

ITEM #: 7  
DATE: 09-01-10

## COMMISSION ACTION FORM

**DATE PREPARED:** August 27, 2010

**REQUEST:** Rezone land located at 1013 Adams Street (including the Adams Memorial Greenway land at 1025 Adams Street) to establish the "O-H" (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark

**PROPERTY OWNER:** City of Ames  
515 Clark Avenue  
Ames, Iowa 50010

**APPLICANT:** Ames Historical Society

**LOCATION:** 1013 and 1025 Adams Street ***A subdivision plat is being processed that divides the property into two lots. Presently there is only one address (1013 Adams Street). Once the Final Plat is approved for the subdivision, Lot 1 will include the existing house and retain the address of 1013 Adams Street. Lot 2 (Adams Memorial Greenway) will be addressed as 1025 Adams Street.***

**ACREAGE:** 4.97 acres (216,450.95 square feet)

- 1013 Adams Street: 2.00 acres (proposed Lot 1)
- 1025 Adams Street: 2.97 acres (proposed Lot 2)

### **PROJECT DESCRIPTION:**

On June 16, 2010, the Planning and Zoning Commission took action to recommend approval of the proposed rezoning (see motion by the Commission in the "Background Information" section of this report). Following that meeting, it was proposed by Nancy Carroll, Parks and Recreation Director, that the property lines between the house and the greenway be changed to provide a larger rear yard for the house (*See Attachment D*). This change was prompted by inquiries from prospective buyers of the house concerning the space available for an addition to the rear of the house. To address this desire and concern by prospective buyers, the plat proposal has been amended to expand the rear yard of the house an additional thirty-one feet further north. This would provide approximately seventy-one feet for the rear yard between the back of the house and the north property line. Since the minimum required rear yard setback is 20 feet, approximately 51 feet of rear yard would remain for an addition to the back side of the house. The actual dimensions would need to be verified by the property owner, prior to the issuance of building permits for an addition to the house.

To comply with action by the court in proceedings involving the transfer of ownership of the property from the Adams estate to the City of Ames, it is necessary that the property for the house not exceed 2.0 acres in size. The land to be retained by the City for the Adams Memorial Greenway would include 2.97 acres. To stay within these lot size limits, it is necessary to adjust the location of the west line of the lot for the house approximately eight feet to the east to establish a lot that includes no more than two acres, and has a rear yard of the size desired for potential additions to the house.

This new location for the west property line provides approximately 37 feet between the property line and the west side of the existing house. The minimum required side yard setback for this one-story house is 6 feet, which would leave approximately 31 feet for a building addition on the side of the house.

The adjustment of property lines within the proposed subdivision does not affect the exterior boundaries of the proposed subdivision, nor the amount of land to be rezoned as "O-H." It does slightly alter the amount and location of land that is planned for private ownership to which the "O-H" regulations will apply. The amount of land planned for private ownership (the lot that includes the existing house) has increased from 1.88 acres to 2.00 acres. The dimensions have been adjusted as shown on Attachment D.

**Information Previously Provided to the Commission for Consideration of the Rezoning on June 16, 2010.** The Ames Historical Society has submitted an application requesting that the City of Ames designate the existing house, constructed in 1958, and property at 1013 Adams Street as a Local Historic Landmark (*See Attachment A*). The City of Ames has obtained ownership of the entire property as a gift through the Mary Adams Estate. The house is located in the southeast corner of the site (*See Attachment D*) proposed as Lot 1 of Mary Adams Subdivision. It is the intent of the City to sell the house on Lot 1 for use as a single-family home. The remaining land (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 Ames Historical Society request proposes designation of the entire site, including the residence and the greenway, as a Local Historic Landmark. This is accomplished with the O-H (Historic Preservation Overlay) zone. This is an overlay zone, but it retains the underlying zoning designation of RL (Residential Low) for the portion of the site with the house, and will have an underlying designation of S-GA (Government/Airport) for the balance of the property. (See separate application to rezone to S-GA) It is the City, as the new property owner, that is proposing the division of land into two lots for the purpose of selling the residence, and retaining the open space as a public park.

The importance of this greenway (landscape setting) to the Adams house is emphasized in the proposed Design Criteria (*See Attachment E*), which states: "*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.*" The Design Criteria are to be adopted as part of Chapter 31 in the *Municipal Code*, specifically for this property.

## **BACKGROUND INFORMATION:**

On June 16, 2010, the Planning and Zoning Commission considered this proposal for rezoning and passed the following motion:

MOTION: (JONS/CLOUD) to accept Alternative #1, which states:

The Planning and Zoning Commission recommends that the City Council approve the proposed rezoning of land located at 1013 and 1025 Adams Street to establish the O-H (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark, based upon staff's findings and conclusions, with the following conditions:

- A. That the proposed rezoning of properties at 1013 and 1025 Adams Street 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 #2 of the proposed Design Criteria, which references substitute materials, be deleted.

MOTION PASSED: 6-0-1 abstention

The stated purpose of the Historic Preservation Overlay district is, in part, to recognize the establishment of the City's local Historic Districts, and to have the full and informed participation of the City's Historic Preservation Commission in the hearing of zoning applications potentially affecting the City's historic resources. The properties at 1013 and 1025 Adams Street have been deemed to be eligible as a local historic landmark by the State Historical Society. Based upon this, it may be concluded that:

1. The proposed establishment of the "O-H" (Historical Preservation Overlay) zone on this property is consistent with the historical significance of the property as identified by the State Historical Society, and would facilitate appropriate review by the Historic Preservation Commission of any changes to the property.
2. The proposed designation of the properties at 1013 and 1025 Adams Street as a Local Historic Landmark is consistent with the purpose of Chapter 31 of the Municipal Code, since such designation will contribute to the preservation and protection of an historic structure which serves as a visible reminder of the history and cultural heritage of the city.

## **ALTERNATIVES:**

1. The Planning and Zoning Commission can recommend that the City Council approve the revised proposal for rezoning of land located at 1013 and 1025 Adams Street to establish the "O-H" (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark, based upon the above findings and conclusions, with the following conditions:
  - A. That the proposed rezoning of properties at 1013 and 1025 Adams Street 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 #2 of the proposed Design Criteria, which references substitute materials, be deleted.
2. The Planning and Zoning Commission can recommend that the City Council deny the revised proposal for rezoning of land located at 1013 and 1025 Adams Street to establish the "O-H" (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark if it finds that the proposed rezone is not consistent with adopted codes and policies.
3. The Planning and Zoning Commission can recommend that the City Council approve the revised proposal for rezoning of land located at 1013 and 1025 Adams Street 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.
4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

**RECOMMENDED ACTION:**

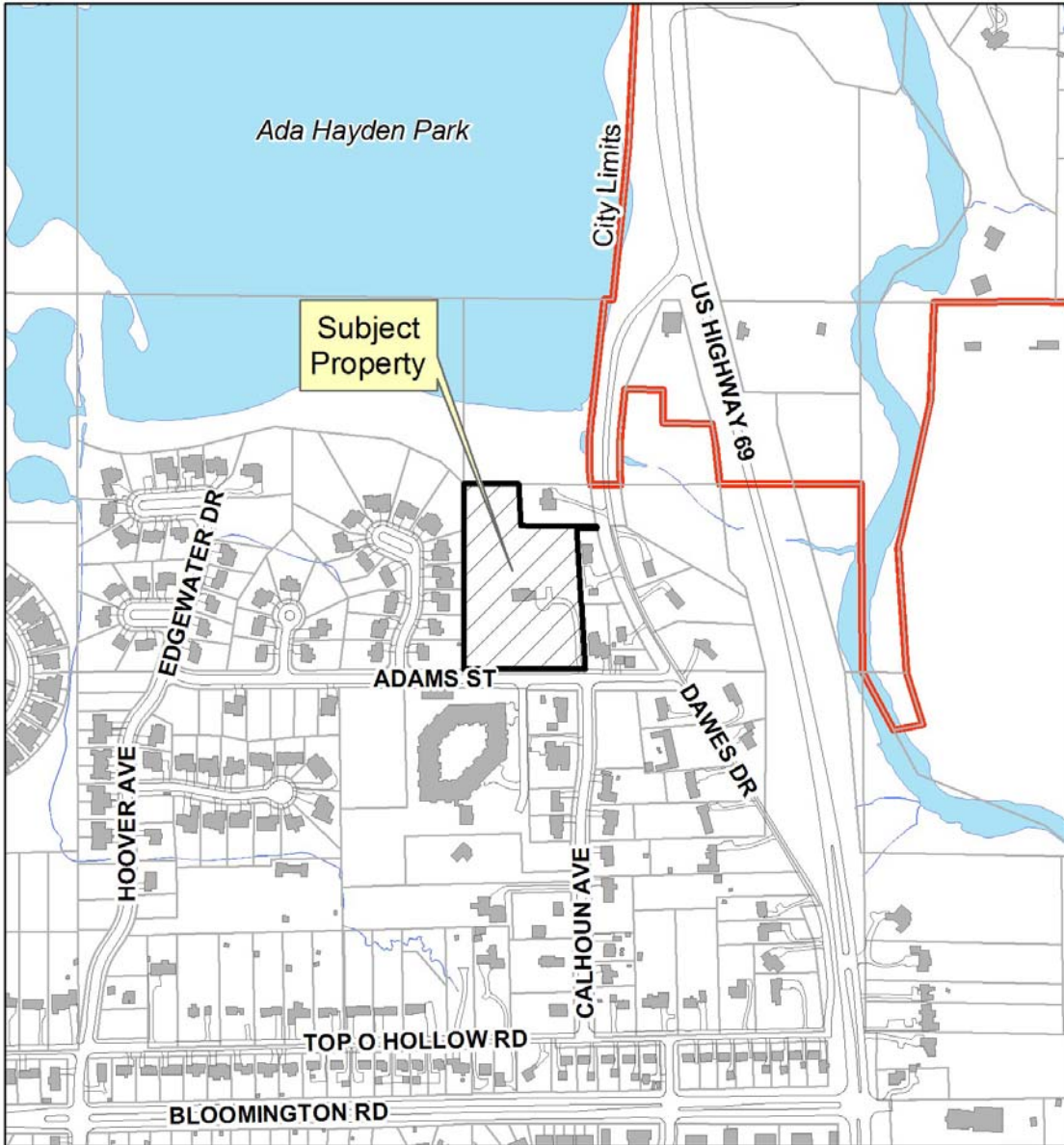
It is staff's recommendation that the Planning and Zoning Commission act in accordance with Alternative 1, which is a recommendation that the City Council approve the revised proposal for rezoning of land located at 1013 and 1025 Adams Street to establish the "O-H" (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark, based upon the above findings and conclusions, with the following conditions:

- A. That the proposed rezoning of properties at 1013 and 1025 Adams Street 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 #2 of the proposed Design Criteria, which references substitute materials, be deleted.

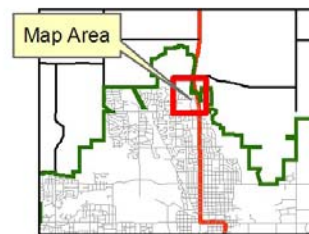
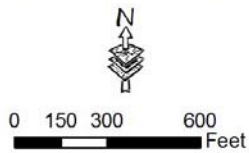
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# Attachment A

## Location Map

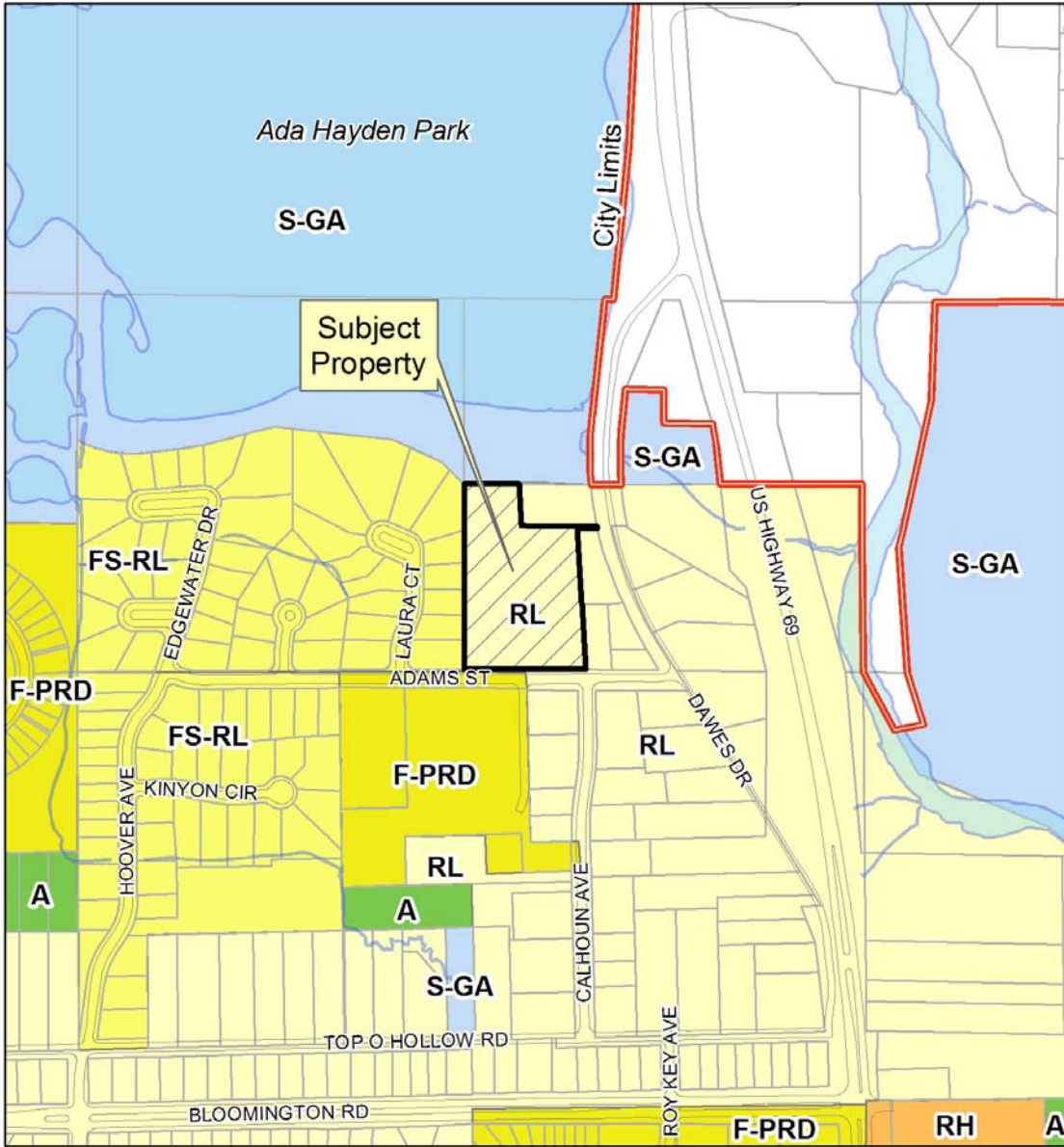


**Location Map**  
**1013 and 1025 Adams Street**

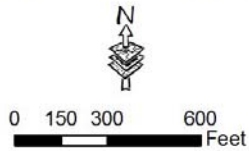


# Attachment B

## Existing Zoning



### Existing Zoning 1013 and 1025 Adams Street



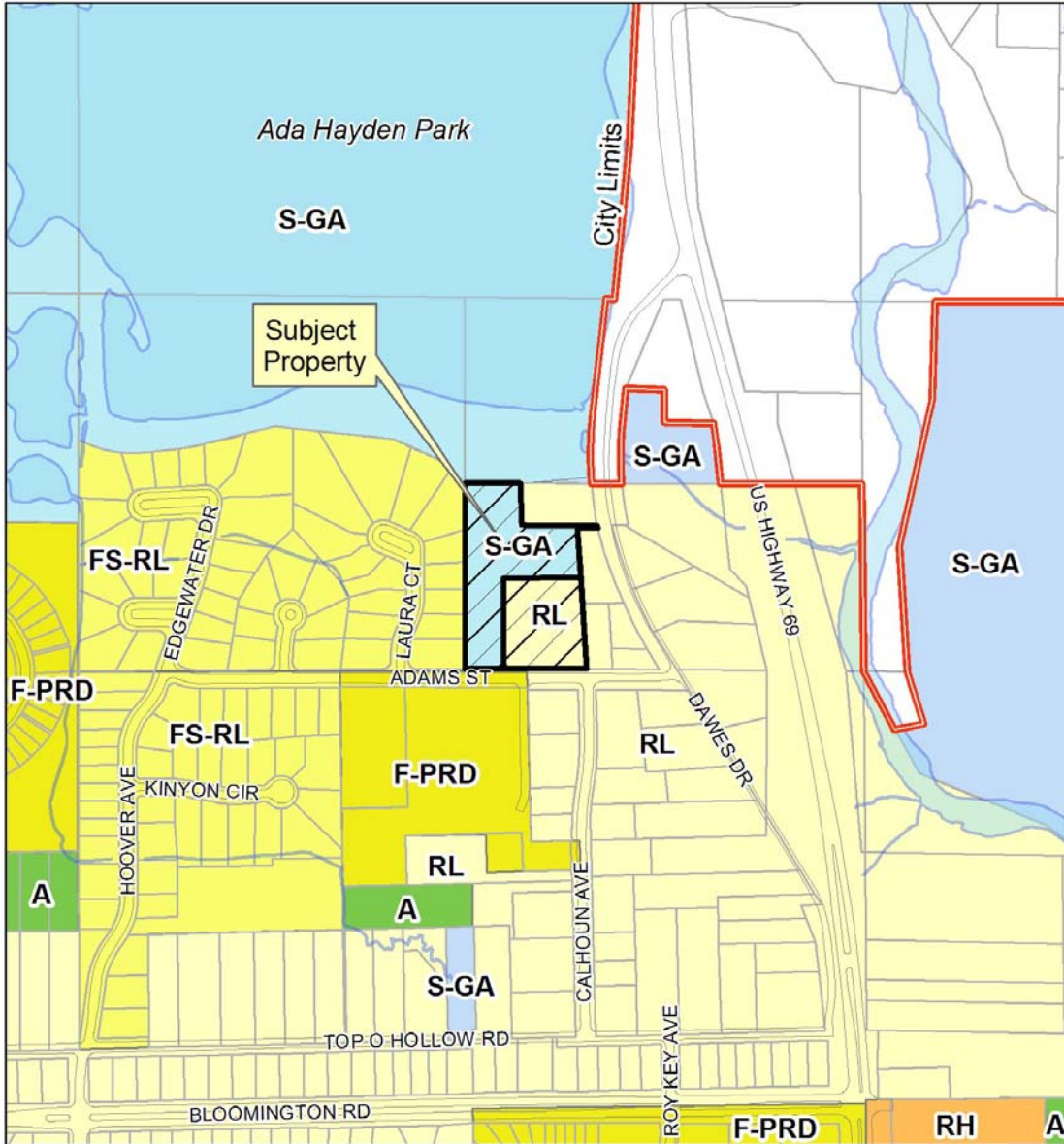
#### Legend

##### Zoning District

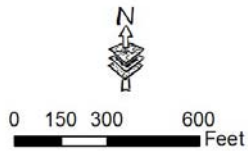
- Agricultural Zone "A"
- Residential Low Density Zone "RL"
- Residential High Density Zone "RH"
- Government/Airport District "S-GA"
- Suburban Residential Zone Residential Low Density "FS-RL"
- Planned Residence District "F-PRD"

# Attachment C

## Proposed Zoning



### Proposed Zoning 1013 and 1025 Adams Street



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

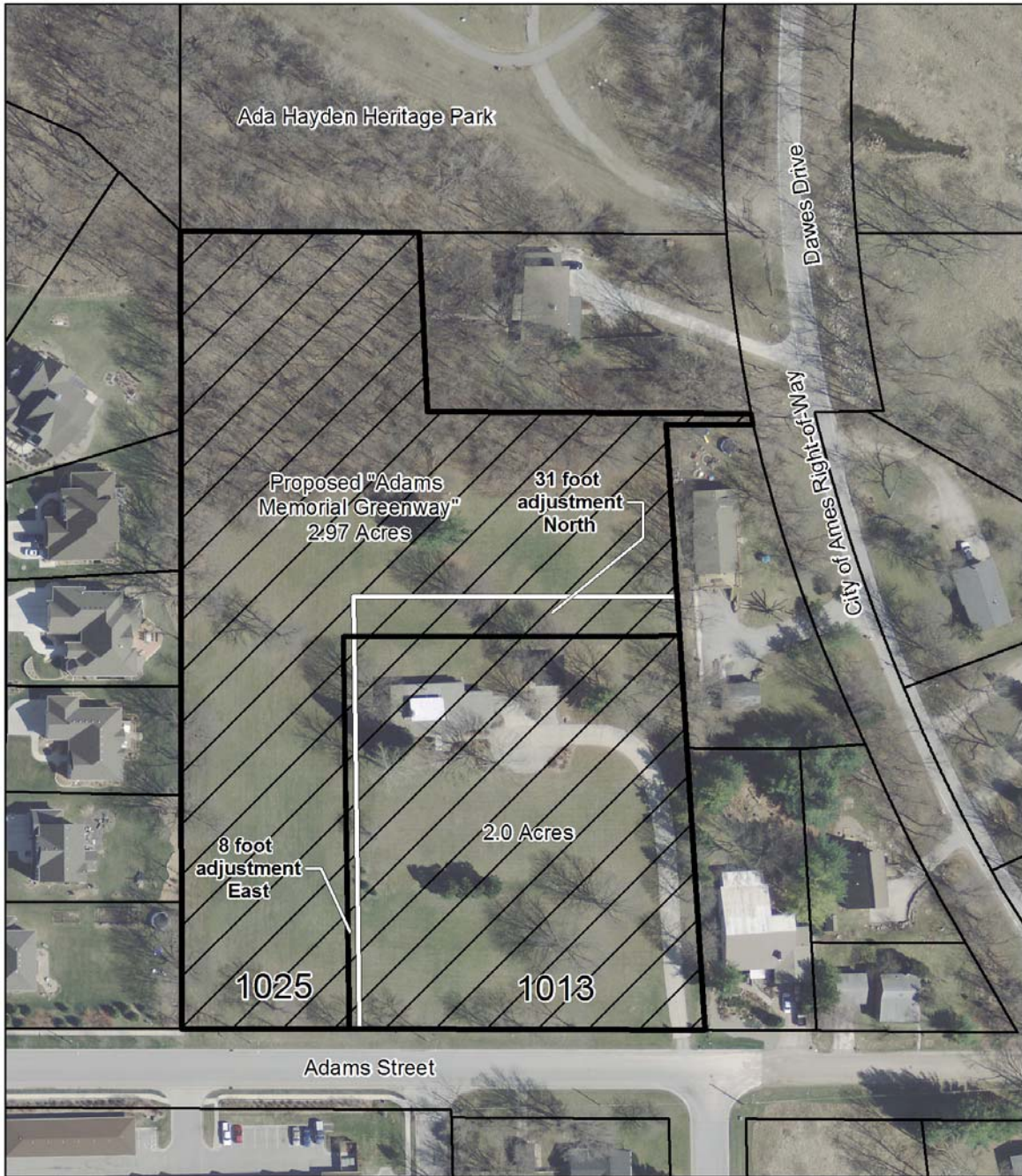
#### Legend

- Historic Preservation Overlay "O-H"
- Agricultural Zone "A"
- Residential Low Density Zone "RL"
- Residential High Density Zone "RH"
- Government/Airport District "S-GA"
- Suburban Residential Zone Residential Low Density "FS-RL"
- Planned Residence District "F-PRD"



# Attachment D

## Aerial Photo



Map Created by the  
Department of Planning & Housing  
August 23, 2010

**Adjusted Property Lines**  
White: new proposal Black: original proposal (June)  
**1013 and 1025 Adams Street**  
*Proposed Local Historic Landmark*



2008 Color Aerial Imagery

# Attachment E

## Proposed Design Criteria

### PROPOSED DESIGN CRITERIA

*Tom Leslie, AIA*

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.
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.

