

**MINUTES
CITY OF AMES
HISTORIC PRESERVATION COMMISSION**

Date: November 10, 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: 8:47 p.m.		
	*Absent	

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

APPROVAL OF AGENDA:

MOTION: (Dietzenbach/Vann) to approve the agenda for the meeting of November 10, 2014.

MOTION PASSED: 4 - 0 (PASSED UNANIMOUSLY)

APPROVAL OF THE MINUTES OF THE MEETING OF OCTOBER 13, 2014:

MOTION: (Vann/Dietzenbach) to approve the minutes of the meeting of October 13, 2014.

MOTION PASSED: 4 - 0 (PASSED UNANIMOUSLY)

PUBLIC COMMENTS: There were no public comments.

CONSIDER AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A NEW DETACHED GARAGE ON THE PROPERTY AT 808 DOUGLAS AVENUE IN THE OLD TOWN HISTORIC DISTRICT

Ray Anderson, Planner, handed out and reviewed a written statement received from Benjamin Design Collaborative, P.C. regarding the Certificate of Appropriateness request from Walter and Ingrid Anderson. He stated that the applicant wants to demolish the original garage on their property due to the fact that it is sagging and rotting and no longer large enough to accommodate the size of today's vehicles. Mr. Anderson stated that the applicants want to replace this garage with a new garage on the same location. He reviewed several pictures of the existing house, a site plan of the property, and a proposed floor plan and elevations of the proposed garage with the Commission. Mr. Anderson reviewed the applicants' choice of design for the proposed garage with the Commission and outlined their reasons for making this selection. He reviewed the materials that will be used in the construction of the proposed new garage.

Bill Malone arrived at 7:08 p.m.

Ray Anderson stated that staff has looked at the design guidelines and design criteria for new construction listed in Chapter 31, based on the Queen Anne style of architecture used in the construction of the home, and find that the gambrel roof, siding, windows, and solid-void ratio of the proposed garage are not consistent with the Queen Anne style. He stated that one of the design guidelines in Chapter 31 states that new outbuildings should not attempt to mimic the house or to look like a barn or other non-historic building. Mr. Anderson stated that many of the features of the applicants' proposed garage resemble a barn. He stated that staff recommends denial for construction of the applicants' proposed new garage as submitted.

John Lott, Benjamin Design Collaborative, P.C., stated that the proposed garage design, style, and chosen materials are specific to what the applicants desire. He asked if any garage meets the Queen Anne style. Mr. Lott stated that they feel that an accessory building should have some latitude from the required design style. He asked for feedback from the Commission as to acceptable style and materials.

Walter Anderson, 808 Douglas Avenue, stated that it is their intent to select a style for the detached building that is appropriate for the period 1901 to present and to incorporate several items/styles from their Swedish heritage. He stated that they feel that the color scheme and form will complement the house. Mr. Anderson stated that they wish to refrain from using asphalt shingles that are not environmentally friendly. He stated that they are using cedar shingles currently on their home. Mr. Anderson reviewed a list of roofing materials that can be used. He stated that the proposed metal gambrel style roof and interior stairs will provide extra storage space while not increasing the footprint of the garage. Mr. Anderson stated that the garage will be located at the rear of their lot. He stated that the original use of their existing garage was that of a stable. Mr. Anderson stated that they do not want to copy the design of the house nor do they want to conflict with the design. He reviewed additional exterior details of the proposed garage. Mr. Anderson stated that the proposed garage doors are not overhead remote garage doors. He stated that the proposed garage doors will open manually from the side.

Bill Malone asked Walter Anderson if they had looked at and considered a style of garage that would more closely resemble a Queen Anne style garage. Mr. Anderson stated that he doesn't know what a Queen Anne style garage would look like; and, he feels that that style garage would be a mockery for the use that they are planning for this structure.

Mr. Malone asked if the applicants submitted their request after the update to Chapter 31 would it meet the design criteria. Ray Anderson stated that the applicants proposed style would still not meet the design criteria after the update of Chapter 31.

Ray Anderson stated that a Queen Anne style garage needs to repeat basic elements of the house. He stated that they should not try to copy the style but it needs to be complimentary to the style of the house. Mr. Anderson stated that it would not be a Queen Anne style garage; however, the proposed garage does need to repeat design features of the Queen Anne style within the design of the proposed garage.

Peter Hallock stated that the current garage with its pyramid roof and garage door doesn't resemble the Queen Anne style.

Jason Dietzenbach asked if the applicants' garage is listed as a contributing structure. Ray Anderson stated that it is listed as contributing. Mr. Dietzenbach asked when the garage was built.

Kim Hanna stated that the inventory states that the applicants' garage was built in 1925.

Ms. Hanna asked for clarification on whether new construction needs to follow the design guidelines. Mr. Anderson stated that it does need to follow the design guidelines.

Ms. Hanna stated that if the Commission denies the applicants' request they may reapply at no cost and come back to the Commission with a different style for the garage. Mr. Lott stated that if the Commission decides to deny the applicants' request, they would like to have more feedback from the Commission. He stated that there are three or four issues that are in conflict. Mr. Lott stated that some of the issues may be deal breakers for the applicants and some of them may be less of an issue. He stated that for the issues that are less problematic they could come back to the Commission with a new design. Mr. Lott stated that they felt it was important to present the design that the applicants desired.

Roberta Vann stated that it is not what the Commission would like to see for design style and criteria but a matter of interpreting what is contained in the Code.

Walter Anderson stated that he wants to live responsibly and feels that the Commission cannot tell him that he has to use a material that he feels is not environmentally friendly. He stated that he wants to be a steward of the land and wants to keep the same footprint of the existing garage.

Ingrid Anderson asked if the rules are set in stone; and if they are, what is the purpose of the Commission.

Bill Malone stated that the Code states that new construction shall be consistent with the architectural style and that new materials shall be compatible with historic materials of the particular architectural style, design and texture. He stated that there is more latitude in the materials that are used for the proposed garage. Mr. Malone stated that the Code also states that the design shall not mimic the house or look like a barn. Discussion was held on whether a metal roof would be allowed.

MOTION: (Malone/Hallock) to adopt Alternative #1 that states, that the Historic Preservation Commission deny approval of a Certificate of Appropriateness to allow the construction of a new detached garage in the rear yard of the house located at 808 Douglas Avenue if it finds that the proposed garage does not comply with all design guidelines and design criteria of Section 31.13 of the Ames Municipal Code.

Discussion was held on whether any design style would allow for a barn style garage and whether there were currently any in the District.

VOTE ON MOTION: 2 - 1 - 2 (nay, Dietzenbach; abstain, Hallock and Vann) (MOTION FAILED)

MOTION: (Malone/Hallock) to deny the applicants' request and ask the applicants to come back with another design for the Commission to review.

VOTE ON MOTION: 4 - 1 (nay, Dietzenbach) (MOTION PASSED)

TEXT AMENDMENT FOR CHAPTER 31 (HISTORIC PRESERVATION DISTRICTS)

Jeff Benson, Planner, stated that at the last meeting there were four items in the Chapter 31 proposed update that the Commission asked staff to come back to them with amended wording (decks, fence materials, prohibitive costs, and substitute materials, one of which was siding materials). He reviewed the revised wording that the Commission requested for two sections of Chapter 31. Mr. Benson spoke about the prohibitive cost issue that one of the property owners in the District raised at the last Commission meeting. He stated that the current Code contains three elements for determining whether a requirement is an economic hardship: replication of an architectural feature will result in a conflict with the existing Municipal Code; materials are no longer available; and cost of replication is prohibitive. Mr. Benson stated that these three requirements must be met under the current Code before the Historic Preservation Commission can grant an exemption to the requirements due to prohibitive costs. Ray Anderson stated that the proposed revisions to Chapter 31 will still allow the Historic Preservation Commission to grant an exemption to the requirements if it determines that the cost of replication is prohibitive. He stated that the two additional requirements (replication of an architectural feature will result in a conflict with the existing Municipal Code and that materials are no longer available) are included elsewhere in Chapter 31 and will be removed from this exemption section. Mr. Anderson stated that no one has ever used the reason that the cost is prohibitive as a reason for an exemption to the Code since the Old Town Historic District was created.

Discussion was held about the exemption from requirements due to prohibitive costs. Mr. Dietzenbach asked if an applicant feels that a material is cost prohibitive is there language in the Code that says that the applicant still needs to match the design. Mr. Benson stated that the Commission can place conditions on the exemption. He listed criteria that the Commission can use in order to make a determination. Mr. Benson stated that the exemption refers to an exemption from the design guidelines and style.

Mr. Anderson stated that there isn't a great deal of difference between the cost of wood and cement based siding when the installation cost is figured in to the cost. He explained the differences between these two types of siding. Mr. Dietzenbach stated that lap siding can be adjusted when it installed. He reviewed how this could be done.

Mr. Benson stated that the proposed Design Guidelines for New Construction are shown as a separate section. He reviewed various details of this section with the Commission. Mr. Benson stated that most new construction requests have consisted of garages and porches. He stated that, for that reason, using historic materials has not been an issue.

Mr. Malone asked about life span of materials. He asked if one material doesn't last as long as the other material does the Code take this into consideration when determining an economic hardship. Mr. Benson explained that durability is a factor but not if it is just a matter of maintenance. Discussion was held on what materials can be used on various new construction projects.

Mr. Dietzenbach asked for clarification on Option 2 listed in the staff report for the section on Substitute Materials for Alterations. The Commission reviewed photos of selected homes in the District that have used various types of siding materials. Staff stated that not all of those homes are contributing structures. Discussion was held on the various types of siding/materials used on the exterior of these structures.

Peter Hallock stated the property owners in the District have spoken to him about the difficulty of obtaining wood siding in longer lengths. He said because of this reason these property owners are interested in Hardi-Plank siding in order to minimize the number of joints.

Kelly Diekmann asked if the garage door that was shown in the photo would be acceptable after the update of Chapter 31.

MOTION: (Hallock/Vann) to adopt Option 2 for HPC Consideration, which states: (d) the substitute materials match the historic materials in size, design, texture and other visual qualities.

VOTE ON MOTION: 5 - 0 (PASSED UNANIMOUSLY)

Jeff Benson stated that staff would like to modify Alternative #2 listed in the staff report to state: that historic materials should be used.

MOTION: (Hallock/Vann) to adopt Alternative #2, that states that the Historic Preservation Commission recommends that the City Council approve the text amendments to Chapter 31, as proposed in the "Chapter 31 Revisions (working draft 11-10-14), with modifications; one additional modification being that historic materials should be used.

VOTE ON MOTION: 5 - 0 (PASSED UNANIMOUSLY)

UPDATE ON THE HISTORIC BUILDING PLAQUES PROJECT BY THE SUBCOMMITTEE

Roberta Vann reported that the committee has been working on the building plaque project for approximately one year. She listed the names of the individuals that comprise this committee. Ms. Vann stated that the committee's first project was the design and installation of historic banners. She stated that the second project is the design and future installation of historic building plaques. Ms. Vann reported that the committee met recently with the Main Street Cultural District. She stated that she hopes to receive approval from the Commission on the plaque project. Ms. Vann stated that the committee hopes to have four to six plaque designs presented in December in time for the 150 Celebration. She stated that they hope to have an initial plaque installation completed during Spring 2015. Ms. Vann stated that the goal of the committee is to eventually have thirty plaques installed. She passed out a paper copy of a proposed design. Discussion was held on the proposed design and how these designs will be presented to interested building owners.

Mr. Malone stated that some building frontages in the downtown area are comprised mostly of windows which may be a challenge. He stated that building owners in the downtown area are excited about this project. Ms. Vann stated that Mr. Dietzenbach has given her the names of individuals who may possibly be hired to install the plaques.

Ms. Vann stated that the committee has been working with Pella Engraving for the fabrication of the plaque. She stated that they are an Iowa company and the plaques will be made in Iowa.

Ms. Hanna asked if the plaques could be installed inside the buildings if there wasn't a space to install them on the exterior of the buildings. Discussion was held on the choice location to install the plaques.

Ms. Vann stated that the committee is still considering using the QR code; however, they have decided not to place it on the plaques. She stated that the cost for the plaques, with the adjustable steel mounting studs, will be \$400.00.

Mr. Dietzenbach asked if all of the downtown buildings have a name. Discussion was held on whether all of the buildings had historic names.

Discussion was held on the funding that was allocated for this project. Ms. Vann spoke about possibly offering a rebate on plaque orders and asked for the Commission's feedback. Ms. Hanna asked if the property owners are aware that there is a cost for plaques for their building.

Kelly Diekmann, Director of Planning & Housing, stated that staff will need to draft a resolution regarding the historic building plaque project. He stated that the Commission will need to decide on the amount of the expense that they wish to fund. Ms. Vann stated that at one point the Commission discussed funding the installation expense. Discussion was held on whether a handy individual with specific instructions might be able to install the plaques. The Commission discussed the amount of rebate to offer and how long to offer the rebate. Discussion was held on whether funding for this project can be carried over for possibly several years.

Ms. Vann stated that City Hall would be one of the first buildings to purchase a plaque. Mr. Diekmann stated that the money for this plaque could come out of the Commission's education budget if the Commission wishes to do so. He outlined the items that can be funded from the education budget. Mr. Diekmann reviewed upcoming steps in the approval and funding process.

MOTION: (Dietzenbach/Hallock) to request that the Historic Preservation Commission reimburse \$200.00 per plaque to business owners that purchase an historic building plaque.

VOTE ON MOTION: 4 - 0 - 1 (abstain, Malone) (MOTION PASSED)

MOTION: (Malone/Hallock) to approve the plaque design that was presented by the sub-committee.

VOTE ON MOTION: 5 - 0 (PASSED UNANIMOUSLY)

MOTION: (Hallock/Malone) to direct staff to work with the sub-committee on preparing a plaque for City Hall and approve a future allocation from the Commission's education budget for the cost of this historic building plaque up to \$500.00.

VOTE ON MOTION: 5 - 0 (PASSED UNANIMOUSLY)

COMMISSION COMMENTS: None.

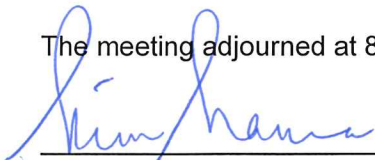
STAFF COMMENTS: None.

MOTION TO ADJOURN:


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

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

The meeting adjourned at 8:47 p.m.



Kim Hanna, Chairperson
Historic Preservation Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing

