

Amana Colonies Land Use District Historic Preservation Commission
Minutes of the Regular Meeting
April 25, 2022 6:30 p.m.
via Zoom only

- I. Call Meeting to Order: Amana Colonies Land Use District Historic Preservation Commission Vice-Chair Jeff Conquest called the meeting to order at 6:34 PM. Present via Zoom: Jeff Conquest, Nathan Smith, Betsy Momany and Elisha Presson-TePoel. Unable to attend: Alex Momany. Several members of the public were present via Zoom.
- II. Set Agenda: Conquest approved the agenda as presented.
- III. Review/Approve February 28th Minutes: Motion by Presson-TePoel to accept as presented, second by Smith. Motion carried unanimously. It should be noted that there was not a March HPC meeting.
- IV. Welcome visitors and allow residents of the Amana Colonies to speak on items not on the agenda: There were two visitors present via Zoom. No public comments were received at that time.
- V. Discussion/Action on the following permit applications in a Historic Preservation Zoning District:
 - a. 2022-027. Hannah Brown / 111 220th Trail South Amana / HP-R. Renovate old communal kitchen building. 1) Relocate main entry door to its original position/re-using existing door and storm door. 2) Convert the far southwest window to a second exit door/storm door out the back (west) side. 3) Repaint existing porch floor white to match railings. 4) Replace all 1960-era vinyl windows with Amana compliant vinyl windows. 5) Adding a 10' x 14' deck with privacy trellis on rear of house aligned with that new exit door. 6) Replacing existing "faux brick" asbestos siding with white vinyl siding to match current east side street facing siding. MEETING DISCUSSION: The Browns intend to renovate the old communal kitchen section that extends to the north off of the Valentine's home. It has an area of 880 sq ft. Once it is renovated as a residence both inside and out the Browns intend to use it as an Air B & B rental property. Hannah indicated the Valentines were aware of their plans and the renovation would include an extra layer of sound insulation on their shared wall. There was extensive discussion on each point shown above. Not all points were agreed upon as presented and modifications were noted. At conclusion of discussion the Administrator re-stated each point so that a (summary) motion could be made. Points of the motion as follows: 1) unanimous approval 2) unanimous approval 3) due to observed east porch condition and wood rot, repainting was changed to replacing the entire porch with treated lumber while intending to keep the porch railings. After modification this had unanimous approval. 4) Dimensions of windows were reviewed and it was determined they could all be replaced with 6 over 6 windows, with the exception of the northwest one, which needs to be 9 over 6. Unanimous approval. 5) It was noted that modern decks are not allowed on Historic structures. After discussion the design led to a cobblestone area with Amana compliant wooden steps leading down from the (new) west door. Trellis panels could be established to provide visual privacy to the Valentine back yard. The growth of vining plants on the panels would enhance the privacy. After this modification unanimous approval. 6) White vinyl siding can replace the existing asbestos siding as long as the "reveal" width is the same as the existing white siding. Unanimous approval. A new Item 7 added) Parking in the back (west side) must be established with a minimum of two parking spots established. At the conclusion of this, Presson-Tepoel made a

motion to approve the application as modified, second by Smith. The motion passed unanimously. It should be noted that Hannah had already contacted the Museum and no direct photos of the communal kitchen could be found, only indirect photos that showed it with the building to the south. It should also be noted that the Administrator will work with Hannah to modify application 2022-027 to align with new criteria. It should also be noted that Hannah WAS PRESENT at the Zoom meeting.

- b. 2022-012. Amana Society Inc., four parcels of land that are south of the Highway 220 bridge across Price Creek, east of the Amana Furniture Shop. ACOS. Application for a Rezoning Permit. The Amana Society is requesting a zoning change for these parcels from ACOS to ACOS-NA. This would then allow the development of a disc golf course in this area. The Administrator made the HPC aware that current status is BOT members have been instructed to go and walk the grounds and get familiar with it. A Public Hearing on this item will need to be established, at which time an ASI rep will be present to answer questions. It is likely that this may occur at the start of the 5/9/22 BOT meeting.
- c. 2022-014. Amana Colonies Bakery and Popcorn/Victoria Kirby/agent ServPro of Cedar Rapids, 4522 220th Trail Amana. HP-C. Victoria had asked Servpro to work up a proposal for removing an upstairs window, installing a door in its' place, then fabricating a landing and staircase on the side of the house to serve as a fire escape. The Administrator made the HPC aware that current status is Victoria has been provided the name of a Historical Architect (Steve Wilke-Shapiro - Sequel Architecture) which she can at her discretion contact to ask questions about her property.

VI. Other Business:

- a. Discussion regarding zoning ordinances that have been under review. It was discussed setting up a continuous reviewing process, with each section of ordinance having a separate revision block/revision number. That way the documents can be reviewed in smaller sections over time rather than all at once.

vii. Administrator's Report: Nothing to report.

- VIII. Adjourn: Presson-TePoel made a motion to adjourn, second by Smith. Motion passed unanimously. The meeting was adjourned at 8:00 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.