

**MINUTES  
CITY OF AMES  
HISTORIC PRESERVATION COMMISSION**

Date: June 14, 2021	Ted Grevstad-Nordbrock	2022
	Edith Hunter	2023
Call to Order: 6:00PM	Barry Snell*	2023
Place: Council Chambers	Susan Minks	2024
	Angie Kolz	2024
Adjournment: 7:15PM.	Mary Jo Winder	2024
	Matt Oakley*	2023

[\*Absent]

CALL TO ORDER: Ted Grevstad-Nordbrock called the meeting to order at 6:00 PM.

APPROVAL OF AGENDA:

MOTION: (Minks/Hunter) to approve the Agenda for the meeting of June 14, 2021.

*MOTION PASSED: (5-0)*

APPROVAL OF THE MINUTES OF THE MEETING OF MAY 10, 2021:

MOTION: (Winder/Holz) to approve the Minutes of the meeting of May 10, 2021.

*MOTION PASSED: (5-0)*

---

PUBLIC FORUM: There were no public comments.

---

**CONTINUED DISCUSSION OF AWARD CATEGORIES FOR THE ANNUAL HISTORIC PRESERVATION AWARD PROGRAM**

Eloise Sahlstrom, City Planner, recapped the last meeting at which time the Commission discussed this item and felt they needed more time. Ms. Sahlstrom went over the materials she had included in the packet that was sent to the Commission members. She turned it over to the commission on how they wanted to proceed.

Ted Grevstad-Nordbrock, Commission Chair, said they have had several discussions on this item in the past. He recalled the Commission had talked about reducing or combining the award categories.

Mary Jo Winder, Commission member, said the handout in the packet was helpful. She said she went through it and made a few comments regarding categories that other cities had that were

more concise. She said she favored aligning as much as possible with the National Register guide and thought that would be best.

Angie Kolz, Commission member, said she thought it made sense to follow the National Register guidelines. She had concerns that of the two most utilized categories, one was being discussed for possible elimination. She wondered if we would be eliminating an avenue to give an award, or if we could give more than one award.

Ms. Sahlstrom indicated that there is no cap on the number of awards able to be conveyed.

Mr. Grevstad-Nordbrock said he wanted to mention that a few cities on the list in the packet were high-growth cities, and the problems those cities are trying to address are different than the ones that Ames faces. He went on to say he had written three proposed award categories:

1. Historic Rehabilitation- which combines our current the adaptive reuse and rehabilitation categories. Basically it would be a property that is historic and is given a new use, or continues to be used in the capacity for which it was built but follows the Secretary of Interior standards;
2. Rehabilitation of a property that may not be historic (not on national register) but reflects work that was done to preserve it (without having to conform with the Secretary of Interior standards), such as the Crawford School. He said this category would be allow for recognizing a developer that made effort to retain the integrity of a structure.
3. Education Planning, Etc. This would represent a member of the public doing the right thing regarding Historic Preservation but not necessarily bricks and mortar work.

Mr. Grevstad-Nordbrock asked how the rest of the Commission felt about those ideas.

Edith Hunter, Vice-Chair, said she thought it was a lot more straightforward.

Ms. Winder said regarding the second category, she thought we should discourage a rehabilitation that doesn't meet the Secretary of Interior standards. She said she thought a new compatible construction or new re-habilitation of a non-historic building could be added. Mr. Grevstad-Nordbrock said he agreed. He said they do not want to encourage bad projects. Ms. Winder said if a building wasn't designated as historic, they had less reason to be picky. She said she thought compatibility is important due to scale and character.

Ms. Sahlstrom asked if in Mr. Grevstad-Nordbrock' s wording if he was referring to new construction with architectural compatible structures. Mr. Grevstad-Nordbrock replied that his thinking was that they should be able to acknowledge work on a non-historic property. He defined "Historic" as listed on or eligible to be on the National Register or a local landmark. Ray Anderson indicated that only one new example of a new build property has occurred within Old Town.

Susan Minks, Commission Member, said she thought that a property owner may not be ready to take on the task of being nominated for the National Register but could be willing to retain a building's historic fabric. She liked encouraging the retention of historic fabric through compatible construction so not to undermine a property from later being nominated to the National Register.

Ms. Winder jotted down the proposed category of Preservation Maintenance Award instead of Historic Preservation. She asked how building permits are reviewed for homes that may have to come to the Commission.

Ms. Sahlstrom said any property that has been designated as a local landmark or that is located within the local historic district is designated on the Zoning Map with the Historic Preservation Overlay. These properties must come to the Commission for approval. The Zoning Overlay is the indicating flag.

Ms. Hunter stated that if she was following Ted's logic, one category would be "Historic", one non-historic (not designated, not a landmark, not on the Register), and the third one would be for people or organizations. Mr. Grevstad-Nordbrock indicated that yes, that was his thinking. It is his goal to recognize work being done.

Ms. Sahlstrom said the list of awardees included in the packet indicated that most entries are not listed on Historic Register. Mr. Anderson said some projects are in the Historic district, but some are outside as well. Ms. Minks said she thought they needed to have more breadth on things they would like to see looking ahead. Mr. Grevstad-Nordbrock asked if they want to take more time to write something out. Ms. Sahlstrom asked if for the next meeting, the Commission members can compile their thoughts on the subject and send them to her. Mr. Grevstad-Nordbrock said that they would.

---

#### **CONTINUED DISCUSSION OF THE HISTORIC PRESERVATION WORK PLAN FOR 2021**

Ray Anderson, City Planner and Staff Liaison to the Commission, said he read the minutes of what was discussed at the last meeting, and said he noted there was talk about surveys that had been done and grant opportunities. Mr. Anderson said there was a handout that gives some areas that had potential to be designated as Historic. He said he also included a listing of surveys that have been done. He said he included again the Memo on the Work Plan that was part of the CLG report for 2020 and the revised goals, objectives and action steps that were adopted by Council.

Mr. Grevstad-Nordbrock said at the last meeting they discussed surveys and he thought that was important. He said he wondered if they should update the outdated information. He said he thought they could remove certain districts such as Campus Town since it is very different than it was at the time it was surveyed. He said he wanted to update the list and remove districts that are no longer eligible.

Ms. Sahlstrom said she thought he was asking if they can update it. Mr. Anderson said he would suggest taking it to City Council since it was part of the plan they approved.

Ms. Winder asked if they could indicate in the report that a district it is not valid or ineligible rather than redoing the whole report.

Ms. Minks suggested maybe something could be noted such as what date is up was updated and that it was no longer eligible due to demolition or whatever the case would be.

Mr. Grevstad-Nordbrock said the surveys were 10 years old and some areas would have changed a lot, and some would have had only minimal changes. He suggested they identify 1-3 areas that have been surveyed and that could be surveyed again through a grant. Ms. Hunter said South of campus had changed a lot.

Mr. Grevstad-Nordbrock asked if there was a way to show where demolitions had occurred in town or a way to show where change had been the greatest. He said they should ask why they are doing a survey. Mr. Anderson said they would have a record of demolition permits. Mr. Anderson noted that since the report was done, there had not been many. He said they could

compile a list of demolitions that have been done. Mr. Anderson said the Martin house is probably one that the community has a lot of interest in preserving.

Ms. Winder brought up the subject of CLG Grants. She said she thought that would be a good way to get a survey done. She asked if Ames has applied before for a CLG grant. Mr. Anderson said they have but it has been a while. She said she would like to investigate that. Mr. Anderson noted that the deadline for submitting a draft CLG Grant for this year is August 14th, and a final draft would be due by September 3<sup>rd</sup>. Mr. Anderson said the Council would have to decide if they would allot funds for this since it was not in the current budget.

Mr. Grevstad-Nordbrock asked if they would be able to meet that deadline considering when Council meets and time commitment from Planning. Mr. Anderson said they would have to identify why they wanted a grant. He said the guidelines for CLG grants are on the website for the State Historic Preservation Society. Ms. Minks suggested working with the Ames History Museum on writing a grant.

Mr. Anderson said there has not been a survey done on some of the areas listed on the sheet the Commission was looking at. Mr. Grevstad-Nordbrock said they could always do a thematic study. He said he is in favor of including ISU in what they do. He suggested they could do a survey on places developed or designed by ISU faculty over the last 40-50 years.

Mr. Grevstad-Nordbrock inquired if a context statement had been done about Ames. Mr. Anderson said yes, and it was used for the Old Town Historic Nomination.

Mr. Grevstad-Nordbrock said they talked about getting a local architect to talk to business owners downtown.

Mr. Anderson said the last time they tried they couldn't get anyone, but they could try again. Ms. Sahlstrom said some awardees could walk people through. She said they could invite the State Historical Preservation Office. Mr. Grevstad-Nordbrock said presentations pale in comparison to walking through a building and seeing what had to be overcome. He said he thought they should focus on the Downtown Area since people might not know the Downtown is listed as the Historic District.

Further discussion ensued on resources the Commission could use to host a presentation for the community.

---

#### COMMISSION COMMENTS:

Mr. Grevstad-Nordbrock asked if anyone had something they would like to discuss. He said he had two comments. He said one thing he noticed was that at the corner of Lincoln Way & Beach the Lincoln Highway marker is there and he is worried it will go missing due to current construction. He asked if there is a way to call attention to that, so it is preserved.

Mr. Grevstad-Nordbrock said he also had a question about the Ames Tribune building and that it was in the process of being sold. Ms. Hunter said last she heard Chris Nelson was exploring what to do with it. Mr. Grevstad-Nordbrock said he wondered if they could call Chris' attention to the fact that it may potentially be Historic. Ms. Hunter said it could be a place to visit and that she would approach Mr. Nelson.

Ms. Winder asked what sessions everyone was able to go to for the Preserve Iowa Summit. Ms. Kolz thanked Ms. Sahlstrom and Mr. Anderson for setting that up. She said she attended sessions on a Theater and a Cemetery. Ms. Winder said one workshop was on Fortepan, which is a website of historic photos and anyone can send photos in. Further discussion ensued on the Preserve Iowa Summit.

---

STAFF COMMENTS:

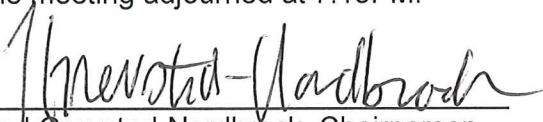
No comments

MOTION TO ADJOURN:

MOTION: (Kolz/Hunter) to adjourn the meeting at 7:15PM.

*MOTION PASSED: (5-0)*

The meeting adjourned at 7:15PM.

  
\_\_\_\_\_  
Ted Grevstad-Nordbrock, Chairperson  
Historic Preservation Commission

  
\_\_\_\_\_  
Laura Colebrooke, Recording Secretary  
Department of Planning & Housing