

Amana Colonies Land Use District Historic Preservation Commission
Minutes of the Regular Meeting
December 27, 2021, 6:30 p.m.
In Person at Amana Heritage Museum Auditorium and via Zoom

- I. Call Meeting to Order: Amana Colonies Land Use District Historic Preservation Commission Chair Alex Momany called the meeting to order at 6:30 PM. Present in person: Jeff Conquest and Nathan Smith. Present via Zoom: Alex Momany, Betsy Momany and Elisha Presson-TePoel. Several members of the public were also present both in person and via Zoom.
- II. Set Agenda: A motion was made by B. Momany, second by A. Momany to amend the agenda so that the subject of Item VIII would change from "Continue Review of ACLUD Zoning Ordinances" to "Review of ACLUD Application Forms". Motion passed unanimously. There was then a motion by Conquest to approve the amended agenda. Second by Presson-TePoel. Motion carried unanimously.
- III. Review/Approve November 22nd Minutes: Motion by Presson-TePoel to accept as presented, second by Conquest. Motion carried unanimously.
- IV. Welcome visitors and allow citizens to speak on items not on the agenda: There were five visitors present in the Auditorium and one visitor via Zoom. No public comments were received.
- V. Discussion/Action on the following permit applications in a Historic Preservation Zoning District:
 - a. 2021S-090. Thomas and Becky Ehltz, 4512 220th Trail, Amana. HP-C. Application for a Change of Use Permit in a Historic District. Issue was discussed amongst the members. B. Momany noted that a commercial building was to have parking space available equivalent to at least the square footage of the building in question. The Ehltz building (per Thomas and Becky who were present at the meeting) was 20' x 16' = 320 sq ft. The parking area on the west side of the building was estimated to be 40' x 20' = 800 sq ft. with room for at least three cars. After discussion it was agreed that the parking space available is more than adequate for that sized building. A motion was made by A. Momany, seconded by Presson-TePoel to recommend approval of the Application to the Board of Trustees. The motion passed unanimously. It was recommended to the Ehltz to determine exact dimensions of their parking area and bring that information to the January BOT meeting.
 - b. 2021-92. Jason Ludovissy, 2515 J St, Middle Amana. HP-R. Application for a Demolition Permit in a Historic District. Jason and his parents were present at the meeting. B. Momany noted that before the Application could be approved, a Structural Engineer with expertise in historical structures will need to inspect the site of the fire and officially determine that the structure is beyond saving. And a report of his observations and conclusions (on engineering firm letterhead) must be provided to ACLUD and HPC. After review and discussion B. Momany made a motion to recommend conditional approval of the Application to the Board of Trustees. The condition would be that the Structural Engineering firm document (concluding that demolition is the only path forward) is in ACLUD possession prior to the January 10 BOT meeting. Second by Smith. The motion passed unanimously.

There was also a discussion about the potential of saving any of the existing wooden beams, windows, doors, etc. of this historic structure (I believe it is the old Carpenter's Shop). Mr. Ludovissy shared that there are extreme safety concerns involved due to fire damage to framing. He said he would mention it to his contractor but couldn't guarantee that historic components can be salvaged.

VI. Other Business:

- a. Election of HPC Chair and Vice-Chair. After discussion Alex Momeny volunteered to remain on as Chair of the HPC, and Jeff Conquest volunteered to be Vice-Chair. B. Momeny made a motion to accept the two gentlemen for these positions, second by Presson-TePoel. A roll call vote went as follows:

Three (3) voted aye, zero (0) opposed, two (2) abstained (A. Momeny and Conquest). Motion passed.

- vii. Administrator's Report: Administrator (verbally) brought up two items; (1) Reminder that HPC input would be required (by January 24th) for the Annual Certified Local Government Report. (2) Mentioned that President Laura Kay Sheely intended to set up a work session where policies and procedures of the ACLUD office can be reviewed. Laura Kay is now aware 1/10 will not work, now looking into February. TBD.

- VIII. Discussion: We had an open discussion regarding what systems could potentially be put in place to gain efficiencies in the Application for Permits process. Discussion tended to center around a database structure where queries for data could be made, as well as having hybrid online /pen and paper forms. Data archiving of past information would ultimately tie in. An ongoing discussion which will no doubt be part of the BOT/HPC work session agenda.

- IX. Adjourn: The meeting was adjourned at 7:31 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.