

**Amana Colonies Land Use District Historic Preservation Commission**  
**Draft Meeting Minutes**  
**For the Regular Meeting of August 30, 2021, 6:30 p.m.**  
**via Zoom**

An in-person meeting is not possible due to the ongoing Covid-19 pandemic and the small size of the ACLUD meeting room, which does not provide enough room to maintain social distance between those attending.

- I. Call Meeting to Order. Present: Jeff Conquest serving as Chair called the meeting to order at 6:32 PM. Members present were Betsy Momany, and Peter Hoehnle; member late was Alex Momany and members absent was Elisha Presson-TePoel. Note that Alex Momany joined the meeting at 6:45 PM and assumed the chair starting at item IV.b. Several members of the public were present.
- II. Set Agenda. Motion by Hoehnle, second by B. Momany to approve the agenda. The Commission requested that the Administrator should add to next month's agenda, as well as going forward, an item to welcome visitors and allow citizens to speak on items not on the agenda. The Administrator acknowledged that she would add that to the HPC standard meeting agenda.
- I. Review/approve July Minutes. Motion by Hoehnle, second by B. Momany to approve the July minutes. Motion passed unanimously
- II. Discussion/Action on the following permit applications in a Historic Preservation Zoning District:
  - a. Application 2021-070. Applicant, Allan Trumpold/Elly Hoehnle (Amana Church). Property located at 1112 26<sup>th</sup> St., Middle Amana. Zoning HP-R.

Proposed project: Replace handicap accessible ramp and porch on south side of the church.

Allan Trumpold was present to speak to the application. He requested that the application be amended to reflect that the porch overhang is not being replaced but the deck of the porch, the steps, and ramp are being replaced. The structure will have the same size and footprint as the existing ramp and porch. Composite decking material, same as that used on west porch replacement, approved by the BOT a few years ago will be used. There will be no change in appearance until very close to the ramp or porch then composite material is noticeable from 26<sup>th</sup> Ave and from the sidewalk but will look just like existing structure.

The Administrator provided that in her report it is noted that, "The design guidelines are silent on the installation of handicapped accessible ramps/porches for public use. The American Disabilities Act provides that, "Religious organizations and entities controlled by religious organizations have no obligations under the ADA. Even when a religious organization carries out activities that would otherwise make it a public accommodation, the religious organization is exempt from ADA coverage... What is being proposed is a current like for like use of material for the re-installation of the ramp as well as utilizing the same footprint and design for the ramp. The applicant has taken steps to visual

address the ramp and the historic nature of the church. While ADA does not require the ramp the church is responding to the current day needs of its congregation.

Motion by B. Momany, second by Hoehnle to recommend approval of application 2021-074 as amended by the applicant. Motion passed unanimously.

- b. Application 2021-074. Applicant, Amana Society. Property located at 724 48<sup>th</sup> Ave., Amana. Zoning: HP-I

Proposed project: Installation of new siding on entire warehouse

The Administrator stated at the beginning of the case, "While the structures in question are in an HP zone, none of the warehouse structures are historic. The applicant is proposing a like for like replacement of siding materials to address aging and deterioration of the structure. Typically, the Administrator is authorized to approve this type of application but wanted an opportunity to discuss non-historic structures in an HP zone with the HPC.

Bruce Trumpold presented the case for the Amana Society d.ba. Amana Furniture Shop. The project is to replace wood board/batten siding that is badly deteriorated and replace with grey raised rib metal siding. Pictures of the existing structures were reviewed with the HPC as well as the color of metal coating. It was noted that the only parts of the property that are pre 1932 are the two existing brick buildings, which are not being touched. The wooden part is from the 1960s and afterwards.

B. Momany commented that the HP guidelines do not recommend replacing metal with metal. She questioned other board members if they should recommend this application as non-conforming to the guidelines to the BOT.

Trumpold commented that there is a provision in the guidelines that you do not need to make non-historic buildings look like historic structures. The Administrator commented that this was inadvertently left out of the Administrator's report and would be included in the report prior to going to the BOT. Discussion regarding how to make the non-historic structure fit into the area better ensued.

Motion by Conquest (note that A. Momany was present and took the chair), to not approve the application but direct the applicant to have a sample of the materials to use for presentation at the BOT. Second by Hoehnle, motion passed unanimously.

- c. Application 2021-081, Applicant, Megan & Eric Buh. Property located at 716 46<sup>th</sup> Ave., Amana. Zoning HP-R

Proposed project: Re-shingle roof, installation of new siding, replace gutters on house and garage, window replacement

Megan Buh was present to review the application with the HPC and answer questions. The project is to re-roof the house using dark gray or brown asphalt shingles; replace

existing white metal gutters with same gutter material and color white; and re-side the house and garage with vinyl siding that looks like Cedar Shake. Presently the siding is an old brick pattern asphalt rolled siding and due to the derecho, some of the asphalt shingles are damaged and cannot be replaced. Depending on if there is soffit damage some windows may need to be replaced. The prior owner in 2011 installed aluminum Pella windows, which are 6 over 6 on the 2<sup>nd</sup> floor. The applicant explained that it has been very difficult to find contractor and materials. The insurance company has given the applicants until mid-October to start the project. If not started by then any cost over runs will be borne by the owner. The insurance company will pay out the cost of cedar siding but they cannot find a contractor to install cedar or composite siding.

Hoehnle commented that if possible, using the already approved by the insurance company, cedar siding should be done. What is proposed is vinyl, which is last on the list for approved siding types. Conquest commented that the gutters on the house right now are K style and should be the half gutters to comply with the design guidelines.

Motion by Hoehnle to recommend approval of application 2021-081 subject to the siding material used be Cedar or compost and the gutters installed be the traditional round eave and spouting, left either unpainted or painted white. Second by B. Momany, motion passed unanimously.

### III. Other Business.

#### a. 2<sup>nd</sup> Annual Photography Contest – “Capture the Image – Preserve the Story 2021”

The Administrator reported that there were three photographers who submitted a total of seven photos for the contest. Of the two divisions of types of photographers; there was 1 experienced photographer who submitted in all three categories and 1 amateur photographer who submitted in all three categories and 1 other amateur who submitted a photo in only the “Then and Now” category. By default, the experienced photographer would win in all three categories and by default the amateur photographer who submitted in 2 of the 3 categories would win. The only decision to make was in the amateur division for the “Then and Now” category.

B. Momany commented that winning by default was not a forgone conclusion as photos could be considered not good enough or a photo could be disqualified. She thought that one of the photographers used enhanced color and would be disqualified under the rules. The Administrator reviewed the rules for the contest and found that the only like rule she could find was rule 4 - “Cropped photos are eligible in all categories. The addition and subtraction of objects is not permitted. Stitched panoramas are allowed in the “Then and Now” categories.” B. Momany asked why a panel of judges was not empaneled to evaluate the photos, per the rules. The Administrator said that there was not time. The HPC discussed possible changes including the Administrator’s desire to request the BOT turn the photo contest over to another organization. The direction of the HPC was to award Allyn Neubauer in all experienced categories the prize money and to award Judith Bernhardt in all amateur categories the prize money. The People’s Choice Award would be determined by popular vote. All photos would be displayed over the Labor Day weekend, at the Visitor’s and Convention Center, for the general public to vote on their favorite photography.

- IV. Administrator's Report/Administrator Training Question. Discussed the use of colonial metal fastenings on garage doors in historic areas. Concurrence is not to allow.
- V. Work session. Continue review of ACLUD Zoning Ordinance. Decision was for B. Momany and Conquest to work on the review together and report back at the next HPC meeting.
- VI. Adjourn. The meeting adjourned at 7:45 PM

Members of the Historic Preservation Commission were appointed by the Amana Colonies Land Use District Board of Trustees pursuant to Chapter 303, Code of Iowa, and Chapter 21.00 of the Land Use Plan. Members of the Historic Preservation Commission are resident electors of the Amana Colonies Land Use District and are qualified by interest in, knowledge or experience in matters pertaining to the history, and culture of the Amana Colonies. All Amana Colonies Land Use District Historic Preservation Commission meetings are open to the public and the public is encouraged to attend the meetings.