

**MINUTES
CITY OF AMES
HISTORIC PRESERVATION COMMISSION**

Date: April 14, 2014	Sharon Wirth, Chairperson	2015
	Bill Malone	2015
Call to Order: 7:00 p.m.	Matt Donovan	2014
	Roberta Vann	2014
Place: Ames City Hall	*Jason Dietzenbach, Vice-Chairperson	2015
Council Chambers	Kim Hanna	2016
	Maria Miller	2016
Adjournment: 8:42 p.m.		
	*Absent	

CALL TO ORDER: Sharon Wirth, Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (Malone/Hanna) to approve the agenda for the meeting of April 14, 2014.

MOTION PASSED: 5 - 0 (PASSED UNANIMOUSLY)

Roberta Vann arrived at 7:01 p.m.

APPROVAL OF THE MINUTES OF THE MEETING OF MARCH 10, 2014:

MOTION: (Donovan/Malone) to approve the minutes of the meeting of March 10, 2014.

MOTION PASSED: 6 - 0 (PASSED UNANIMOUSLY)

PUBLIC COMMENTS:

Richard Deyo, 505 - 8th Street, Apt #2, requested that he be allowed to speak during Commission Comments. He stated that he is frustrated with the City of Ames and feels that the City should swear to support the people and not just the constitution and the State of Iowa.

John Lott, 823 Douglas Avenue, stated that he has a client that wants to bring forward a Certificate of Appropriateness to the Historic Preservation Commission next month. He said that this project also needs to go to the Zoning Board of Adjustment for a variance. He said that due to the fact that the ZBA meeting occurs after the next Historic Preservation Commission meeting this will mean an additional delay for the applicant due to the fact that the Historic Preservation Commission needs to review the case before it goes to the Zoning Board of Adjustment. He stated that he would like the Commission to consider changing the date of their May meeting to a week later or consider holding a special meeting.

**CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A TWO-FAMILY DWELLING AT
821 DUFF AVENUE**

Ray Anderson stated that the new home proposed for 821 Duff Avenue would be the first new home to be constructed in the Old Town Historic District since it was created in 1989. Mr. Anderson reviewed the proposed location of this home with the Commission. He stated that the lot is currently

vacant. Mr. Anderson stated that the previous home was destroyed by fire in May of 2012. He stated that the applicant, Habit for Humanity, has proposed a new two-family dwelling that will face Duff Avenue. Mr. Anderson stated that the proposed home will be a combination of architectural styles, hipped and gabled cottage styles. He reviewed the exterior elevations of the home with the Commission. Mr. Anderson stated that the Zoning Board of Adjustment approved applicant's request for Reasonable Accommodation for the type of windows that will be used in this home. He said that the hipped cottage style of architecture requires double hung windows and the occupants that will be living in this home have physical disabilities and are not able to open double hung windows. Mr. Anderson said that the Board approved the use of casement windows. He said that the look and the window trim (possible center horizontal trim between the window panes) are at the discretion of the Historic Preservation Commission. Mr. Anderson outlined some of the materials that the applicant proposes to use in the construction of this home and the reasons why the applicant has chosen those materials. He stated that this lot lies in the Single-Family Conservation Overlay District. Mr. Anderson stated that the applicant wants to leave a section of existing concrete (9'x18') in the front yard of the property to be used for parking. He said that this does not comply with the Single-Family Conservation Overlay District compatibility standards or the front yard parking regulations for the Residential Medium-Density Zoning District. Mr. Anderson stated that staff is recommending that this 9' x 18' section of concrete be removed from the site plan. He outlined the location of the proposed alley parking and the driveway. Mr. Anderson outlined additional proposed site plan details/requirements with the Commission. He stated that the applicant will need to meet all of the design criteria for the style of home that they have selected (hipped cottage design). Mr. Anderson stated that the Commission will need to make a determination on the roof styles, lack of dormers, and solid to void ratio that the applicant has submitted for the proposed home. He reviewed the materials that the applicant is proposing to use in the construction of the two proposed porches, the roof, siding, and windows for the proposed home. He stated that staff has not received any information about the exterior doors that the applicant is planning to use. Mr. Anderson reviewed the location of the proposed door and window openings for the home. He reviewed staff's recommendations regarding this proposed project.

Bill Malone asked if staff has given the applicant the list of conditions that staff has proposed. Mr. Anderson stated that the applicant has received the list of conditions. Mr. Diekmann stated that staff has met with the applicant after they submitted their initial proposal; but, he stated that not all of the details were complete when the staff report was written.

Maria Miller asked for clarification about the style of crank windows that the applicant proposes to use. Mr. Anderson stated that the windows will open at the side. He stated that the applicant has proposed using crank windows due to the physical disabilities of the occupants of this home.

John Lott, Benjamin Design, explained Habitat for Humanity's guidelines for potential occupants of a Habitat home. He said that affordability of the home is crucial to the applicants being able to repay the cost. Mr. Lott said that they have agreed to use staff's recommendation of wood siding instead of vinyl siding that was initially proposed. He spoke about the windows that they propose to use. Mr. Lott stated that the occupants of this home would not be able to maintain wood windows. He said that they would need to hire someone to maintain wooden windows. He reviewed details of the foundation that will be constructed. Mr. Lott explained why the location and size of windows was chosen. He stated that he has located a description of a hipped cottage and it says that a hipped cottage can have a gable facing forward. He stated that if the Commission wants the home to have dormers and a wooden exterior door they will consider those requests.

Sharon Wirth asked about the landscaping. Mr. Lott said that they will work with the occupants and include landscaping in the plans.

Ms. Wirth asked about the pavement shown on the site plan in the front yard. Mr. Lott stated that they intend to remove this pavement.

Mr. Malone asked how many additional windows would need to be added to meet staff's solid to void ratio requirements. Mr. Lott stated approximately 14 additional windows would need to be added. Additional discussion was held about the solid to void ratio of the proposed home.

Ms. Wirth asked Mr. Diekmann if he would add additional input to aid the Commission with the review of this request. Mr. Diekmann advised the Commission to consider each of the items listed in the Commission Action Form individually and make separate motions. He provided additional information for the Commission to consider before making their motions on various aspects of the proposed project.

Ms. Miller asked if the Commission can evaluate this structure as a unique structure for a unique situation due to accessibility issues. Mr. Diekmann stated that the staff has indicated that there is only one issue that could be defined based on disability and that is the casement window substitution. He stated that the Commission needs to consider the design compatibility of the structure and not the use. Ms. Miller stated that there are socio-economic issues. Mr. Diekmann stated that those issues are not defined in Chapter 31 of the Zoning Ordinance, Historic Preservation Regulations. Ms. Wirth asked if there was any distinction in the Ordinance between a new home and an existing home. Mr. Diekmann stated that it is difficult to determine which area of the home is the new construction area and which is the alteration area when it is a new home. He said that Chapter 31 does not give any relief for new construction and it doesn't address duplexes at all. Discussion was held about granting exceptions and the possibility of setting precedence. Ms. Wirth stated that she is not as concerned about using these guidelines in a new home as she would be in an older home.

Matt Donovan stated that this situation is about placing a structure in the District that will compliment and fit in with the existing structures. He said that he feels that this is an excellent use of the property for reuse.

Roberta Vann stated that the Commission is not just looking at the current historic district but the possibility of additional historic districts in the city in the future. Mr. Diekmann stated that he feels that this precedence would only apply to this historic district (same vintage/style of architecture).

MOTION: (Miller/Donovan) that the new two-family dwelling at 821 Duff Avenue be constructed with a combined style of hipped and gabled cottage.

Discussion was held whether dormers need to be added to the home. Mr. Diekmann stated that he is under the assumption that the Commission is okay with the hipped and gabled cottage upon a motion that was made and seconded and that no dormer would need to be added to the plans by the applicant.

VOTE ON MOTION: 6 - 0 (PASSED UNANIMOUSLY.)

MOTION: (Hanna/Miller) to accept the solid to void ratio as proposed by the applicant for 821 Duff Avenue.

VOTE ON MOTION: 6 - 0 (PASSED UNANIMOUSLY.)

Mr. Diekmann stated that since the meeting bar for the windows was shown on the plans it was not listed as a condition on the staff report. Ms. Wirth asked Mr. Lott if he would agree to add wood perimeter trim around the windows, wooden window sills, and include a meeting bar. Mr. Lott stated that they would accept those requests made by the Commission. He stated that new wooden window sills come already attached to the windows. Mr. Lott stated that the exterior 4-5" trim around the windows will be added later. He said that the trim will be cedar and will match the siding. Mr. Anderson asked for clarification of the difference between sills on double hung and casement windows. Mr. Lott said that the sill will not look any different between those two types of windows. He said that the difference is in the trim. Mr. Lott said that they plan to use picture frame trim due to affordability. Mr. Lott said that it is extremely difficult to get custom windows with extended sills. Mr. Diekmann explained that the issue is about wood windows and wood trim. He said that the applicant is asking to use metal clad windows. Mr. Anderson stated that in the past the Commission has not approved metal clad windows; and, he outlined the reasons behind that determination. Ms. Wirth stated that the Commission has not approved metal clad windows be used in garages in the District. Ms. Miller stated that if it is a maintenance and accessibility issue then maybe the Commission needs to revisit some of the guidelines. Mr. Diekmann stated that the Commission is bound by the Commission's design guidelines and criteria. Discussion was held about the alteration and construction areas for this home and the guidelines that apply. Mr. Lott stated that the window in question (the window shown on the far left of the east elevation) is part of the front façade.

MOTION: (Miller/Malone) to propose that the alteration area be comprised of wood trimmed windows and sills and the windows for the remainder of the home are metal clad at the choice/discretion of the applicant.

VOTE ON MOTION: 6 – 0 (PASSED UNANIMOUSLY.)

Mr. Diekmann stated that the Commission needs to decide whether they want to leave the design details and materials to be used for the doors and front porch to the discretion of staff. Mr. Lott stated that he recommends that a discussion and decision about the porch and railings come before the Commission at a later meeting. He said that a building permit could be issued and construction could begin, with the porches to be determined at a later meeting. Mr. Lott stated that they will have a better idea about the porch and railings at a later date.

MOTION: (Vann/Hanna) to approve the Certificate of Appropriateness to allow the construction of a new two-family dwelling at 821 Duff Avenue and defer on the design details for the porch/front porch until a future meeting and incorporate the conditions discussed and voted upon immediately prior to this motion.

VOTE ON MOTION: 6-0 (PASSED UNANIMOUSLY.)

BUILDING PLAQUE PROJECT

Kelly Diekmann stated that at the last meeting the motion that was approved and outlined in the minutes for using unspent Historic Preservation Commission funds, approximately \$2,827.00 from this fiscal year towards the cost of installation of the building plaques, needs to be clarified. He said that staff is not clear whether this money was also to be spent on design and fabrication of the

plaques as well. Mr. Diekmann asked the Commission to make a new motion to outline specifically how the money is to be spent. Ms. Wirth said that she has not written a letter to the City Council requesting that unspent money be moved into the next fiscal year's budget until this is clarified. Consensus of the Commission is that the money should be spent on the plaque project as a whole.

MOTION: (Donovan/Miller) that the funding that was already approved for the building plaque project installation costs also be used for the design and fabrication of the building plaques.

VOTE ON MOTION: 6 - 0 (PASSED UNANIMOUSLY.)

Ms. Vann reported on the status of the building plaque designs. She stated that they are considering using bronze for the plaques. Ms. Vann stated that they have not chosen a fabricator as yet.

CHAPTER 31 UPDATE

Ray Anderson reviewed the current status of the Chapter 31 Update. He said that a meeting has been scheduled with the Old Town Neighborhood property owners on April 24, 2014. Mr. Anderson outlined what staff is currently working on in regards to the Update. He also explained to the Commission about an upcoming meeting with 19 property owners who will be listed as having contributing structures as a result of the Update. Mr. Anderson stated that staff will be meeting with the City's legal department and with the State Historic Preservation Office regarding the Update. He said that staff will share feedback from the neighborhood meetings with the Commission at a later meeting. Discussion was held about the upcoming neighborhood meetings/outreach.

Ms. Wirth asked whether staff needs additional input from the Commission about standards. Mr. Diekmann stated that staff has taken their direction from the Commission at an earlier meeting regarding existing structures. Ms. Wirth asked staff if they need additional input from the Commission regarding having standards that are different for new construction versus existing structures. She asked staff if they were currently looking into this. Mr. Diekmann stated that staff has received direction from the Commission and the City Council report to simplify terminology, lean more towards the Secretary of the Interior's criteria/standards, and consider new structures as a compatibility issue. He said that they have not looked at completely new structures as yet.

Ms. Wirth asked the Commission if they want to give Staff direction to specifically look into standards for completely new structures that are different from the standards for existing structures.

MOTION: (Hanna/Miller) to direct staff to research accommodating new construction in any historic district.

AMENDED MOTION: to direct staff to look at construction of new structures having different requirements than other construction activities with historic resources when working on the Chapter 31 Update.

VOTE ON MOTION: 6 - 0 (PASSED UNANIMOUSLY.)

DISCUSSION FOR OPPORTUNITIES TO INVITE SPEAKERS FOR EDUCATION AND OUTREACH

Ray Anderson stated that the State Historic Preservation Office recommended an individual that could come and speak to the Commission about alternative materials. It was the consensus of the Commission that Mr. Anderson follow-up with this potential speaker. Mr. Diekmann stated that staff feels that this presentation should be held on an evening separate from the regularly scheduled Historic Preservation Commission monthly meeting. He said that he would like to see this presentation scheduled for late May or June.

COMMISSION COMMENTS:

Ms. Wirth asked if the Commission could address the election of officers and review of the Bylaws at their May meeting. Mr. Diekmann stated that both of those items will be on the May Historic Preservation Commission agenda.

Ms. Wirth stated that she has been in contact with the developer working on the former Roosevelt School building. She stated that she has asked him to come to the May meeting and give the Commission an update on the progress of the reuse of this building if the Commission is interested in doing this.

Ms. Wirth asked if the Commission would consider postponing the May meeting or holding a special meeting. It was the consensus of the Commission to have staff poll the Commission about holding the next meeting on May 19, 2014.

STAFF COMMENTS:


Ray Anderson stated that at the next City Council meeting a Historic Preservation Award will be given to Craig Marrs for the canopy that was installed on his building. Ms. Wirth asked if anyone from the Commission would be willing to hand out the award at the Council meeting. Ms. Hanna stated that she would be able to accept a Proclamation and assist the mayor with handing out this award. Ms. Wirth asked Mr. Anderson if he could have a picture of the front of the building available to show at the City Council meeting when the award is presented.

MOTION TO ADJOURN:

MOTION: (Malone/Donovan) to adjourn the meeting.

VOTE ON MOTION: 6 - 0 (PASSED UNANIMOUSLY.)

The meeting adjourned at 8:42 p.m.


Sharon Wirth, Chairperson
Historic Preservation Commission


Lorrie Banks, Recording Secretary
Department of Planning & Housing