

COUNCIL ACTION FORM

SUBJECT: REZONE LAND LOCATED AT 1013 & 1025 ADAMS STREET (PROPOSED LOT 1 AND PROPOSED LOT 2, MARY ADAMS SUBDIVISION) TO ESTABLISH THE OH (HISTORIC PRESERVATION OVERLAY) DISTRICT AND DESIGNATE THE PROPERTY AS A LOCAL HISTORIC LANDMARK, WITH APPLICABLE DESIGN CRITERIA

BACKGROUND INFORMATION:

The Ames Historical Society (AHS) has submitted an application requesting that the City of Ames designate the property and existing house at 1013 Adams Street as a Local Historic Landmark (*See Attachment B*). The City has obtained ownership of the entire property as a gift through the Mary Adams Estate. The house, constructed in 1958, is located in the southeast corner of the site (*See Attachment F*). It is the intent of the City to sell the house for use as a single-family home. Accordingly, an application to subdivide the property has been separately submitted, which would carve off a two-acre lot for the house. The house would be located on Proposed Lot 1 of the Mary Adams Subdivision. It would be addressed as 1013 Adams Street. The remaining 2.97 acres of the site (proposed Lot 2) is planned for use as a City park to be named "Adams Memorial Greenway." The Greenway will be addressed as 1025 Adams Street.

The existing zoning designation of the entire site is RL (Residential Low). Under a separate rezone application, Proposed Lot 2 would be designated as S-GA (Government/Airport), with RL being retained on Proposed Lot 1. The proposal under this request by AHS is to concurrently zone the entire site – both proposed Lot 1 and Proposed Lot 2 - as a Local Historic Landmark. This is accomplished by applying the O-H (Historic Preservation Overlay) zone to both lots. Accordingly, if each separate rezone proposal is approved, RL would be the base zone for Proposed Lot 1, S-GA would be the base zone for Proposed Lot 2; and O-H would be an overlay zone over both lots. (See Attachments C & D)

Design Criteria. In conjunction with the proposed historic preservation overlay, design criteria applicable to the site have been developed. The design criteria, developed by local architect and Historic Preservation Commission Member, Thomas Leslie, AIA, address the historic characteristics of the property and prescribe development standards that would retain the historic integrity of the site (*See Attachment H*). For example, the criteria emphasize the importance of the greenway to the context of the Adams house, and include this statement:

"The Adams' House relationship to its grassy, open site is an essential aspect of its Landmark status. Alterations or changes in use that alter the visual or spatial relationship of the house to its grounds shall be discouraged."

These criteria must be approved by the City Council at the time of establishment of the Historic Preservation (O-H) zoning overlay. They would be adopted under a separate ordinance (attached) and incorporated into Chapter 31 (Historic Preservation Districts). Designation as a Local Historic Landmark will require that the property owner comply with all regulations of Chapter 31, including adopted Design Guidelines and Design Criteria for any alterations or additions to the exterior of the existing house and detached garage. A Certificate of Appropriateness granted by the Historic Preservation Commission will be required, prior to proceeding with any building alterations or new construction. Demolition of the house on Proposed Lot 1 will be prohibited, unless the structure cannot be used for the original intended purpose and/or no alternative reasonable use can be identified and the property owner can show evidence that an “economic hardship” will be created if the structure cannot be removed.

Implications of O-H Overlay Zone on City Property. Application of the O-H overlay zone to the Greenway lot does not preclude the City from constructing physical improvements, such as park shelters, playground structures, picnic areas, or from making any other changes to the existing design and use of the parkland. The reason for this is that the “S-GA” (Government/Airport) zoning designation, as proposed for the parkland, exempts municipal governmental authorities from complying with local zoning requirements. This includes an exemption from the design guidelines and design criteria that are part of the O-H overlay designation. The City typically strives to comply with its own zoning standards, but there is no requirement to do so. However, the overlay designation serves as a reminder on future decisions (or future decision makers) that changes to the parkland may also affect the historic integrity of the house on the adjacent lot and its historic setting.

Future Land Use Map Designation, Zoning, and Land Use of Surrounding Properties.

Area	Future Land Use Map Designation (See Attachment E)	Zoning (See Attachments C & D)	Land Uses
North	Environmentally Sensitive Area	S-GA (Government/Airport)	Ada Hayden Heritage Park
	Low Density Residential	RL (Residential Low Density)	Single Family Dwelling
South	Low Density Residential	F-PRD (Planned Residence District)	Condominiums
		RL (Residential Low Density)	Single Family Dwellings
East	Low Density Residential	RL (Residential Low Density)	Single Family Dwellings
West	Village/Suburban Residential	FS-RL (Suburban Res. Low Density)	Single Family Dwellings

Criteria for Designation as a Local Historic Landmark. Section 31.7(2) of the *Municipal Code* states: “A building, structure or site designated as a historic “landmark” shall meet the following criteria:

- (a) Properties are significant in national, state or local history, architecture, landscape architecture, archeology, and culture; and
- (b) Properties possess integrity of location, design, setting, materials, workmanship, feeling and association; and
- (c) Properties are associated with events that have been a significant contribution to the broad patterns or our history; or
- (d) Properties are associated with the lives of persons significant in our past; or
- (e) Properties 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; or
- (f) Properties have yielded, or may be likely to yield, information important in prehistory or history.

A narrative included with the application (*See Attachment G*) describes how the property is ***significant in local history, and that the property possesses integrity of location, design, setting, materials, workmanship, feeling and association.*** Dr. Adams had a career in osteopathic medicine and was an accomplished artist. His career in osteopathic medicine is directly associated with the house since the house was originally designed as the office for his medical practice. The information presented in the narrative would support designation of the property as a local historic landmark based upon ***properties associated with the lives of persons significant in our past [Section 31.7(2)(d)].***

The narrative also includes a section that addresses the architecture of the Adams house (known as “Prairie Ark”), written by Thomas Leslie, AIA. The information presented supports the criteria for designation that includes ***properties that embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, and represent a significant and distinguishable entity whose components may lack individual distinction.***

The Applicable Laws and Policies in Attachment A reference Objective D of Goal #3 of the Ames Comprehensive Historic Preservation Plan. Designation of the Adams property is supported by this objective.

Review and Recommendations by the Historic Preservation Commission and the State Historical Society. The Historic Preservation Commission conducted a public hearing on March 13, 2006, to receive oral and written testimony concerning the significance of the nominated historic landmark. It is the responsibility of the Historic Preservation Commission to determine whether the structure proposed for designation as a Local Historic Landmark meets the criteria for designation.

The Historic Preservation Commission recommended that the City Council approve the request for designation of the property as a Local Historic Landmark, with the stipulation that the "Design Criteria" for the historic landmark be changed to delete reference to "substitute" material in #2.

On March 28, 2006, the City Council forwarded the proposal for the Local Landmark Designation to the State Historical Society of Iowa for review and recommendation.

On July 17, 2006, the State Historical Society of Iowa completed its review of the request for designation as a local historic landmark. The State Historical Society concurred that this property is eligible as a local historic landmark because of it embodies 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. Conclusions of the State review for historic significance by Barbara Mitchell, Architectural Historian for the Iowa State Historic Preservation Office also noted significance with the landscape of the site in proposed Lot 2 (Adams Memorial Greenway). Ms. Mitchell stated, *"We also agree with Tom Leslie's assessment that the entire landscape and setting contributes to the significance of this property, as the entire landscape was considered in the house's design and construction."*

Recommendation of the Planning & Zoning Commission. At its meeting of September 1, 2010, with a vote of 6-0, the Planning and Zoning Commission recommended that the City Council approve the application for the historic overlay on Proposed Lot 1 (property with the house). The Commission further recommended that the application for historic overlay on Proposed Lot 2 (the greenway site) be approved with the conditions that it maintain the openness as designated by the architect and the intent of the donor, and that those statements be attached to the historic preservation overlay document applicable to Proposed Lot 2. The recommendation included the following conditions:

- A. That the proposed rezoning be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
- B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.
- C. That Criterion #2 of the proposed Design Criteria (Attachment H), which references substitute materials, be deleted.

Given the recommendation of the Planning and Zoning Commission, the City Council may want to consider developing specific Design Criteria for the Adams Memorial Greenway. The question is whether additional Design Criteria are necessary since the City is the owner of the property, and as such, would likely make decisions over time in the best interests of maintaining the integrity and status of Local Landmark designation.

ALTERNATIVES:

1. The City Council can approve the proposed rezoning of Proposed Lot 1 (1013 Adams Street) and Proposed Lot 2 (1025 Adams Street), of the Mary Adams Subdivision, to establish the O-H (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark, **including the ordinance establishing Design Criteria for both proposed lots**, based upon staff's analysis, with the following conditions:
 - A. That the proposed rezoning adopting the Overlay be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
 - B. The rezoning adopting the Overlay shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.
 - C. That Criterion #2 of the proposed Design Criteria (Attachment H), which references substitute materials, be deleted.
2. The City Council can approve the proposed rezoning of Proposed Lot 1 (1013 Adams Street) of the Mary Adams Subdivision, to establish the O-H (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark, **including the ordinance establishing Design Criteria for Proposed Lot 1 only (not the Adams Memorial Greenway)**, based upon staff's analysis, with the following conditions:
 - A. That the proposed rezoning be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
 - B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.
 - C. That Criterion #2 of the proposed Design Criteria (Attachment H), which references substitute materials, be deleted.
3. The City Council can deny the proposed rezoning if it finds that it is not consistent with adopted codes and policies.
4. The City Council can approve the proposed rezoning of Proposed Lot 1 (1013 Adams Street) and Proposed Lot 2 (1025 Adams Street), of the Mary Adams Subdivision to establish the O-H (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark, with modifications deemed appropriate to achieve consistency with adopted codes and policies.
5. The City Council can postpone action on the rezoning proposal and refer the rezoning, and proposed Design Criteria to City staff and the applicant to draft Design Criteria specifically for the Adams Memorial Greenway on Proposed Lot 2. The new draft of Design Criteria would then be reviewed by the Historic Preservation Commission, the Planning and Zoning Commission, and the State Historic Society staff prior to further consideration by the City Council.

MANAGER’S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council act in accordance with Alternative 1, which is to approve the proposed rezoning of Proposed Lot 1 (1013 Adams Street) and Proposed Lot 2 (1025 Adams Street), of the Mary Adams Subdivision, to establish the O-H (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark, **including the ordinance establishing Design Criteria for both proposed lots**, based upon staff’s analysis, with the following conditions:

- A. That the proposed rezoning be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
- B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.
- C. That Criterion #2 of the proposed Design Criteria (Attachment H), which references substitute materials, be deleted.

ATTACHMENT A

Applicable Laws & Policies

The laws and policies applicable to this case file include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Land Use Policy Plan (LUPP) Map/Goals and Policies. The adopted LUPP includes policy direction for the preservation of historic, cultural, and educational resources.

Goal No.10 states: *"It is the goal of Ames to maintain and enhance its cultural heritage".*

Objectives for Goal No. 10 are to maintain and enhance Ames' cultural heritage. Objectives that apply to the Local Historic Landmark proposal include the following:

- *Objective 10A. Ames seeks to provide a record of its earlier development through conservation, preservation, and restoration of historically/architecturally significant structures and areas where economically feasible.*
- *Objective 10B. Ames seeks to integrate historically/architecturally significant structures and areas with new development in a compatible and unifying manner.*

Vision Statements in the LUPP for Neighborhoods includes the following statement:

- *In attracting and maintaining this network of neighborhoods the following priorities are identified: "...Conservation and enhancement of the integrity and character of existing neighborhoods ...".*

The Land Use Policy Plan Future Land Use Map designates the subject property as "Low-Density Residential."

Ames Comprehensive Historic Preservation Plan. The adopted Ames Comprehensive Historic Preservation Plan includes the following Goals, Objectives and Action Steps that apply to the proposed designation the subject property as a local historic landmark.

Goal #3 states: *"Enhance municipal policies to protect historic resources and implement policies through identification, effective legislation, and efficient regulatory measures.*

- *Objective D. Continue to designate local historic districts, local landmarks, and National Register of Historic Places properties.*

Action Step: Identify and designate properties eligible for listing as local landmarks and local historic districts.

Ames Municipal Code.

Chapter 29 of the *Municipal Code* addresses the adopted zoning regulations for the City of Ames.

Section 29.1102. *“O-H” HISTORIC PRESERVATION OVERLAY.* This section describes the purpose of the O-H overlay district, and also describes the requirements for certificates of appropriateness for development or redevelopment of the site.

Section 29.701. “RL” RESIDENTIAL LOW DENSITY.

Table 29.701(2). Residential Low Density (RL) Zone Uses. This table defines the uses allowed in the “RL” zone.

Table 29.701(3). Residential Low Density (RL) Zone Development Standards. This table defines the development standards in the “RL” Zone.

Section 29.1002. “S-GA” GOVERNMENT/AIRPORT DISTRICT.

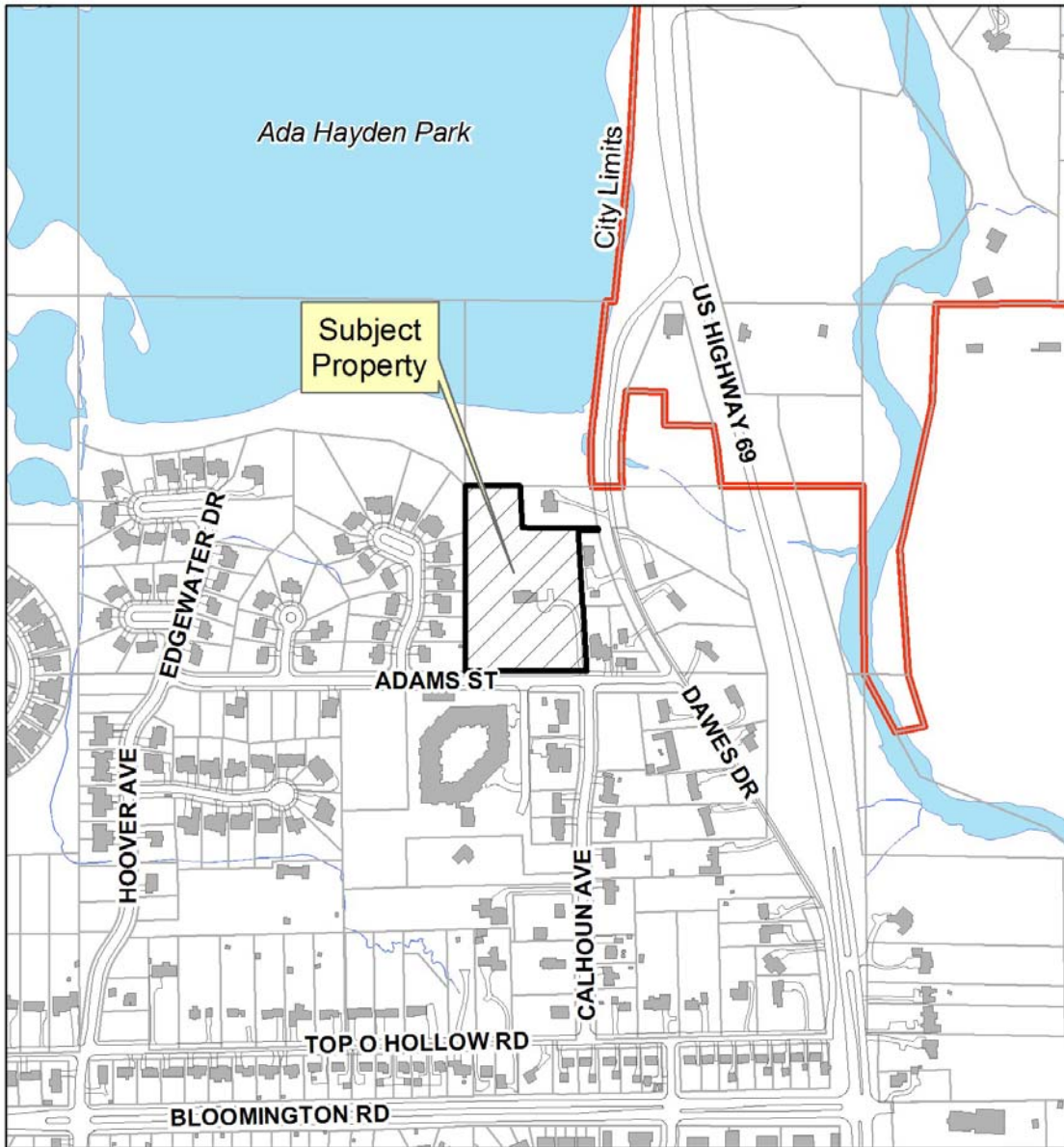
(1) Purpose. This Special Purpose District is to be located on the City Zoning Map by the City Council and is reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal government authorities. Such structures and uses include property of Story County, publicly owned facilities of the City of Ames for administration and services, and general aviation. Although such governmental structures and uses enjoy a legal exemption from local zoning requirements, with the exception of height limitations in the vicinity of any airport, it is expected that such authorities will cooperate with the Department of Planning and Housing to encourage the development standards which will be applicable to and compatible with the general character of the area in which this District is situated.

Chapter 31 of the *Municipal Code* addresses the adopted Historic Preservation District regulations for the City of Ames.

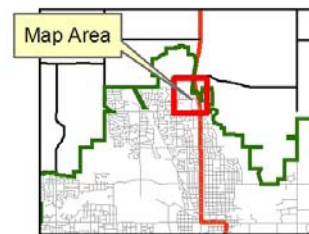
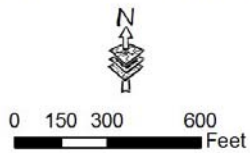
Section 31.8. Procedures for Designation of a Historic District or Landmark. This section describes the data that must be submitted in the application requesting designation of a local historic district or landmark.

Attachment B

Location Map

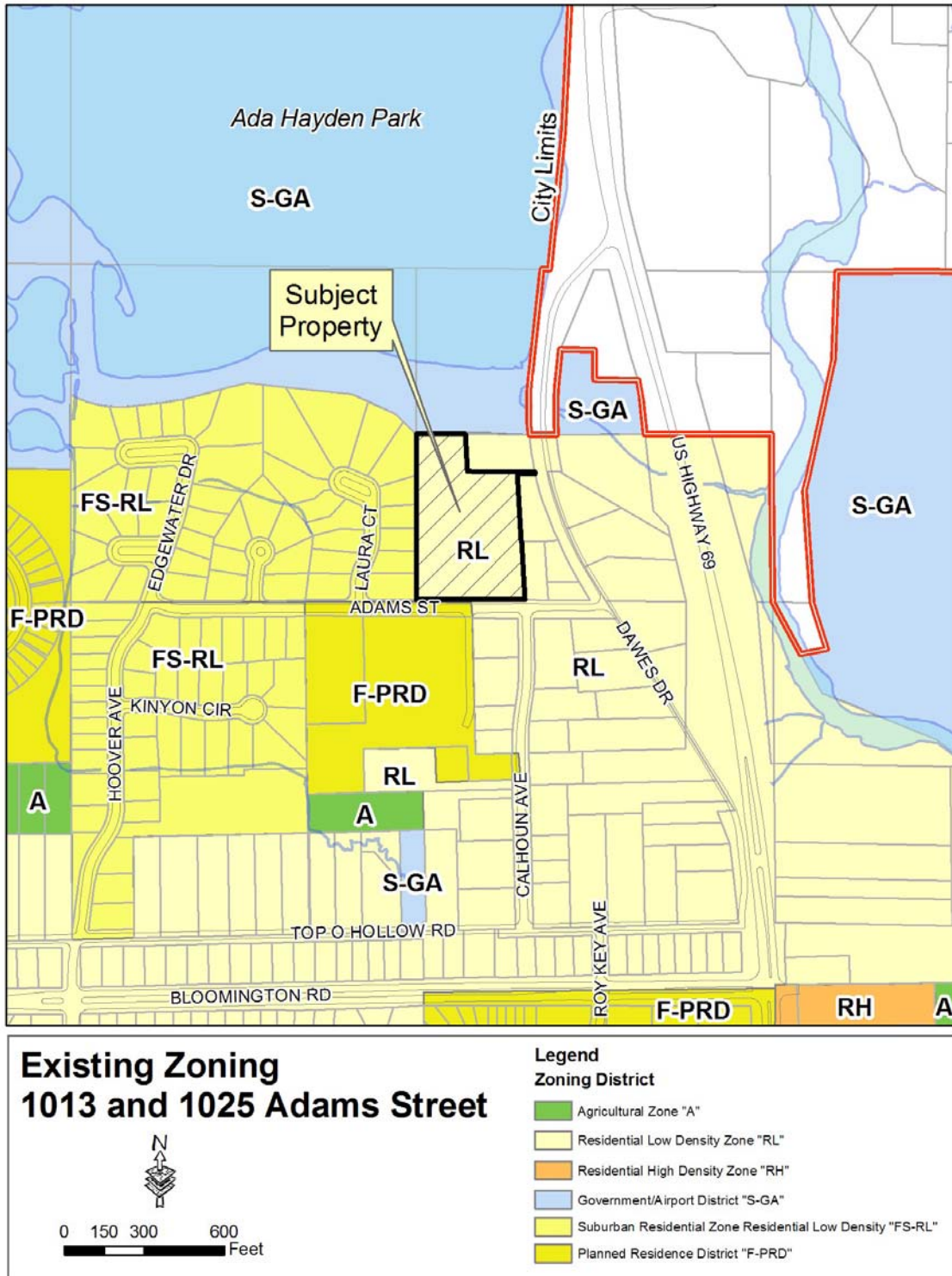


Location Map 1013 and 1025 Adams Street



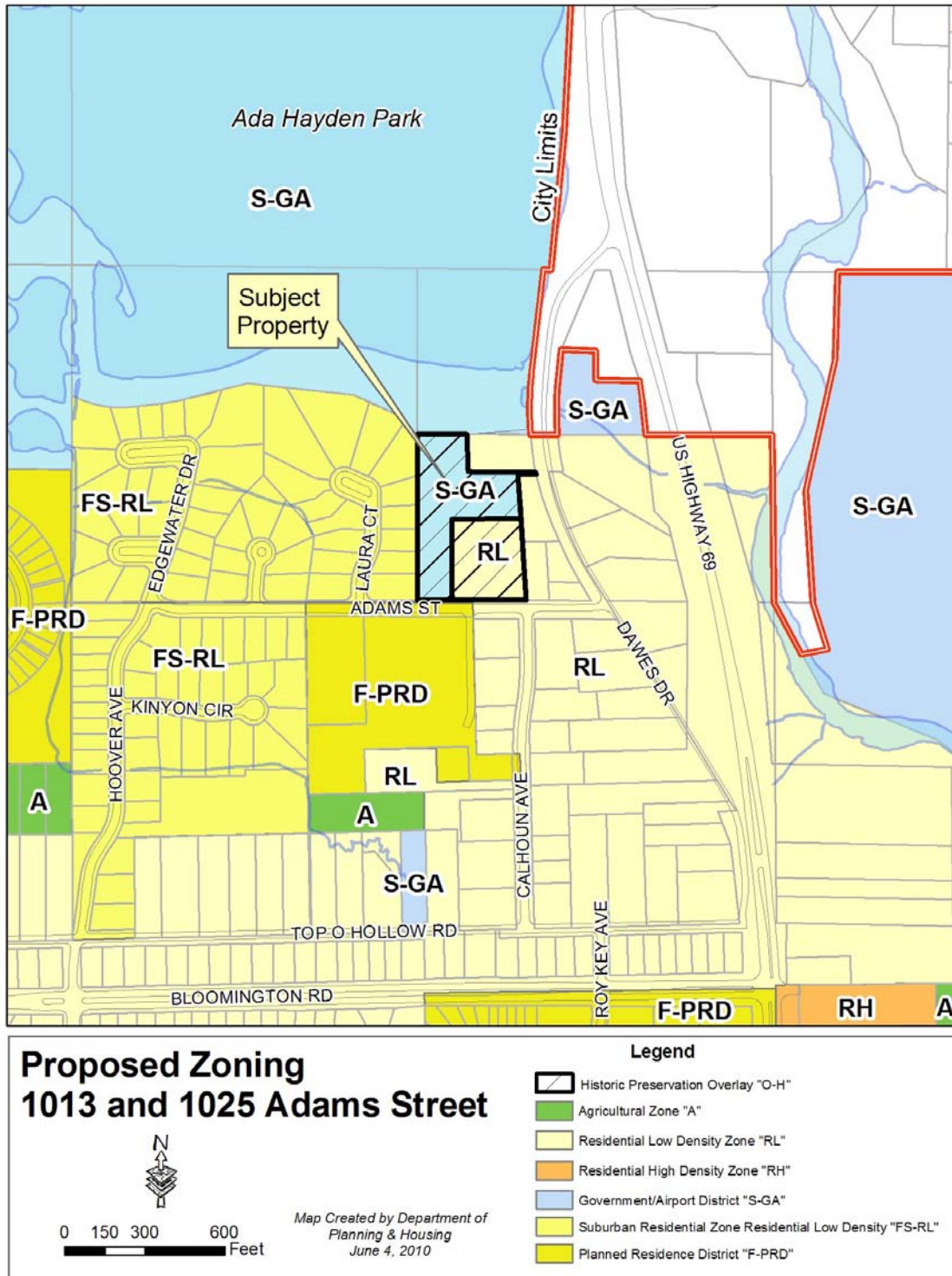
Attachment C

Existing Zoning



Attachment D

Proposed Zoning

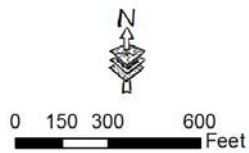


Attachment E

Future Land Use Map



Future Land Use Map Designations 1013 and 1025 Adams Street

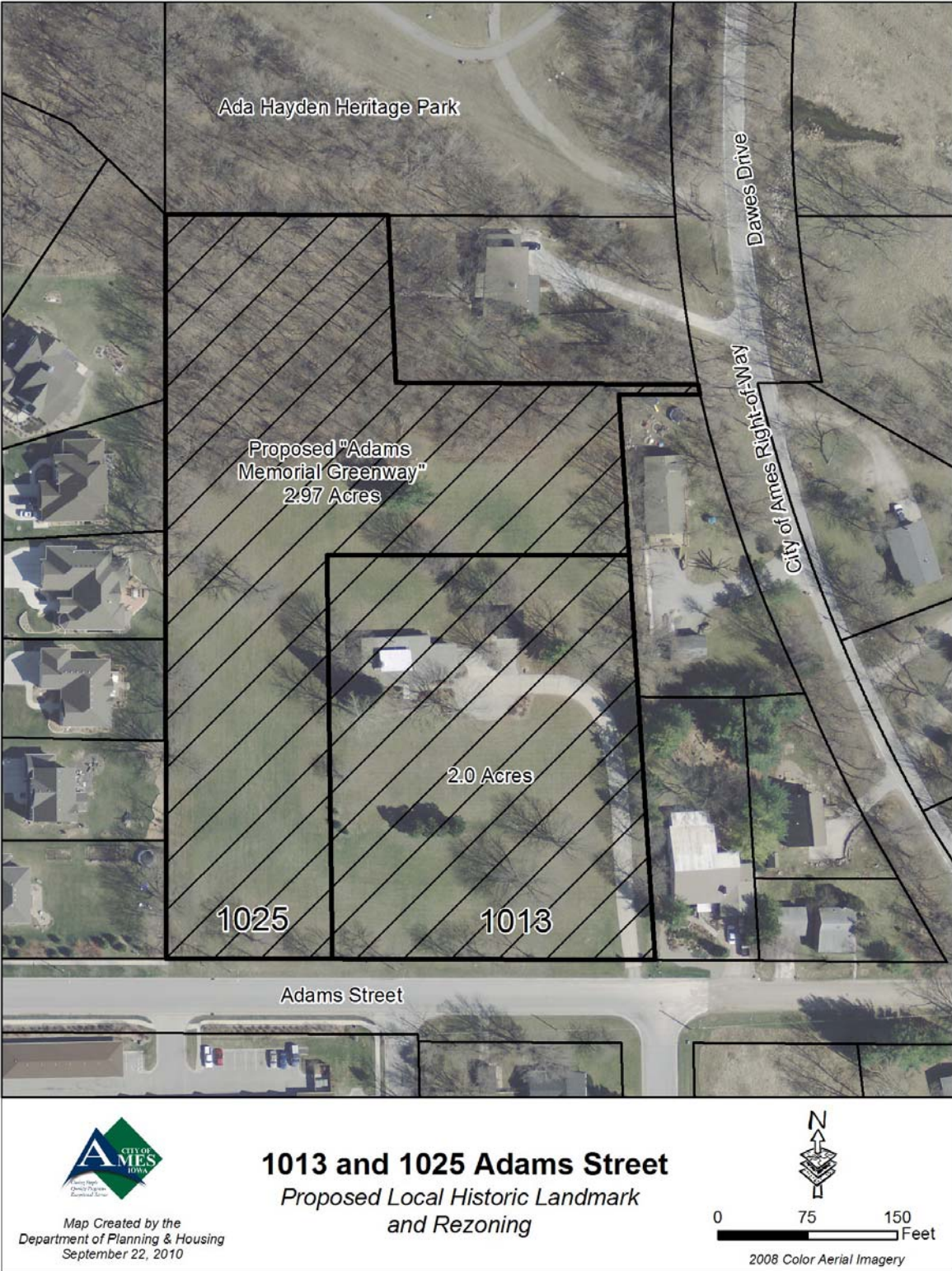


Map Created by Department of
Planning & Housing
June 4, 2010

Legend

- Low-Density Residential
- High-Density Residential
- Village/Suburban Residential
- Parks and Open Space

Attachment F
Aerial Photo



Attachment G

Applicant Narrative

"PRAIRIE ARK" 1013 ADAMS STREET

For decades many north Ames residents have been curious about the modernistic Adams home rising from the gently sloping lawn at the intersection of Adams and Calhoun streets. Although the owners lead fairly private lives, close friends and special groups enjoyed the house through the years. Patients of Dr. Adams, an osteopath, were familiar with the home since his office was located on the lower level. Ames Area Amateur Astronomers knew the place from attending stargazing parties using the telescope in the backyard observatory. Local artists such as Christian Petersen were well acquainted with the high-ceilinged living room where so many stimulating conversations were held.

Comments addressing the significance of Prairie Ark and the need for its preservation may also be obtained from various professionals who have toured the home. These include Lea Rosson DeLong (independent curator and art historian); William Page (public historian and consultant for the State Historical Society); and Jerome Thompson (state curator for the State Historical Society).

BEQUEST

Dr. Adams passed away in 1994, and his wife, Mary, died this past spring leaving no immediate survivors. The couple strongly desired to protect their real estate from development and preserve their unique home for posterity. Through discussions with the City over the years, a will was drawn up to leave a legacy to the residents of Ames. The five-acre parcel of land at 1013 Adams Street was willed to the City of Ames "for park purposes to be enjoyed by the public in general" as well as the home, which "has some Frank Lloyd Wright features," to be used "as a meeting place or shelter." It was also their hope that the park "be named as the Adams Memorial Park in Remembrance of Bertrand R. Adams and Mary E. Adams."

The contents of the house were donated to the Ames Historical Society (AHS) to assure preservation of the art, antiques and 1950s medical office. This constituted the largest gift of historical materials yet received by that organization. Household goods not retained by AHS will be sold at auction next spring to raise funds to help preserve the Adams bequest. Bert and Mary were both savers. Consequently, quantities of prime archival materials and artifacts are preserved. These include historical regional artwork (Grant Wood, "Ding" Darling, Christian Petersen, Arnold Pyle, Harry Jones, Roscoe Lorenz); archival material (correspondence, documentation for building the house, photos, audio tapes); eclectic medical library; vintage therapy devices (Raylax table, Medcolator, Novafon, Acu-U-Meter, Electro-Acuscope); and intact medical office.

RESIDENTS

Dr. Bertrand R. Adams (1907-1994), was an osteopathic physician who practiced in Ames from 1944 until his retirement in 1991. Born on Meadow View Farm five miles south of Webster City, he was expected to continue his father's business of raising Poland-China hogs and Percheron horses. Instead he became fascinated with art and enrolled, after graduating from high school, in an art correspondence course offered by the Federal School of Commercial Designing. Based in Minneapolis, this was the premier art correspondence school in the nation. Bert persisted with the course for seven years and received his diploma in 1932. He graduated from the University of Iowa that same year with a degree in art and economics. Famed Iowa regionalist, Grant Wood, selected Bert as one of his 14 assistants to help paint a set of murals in the Iowa State College Library in 1934. Later he did two murals of his own design: "*Early Settlers of Dubuque*" (1937) for the Dubuque Post Office, and "*Lumbering in Arkansas*" (1940) for the post office in Siloam Springs, Arkansas. Bert is listed in "Iowa Artists of the First Hundred Years," and has been written up in the New York Times, New York Herald Tribune, and Architectural Record. At one time Bert traveled to California, intending to seek work as an animator at the Walt Disney studios. Persuaded by friends to pursue a career in medicine rather than art, he studied at the Des Moines Still College of Osteopathy and obtained his license in 1943. He set up practice at 213 ½ Main Street in 1944, eventually moving his office to the home he was building.

Although nominally an osteopathic physician, Bert pursued a holistic approach to health and promoted "wellness" before it became fashionable. Weight control was another of his specialties. He was interested in a broad spectrum of areas such as diet, exercise, nutrition, and organic food, and explored fringe areas of medicine like auriculo-therapy, acupuncture, reflexology, and electronic medicine. Bert also illustrated positive "town and gown" cooperation in Ames when he consulted with Jack Lathrop, technician with the ISU Physics Department, in constructing his Faraday cage for electromagnetic wave therapy. Beyond medicine and art his wide-ranging interests included hypnosis, auras, psychic phenomena, graphology, phrenology, astronomy, astrology, world religions, music, building and gardening. He "always had his head in a book" according to his wife. Bert was a member of Collegiate United Methodist Church, Ames Area Amateur Astronomers, Ames Lions Club, Pi Gamma Alpha fraternity, American Osteopathic Association, International Academy of Preventative Medicine, a charter member and past president of the Town and College Toastmaster's Club, and past vice-president of the American Federation of Astrology.

Mary E. Beymer Adams (1909-2005) was an accomplished artist in her own right. She grew up in Des Moines where her father was owner and operator of Beymer Company, an electrical business, from 1909 until the 1940s. Mary enjoyed a privileged childhood taking piano, dance and riding lessons. After graduating from North High School in 1927, she attended Capital City Commercial College (now A.I.B.), followed by two years at Drake University. In 1931 she transferred to the University of Iowa where she graduated the following year with a degree in art. Mary then taught for awhile as a substitute middle school teacher in the Des Moines School District. She also worked at a

photographer's studio hand-tinting photographs before the days of color photography. From 1935-1956 she was employed as cashier and later as secretary at the Des Moines Water Works business office at 10th and Locust. There she got to know Arie den Boer, the Dutchman for whom the Water Works arboretum is named.

Mary continued her artistic interests by taking classes at the Des Moines Art Center and studying with Eliot O'Hara in Laguna Beach, California. She especially loved to travel, riding a bus to Mexico, flying to Hawaii, and sailing to Europe on the Queen Mary for the "grand tour." As testimony to Mary's enduring patience, she married classmate Bertrand Adams after waiting 25 years for him to "pop the question." They finally wed in Des Moines in 1956, at which time Mary moved into Prairie Ark in Ames. The couple enjoyed many trips together – Hawaii (again) for a honeymoon, much of the U.S. while traveling to medical meetings, Stone City for the annual Grant Wood reunions, and a tour of the Holy Land in 1970. Although the couple had no children, they helped raise Mary's nephew, William Wolters. Bill followed in Bert and Mary's footsteps, graduating from the University of Iowa and becoming an accomplished artist and military history buff as well. His untimely death in 1997 was a severe blow to the couple.

Throughout her long life Mary continued to enjoy sketching, painting in oils and watercolor, doing graphic art for the Ames Woman's Club (AWC), and with Bert, creating their annual Christmas card design. She also bowled for the AWC and was the oldest member of a Des Moines bridge club she joined in 1933. A granddaughter of the first mayor of Carlisle, Iowa., she inherited many family heirlooms and historical records which she organized. Both Bert and Mary were savers, and thus preserved many invaluable records for posterity.

HOUSE

When Bert moved to Ames in 1944 he lived in a rented second floor apartment at 803 Duff owned by Minnie Siverly, the widow of Union Story banker, Clyde Siverly. Bert had been discussing the dream house he wanted to build ever since he met Mary during their university days in Iowa City. He finally took action on July 6, 1948 through a contract with Dorothy Hunter to purchase a piece of land for the price of \$3500, with \$500 down. Between 1949 and 1958, Bert was engaged in building Prairie Ark on farmland at the north edge of Ames. A gravel road, later to become Adams Street, first had to be graded from old Highway 69 (now Dawes Drive) to his building site. For a number of years the address was simply Rural Route 1.

The basement was dug on the site of a previous farmhouse, and the excavated soil was used to create a broad mound to showcase the house. Prairie Ark was constructed entirely of concrete – a permanent material designed to last well into the next century. Foundation and walls were blocks, joists were precast I-beams, and floors were poured. Bricks and glass blocks were also used. Dr. Adams not only designed his home, but personally oversaw and assisted with much of the construction done by 28 different workmen. Considerable documentation of the nine-year project exists in the form of drawings, written records, and photographs.

The structure incorporated cutting edge materials and concepts for residential construction at the time. Features include: vaulted ceiling and clerestory in living room, cantilevered corner windows, frequent use of rounded corners, built-in storage, solid birch doors, parquet and cork flooring, and glassed window wells for plants. Examples of integrated design include a wall for a 12-foot sofa and an alcove created in the dining room area for a cherry buffet that Bert designed and had made by Krauss Furniture in South Amana. The lower level was planned for his medical practice, and included a reception room, treatment and therapy rooms, pharmacy, lab room, and office study. A unique item is the screened-in 6 x 6' Faraday cage used for therapy. Prairie Ark is a rare example of a self-designed, home doctor's office in Ames. While other doctors have built an addition (Dr. Fausch) or converted a porch (Dr. Walker) for use as an office, Bert designed his as an integral part of the home. Typical of Ames residents, his fascination with technology and gadgets is reflected throughout the house.

GUESTS

The list of visitors at Prairie Ark through the years is most interesting. Artists associated with Grant Wood have been guests, in particular Christian Petersen with wife Charlotte and daughter Mary, Lee Allen, and John and Isabel Bloom. University people such as Don Schuster (Psychology) and Jack Lathrop (Physics) have also been frequent visitors. At one time Bert taught astrology classes in his home. Bert's patient list includes a cross-section of the Ames population. Former patients recall making unscheduled visits while Bert was engaged in construction, and having him give osteopathic manipulation with tar-stained hands in unfinished rooms or even on the roof in one instance. As mentioned previously, the local astronomy club delighted in meeting on clear summer nights to use his 10" Astrola telescope. Petting the sheep, goats, and ponies Bert formerly kept in the fenced pasture was a favorite activity for neighborhood children. The home represents a wonderful piece of history associated with Ames residents for more than half a century.

ARCHITECTURE

Tom Leslie, AIA.

The Adams Residence is a good, well-preserved example of residential modern architecture. Its early date (1948, from my understanding) marks it as among the earliest examples in Iowa of its type. It shows the distinct influence of Frank Lloyd Wright's "Usonian" houses (in particular the Goetsch-Winkler House in Okemos, MI, of 1939 and the Herbert Jacobs House in Madison, WI, of 1937) on its designer/builder and the house is a unique and, I believe, fairly sophisticated interpretation of Wright's principles.

In particular, the house adopts Wright's interest in solar orientation very well. Its clerestory roof uses sunshading, a light shelf, and a thermally massive interior to achieve an efficient natural illumination scheme. This is a fairly advanced arrangement for its

day, and it anticipates a long and important technical tradition in Iowa architecture that has involved passive solar heating and lighting. Its use of materials—in particular concrete masonry and steel windows—is likewise innovative for its day. Modern housing was an important development in postwar America, and while much of this construction occurred on both coasts there was a significant school of modern residential architecture in Iowa. While much modern housing in Iowa dates from the 1950s, the Adams House is contemporaneous with such postwar developments as the Case Study projects in California and a national solar design competition sponsored by Libbey-Owens-Ford. As such it is a good example—rare in Iowa—of the innovative techniques and designs that emerged in the late 1940s. While its most immediate affinity is to Wright's work, it has some 'moderne' features (curved interior walls and corner windows) and other elements that look forward to the more rigorously modernist work of the 1950s.

The Building Assessment Report suggests that, as this was owner-built (an "individual's quest to build a contemporary home"), the result is "lacking a high level of architectural sophistication." I believe this is open to argument. No one would mistake the Adams House for an actual Wright home, but as an example of the early diffusion of modernist principles throughout the Midwest it certainly demands attention and, I believe, preservation. Its builder was certainly an amateur, but he was very clearly absorbing many of the interesting experiments and statements being built throughout the country at the time.

Others can perhaps comment more authoritatively on the building's condition, its potential use, and its relation to Ames' history. I agree that its use would be limited to small groups, and that there would need to be some work done to achieve accessibility (though perhaps, as we discussed, less than the BAR suggests). However I believe the Adams House is worth preserving as a fine—and very early—example of an important tradition in Iowa, that of modern residential construction.

Attachment H

Proposed Design Criteria

Design Criteria proposed by the applicant are described as follows:

1. The Adams House is a mixture of late Prairie School and Postwar Modern styles of architecture. Details of design and dimensions of distinct architectural elements of the building, as shown on the building plans prepared by the builder, Bertrand Adams, shall be followed and conformed to for all alterations or new construction of additions to the building.
2. Substitute materials may be allowed if they are consistent with the historic materials in size, design and texture. Proposals for substitute materials must be expressed with specificity in the application for Certificate of Appropriateness.

Staff Comments: Regulations and restrictions for the use of substitute materials are covered by Section 31.10(6). This section of the Design Criteria should be deleted.

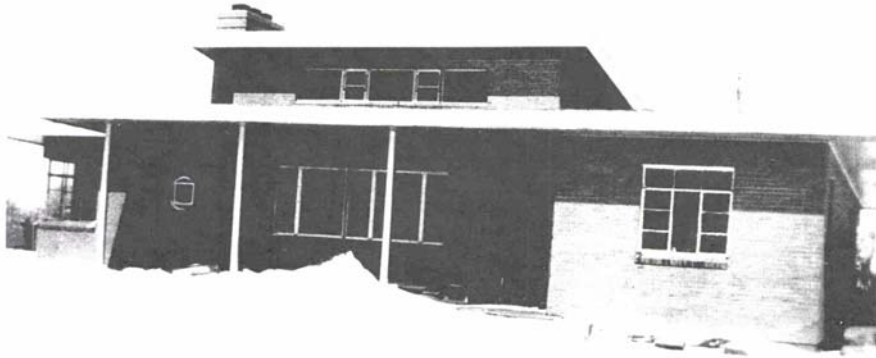
3. The Adams' House relationship to its grassy, open site is an essential aspect of its Landmark status. Alterations or changes in use that alter the visual or spatial relationship of the house to its grounds shall be discouraged.
4. All alterations and newly constructed additions shall conform to the following characteristics of the building:
 - Building Height: One-and-a-half stories, not including the basement.
 - Roof Type & Pitch: Nominally flat with a slight slope to the clerestory that opens up toward the south.
 - Dormers: None, however the central clerestory is an integral element in the building's massing and primary elevation.
 - Entry: Via a porch on the south side, with alternate entry toward driveway on east.
 - Exterior Materials: Brick and concrete masonry walls. Built-up roofing with metal edge/parapet. Concrete paving to front porch, walkway and driveway. Steel pipe columns support roof over porch. Alterations and/or repairs should match color and pattern of existing brick.
 - Windows: Narrow sash steel windows with predominantly horizontal muntin pattern and metallic finish. Corner windows should be restored, as possible, to their original, more open configuration.

- Solid/Void Ratio: Maintain position and size of all large-scale openings (doors, windows, etc.) Additional openings as required for accessibility or egress improvements should coordinate with the existing rhythm and pattern of voids.
- Plan/Footprints: Generally open plan with service areas (kitchen and bath) along the north edge. Predominantly east-west orientation with windows along the south side.
- Landscape: Generally open with small shrubs near house. Provision for daylighting of central rooms is key to the house's aesthetic concept and should be preserved.

Attachment I

Historic Photos of the House

(Submitted with the Application for Designation as a Local Historic Landmark)



16



17



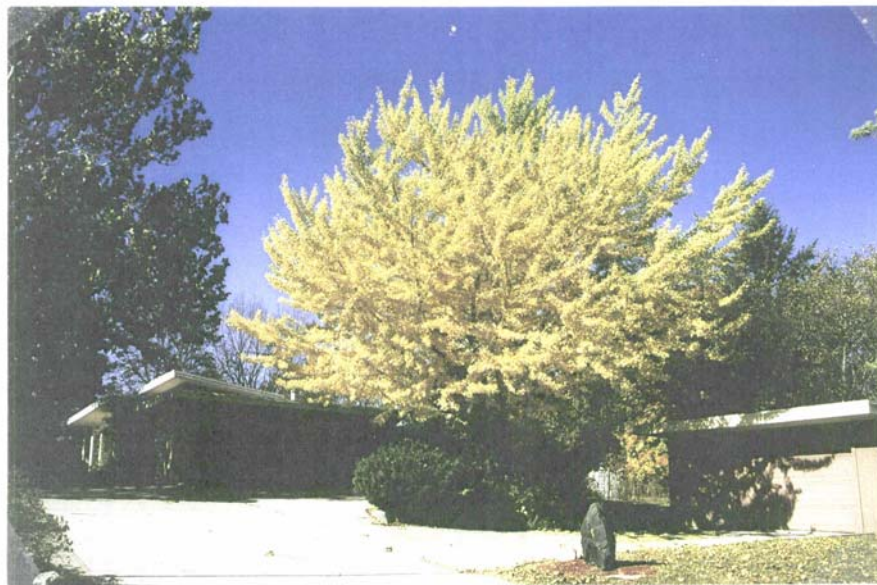
18



19



20



21

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, located at 1013 and 1025 Adams Street, is rezoned to establish an Historic Preservation Overlay District (O-H) and to designate the property as a Local Historic Landmark.

Real Estate Description: Parcel T in part of Lot 3 and all of Lot 4 in the Northeast Quarter of the Northeast Quarter of Section 27, Township 84 North, Range 24 West of the 5th P.M., in the City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in the office of the Recorder of Story County, Iowa, on the 21st day of September 2004, and recorded on Slide 219, Page 1, and as Inst. No. 04-13005.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, 2010.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 31.13 (28) THEREOF, FOR THE PURPOSE OF ESTABLISHING DESIGN CRITERIA FOR A LOCAL HISTORIC LANDMARK LOCATED AT 1013 AND 1025 ADAMS STREET; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, designation of the Adams House and Adams Memorial Greenway as a Local Historic Landmark will contribute to the preservation and protection of a historic structure that serves as a visible reminder of the history and cultural heritage of the City; and

WHEREAS, preservation and protection of a Local Historic Landmark is enhanced by enactment of a Historic Preservation Overlay District;

THEREFORE, BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 31.13 (28) as follows:

“Sec. 31.13. STANDARDS FOR REVIEW, DESIGN GUIDELINES, DESIGN CRITERIA.

(28) Design Criteria for Lots 1 and 2 of Mary Adams Subdivision, known locally as the Adams House, 1013 Adams Street, and the Adams Memorial Greenway, 1025 Adams Street, respectively.

(a) The Adams House is a mixture of late Prairie School and Postwar Modern styles of architecture. Details of design and dimensions of distinct architectural elements of the building, as shown on the building plans prepared by the builder, Bertrand Adams, shall be followed and conformed to for all alterations or new construction of additions to the building.

(b) The Adam’s House relationship to its grassy, open site is an essential aspect of its Landmark status. Alterations or changes in use that alter the visual or spatial relationship of the house to its grounds shall be discouraged.

(c) All alterations and newly constructed additions shall conform to the following characteristics of the building:

- | | | |
|-------|--------------------|--|
| (i) | Building Height: | One-and-one half stories, not including the basement |
| (ii) | Roof Type & Pitch: | Nominally flat with a slight slope to the clerestory that opens up toward the south. |
| (iii) | Dormers: | None, however the central clerestory is an integral element in the building’s massing and primary elevation. |
| (iv) | Entry: | Via a porch on the south side, with alternate entry toward driveway on east. |

- | | | |
|--------|---------------------|--|
| (v) | Exterior Materials: | Brick and concrete Masonry Walls. Built-up roofing with metal edge/parapet. Concrete paving to front porch, walkway and driveway. Steel pipe columns support roof over porch. Alterations and/or repairs should match color and pattern of existing brick. |
| (vi) | Windows: | Narrow sash steel windows with predominantly horizontal muntin pattern and metallic finish. Corner windows should be restored, as possible, to their original, more open configuration. |
| (vii) | Solid/Void Ratio: | Maintain position and size of all large scale openings (doors, windows, etc.) Additional openings as required for accessibility or egress improvements should coordinate with the existing rhythm and pattern of voids. |
| (viii) | Plan/Footprints: | Generally open plan with service areas (kitchen and bath) along the north edge. Predominantly east-west orientation with windows along the south side. |
| (ix) | Landscape: | Generally open with small shrubs near house. Provision for daylighting of central rooms is key to the house's aesthetic concept and should be preserved." |

Section Two. Violation of the provisions of this ordinance shall constitute a simple misdemeanor punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor