

**MINUTES
CITY OF AMES
HISTORIC PRESERVATION COMMISSION**

Date: March 14, 2016	Kim Hanna, Chairperson	2016
	Jason Dietzenbach, Vice Chairperson	2018
Call to Order: 7:01 PM	*Matt Donovan	2017
	Roberta Vann	2017
Place: Ames City Hall Council Chambers	Peter Hallock	2018
	Lisa Hovis	2018
Adjournment: 7:25 PM	Ted Grevstad-Nordbrock	2016
	[*Absent]	

CALL TO ORDER: Kim Hanna, Chairperson, called the March 14, 2016 Historic Preservation Commission meeting to order at 7:01 PM

APPROVAL OF AGENDA:

MOTION: (Dietzenbach/Vann) to approve the March 14, 2016 meeting agenda

MOTION PASSED: (6-0)

APPROVAL OF THE FEBRUARY 8, 2016 MEETING MINUTES:

MOTION: (Hovis/Hallock) to approve the February 8, 2016 meeting minutes

MOTION PASSED: (6-0)

PUBLIC FORUM: There were no public comments.

CONSIDER AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A NEW DETACHED GARAGE AT 823 DOUGLAS AVENUE (OLD TOWN HISTORIC DISTRICT)

Case Planner Ray Anderson reported that the property owner wishes to demolish an existing garage and replace it with a new two-stall detached garage. A demolition permit was obtained by the owner before the January 2015 adoption of new regulations requiring Commission approval of garage demolition requests. The proposed two-story garage is to be constructed in the southwest corner of the property and will meet minimum building setbacks. Mr. Anderson noted several design elements, including a cross-gable roof with 10/12 pitch, total height of 20 feet to the peak, cedar wood siding, two single bi-fold garage doors, a south-facing skylight, and paired double-hung windows matching the window style on the principal building—a Queen Anne architectural style with Italianate influence. The proposed garage meets relevant Design Criteria and Design Guidelines. Staff recommended approval of the request for a new detached garage, with two conditions addressing window trim and corner boards.

John Lott, 823 Douglas Avenue, stated that the proposed garage is designed to match the style of the home. He commented on staff's approval condition for corner boards. He said he is going to great lengths to make the garage design match that of the home; however, as a garage—an

accessory structure—it is not supposed to *be* a home. Mr. Lott explained that the house was built in 1874 and then heavily reengineered and redesigned in 1920, which is why it looks like an Italianate even though it is a Queen Anne-style home. The corner boards on the house are built as faux pilasters, which would be inappropriate to replicate on the proposed garage. In his view, staff's condition for the corner boards is inappropriate. He wishes to size the corner boards to be like the old garage, with appropriate size and scale for the structure, but does not wish to exactly match the existing corner boards of the house. He related that during a previous restoration project to address a deteriorated section of the kitchen, one of the corners needed to be rebuilt. The project required 31 special pieces of cedar to create an exact match. Mr. Lott said he would not wish to repeat that experience on every corner of the replacement garage.

Jason Dietzenbach asked if the detached garage window trim would match the window trim on the house. Mr. Lott indicated the intent with the garage is to picture frame the window trim, as that would be appropriate and would match the window trim on the north side of the house.

MOTION: (Hallock/Vann) to **approve Alternative #1**, *as modified*, which states: that the Historic Preservation Commission can issue a Certificate of Appropriateness to allow the construction of a new detached garage in the rear yard of the single-family dwelling, located at 823 Douglas Avenue, if it finds that the garage, as proposed by the applicant, complies with all design criteria and design guidelines of Sections 31.14 and 31.15 of the Ames *Municipal Code*, with the following conditions:

- A. That the trim surrounding windows, the pedestrian door opening, and the overhead garage door openings match the trim used on the principal building on the site in terms of dimensions and materials; and
- B. That *compatible* corner boards be installed to match the corner boards used on the principal building in terms of materials and *proportions*.

MOTION PASSED: (6-0)

CONSIDER AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A NEW DETACHED GARAGE AT 721 DOUGLAS AVENUE (OLD TOWN HISTORIC DISTRICT)

Case Planner Ray Anderson stated the property owner wishes to demolish an existing garage and construct a new two-stall detached garage. A demolition permit was obtained by the owner before the new regulations requiring Commission approval of garage demolition requests. Mr. Anderson explained that this project has been through a more lengthy process with the Zoning Board of Adjustment (ZBA), beginning as a plan for a three-car garage facing 8th Street. That plan did not meet setback requirements, so the garage was changed to a two-stall garage with the doors facing the back of the house. The property is a 40-foot wide lot and also had the challenge of meeting a 15-foot setback from 8th Street and a 3-foot setback from the south and west property lines. The current design addressed these considerations with the proposed 22- x 24-foot garage. Zoning code dictates that the edge of the garage overhang cannot come closer than 3 feet of the property line, the minimum setback. For this reason, the design proposes an overhang on the east and west sides of garage, but not on the north and south sides due to lack of available space to remain in compliance. Mr. Anderson noted the house is Hipped Cottage architectural style. The design of the proposed garage attempts to replicate many of the house features, including a hipped roof and double-hung windows. The plan includes using cement-based siding, which is allowed on garages. The garage doors will be plain, without detail. Staff recommended approval of the applicant's request, with standard conditions.

Kim Hanna noted that the home owner plans to remove the current vinyl siding from house. She asked if the garage will match the house. Mr. Anderson replied that the reveal on the garage siding will be the same as on the house.

John Lott, Benjamin Design Collaborative, 401 Clark Avenue, Suite 200, said the garage siding will match the house. The plan also includes an 8-foot single-story addition on the rear of house. The property owner wishes to use cement board siding on this addition as well as the garage, as it matches the siding on the house (that is currently covered by vinyl siding). With the cement siding, Mr. Lott stated, one would see the same horizontal line on the house and garage from the street, and would not notice much difference. The siding to be removed is two different widths, as is the siding underneath. Mr. Lott indicated the intent is to make the entire structure uniform and properly restored to its original state.

Peter Hallock indicated the Commission approved the addition to the house one to two years ago, along with changes to the front porch. Mr. Anderson noted a couple of additional elements were approved by staff afterwards. Mr. Hallock asked if the earlier approval would need to be revisited because cement siding was not allowed then. Mr. Anderson thought cement siding could be approved for both the garage and the addition because it is now permitted for both.

Mr. Lott stated that the property owners struggled with this process because they wanted a three-stall garage all along to accommodate larger vehicles. With a non-conforming site, they have found it to be much more difficult to construct a new garage. Some of the issues were totally unknown to them, or even to the ZBA, which denied a variance for a three-stall garage. The 22-foot garage, as proposed, will be very snug, he said, but the owners are doing what they can to comply with the zoning intents and guidelines.

Mr. Hallock commented that he thought this is a good project because the property owner has turned a rental property into a single-family home and has made numerous improvements.

MOTION: (Hallock/Hovis) to **approve Alternative #1**, *as modified*, which states: that the Historic Preservation Commission can issue a Certificate of Appropriateness to allow the construction of a new detached garage in the rear yard of the single-family dwelling, located at 721 Douglas Avenue, if it finds that the garage, as proposed by the applicant, complies with all design criteria and design guidelines of Sections 31.14 and 31.15 of the Ames *Municipal Code*, with the following conditions:

- A. That the trim surrounding windows, the pedestrian door opening, and the overhead garage door openings match the trim used on the principal building on the site in terms of dimensions and materials; and
- B. That corner boards be installed to match the corner boards used on the principal building in terms of dimensions and materials; and
- C. That the cement board siding *to be used on both the garage and an addition on the rear of the house* have a smooth finish (not wood grain finish) to match the smooth finish of the wood siding on the principal building.

Ted Grevstad-Nordbrock asked if the condition for matching corner boards should be altered, as it had in a case earlier in the meeting. Mr. Lott did not think it was a concern because the style, age, and design of the home is much simpler than what was seen with the 823 Douglas Avenue property discussed earlier.

MOTION PASSED: (6-0)

SELECT AWARDESS FOR THE 2016 HISTORIC PRESERVATION AWARDS PROGRAM

Case Planner Ray Anderson explained that three commissioners (Ted Grevstad-Nordbrock, Lisa Hovis, and Jason Dietzenbach) agreed to serve on a subcommittee to review applications for the 2016 Historic Preservation Awards program. The committee reviewed three applications: (1) *Historic Landscapes, Sites, or Site Features*: the relocation of the Hoggatt School on the Meeker Elementary School property owned by Ames Community School District; (2) *Adaptive Reuse*: HAILA Architecture office renovation reclaiming a number of original building features; and (3) *Significant Achievement in Historic Preservation*: recognizing Sharon Wirth and her work for historic preservation spanning more than 35 years. The subcommittee recommended that the Commission give awards to all three nominees. These awards would be presented by the Mayor and the Historic Preservation Commission chair at the April 26, 2016 City Council meeting. Each of the awardees would be invited to the meeting to receive their plaque.

MOTION: (Vann/Hallock) to approve 2016 Historic Preservation Awards for the three nominations reviewed and recommended by the award nomination subcommittee.

MOTION PASSED: (6-0)

COMMISSION COMMENTS: Kim Hanna and Jason Dietzenbach provided updates on efforts to identify information resources on Greek houses, as well as educational opportunities for the Commission. Kim Hanna also provided an update on a letter she will write to the City Council.

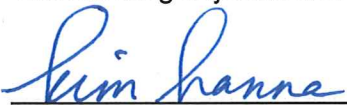
STAFF COMMENTS: There were no staff comments.

MOTION TO ADJOURN:

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

MOTION PASSED: (6-0)

The meeting adjourned at 7:25 PM.



Kim Hanna, Chairperson
Historic Preservation Commission



Joseph C. Newman, Recording Secretary
Department of Planning & Housing