

Amana Colonies Land Use District Historic Preservation Commission
Minutes of the Regular Meeting
Monday, April 24, 2023, 6:30 p.m.
At the Amana Colonies Land Use District office-4304 220th Trail Amana
And via Zoom link

- I. Call Meeting to Order. Amana Colonies Land Use District Historic Preservation Commission Chair Alex Momany called the meeting to order at 6:30 p.m. Present: Jeff Conquest, Betsy Momany and Nathan Smith. Absent: Elisha TePoel.
- II. Set Agenda. Motion by B. Momany, second by Conquest, to set the agenda as presented. Motion carried unanimously.
- III. Review/Approve March 27, 2023, Minutes. Motion by Conquest, second by B. Momany to approve the minutes as presented. Motion carried unanimously.
- IV. Welcome visitors and allow citizens to speak on items not on the agenda. No one asked to speak.
- V. Discussion/Action on the following permit applications in a Historic Preservation Zoning District:
 - a. 2023-021. John and Julie Zuber agent John Setzer / 608 13th Ave High Amana / HP-R / Apartment/garage building separate from house. Was a post-1932 horse barn made into apartments in the 1950s. Replacing quantity sixteen mis-matched windows in the apartment. Double hung vinyl. After discussion B. Momany made a motion that since the apartment building was modern the Administrator could issue the permit without review of HPC/BOT. Second by Conquest. Motion carried unanimously.
 - b. 2023-023. James Reihmann agent Bill Yoder / 1203 G St High Amana / HP-R / Replace quantity two casement style windows with two 9/6 double hung vinyl. These are full replacements, not inserts. After discussion B. Momany made a motion to accept the application as presented. Second by Conquest. Motion carried unanimously.
 - c. 2023-024. Amana Society Inc. - Creative Colony / 4530 220th Trail Amana/ HP-C / Replace quantity one 39" high by 72" long casement window with replacement quantity two 6/6 double hung vinyl with mullion between. Motion by Conquest to accept the application as presented. Second by B. Momany. Motion carried unanimously.
 - d. 2023-025. ASI - The Little Red Wagon Addition / 4417 – 4423 220th Trail Amana / HP-C / Addition will include a full height (814 sf) basement and (974 sf) main level. We will be matching existing exterior materials including cedar siding, architectural asphalt shingles and half round gutters. We are proposing vinyl windows on the addition. Parking lot replacement material will be concrete. The parking lot includes numerous easements. We will work with adjacent property owners to ensure that improvements, grading and drainage are correctly done. We will move a sewer line that runs under the proposed addition. We will add four feet of concrete north of the General Store to accommodate truck traffic. The new parking lot will add eight additional parking spaces. The current General Store driveway is unsafe for pedestrians or exiting vehicles. We are adding a

green space in the "alley" for visitors to enjoy. Adding a retaining wall at the back end of green space. A sidewalk will be next to the Little Red Wagon, and a three-board fence will run along the sidewalk and retaining wall. The green space will add three parking spaces to Main Street. When looking at the plan view of the lot, it was noted that the west wall of The Little Red Wagon building was right on the lot line with no setback. There was discussion whether the new addition should set farther east to create a proper ten-foot setback (be offset on the rear of the building). Ultimately B. Momany made a motion which noted that it would be damaging to the esthetic of the existing building to offset the new addition, as well as negatively affect the new green space on west side of TLR Wagon and driveway concrete on north side of General Store. Second by Conquest to recommend approval of the application as presented. Motion carried unanimously.

- e. 2023-026. Linda Taylor / 708 47th Ave Amana / HP-C / Replace quantity six windows all on lower floor. All 28" x 54". 9/6 and replace wood trim around windows as needed. Motion by Conquest, second by B. Momany, to recommend approval of the application as presented. Motion carried unanimously.

VI. Other Business:

- a. The Administrator provided a verbal report as to the progress of the Board of Trustees in finalizing ordinance verbiage and program details regarding short term rental of property. BOT had a work session on 4/18 and an upcoming one on 4/25. Ultimately a draft will be sent to the ACLUD lawyer for review.

VII. Administrator's Report (if applicable). N/A

VIII. Adjourn. The meeting was adjourned at 7:56 p.m.

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.