

**MINUTES OF THE CITY OF PELLA  
HISTORIC PRESERVATION COMMISSION  
FEBRUARY 13, 2023**

**CALL TO ORDER AND ROLL CALL**

Chairperson Kermode called the Historic Preservation Commission (HPC) to order in the Planning and Zoning Office at 5:03 p.m. Members present were: Don André, Bruce Boertje, Lorinda Bradley, Rhonda Kermode, and Lila Turnbull; absent: none. Staff present: Planning and Zoning Director Gerald Buydos, Local Programming Coordinator Monte Goodyk, and the Deputy City Clerk. No members of the public attended the meeting.

**APPROVAL OF TENTATIVE AGENDA**

Kermode mentioned that agenda item F-4, Discussion of Pella TV Historical Programming, would be moved up in the agenda to be discussed after the approval of the minutes.

**Motion** by André, second by Turnbull to approve the tentative agenda. Motion carried 5-0.

**APPROVAL OF MINUTES**

**Motion** by Boertje, second by André to approve the minutes from the January 9, 2023 meeting. Motion carried 5-0.

**OTHER BUSINESS/WORK SESSION**

**Discussion of Pella TV Historical Programming**

Local Programming Coordinator Monte Goodyk was present to inform the Commission of his plan to create a documentary on the history of Pella and asked for the Commission's involvement. Members of the Commission indicated they would be willing to help as their schedules allow. The intent is for the documentary to be showcased on Pella Fiber's local television channel. Goodyk stated he has been working with Pella Library staff on gathering old photographs that could have 3D technology applied to them, which will help tell Pella's story. He anticipates this project to take at least one or two years to complete. Staff will email Goodyk with the Commission's contact information, so those Commissioners who are interested may reach out to Goodyk.

## **NEW BUSINESS**

### **Consider Moving Forward with the Formation of the Proposed McClatchey Mill Historic District**

At the January 9, 2023 meeting, members of the Commission indicated that they would like to vote on whether to move forward with the formation of a future potential historic overlay zone called the McClatchey Mill Historic District. This proposed district is located between Lincoln Street and Columbus Street and East First Street and East Second Street and would include 39 properties.

Boertje distributed an updated handout to the Commission that he created for the district. He requested that members of the Commission review the handout and send him their comments. Kermode will draft a letter to property owners in the proposed district that could be mailed to them with Boertje's handout.

**Motion** by Boertje, second by André to approve moving forward with the formation of the proposed McClatchey Mill Historic District. Motion carried 5-0.

## **OTHER BUSINESS/WORK SESSION**

### **Update from Chairperson Kermode Regarding the Certified Local Government Program**

Kermode stated she would like to have further discussion on the Certified Local Government (CLG) program. She mentioned that it might be a possibility, if the City becomes a CLG, to procure grant funding that could assist with Goodyk's documentary.

Kermode reported that she and Planning and Zoning Director Gerald Buydos had met with City Administrator Mike Nardini to ask him questions about the historic overlay zone ordinance and CLGs. She said she was told that there had been concerns regarding the replacement of windows of non-contributing homes in local historic districts, with the belief that the Commission might try to make a property owner install historic windows in a non-contributing home. However, the Commission only has authority to review items that the homeowner pulls a building permit for, such as an addition. She said she was told there had also been concerns that becoming a CLG could potentially interfere with certain Public Works projects. Buydos said he plans to speak with other local jurisdictions that are CLGs to find out their experiences with the program. Kermode will email the Iowa State Historic Preservation Office to see what they have to say as well. She plans to meet with Councilmember Lynn Branderhorst regarding the CLG program too.

## **Work Session to Discuss the Historic Fire Station and Hose Tower**

Vice-Chairperson Boertje indicated that he would like to have further discussion on the historic fire station and hose tower. As background, staff received the following information from Kim Mulch, the architect hired to evaluate the costs of renovating the hose tower. This would include the following activities:

1. Siding and sheathing demolition and haul-off
2. Sheathing, weatherproof building wrap, siding, and trim installation
3. Painting and caulking

For the activities above, in the opinion of the architect, it would cost approximately \$30,000; however, with bonding, insurance, and bidding costs, as well as other required costs due to regulatory requirements, the cost would likely be approximately \$75,000. It is worth noting that this does not include any structural work that should become apparent once the cladding is removed. It is also important to note that if this were to be combined with other work on site, this portion would probably be reduced.

Boertje said he had been asked about potentially getting a grant to tuckpoint the fire station. Buydos said he is unsure who funds the restoration and maintenance of historic structures in Iowa. Boertje said it is possible that a local corporation, like Pella Corporation or Vermeer Corporation, might provide funding. Kermode will email Jennifer Price, who did the field services evaluation for the hose tower, about possibly placing the fire station on the National Register of Historic Places.

### **Update from Staff on the Status of the Scholte Garden Historic District Application**

Staff shared an update with the Commission regarding the proposed Scholte Garden Historic District application that was reviewed by the State of Iowa. The State indicated that they have no concerns related to the establishment of a local historic district for this area. The next steps will be to have public hearings at the Historic Preservation Commission, Planning and Zoning Commission, and the City Council. Buydos stated that the public hearing at City Council would likely not occur until sometime this summer. The Historic Preservation Commission and Planning and Zoning Commission public hearings will be tentatively scheduled for meetings in March 2023. Kermode will draft a letter to the property owners and occupants in the district to update them on the status of the historic district and inform them of the next steps. This letter will be sent to staff, who will then distribute it to the Commission for review before being mailed to the property owners and occupants.

### **Other**

Buydos reported that once he receives an updated quote from Iowa Prison Industries on signage for the Collegiate Neighborhood Collegiate District, he will get the signs ordered.

### **Next Meeting Date**

The next meeting date is scheduled for March 13, 2023.

Adjourned at 6:19 p.m.