

**Amana Colonies Land Use District Historic Preservation Commission
Approved Minutes of the July 26, 2021, 6:30 p.m. Regular Meeting
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. Jeff Conquest serving as Chair called the meeting to order at 6:34 PM. Members present were Betsy Momany, Peter Hoehnle, and Elisha Presson-TePoel. Member absent Alex Momany. Several members of the public were present.
- II. Set Agenda. Motion by Hoehnle, second by B. Momany to approve the amended agenda as presented. Motion passed unanimously.
- III. Review/approve June Minutes. Conquest noted that the agenda was to review/approve the May minutes but should have listed June 2021 meeting minutes. Conquest asked that the minutes be amended to reflect that they asked Amana Society Service Company Russ Eimers to see if the siren, to be located in Amana, could be moved so it would be out of line of site. Eimers said that he would investigate the matter. Motion by Hoehnle, second by Presson-TePoel to approve the June 2021 HPC Meeting Minutes as amended. Motion passed unanimously.
- IV. Discussion/Action on the following permit applications in a Historic Preservation Zoning District:
 - a. Application 2021-059. Applicant, Amanda Okopski. Property located at 405 53rd Ave, Amana. Zoning HP-R. Proposed project: (1) repaint existing transite shingle siding, (2) repair wood trim around two front entrances, (3) restore and repaint existing Amana windows; replace two windows with Amana windows of similar size, (3) replace iron handrails with Amana-style wood handrails,(4) replace flagstone steps and stoop with closed-stringer wood steps and stoop, (5) replace modern aluminum storm door with Amana-style wood storm door, and (6) restore transom window above north entrance.

Members questioned the red color of paint proposed for repainting siding. Okopski, the applicant said the color was Benjamin Moore Georgian Brick and that there were other doors/siding in Amana that had a like brown-red hue. Momany thought the color might be redder than allowed but looking at the color online might lead to an incorrect decision. Motion by Momany, second by Hoehnle to approve the application subject to using a browner color for repainting the siding. The color to approved by the Administrator. Motion passed unanimously.

- b. Application 2021-060. Applicant, Kirk and Linda Setzer. Property located at 403 52nd Ave., East Amana. Zoning HP-R. Proposed project: On the East side of dwelling remove and replace windows, move main floor window, replace center window, remove large flat roof dormer, and install two smaller gable-roof dormers and windows in each. On the west side of dwelling replace west side main floor window. On both sides of the dwelling cover all window trim identified in the application with white aluminum soffit material and re-shingle roof.

The applicant Kirk Setzer gave an overview of the project. Members discussed the replacement of dormers with smaller dormers but replacement was not in conformance with guidelines. However, replacing the dormers would minimize impact of decline to the structure and still allow light and air circulation through the top floor of the house. Members noted that other properties in the Amana's had similar small dormers. Presson- TePoel asked what color the shingles would be on the house. Setzer said gray. Momany asked about replacement siding for missing siding and Setzer said he had spare original siding and he could salvage some siding from replacing the dormers. Motion by Hoehnle, second by Momany to approve the application as submitted but noting that this is an exception to the design guidelines by allowing the dormers to be replaced with smaller dormers. The exception reflects that the replacement dormers are like other smaller dormers in the area, were needed to maintain the property and would allow for the continued light and air circulation through the top floor of the structure. The project significantly aids in stopping the property from going into further decline.

- c. Application 2021-065. Applicant, Lynn Trumpold. Property located at 2703 220 Trail, Middle Amana. Zoning HP-R. Proposed project: Reconstruct porch on west side of house to mirror image of the original porch. Porch and railings will be built as is seen in old photos using treated lumber below the floor, which will not be seen. All visible materials will be cedar, the roof will have shingles to match the house. Also replace two existing windows with 9 over 6 wood clad replacement windows to match rest of the house.

The applicant Lynn Trumpold asked to amend the application to include a 3rd window to the proposal. Trumpold explain that all windows would be 9 over 6 panes and he would be putting half rounds on the gutters. Trumpold explained the history of the porch and showed photos to document the age of the porch and how it changed over time. Motion by Hoehnle, second by Presson-TePoel to approve the application as amended, which would include adding a window to the project. Motion passed unanimously. Members commended Trumpold on restoring the porch to such historical accuracies.

V. Other Business.

- a. Discussion/Action: Review and recommendation of 2021 second round of Historic Preservation grant proposals. The grant review committee's recommendations and applications were reviewed. Motion by Momany, second by Hoehnle to approve the committee's recommendations in whole. Motion passed unanimously with Presson-TePoel absenting from the vote. The HPC did ask that the BOT be asked to set back the application deadline by one month so the Administrator had enough time to adequately review proposals to ensure that they meet all requirements and questions could be asked and answered by the applicants. Further, it is not the intent of the program to ever ask for applicants to exceed design guidelines. Members asked that the application and process be put back onto the HPC agenda for further consideration to improve the process later in the year after this round of applications have been funded by the BOT.

- b. Discussion/Action: Review of Administrator's initial proposed new Conditional Use Permitting process. The Administrator reviewed the concept of incorporating a conditional use permitting process in the Zoning Ordinance. It was pointed out that many land use activities, while not inherently inconsistent with other permitted uses in a particular district, may have significant impacts on the surrounding area. Conditional use permits for such uses allow special conditions to be "attached" to the development to address those impacts. The conditional use permit process provides for flexibility in identifying the special conditions without making the Ordinance unreasonably complicated. The objective of the conditional use permit process is to encourage compatibility of the proposed development with the environment, and with existing and future land uses in the area. Conditional uses are typically approved by the Board Adjustment.
 - c. Review plan from Amana Society Service Company to develop a water improvement project between South Amana and Homestead. Russel Eimers informed the HPC on plans by the Amana Society Services Company to develop a water improvement project where all water would be treated in one location for South Amana and Homestead. Eimers commented that the siren, to be in Amana, and discussed at last month's meeting could be moved out of line of site and he had sent an email on the relocation to the Administrator.
 - d. Section 106 process for Iowa River Bridge Replacement. Member Peter Hoehnle noted that he was going to be the Iowa River Bridge Replacement review committee, with the first meeting scheduled in Sept.
- VI. Work session. Continue review of Amana Colonies Land Use District Zoning and Subdivision Ordinance. As the meeting ran long, Members continued review of the Zoning Ordinance until the next meeting.
- VII. Adjourn. Members, by consensus, adjourned the meeting at 8:15 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