

COUNCIL ACTION FORM

SUBJECT: SALE OF ADAMS PROPERTY LOCATED AT 1013 ADAMS STREET

BACKGROUND:

In May 2005, the City was notified that the Last Will and Testament of Mary E. Adams bequeathed land (5 acres), structures (home and detached garage) and one percent (approximately \$17,000) of her estate to the City of Ames for property located at 1013 Adams Street. Personal and household effects were given to the Ames Historical Society.

In 2005 a Building Assessment Report revealed it would be difficult, if not impossible, to accomplish Ms. Adams "hope" that her residence be used as a public "meeting place or shelter". The first floor was constructed with concrete block and is comprised of small rooms.

In **September 2006**, the City Council accepted the bequest of Ms. Adams and directed staff to initiate the necessary action to sub-divide the parcel and sell the approximate 2 acre lot and structures. At that time, the City Council directed staff to prepare a bid document that would include the following information:

- The residence is designated as a Local Historical Landmark
- The home must remain "single family / owner occupied"
- The 2-acre site is limited to one home
- A minimum bid amount of \$190,000 bid would be established. This amount was the assessed value of the buildings and 2 acres of land.

Additionally, the Council decided that the revenue generated from this sale, less any expenses incurred by the City for such items as land survey, asbestos studies, platting and survey costs, architectural analysis, special assessments and taxes, title opinion, utilities, etc., would be transferred to the Ames Historical Society. This organization desires to use these resources for expenses related to acquiring/developing a permanent museum facility within our community. That facility would be used for the archiving of community records and making them available to the public. By donating her possessions to the Historical Society, the City deemed that Ms. Adams had demonstrated confidence and support of this organization.

In addition to the above, the Council's previous actions assure the following:

- The City will retain 3 acres to be used as park land
- This park land will be named "Bert and Mary Adams Memorial Greenway", remaining a natural area leading to Ada Hayden Heritage Park

- The one percent of her estate (approximately \$17,000) will be utilized to establish and maintain this park land

Per the request of the Ames Historical Society, the City of Ames' Historic Preservation Commission (HPC) submitted an application to the State of Iowa Historic Preservation Office (SIHPO) to determine if the property was eligible to be designated as a local landmark. The State Historic Preservation Office reviewed the local landmark application and found that the property is eligible for the local landmark designation. The City Council then approved this designation, and adopted "Design Criteria" (Attachment A) that has been incorporated into Chapter 31 of the Municipal Code. Notable highlights from this section of Code include the following:

- Any changes to the exterior of the home would require approval of the HPC. This means that existing design criteria and standards, consistent with the architectural design, would be required.
- The home can be added onto, but HPC approval would be required.
- The Local Historical Landmark status would remain in effect unless a future City Council rescinds the status.

SELLING THE PROPERTY IN 2011:

The two acres of land is assessed at \$80,100 and the home and detached garage at \$112,100 for a total of \$192,200. As was noted above, in 2006 the City Council approved selling this property at a minimum of \$190,000. **However, in May of 2011 the Ames Historical Society and City staff agreed that the minimum amount should be lowered to \$125,000.** The justification for this recommendation includes the following factors:

- The downturn in the economy and overall housing market.
- The property has sat vacant for over six years and additional improvements are now required.
- The property is now designated as a Local Historic Landmark, and the design guidelines and criteria contained in Chapter 31 of the Municipal Code somewhat limit what a property owner can do with the home. This designation may narrow the bidder pool.

It is anticipated that the City will have invested approximately \$90,000 to maintain and sell this property since 2005. Therefore, as is noted above, the City will transfer the balance of the sale, less all City expenses, to the Ames Historical Society once the sale is completed.

The following four open houses and inspections tours, as well as a pre-bid meeting, have been scheduled:

- Wednesday, July 7 between 6 PM and 8 PM (open house)
- Sunday, July 10 between 2 PM and 4 PM (open house)
- Thursday, July 14 between 6 PM and 8 PM (open house)

- Wednesday, July 20 at 5:30 PM (pre-bid meeting at the property)
- Saturday, July 23 between 9 AM and 11 AM (open house)

BIDDING ON THE PROPERTY

Staff has identified the following two options for selling the property:

1) Sealed Bids: This option will require potential buyers to submit sealed written bids as of a certain time and date. The potential buyer submitting the highest bid will be sold the property.

2) Auction the Property: This option will require an auctioneer to initiate the bidding at \$125,000. Ultimately, the highest bidder will complete the "Offer to Buy Real Estate and Acceptance" form. After a public hearing, the City Council can then accept the offer and approve the sale.

After reviewing the pros and cons of these two options, staff and members of the Ames Historical Society agree that an auction should be held. It is anticipated that this method will produce the most competitive bidding environment. Prior to participating in the auction, individuals will be required to (1) submit a pre-approved letter of financing, (2) submit a certified check, cashier's check, bank draft, money order or warrant in the amount of \$5,000, and (3) sign a disclosure form acknowledging that they are aware the property contains lead base paint

MARKETING / ADVERTISING THE PROPERTY:

Attachment B is a marketing/educational brochure that will be distributed at the open houses and on the City's web site. Additionally, a "for sale" sign will be placed in the yard of the property, a Channel 12 television show will be continually aired, paid advertisements will be placed in local media publications, and the sale will be listed on unique web sites where people search nationally for historical properties.

The City Attorney has prepared the necessary form to accomplish this sale. Additionally, the Legal Department will complete the necessary procedures required to close on this property.

Attachment C is a series of frequently asked questions that will also be provided to potential bidders.

ALTERNATIVES:

- 1) City Council can approve a resolution proposing the sale of the City property located at 1013 Adams Street, establish a minimum bid of \$125,000, approve utilizing an auction to be held on Wednesday, July 27, 2011 at 7 PM at the property, set the public hearing on the proposed sale for August 9, and direct publication of a notice of hearing for sale of the property.

- 2) City Council can approve a resolution proposing the sale of the City property located at 1013 Adams Street, establish a minimum bid of \$190,000, approve utilizing an auction to be held on Wednesday, July 27, 2011 at 7 PM at the property, set the public hearing on the proposed sale for August 9, and direct publication of a notice of hearing for sale of the property.
- 3) City Council can approve a resolution proposing the sale of the City property located at 1013 Adams Street using either of the two suggested processes outlined above, but not establishing a minimum bid amount, setting the date of the public hearing, and directing publication of notice of the hearing.
- 4) City Council can direct that a different process be used for selling the City property located at 1013 Adams Street.

MANAGER'S RECOMMENDED ACTION:

Due to the legalities of settling Ms. Adams' estate, subdividing the parcel, and obtaining the Local Historical Landmark status, per the request of the Ames Historical Society, it has taken over six years for this property to be placed on the market. Given the down turn in the overall economy/housing market and the design criteria included in Chapter 31 of the City's Municipal Code, staff believes that establishing a minimum bid of \$125,000 is appropriate.

As is noted above, by the time of sale the City will have invested approximately \$90,000 in this property. In the event the property does not sell in July, the City will continue to invest resources maintaining the property, further reducing the amount that the Ames Historical Society will receive once the sale is accomplished.

Therefore, in agreement with the Ames Historical Society, it is the recommendation of the City Manager that the Council adopt Alternative #1, thereby approving the process outlined above for selling the property at 1013 Adams Street through an auction process with a minimum acceptable bid of \$125,000.

Attachment A

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

(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 Adams' House relationship to its knoll is an essential aspect of its Landmark status. Alterations or changes to the vegetation that reflect the historic, visual or spatial relationship of the house to its grounds shall be encouraged, but not required.

(c) All alterations and newly constructed additions to the house on Lot 1 shall conform to the following characteristics of the building:

(i) Building Height: The building height shall be limited to one-and-a-half stories, not including the basement.

(ii) Roof Type & Pitch: The roof line of the building shall be nominally flat with a slight slope to the clerestory that opens up toward the south.

(iii) Roof Projections: The central clerestory is an integral element of the building's massing and primary elevation, and shall be retained.

(iv) Entry: The primary entrance to the building is under a porch on the south side, with an alternate entry toward driveway on east. These entry features shall be retained.

(v) Exterior Materials: Acceptable building materials are as follows:

- Brick and/or concrete masonry walls. Alterations and/or repairs should match color and pattern of existing brick.
- Built-up roofing with metal edge/parapet.
- Concrete paving to front porch, walkway and driveway.
- Steel pipe columns supporting roof over porch.

(vi) Windows: Windows shall be narrow sash steel windows with predominantly horizontal muntin pattern and metallic finish. If window replacements are necessary, 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 opening (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: Rooms have a predominantly east-west orientation with windows along the south side. Retention of these features is encouraged, but not required.

(d) Topography: Topography to be maintained on both lots.

(Ord. 4054, 1-25-11)



Notice of Sale 1013 Adams Street

The City of Ames received ownership of the former home of Bert and Mary Adams, 1013 Adams St., after the death of Mary Adams. Her personal belongings were donated to the Ames Historical Society, and the proceeds of the sale of the house, minus expenses, will be given to the organization. **A live auction of the home will take place on Wednesday, July 27, 2011 at 7 p.m. at 1013 Adams St.**



Questions?

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1013 Adam Street

From Ames City Assessor (April, 2011)

Primary Class	Residential
Secondary Class	1-story, 1946 & newer
Primary Zoning	RL - Residential Low Density
Zone	
Zoning Overlay	HO
Taxing District	Ames City/Gilbert School
School District	Gilbert
Fire District	Ames

Residential Dwelling	
Lot Area	87,119 SF
Lot Shape	Slightly irregular
Lot Configuration	Interior lot
Style	One story
Year Built	1949
Exterior Material	Wd Sdng
Masonry Veneer	1062 SF
1st floor (SF)	1438 SF
Above-Grade Living (SF)	1438 SF
Above-Grade Total Rooms	6
Above-Grade Bedrooms	2
Foundation	C'Block
Bsmnt Ceil Height (inches)	80-89
Total Basement Area	1438
Number of Baths	1 full, 1 half, 1 Bsmt full
Central Air	Yes
Heating Type	Gas forced warm air
Number of fireplaces	2

Assessed/Estimated Market Value (April 2011)

Buildings:	\$112,100
Land (Two acres)	<u>\$ 80,100</u>
TOTAL	\$192,200

One-of-A-Kind, Custom-Built Home: Own a Piece of Local History



Located on two acres of gently rolling land featuring picturesque views of Ada Hayden Heritage Park, the former home of long-term Ames residents Bert and Mary Adams provides peaceful, scenic country living from within the city limits. The City of Ames received ownership of the home after the death of Mary Adams. Her personal belongings were donated to the Ames Historical Society, and the proceeds of the sale of the house, minus expenses, will be given to the organization. A live auction of the home will take place at 7 p.m. on Wednesday, July 27, 2011 at 1013 Adams St.

This unique 1949 one-story ranch-style home features customized Prairie style architecture to complement its impressive two-acre lot filled with mature trees. The home is adjacent to the three-acre Adams Memorial Greenway. The 1,438-square-foot first floor includes two bedrooms, 1.5 bathrooms, and a galley kitchen. The living room includes a high ceiling with a clerestory, a Prairie-style design features showcasing a band of narrow windows along the very top. The clerestory wall rises above adjoining roofs and adds height to the home's silhouette. True to Prairie style form, the Adams home is constructed around a stone central chimney, open interiors, custom built-in furniture, and emphasis on horizontal lines including overhanging eaves.

FOR SALE
The former home of
Bert and Mary Adams
1013 Adams St.
Ames, Iowa

Minimum Bid: \$125,000

The lower level provides an additional 1,438-square-feet with 80" to 89" ceilings and another full bath. The home features cinder block foundation, gas forced warm air furnace and central air conditioning. An attached single car garage and a two-car detached garage provide ample areas for storage. Additional features include a 348-square-foot open porch in the front and a 312-square-foot screened porch.

Bert & Mary Adams Home Prairie Ark - Historic Landmark

The modernistic Adams house rises from the gently sloping lawn at the intersection of Adams and Calhoun Streets. Designer, owner and builder Bert Adams named the structure "Prairie Ark."

The House

Bert had been discussing the dream house he hoped to build since meeting Mary when they were both students (in the early 1930s) at the University of Iowa. In 1948, he purchased farmland at the north edge of Ames from Dorothy Hunter for \$3,500. The basement was dug on the site of a previous farmhouse with the excavated soil being used to create the knoll where the house sits. The knoll was designed to showcase the house. Prairie Ark was constructed entirely of concrete and designed to last well into the next century. Foundation and walls were blocks, joists were precast I-beams and floors were poured concrete. Bert Adams designed the home and personally oversaw and assisted with much of the construction. Considerable documentation of the nine-year project exists, housed with the Ames Historical Society.



The structure incorporated cutting edge materials and concepts for residential construction at the time. This includes vaulted ceiling and clerestory in the 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. The lower level was designed for his medical practice. Prairie Ark is a rare example of a self-designed, home doctor's office. Bert designed his office as an integral part of his home. Typical of Ames residents, his fascination with technology and gadgets is reflected throughout the house.

The Former Residents

Dr. Bertrand R Adams (1907-1994) was an osteopathic physician who practiced in Ames from 1944 to 1991. He was also an accomplished artist. He received his diploma from the Federal School of Commercial Designing (Minneapolis) in 1932. He also graduated from the University of Iowa in 1932 majoring in art and economics. Artist Grant Wood selected Adams as one of his 14 assistants to help paint a set of murals in the Iowa State College Library (1934). Bert studied at the Des Moines Still College of Osteopathy and obtained his license in 1943. Initially setting up practice on Main Street in Ames, he eventually moved his office to the home he was designing and building, "Prairie Ark."

Mary E. Beymer Adams (1909-2005) was also an accomplished artist. She attended Capital City Commercial College (now A.I.B.), followed by two years at Drake University. In 1932, she graduated from the University of Iowa with a degree in art. Bert and Mary Adams married in 1956, and she then moved into the Prairie Ark home. Throughout her life she continued to enjoy sketching, painting in oils, and water color.

Adams Home Sale: The Bidding Process

The City of Ames is seeking a buyer for the residential property located at 1013 Adams St. as bequeathed to the City through the estate of Mary Adams. This two-acre lot includes a single-family home and detached garage. The property is adjacent to Adams Memorial Greenway and south of Ada Hayden Heritage Park.

Restrictive covenants include:

- Parcel cannot be subdivided
- Residence to be single-family and owner-occupied
- Exterior alterations, building additions and new construction are subject to the requirements of Chapter 31 of the City of Ames Municipal Code

Assessed/Estimated Market Value (April 2011)

Buildings:	\$112,100
Land (Two acres)	<u>\$ 80,100</u>
TOTAL	\$192,200

Pre-Approved Financing: Each bidder is required to include proof of a pre-approved credit line from a recognized lender.

Earnest Money: Each bidder is required to submit a \$5,000 certified check participate in the live auction. This is a gesture of good faith that in the event they are the highest bidder, they will complete the transaction of purchasing the property. Should the highest bidder fail to purchase the property, the earnest money is non-refundable.

Open House/Inspection Tours:

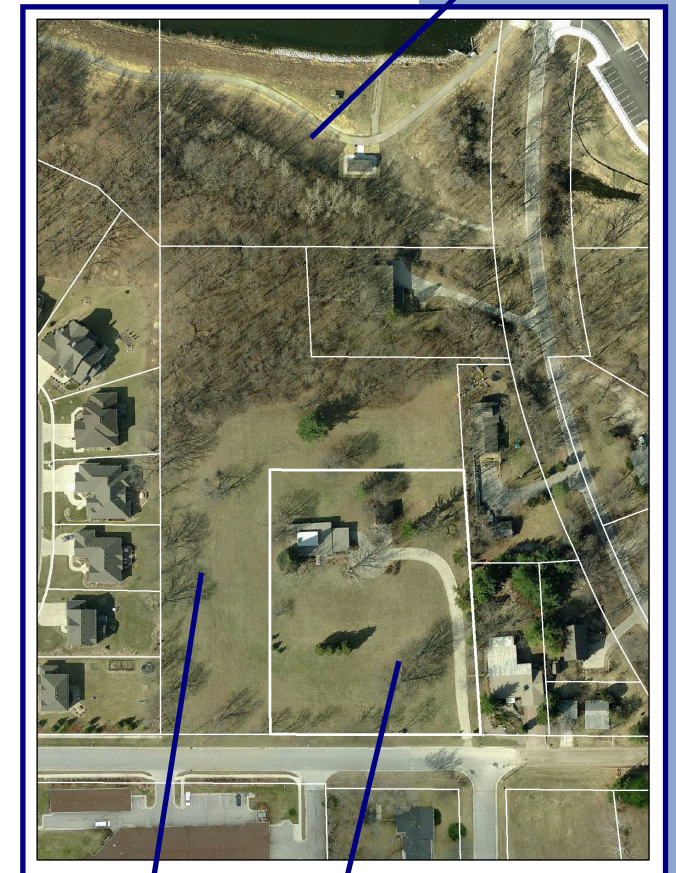
- Thursday, July 7; 6 to 8 p.m.
- Sunday, July 10, 2 to 4 p.m.
- Thursday, July 14, 6 to 8 p.m.
- Pre-bid meeting on Wednesday, July 20 at 5:30 p.m.
- Saturday, July 23 from 9 to 11 a.m.

Live Auction

A live auction of the home will be held:
7 p.m. on Wednesday, July 27, 2011 at 1013 Adams St.

Questions?

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Nancy Carroll, Parks and Recreation Director, ncarroll@city.ames.ia.us or (515) 239-5357



Ada Hayden Heritage Park

1013 Adams Street

Adams Memorial Greenway

Frequently Asked Questions

6/24/11

1. What does it mean to be a “Local Historic Landmark?”

Designation as a “Local Historic Landmark” means that the City Council has determined that the particular building, structure, site, area or land is of architectural, landscape architectural, historical, archaeological, or cultural importance or value. Once designated, the “Local Historic Landmark” is subject to the provisions for alterations, additions, new construction and demolition, as described in Chapter 31 of the Municipal Code. A Certificate of Appropriateness will be required for such alterations, additions, new construction and demolition that affect the exterior of structures on the site. The Certificate of Appropriateness must be issued by the Historic Preservation Commission, or by City staff in the Planning and Housing Department, depending upon the particular proposal by the applicant.

Please see the following link to Chapter 31 of the Municipal Code on the City of Ames website for more information on the standards and requirements that apply to local historic landmarks and districts:

<http://38.106.5.41/modules/showdocument.aspx?documentid=254>

2. Can I demolish the structure?

Demolition of the existing structure is prohibited, except in the following instance:

- 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. To prove economic hardship, the applicant may submit information for consideration, as described in Section 31.10(3), pages 31-6 and 31-7, of the Municipal Code at the following link to the City of Ames website:

<http://38.106.5.41/modules/showdocument.aspx?documentid=254>

3. Can I make additions to the house?

Additions to the house are permitted through the approval of a Certificate of Appropriateness by the Historic Preservation Commission. In considering an application for a Certificate of Appropriateness, the Commission is guided by the Design Guidelines, which apply to all historic landmarks and historic districts, and by Design Criteria, which apply only to the particular landmark or district for which they are enacted.

Please see the following link to the City of Ames website to access Section 31.13 of the Municipal Code, which includes Design Guidelines for all Historic Landmarks, pages 31-10 through 31-16, and the specific Design Criteria for the Adams House at 1013 Adams Street, pages 31-21 and 31-22:

<http://38.106.5.41/modules/showdocument.aspx?documentid=254>

4. Do I have to let the public tour the house?

As a Local Historic Landmark, there are no requirements by the City of Ames that the private property owner offer public tours of the house.

5. Can I make changes to the interior of the structure?

Designation of the property as a Local Historic Landmark does not restrict the property owner from making changes to the interior of the house. Restrictions on alterations, additions, new construction and demolition of the house apply only to the exterior.

6. What about changes to increase energy efficiency?

Design Guidelines for historic structures and Design Criteria for the Historic Landmark at 1013 Adams Street must be met for alterations, additions and new construction. It is possible to incorporate energy efficiency measures in many of the exterior improvements of an existing or proposed structure and also meet the requirements of the Design Guidelines and Design Criteria.

7. Can I put up a fence, plant trees, bushes, or a vegetable garden?

The Local Historic Landmark designation does not limit the planting of trees, bushes or a vegetable garden. There are Design Guidelines to be followed for the construction of fences on the property.

Please see the following link to the City of Ames website to access Section 31.13(7)&(8), pages 31-11 and 31-12, of the Municipal Code, which includes Design Guidelines for fences:

<http://38.106.5.41/modules/showdocument.aspx?documentid=254>

8. How do I know what changes are acceptable?

Please check with the City of Ames Department of Planning and Housing for information on any changes to the house or property you wish to propose. Staff in the Department will assist you in determining how the changes you propose can comply with the adopted regulations. The Design Guidelines for Local Historic Landmarks and Districts in Section 31.13, pages 31-10 through 31-16, of the Municipal Code, and Design Criteria for the Adams House, pages 31-21 and 31-22, address standards for changes to the exterior. The guidelines and criteria provide guidance for the property owner and the City in knowing whether changes to the structures are acceptable as proposed, and if not, what can be done to achieve compliance with the Code.

Please see the following link to Section 31.13 of the Municipal Code on the City of Ames website:

<http://38.106.5.41/modules/showdocument.aspx?documentid=254>

9. Who approves exterior changes/what is the process?

The City of Ames approves changes proposed to the exterior of Local Historic Landmarks through the issuance of a Certificate of Appropriateness. The process for approval is dependant upon the type and extent of the changes proposed. Some changes require approval by the Historic Preservation Commission. Other changes can be approved by staff in the Planning and Housing Department. Certain changes are considered to be repair and require no approval by the Commission or staff. Please note that the property owner may be required to apply for building permits through the City of Ames Inspection Division, even if approval is not required as a Local Historic Landmark.

For more information about a Certificate of Appropriateness and the application process please see the following link to Sections 31.10 and 31.11, pages 31-6 through 31-9, of the Municipal Code, and the link to the Certificate of Appropriateness Application Packet on the City of Ames website:

<http://38.106.5.41/modules/showdocument.aspx?documentid=254>

<http://www.cityofames.org/modules/showdocument.aspx?documentid=1312>