

**MINUTES
CITY OF AMES
HISTORIC PRESERVATION COMMISSION**

Date: October 13, 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: 8:34 p.m.

*Absent

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

APPROVAL OF AGENDA:

MOTION: (Donovan/Malone) to approve the agenda for the meeting of October 13, 2014.

MOTION PASSED: 6 - 0 (PASSED UNANIMOUSLY)

APPROVAL OF THE MINUTES OF THE MEETING OF SEPTEMBER 8, 2014:

MOTION: (Hallock/Vann) to approve the minutes of the meeting of September 8, 2014.

MOTION PASSED: 6 - 0 (PASSED UNANIMOUSLY)

PUBLIC COMMENTS: There were no public comments.

Maria Miller arrived at 7:01 p.m.

DISCUSS ACCESSORY BUILDING DESIGN AND STYLE REQUIREMENTS FOR 808 DOUGLAS AVENUE

Ray Anderson, Planner, stated that the individual that was scheduled to speak to the Commission at this meeting (Eric Walter Anderson) is not in attendance. Kim Hanna, Chairperson, stated that since this individual is not present the Commission will proceed to the next agenda item.

PUBLIC HEARING TO CONSIDER PROPOSED CHANGES TO CHAPTER 31 (HISTORIC PRESERVATION DISTRICTS)

Jeff Benson, Case Planner, stated that staff has placed documents on the City Website that show the recently proposed Chapter 31 revisions. He reviewed the conditions when an applicant can use substitute materials and what substitute materials they can use. Mr. Benson reviewed the three circumstances when the Commission can approve substitute materials. He said that applicants will need to show that they meet those conditions.

Mr. Benson reviewed the proposed changes to the design guidelines for alterations. He stated that this section outlines what conditions must be met; and if they are met, what types of substitute

materials can be used. Mr. Benson stated that the word consistent has been replaced with the term match. He stated that it is a good idea to be flexible with some of the terminology when staff and the Commission do not know what materials will be available in the future or whether there will be additional districts added and their needs may be slightly different.

Mr. Anderson outlined the sections of the revised proposed Ordinance that apply to a historic garage. He reviewed a letter that he received from a property owner in the District, Neil Nakadate. Mr. Anderson stated that Mr. Nakadate would like to replace his hinged garage doors with an overhead garage door. He stated that the use of the garages and the size of vehicles have changed since these garages were built. Mr. Anderson stated that the Commission will need to decide if they want to allow overhead garage doors. Bill Malone asked what types of garage doors other cities, which have historic districts, allow. Mr. Anderson reviewed the types of garage doors that other cities, contacted by staff, allow. Jason Dietzenbach asked if staff has spoken to the Iowa State Historic Preservation Office about garage doors. Mr. Anderson stated that they have not yet contacted them about garage doors. Mr. Malone asked staff how the property owners in the District feel about their historic garages. Mr. Anderson stated that about half of the garages in the District are contributing. He spoke about building a new garage on the lot and keeping the historic garage. Peter Hallock stated that adding additional structures on the property takes away part of the available green space. Discussion was held about the type of garage doors that should be used.

Mr. Benson stated that the current standard allows asphalt shingles as a substitute material for a historic building. He reviewed the section on siding and stated that cementitious siding with a smooth finish or Hardi-Plank is allowed as a substitute material on the portions of contributing buildings that are not original construction or on additions that are less than 50 years old.

Mr. Anderson reviewed the proposed revisions that have been proposed for doors and windows. He stated that new door and new window openings need to follow the original pattern.

Mr. Anderson stated that staff has made draft revisions to the guidelines for decks and egress windows. He stated that even though decks are not an historic feature staff feels that balustrades and hand rails/guard rails need to repeat the historic design of the house. Mr. Anderson stated that composite materials can be used only for the decking. He stated that egress windows are not an historic feature but they will be allowed; however, it may be necessary to provide some landscaping or a fence to screen the window from the street.

Mr. Anderson outlined the proposed revisions for the materials allowed for fences and garage doors.

Anne Kinzel, 720 Duff Avenue, stated that a question had been raised previously asking for clarification about the definition of readily available. She stated that she has not heard that this has been addressed and stated that she feels that this is a huge issue. Bill Malone asked Ms. Kinzel what she feels would be burdensome. Ms. Kinzel stated that she has been told by her painter that the older historic wood on her home, which makes up the majority of the house, will not hold paint. She stated that she is concerned about extremely expensive "readily available" replacement materials that might only be available from sources in other parts of the country. Ms. Kinzel stated that if that is the case she would need to sell her house as the cost of the materials would potentially exceed the value of the house. She asked for clarification as to whether non-smooth cementitious siding with the proper profile would be allowed as a substitute material for historic sections of her house. Ms. Kinzel also asked if the historic portion of the house is the section of the house that faces the street. She asked if old growth cedar siding could be used on the front of the house and cementitious materials on the rear portion of the house. Ms. Kinzel stated that these are questions that are not answered in the Ordinance and need to be addressed.

Mr. Malone stated that he feels that some of those issues have been addressed. Mr. Benson stated that he feels that the Commission should hear all the public comments and address each question after the public hearing.

Peter Hallock clarified his comment that he emailed to the Commission about deck screening. He stated that he does not feel that it needs to be coniferous plant materials, just something that provides all season screening.

Ms. Hanna closed the public hearing at 7:32 p.m.

Mr. Benson stated that staff is open to alternative language for readily available; however, the Commission will need to be able to interpret the terminology that is approved. He stated that the use of all substitute materials will be reviewed by the Commission before they are approved. Mr. Benson stated that the Commission will need to address whether other types of wood siding can be used in place of old growth cedar if it becomes, in the future, no longer readily available. He stated that the question needs to be addressed whether there are other wood siding types that meet the criteria for historic materials in size, design, composition, and texture. Mr. Benson reviewed how his has been addressed previously. He stated that it is also a valid question to explore the durability and quality of proposed substitute materials. Mr. Benson spoke about alterations and new construction and the materials that can be used. He stated that staff feels that the historic integrity of the whole structure needs to be maintained, not just viewed from the street. Mr. Benson stated that the Commission needs to determine how they feel about this issue. Maria Miller stated that the term "match" refers to a visual interpretation. Mr. Benson stated that those types of interpretations will come to the Commission for approval and they will need to make a determination. Mr. Dietzenbach asked what wood species has been previously allowed. Mr. Anderson stated that the Ordinance does not specify; but, it is usually cedar. Mr. Malone stated that he feels that the term readily available is not necessarily Ms. Kinzel's concern but might possibly be "financially burdensome".

Mr. Dietzenbach asked staff if a list/database could be put together of approved substitute materials that could be available for property owners. Commission members felt that this would be helpful. Mr. Benson stated that he feels that it would be helpful; although, each case is decided on its own merits.

Mr. Hallock asked if staff is not able to approve cementitious products on the original structure, whether the Commission can approve that material. Mr. Benson stated that the Commission can approve cementitious products if they determine that they match the historic material in size, design, composition, and texture. Discussion was held on the proposed revised update to this section of the Ordinance and the interpretation of the terms: size, design, composition and texture.

Roberta Vann expressed her concerns about the difficulty of finding decent wood at an affordable price. Mr. Benson stated that the use of Hardi-Plank on historic structures in most jurisdictions is not acceptable. He stated that it is a judgment call and the Commission will need to make a decision as to which materials will be allowed. Mr. Hallock stated that finding small amounts of wood is usually not an issue. He said that it becomes extremely difficult when a structure is reskinned. Mr. Hallock stated that he feels that there should be a way for the Commission to determine when an issue like this will reach that threshold. Mr. Benson stated that the Commission could revisit this issue in a couple of years and change the text if they feel it is appropriate. Matt Donovan spoke about the possibility of using various alternate materials in the future when the supply of historic materials is no longer available.

MOTION: (Hallock/Malone) to strike the word coniferous from Sec. 31.14, item (2) Decks, paragraph (a) and substitute the phrase: and/or appropriate plant materials that will provide all-season screening.

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

MOTION: (Hallock/Donovan) that Sec. 31.14, item (6) Fence and Retaining Wall Height and Fence, Retaining Wall, and Trash or Animal Enclosure Materials, paragraph (c) Fence Materials, (i) Permitted Fence Materials: Item g, end at the word components; and, (ii) Fence Materials Not Permitted, change Item g to Item h and insert a new Item g that says: Metal construction fabricated of light tubular stock or stamped sheet metal.

Discussion was held on the use of rivets, bolts, nuts, and the process of fabrication.

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

Mr. Hallock stated that he does feel that the Commission needs to consider the financial burden that property owners will face when using historic materials for a large project, e.g. reskinning a large structure.

Kelly Diekmann, Director of Planning & Housing, stated that it is rare to see economics be a factor in historic review. He said that it is part of the equation but there is rarely a standard written for it. Mr. Diekmann stated that one issue would be to determine how much cost is too much and what materials are you comparing to each other. He stated that if the Commission is comfortable making a recommendation staff will move forward with the process. Mr. Diekmann stated that if the Commission has additional questions and wants more follow-up, staff can come back in November to address those issues. He stated this can be done with specific issues or the Ordinance as a whole. Discussion was held about making a decision on materials and determining whether it is a financial hardship for the property owner.

Ms. Hanna reopened the public hearing at 8:03 p.m.

Ms. Kinzel stated that this should be a discussion of the viability of these structures. She indicated that they need to have value as historic structures and as residential homes. Ms. Kinzel stated that she is not going to maintain her home as a museum for the future. She stated that the appearance of the home is what the District is trying to preserve. Ms. Kinzel stated that she feels that from the sidewalk or the street people would not be able to identify cementitious boards that are properly lapped and cover the exterior of the house.

Mr. Dietzenbach asked if Ms. Kinzel has researched the use of wood. Ms. Kinzel stated that she has talked to a painter and a siding contractor. She outlined many issues of using new growth cedar siding (length of the boards, how easily it can be lapped, more labor, short lifespan, boards may not be straight; wood is soft and heavily knotted). Mr. Dietzenbach asked what material the painter and contractor have discussed. Ms. Kinzel stated that they have discussed new growth cedar siding.

Mr. Diekmann stated that the standard needs to be an objective standard on siding and not a case-by-case standard based upon whether the material is affordable.

Mr. Diekmann explained the process for approving the proposed revisions to Chapter 31 (bring the Chapter 31 Updates to the Planning and Zoning Commission and to the City Council).

Maria Miller asked the Commission members how they felt about the use of Hardi-Plank. She stated that she feels that it would be okay.

Discussion was held on what other cities require in their historic districts. Mr. Diekmann stated that there are a few districts that accept this material.

Mr. Hallock stated that he feels that if it is just simply patching the siding he doesn't see substitute materials being used. He stated that if the complete structure needs to be reskinned then a substitute material should be allowed. Mr. Diekmann quoted the Chapter 31 Update, paragraph (7), Use of Substitute Materials, that states that substitute materials may be used as an acceptable alternative to the historic materials if: (a) the historical material on the structure is so deteriorated or damaged that it cannot be repaired. He stated that current criteria do not support looking at one-fourth of a house differently if the entire house is an original historic structure. Ms. Miller stated that it might be helpful if the Commission had more information about the specifics of various substitute materials. Mr. Diekmann stated that some of these substitute materials, such as Hardi-Plank, can be processed to meet the dimensional expectations of wood. He stated that meeting those criteria would be required in Ames within the Old Town Historic District. He stated that this has been done in other cities but not in Ames.

Mr. Malone asked whether staff could come up with a recommendation that the Commission could review that would address the property owners' concerns about the use of alternate siding materials.

Mr. Diekmann stated that he wants the Commission to give staff some feedback on the specifics of what they want to see. Mr. Malone asked if staff could research what other cities allow in their historic districts. Mr. Diekmann stated that staff has already explored this issue. He stated that some districts, but not all, allow cement board siding. Discussion was held on best practice and what the National Park Service recommends. Mr. Diekmann stated that it comes down to what the City of Ames wants to allow and whether it becomes a case-by-case issue.

Mr. Dietzenbach asked what the work group recommended. Mr. Anderson stated that the workgroup suggested that it would be allowed in certain circumstances; e.g., additions and sections of the structure that are not historic. He stated that many times those areas are on the back of the house and are not as visible from the street. Ms. Vann stated that she feels that it is too harsh to demand wood siding for all houses for the reasons that were discussed tonight. She stated that it is not just about the homeowner but also about the preserving the integrity of the historic structure. Ms. Vann stated that she would feel more comfortable if the Commission could make a decision on a case-by-case basis.

Mr. Donovan stated that Historic Preservation is a good faith effort by many vested entities. He stated that he feels that the Commission needs to have the flexibility to address the type of questions that have been raised tonight. Mr. Diekmann asked if there were any concerns other than the composition component. Consensus of the Commission members was that it is the composition component.

Mr. Hallock asked whether the Commission could consider use of Hardi-Plank on historic structures on a case-by-case basis. Mr. Benson stated the Commission would need to be prepared to say yes to some individuals and no to others while maintaining fairness. He said that some criteria would

need to be in place. Mr. Hallock stated that for him it depends on how much replacement would need to be done. Discussion on what criteria would need to be met in determining what and how much needs to be replaced.

Mr. Donovan stated that he would be comfortable tabling this issue until November, 2014. Ms. Hanna asked the Commission if they want to table the complete Chapter 31 Update or just the section on substitute materials. Mr. Diekmann stated that the City Council asked to have the Chapter 31 Update completed by the end of this year. He stated that staff can bring language options back to the Commission. Mr. Benson asked if the Commission needs further information on Section 11, Siding/Exterior Materials. It was the consensus of the Commission members that they felt it would help them make a determination if staff brought back additional language options for them to review.

MOTION: (Donovan/Malone) moved to table Section 11, Siding/Exterior Materials, of the Chapter 31 Update to the November, 2014 Historic Preservation Commission meeting.

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

Mr. Diekmann asked the Commission if they had any concerns with other sections of the proposed Chapter 31 draft revisions. Ms. Miller stated that she doesn't have a problem with the change of the garage door type. She stated that she is concerned about requiring how a garage door opens; e.g., making it look like it operates differently than it really does. Mr. Hallock stated that it still requires that the design, dimensions, and appearance match what is already there. He stated that the operation does not need to be the same. Mr. Hallock stated that there are overhead doors that look like carriage house doors. Ms. Miller asked whether it is necessary that the door needs to be disguised to look like it operates differently than it really does. She stated that she does not feel that that is necessary. Mr. Benson stated that the proposed recommendation states that if a historic garage door is beyond repair the replacement shall match the historic garage door in design, dimensions and material. Mr. Diekmann explained the specifications for meeting this requirement. He stated that it is a quality and appearance factor rather than an appearance of function.

Mr. Diekmann explained the process for approval. Ms. Hanna asked if the Commission would have the State Historic Preservation Office comments prior to the next meeting. Mr. Anderson stated that they have told staff that they should have those by early November.

COMMISSION COMMENTS: None

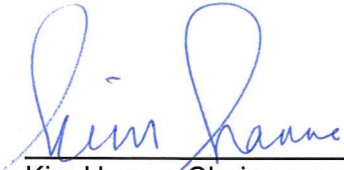
STAFF COMMENTS: None

MOTION TO ADJOURN:

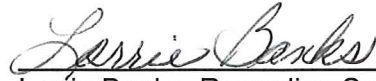
MOTION: (Malone/Vann) to adjourn the meeting.

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

The meeting adjourned at 8:34 p.m.



Kim Hanna, Chairperson
Historic Preservation Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing

