

COMMISSION ACTION FORM

SUBJECT: ZONING TEXT AMENDMENT PERTAINING TO DESIGN CRITERIA FOR THE 1915 CITY HALL AT 420 KELLOGG AVENUE

BACKGROUND:

On June 9, 2009, the City Council referred a letter from Youth and Shelter Services (YSS), pertaining to replacement materials for the front steps on the west side of the building at 420 Kellogg Avenue (the 1915 City Hall) to the Historic Preservation Commission for review and recommendation back to the City Council.

Youth and Shelter Services, Inc. have their administrative offices located on the southeast corner of Kellogg Avenue and 5th Street (420 Kellogg Avenue). Their administration building was originally constructed as City Hall in 1915. The building was designated as a Local Historic Landmark by the City Council on December 8, 1992. Design Criteria for this building was adopted by the City Council on March 23, 1993.

At this time, George Belitsos, CEO of Youth and Shelter Services, Inc., has requested that the Design Criteria for the 1915 City Hall be changed to allow the concrete steps on the west side of the building to be replaced with new concrete. The Design Criteria for the 1915 City Hall, as described in Section 31.13(29) of the Municipal Code, require that the steps be constructed on limestone materials to match the limestone buttresses on each side of the entry.

Although the original construction plans for the building show limestone as the material for the steps, it is not known whether limestone materials were ever installed. In replacing the steps, YSS assures the City that the finish and color of the concrete will be compatible with the existing limestone used elsewhere on the building. They also make the claim that concrete is a more durable material than limestone to use for the steps. The original handrails will be reused to maintain this historic feature of the building.

The applicant is anxious to replace the existing deteriorating steps due to safety concerns for those using the steps to access the main entrance to the building.

On July 13, 2009, the Historic Preservation Commission considered the request of YSS to change the Design Criteria for the 1915 City Hall, to allow concrete steps at the west entrance to the building. The Commission voted unanimously to approve a motion to amend the Design Criteria as follows: (Changes made by the Commission are shown in "bold" type.)

Section 31.13(29)(c)(v): Limestone stairs and stoop with matching limestone buttresses on each side of the entry, **or concrete to match limestone in color and texture.**

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council adopt the changes to Design Criteria for the steps to the west building entrance, as recommended by the Historic Preservation Commission.
2. The Planning and Zoning Commission can recommend that the City Council adopt the changes to Design Criteria for the steps to the west building entrance, as recommended by the Historic Preservation Commission but with modifications.
3. The Planning and Zoning Commission can recommend that the City Council retain the current requirement for limestone materials for the steps to the west building entrance.
4. The Planning and Zoning Commission refer this issue to staff for further analysis.

RECOMMENDED ACTION:

The request by Youth and Shelter Services to construct new steps composed of concrete materials, instead of limestone, as required by the Design Criteria, seems to be a reasonable request, particularly since the existing steps were also constructed of concrete.

Therefore, staff recommends that the Planning & Zoning Commission act in accordance with Alternative 1, which is to recommend that the City Council adopt the changes to Design Criteria for the steps to the west building entrance, as recommended by the Historic Preservation Commission.



YOUTH & SHELTER SERVICES, INC.

Helping the next generation soar to a brighter future

1-15-09
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Email: yss@yss.ames.ia.us
Web Site: www.yss.ames.ia.us

24-Hour Crisis Line:
Ames515-233-2330
Out of Ames1-800-600-2330

Richard O. Jacobson
Youth & Family Center
420 Kellogg Ave. Ames, IA 50010-1628
515-233-3141 Fax: 515-233-2440
• **Business Office**
• **Comm. Youth & Family Devel.**
515-232-4331 Fax: 515-233-2440
• **Family Counseling Center**
515-233-2250 Fax: 515-233-2440
• **Family Foster Care & Adoption**
515-233-6011 Fax: 515-233-2440

Chemical Dependency Services
• **Outpatient & Aftercare Services**
515-663-8055 Fax: 515-663-8057
• **Seven-12 House**
515-233-5048 Fax: 515-663-4909
• **Student Assistance Programs**
Ames, Ballard, Boone, & Ogdan
Public Schools
• **Youth Recovery House**
515-233-4940 Fax: 515-233-4422

Community Based Centers:

Iowa Homeless Youth Centers
1219 Buchanan St., Des Moines, IA 50316
515-265-1222 Fax: 515-266-8377
1216 MLK Parkway, Des Moines, IA 50314
515-288-7884 Fax: 515-288-7885
E-mail: ihaw@yss.ames.ia.us

YSS of Hamilton Co. (Webster City)
321 Second Street, Webster City, IA 50594
515-832-1061 Fax: 515-832-1070
email: czills@yss.ames.ia.us

YSS of Boone Co. (Boone)
105 S. Marshall Street 515-432-7963
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Email: gholl@yss.ames.ia.us
806 7th Street 515-433-6018
Boone, IA 50036

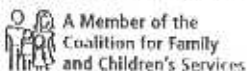
YSS of Eastern Story Co. (Nevada)
830 Sixth Street 515-382-6874
Nevada, IA 50201 Fax: 515-382-2256
email: hmittman@iowatelecom.net

YSS of Marshall Co. (Marshalltown)
11 East State Street 641-752-2800
Marshalltown, IA 50158 Fax: 641-752-4768
email: dhicks@yss.ames.ia.us

Homeless Young Parent Host Homes
Ames, Boone, Des Moines, Marshalltown
Rosedale Shelter
703 Burnett Avenue 515-233-2330
Ames, IA 50010 Fax: 515-233-3310
Iowa Aftercare Services Network
800-443-8336

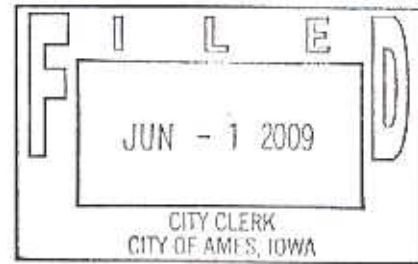


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May 28, 2009

Mayor Campbell and City Council
City of Ames
515 Clark Avenue
Ames, IA 50010



Dear Mayor Campbell and City Council:

Youth and Shelter Services, Inc. respectfully requests a change in Ordinance No. 3935 regarding design criteria of the 1915 City Hall Landmark. The ordinance relates to our building located at 420 Kellogg and stipulates limestone stairs and stoop on the west entry of the building.

Currently the steps are constructed of concrete which also is the material used on the other two sets of steps accessing the building i.e. steps leading to old entry on the lower level (former Police Station) and steps leading to the basement (under old Fire Station).

We don't know if a change was made in the original construction and concrete was used instead of limestone or if the original steps deteriorated and were changed to concrete at some time in the past. In any case, we are requesting to replace the steps on the west side of the building, which are badly deteriorated, with new concrete steps.

In replacing the steps with concrete we can assure that the finish and the color of this concrete will be compatible with the existing limestone used elsewhere on the building. Concrete is a more durable material which should last for years. The original handrails will be reused so that entrance will look as historic as it presently does.

We are anxious to replace the existing steps as they are creating a safety issue. Please let me know how the city will plan to proceed with our request for an ordinance change to permit us to move forward with concrete step replacement. If you should need additional information, please feel free to contact me at 515-233-3141.

Sincerely,

George Belitsos, CEO
Youth and Shelter Services, Inc.

Cc: Steve Schinker
Steve Osguthorpe