

**MINUTES
CITY OF AMES
PLANNING AND ZONING COMMISSION**

Date: November 17, 2010	Kori Heuss, Chairperson	2011
	Jeff Johnson	2011
Call to Order: 7:00 p.m.	Debra Lee	2012
	*Chuck Jons	2012
Place: Ames City Hall	Elizabeth Beck, Vice-Chairperson	2012
Council Chambers	Norman Cloud	2013
	* Mark Stenberg	2013
Adjournment: 7:50 p.m.		
	*Absent	

MAJOR TOPICS DISCUSSED:

1. Ordinance to Amend Section 31.13 of the *Municipal Code* to Establish Design Criteria for a Local Historic Landmark Located at 1013 and 1025 Adams Street
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CALL TO ORDER: Kori Heuss, Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (BECK/JOHNSON) to approve the Agenda for the meeting of November 17, 2010.

MOTION PASSED: 5-0

APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 3, 2010:

MOTION: (CLOUD/JOHNSON) to approve the Minutes of the meeting of November 3, 2010.

MOTION PASSED: 5-0

PUBLIC FORUM: There were no public comments.

Ordinance to Amend Section 31.13 of the Municipal Code to Establish Design Criteria for a Local Historic Landmark Located at 1013 and 1025 Adams Street

Ray Anderson, planner, updated the Commission on the status of the proposed Design Criteria for a Local Historic Landmark located at 1013 and 1025 Adams Street. This item was previously considered by the Planning and Zoning Commission on June 16, and September 1, 2010. The City Council reviewed this item at its meeting of September 28, and sent it back to staff for additional information, particularly as it pertains to landscaping of an historic landmark and the site as a whole. Since that time, the Historic Preservation Commission has reviewed the Design Criteria and has recommended some changes. At this time, the Commission is being asked to make a recommendation to the City Council on the revised Design Criteria.

Discussion occurred between staff and the Commission about the boundaries of the knoll between the two lots, and the assurance that the portion of the knoll located on the lot proposed for the parkland is preserved.

Sharon Wirth, 803 Burnett Avenue, Ames, Iowa, spoke to the Commission as a representative from the Historic Preservation Commission. She clarified that the Historic Preservation Commission was envisioning that the entire knoll be preserved, and suggested that the bullet for topography be removed from Item 3 and become Item 4 since Item 3 pertains to the house on Lot 1. Numbering topography with further clarification that the topography on both lots be maintained makes it very clear that the intent is to preserve the entire knoll. Ms. Wirth said the Historic Preservation Commission believe these changes to the Design Guidelines are an improvement and hopes the Planning and Zoning Commission agrees.

Norman Cloud asked if it is the conclusion of the Historic Preservation Commission that the physical structure of the architectural design of the house is an important point in the setting on the knoll, and that the actual vegetation can come and go as ownership changes and time passes, which doesn't impact the historic nature of the parcels.

Ms. Wirth said yes. She explained that the Historic Preservation Commission consulted with Dr. Robert Harvey, an expert on historic landscaping from Iowa State University, who pointed out the places throughout the nation where sometimes the trees are taken down, replanted, and allowed to grow back. Trees are planted when they are small, but it is not historic for them to be 200-year old trees in terms of changing of the landscape because landscaping is a changing thing. She mentioned the existing trees located down the hill on the Adams property that are quite large. Since we can't know the life expectancy of those trees, they might be replanted or they might not; but it certainly would be acceptable to replant them because at some point in time they were small too.

Jeff Johnson said he thinks the Planning and Zoning Commission was concerned about diminishing the integrity of the property. He said we saw the house, architecture, knoll, landscaping, and the prairie as one complete thing and it appears we have fulfilled the integrity of the wishes of the donor when you look at the criteria.

Ms. Wirth said what is interesting about this property, is the lack of documentation of landscaping or any intent of a specific landscape by the Adams. The landscaping has been ever changing and was apparently not a primary concern to them. So when the Preservation Commission received that information from the Historical Society, considered the City Council's concerns, and looked at the way things are today, it became apparent that the best thing for the house is to have it occupied, which made the changes to the criteria seem reasonable.

Peggy Baer, President of the Ames Historical Society, mentioned their letter of support that is attached to the Commission's packet. She said she agrees with the proposed change to the design criteria pertaining to topography, and giving it a number 4 would accommodate the need for protection of the knoll over the entire property.

Dennis Wendell, 917 Adams, Street, Ames, Iowa, member of the Ames Historical Society, showed photos of the property depicting how the landscaping looked when Mr. and Mrs. Adams lived in the house, as well as how the landscaping currently looks. Mr. Wendell said historically Mr. Adams didn't have a grand landscape plan; he concentrated all of his efforts and time on the house that was built over nine years.

Debra Lee proposed the following change to the language of the proposed Design Criteria. She said the way it is stated now seems to encourage alterations or changes, and what we really want to encourage is reflecting the historic, visual and spatial value.

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

The Commission recommended that the following language be deleted from Item 3 under Exterior Materials bullet i., since the same language is repeated in bullet v. under the same item.

3. All alterations and newly constructed additions to the house on Lot 1 shall conform to the following characteristics of the building:
 - Exterior Materials: Acceptable building materials are as follows:
 - i. Brick and/or concrete masonry walls.
~~Alterations and/or repairs should match color and pattern of existing brick.~~

At Sharon Wirth's suggestion, the Commission recommended that the word topography listed as the last bullet under Item 3 be listed as a new Item 4, with language inserted to reflect that the topography be maintained on both lots.

4. Topography: Topography to be maintained **on both lots**.

MOTION: (CLOUD/JOHNSON) to accept Alternative #3, which states:

The Planning and Zoning Commission recommended that the City Council approve the revised Design Criteria for the proposed Local Historic Landmark at 1013 and 1025 Adams Street with modifications, incorporating the proposed changes suggested in red by staff on Attachment D dated November 17, 2010, and proposed changes suggested by the Commission to Sections 2, 3.i., and the addition of Item 4 for topography.

MOTION PASSED: 5-0

COMMISSION COMMENTS: Elizabeth Beck asked if there will be a discussion that will coming before the Commission about how the City might be viewing development in flood plains or floodways. Mr. Anderson replied that he has not heard anything specific about this topic. Ms. Beck asked if there is a possibility that the Commission could begin having those discussions. Mr. Anderson encouraged the Commission to speak to Steve Osguthorpe about this topic because he may be aware of something that is already in the works.

Norman Cloud recalled that when the Council's priorities were discussed at our last meeting, pretty much all of the items the Commission had suggested as priorities to the Council were put on hold as they work through other things. He said this may be a subject that we may want to reinforce with Mr. Osguthorpe to bring high on the list for City Council.

STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of December 1, 2010.

With no further business coming before the Commission, the Chair declared the meeting adjourned at 7:50 p.m.

Kori Heuss, Chairperson
Planning & Zoning Commission

Cindy L. Hollar, Recording Secretary
Department of Planning & Housing

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