

**MINUTES
CITY OF AMES
HISTORIC PRESERVATION COMMISSION**

Date: January 10, 2022	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: 7.24PM.	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 January 10, 2022.

MOTION PASSED: (6-0)

APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 13, 2021:

MOTION: (Kolz/Winder) to approve the Minutes of the meeting of December 13, 2021.

MOTION PASSED: (6-0) to approve the minutes with the noted corrections.

Mary Jo Winder commented that on Page 3 in the 4th paragraph it says, "Mr. Anderson said most districts do have any kind of design guidelines" and it should say that most districts do not have any design guidelines. She also said that it should be noted that she had said that the Secretary of the Interior Standards do not change.

PUBLIC FORUM: There were no public comments.

**CONSIDER THE PROPOSED NOMINATION OF PI KAPPA ALPHA FRATERNITY HOUSE
AT 2112 LINCOLN WAY TO THE NATIONAL REGISTER OF HISTORIC PLACES**

Ted Grevstad-Nordbrock, Chairperson, asked if Commission members had reviewed the materials provided for this item. Ray Anderson, City Planner, said the Commission is to determine if the property nomination meets the National Register Significance "Criterion A" for listing on the National Register of Historic Places. Mr. Anderson talked about the Public Historian and Preservation Planner, William Page's criteria for Iowa State Fraternities eligibility for the National Register of Historic Places. Mr. Anderson said that the architect for the project, Andy Lorenzen, was available to answer any questions the Commission may have.

Mr. Grevstad-Nordbrock asked how far along in the process the application was, and if it had been to the State Historic Preservation Offices. Mr. Anderson said the City received the nomination from the State Historic Preservation Office (SHPO). Once the Historic Preservation Commission determines eligibility, the nomination will be considered by the Mayor and City Council for a separate determination of eligibility. Those determinations are then sent on to the State Nominations Review Committee for consideration.

Susan Minks asked about the proposed addition for the building. Mr. Anderson said the proposed building addition has no bearing on the nomination. The City has not received a site plan for approval.

Mr. Grevstad-Nordbrock asked if students would be moving back into the fraternity. Mr. Lorenzen, representing the owners of the property, said Iowa State is planning to restart the Chapter once the addition for the property is complete. He described how the layout would look with the addition. He noted that the point of the addition is to keep occupancy the same. He said they are in the middle of revising their plans again to meet the Zoning code. He said once that is done, his office will apply for site plan approval to the City of Ames. The historic portion of the building will be upgraded for code compliance and safety issues.

Ms. Winder asked if the tax credit Mr. Lorenzen applied for would include the proposed new addition. Mr. Lorenzen said it would not. Ms. Winder said she would like to comment that she thinks the property is eligible; however, she believes it to be eligible under Criterion C instead of Criterion A. Ms. Winder went on to explain why she believes the nomination would not be best suited under Criterion A.

Mr. Lorenzen said he would pass that information on to their consultant who sent in the nomination. Mr. Grevstad-Nordbrock asked if the building has retained any of its historic integrity. Mr. Lorenzen said that the exterior and function of the building has retained its integrity, as well as continuity of use.

Ms. Minks asked if this is a first fraternity or sorority that has been nominated. Mr. Lorenzen said he thought another Fraternity was nominated about 10 years ago.

MOTION: Ms. Minks moved to recommend nomination of Pi Kappa Alpha Fraternity house, at 2112 Lincoln Way, to the National Register of Historic Places, with an amendment to include consideration for nomination under both Criterion A and C.

Commission members discussed how to word the amended motion.

MOTION: (Minks/Winder) The Historic Preservation Commission finds that nomination of Pi Kappa Alpha Fraternity House at 2112 Lincoln Way to the National Register of Historic Places meets National Register Significance Criterion A and C and recommends National Register eligibility to the State Nominations Review Committee.

MOTION PASSED: (6-0)

DISCUSS PLANS FOR THE 2022 HISTORIC PRESERVATION AWARDS PROGRAM

Mr. Anderson explained that Eloise Sahlstrom, Planner, has included a memo in the Commission packet asking in the Commission is interested in having a Historic Preservation Awards Program this year. Ms. Sahlstrom has updated the nomination form to reflect the

recommendations made by the Historic Preservation Commission in 2021. If the Commission decides to pursue an awards nomination program this year, a press release will be sent out by the City requesting the receipt of nominations by February 21, 2022.

Mr. Grevstad-Nordbrock said this has been a popular program and asked if Commission members could make nominations for the awards. Mr. Anderson confirmed that individual Commission members could also submit nominations for consideration by the entire Historic Preservation Commission.

MOTION: (Oakley/Kolz) to ask the Planning Department to initiate the Historic Preservation Awards Program for 2021.

MOTION PASSED: (6-0)

CONSIDER AMENDMENTS TO CHAPTER 31 (HISTORIC PRESERVATION) OF THE MUNICIPAL CODE

Susan Minks said there was a lot of information to consider, and that she and Ms. Winder and Ms. Kolz had several questions and comments. She said it was suggested that they make a list of comments, then review that and come up with a master list with how they might want to streamline the Chapter. Moving forward the Commission could look at what needs to be cut out and what should stay.

Angie Kolz said the ordinance plays multiple rolls such as a legal document and educational document. She said they suggested separating out definitions into separate documents with rich photo guidelines. She said it seems like there are themes such as streamlining language and make it more flexible. Ms. Minks commented that Ms. Winder said the National Register properties aren't covered by the Local Register. She said they suggested putting in National Registered properties so they would come under local review.

Ms. Winder said that separating the guidelines into a second document would take a lot of work. It would be a great student project, and commitment for the project would be long term since it is a large project.

Mr. Grevstad-Nordbrock said in addition to Planning skills that students need to know, they need to have ability to convey information graphically. He said to have a few students take the information in the Chapter and turn it into something graphical would be a great project.

Mr. Anderson said the City's legal department is not supportive of taking the Design Guidelines out of Chapter 31. It was suggested that a separate brochure with graphics and the guidelines would be a more acceptable way of graphically illustrating the Design Guidelines.

Mr. Anderson reminded the Commission that the City Council determines the work plan for the Planning Department. It is suggested that the Commission prioritize the top three things they would like to see changed in Chapter 31. The Commission's priorities would go into the mix with all the other Planning Department projects under consideration by the City Council. He suggested they limit it to three items that could be accomplished in a short time frame.

Ames Plan 2040, which was recently adopted by the City Council as the new Comprehensive Plan, will require amendments to the Zoning code to implement policies in the Plan. This will likely consume a significant amount of time by the Planning Department staff.

Matt Oakley asked what Mr. Anderson meant by three things the Commission should focus on. Mr. Anderson that rewriting of the Design Guidelines would be too large of a task at this time. The Commission would need to narrow their items down and make them doable in a short time frame.

Ms. Winder said until they could get a commercial guideline document, they could use the National Design Guideline Standards. Ms. Minks suggested that the clarifying the process for applying and approval of a Certificate of Appropriateness is an item she would like to see included in the list of priorities for changes needed.

Ms. Kolz said it would be helpful to make it more clear to property owners when the Commission gets triggered to look at applications for Certificates of Appropriateness. It would also be valuable if the Commission was able to comment on proposed demolition of buildings.

Ms. Winder said she thought part of the problem is that there is a lack of consistency. She said when the Design Guidelines are included the Ordinance they aren't as flexible as they would be if they were separate. She went on to say that she felt property owners who wanted to do a project would suffer if the Guidelines were not flexible. She suggested one of the City of Ames attorneys could talk to the Commission in person about that issue. She also suggested City staff investigate if they could move regulatory procedures from Chapter 31 into the Zoning Code.

Mr. Anderson said the Historic Preservation Regulations are considered part of the Zoning regulations. He said it is an Overlay District and the regulations apply to that district. Mr. Anderson noted the Commission members need to take into consideration that City Council will want an explanation as to why changes should be made to Chapter 31. He said the Commission would need to get their recommendations to City Council in February because they set the Work Plan in March.

Ms. Minks suggested they move forward with making the National Register Property Review recommendation. She said she would also like to look at improving the process for obtaining a Certificate of Appropriateness. She commented that she thought having an expanded version of the Design Guidelines with visual representation would be beneficial and could be a project that students could assist with throughout the year. Mr. Anderson commented there are very few graphics in the Municipal Code and the City Attorney's office doesn't support having graphics as part of the code. Ames Plan 2040 has graphics because it is a policy document which is different from regulations in the Municipal Code.

Mr. Grevstad-Nordbrock said he thought they can achieve what they want to achieve but maybe not in the way they originally thought. He said he felt the Commission could streamline Chapter 31 overall. He also suggested that the Design Guidelines could be on the City of Ames website along with Chapter 31.

Ms. Winder said she disagreed and felt that they should pursue what they originally wanted to do regarding Chapter 31. She said she didn't think they would have enough time to make changes to Chapter 31 immediately.

Ms. Kolz said she thinks it is worthwhile to review the Ordinance text and to spend time doing that. She asked Mr. Anderson if the Commission wanted to take the Ordinance and markup specific words to change if that would be small enough to count as one thing to bring to Council. Mr. Anderson responded that changing provisions throughout the entire Chapter would likely be a larger project than what the City Council would want staff to pursue at this time.

Mr. Grevstad-Nordbrock asked if they want to have a subcommittee get together to compile a list of what they are requesting of the Planning Department's time. Matt Oakley asked if there is anything else on the list of priorities that would be an easy fix that would assist homeowners. Ms. Minks said she thought having a clearly defined process for how to obtain a Certificate of Appropriateness would be important.

Ms. Winder said she didn't see a quick fix to addressing revising the process language. She suggested the subcommittee could keep meeting over the course of the next year to come up with a more solid recommendation regarding what Ms. Minks was discussing. She said she felt they shouldn't rush the revision project. Ms. Winder suggested three of the Commission members could meet to discuss strategy and timeline for making changes.

COMMISSION COMMENTS:

Susan Minks asked what will be on their agenda in February. She said they would have another subcommittee meeting then they could present those notes at the next Historic Preservation Commission meeting.

Mr. Grevstad-Nordbrock said he wondered if they could pursue membership in the National Alliance of Preservation Commissions.

Ms. Winder said she was notified that the grant the Commission submitted was approved. She said she didn't know what the award amount was.

STAFF COMMENTS

None

MOTION TO ADJOURN:

MOTION: (Winder /Kolz) to adjourn the meeting at 7:24PM.

MOTION PASSED: (6-0)

The meeting adjourned at PM.



Ted Grevstad-Nordbrock, Chairperson
Historic Preservation Commission



Laura Colebrooke, Recording Secretary
Department of Planning & Housing