

**MINUTES
CITY OF AMES
HISTORIC PRESERVATION COMMISSION**

Date: September 8, 2014	Kim Hanna, Chairperson	2016
	*Bill Malone	2015
Call to Order: 7:00 p.m.	*Matt Donovan	2017
	Roberta Vann	2017
Place: Ames City Hall	Jason Dietzenbach, Vice-Chairperson	2015
Council Chambers	Peter Hallock	2015
	Maria Miller	2016

Adjournment: 8:24 p.m.

*Absent

CALL TO ORDER: Jason Dietzenbach, Vice-Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (Hanna/Dietzenbach) to approve the agenda for the meeting of September 8, 2014.

MOTION PASSED: 4 - 0 (PASSED UNANIMOUSLY)

APPROVAL OF THE MINUTES OF THE MEETING OF JULY 14, 2014:

MOTION: (Vann/Hanna) to approve the minutes of the meeting of July 14, 2014.

MOTION PASSED: 4 - 0 (PASSED UNANIMOUSLY)

PUBLIC COMMENTS: Eric Walter Anderson, 808 Douglas Avenue stated that he has a home in the Old Town Historic District. He outlined several repairs that he has made to this property. He stated that he has an outbuilding behind his home. Mr. Anderson stated that this outbuilding was a barn that is now being used as a garage. He stated that this outbuilding had a dirt floor and concrete has since been placed over the dirt. Mr. Anderson outlined the renovations that he would like to make to this structure.

Maria Miller arrived at 7:05 p.m.

Eric Walter Anderson asked for the Commission's input regarding the renovations that he has planned for this structure.

Ray Anderson, Planner, stated that the Historic Preservation Commission is not allowed to give any feedback to Mr. Eric Walter Anderson regarding the renovation of his outbuilding at this meeting due to the Iowa Open Meetings Law. He stated that Eric Walter Anderson will need to ask the Commission to place the renovation of this structure on an agenda for an upcoming Historic Preservation Commission meeting. Eric Walter Anderson stated that he would like to officially request that the Commission place this request on an upcoming Commission agenda. Jason Dietzenbach, Vice Chairperson, stated that the Commission will make a motion and vote on whether to add Eric Walter Anderson's request to place the discussion for restoration of the outbuilding at 808 Douglas Avenue on the next Historic Preservation Commission agenda during tonight's commission comments at the end of this meeting.

ELECTION OF OFFICERS

MOTION: (Hanna/Vann) to nominate Jason Dietzenbach as Chairperson of the Historic Preservation Commission

Mr. Dietzenbach declined the nomination for Chairperson of the Historic Preservation Commission.

MOTION: (Miller/) to nominate Roberta Vann as Chairperson of the Historic Preservation Commission

Roberta Vann declined the nomination for Chairperson of the Historic Preservation Commission prior to the motion being seconded.

MOTION: (Dietzenbach/Hallock) to nominate Kim Hanna as Chairperson of the Historic Preservation Commission

MOTION PASSED: 5 – 0 (PASSED UNANIMOUSLY.)

CONSIDER AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO THE FRONT PORCH COLUMNS ON THE PROPERTY AT 720 DUFF AVENUE IN THE OLD TOWN HISTORIC DISTRICT

Jeff Benson, Planner, stated that this Italianate style home was constructed in the 1880s-1890s. He stated that the property owners would like to add columns to the front porch. Mr. Benson stated that wrought iron columns have been added at some point in time to the front porch. He stated that the property owners want to wrap these wrought iron columns in a wooden column. Mr. Benson stated that staff looks at the design guidelines, the appearance, and the materials that will be used for columns in the District. The property owner brought in a full-scale mockup of the proposed column for the Commission to view. Mr. Benson stated that staff feels that the column that has been presented is consistent with the style of the home. He stated that staff recommends approval of this Certificate of Appropriateness request.

Jason Dietzenbach asked the property owner if she had researched pictures of Italianate columns. Lou Cathcart stated that she did find photos to use as a guide in the preparation of the column design. She stated that they propose to paint the center of the column a dark color to make it look as if it is two columns. Ms. Cathcart outlined additional details of the proposed columns.

MOTION: (Miller/Vann) that the Historic Preservation Commission issues a Certificate of Appropriateness to allow the proposed alterations to the front porch columns on property located at 720 Duff Avenue.

VOTE ON MOTION: 5 - 0 (PASSED UNANIMOUSLY.)

DISCUSSION OF PROPOSED CHANGES TO CHAPTER 31 (HISTORIC PRESERVATION DISTRICTS)

Jeff Benson stated that feedback and the proposed recommendations for the update of Chapter 31 came from multiple sources. He stated that new standards have been written and that staff wants the Commission to give feedback and let them know if these are the standards that the Commission wants to use. Mr. Benson stated that staff will also be seeking public input regarding the proposed changes. He stated that the proposed standards would remove the compatible classification for properties within the Historic District. Mr. Benson stated that the National Park Service does not recognize the term compatible property. He stated that in order for a new district to be established 66 percent of the properties in the district need to be contributing to the historic significance of the district. Mr. Benson reviewed several additional proposed changes to Chapter 31, one of which is a change pertaining to new design guidelines for contributing garages and accessory buildings. He outlined the reasons for adopting the new guidelines. Mr. Benson stated that a section has also been added for the demolition of a historic garage. He stated that the Commission will need to establish the criteria for garage demolition.

Mr. Benson spoke about the standards for alteration area (front) and new construction area (back). He stated that the terms alteration and new construction are confusing. Mr. Benson reviewed the differences between these areas.

Mr. Dietzenbach stated that it appears that the guidelines will be more in line with the national guidelines; and, he feels that that is appropriate.

Ray Anderson, Planner, reviewed where and when various substitute materials can be used as stated in the proposed design guidelines. Mr. Dietzenbach asked if composite materials could be used when they are not in view. He asked what would be used for edging that is visible. Mr. Dietzenbach asked whether a different material would be required. Mr. Anderson stated that more review and discussion will need to take place about those instances.

Mr. Benson spoke about accessibility for disabled persons. Mr. Benson stated that the approach that is being proposed is to make the accessibility feature blend in and make it compatible with the structure. He outlined various ways to achieve those results.

Mr. Anderson spoke about the construction of a new garage. He stated that cement based siding has been allowed in the past in the construction of a new garage. Mr. Anderson outlined when it had been allowed to be used. He stated that it has been added to the new proposed guidelines. Mr. Anderson stated that aluminum is being added to the allowed materials for the construction of a new fence that is located in the rear yard or side yard. Peter Hallock asked whether the proposed changes specify what types of aluminum will be allowed. He stated that there are significant differences between the various types and that the design guidelines need to be specific as to which type of aluminum can be used. Maria Miller asked whether the Commission can take into account the environmental impact of various types of substitute materials. Mr. Benson stated that many types of substitute materials have not been included due to those reasons, specifically, certain types of vinyl and plastic are not allowed. Mr. Dietzenbach asked Ms. Miller for clarification as to whether her environmental concern pertains to the use or the manufacturing process of aluminum. Ms. Miller stated that it pertains to the manufacturing process. He stated that the City Council asked the Commission to think about sustainability.

Mr. Anderson stated that the location of exterior exit stairs has been added to the proposed design guidelines. He stated that proposed changes to decks and egress windows will also be brought to the Commission to review. Mr. Anderson stated that they have proposed that the solid-void ratio be removed from the standards. He stated that this has been problematic in the past when reviewing a garage request. Mr. Anderson stated that the architectural style should take care of the issue of the solid-void ratio.

Mr. Dietzenbach asked if there was ever a time when you would not want the garage materials to match what has been used on the house. Mr. Anderson stated that it would be best if the garage matched the house. He stated that this could be stated in the proposed guidelines to make it clear.

Mr. Benson spoke about the conditions when substitute materials are allowed and what types of substitute materials can be used in the proposed changes to the Chapter 31 Design Guidelines. He stated that staff is going to need to learn where substitute materials can be found and which individuals may be available to educate the property owners about the use of those materials.

Mr. Benson spoke about when the terms compatible and consistent are used in the standards. Ms. Vann asked if the proposed change would allow for the addition of new materials that have not yet been developed. She stated that she is concerned about how staff would address this in the future. Mr. Benson explained which section of Chapter 31 would address this situation and how staff would review the request to use new materials.

Mr. Dietzenbach stated that he would like to see the addition of parameters when listing substitute materials. Ms. Miller stated that she would like to see the addition of the environmental impact of allowed substitute materials. Mr. Benson stated that the staff has not found a lot of historic research that is definitive on the sustainability of historic materials. Discussion was held on the proposed use of aluminum clad windows. Mr. Hallock stated that the Commission needs to be careful because the alternative to a substitute material could be just as unfriendly to the environment, if not worse, than the substitute material. Ms. Miller stated that she feels that it may be a question of priorities.

Mr. Anderson stated that over the years it has been suggested that the list of alterations requiring administrative approval should be expanded. He reviewed the proposed changes outlining when administrative approval could be given. Mr. Benson stated that all new construction would come before the Commission; e.g., new structures and new additions. He stated that if staff determines that a proposed substitute material does not meet the criteria of the Ordinance then it will be brought before the Commission.

Anne Kinzel, 720 Duff Avenue, stated that she feels that it would be helpful to have the sections of Chapter 31 that will be discussed at the meeting listed in the agenda. She stated that she would like the definition of "readily available materials" clarified. Ms. Kinzel stated that some of these readily available materials are very expensive. She stated that the Old Town District should not be held to a higher standard of sustainability than other areas within the City of Ames.

Mr. Benson stated that the proposed draft standards will be placed on the website and information will be given to the press as to where the public can find this information. He stated that staff is considering holding public meetings. Mr. Benson stated that staff is planning to directly notify the property owners in the District. He stated that the Chapter 31 Workgroup and the State Historic Preservation Office will also review the proposed changes to the Ordinance. Mr. Benson stated that more information will be presented at the Commission's October 13, 2014 meeting. He outlined

additional steps in the approval process and the tentative timeline. Mr. Dietzenbach asked if the Commission could receive the next series of updates earlier than the Friday afternoon prior to the next meeting.

COMMISSION COMMENTS:

MOTION: (Dietzenbach/Miller) to place the consideration of Eric Walter Anderson's garage on the agenda for the next Historic Preservation Commission meeting.

VOTE ON MOTION: 5 - 0 (PASSED UNANIMOUSLY.)

Discussion was held about the research that the Chapter 31 Workgroup has done on sustainability.

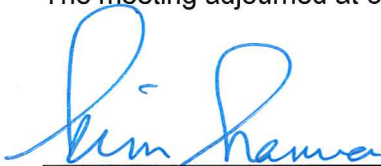
STAFF COMMENTS: None.

MOTION TO ADJOURN:

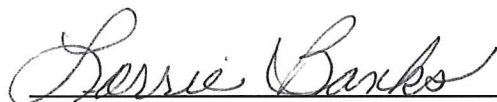
MOTION: (Miller/Dietzenbach) to adjourn the meeting.

VOTE ON MOTION: 5 - 0 (PASSED UNANIMOUSLY.)

The meeting adjourned at 8:24 p.m.



Kim Hanna, Chairperson
Historic Preservation Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing

