

**MINUTES
CITY OF AMES
HISTORIC PRESERVATION COMMISSION**

Date: May 19, 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
Conference Room 235	Kim Hanna	2016
	*Maria Miller	2016
Adjournment: 9:01 p.m.		
	*Absent	

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

APPROVAL OF AGENDA:

MOTION: (Vann/Hanna) to approve the agenda for the meeting of May 19, 2014.
MOTION PASSED: 4 - 0 (PASSED UNANIMOUSLY)

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

MOTION: (Dietzenbach/Vann) to approve the minutes of the meeting of April 14, 2014.
MOTION PASSED: 4 - 0 (PASSED UNANIMOUSLY)

PUBLIC COMMENTS: There were no public comments.

ELECTION OF OFFICERS

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

MOTION PASSED: 4 - 0 (PASSED UNANIMOUSLY)

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

MOTION PASSED: 4 - 0 (PASSED UNANIMOUSLY)

ANNUAL REVIEW OF BYLAWS

It was the consensus of the Commission that no changes need to be made to the current Bylaws.

BUILDING PLAQUE PROJECT UPDATE

Roberta Vann stated that the Main Street Cultural District will be installing the banners very soon. She stated that she and Sharon Wirth are going to Pella to visit with a potential source for the

fabrication of the plaques. Ms. Vann stated that they have had discussions with the designers and they have a prototype of a plaque. She passed along a sketch for the Commission to see. Ms. Vann outlined additional details of the proposed plaque prototype.

John Lott asked where the plaques will be placed. Ms. Vann stated that this will depend on the interest of the building and business owners. Sharon Wirth stated that they are going to focus on the Main Street Cultural District. Ms. Wirth stated that they hope to get additional answers and clarification after meeting with the fabricator tomorrow. She stated that they hope to start contacting building and business owners after that meeting. Ms. Wirth stated that their goal is to have approximately five plaques in place by the end of this year.

Jason Dietzenbach asked how the plaques will be attached to the buildings. Ms. Vann stated that they hope to get some information from the fabricator regarding installation of the plaques and she hopes to have Mr. Dietzenbach participate in upcoming discussions about how the plaques will be attached to the buildings. Kim Hanna stated that one of the plans for the platting day celebration is to have delineation around the original 12 blocks of the city.

ROOSEVELT ADAPTIVE REUSE PROGRESS REPORT

Dean Jensen presented a Power Point of the progress of the former Roosevelt School Adaptive Reuse. He stated that the windows are just about finished and they are currently doing some site and infrastructure work. Mr. Jensen reviewed the work that is being done on the geothermal system. He stated that work is also being done on the framing and building mechanical systems. Mr. Jensen stated that they are using approximately 25-40 local sub-contractors per day. He stated that they are projecting late fall-early winter occupancy. Mr. Jensen gave an overview of the interior floor plans of the building.

A member of the public, Marcia Jaspering, asked if any of the units were handicapped accessible. Mr. Jensen stated that the building is served with an elevator. He outlined details of the handicapped accessibility within the building.

Ms. Vann asked if there were units still available to purchase. Mr. Jensen stated that approximately half of the units are still available for purchase.

Ms. Wirth asked for clarification on the balcony design. Mr. Jensen stated that the balconies are suspended. He reviewed the balcony design with the Commission.

Mr. Dietzenbach asked about the door hardware. Mr. Jensen stated that there was a limited amount of hardware that was available when he purchased the building. He stated that they hope to use some of this hardware in the common space. Mr. Jensen stated that he feels that sometime during the sixties the original hardware in the building was replaced with new hardware.

CONSIDER AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS AND NEW CONSTRUCTION ON THE PROPERTY AT 721 DOUGLAS AVENUE IN THE OLD TOWN HISTORIC DISTRICT

Ray Anderson summarized the alterations that the applicant hopes to make on the exterior of this home (opening up the enclosed porch, exposing some pillars, adding concrete steps, installing the wood handrails, and removing the metal siding to expose the original wood siding on the entire home). He said that the homeowner plans to remove the existing fence in the rear yard and replace it with a new fence and add an 8' x 23.5' addition to the back of the house. Mr. Anderson outlined

the design details for the new addition. He said that the homeowner plans to add concrete steps with wood handrails at the rear of the home. Mr. Anderson stated that staff feels that there are several items that the Commission will need more information on in order to issue a Certificate of Appropriateness (more information and design details on the rear door and rear windows in the addition and the railings on the front and rear entry of the home). He stated that staff recommends approval with the conditions as listed.

John Lott, Benjamin Design, stated that the design of the railings was listed on the elevations. Mr. Anderson stated that staff needs additional details. He stated that the intent of the scale of the west addition is to mimic the front porch. Discussion was held on the type of window that will be used in the addition.

Ms. Wirth asked about the type of railing that will be used. Mr. Lott stated that they plan to use a wood railing; however, they have not determined the design of the railing as yet. Ms. Wirth asked for clarification on the use of concrete steps. She stated that she would like to see wood exterior steps. Mr. Lott stated that they have proposed concrete steps since they used them on another home in the District two houses away from this home. Chrissy Snider, the current homeowner, stated that she didn't have a problem with wood steps. Ms. Snider asked for clarification of the approval process. She stated that she hasn't seen a lot of the proposed details of the project. Mr. Lott stated that most of their discussion has been on the garage proposal that was recently heard at the Zoning Board of Adjustment meeting. Ms. Wirth stated that staff needs to have plans submitted earlier for staff review. She stated that the applicant and the Commission need to be clear about what is being approved at tonight's meeting. Ms. Wirth said that if it is not clear then possibly this item should be tabled until the next meeting or withdrawn. Ms. Snider stated that it is fine.

Mr. Dietzenbach asked about more information on the type of door that will be used. Mr. Lott stated that he proposes to use a fiberglass door as the rear door of the new addition. He explained several drawbacks of using wooden doors. Mr. Anderson stated that this door is located right on the line of the new construction area. He outlined the types of materials that are allowed to be used in the new construction area. Discussion was held on the type of door that the applicant is proposing to use.

MOTION: (Hanna/Dietzenbach) to approve Alternative #1, that the Historic Preservation Commission issue a Certificate of Appropriateness to allow the proposed alterations to the front porch, removal of the metal siding, the proposed addition on the rear of the structure, and the proposed fence for the property located at 721 Douglas Avenue, if the Commission finds that the project, as proposed by the applicant, complies with all relevant Design Guidelines and Design Criteria of Section 31.13 of the Ames *Municipal Code*, with the following conditions:

1. That the applicant provides more detail on the doors and railings.
2. That the City staff makes the final determination and issuance of the Certificate of Appropriateness based upon the guidance provided by the Commission. The updated plans do not need to be returned to the Historic Preservation Commission.
3. That the applicant includes the change from concrete to wood steps in the proposed plans.

VOTE ON MOTION: 4 - 0 (PASSED UNANIMOUSLY.)

CONSIDER PORCH DESIGN AND MATERIAL DETAILS FOR THE PROPERTY AT 821 DUFF AVENUE IN THE OLD TOWN HISTORIC DISTRICT

John Lott, Benjamin Design, described the design of the railing that the applicants are proposing to use. He stated that he plans on working with the first time homeowners on modifications of the design.

Jim Shelledy, 732 16th Street, Nevada, IA, stated that he is the construction supervisor for Habit for Humanity. He asked for clarification on whether the other three doors on this home could be metal clad doors. Ms. Wirth stated that she will have Ray Anderson present his staff report on this application.

Ray Anderson, Case Planner, said that at the last Historic Preservation Commission meeting the Commission reviewed this proposal and approved many elements of this home. He stated that the Commission requested that the applicant come back to the Commission with additional details for the front porches and the doors. Mr. Anderson stated that the front entry doors for both units are in the alteration area.

Mr. Lott stated that one of the points that came up in the discussion was the definition of the alteration area for a totally new structure. Discussion was held on the placement of the doors and whether they are part of the alteration area. Mr. Lott spoke about the affordability of the project. He feels that one of the exterior doors should be treated as a side door and wood should not be required because the door does not face the street.

Mr. Shelledy brought small samples of a metal clad and a fiberglass door to show the Commission. He said that these two doors are the best choice for durability. Mr. Shelledy stated the cost of a fiberglass or metal clad door would be approximately \$500.00 each. He said that wood doors would cost approximately \$2,800.00 each. Mr. Shelledy spoke about the affordability of the project.

Mr. Dietzenbach asked which type of door would hold up best to possible wheelchair damage. Mr. Shelledy stated that metal will dent. Mr. Lott stated that Habit for Humanity will make recommendations to the homeowners on the best way to take care of their home. He said that they might recommend kick plates be installed on the doors.

Ms. Wirth asked for clarification as to the railing design that has been submitted. Mr. Lott stated that he is asking the Commission to approve the detailed railing design that has been submitted. He stated that he would like a little freedom from the Commission regarding the ornamentation part of the railing design. Mr. Lott said that the other parts of the railing will not be changed.

Mr. Dietzenbach asked for clarification on the location of the railing. Mr. Lott stated that the railing will be located on the north and south sides of the deck.

Ms. Wirth asked if an exception could be made on the requirement of a wood door based on the special circumstances of the potential homeowners. She stated that it might possibly be a situation of reasonable accommodation. Mr. Anderson explained that the Commission and staff are to enforce the Code as written and the Code states that in an alteration area the new materials need to be consistent with historic materials in size, design, composition, and texture. He said that the Commission needs to determine if the applicant's proposed plans meet the requirements set out in the Code. Mr. Anderson stated that exceptions to this requirement are not listed in Chapter 31 of the Code.

Don Jasparing and Marcia Jasparing, 1208 Adams Street, stated that wood doors are not readily available and they do not hold up when the property owners are in wheel chairs. He said that they are in favor of using metal clad or fiberglass doors for this project.

Mr. Anderson stated that the applicant could go before the Zoning Board of Adjustment and ask for a reasonable accommodation to use an exterior door made from a substitute material. Mr. Lott stated that this would be a time delay and an additional cost for the potential property owners.

Mr. Dietzenbach asked if the Commission needs to address whether both doors are located in the alteration area. Mr. Anderson stated that staff would like input from the Commission. Discussion was held on recommending that a Request for Reasonable Accommodation for the doors be heard by the Zoning Board of Adjustment and whether the case would need to come back to the Historic Preservation Commission.

Discussion was held on addressing the need for extenuating circumstances in Chapter 31.

Discussion was held on the placement of the doors and the type of rear doors that will be used in the project.

MOTION: (Dietzenbach/) to approve the use of fiberglass doors due to reasonable accommodation of the wheel chairs and acceptance of the railing design.

Motion died for lack of a second.

Ms. Wirth stated that the Code does not allow for materials based on extenuating circumstances. She outlined the options available to the Commission regarding this request.

Discussion was held on whether there was a section of the Code that refers to the use of alternate materials if the cost of approved materials is cost prohibitive. Discussion was held on the options available to the Commission and the timeline for submitting an application to the Zoning Board of Adjustments.

Mr. Shelledy asked if they could get a Certificate of Appropriateness for everything but the doors. He said that currently they are only approved to pour the foundation. Mr. Anderson stated that he was directed to only issue a Certificate of Appropriateness for the foundation and he would need to speak to the Director of Planning & Housing. Mr. Jasparing stated that they have 20 contractors ready to work on this project and they might not be available if the project is delayed waiting for the Zoning Board of Adjustment meeting.

MOTION: (Vann/Hanna) to grant a Certificate of Appropriateness for 821 Duff Avenue, as proposed, with the exception of the doors.

VOTE ON MOTION: 4 - 0 (PASSED UNANIMOUSLY.)

MOTION: (Vann/Hanna) to suggest that the applicant apply to the Zoning Board of Adjustment for Reasonable Accommodation to allow the use of metal clad or fiberglass doors. The Historic Preservation Commission is comfortable with the granting of a Reasonable Accommodation for the door materials due to the needs of the prospective home owners.

VOTE ON MOTION: 4 - 0

CHAPTER 31 UPDATE

Ray Anderson, Case Planner, gave an overview of the two meetings that have been held with the property owners in the Old Town District. He said that some of the property owners want the latitude to be able to demolish their existing garages.

Mr. Anderson said that a letter has been sent out to the 19 property owners in the district that own properties that were previously designated as "non-contributing" structures and have been designated as "contributing" structures in the 2003 survey of Old Town letting them know of upcoming informational meetings that are being held to explain how their properties will be affected. He said that he has heard back from four of those property owners so far.

Mr. Anderson stated that he is working on regulations for existing garages. He said that additional notices will be mailed to the property owners and meetings will be scheduled. Mr. Anderson said that staff is going to follow-up with property owners (the remaining 15 of 19 property owners that have not attended one of the informational meetings). He said that additional regulations will be drafted this summer to present to the neighbors and the Commission.

Ms. Hanna asked how the Commission might be able to provide solutions to homeowners that have extenuating circumstances when complying with Chapter 31 requirements, e.g. grants, reasonable accommodation, tax abatement, etc. Discussion was held by the Commission on ways of incorporating this into the Code or the possibility of adopting a program to help homeowners in the District with the expense of following the adopted design guidelines.

Ms. Wirth asked for an update on selecting a speaker to give a presentation on alternative materials. Mr. Anderson stated that he did contact an individual and is waiting to hear back. He said that he will follow-up and contact him again.

COMMISSION COMMENTS:

Mr. Dietzenbach asked for clarification as to the benefits of being a Certified Local Government, e.g. the possibility of obtaining grants. Discussion was held on whether this classification might help the Commission obtain available grants for helping homeowners meet the materials requirements for contributing structures in the District. Discussion was held on other possible funding sources.

STAFF COMMENTS:

MOTION TO ADJOURN:

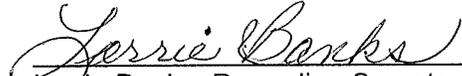
MOTION: (Hanna/Vann) to adjourn the meeting.

VOTE ON MOTION: 4 - 0 (PASSED UNANIMOUSLY.)

The meeting adjourned at 9:01 p.m.



Sharon Wirth, Chairperson
Historic Preservation Commission



Lorie Banks, Recording Secretary
Department of Planning & Housing

