

**MINUTES
CITY OF AMES
HISTORIC PRESERVATION COMMISSION**

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| Date: March 08, 2021 | Peter Hallock, Chairperson | 2021 |
| | Ted Grevstad-Nordbrock, Vice-Chair | 2022 |
| Call to Order: 6:00PM | Lisa Hovis | 2021 |
| Place: Zoom Meeting | Edith Hunter | 2020 |
| | *Barry Snell | 2020 |
| Adjournment: 7:27PM. | Susan Minks | 2021 |

[*Absent]

Due to the Covid-19 Pandemic this meeting was held electronically

CALL TO ORDER: Peter Hallock, Chairperson, called the meeting to order at 6:02 PM.

APPROVAL OF AGENDA:

MOTION: (Minks/ Grevstad-Nordbrock) to approve the Agenda for the meeting of March 08, 2021.

MOTION PASSED: (5-0)

APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 08, 2021:

MOTION: (Hovis /Minks) to approve the Minutes of the meeting of February 08, 2021.

MOTION PASSED: (5-0)

PUBLIC FORUM: There were no public comments.

**CERTIFICATE OF APPROPRIATENESS FOR FRONT PORCH AND REAR ENTRY
ALTERATIONS, GARAGE DEMOLITION, AND NEW CONSTRUCTION OF A DETACHED
GARAGE AT 721 DOUGLAS AVENUE IN THE OLD TOWN HISTORIC DISTRICT**

Ray Anderson, Planner, and staff liaison to the Commission, began by saying he would like to start with changes proposed to the existing front porch, followed by the proposed entry on the back side of the house, and then demolition of the existing garage and construction of a new garage.

He displayed the site plan and photographs for the property on the screen that detailed the proposed changes, as well as the existing condition of the front porch. The new work on the porch repair and reconstruction would include frost footings with masonry block units to match the existing foundation as close as possible. Jason Dietzenbach, Architect for the project from Avec Design, added to the discussion by providing further detail of features that would be preserved and proposed changes.

Next, photographs of the back side of the house and drawings of the proposed entry were reviewed with the Commission. The proposed rear entry to the house will replace a window that currently exists on the house. The rear entry will include wood stairs and a landing, as well as a roof structure over the landing.

Mr. Anderson explained to the Commission that both the house and existing garage have been determined to be "contributing structures" in the Old Town Historic District according to the survey conducted in 2003. Demolition of the existing garage is proposed by the property owner. Demolition of "Contributing Garages" requires approval by the Historic Preservation Commission. The Commission may permit the demolition of a "Contributing Garage" only after considering several factors and determining that either the garage is not a contributing garage, or it is not practicable to be retained on the site. Staff reviewed each of the factors the Commission must consider in determining whether a "Contributing Garage" may be demolished. The factors include historical significance, architectural integrity, functionality, structural condition, and location on the property. Reasons for the staff recommendation that the Commission deny approval of a Certificate of Appropriateness were provided by Mr. Anderson.

Drawings of the proposed garage were shown on the screen and the features of the proposed garage were presented by staff.

Compliance with adopted design guidelines and design criteria were explained by staff for each of the proposed exterior alterations to the house and for the new construction of the garage. The Commission must determine compliance with the design guidelines and criteria in Chapter 31, Historic Preservation, of the Municipal Code as they consider the granting of a Certificate of Appropriateness for the proposed alterations and new construction.

Mr. Dietzenbach showed pictures of the garage on the screen and described the dilapidated condition of the garage in detail.

Mr. Hallock said he preferred to have a useable backyard and a garage matching the house rather than keeping the current garage in its deteriorated state. He said he would vote to allow demolition and the construction of the new garage. Mr. Grevstad-Nordbrock said he agreed with Mr. Hallock. He said he thought the current garage lacked integrity and that it did not suit the needs of the present time.

Susan Minks commented that it appeared the current garage had not been used as a car garage for some time. She asked if the new garage would replicate the siding on the house.

Mr. Dietzenbach said there would be siding installed that would match the house.

Mr. Hallock said overall the most important thing is the livability of the property. He said he thought the proposed changes would add to the livability and integrity of the Historic District.

MOTION: (Grevstad-Nordbrock/Hovis) to Move Alternative 1 to allow demolition of the garage and approve Certificate of Appropriateness for 721 Douglas Avenue.

MOTION PASSED: (5-0)

SELECT AWARDEES FOR THE 2021 HISTORIC PRESERVATION AWARDS PROGRAM

Eloise Sahlstrom, City Planner, gave an overview of the first nominee of the Historic Preservation Award. She said the first property is located at 802 Burnett Avenue, and was nominated by two people, including Mr. Hallock. The work took three years to complete which included interior improvements. She noted the detailed historic research that the owners did was exceptional. She went over the details and materials used in the renovation of the home.

Mr. Hallock said this property will be a very visible example preservation of homes in the Old Town Historic District.

MOTION: (Hunter/Minks) to approve the Historic Preservation Award for 802 Burnett Avenue

MOTION PASSED: (5-0)

Ms. Sahlstrom said the second nominated property is located at 319-321 Main Street. She noted the category they are looking at for this nomination is "Adaptive Reuse." Ms. Sahlstrom read the definition of "Adaptive Reuse." She commented that it seems this property does fall under the category of "Adaptive Reuse" as the use is staying the same. She questions if the category was the correct one to use in this instance. The Commission members then discussed whether the property had originally been used as office space and if it had, that it would constitute a reuse of the space. The Commission did conclude that the second floor was likely used as office space at the time it was built, and that it would then fit in the Adaptive Reuse category.

Ms. Sahlstrom suggested the Commission should go over the award categories and see if they are aligned with what they would like them to be and have descriptions that include the correct terminology. Mr. Grevstad-Nordbrock said he would be in favor of that.

MOTION: (Hovis /Grevstad-Nordbrock) to approve the Historic Preservation Award for 319-321 Main Street

MOTION PASSED: (5-0)

Ms. Sahlstrom noted that the Awardees will be honored on April 22nd by the Mayor at the City Council Meeting. She said she would also recommend recognizing last year's winners as well at the same meeting, since the awards were not given out last year due to the Pandemic.

COMMISSION COMMENTS:

Mr. Hallock said this is his last Commission meeting as his second term is done. He said the Mayor was trying to finalize nominations for his replacement by last Friday.

Ms. Hovis said her Commission term expires and this would be her last meeting. She said she is available for assistance and consultation for the Downtown Signage project.

STAFF COMMENTS:

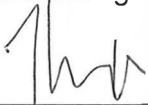
Mr. Anderson said City Council will consider the proposed changes to Historic Preservation Plan at their next meeting. Mr. Anderson thanked Mr. Hallock and Ms. Hovis for their service on the Historic Preservation Commission.

MOTION TO ADJOURN:

MOTION: (Grevstad-Nordbrock /Hunter) to adjourn the meeting at 7:27 PM.

MOTION PASSED: (5-0)

The meeting adjourned at 7:27 PM.



Peter Hallock, Chairperson
Historic Preservation Commission

Ted Grevstad-Nordbrock, Vice-Chair
Historic Preservation Commission



Laura Colebrooke, Recording Secretary
Department of Planning & Housing