

**MINUTES OF THE CITY OF PELLA
HISTORIC PRESERVATION COMMISSION
MARCH 13, 2023**

CALL TO ORDER AND ROLL CALL

Chairperson Kermode called the Historic Preservation Commission (HPC) to order in the Planning and Zoning Office at 5:00 p.m. Members present were: Don André, Bruce Boertje, Rhonda Kermode, and Lila Turnbull; absent: Lorinda Bradley. Staff present: Planning and Zoning Director Gerald Buydos, Zoning Analyst Jared Parker, Local Programming Coordinator Monte Goodyk, and the Deputy City Clerk. Three members of the public attended the meeting.

APPROVAL OF TENTATIVE AGENDA

Motion by André, second by Turnbull to approve the tentative agenda. Motion carried 4-0.

APPROVAL OF MINUTES

Motion by Boertje, second by André to approve the minutes from the February 13, 2023 meeting. Motion carried 4-0.

NEW BUSINESS

Consider a Demolition Permit Application for 906 Independence St., Located Within the Collegiate Neighborhood Historic District

Central College submitted an application to demolish the building at 906 Independence St. due to extensive damage, which is located within the Collegiate Neighborhood Historic District. The building would be considered a contributing structure and, as such, the building needs to be reviewed under the standards required by code.

As The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings do not have any guidance on demolishing a structure that has received significant interior damage, it does not provide a clear path for what would be acceptable or unacceptable. Therefore, staff had no recommendation.

Central College Director of Facilities Maintenance Craig Roose was present to speak in favor of the demolition permit and to answer questions from the Commission. He explained that a water pipe burst and the leak was discovered on December 26, 2022, when significant water damage had already occurred. This structure had once been a dormitory, but was currently only being used for furniture storage.

Roose was asked by the Commission whether Central College would be interested in splitting the parcel so that the building could potentially be sold or given away to someone interested in rehabilitating it. Staff will look into the feasibility of the split and Roose stated that he would have to speak to his board about that proposal.

Following discussion, Roose, André, and Kermode planned to meet on March 14, 2023, to tour the building so that André and Kermode could see the extent of the damage firsthand and help determine whether approving the demolition permit would be appropriate or whether the structure could reasonably be salvaged.

Motion by André, second by Boertje to table the demolition permit for 906 Independence St. until the next meeting. Motion carried 4-0.

Consider Mailing a Letter and Flyer from the Commission to Property Owners Within the Proposed McClatchey Mill Historic District

Members of the Commission wanted to vote on whether to send a letter and flyer to property owners to inform them that the Commission has identified their neighborhood as a potential historic overlay zone called the McClatchey Mill Historic District. This proposed district is located between Lincoln Street and Columbus Street and East First Street and East Second Street and would include 39 properties.

Motion by André, second by Boertje to approve mailing a letter and flyer to the property owners within the proposed McClatchey Mill Historic District. Motion carried 4-0.

Boertje mentioned he could look into getting the flyer printed in color, which the City of Pella would reimburse him for the cost.

OTHER BUSINESS/WORK SESSION

Work Session to Discuss U.S. Cellular's 5G Towers

As background, at the December 12, 2022 HPC meeting, staff informed the Commission of U.S. Cellular's intent to construct several 5G towers in downtown Pella. Planning and Zoning Director Gerald Buydos reported that the State of Iowa Historic Preservation Office has been in negotiations with U.S. Cellular about modifying the design of the towers, as well as possibly relocating some of the ones planned to be placed downtown, due to the potential adverse effects they may have on nearby historic properties.

Other

Kermode reported that, in conversation, an individual suggested housing an elevator in the hose tower next to the historic fire station in order to provide access to the top floor, which is currently vacant, and could potentially be utilized by local groups as a meeting space.

Buydos reported having been in touch with several municipalities that are Certified Local Governments (CLG) and that they all said that being part of the CLG program did not interfere in public works projects, which had been a concern of the City of Pella.

Buydos reported that he ordered street signs for the Collegiate Neighborhood Historic District.

Following discussion, the Commission decided to schedule the next meeting for April 17, 2023. A public hearing will be scheduled regarding the formation of the proposed Scholte Garden Historic District.

Adjourned at 5:51 p.m.