possible time. If SHPO determines the property to be significant and adverse effects cannot be avoided, the City will decide if any mitigative action should be taken in consultation with SHPO or the Advisory Council on Historic Preservation. If SHPO determines the property not to be significant or there will be no effect on it, the City will continue with construction or project assistance after appropriate documentation of consultation findings. In all cases, telephone consultations and verbal clearances shall be followed-up by a letter. Whenever possible, the City shall provide an opportunity for the SHPO archaeologist to field inspect the property/site under review.
  - e. If the property is considered eligible for the National Register and adverse effects cannot be avoided, construction should be stopped or delayed so that an appropriate detailed survey, recover, protection, or preservation program can be accomplished consistent with the City's responsibilities and authorities.
  - f. Treatment of recovered materials. The recommended professional treatment of recovered materials is curation

and storage of the artifacts at an institution that can properly insure their preservation and that will make them available for research and public view. The SHPO additionally recommends that the proper curation of materials recovered in Iowa is in an Iowa repository. If such materials are not in Federal ownership (that is, recovered on Federal land), the consent of the owner must be obtained, in accordance with applicable law, concerning the disposition of the materials after completion of any reports or other professional documentation.

## 6. RENEWAL

This Agreement will continue in force through Federal Fiscal Year 1994 (September 30, 1994). Within one year of ratification, the Agreement will be reviewed by the City and SHPO for modifications, termination, or extension. At the request of any of the parties, this Agreement may be reviewed for modification or termination at any time. Any amendment or addendum shall be executed in the same manner as the original Agreement. Execution of this memorandum of Agreement evidences that the City has afforded the Council a reasonable opportunity to comment on the Community Development Block Grant, Rental Rehabilitation Section 312, Section 108 loans, Emergency Shelter Grants, HOPE & HOME Programs and the City's Subrecipients of Federal Fund programs and their effects on historic properties and that the City has taken into account the effects of their undertaking on historic properties.

ADVISORY COUNCIL ON HISTORIC PRESERVATION (Title)	DATE
MAYOR, CITY OF DES MOINES, IOWA	DATE
IOWA STATE HISTORIC PRESERVATION OFFICE (Title)	DATE
U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (Title)	DATE
ATTEST:	
CITY CLERK, CITY OF DES MOINES, IOWA	

### Appendix A Building Permit Procedures - Federally Assisted Projects with Historic/Architectural Significance.

1. When the City receives notice that it would receive a Federal grant or loan for renovation of a historic property, the Planning and Urban Design Division will send a memo to the Building Division requesting that a permit not be issued until a historic clearance has been received. In the event the project is being administered by the Engineering or Community Services Department, notice will be sent to that department.
2. At such time historic clearance is received, the Planning and Urban Design Division will notify the Building Division and request permission to review the building plans to insure they are in conformance with the historically approved plans.

#### SECTION 104(f) OF THE UNIFORM BUILDING CODE (1991 EDITION Adopted March, 1993)

**Historic Buildings.** Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this code when authorized by the building official, provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance.
2. Any unsafe conditions as described in this (building) code are corrected.
3. The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation than the existing building.

## REFERENCE

### 2A-14.03. "R-HD" DISTRICT REGULATIONS (RESIDENTIAL HISTORIC DISTRICTS)

**Statement of Intent.** The "R-HD" District is intended and designed to encourage the preservation and enhancement of the historic character of residential neighborhoods designated both as National Register Historic Districts and as local historic districts under Sec. 2-205.46 of the Municipal Code.

- (A) **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "R-HD" District.
- (1) Single-family and two-family dwellings.
  - (2) Churches, cathedrals, temples and similar places of worship.
  - (3) Public and parochial schools, elementary and secondary, and other educational institutions having an established current curriculum the same as ordinarily given in Des Moines public schools, but excluding boarding schools, nursery schools, and child care centers.
  - (4) Fire stations owned and operated by the city of Des Moines.
  - (5) Publicly owned parks, playgrounds, golf courses and recreation areas.
  - (6) Supervised group residences, subject to all of the conditions set forth in Sec. 2A-9(A)(7) of the "R1-80" District regulation.
  - (7) Family homes; provided that a new family home shall not be located within one-fourth (1/4) mile of any existing family home, supervised group residence, correctional placement residence or shelter for the homeless.
  - (8) Multiple dwellings; provided that row dwellings shall not exceed eight (8) units per row and that no more than four (4) of the units in an attached row shall have a width of less than eighteen (18) feet. For purposes of this subparagraph, the width of a unit at the end of a row shall be measured from the outside of the exterior wall to the center of the interior common wall, and the width of all other row units shall be measured between the centers of the common walls.
  - (9) Boarding and rooming houses, including bed and breakfast facilities; provided that the total number of boarders and roomers does not exceed eight (8) per building.
  - (10) Institutions of a religious, educational or philanthropic nature, including libraries.
  - (11) Nursing, convalescent and retirement homes.
  - (12) Apartment hotels; provided that no more than either eight (8) or thirty (30) percent of the dwelling units, whichever is less, may be used for transient occupancy.
  - (13) Transit benches and shelters, erected by or for a public transit corporation, provided the location is approved by the Planning Director and the Director of Traffic and Transportation to insure the facility does not interfere with pedestrian or vehicular circulation on the property, on adjoining property or on the public streets. No advertising signs shall be permitted on such facilities. Such facility shall be exempt from the bulk regulations of this section.
  - (14) Walk-up telephone booth, erected by a public service corporation, provided the location is approved by the Planning Director and the Director of Traffic and Transportation to insure the facility does not interfere with pedestrian or vehicular circulation on the property,

on adjoining property or on the public streets. Such facility shall be exempt from the bulk regulations of this section.

- (15) Any residential building occupied by one (1) or more of its owners as their *bona fide* and *primary residence* may be devoted, in part, to commercial use. The area devoted to commercial use shall not exceed the lesser of (i) fifty (50) percent of the gross floor area of the building, or (ii) the gross floor area of the ground floor. The number of nonresident persons employed in the commercial use shall not exceed one (1) such person for every two hundred fifty (250) square feet of gross floor area devoted to such use. Only the following commercial uses shall be permitted hereunder:
    - (a) Antique shops.
    - (b) Artist and photographic studios.
    - (c) Artist supply shops.
    - (d) Bicycle shops.
    - (e) Beauty and barber shops.
    - (f) Catering service.
    - (g) Day nurseries, day care centers and nursery schools, provided:
      - (1) There shall be no more than twelve (12) unrelated children supervised;
      - (2) There shall be provided for each child a minimum of thirty-five (35) square feet of usable floor space exclusive of bathrooms, kitchens and hallways; and
      - (3) There shall be provided for each child a minimum of seventy-five (75) square feet of usable outdoor play space, which space shall be confined to the rear yard of the property and shall be completely enclosed by a fence.
    - (h) Dry goods shops.
    - (i) Florists (retail only).
    - (j) Gift card shops.
    - (k) Handicraft shops, such as jewelry, stained glass, woven rugs, candlemaking and ceramics.
    - (l) Picture framing shops.
    - (m) Printing shops (retail only).
    - (n) Professional offices, including those of a physician, dentist, attorney, architect, engineer, teacher, accountant, or other member of a recognized profession.
    - (o) Restaurants, including delicatessens, tea rooms and eating places.
    - (p) Small appliance repair shops.
    - (q) Specialty clothing shops dealing with new items.
    - (r) Stationery shops.
- (B) **Permitted Accessory Uses.**
- (1) Uses of land or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.
  - (2) Private garage or carport.

- (3) Foster child care.
- (4) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

(C) **Bulk Regulations.** The following minimum requirements shall be observed:

- (1) Lot area:  
Single-family detached dwelling - 5,000 square feet.  
Single-family semi-detached dwelling - 3,000 square feet.  
Two-family dwelling - 6,000 square feet.  
Other permitted uses - 7,500 square feet.
- (2) Lot area per dwelling unit:  
1,400 square feet.
- (3) Front yard:  
Minimum and maximum front yard setback requirements shall be observed. The setback requirements for each lot shall be determined by reference to the particular block face within which such lot is located, in accordance with the following schedule. For the purposes of this subparagraph, a "block face" is defined to include all of the lots fronting on the same side of the same street between two streets intersecting such street. The maximum setback requirements shall not apply to accessory structures.

Description of Block Faces	Minimum Setback	Maximum Setback
Block face lying west of and adjoining 20th Street between Woodland and Pleasant.	17 feet	25 feet
Block face lying east of and adjoining 20th Street between Woodland and Pleasant.	22 feet	25 feet
Block face lying west of and adjoining 20th Street between Pleasant and Center.	16 feet	25 feet
Block face lying east of and adjoining 20th Street between Pleasant and Center.	17 feet	25 feet
Block face lying west of and adjoining 19th Street between Woodland and Pleasant.	15 feet	30 feet
Block face lying east of and adjoining 19th Street between Woodland and Pleasant.	20 feet	25 feet
Block face lying west of and adjoining 19th Street between Pleasant and Center.	14 feet	25 feet
Block face lying east of and adjoining 19th Street between Pleasant and Center.	12 feet	25 feet
Block faces lying west of and adjoining 19th Street between Center and Crocker.	12 feet	25 feet
Block face lying east of and adjoining 19th Street between Center and District boundary south of Crocker.	14 feet	20 feet

Description of Block Faces	Minimum Setback	Maximum Setback
Block face lying west of and adjoining 19th Street between Olive and School.	17 feet	25 feet
Block face lying west of and adjoining 18th Street between Woodland and Pleasant.	20 feet	30 feet
Block face lying east of and adjoining 18th Street between Woodland and Pleasant.	20 feet	27 feet
Block face lying west of and adjoining 18th Street between Pleasant and Center.	15 feet	25 feet
Block face lying east of and adjoining 18th Street between Pleasant and Center.	14 feet	25 feet
Block face lying west of and adjoining 18th Street between Center and District boundary south of Crocker.	15 feet	25 feet
Block face lying east of and adjoining 18th Street between Center and District boundary south of Crocker.	20 feet	30 feet
Block face lying west of and adjoining 18th Street between Crocker and Olive (excluding portion of block face not zoned "R-HD").	24 feet	30 feet
Block faces lying east of and adjoining 18th Street between Crocker and District boundary north of Olive (excluding portion of block face not zoned "R-HD").	16 feet	25 feet
Block face lying west of and adjoining 17th Street between Woodland and Pleasant.	16 feet	25 feet
Block face lying east of and adjoining 17th Street between Woodland and Pleasant.	25 feet	30 feet
Block face lying west of and adjoining 17th Street between Pleasant and Center.	15 feet	20 feet
Block face lying east of and adjoining 17th Street between Pleasant and Center.	17 feet	25 feet
Block face lying west of and adjoining 17th Street between Center and District boundary south of Crocker.	14 feet	24 feet
Block face lying east of and adjoining 17th Street between Center and District boundary south of Crocker.	7 feet	20 feet
Block face lying west of and adjoining 16th Street between Woodland and Pleasant.	15 feet	20 feet



## REFERENCE

Description of Block Faces	Minimum Setback	Maximum Setback	Description of Block Faces	Minimum Setback	Maximum Setback
Block face lying east of and adjoining 16th Street between Woodland and Pleasant.	0 feet	30 feet	Block face lying north of and adjoining Woodland between 19th and 20th.	0 feet	10 feet
Block face lying west of and adjoining 16th Street between Pleasant and Center.	15 feet	25 feet	Block face lying north of and adjoining Woodland between 20th and District boundary to the west.	15 feet	15 feet
Block face lying east of and adjoining 16th Street between Pleasant and Park.	10 feet	15 feet	Block face lying south of and adjoining Pleasant between 15th and 16th.	5 feet	5 feet
Block face lying east of and adjoining 16th Street between Park and Center.	8 feet	10 feet	Block face lying north of and adjoining Pleasant between 15th and 16th.	5 feet	30 feet
Block face lying west of and adjoining 16th Street between Center and Crocker.	17 feet	25 feet	Block face lying south of and adjoining Pleasant between 16th and 17th.	30 feet	30 feet
Block face lying east of and adjoining 16th Street between Center and Crocker.	15 feet	25 feet	Block face lying north of and adjoining Pleasant between 16th and 17th.	20 feet	30 feet
Block face lying west of and adjoining 15th Street between Woodland and Pleasant.	17 feet	20 feet	Block face lying south of and adjoining Pleasant between 17th and 18th.	12 feet	20 feet
Block face lying west of and adjoining 15th Street between Pleasant and Park.	5 feet	15 feet	Block face lying north of and adjoining Pleasant between 17th and 18th.	2 feet	18 feet
Block face lying west of and adjoining 15th Street between Park and Center.	20 feet	20 feet	Block face lying south of and adjoining Pleasant between 18th and 19th.	5 feet	15 feet
Block face lying west of and adjoining 15th Street between Center and Crocker.	15 feet	20 feet	Block face lying north of and adjoining Pleasant between 18th and 19th.	7 feet	10 feet
Block face lying south of and adjoining Woodland between 15th and 16th.	5 feet	15 feet	Block face lying south of and adjoining Pleasant between 19th and 20th.	5 feet	20 feet
Block face lying north of and adjoining Woodland between 15th and 16th.	200 feet	200 feet	Block face lying north of and adjoining Pleasant between 19th and 20th.	7 feet	20 feet
Block face lying south of and adjoining Woodland between 16th and 17th.	0 feet	12 feet	Block face lying south of and adjoining Pleasant between 20th and District boundary to the west.	5 feet	5 feet
Block face lying north of and adjoining Woodland between 16th and 17th.	25 feet	35 feet	Block face lying north of and adjoining Pleasant between 20th and District boundary to the west.	5 feet	10 feet
Block faces lying south of and adjoining Woodland between 17th and 19th.	0 feet	25 feet	Block face lying south of and adjoining Park between 15th and 16th.	0 feet	15 feet
Block face lying north of and adjoining Woodland between 17th and 18th.	21 feet	23 feet	Block face lying north of and adjoining Park between 15th and 16th.	15 feet	15 feet
Block face lying north of and adjoining Woodland between 18th and 19th.	0 feet	20 feet	Block face lying south of and adjoining Center between 15th and 16th.	10 feet	15 feet
Block face lying south of and adjoining Woodland between 19th and District boundary to the west.	0 feet	25 feet	Block face lying north of and adjoining Center between 15th and 16th.	38 feet	55 feet

Description of Block Faces	Minimum Setback	Maximum Setback
Block face lying south of and adjoining Center between 16th and 17th.	5 feet	10 feet
Block face lying north of and adjoining Center between 16th and 17th.	28 feet	40 feet
Block face lying south of and adjoining Center between 17th and 18th.	2 feet	15 feet
Block face lying north of and adjoining Center between 17th and 18th.	20 feet	20 feet
Block face lying south of and adjoining Center between 18th and 19th.	12 feet	15 feet
Block face lying north of and adjoining Center between 18th and 19th.	14 feet	22 feet
Block face lying south of and adjoining Center between 19th and 20th.	0 feet	20 feet
Block face lying south of and adjoining Center between 20th and District boundary to the west.	8 feet	8 feet
Block face lying north of and adjoining Center between 19th and W. 19th St. Place.	0 feet	12 feet
Block face lying south of and adjoining Leyner between 19th and 19th St. Place.	5 feet	5 feet
Block face lying north of and adjoining Leyner between 19th and 19th St. Place.	15 feet	15 feet
Block face lying south of and adjoining Crocker between 19th and 19th St. Place.	5 feet	5 feet
Block face lying south of and adjoining Crocker between 17th and 16th (excluding portion of block face not zoned "R-HD").	0 feet	10 feet
Block face lying south of and adjoining Crocker between 16th and 15th.	10 feet	15 feet
Block face lying south of and adjoining Olive between 18th and District boundary to the east.	5 feet	5 feet
Block face lying north of and adjoining Olive between 18th and District boundary to the east.	5 feet	5 feet
Block face lying west of and adjoining 16th between Woodland and District boundary to the south.	8 feet	10 feet

Description of Block Faces	Minimum Setback	Maximum Setback
Block face lying east of and adjoining 16th between Woodland and District boundary to the south.	8 feet	12 feet
Block face lying east of and adjoining 17th between Woodland and District boundary to the south.	0 feet	15 feet
Block face lying west of and adjoining 17th between Woodland and District boundary to the south.	0 feet	5 feet
Block face lying east of and adjoining 19th between Woodland and District boundary to the south.	10 feet	15 feet
Block face lying west of and adjoining 19th between Woodland and District boundary to the south.	0 feet	0 feet

(4) Side yards:

Single-family and two-family dwellings – 3 feet minimum on one side. Multiple dwellings, supervised group residences and family homes – 5 feet minimum on one side. Buildings devoted to mixed residential and commercial uses and other permitted uses – 10 feet minimum on one side. For purposes of the side yard requirements, all dwelling units adjoining each other and their corresponding lots shall be regarded as a single dwelling and lot, and all detached garages adjoining each other and their corresponding lots shall be considered as a single building and lot.

(5) Maximum number of stories Accessory building – 2 stories.

(D) **Off-Street Parking and Loading.** Spaces for off-street parking and loading shall be provided in accordance with the provisions of Sec. 2A-24 and 2A-25, subject to the following exceptions:

(1) The off-street parking requirements of Sec. 2A-25(A)(8)(c) and (d), relative to town houses and other multiple dwellings, are not applicable in the "R-HD" District. In this District, a multiple dwelling which has been converted from a building originally constructed for use as a single-family or two-family dwelling shall provide one-half (1/2) of a parking space per dwelling unit, and a building originally constructed for use as a multiple dwelling shall provide three-quarters (3/4) of a parking space per dwelling unit.

(2) Boarding and rooming houses in the "R-HD" District shall provide one (1) off-street parking space for every two (2) units.

(3) The off-street parking requirements of Sec. 2A-25(A)(9), relative to professional offices, and of Sec. 2A-25(A)(24), relative to retail stores and shops, are not applicable where those uses are mixed with residential uses in the same building in the "R-HD" District. Each such professional office, retail store or shop shall provide one (1) parking space for every six hundred (600) square feet of gross floor area devoted to such use.

(4) The parking lot setback requirements of Sec. 2A-25(F)(2) are not applicable in the "R-HD" District. In this District, all public or private parking lots shall satisfy the following setback requirements:

(a) A two (2) foot setback shall be maintained along an alley line, except that no setback is required where the parking lot is accessory to a single-family or two-family dwelling

## REFERENCE

use or where the property across the alley either is another parking lot or is in a "C" District.

(b) Where no screening is provided, a ten (10) foot setback shall be maintained along adjoining "R" District property lines; where screening is provided, this requirement shall be reduced to a three (3) foot setback.

(c) No setback is required between adjoining parking lots.

(d) No parking shall be permitted in a minimum front yard setback area; on corner lots, a front yard setback requirement shall apply to any yard which adjoins a street.

(e) Except along an alley line, the setback area shall consist of a permeable material and shall be landscaped.

(f) No vehicle shall be permitted to encroach into a required setback area.

(5) The screening requirements of Sec. 2A-25(F)(4)(a)(1) shall be modified to the extent that prior approval of the City Historic District Commission shall be required before the Planning Director shall have the authority to reduce the height of a required opaque screen to four (4) feet.

(E) **Signs.** Signs as permitted in Sec. 2A-11 ("R-3") shall be permitted, except that no free standing sign in the "R-HD" District shall be permitted to exceed two (2) square feet in area per sign face and that no other sign in the "R-HD" District shall be permitted to exceed sixteen (16) square feet in area per sign face.

(Ord. 10,752, §1 and Ord. 11,779, §1)

### CERTIFIED LOCAL GOVERNMENT (CLG) AGREEMENT

This agreement is made and entered into by and between Des Moines hereinafter referred to as the CLG and the STATE of Iowa Office of Historic Preservation, hereinafter referred to as the STATE;

WITNESSETH THAT:

WHEREAS, THE STATE, is interested in granting Certified Local Government status to qualified local governments; and

WHEREAS, THE STATE is empowered by federal statute to institute the Certified Local Government program in Iowa; and

WHEREAS, the CLG has met all qualifications and criteria set forth by the STATE and the Department of the Interior, including the passage of a historic preservation ordinance, if applicable, and the creation of an historic preservation commission; and

NOW, therefore, it is agreed by and between the parties hereto as follows:

1. That the STATE will consider the CLG eligible for the STATE's 10% pass-through funds from the Department of the Interior; and
2. That the STATE monitor all preservation activities of the CLG, including those of its historic preservation commission; and
3. That the RECIPIENT and the STATE mutually agree to abide by the general and specific conditions and responsibilities attached hereto as Exhibits A and B and any additional responsibilities hereto attached as Exhibit C; and
4. The CLG will faithfully comply with all applicable Federal and State laws as specified by the STATE; and
5. The CLG will faithfully comply with all applicable regulations and directives issued by the Office and the US Department of the Interior; and

6. The CLG shall hold the STATE and federal government harmless from damages in any action arising from the performance of any work performed under the auspices of this agreement of any grant.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year last specified below.

RECIPIENT  
CITY OF DES MOINES  
Pete Crivaro, Mayor  
January 20, 1986

STATE  
Iowa State Historical Dept.  
David Crosson, Director  
January 28, 1986

### EXHIBIT A GENERAL CONDITIONS

#### Article I. - General responsibilities of a Certified Local Gov't.

A. The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties.

B. The CLG will organize and maintain a historic preservation review commission which must meet at least three times per year. The commission will be composed of members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community, with consideration of at least one representative in history and one in architecture. If an appropriate discipline can not be represented, the CLG shall utilize expertise in this area when considering National Register of Historic Places nominations and other actions that will impact properties which are normally evaluated by a professional in such discipline. This can be accomplished by consulting the OHP, or another CLG, or hiring a consultant on an as-needed basis.

C. The CLG will review National Register nominations on any property that lies in the jurisdiction of the local historic preservation commission. After allowing for public comment, the commission and chief elected local officials(s) shall decide if the property meets the criteria of the National Register. This recommendation must be submitted to the STATE within sixty days (or sooner if mutually agreed upon) of the commission decision. The STATE will not act on any nomination rejected by the CLG.

D. CLG's shall provide for adequate public participation in the local historic preservation programs, including the process of recommending properties for nomination to the National Register of Historic Places. This will be accomplished in a format issued by the STATE in its program guidelines.

E. CLG Commissions members will participate in OHP-sponsored or approved historic preservation training activities.

F. The CLG shall submit an annual report of its historic preservation activities in a format prescribed by the STATE.

G. The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.

H. CLG's shall not unlawfully discriminate on the basis of sex, race, color and/or origin in any of their activities in implementing their programs.

### ARTICLES I THROUGH IX NOT PRINTED IN THIS DOCUMENT EXHIBIT B NOT PRINTED IN THIS DOCUMENT

### EXHIBIT C CLG RESPONSIBILITIES

The City of Des Moines will conduct design reviews for the historical appropriateness of contributing structures in city designated historic districts. The city historical commission contains qualified professional staff to conduct these duties.

**STANDARD SPECIFICATIONS FOR CONSTRUCTION—  
BRICK SIDEWALKS**

**DIVISION TWO**

**STREETS AND RELATED WORK**

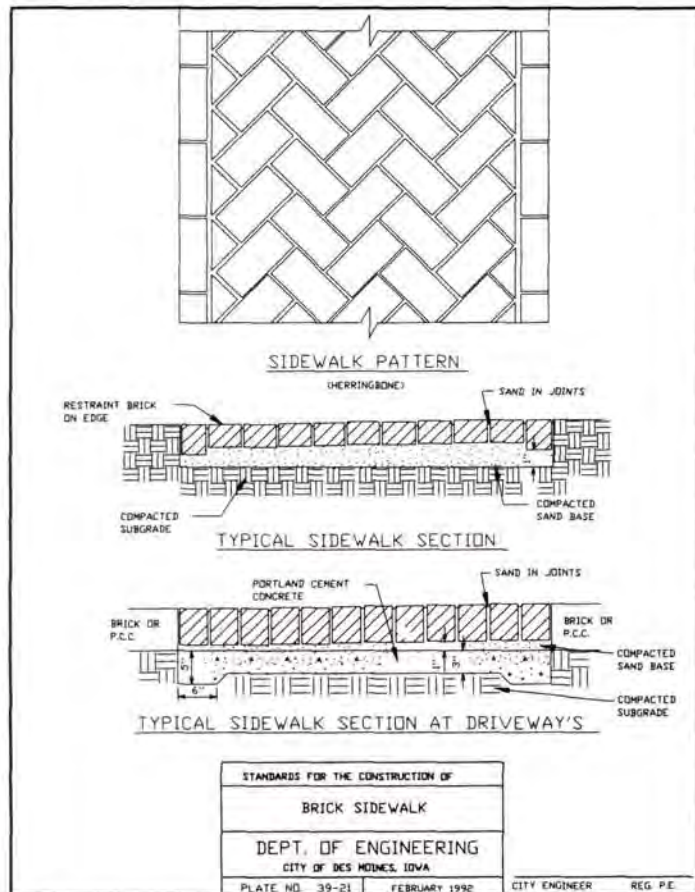
**SECTION 22 SIDEWALK AND DRIVEWAY CONSTRUCTION**

**22-1 DESCRIPTION**

The work to be done under this item shall consist of the construction of sidewalks and driveways on a prepared subgrade in accordance with these specifications and in conformity with the applicable lines, grades, thicknesses and typical cross sections. The work shall include excavation, fine grading and preparation of the subgrade, final adjustment of all castings within the work limits, placing and removing of form, placing bricks, placing and curing of the concrete, backfiring and finishing of the parkings and slopes, and all incidental operations necessary to complete the job entirely.

**22-3 MATERIALS**

22-3.4 BRICK Bricks shall be paving brick manufactured to conform to ASTM designation C902, Class SX, Type I. The size shall be 8" x 4" and 2.25 inches thick. The color shall be dark brown. The concrete subbase at driveways shall meet requirements of Section 16 and Section 18-2.3. The sand cushion shall be fine aggregate for concrete.



**STANDARD SPECIFICATIONS FOR CONSTRUCTION—  
STREET PAVEMENT**

**DIVISION TWO**

**UTILITY CUTS, PAVEMENT PATCHES AND PAVEMENT RESTORATION**

**SECTION 23**

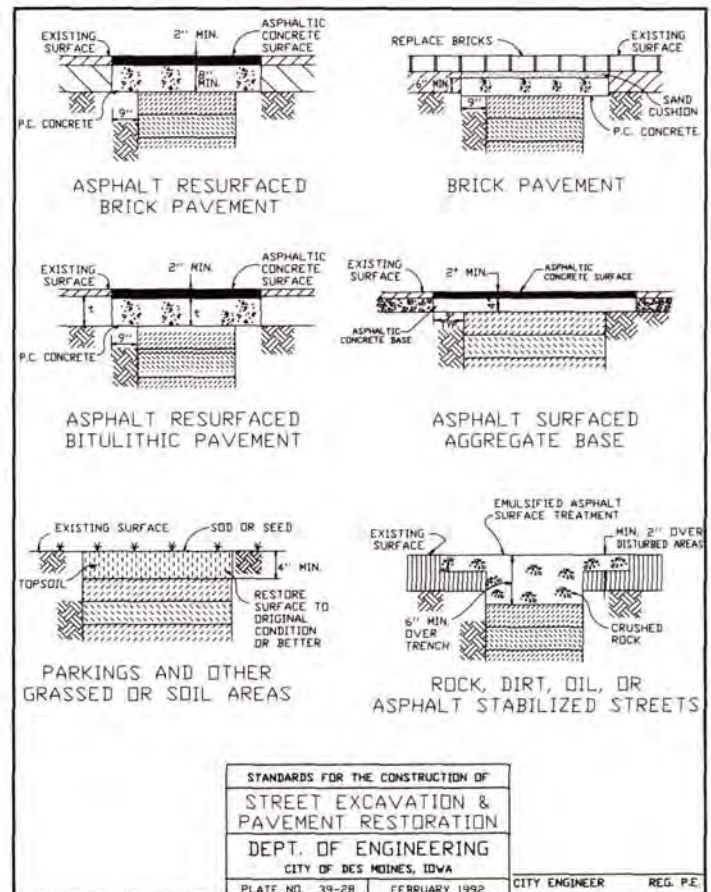
**23-1 DESCRIPTION**

Full-depth patching shall consist of removing pavement in areas designated by the Engineer to be patched; restoring the subbase or subgrade, and, if shown on the plans or required by the Engineer, removal of a portion of the subbase or subgrade and furnishing and placing new subgrade material; furnishing and placing patching material; and restoring the parking area, as shown on the plans. This work is intended to provide a new finished traffic surface in the patch area.

Partial depth patching shall consist of removing pavement down to sound concrete in areas designated by the Engineer to be patched and furnishing and placing patching material. This work is intended to provide a new finished surface in the patch area.

Generally, the patch will be consistent with the existing pavement. Composite sections shall consist of a Portland cement concrete base and an asphaltic cement concrete surface course.

Patch price shall be full compensation for removal and disposal of the old pavement; restoring the subgrade or subbase; furnishing and placing the patching materials, including asphaltic cement, tack coat, asphaltic cement concrete for composite sections, curing and joining sealing; and backfiring and sodding the disturbed area.



## ADVISORY COMMITTEE FOR THE COMMUNITY PRESERVATION PLAN

The Community Preservation Plan needed to be developed by a citizen committee if it was to be dynamic and truly reflect the needs of the community. As such, Historic Preservation Bureau staff and city planning staff discussed the skills of individuals needed to form a working committee that was well informed about preservation issues in the City of Des Moines. The staff talked to chairpersons of various boards for recommendations of persons interested in preservation that would be willing to serve on the committee. Members were appointed by the Historic District Commission at its January, 1993 meeting. Representatives of the Plan and Zoning Commission and City Council were appointed at separate meetings of the respective boards. Meetings were always open to the public and the committee invited persons to participate. Credentials listed for committee members are as of the date of plan development.

### Jennifer Tyler, Co-chair

Member, Historic District Commission  
Resident, Owl's Head Historic District

### Alan Billyard

Member, Historic District Commission  
Resident, Sherman Hill Historic Dist.

### Kirk Blunck, FAIA

Principal, Herbert, Lewis, Kruse, Blunck Architecture  
Chair, Architectural Advisory Committee

### Patty Daniels

Member, Drake Neighborhood Assn.  
Real Estate Agent

### Robert Denny

Retired School Administrator,  
Author,  
Member, Des Moines Sesquicentennial Committee

### Jim Dietz-Kilen

Member, Drake Neighborhood Association

### Steve Drake

City of Des Moines  
Parks and Recreation Department

### Teri Fox

Executive Director, Trinity Community Improvement Association  
Member, River Bend Neighborhood Association

### Gregory Quick, AIA, Co-chair

Lynch and Quick Assoc.  
Chairman, Plan and Zoning Commission

### Patrick Fox

President, River Bend Neighborhood Assn.  
Member, Neighborhood Advisory Board

### Mark Feldman

Attorney, Beving, Swanson, Forrest  
Member, East Side Chamber of Commerce

### Christine Frank

Member, River Bend Neighborhood Association

### Cara Gill

City of Des Moines  
City Manager's Office

### Andrea Hauer, AICP

City of Des Moines  
Office of Economic Development

### Peggy Jester

Member, Drake Neighborhood Assn.  
Member, Neighborhood Advisory Board

### Judy McClure, AIA

Preservation Architect  
State Historical Society of Iowa



*Project work session at the home of Peggy Jester. Top photos, from left: Kirk Blunck, Judy McClure, Alan Billyard, Cara Gill, Mary Neiderbach. Bottom photos, from left: Gregory Quick, Cal Sale, Patrick Fox, Christine Frank, Patricia Zingsheim, Peggy Jester and Jenny Tyler*

### Sheila Navis

Member, Historic District Commission  
Resident, Sherman Hill Historic District

### Jack C. Porter

Des Moines City Council, 1989-1993  
Executive Director, Sherman Hill Association  
Resident, Sherman Hill Historic District

### Mary G. Reeves

Librarian, Cattell Elementary School  
Author  
Resident, Union Park Neighborhood

### Cal Sale

Member, Forest Avenue Neighborhood Association

### Tom Vlassis

Des Moines City Council

### Staff:

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Community Development Department  
Planning and Urban Design Division

#### Patricia Zingsheim, AIA, AICP, Principal Planner

Community Development Department  
Planning and Urban Design Division

#### Cheri Borgerson, Secretary to the Advisory Committee

Community Development Department  
Development Division

#### Stephen Klinkefus, Planning Technician

Community Development Department  
Planning and Urban Design Division

#### Maria Lewicka, Intern

Community Development Department  
Planning and Urban Design Division

#### James M. Grant, AICP, Director

Community Development Department

#### Gary Lozano, AICP, Assistant Director

Community Development Department

### Advising Consultants:

#### John Zeller

Public Historian, Des Moines, IA

#### Barbara Long

Architectural Historian  
Loucks and Associates, Inc., Maple Grove, MN

#### Leah Rogers

Archaeologist, Architectural Historian, Mt. Vernon, IA

#### Marlys Svendsen

Architectural Historian  
President, Svendsen-Tyler, Incorporated, Davenport, IA

### Design Layout:

#### Patricia Zingsheim, AIA, AICP, Principal Planner

City of Des Moines, Planning and Urban Design Division

#### Jeffrey Strobel

PRINT▲WAVE, Graphics Consultant