



Date March 6, 2023

**RESOLUTION SETTING HEARING ON REQUEST FROM
TWENTY-FIVE THIRTEEN WOODLAND, LLC (OWNER), REPRESENTED BY STEVE
WILKE-SHAPIRO (OFFICER) FOR DESIGNATION OF THE PROPERTY AT 2513
WOODLAND AVENUE, INCLUDING A COMMERCIAL STRUCTURE, AS A LOCAL
LANDMARK NAMED “HARLAN’S BARBERSHOP”**

WHEREAS, Twenty-Five Thirteen Woodland, LLC (owner), represented by Steve Wilke-Shapiro (officer), located at 2513 Woodland Avenue, (“Property”) has made application to designate this Property, including a commercial structure, as a Local Landmark named “Harlan’s Barbershop”; and

WHEREAS, the Property is legally described as follows:

THE EAST 37 FEET OF LOT 24 IN WOODLAND PLACE, AN OFFICIAL PLAT, NOW
IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

WHEREAS, on February 7, 2023, the Landmark Review Board voted 10-0-1 to recommend that the “Harlan’s Barbershop” be designated a local Landmark; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 20, 2023, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Twenty-Five Thirteen Woodland, LLC (Owner), to designate as a Local Landmark “Harlan’s Barbershop”; and

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

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed landmark designation application is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on March 27, 2023.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 of the Iowa Code.



Roll Call Number

Agenda Item Number

31

Date March 6, 2023

MOVED BY _____ **TO ADOPT**

SECOND BY _____

APPROVED AS TO FORM:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

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

Mayor

City Clerk

Date 3/6/23

Agenda Item 21

Roll Call # _____

February 28, 2023

Communication from the City Plan and Zoning Commission advising that at their February 16, 2023 meeting, the following action was taken regarding a request from Twenty-Five Thirteen Woodland, LLC (owner), represented by Steve Wilke-Shapiro (officer) for designation of the property at 2513 Woodland Avenue, including a commercial structure, as a Local Landmark.

COMMISSION RECOMMENDATION:

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

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

APPROVAL of the property at 2513 Woodland Avenue be designated a Local Landmark.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends that the property at 2513 Woodland Avenue be designated a Local Landmark.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Case Overview:** The subject property is located on the north side of Woodland Avenue between the intersections with 25th Street and 26th Street. The applicant is proposing a historic rehabilitation and adaptive reuse of the existing building as a two-to four-person office space.

The subject property was constructed as a wood-framed building circa 1913 according to the Polk County Assessor's webpage. It operated as a small neighborhood grocery store until circa 1968. The subject property operated as a barber shop from circa 1968 until its closure.

On February 7, 2023, the Landmark Review Board reviewed the proposed nomination. The Board is comprised of the Historic Preservation Commission and the Urban Design Review Board. The Board meets as needed to review nominations and proposed alternations to landmarks not located within a local historic district. The Landmark Review Board recommended approval of the request to designate the property at 2513 Woodland Avenue as Local Landmark "Harlan's Barber Shop."

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

2. **Size of Site:** 1,850 square feet (0.042 acres).
3. **Existing Zoning (site):** "N5" Neighborhood District.
4. **Adjacent Land Use and Zoning:**

North – "N5"; Uses are low density residential.

South – "N5"; Uses are low density residential.

East – "N5"; Uses are low density residential.

West – "N5"; Uses are low density residential.

5. **Applicable Recognized Neighborhood(s):** The subject building is located in Woodland Heights Neighborhood. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on January 27, 2023 and of the Final Agenda on February 10, 2023.

All notices are emailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Woodland Heights Neighborhood Association notices were sent to Cameron Gale.

6. **PlanDSM Land Use Plan Designation:** Low Density Residential. The subject property is located in close proximity to two Neighborhood Nodes: one centered at Ingersoll Avenue and 29th Street and one centered at Ingersoll Avenue between 23rd Street and 24th Street.
7. **Applicable Regulations:** Pursuant to Chapter 82-40(a) of the City Code, the Plan and Zoning Commission is an advisory body to the City Council and is a key factor in the growth and development of the city. Therefore, the Commission reviews all local Landmark and Historic District nominations in accordance with the Historic Preservation Ordinance and for compliance with the City's Comprehensive Plan and forwards a recommendation to the City Council.

II. APPLICABLE SECTIONS OF THE CITY CODE

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

Sec. 58-56. Purpose.

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

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

Sec. 58-58. Designation criteria.

- (a) For purpose of this article, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located

thereon that possesses integrity of location, design, setting, materials, workmanship, feeling and association and that:

- (1) Is significant in American history, architecture, archaeology and culture;
 - (2) Is associated with events that have made a significant contribution to the broad patterns of our history;
 - (3) Is associated with the lives of persons significant in our past;
 - (4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - (5) Has yielded or may be likely to yield information important in prehistory or history.
- (b) Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the landmark designation. However, such properties will qualify if they fall within the following categories:
- (1) A religious property deriving primary significance from architectural or artistic distinction or historical importance.
 - (2) A building or structure removed from its original location which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
 - (3) A birthplace or grave of a historical figure of outstanding importance, if there is no appropriate site or building directly associated with his or her productive life.
 - (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
 - (5) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
 - (6) A property primarily commemorative in nature, if design, age, tradition or symbolic value has invested it with its own historical significance.
 - (7) A property achieving significance within the past 50 years, if it is of exceptional importance.

Sec. 58-60. Procedures.

- (a) The historic preservation commission shall consider the nomination of landmarks and landmark sites located within historic districts, and make a report and recommendation on such nomination to the city plan and zoning commission and city council as provided below. The landmark review board shall consider the nomination of landmarks and landmark sites located outside historic districts and make a report and

recommendation on such nomination to the city plan and zoning commission and city council as provided below.

- (b) Notice that an application for designation of a landmark or landmark site is being considered shall be given to the owner of the parcel on which the proposed landmark is situated or which is part of the proposed landmark site in accordance with the following:
 - (1) Such notice shall be served by certified mail, addressed to the owner at his or her last known address as such appears in the records of the county treasurer's office, or if there is no name on such records, such notice may be served by regular mail addressed to "owner" at the street address of the property in question.
 - (2) Such owner shall have the right to confer with the historic preservation commission or landmark review board, as applicable, prior to final action by the commission or board on the application.
 - (3) The historic preservation commission or landmark review board, as applicable, may, in addition, hold the public hearing of the proposed designation by giving notice as required by law.
- (c) After such investigation by the historic preservation commission or landmark review board as is deemed necessary, but in no case more than 60 days after the receipt of the complete application, the application for designation shall be recommended for approval or disapproval. Such recommendation shall be in writing and signed by the chair of the historic preservation commission or landmark review board, as applicable, and shall state the reasons for recommending approval or disapproval. The recommendation may limit itself to the proposed landmark or landmark site as described in the application or may include modifications thereof. Such recommendation shall be forwarded to and filed with the plan and zoning commission, within five days after making such recommendation.
- (d) Upon receipt of such recommendation, the plan and zoning commission shall schedule a public hearing at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.
- (e) Within 30 days after the public hearing, the plan and zoning commission shall forward such application to the city council, together with the recommendation of the historic preservation commission or landmark review board. The plan and zoning commission may adopt the recommendation of the historic preservation commission or landmark review board as its own or may prepare a written recommendation of its own. The plan and zoning commission may limit itself to the proposed landmark or landmark site or may include modifications thereof. If the modification requires an additional public hearing, the plan and zoning commission shall hold such hearing before forwarding the application to the city council.
- (f) Upon receipt of such recommendation, the council shall schedule a public hearing to consider the recommendation at a specific place, date and time, not more than 30 days after such receipt, by giving notice as required by law.
- (g) The city council, after public hearing, may approve, approve with modification, or disapprove the recommendation of the plan and zoning commission by a majority vote

of its membership. If the plan and zoning commission shall have failed to act within the time limit set forth in this section, the city council may, nevertheless, approve, approve with modification, or disapprove the proposed landmark or landmark site as originally proposed or modified by a majority vote of its membership.

II. ANALYSIS

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

- (1) Is significant in American history, architecture, archaeology and culture;
- (2) Is associated with events that have made a significant contribution to the broad patterns of our history;
- (3) Is associated with the lives of persons significant in our past;
- (4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- (5) Has yielded or may be likely to yield information important in prehistory or history.

The nomination suggests the site meets Criteria 1, 2, 3, and 4. The following points from the submitted form create the case for how the site meets those criteria.

- Across Des Moines, many neighborhoods had one or two small grocery stores that served the nearby homes. While some examples of masonry-style grocery store structures still exist scattered throughout Des Moines, only a few wood-frame structures remain.
- The building tells an important story linking together development of the Woodland Heights streetcar neighborhood, city growth in the early 1900s, displacement of Black residents from the Center Street district to western neighborhoods in the 1960s and 1970s, and community resilience throughout the 20th century.
- This property was purpose-built in 1915 as a grocery store by Charles Grefe and family. Along with his brother – also named Charles – the Grefe brothers owned several such grocery stores around the city.
- Grefe sold this location to Hellen O. Wilkin in the early 1920s. Wilkin owned and co-managed the grocery store until 1923. It was then rented to Neal Sanford Landess who managed the store until his death. At that point, his youngest son, Paul, took over ownership and went on to become the longest owner of the store. He owned and operated the location until 1968, when he sold the location to Harlan and William Thomas.
- Harlan converted the grocery store into a neighborhood barber shop. Harlan's Barber Shop became an important gathering place for members of the black community displaced by the I-235 construction and nearby Urban Renewal projects which destroyed the once vibrant Center Street neighborhood.

- Harlan's Barber Shop became a mainstay of culture and community in a growingly diverse Woodland Heights neighborhood. African-Americans displaced by the developments of the mid-20th century relocated to Woodland Heights from their previous neighborhoods. Woodland Heights was only 1.9% African-American in 1940. However, by 1970, African-Americans comprised of 51.89% of the Woodland Heights Neighborhood.
- Along with the shift in demographics, the destruction of the Center Street district also displaced a vibrant music community, making Harlan's Barber Shop a much larger social gathering place for the Woodland Heights Community. Harlan was a fixture in the jazz and blues music scene on Center Street as a member of the Soul Brothers band. His involvement in the music community turned Harlan's Barber Shop into a hub for people interested in playing, learning, and listening to these music genres.
- Harlan was honored as a 1999 inductee into the Iowa Blues Hall of Fame and contributed via person interviews to a 2002 oral history project remembering the Center Street music community.

2. PlanDSM Creating Our Tomorrow: The PlanDSM Comprehensive Plan was approved on April 25, 2016. The nomination is supported by numerous PlanDSM Goals and Policies including:

Land Use Goal 2: Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities.

Land Use Goal 4: Continue to embrace the distinct character of Des Moines' neighborhoods while allowing for new development and redevelopment.

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

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

Economic Development Objective 19: Support entrepreneurship, new business models, small business owners, and business incubators.

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

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

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

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Emily Webb made a motion for the property at 2513 Woodland Avenue be designated a Local Landmark.

Motion passed: 12-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Jan 17, 2023 14:21

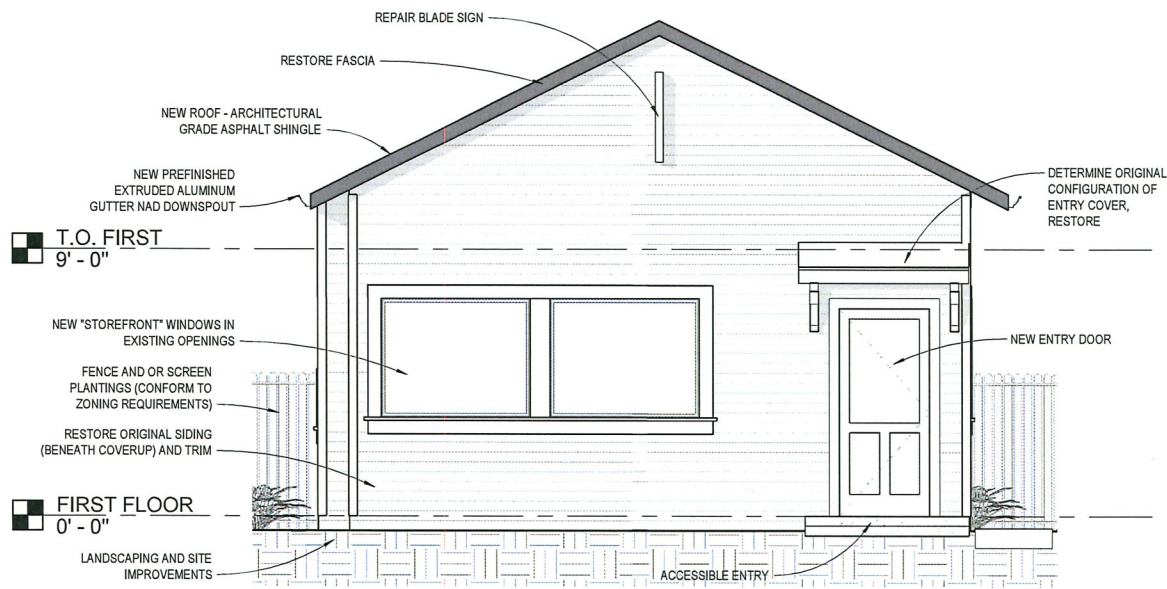


Jan 17, 2023 14:21





Jan 17, 2023 14:21



1 | FRONT (SOUTH) ELEVATION CONCEPT

1/4" = 1'-0"

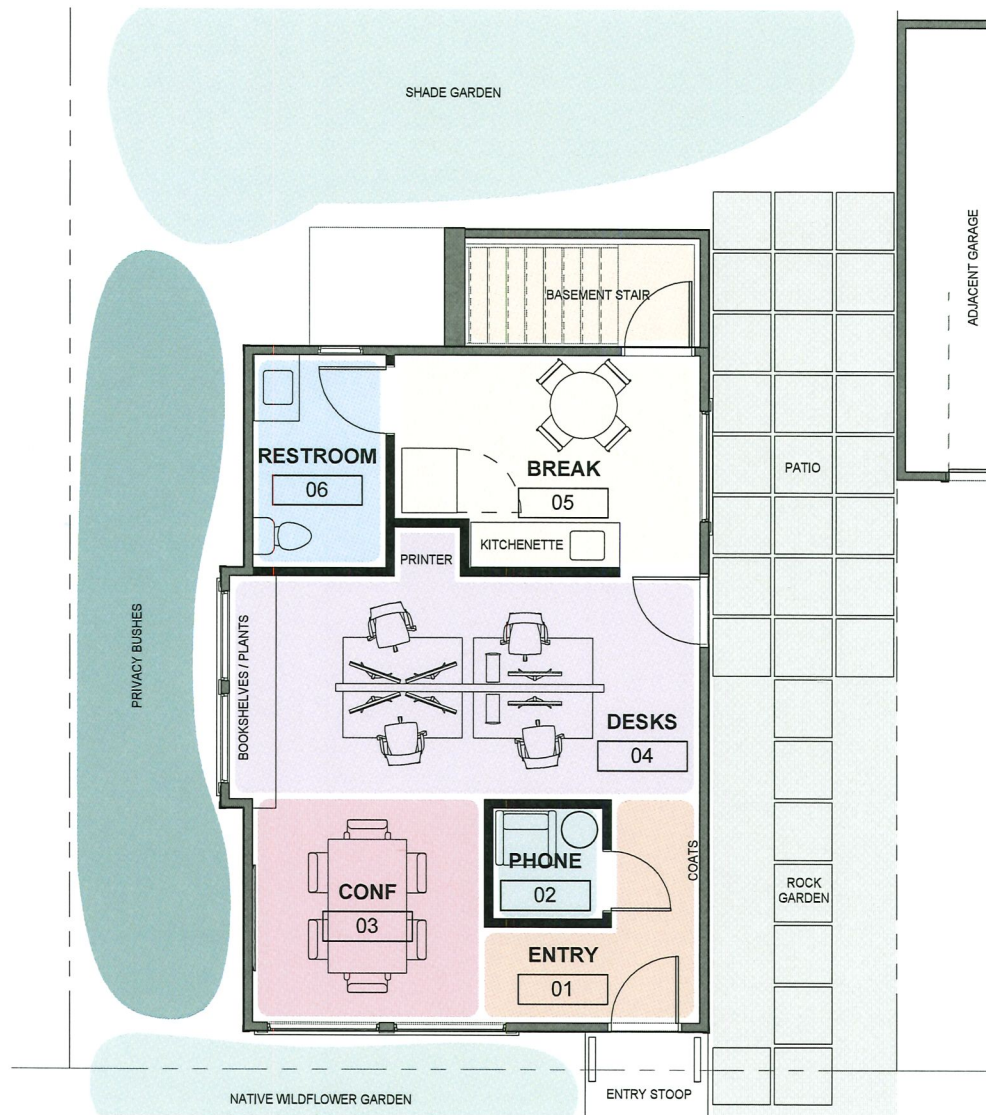


EXISTING STREET VIEW



PROPOSED CONCEPT

2513 WOODLAND REHABILITATION - ELEVATIONS AND RENDERINGS



INSPIRATION: SHADE GARDEN IN BACK



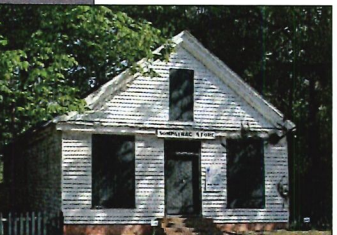
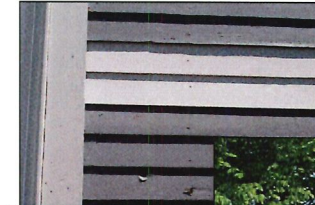
INSPIRATION: WILDFLOWER GARDEN IN FRONT



INSPIRATION: PATIO PAVERS



INSPIRATION: RESTORE THE ORIGINAL SIDING



INSPIRATION: RESPECT THE FORM AND MATERIALS

2513 WOODLAND REHABILITATION - CONCEPT

SEQUEL ARCHITECTURE
<http://sequelarchitecture.com>

Historic Significance

It is the applicant's intent to complete the project as a "historic rehabilitation" and utilize **State Historic Tax Credits** as part of the funding stack. While the structure is located within the Woodland Place Historic District, it is currently described as a non-contributing building (alterations include cover-up siding).

There are just seven contemporary residential properties and a single commercial property in the district which cannot be classified as bungalows or square house plans and this testifies to the dominance of those types in the upbuilding of the plat. There are just four vacant lots (2508 Woodland Avenue, 682 25th Street and 683 and 716 26th Street). The single commercial

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Woodland Place Historic District
Des Moines, Polk County, Iowa

Section number 7 Page 20

property is located at **2513** Woodland Avenue. This property dates to 1913 and likely was always a neighborhood business. It is counted as a non-contributing property given its extensive façade alterations.

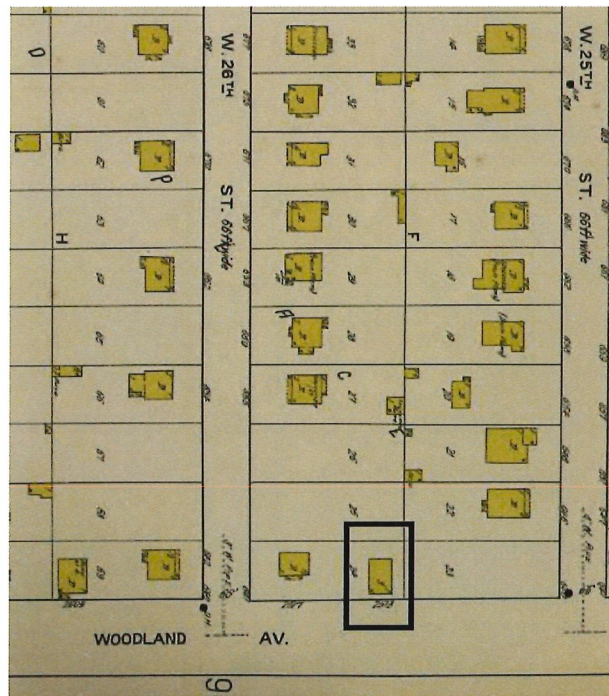
Originally constructed in 1913 as a commercial building, it operated as "Grefe Grocery" until selling it to Hellen O. Wilkin in the early 1920's. Just a few years later (circa 1923), it was sold to the then-manager, Neil Sanford Landess.

The image from the 1920 Sanborn maps to the right shows 2513 Woodland (highlighted by the black rectangle). The "S" designation on the building indicates that it was being used as a Store, consistent with the initial historic research that has been conducted.

Soon after the sale to Neil Landess, in 1923, the grocery appeared in a Des Moines Register newspaper article.

By 1934 (as indicated on a published "redlining" map), the adjacent home and garage to the east had been constructed.

Upon Neil's death, his son Paul L. Landess took over operation of the store. Paul, like his father, owned the store until he died in 1963. Settling of the estate took





several years, and the property was eventually sold to Harlan H. Thomas and his brother William H. Thomas.

The Thomas brothers completely remodeled the building into a barbershop which was in operation for 52 years until closing circa 2015.

The Oakridge Urban Renewal project to the east displaced many Black residents of the once-vibrant Center Street neighborhood to the Woodland Heights area. This significant population shift turned the Thomas' barbershop into a center of community for the newly established Black population west of downtown in the 1970s.

As a fixture in the jazz and blues music scene on Center Street and a member of the Soul Brothers band, Harlan Thomas' involvement in the music community also turned the barbershop into a social hub centered around music. Harlan Thomas was

honored as a 1999 inductee into the Iowa Blues Hall of Fame.

No historic exterior photos have been uncovered as of the writing of this RFP response.

Initial conversation with the State Historic Preservation Office indicates a heavy lift to amend the historic district. The district is based primarily on the *residential* development context and essentially ignores the single historic commercial building. Accordingly, a *more likely* successful path will be through Local Landmark status for the building.

Energy Efficiency

It is the applicant's intent to participate in the **MidAmerican "Nonresidential" rebate program**. This program provides rebates for energy efficient mechanical equipment, insulation, and lighting fixtures. It is the applicant's intent to improve the energy efficiency of the building above code minimum.

Neighborhood Commercial Revitalization Program

The applicant had preliminary conversations about development assistance with Katie Hernandez and Ryan Moffatt of the Economic Development department. As a neighborhood commercial building with long-term potential impact, the proposed project would be a potential candidate for the **Neighborhood Commercial Revitalization (NCR) grant** program.

Landmark Nomination Form

Landmark Review Board

IDENTIFICATION:SITE NAME Harlan's BarbershopLEGAL DESCRIPTION E 37 F LOT 24 WOODLAND PLACEOWNER(S) NAME Twenty-Five, Thirteen Woodland LLCOWNER(S) SIGNATURE [Signature]
(signed owner's letter of support or petition can be attached in lieu of signature here)OWNER(S) ADDRESS 3134 Cottage Grove Ave., Des Moines, IA 50311-3810
(street address) (city) (state) (zip)**CATEGORY:**STRUCTURAL/ARCHITECTURAL ☒ LANDSCAPE ☐ ARCHEOLOGICAL ☐COMPONENTS One building on a 37'x50' lot in Woodland Place Historic DistrictUSE (present) Vacant (past) Grocery Store, Barber Shop**DESCRIPTION:**DATE OF CONSTRUCTION 1915 ARCHITECT/BUILDER unknown**BUILDING TYPE:**Single-family dwelling ☐ Industrial ☐ Other institutional ☐ Religious ☐
Multiple-family dwelling ☐ Educational ☐ Public ☐ Agricultural ☐
Commercial ☒EXTERIOR WALLS: clapboard ☒ stone ☐ brick ☐ board and batten ☐ shingles
☐ stucco ☐ other ☐STRUCTURAL SYSTEM: wood frame with interlocking joints ☐ masonry load-bearing
walls ☐ wood frame with light members (balloon frame) ☒ iron frame ☐ steel frame
with curtain walls ☐ reinforced concrete ☐ other ☐CONDITION: excellent ☐ good ☐ fair ☐ deteriorated ☒

INTEGRITY: original site X moved--if so, when _____
from where _____

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

Remodeling associated with conversion from grocery to barbershop (ca. 1968-70)

- Construction of interior partition walls to divide the space roughly in half, with the barbershop portion in front and a smaller "salon" in back
- Construction of two small restrooms
- Addition of an enclosed basement stair
- Construction of a small cantilevered bump-out addition on the west
- Alteration to the storefront windows
- Construction of a small shed roof entry cover

RELATED OUTBUILDINGS AND PROPERTY: barn ____ other farm structures ____
carriage house ____ garage ____ privy ____ other ____

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

Prepared by Kelli Lydon **Date** Jan. 14, 2023

Address 1622 York St., Des Moines, IA 50316

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

Organization Kelli Lydon Research Services, LLC

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

PHYSICAL DESCRIPTION

General Building: 2513 Woodland is a one-story, wood frame, rectangular structure approximately 20' x 30'. The unassuming form is characterized by a simple gable roof running north-south and facing the street. The main level ceiling is at approximately 10' and the peak of the gable is approximately 18' from grade

South Facade: Openings on the front (south) gable-end facade are asymmetrical, with two large plate glass windows on the west portion and the main entry door located at the south east corner. A shallow shed roof, likely constructed during the conversion from grocery to barbershop, extends across the full length of the south facade to provide shade at the windows and cover over the entry door.

A 3' x 4' interior lit blade sign, missing the signage panels, is installed towards the peak of the gable end.

East Facade: The east facade hosts a secondary entrance and another large window open to the rear "salon" space. A third door at the northeast corner provides access to the basement.

North Facade: The north facade is the opposite gable end and is dominated by an enclosed basement stair enclosure. This addition, likely constructed as part of the barbershop conversion, is in poor physical condition.

West Facade: The west facade is devoid of openings. A narrow "bump-out" addition, also likely constructed as part of the barbershop conversion, is located towards the south end of this facade.

Exterior Cladding: The roof is clad in asphalt shingles. The rafter tail extensions have been enclosed with vented aluminum soffit. The original wood clapboards were installed with a 4" reveal and are currently covered up by vertical vinyl siding.

ARCHITECTURAL SIGNIFICANCE

Across Des Moines, many neighborhoods had one or two small grocery stores that served the nearby homes. Scattered examples of masonry buildings that were formerly small neighborhood grocery stores still remain around Des Moines:

- H&H Grocery - 800 19th Street
- Bassman's - 1100 East 9th
- Pulis Grocery - 820 35th
- Daniels Grocery - 3206 Scott

Conversely, there are very few historic wood frame neighborhood grocery buildings remaining. The subject building, constructed in 1915, was built to serve the fast-growing streetcar suburb northwest of downtown and was active as a grocery store until the advent of large supermarket chains in the mid-1960s. In its conversion to a barbershop, the building underwent several changes:

- Construction of interior partition walls to divide the space roughly in half, with the barbershop portion in front and a smaller "salon" in back
- Construction of two small restrooms
- Addition of an enclosed basement stair
- Construction of a small cantilevered bump-out addition on the west
- Alteration to the storefront windows
- Construction of a small shed roof entry cover

The physical integrity of this building, while deteriorating, is strong and tells an important story linking together development of the Woodland Heights streetcar neighborhood, city growth in the early 1900s, displacement of Black residents from the Center Street district to western neighborhoods in the 1960s and '70s, and community resilience throughout the 20th century.

HISTORICAL SIGNIFICANCE

Platted in 1907, the period of significance for the Woodland Place National Historic District is 1910-1925. This property was purpose-built in 1915 as a grocery store by Charles Grefe and family. Charles A. Grefe came from a retail savvy family. His father, Albert, immigrated from Germany with his brother, (also named Charles A. Grefe,) The Grefe brothers opened several retail businesses, finally settling on neighborhood grocery stores. Charles A. Grefe went into his father Albert's business and owned and managed several grocery stores around the city. Charles Grefe owned the store and it was managed for a short time by F. A. Sackett. The store was known alternately as Grefe Grocery or Sackett Grocery through 1915 and 1916. Grefe maintained ownership throughout and was managing the store when he sold it to H. O. Wilkin.



Hellen O. Wilkin owned and co-managed this grocery store with her father, Albert for a few years in the early 1920s. The Wilkins didn't stay in the grocery business for long, quickly renting the store to N. S. Landess within a year and finally selling to Landess in 1923.

Born in Ohio, Neal Sanford Landess moved to Des Moines in 1910 and worked for a fresh produce distributor. In 1920 he began running the store owned by H. O. Wilkin. In 1923 he purchased the store and became owner and manager. His youngest son, Paul, worked with him in the business and took over the store when Neal died.

Paul L. Landess was the longest running owner of the grocery store. Like his father, he owned the store until he died. It took a few years for his family to settle his estate and they finally sold the store to Harlan H. Thomas and William H. Thomas.

Figure 2. (left) Paul Landess (behind counter) and his wife Marguerite in their grocery store at 2513 Woodland Ave. (circa 1940s)

When Harlan and William Thomas bought the former Landess Grocery in 1968, the grocery store equipment and fixtures were still in place. After remodeling, Harlan and William operated their barber shop in the location until approximately 2015.

Harlan's Barber Shop at 2513 Woodland Avenue became an important gathering place for members of the black community displaced by the I-235 construction and the nearby Urban Renewal projects, which destroyed the once vibrant Center Street neighborhood. Census population statistics show that the neighborhood around 2513 Woodland was only 1.9% African-American in 1940. By 1970, after I-235 was completed and the Urban Renewal projects had demolished Center Street, the area around 2513 Woodland was 51.89% African-American. This significant demographic shift made Harlan's Barber Shop a prime location among the newly established Black population west of downtown in the 1970s.

Along with the shift in demographics that made Harlan's Barber Shop a social gathering place, destruction of the Center Street district also displaced a vibrant music community. Harlan Thomas was a fixture in the jazz and blues music scene on Center Street as a member of the Soul Brothers band. His involvement in the music community turned Harlan's Barber Shop into a hub for people interested in playing, learning, and listening to these music genres.

Harlan himself was honored as a 1999 inductee into the Iowa Blues Hall of Fame and submitted personal interviews to a 2002 oral history project remembering the Center Street music community.



Figure 1a. Harlan Thomas, 1999 Iowa Blues Hall of Fame Inductee



Figure 1b. The Soul Brothers and Blues Band, Harlan Thomas second from left



Figure 3. Harlan Thomas and a customer in his barbershop



Figure 4. A customer in Harlan Thomas' barbershop.



Figure 5. 2513 Woodland Ave., summer 2022

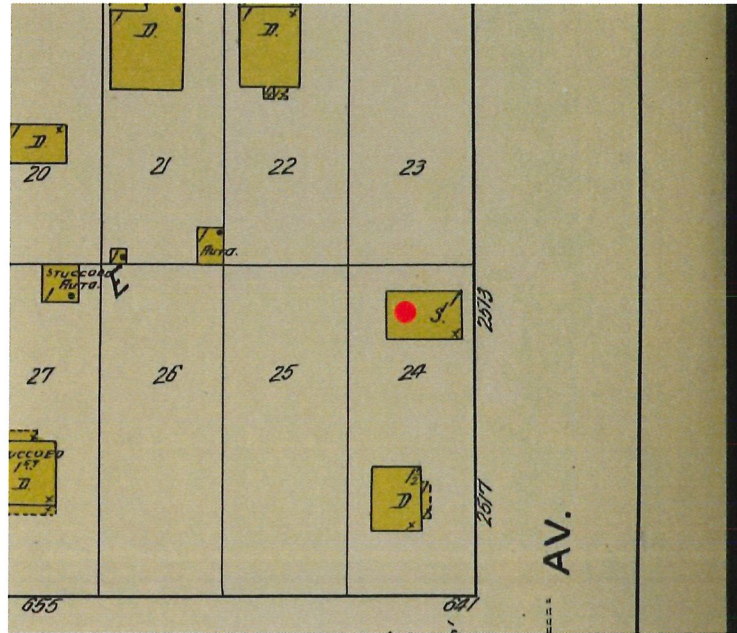


Figure 6. 2513 Woodland marked on the 1920 Sanborn Fire Insurance map.

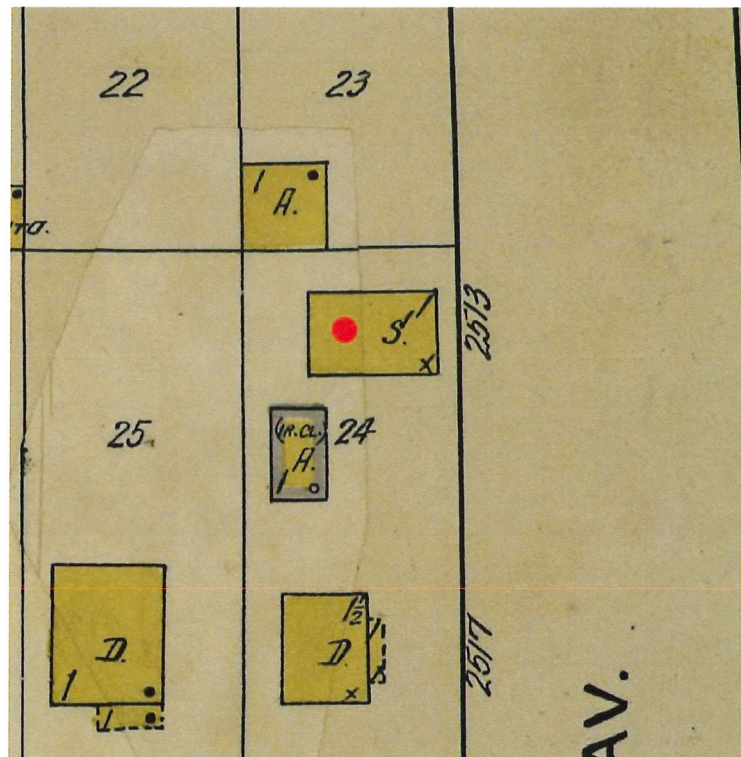


Figure 7. 2513 Woodland marked on the 1950 Sanborn Fire Insurance Map.

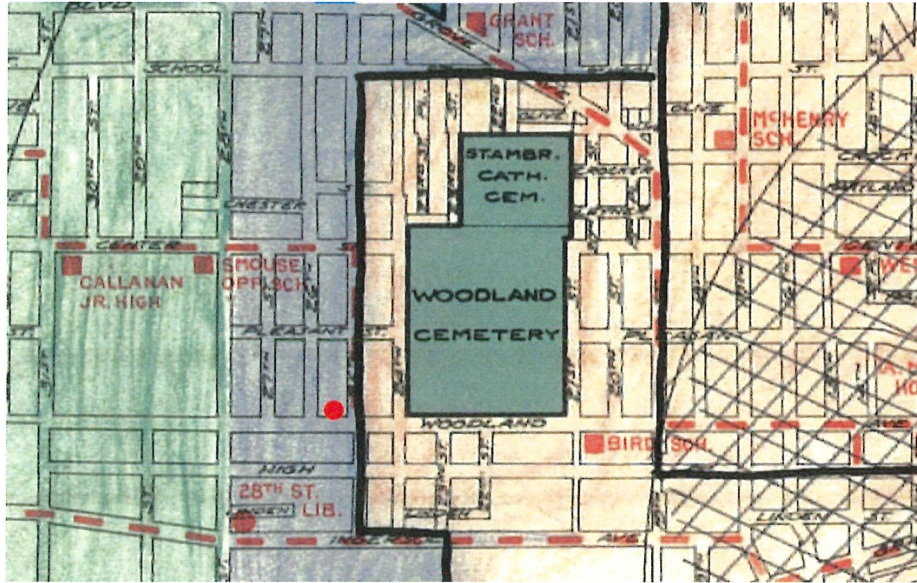


Figure 8. 2513 Woodland Ave. marked on the original hand colored 1934 Redlining map. (Source: undesignsm.com)

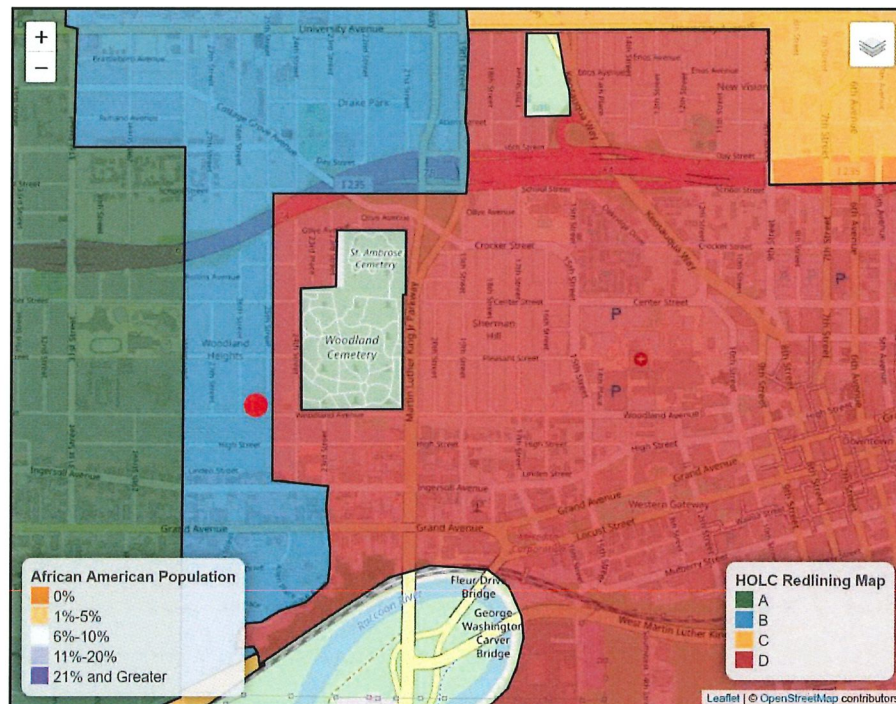


Figure 9. 2513 Woodland marked on a digitized Redlining map. This address is right next to the boundary between areas considered "undesirable" and "moderately undesirable."

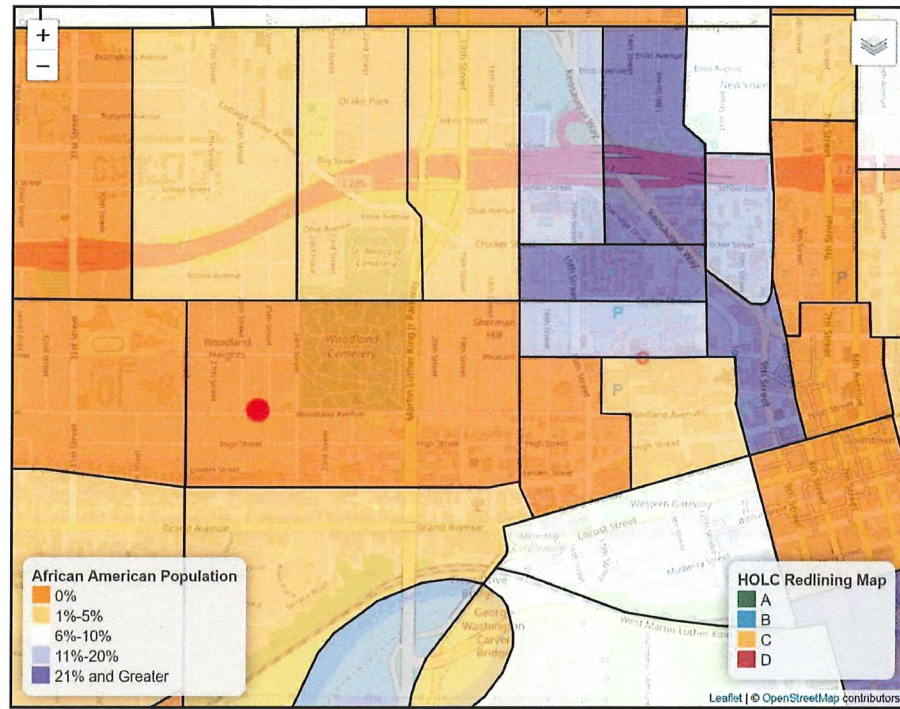


Figure 10. 2513 Woodland marked on a 1920 census map showing less than 1% African American population in Woodland Heights.

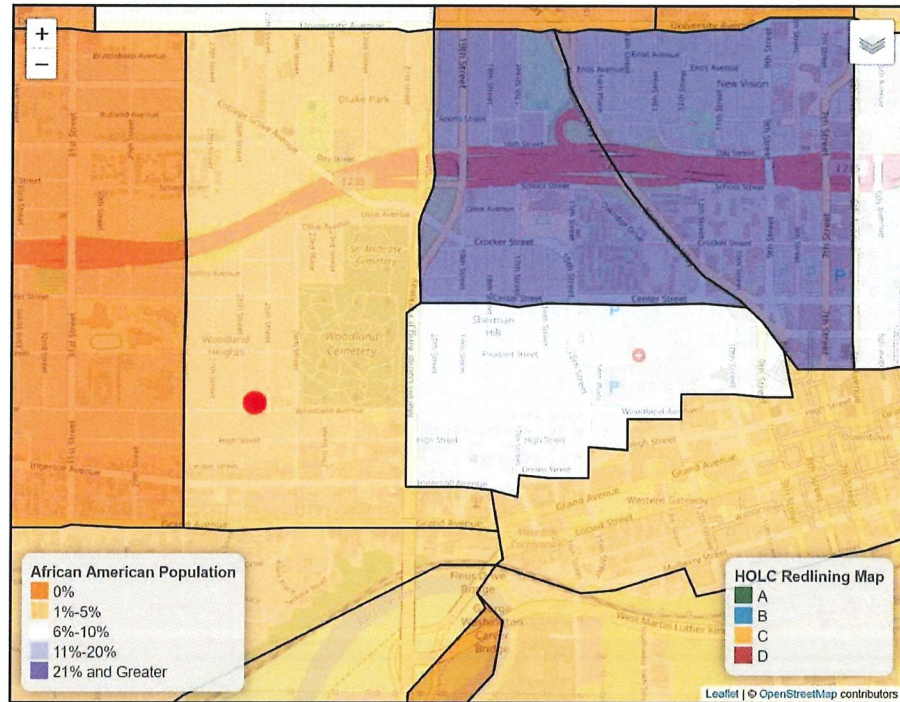


Figure 11. 2513 Woodland marked on a 1940 census map showing between 1-5% African American population in Woodland Heights. (The actual percentage was 1.9%.) Note this is before the construction of I-235 and the Oakridge Urban Renewal plan.

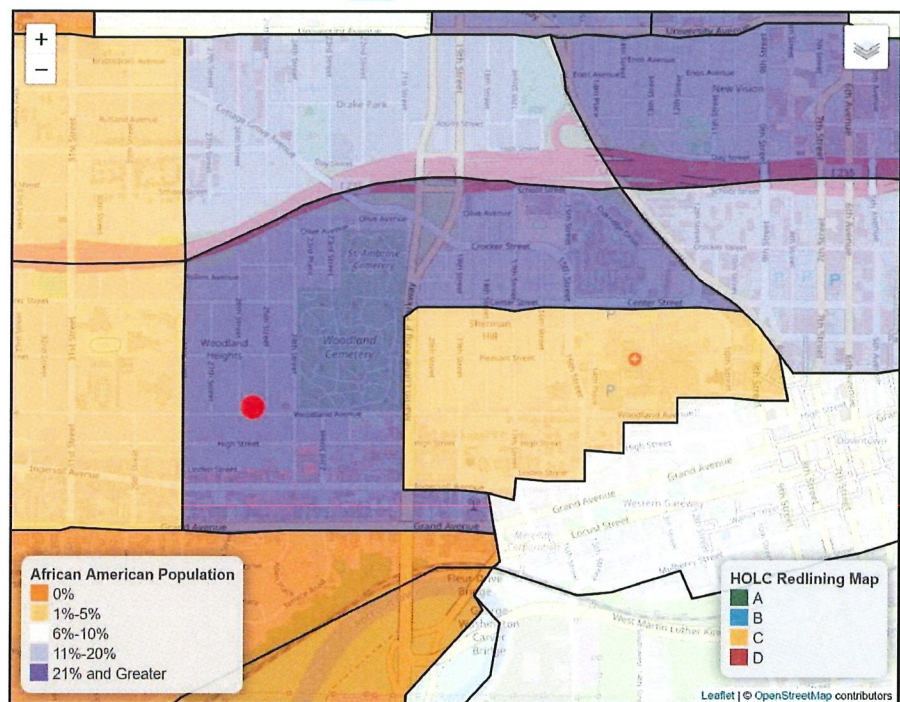


Figure 12. 2513 Woodland marked on a 1970 census map showing greater than 21% African American population in Woodland Heights. The actual percentage was 51.89%. Note this is immediately after the construction of I-235 and the Oakridge Urban Renewal project.

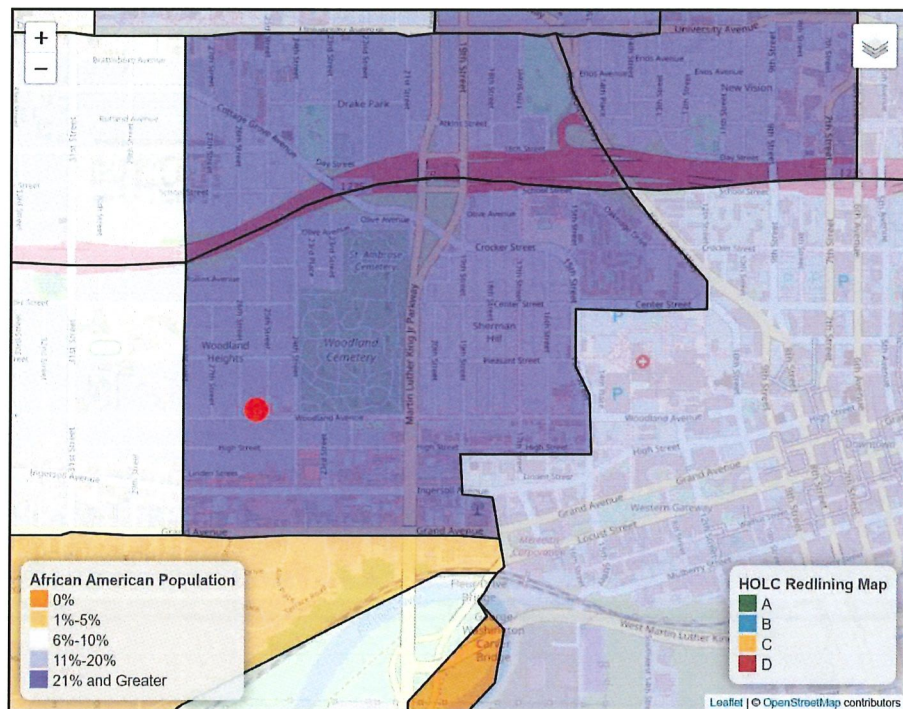


Figure 13. 2513 Woodland marked on a 2000 census map showing Woodland Heights with a significant African American population of 28%.

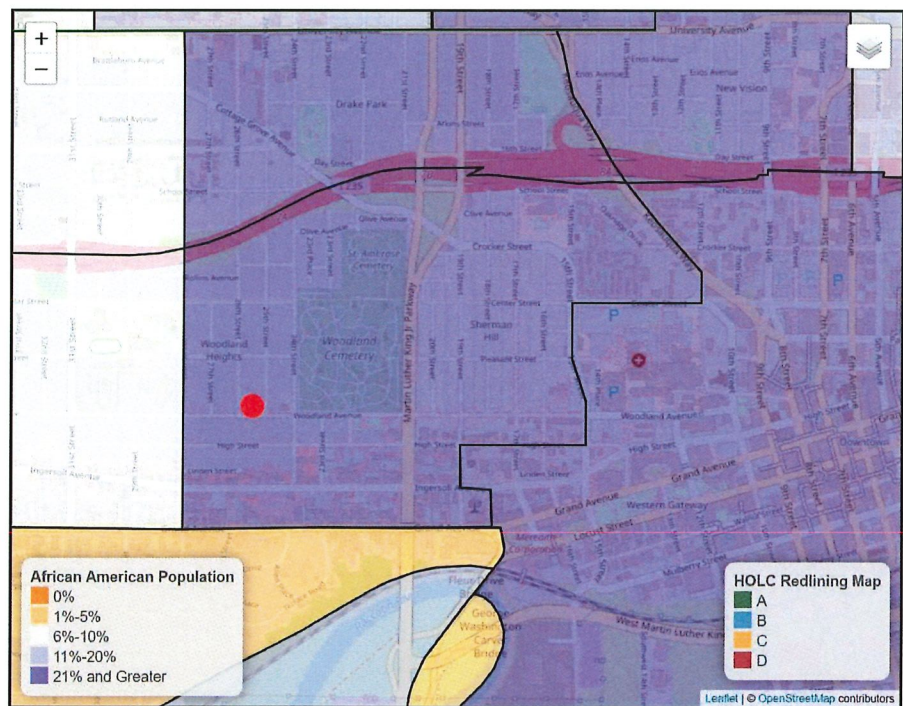


Figure 14. 2513 Woodland marked on a 2010 census map showing the African American population in Woodland Heights holding steady at 27.20%.

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

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Jacobsen, J. E. (2000). *Woodland Place Historic District*. United States Department of the Interior, National Register of Historic Places. Washington DC: National Park Service.

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Parker, Honesty. (2011). *African Americans of Des Moines and Polk County*. Arcadia Publishing Library Editions.

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Swanger, M. (2009). Des Moines' Hall of Fame jazz artists made city a swinging place. *Iowa History Journal*, 20-.

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

AGENDA ITEM #2

CAHP-2023-000004

Applicant: Twenty-Five Thirteen Woodland, LLC, represented by Steve Wilke-Shapiro. The nomination was prepared by Kelli Lydon.

Location: 2513 Woodland Ave.

Requested Action: A) Nomination of 2513 Woodland Avenue as a Local Landmark "Harlan's Barbershop."

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

I. GENERAL INFORMATION

The subject property is located on the north side of Woodland Avenue approximately halfway between the 25th and 26th Street intersections. The approximately 1,850 square foot site contains a 685 square foot building constructed circa 1913 according to the Polk County assessor's webpage.

II. APPLICABLE SECTIONS OF THE CITY CODE

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

Sec. 58-56. Purpose.

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

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

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

Sec. 58-58. Designation criteria.

- (a) For purpose of this article, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon that possesses integrity of location, design, setting, materials, workmanship, feeling and association and that:
- (1) Is significant in American history, architecture, archaeology and culture;
 - (2) Is associated with events that have made a significant contribution to the broad patterns of our history;
 - (3) Is associated with the lives of persons significant in our past;
 - (4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - (5) Has yielded or may be likely to yield information important in prehistory or history.

Sec. 58-60. Procedures.

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

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

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

III. ANALYSIS

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

- (1) Is significant in American history, architecture, archaeology and culture;
- (2) Is associated with events that have made a significant contribution to the broad patterns of our history;
- (3) Is associated with the lives of persons significant in our past;
- (4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- (5) Has yielded or may be likely to yield information important in prehistory or history.

The nomination suggests the site meets Criteria 1, 2, 3, and 4. The following points from the submitted form make the case for how the site meets those criteria.

- Across Des Moines, many neighborhoods had one or two small grocery stores that served the nearby homes. While some scattered examples of masonry-style structures sporadically exist throughout Des Moines, very few such structures of a wood-frame design remain.
- The building tells an important story linking together development of the Woodland Heights streetcar neighborhood, city growth in the early 1900's, displacement of Black residents from the Center Street district to western neighborhoods in the 1960's and 1970's, and community resilience throughout the 20th Century.
- This property was purpose-built in 1915 (the period of significance for the Woodland Place National Historic District being 1910-1925) as a grocery store by Charles Grefe and family. Along with his brother – also named Charles – the Grefe brothers owned several such grocery stores around the city.
- Grefe sold this location to Hellen O. Wilkin in the early 20's. Hellen owned and co-managed the grocery store until 1923, renting it to Neal Sanford Landess, who owned the store until his death. At that point, his youngest son, Paul, took over ownership and went on to become the longest owner of the store. He owned and operated the location until 1968, when he sold the location to Harlan and William Thomas.
- Harlan converted the grocery store into a neighborhood barbershop. Harlan's Barber Shop became an important gathering place for members of the black community displaced by the I-235 construction and nearby Urban Renewal projects which destroyed the once vibrant Center Street neighborhood.
- Harlan's Barber Shop became a mainstay of culture and community in a growingly diverse Woodland Heights neighborhood. African-Americans displaced by the developments of the mid-20th century relocated to Woodland Heights from their previous neighborhoods. Woodland Heights was only 1.9% African-American in 1940. However, by 1970, African-Americans comprised of 51.89% of the Woodland Heights Neighborhood.
- Along with the shift in demographics, the destruction of the Center Street district also displaced a vibrant music community, making Harlan's Barber Shop a much larger social gathering place for the Woodland Heights Community. Harlan was a fixture in the jazz and blues music scene on Center Street as a member of the Soul Brothers band. His involvement in the music community turned Harlan's Barber Shop into a hub for people interested in playing, learning, and listening to these music genres.
- Harlan himself was honored as a 1999 inductee into the Iowa Blues Hall of Fame, and contributed via person interviews to a 2002 oral history project remembering the Center Street music community.

IV. CERTIFICATE OF APPROPRIATENESS

In reviewing COA requests, the Landmark Review Board shall consider standards for rehabilitation promulgated by the Secretary of the Interior. The Secretary's Standards for Rehabilitation of Historic Buildings consist of the following:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff recommends approval of a Certificate of Appropriateness based on the following:

The site is proposed to be converted from use as a barber shop to an office. This conversion does not require substantial changes to the exterior features of the building, which staff finds in conformance with Standard 1. Additionally, the applicant proposes installation of salvaged materials to match existing, condition evaluation of all existing materials for preservation where possible, a return to original sizes of window openings, and a new full-panel glass door on the front façade. The applicant does propose a reduction in the size of the roof along the front façade from a full-length of the building to one over only the door. As the applicant intends to pursue historic tax credits at the state level, staff looks to work with the State Historic Preservation Office (SHPO) to come up with an appropriate design or design alternation. Upon completion of that discussion and determination with the applicant and SHPO, staff finds the proposed work will be compliant with Standard 2.

In addition to the renovation work, the applicant has indicated that on the interior of the building, some barbershop chairs were left in the space. The applicant intends to preserve one of the chairs, making it a feature within the new interior office space. During the review, staff notes a window on the front of the building that features a painted image of a barber's pole. As staff is not able to understand the full condition of the glass (there does appear to be some cracking of the glass in its existing state based on a recent site visit), staff does not wish to require it as a condition of approval. However, staff does wish to explore what, if any, preservation options are available with the applicant to determine an appropriate path forward. Staff does find the preservation of the chair and, if possible, the glass will further comply with Standard 2.

IV. STAFF RECOMMENDATION

Part A) Staff recommends that the property "Harlan's Barber Shop" be designated as a local Landmark.

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

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

Part B) Staff recommends approval of the requested Certificate of Appropriateness with the condition of final review and approval of the renovation design by the Planning and Urban Design Administrator.

The Landmark Review Board's recommendation on the Certificate of Appropriateness will be forwarded to the City Council for review in accordance with Section 58-62 of the Historic Preservation Ordinance. The Board is a recommending body in this process. The decision to issue a Certificate of Appropriateness (COA) is made by the City Council.

Landmark Review Meeting

Tuesday, February 7, 2023

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

Staff: Jacob Couppee, Stacey Hanley, Jason Van Essen, Michael Delp, Ryan Moffatt, Chandler Poole, Gary Goudelock, and Glory Parks

Call to order: 7:37am

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Board questions and comments

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

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

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

Meeting Adjourned: 8:12am