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REPORT
TO THE
59TH GENERAL ASSEMBLY
ON THE FUTURE
DEVELOPMENT OF THE IOWA STATE CAPITOL
GROUNDS AND BUILDINGS
BY THE
IOWA STATE CAPITOL PLANNING COMMISSION

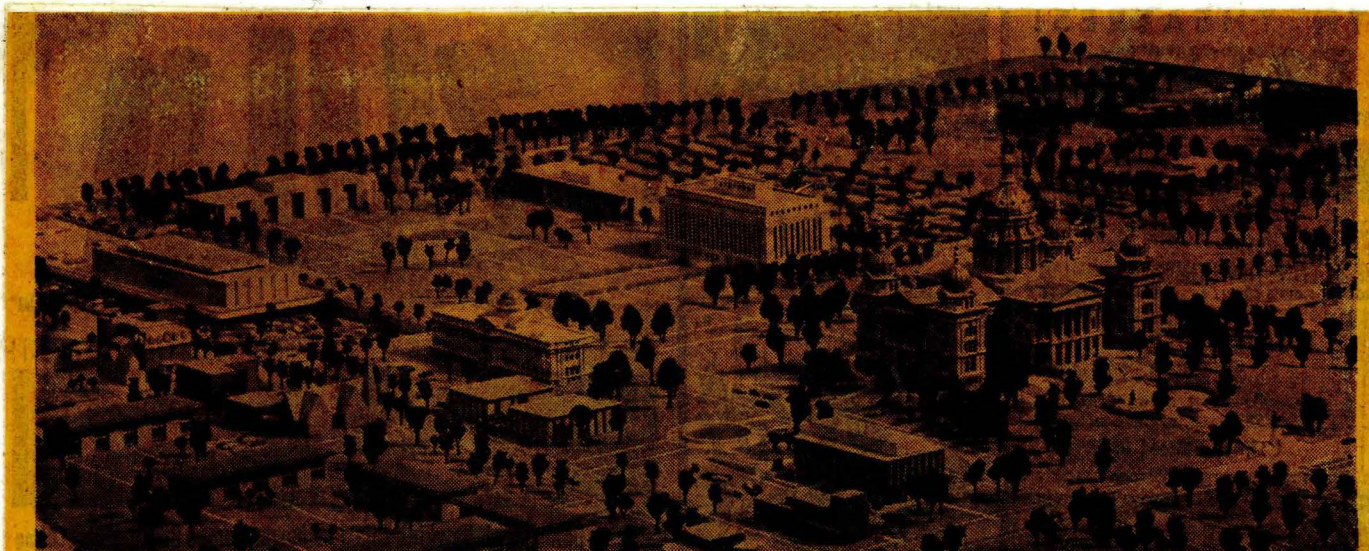
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Des Moines, Iowa

February 22, 1961

February 22, 1961

DEVELOPMENT OF THE CAPITOL AND ITS GROUNDS



D.M. Reg.
8-20-64

Proposed Expansion of Capitol Grounds

Model on exhibit at Iowa State Fair shows proposed expansion of Iowa Statehouse grounds. Clockwise from Capitol are Iowa Employment Security Commission building, Vocational Rehabilitation building and proposed addition, Iowa State Histori-

cal building, proposed Hall of Justice and Libraries, proposed Agriculture and Laboratory building, proposed General Office building, present State Office building and proposed Governor's Mansion (upper right, almost hidden in the trees).

'CAPITOL IN '84' MODEL AT FAIR

Want to see how the Iowa Statehouse grounds may look 20 years from now?

Then visit the Iowa Exhibits section under the grandstand at the State Fair and see a model of the proposed expanded capitol area in 1984.

The model is nearly seven feet square and was built over a period of months by Lucio Savoie of Chicago, Ill. The model cost the Iowa Capitol

Planning Commission \$7,000.

Under the proposed plan, the grounds would extend east to E. Fourteenth street, north to Des Moines street, south to the Rock Island railroad tracks and west to Pennsylvania avenue and roughly East Seventh street.

Estimated cost, including new buildings, is \$17 million over the 20-year period.

After the Fair, the model will be displayed in the Statehouse.

The Capitol Planning Commission, headed by State Senator John Campbell (Rep., Oskaloosa), is not attempting to promote or design new

buildings, but to establish a setting for buildings expected to be needed in the future.

The 1963 Legislature assigned the commission the task of planning for expansion and development of the Statehouse grounds.

The proposed new buildings would be located in general facing a mall extending eastward from the Statehouse to East Fourteenth street.

Parking areas would be in unobtrusive places. An underground parking facility for legislators and state officials would be on the south side of the present tunnel that runs from

the Statehouse to the State Office building.

Other commission members are:

Senator J. Louis Fisher (Rep., Oskaloosa); State Representatives William E. Darrington (Rep., Persia) and Charles E. Grassley (Rep., New Hartford); State Architect Frank Bunker, Des Moines; Rex McMahill, Des Moines, Superintendent of State Buildings and Grounds; Architects Raymond D. Crites, Cedar Rapids, and Amos Emery, Des Moines, and Mrs. Maurice H. Noun, Des Moines, and Kenneth P. Larson of Des Moines did research and design studies for the commission.

DEVELOPMENT OF THE CAPITOL AND ITS GROUNDS

The Iowa State Capitol Planning Commission presents for the consideration of the legislature the following summary report on the development of the State Capitol and its grounds. This report is based on studies by the planning firm, Bartholemew and Associates of St. Louis, Missouri and your Capitol Planning Commission. It is an analysis of existing conditions, and an estimate of future needs projected over the next 20 years. More detailed data is available in the files of the commission.

This report does not present a master plan; rather it is the basis for such a plan. It presents information required to develop a master plan. The development of our Capitol and its grounds is too important to be left to day to day expediency. The problems of expansion, traffic, parking, and general appearance are complex. Unless we develop and adhere to a well-thought out master plan, our Capitol and its grounds will become increasingly cluttered, ugly, inefficient, and costly to maintain.

The State Capitol and its grounds represent far more than a place where certain essential functions of the state government are carried on. The Capitol is the symbol of our state. Within the building and within the museum adjacent to it is kept, not just the physical evidence of our history and traditions, but the spirit also. We feel it absolutely essential that our capitol and its grounds be developed in such a manner that they serve as a source of pride and inspiration to the people of Iowa.

EXISTING CONDITIONS AND ESTIMATED FUTURE NEEDS

Site

The original site of the Capitol was a double block containing 4 1/2 acres. In 1913 a plan was prepared by a commission and adopted by the legislature for the expansion and improvement of this area which resulted in the extension and

development of the Capitol grounds to the present 64 1/2 acres. See Plate #1. We must thank the vision of that action for the fine setting of our Capitol building as viewed from the South and West. More recent expansions of facilities have included the construction of a new office building, the vocational rehabilitation center, the acquisition of the agricultural laboratory building and the old Hyatt School building. The capitol grounds were reduced in 1953 by the sale of a portion at the corner of East 9th and Des Moines streets for \$2800.

The layout of facilities and the topographic characteristics of the Capitol grounds as they exist today are shown on Plate 2. To the south of the capitol building a fine formal garden, including the overpass over Court Avenue, has been developed. The parklike character of the capitol grounds and particularly the areas south and west of the Capitol building are a noteworthy feature. Developments to the north and east have not been as satisfactory. Poorly placed buildings in the area north of Grand and a crowded helter-skelter arrangement of parking lots to the east have badly spoiled these portions of the capitol grounds. The state has provide 1,039 off street parking spaces on the grounds. This is less than two-thirds of the present demand and badly planned.

East 14th Street is a major north-south highway located a short distance east of the capitol grounds. In general, both the residential and commercial buildings between East 14th and the Capitol are old and depreciated. (See Plate 3).

Employees and Parking

At the present time the state employs about 2,600 persons in Des Moines and occupies more than 600,000 square feet of floor space. This represents about 10% of the total number of state employees. A summary of the employment in each department and the floor space occupied is shown on Table 1. An organization chart of the Iowa government, prepared for this study is shown on Plate #4.

Total state employment has increased 27% in the last 10 years. State employment in Des Moines has increased 18% in the same period. As the population of the state continues to grow, and state supported public services are gradually expanded, the number of state employees will increase. However the introduction

of mechanical equipment will help to hold down these increases. For the purposes of planning we project a 20% over-all increase in state employment over the next 20 years. Most of the 2,585 state employees use the automobile to go from home to work. The home locations of employees is shown on Plate #5. Of those working within the downtown area 83% drive or ride; 11% come by bus and 6% walk. In order to provide for visitors, as well as employees, seven parking spaces should be provided for each ten employees.

The present parking conditions in and near the Capitol are interfering with the appearance of the capitol grounds; and are so arranged that the employee parking seriously interferes with access to the state offices. Both better planning and better regulation are needed.

Buildings (See Plate 6)

The Capitol Building is the outstanding building on the capitol grounds. It was begun in 1873 and completed in 1886. It contains 86,064 square feet of usable floor area. It is considered by authorities to be an outstanding example of State Capitol Buildings of its period. The State Capitol is an imposing structure, well designed and well placed. This building contains the facilities for the legislature, the supreme court, the governor, the major state officers and a number of state officers. There are 418 persons employed within the building. Some departments are overcrowded including the Governor's office and there are not enough committee rooms for the house and Senate. The books in our valuable law library are being irreparably damaged by lack of heat and humidity control. Our survey indicates that 8250 square feet of additional office space and more committee rooms are needed.

The new State Office Building was erected in 1957. This building provides good quality office space but is already over-crowded. The major portion of the state employees - some 1,347 - work within this building. 34,650 square feet of additional office space is needed for departments in this building.

The Agricultural Lab Building (the northeast corner of East Seventh and

Court) is an industrial type structure 40 years old. It has been converted, in a temporary manner, to house Civil Defense, Liquor Control, Bureau of Labor, Conservation Commission, and Dairy and Food Laboratories, The State Horticultural Society and the State Hygenic Laboratory. 8,450 square feet of additional space is required.

The State Garage (adjacent to the Agricultural Lab. Bldg.) houses the driver's license examiners and the car dispatcher. This building is not suitable for the State Capitol Grounds.

The Amos Hyatt Building (East 12th and Court) is a former school building which was acquired in 1919. It is unsuitable for offices and for the capitol grounds.

The Highway Patrol Building is a small house located south of the new state office building. This should be regarded as temporary occupancy and should be removed.

The Vocational-Rehabilitation Training Building consists of a new structure built in 1959 attached to a 45 year old house.

The Heating Plant and Carpentry Shop (on Grand Avenue directly across from the Capitol) are poorly located, particularly from the standpoint of appearance.

In Downtown Des Moines space is rented in 8 building. Approximately 70,000 square feet is being rented at an annual rental of \$144,000 or an average of \$2.15 per square foot per year.

The Historical Building was erected in 1904. This building houses a medical library, the travelling library and the history and archives library as well as the state museum. A survey indicates that conditions of overcrowding and lack of proper heat and humidity controls are threatening the state with the destruction of priceless historical documents as well as the loss of invaluable historical material which cannot be accepted because of lack of space.

The Traveling Library will reach total shelving capacity for its books within five years.

The Medical Library is nearing the saturation point.

Both books and museum materials deteriorate rapidly under conditions of excessive heat, inadequate ventilation, and improper humidity control. If something is not done to correct this condition both books and documents may deteriorate beyond repair. In each department important services are impossible because of lack of space.

There is definite need for a new library building built specifically for the purpose and utilizing modern time and labor saving devices. The present space allocated to the Traveling Library is 13,959 square feet. According to standard library space allotments its present needs are 32,550 square feet with an additional 2000 square feet to accommodate special functions. Allowing for twenty-year growth the Traveling Library will need 67,000 square feet of space.

The Medical Library is currently operating in 6,734 square feet, with a current need of 9,000 square feet and a projected need of 18,000 square feet.

The Legislative Research Bureau now housed in the State House will make such extensive use of the Library that thought should be given to allocating space for that service in the new library building, 1,000 square feet.

The State Law Library should remain in its present location in the capitol building.

With all services incorporated in one building, the new library building should contain 131,000 square feet of space, be fully air conditioned, and as centrally located on the Capitol grounds as possible.

The existing Historical Building with 72,518 square feet of space should be used exclusively for museum purposes. With complete renovation and air conditioning it can be made into an attractive and functional museum. An enlarged exhibition area would allow for showing the development of mechanized farm equipment.

Since the Museum is now refusing material offered as gifts which it will certainly wish to use in its expanded facilities, temporary warehouse space, off the Capitol Grounds, should be provided at the earliest possible moment to prevent this waste of the Museum's resources. (See suplimentary report on historical and

state libraries).

The Archives Building (East 13th between Grand Ave. and Des Moines St.) is an old non-fireproof structure. It is overflowing with valuable state records that are made useless because of inaccessibility.

PROPOSED EXPANSION PROGRAM

The State Capitol and the facilities on the capitol grounds should not only present an outstanding appearance but should provide for efficient and economical operation of the State government. The following program is based on providing proper parking, a more efficient location of facilities within and near the Capitol Building, and the restoration of the dignity and beauty of the entire area. Site requirements: It is obvious that more parking area is needed now, and even more will be required as time goes on. However, all lands west and south of the Capitol should be retained as park area. This means that there is actually only a limited area available for the buildings, walks, drives and parking spaces needed for the operation of the state government.

Parking spaces should be interwoven with planted areas so as to re-establish the park-like atmosphere of the capitol grounds east of the building. Future buildings with easy communication by walking will be most efficient. Adequate parking space should be nearby.

For these reasons the logical area for expansion would be to the east where the land is flat and less expensive. Expansion to the west toward downtown Des Moines would impose serious difficulties because of the differences in elevation and cost. East 14th street is a major thoroughfare and would form a good boundary on the east. The north boundary should probably be the alley between Grand Avenue and Des Moines Street and should extend southward to the railroad tracks. (See Plate #3 for approximate valuations).

This area is a substandard residential area which could be purchased by condemnation, or to which the processes of urban renewal could be applied. Under urban renewal the City of Des Moines through its Urban Renewal Agency could

acquire this land, clear the buildings from it and sell it to the state for a reasonable appraised value. This process should reduce the land acquisition cost to the state by about one third.

Building Requirments

Employment Security. An important first step in the Capitol improvement program would certainly appear to be the construction of a new employment security building. This is one of the largest offices renting space in downtown Des Moines. It could more efficiently be located in the Capitol area. A building containing 42,000 square feet of space is estimated to be required.

Agriculture. Analysis of the present operation of the state departments indicate the close relationship of a number of the agencies under the Department of Agriculture. There would be many advantages in constructing an Agriculture Building to bring these together. Such a building should contain about 50,000 square feet of usable floor space. This would provide for the Agriculture Department, Soil Conservation, Agricultural Marketing, Animal Industry, the Horticultural Society and the Dairy and Food Laboratories. This improvement would free space within the State Capitol making it possible, for example, to enlarge the Governor's office and provide other needed space in the Capitol Building. All of these agricultural agencies are interconnected, to have them all in one building would be most desirable.

The construction of a new agriculture building would not provide space for all of the offices currently within the Hyatt and Agricultural Lab Building. These two buildings should be eliminated and a new office building containing 75,000 square feet or a little under half the amount of space in the present office structure should be built. Such a building should be constructed in the relatively near future.

Library. Need for expansion of the Historical-Library building was first recognized in 1918 when plans were made for an addition to the building. The need today is critical. The best solution here would be to build a complete new building containing about 131,000 square feet for the three libraries and to devote the present structure entirely to museum use.

Downtown. Six state agencies including the Banking Department, Iowa Development Commission, Iowa Employment Service (Des Moines Branch), Merit System Council, Iowa Dairy Industries and a portion of Vocational Rehabilitation are currently renting space in downtown Des Moines. If analysis of their operations indicate that they should remain there because they have an intimate relationship to the business community that makes this a preferred location, the possibility of constructing a small downtown office building containing about 25,000 square feet of floor space should be considered.

The Vocational-Rehabilitation activity is not an appropriate one for the capitol area. This facility has no inter-relationship with other state departments; it is occupying land that would be better devoted to some other use. This entire activity should be relocated off the Capitol Grounds, preferably near one of the major hospitals, closer to vocational therapists and doctors. The old houses should be removed and the newest building used by one of the libraries or by the museum.

The Highway Patrol and Civil Defense should both be located on the edge of the city. A new structure to house both of these is suggested on the transmission tower site at 5912 2nd Avenue.

The Power Plant and Maintenance Installation on the Capitol Grounds is very poorly located. These buildings seriously detract from the appearance of the Capitol area and should eventually be relocated.

Summary.

The Capitol expansion program should include the following elements:

1. Expansion of capitol grounds as outlined above
2. A new employment security building ----- 42,000 sq. ft.
3. A new library building with conversion of the
existing historical building to a museum ----- 131,000 sq. ft.
4. A new agricultural building ----- 50,000 sq. ft.
5. A new office building ----- 75,000 sq. ft.

- 6. Removal of the vocational-rehabilitation facility to a new location -----31,000 sq. ft.
- 7. Removal of highway patrol and civil defense to a new site ----- 10,000 sq. ft.
- 8. Construction of a new heating plant and maintainance facilities ----- 15,000 sq. ft.

Procedure

Based on the foregoing study, a master plan should be made for the expansion of the capitol grounds. A national competition should be held to produce the best possible plan and to attract local and national attention to possible solutions to this distinctive design problem. In order to hold such a competition it would be necessary for this Commission to appoint a Professional Advisor, publish a program, issue invitations to leading architectural firms, and to give substantial prizes. Conduct of this competition will require nine months to a year at an expenditure estimated at \$50,000.00

Our purpose is to secure the best, therefor the accomplishment of the following objectives will be well worth this expenditure.

First Objective

The attraction of the best design talent in Iowa and the United States to the study and solution of the Iowa Capitol development.

Second Objective

The promotion of high interest in the Iowa Capitol development by exhibiting the finished competition drawings and models in various Iowa towns and at the State Fair, and by their publication in local and national news media.

Third Objective

The selection of the best plan by a competent, distinguished and impartial jury free from undermining personal, political, or social pressures.

Upon conclusion of the competition the winning entry should be adopted as the official plan for the expansion and development of the Capitol Grounds by this

Commission and by the Legislature. There should be legislation to insure the implementation of the plan. Each proposed improvement should be submitted to this Commission for review, in order to safe guard the long range objectives of the plan.

The improvements that are made in the capitol grounds will last for many decades. A well-planned, efficient, and beautiful State Capitol Grounds is one of the finest things that we could pass on to succeeding generations.

G. Kendall Lykes.

Carl A. Ischert

John Gray

Ray Cunningham

Louis R. Noun

Ralph Arnold

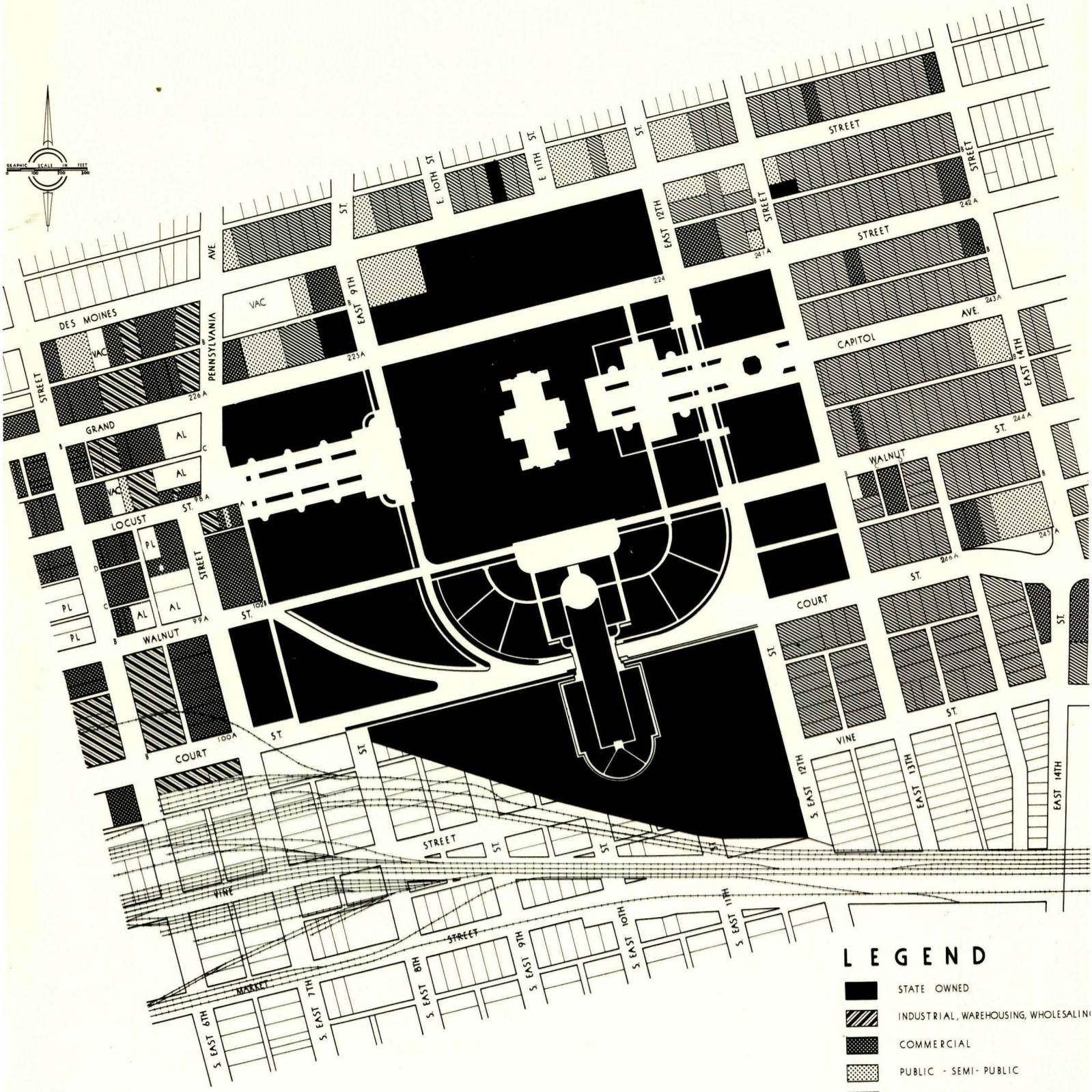
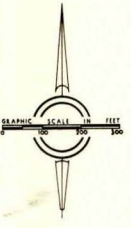
Robert E. Maggert

John C. Fitzsimmons

Amos B. Emery

IOWA STATE CAPITOL AND ENVIRONS

DES MOINES IOWA

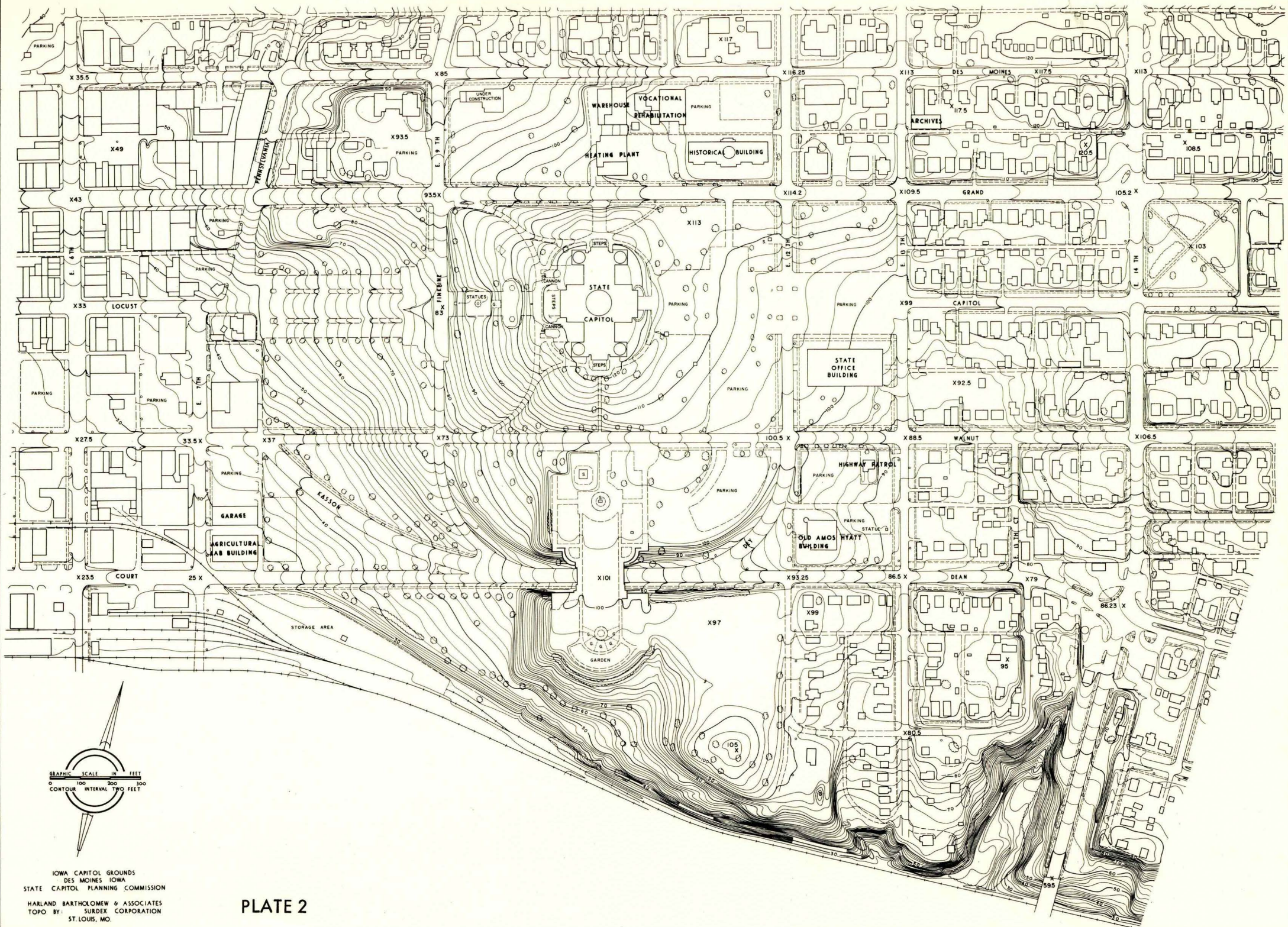


STATE CAPITOL PLANNING COMMISSION

- ### LEGEND
- STATE OWNED
 - INDUSTRIAL, WAREHOUSING, WHOLESALING
 - COMMERCIAL
 - PUBLIC - SEMI-PUBLIC
 - RESIDENTIAL
 - OPEN LAND NO BUILDINGS
 - PL PARKING LOT
 - AL AUTO LOT
 - ST STORAGE
 - VAC VACANT

PLATE I EXISTING LAND USE

HARLAND BARTHOLOMEW AND ASSOCIATES
CITY PLANNERS, CIVIL ENGINEERS, LANDSCAPE ARCHITECTS
SAINT LOUIS, MISSOURI

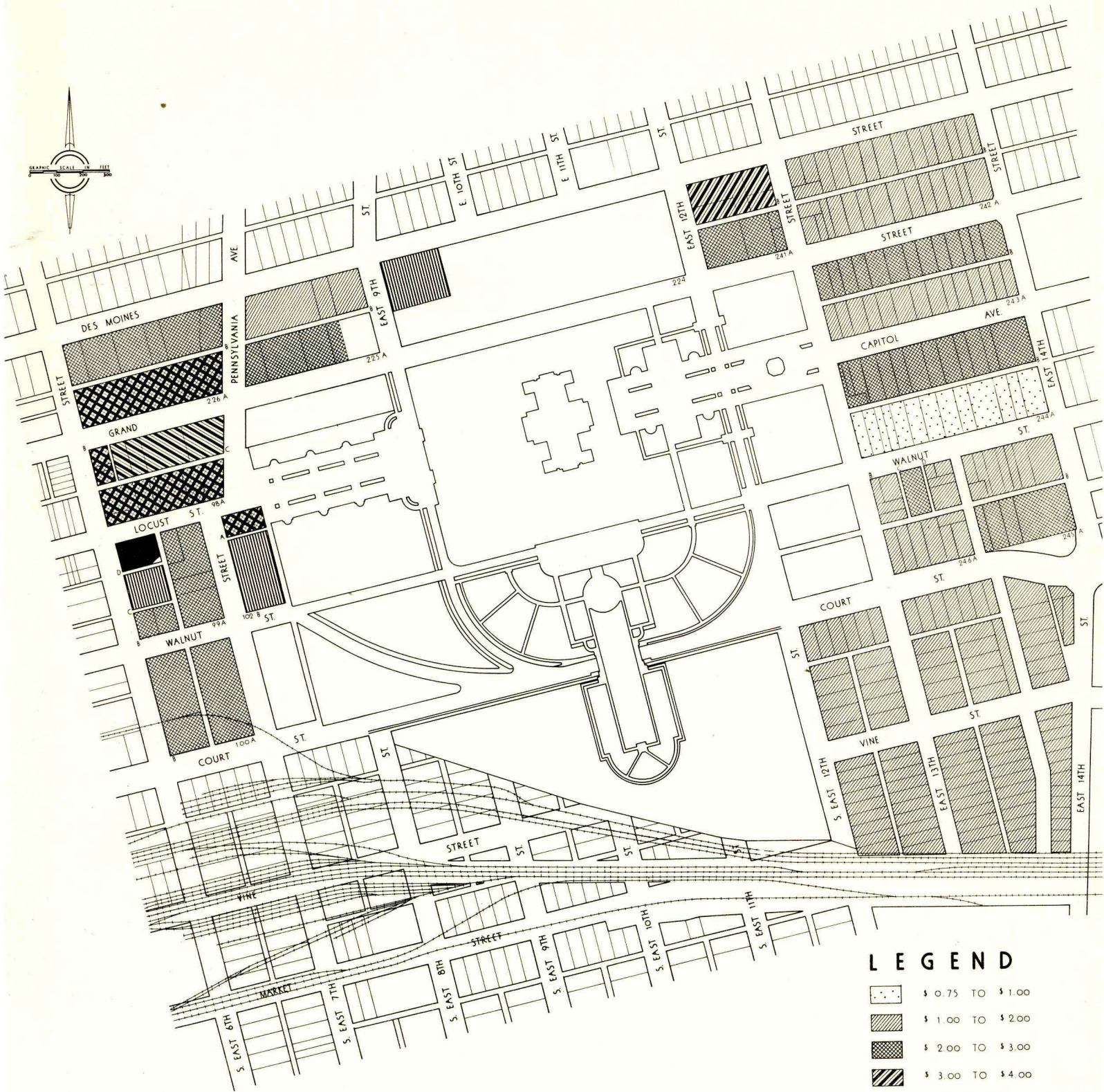
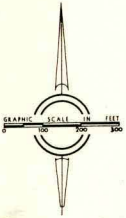


IOWA CAPITOL GROUNDS
 DES MOINES, IOWA
 STATE CAPITOL PLANNING COMMISSION
 HARLAND BARTHOLOMEW & ASSOCIATES
 TOPO BY: SURDEX CORPORATION
 ST. LOUIS, MO.

PLATE 2

IOWA STATE CAPITOL AND ENVIRONS

DES MOINES IOWA



LEGEND

	\$ 0.75 TO \$ 1.00
	\$ 1.00 TO \$ 2.00
	\$ 2.00 TO \$ 3.00
	\$ 3.00 TO \$ 4.00
	\$ 4.00 TO \$ 5.00
	\$ 5.00 TO \$ 7.50
	\$ 7.50 OR MORE

STATE CAPITOL PLANNING COMMISSION

PLATE 3

ESTIMATED VALUE PER SQUARE FOOT

HARLAND BARTHOLOMEW AND ASSOCIATES
CITY PLANNERS, CIVIL ENGINEERS, LANDSCAPE ARCHITECTS
SAINT LOUIS, MISSOURI

THE PEOPLE OF THE STATE OF IOWA

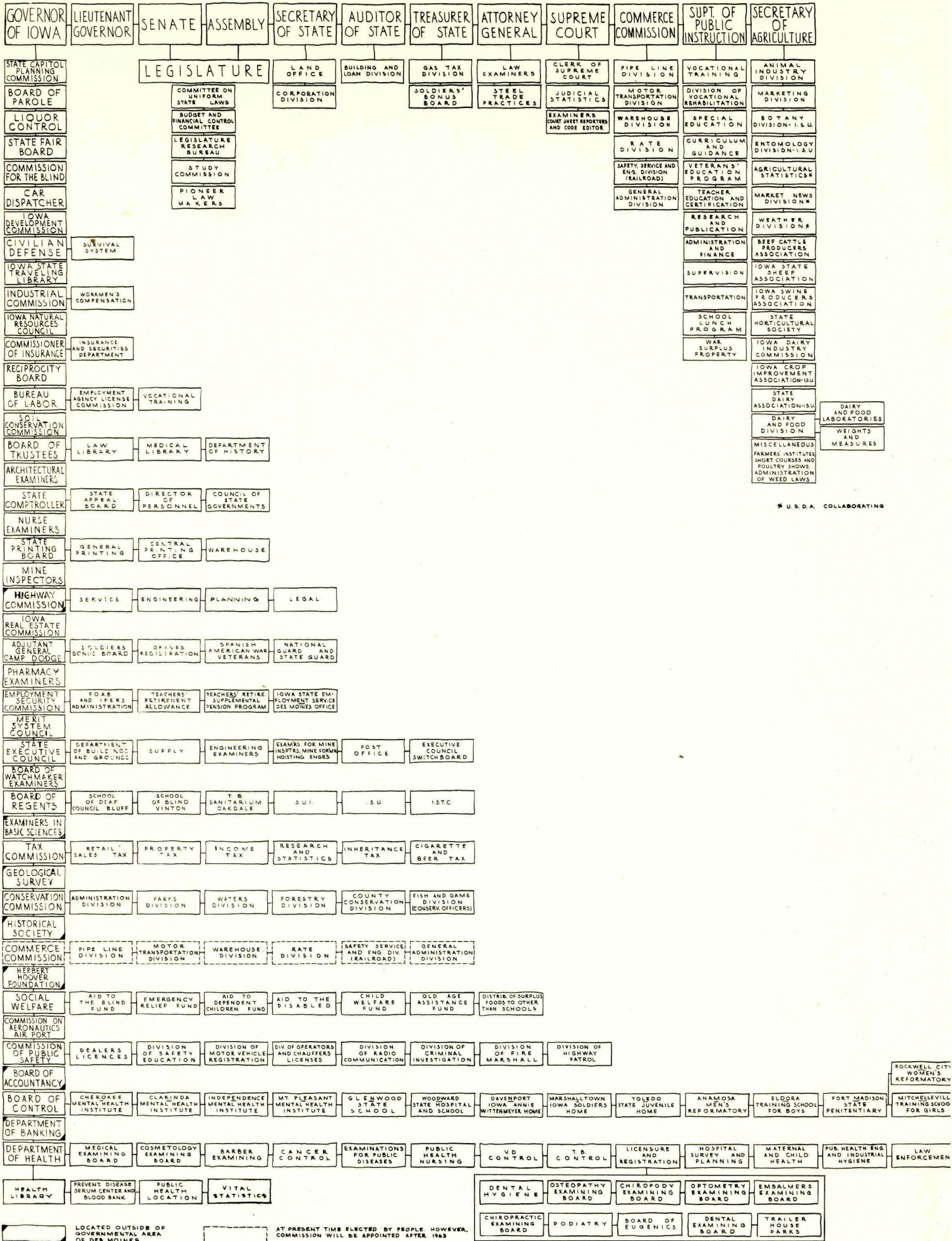
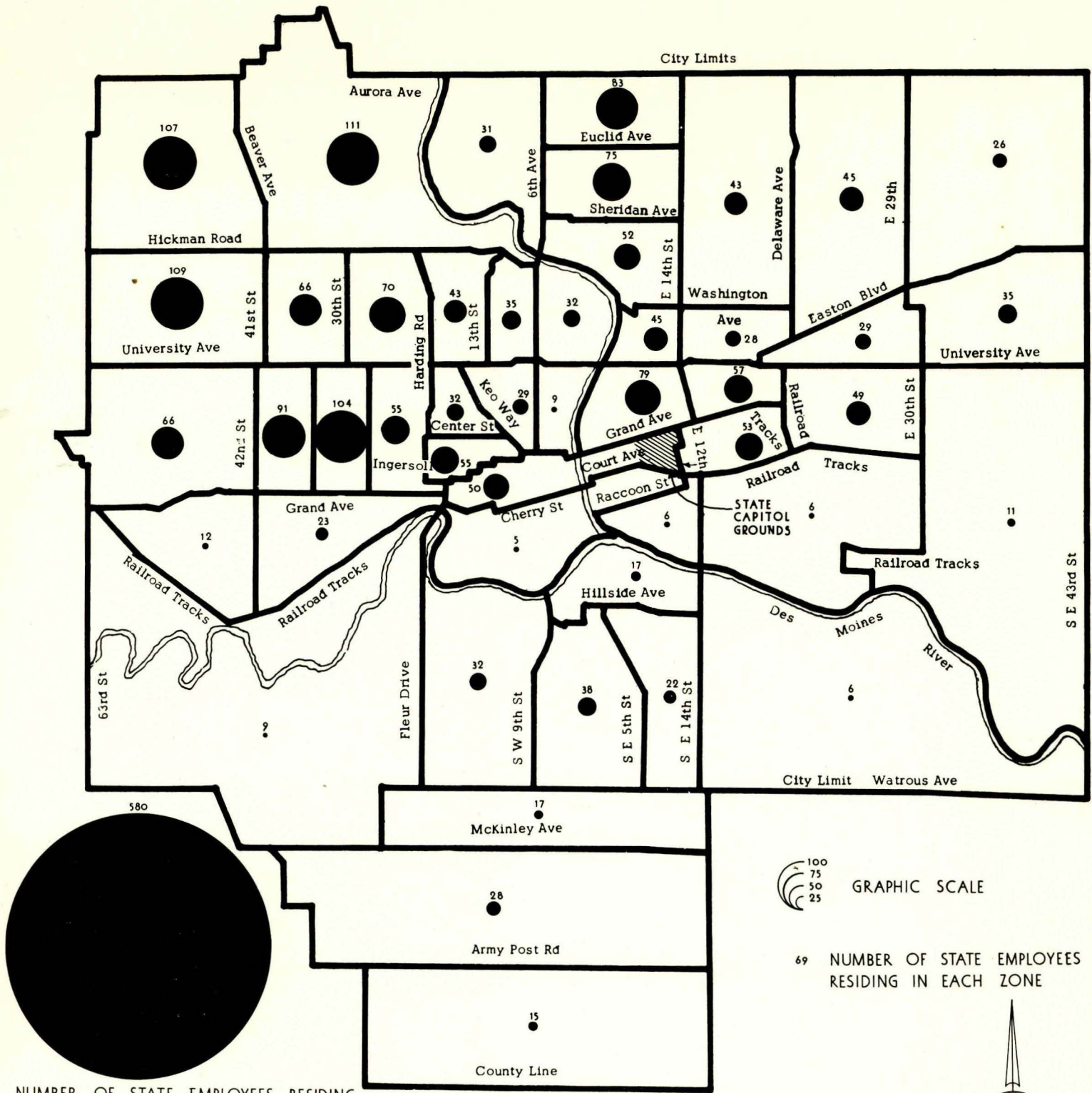
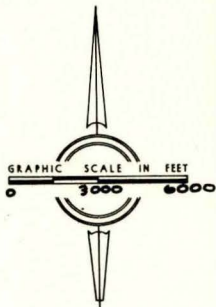


PLATE 4

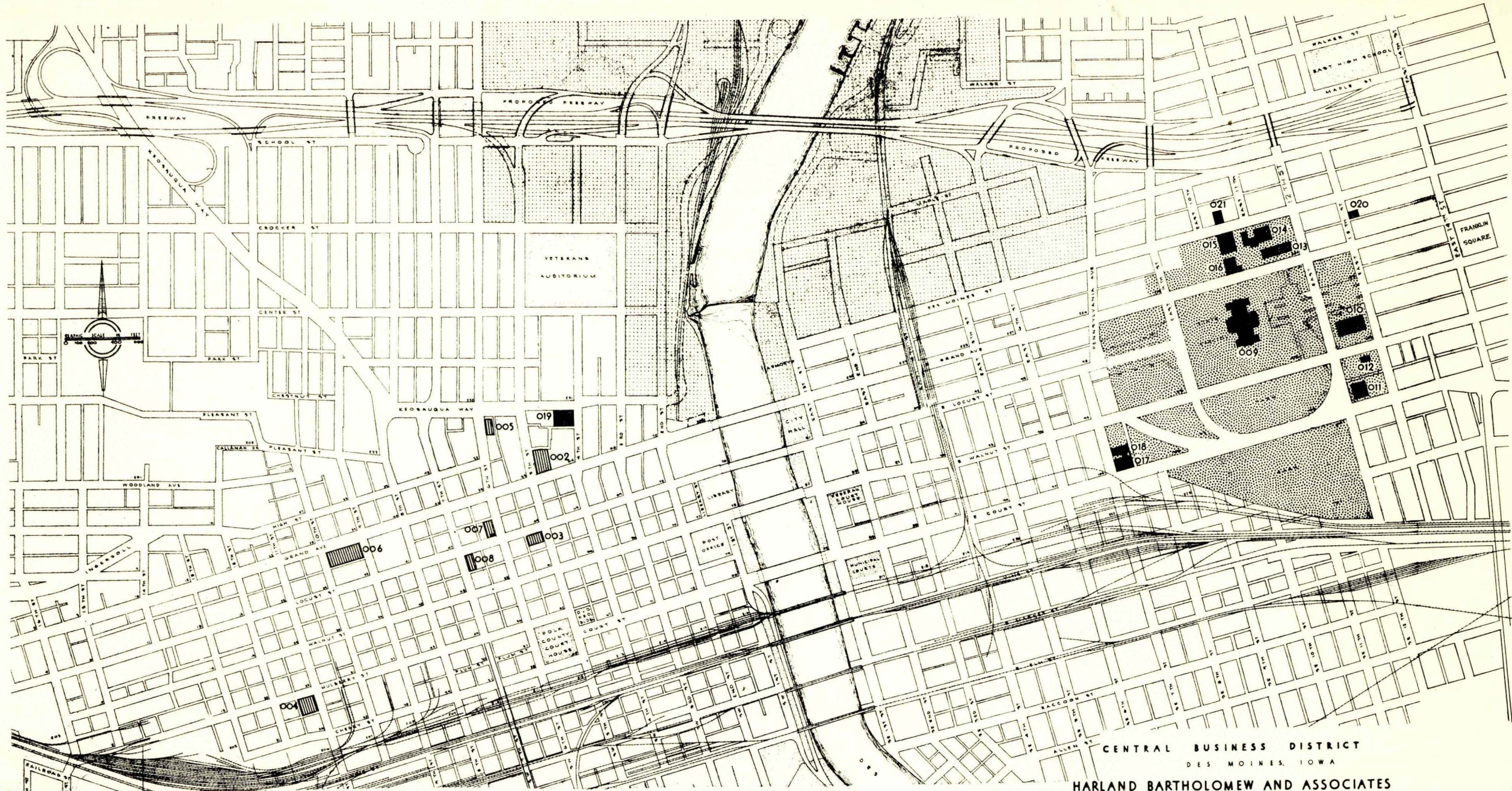


HARLAND BARTHOLOMEW AND ASSOCIATES
CITY PLANNERS, CIVIL ENGINEERS, LANDSCAPE ARCHITECTS
SAINT LOUIS, MISSOURI



HOME LOCATION OF STATE EMPLOYEES (WHO WORK AT CAPITOL GROUNDS)

PLATE 5



CENTRAL BUSINESS DISTRICT
DES MOINES, IOWA

HARLAND BARTHOLOMEW AND ASSOCIATES
CITY PLANNERS, CIVIL ENGINEERS, LANDSCAPE ARCHITECTS
SAINT LOUIS MISSOURI

STATE BUILDINGS IN CENTRAL DES MOINES

- OWNED
- ▨ LEASED (PARTIALLY)
- ▤ CAPITOL GROUNDS

- | | | | |
|----------------------------------|------------------------------|------------------------------|-------------------------------------|
| 1 AIRPORT | 7 BANKERS TRUST | 12 HIGHWAY PATROL | 17 AGRICULTURAL LABORATORY BUILDING |
| 2 INSURANCE EXCHANGE BUILDING | 8 FLYNN BUILDING | 13 HISTORICAL BUILDING | 18 STATE GARAGE |
| 3 CENTRAL NATIONAL BANK BUILDING | 9 CAPITAL | 14 VOCATIONAL REHABILITATION | 19 COMMISSION FOR THE BLIND |
| 4&5 EMPLOYMENT SECURITY | 10 NEW STATE OFFICE BUILDING | 15 CARPENTRY AND PAINT SHOP | 20 ARCHIVES STORAGE |
| 6 JEWETT BUILDING | 11 AMOS HYATT BUILDING | 16 POWER PLANT | 21 STATE OWNED RESIDENCE |

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