

**MINUTES OF THE CITY OF PELLA
HISTORIC PRESERVATION COMMISSION
FEBRUARY 14, 2022**

CALL TO ORDER AND ROLL CALL

Chairperson Kermode called the Historic Preservation Commission (HPC) to order in the Memorial Building at 5:00 p.m. Members present were: Don André, Bruce Boertje, and Rhonda Kermode; absent: Lorinda Bradley and Lila Turnbull. Staff present: Planning and Zoning Director Gerald Buydos and the Deputy City Clerk. No members of the public attended the meeting.

APPROVAL OF TENTATIVE AGENDA

Motion by Boertje, second by D. André to approve the tentative agenda. Motion carried 3-0.

APPROVAL OF MINUTES

Motion by D. André, second by Boertje to approve the minutes from the January 10, 2022 meeting. Motion carried 3-0.

OTHER BUSINESS/WORK SESSION

Discussion of the Proposed Scholte Garden Historic District

The City of Pella Historic Preservation Commission recently held informational sessions with property owners in the proposed Scholte Garden Historic District. Signatures from owners of property on Broadway Street, as well as Main Street, have been received and calculated determining support of the proposed historic district. The rules to determine property and frontage support are as follows:

- A. The process to rezone areas as a historic district shall follow the requirements of Chapter 165.38 of the City of Pella's zoning code. In addition to the requirements of this code section, the application to rezone property for a historic overlay district must contain signatures of the owners of at least 50% of the total number of parcels of real estate within the proposed district, excluding parcels owned by government bodies, provided that each parcel, within the meaning of this subsection, shall constitute a separate parcel for property tax assessment purposes, as shown in the records of the county assessor on the date of the filing of the petition. Furthermore, the application must also contain signatures of owners of at least 50% of the total public street frontage area within the proposed district, excluding public street frontage abutting governmental property. An application to rezone areas as a historic district can be submitted by the City of Pella, the

Historic Preservation Commission, the Planning and Zoning Commission, or a property owner from the proposed district.

The Scholte Garden Historic District consist of 47 parcels. Of the 47 parcels, 30 property owners have signed as supporting the district, which equates to 63.8%. The 30 property owners also own 1,546.5 feet of frontage, which equates to 57.5%.

To date, staff has not received any further signatures and a completed Historic District Designation Application has not yet been submitted for consideration by the Commission.

Boertje provided the Commission and staff with a spreadsheet of information about each property in the proposed historic district. This spreadsheet includes current owner information, as several properties have been recently sold. He questioned whether a site inventory form must be completed for each property in the proposed historic district or whether the entire district can be included on one site inventory form. Kermode will work with Boertje on completing some site inventory form work. D. André will check with State Historical Society of Iowa Architectural Historian Sarah André regarding some of the questions the Commission has about the site inventory form process.

Work Session to Discuss Iowa Economic Development Authority's Iowa Downtown Conference

Iowa Economic Development Authority's Iowa Downtown Conference will be held in Pella on August 2 and 3, 2022. Kermode mentioned she had reached out to Mayor DeWaard to let him know about the conference. Planning and Zoning Director Gerald Buydos asked whether members of the Commission would like to attend the conference. Kermode and Boertje said yes, but D. André will be unable to attend. Staff will reach out to the other two members of the Commission to see whether they want to attend the conference as well. The Commission is interested in the City being a supporting sponsor of the conference, which requires a financial commitment of \$500.00. Buydos will pass this request along to City administration and City Council. The Commission declined to be an exhibitor at the conference at this time. Kermode will reach out to Friends of the Pella Community Center to see if they would be interested in having an exhibit. Kermode mentioned that she reached out to a friend who restores historic windows and that they have applied to host a panel discussion to talk about sustainability through preservation at the conference.

Other

Kermode reported that she should receive a report on the historic fire station by the end of next week. The report may indicate whether the fire station is recommended for placement on the National Register of Historic Places. Kermode said there are also technical advisors that the City could choose to have check the structural integrity of the hose tower. The Commission questioned whether any money has been budgeted to repair the hose tower. The Commission

would like staff to investigate whether mileage can be reimbursed for a future consultation on the hose tower. Staff will research those questions and report back to the Commission with those findings.

Buydos asked the Commission if they knew whether the City of Pella has a sister city. The Commission thought that, at one point, there may have been one, possibly in Romania. Buydos stated that he has been researching whether Pella has a sister city and, if not, possibly making a proposal to register the City of Pella to match with a city in the Netherlands.

D. André reported that he met with Jena Sales, owner of GROOM Barber Lounge. He said Sales and her husband plan to replace a large window in the building with another large window instead of replacing it with double-hung windows.

Buydos said that he has been told that the sidewalk in front of 813 Washington St., as well as the adjacent alley, should hopefully be reopened to the public by Friday, February 18, 2022. The sidewalk and entrance to the alley have been closed since a fire occurred on January 15, 2022. He explained that Allen & Neumann Family Dentistry will have the back portion of their building evaluated by a structural engineer to see if it can be saved, as it has suffered significant structural damage.

Next Meeting Date

The next meeting is scheduled for March 14, 2022.

Adjourned at 6:08 p.m.