

**MINUTES OF THE CITY OF PELLA
HISTORIC PRESERVATION COMMISSION
JULY 10, 2023**

CALL TO ORDER AND ROLL CALL

Chairperson Kermode called the Historic Preservation Commission (HPC) to order in the Planning and Zoning Office at 5:01 p.m. Members present were: Bruce Boertje, Lorinda Bradley, Rhonda Kermode, and Lila Turnbull; absent: Don André. Staff present: Planning and Zoning Director Gerald Buydos and the Deputy City Clerk. Three members of the public attended the meeting.

APPROVAL OF TENTATIVE AGENDA

Motion by André, second by Boertje to approve the tentative agenda. Motion carried 4-0.

PUBLIC FORUM

Jordan Vande Kamp stated he is in the process of hopefully purchasing 306 E. First St. with the intent of doing historic preservation work to turn the historic building back into a single-family home, which is currently broken up into apartments. Two representatives of DesignCo, a historic preservation design and consulting business from Des Moines, Iowa, were also present to speak about the home. HPC members expressed their excitement about the possible preservation of the home and its importance to the community.

APPROVAL OF MINUTES

Motion by Boertje, second by Turnbull to approve the minutes from the June 12, 2023 meeting. Motion carried 4-0.

OTHER BUSINESS/WORK SESSION

Work Session to Discuss the Proposed McClatchey Mill Historic District

The Commission wanted to have further discussion on the formation of a future potential historic overlay zone called the McClatchey Mill Historic District (MMHD). This proposed district is located between Lincoln Street and Columbus Street and East First Street and East Second Street and would include 39 properties. It was reported that the informational flyer and letter from the HPC were mailed to property owners in the proposed district, as well as to owners of some properties located nearby. So far, HPC members have had a positive response from several individuals in the proposed district. The Commission may possibly schedule a meeting with property owners in the MMHD in September 2023.

Work Session to Discuss the Proposed Scholte Garden Historic District

The HPC approved the application for the Scholte Garden Historic District on April 17, 2023. The district generally includes properties along Main Street and Broadway Street as the east/west border and properties between Lincoln Street and the alley immediately north of Washington Street as the north/south border.

The Planning and Zoning Commission held a public hearing to consider this item during their meeting on June 26, 2023. The Planning and Zoning Commission's vote to recommend approval of the historic district to City Council passed 4-3, with several individuals speaking against the district. The HPC discussed ways they could better explain the benefits of the historic district in the future. A suggestion was made to have more property owners speak in support of the historic district when the matter is heard by City Council on August 1, 2023. Several of the HPC members may also send written comments to the Council as well.

Work Session to Discuss 906 Independence St., a Property Located in the Collegiate Neighborhood Historic District

Central College had submitted an application to demolish the building at 906 Independence St. due to extensive damage, which is located within the Collegiate Neighborhood Historic District. The building would be considered a contributing structure and, as such, the building would need to be reviewed under the standards required by code. The application was tabled by the Commission at its March 13, 2023 meeting. Kermode and André met on March 14, 2023, to tour the building so that they could see the extent of the damage firsthand and help determine whether approving the demolition permit would be appropriate or whether the structure could reasonably be salvaged. At the April 17, 2023 meeting, the Commission tabled this item until the Central College Board of Trustees had an opportunity to consider the preservation proposal from the Pella Preservation Trust. Prior to the June 12, 2023 HPC meeting, the applicant withdrew their demolition permit application. The Commission had indicated they wanted to discuss the condition of this building further.

The Commission discussed concerns they had about the condition of the building deteriorating further. Planning and Zoning Director Gerald Buydos stated that he has been told by Central College that the heat and air conditioning is operable in the building and is being used accordingly. Boertje and Kermode stated they would reach out to Central College President Mark Putnam.

Next Meeting Date

The next HPC meeting is scheduled for August 14, 2023.

Adjourned at 6:03 p.m.