

THE
CITY of PELLA

STAFF MEMO TO CITY COUNCIL

ITEM NO: F-1-a & F-1-b

SUBJECT: Public Hearing to consider an application to form the Scholte Garden Historic District

DATE: August 1, 2023 (1st Reading)

BACKGROUND:

This ordinance forms the Scholte Garden Historic District. As background, the city's Historic Preservation Commission (HPC) members approved a request to form the Scholte Garden Historic District on April 17, 2023. This historic 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, as shown on the attached map.

Purpose of the Proposed Historic District

Historic district overlay zones are geographically cohesive areas with significant concentrations of buildings and other resources that possess a high degree of historical integrity and convey a distinct sense of time and place. To qualify for designation as a historic district, the subject area must contain abutting pieces of property under diverse ownership that meet the following criteria:

1. Are significant in American history, architecture, archaeology, and culture; and
2. Possess integrity of location, design, setting, materials, workmanship, feeling, and association; and
3. Are associated with events that have been a significant contribution to the patterns of our history; or
4. Are associated with the lives of persons significant in our past; or
5. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction;
6. Have yielded or may be likely to yield information important in prehistory or history.

Requirements to Form a Historic District

City Code Chapter 165.13.5 specifies the requirements to form a historic district. In order to consider an application for a historic district, the application must contain the following:

1. Signatures of the owners of at least 50% of the total number of parcels of real estate within the proposed district, excluding parcels owned by government bodies.
2. Signatures of the owners of at least 50% of the total public street frontage area within the proposed district, excluding public street frontage abutting government property.
3. Supporting documentation so that the Commission can evaluate whether the application to form a historic district meets the ordinance criteria.

As currently submitted, the Scholte Garden Historic District application includes the support of 30 of 47 (63.8%) property owners included in the proposed district, which consists of 1,546.5 feet of the 2,690.1 feet (57.5%) of the street frontage in the proposed district.

Design Review Requirements for a Historic District Overlay Zone

If the Scholte Garden Historic District is approved and formally established, the following activities would be subject to design review standards:

1. New construction of single or two-family homes
2. New accessory buildings for any single or two-family homes.
3. Additions to existing structures which require a building permit.
4. Alterations to existing structures which require a building permit or demolition permit.
5. Alterations to existing structures which do not require a building permit or demolition permit but are visible from a public street or front of the structure do not require historic review; however, voluntary historic review is encouraged for such alterations. These types of alterations are also exempt from the certificate of appropriateness requirements. Other alterations not visible from the public street or front of the structure, and which do not otherwise need a building permit, shall be exempt from historic review.

For properties with base zoning which permits multi-family, commercial, or other non-residential uses, design review would first be conducted by the Community Development Committee and then these same properties would also be subject to design review under the proposed historic district overlay zone.

Design Review Standards

City Code requires the HPC to use the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" for contributing structures within the historic district overlay zone. For non-contributing structures, the HPC would utilize the "Dutch Residential Design Review District Guidelines." These guidelines are currently used for new single and two-family homes constructed within commercial corridors. Furthermore, these guidelines place a heavy emphasis on requiring the new structure to "fit in with the existing neighborhood." Finally, the guidelines provide flexibility for developers constructing new homes.

It is important to note that City Code provides a process for appeal. Any person aggrieved by any decision of the HPC regarding an application for historic review in a historic district may appeal the action to the City Council.

Historic District Overlay Zone Adoption Process

City Code requires a public hearing by the Planning and Zoning Commission as well as a public hearing and approval by the City Council to adopt a historic district. This process follows the same requirements as all zoning amendments. The Planning and Zoning Commission held a public hearing and approved the Scholte Garden Historic District on June 26, 2023; the motion to approve this district was carried on a 4 to 3 vote.

Summary

In summary, the City of Pella has received an application to form the Scholte Garden Historic District. The application meets the minimum requirements for consideration and has been approved by the appropriate parties at the State of Iowa as well as the City of Pella's Historic Preservation Commission and Planning and Zoning Commission.

ATTACHMENTS:	Ordinance, Application, Aerial Map, City Code Chapter 165.13.5, Informational Booklet by Bruce Boertje
REPORT PREPARED BY:	Planning and Zoning Director
REVIEWED BY:	City Administrator, City Clerk
RECOMMENDATION:	Approve ordinance

ORDINANCE NO. 1028

AN ORDINANCE DESIGNATING THE SCHOLTE GARDEN NEIGHBORHOOD AS A HISTORIC DISTRICT OVERLAY ZONE UNDER THE JURISDICTION OF THE CITY OF PELLA, MARION COUNTY, IOWA

WHEREAS, the Pella Zoning Code Section 165.13.5 allows for the creation of a historic district (HD) overlay zone to designate local historic landmarks and local historic districts for the following purposes:

Promote the educational, cultural, economic, and general welfare of the public by protecting, enhancing, and perpetuating historic landmarks and districts of historic architectural and cultural significance;

Safeguard the City's architectural, historic, and cultural heritage by preserving historic buildings and neighborhoods;

Provide for design review of new construction, or alteration of existing resources, to assure compatibility with the existing character of historic neighborhoods and preserve the historic integrity of the resource;

Stabilize and improve property values by encouraging reinvestment in historic neighborhoods;

Foster civic pride in the legacy and beauty of past achievements; and

Protect and enhance the City's attractiveness to tourists and visitors, thereby supporting and stimulating business.

WHEREAS, an application to form an HD overlay zone titled the Scholte Garden Local Historic District was submitted and was found to have met the requirements to form a historic district by the Historic Preservation Commission of the City of Pella;

WHEREAS, the proposed HD overlay zone was submitted to the Historical Division of the State Department of Cultural Affairs and was found to have met the requirements to form a historic district;

WHEREAS, the City Council finds the proposed district consistent with and in furtherance of the City's comprehensive plan, zoning ordinance, and historic district ordinance.

NOW, THEREFORE, be it ordained by the City Council of the City of Pella, Iowa, that:

SECTION 1. ZONING AMENDMENT. The Zoning Ordinance of the City of Pella, Iowa, is hereby amended by establishing a historic district (HD) overlay zone, to be known as the Scholte Garden Local Historic District, over the following property:

<u>LOCATION</u>	<u>LEGAL DESCRIPTION</u>
1000 BROADWAY	ORIG BLK 17 LOT 22 & S1/2 OF LOT 21
1001 BROADWAY	ORIG BLK 5 LOT 8 S1/2 OF E1/2
1001 MAIN	ORIG BLK 17 LOT 11
1002 MAIN	ORIG BLK 4 LOT 7 EXC S85'OF E80'&EXC N15'
1003 BROADWAY	ORIG BLK 5 LOT 8 N1/2 OF E1/2
1003 MAIN	ORIG BLK 17 LOT 12& S22.5' OF 13 & BEG 55'S 93.64'E OF NW COR OF LOT N23' E43' SE23.14 E TO E LINE OF LOT S TO PT 22.5'N OF SE COR OF LOT
1004 BROADWAY	ORIG BLK 17 LOT 21 N 1/2 & LOT 20 EXC N56'
1004 MAIN	ORIG BLK 4 LOT 6 S90'& N15'OF LOT 7
1005 BROADWAY	ORIG BLK 5 LOT 5
1005 MAIN	ORIG BLK 17 LOT 14 S22.5' & PT LOT 13 BEG NE CORNER W TO NW CORNER S55' E93.64' N23' E43' SE 23.14' E TO E LINE OF LOT N TO BEG
1006 BROADWAY	ORIG BLK 17 LOT 20 N56'PER BK 35, PG 88
1008 BROADWAY	ORIG BLK 17 LOT 19
1008 MAIN	ORIG BLK 4 LOT 3 S45' & N10' OF LOT 6
1009 BROADWAY	ORIG BLK 5 LOT 4 S 56'
1009 MAIN	ORIG BLK 17 LOT 14 N 55'
1010 MAIN	ORIG BLK 4 LOT 3 N55'
1011 BROADWAY	ORIG BLK 5 LOT 4 N44'
1011 MAIN	ORIG BLK 17 LOT 15 S55'
1012 BROADWAY	ORIG BLK 17 LOT 18
1012 MAIN	ORIG BLK 4 LOT 2 S46' OF W122'
1013 MAIN	ORIG BLK 17 LOT 15 N22.5'& S27.5'OF LOT 16
1014 BROADWAY	ORIG BLK 17 LOT 17
1014 MAIN	ORIG BLK 4 LOT 2 W122' EXC S46'
1015 BROADWAY	ORIG BLK 5 LOT 1 E100'
1015 MAIN	ORIG BLK 17 LOT 16 EXC W80'OF N50'
1015.5 MAIN	ORIG BLK 17 LOT 16 W80'OF N50'
720 WASHINGTON ST	ORIG BLK 17 LOT 25 N110' OF S254' OF W44' OF E60'
917 MAIN	ORIG BLK 17 LOT 6 S50'
918 MAIN	ORIG BLK 18 LOT 5 N48'
922 MAIN	ORIG BLK 18 LOT 4 S48' & W30' OF S48' OF LOT 3 SUBJ TO EAS ON E12'
925 BROADWAY	ORIG BLK 16 LOT 1 S50'
925 MAIN	ORIG BLK 17 LOT 7 & N20'OF LOT 6
926 BROADWAY	ORIG BLK 17 LOT 24 N65'
926 MAIN	ORIG BLK 18 LOT 4 N48' OF S1/2 & N48' OF S1/2 OF W30' OF LOT 3 & EAS ON E12' OF W30' OF S1/4 OF LOT 3
928 BROADWAY	ORIG BLK 17 LOT 23 S55'& W140'OF S55'OF N175'OF LOT 25
929 BROADWAY	ORIG BLK 16 LOT 1 N60' OF S110'
931 MAIN	ORIG BLK 17 LOT 8

932 MAIN	ORIG BLK 18 LOTS 3&4 S1/2 OF N1/2 EXC E8'
934 BROADWAY	ORIG BLK 17 LOT 23 S 60' OF N120' & S60' OF N 120 'OF W80' OF LOT 25
935 BROADWAY	ORIG BLK 16 LOT 1 S46' OF N82'
935 MAIN	ORIG BLK 17 LOT 9
936 MAIN	ORIG BLK 18 LOT 4 N48' & LOT 3 W6' OF N48'
939 BROADWAY	ORIG BLK 16 LOT 1 N36'
939 MAIN	ORIG BLK 17 LOT 10
942 BROADWAY	ORIG BLK 17 LOT 23 N60' & W80' OF N60' OF LOT 25
PARCEL 1391800200	ORIG BLK 17 LOT 25 E76' OF S60' OF N120'
PARCEL 1291800100	ORIG BLK 17 LOT 25 E76 OF N60'

SECTION 2. NOTATION. The Zoning Administrator shall hereby record the ordinance number and date of passage of this Ordinance on the Official Zoning Map.

SECTION 3. TEXT AMENDMENT. The Zoning Ordinance of the City of Pella is hereby amended by repealing and replacing Section 165.13.5(4), Designated Historic Districts, as follows:

4. Designated Historic Districts:

A. The following areas of the City are designated as historic districts:

- (1) The Collegiate Neighborhood Historic District is properties between Main Street and W. Second Street as the east/west border and properties between Liberty Street and Independence Street as the north/south border. Ordinance No. 987 specifically identifies the properties that are included within this overlay district.
- (2) The Scholte Garden Local Historic District is properties immediately to the east of Main Street and the properties immediately west of 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. Ordinance No. 1028 specifically identifies the properties that are included within this overlay district.

SECTION 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. SEVERABILITY CLAUSE. If any section provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 6. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

First Reading Passed: _____

Second Reading Passed: _____

Third Reading Passed: _____

Passed and adopted this _____ day of _____, 2023.

Donald DeWaard, Mayor

ATTEST:

Mandy Smith, City Clerk

CERTIFICATION

I, Mandy Smith, City Clerk of the City of Pella, Iowa, do hereby certify that the foregoing ordinance was passed and approved by the City Council of the City of Pella on the _____ day of _____, 2023 and was published in the Marion County Express, a newspaper of general circulation in the said City of Pella on the _____ day of _____, 2023.

Mandy Smith, City Clerk

HPC COMMISSION APPROVAL ON 10/22/22



HISTORIC DISTRICT DESIGNATION APPLICATION

Case Number: HPC 21-01

1. Applicant: City of Pella Phone: 641-628-0143 ex 2
Mailing Address: 825 Broadway, Pella, IA 50219
Email Address: Historic Preservation Commission

2. Owner(s) of Record: _____ Phone: _____
Mailing Address: _____
Email Address: _____

3. Applicant is: Owner Applicant Other (please specify) Director of Planning & Zoning

4. # of Properties in the Proposed District: 47 # of Consenting Property Owners: 30
(Note: 51% of the total number of parcels of real estate within the proposed district must consent to this application.)

5. Linear feet of public street frontage in the Proposed District: 2690.1 ft Linear feet of public street frontage of Consenting Property Owners: 1546.5 ft
(Note: 51% of the total public street frontage area within the proposed district must consent to this application.)

6. # of Contributing Buildings in District: 60 # of Non-Contributing Buildings in District: 21
Location of Proposed Contiguous District: see attached
Name of Proposed Historic District: Schulte Garden Historic District

I hereby certify that the above statements and all accompanying statements and drawings are true and correct to the best of my knowledge. I hereby consent to the entry in or upon the premises described in this application by any authorized official of the City of Pella for the purpose of securing information, posting, maintaining, and removing such notices as may be required by law.

Applicant Signature [Signature]

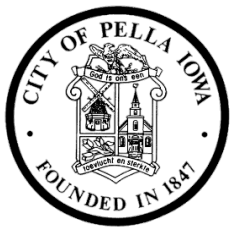
Date 9/13/21

Historic District Property Calculations

Lot #	Address	Frontage	Property owner	Property owner signed (YES/NO)	Property Frontge (YES) vote
1	925 Broadway	50.00'	Stienstra, Wayne	YES	50.00'
2	929 Broadway	60.00'	Tiskevics Corp	YES	60.00'
3	935 Broadway	46.00'	Tiskevics Corp	YES	46.00'
4	939 Broadway	36.00'	Tiskevics, Donald & Rachel	YES	36.00'
5	1001 Broadway	50.00'	Brackin, Shelley	YES	50.00'
6	1003 Broadway	50.00'	Corum, Jaxine	YES	50.00'
7	1005 Broadway	100.00'	Stienstra, Wayne	YES	50.00'
8	1009 Broadway	56.00'	DePenning, Scott& Candace	YES	56.00'
9	1011 Broadway	44.00'	AMJ Holdings LLC	NO	
10	1015 Broadway	100.00'	Main Street Investors LLC	NO	
11	1014 Broadway	77.50'	Hoksbergen, Ronald & Mary	YES	77.50'
12	1012 Broadway	77.50'	Vos, Scott & Laurie	YES	77.50'
13	1008 Broadway	77.50'	Petrie, Anne & White, William	NO	
14	1006 Broadway	56.00'	Visser, Ann	YES	56.00'
15	1004 Broadway	60.25'	Vanden Berg, Scott & Debra	YES	60.25'
16	1000 Broadway	116.25'	Plate, Larry	YES	116.25'
17	942 Broadway	60.00'	Buitenwerf, Alan & Terri	YES	60.00'
18	942 Outlot	0.00'	Buitenwerf, Alan & Terri	YES	0.00'
19	934 Broadway	60.00'	Weaver, Anna	YES	60.00'
20	934 Outlot	0.00'	Buitenwerf, Alan & Terri	YES	0.00'
21	928 Broadway	55.00'	Zaffiro, Jim & Louise	YES	55.00'
22	926 Broadway	65.00'	McCleary, Alan & Morgan*	NO	
23	720 Washington	0.00'	Scholte & Lautenbach	NO	
24	1015 1/2 Main	0.00'	Vermeer, Tim & Verna	YES	0.00'
25	1015 Main	50.00'	Vermeer, Tim & Verna	YES	50.00'
26	1013 Main	50.00'	Paskach, Sean & Miranda	YES	50.00'
27	1011 Main	55.00'	Beschel, Reinhard & Cynthia	YES	55.00'
28	1009 Main	55.00'	Andreas, Glenn	NO	
29	1005 Main	77.50'	Genlink Properties	NO	
30	1003 Main	100.00'	Genlink Properties	NO	
31	1001 Main	77.50'	Boerigter, Delores	NO	
32	939 Main	53.00'	Braaffhart, Nicholas & Lisabeth	YES	53.00'
33	935 Main	54.00'	Terpstra, Douglas	NO	
34	931 Main	54.00'	McCain, Matthew & Kimberly	NO	
35	925 Main	74.00'	Wedekind, Nancy & Michael	YES	74.00'
36	917 Main	50.00'	Vanden Berg, Jimmy & Janice	YES	50.00'
37	1014 Main	54.00'	Fryman, Daniel	NO	
38	1012 Main	46.10'	Hayes, Mark	NO	
39	1010 Main	55.00'	Loynachan, Carol	YES	55.00'
40	1008 Main	55.00'	Van Mersbergen & Dieleman	YES	55.00'
41	1004 Main	105.00'	Main Street Investors	NO	
42	1002 Main	85.00'	Dembski, William & Jana	NO	
43	936 Main	48.00'	Paxton, Jeffery & Stacy	YES	48.00'
44	932 Main	48.00'	Blanton, Amy	YES	48.00'
45	926 Main	48.00'	Fife, Timothy & Samantha*	NO	
46	922 Main	48.00'	Branderhorst & Brower	YES	48.00'
47	918 Main	48.00'	Arciga, Rhea & Octavio	NO	
		2687.10'		30 YES (63.8%) - 17 NO (36.2%)	1546.50' 57.50%

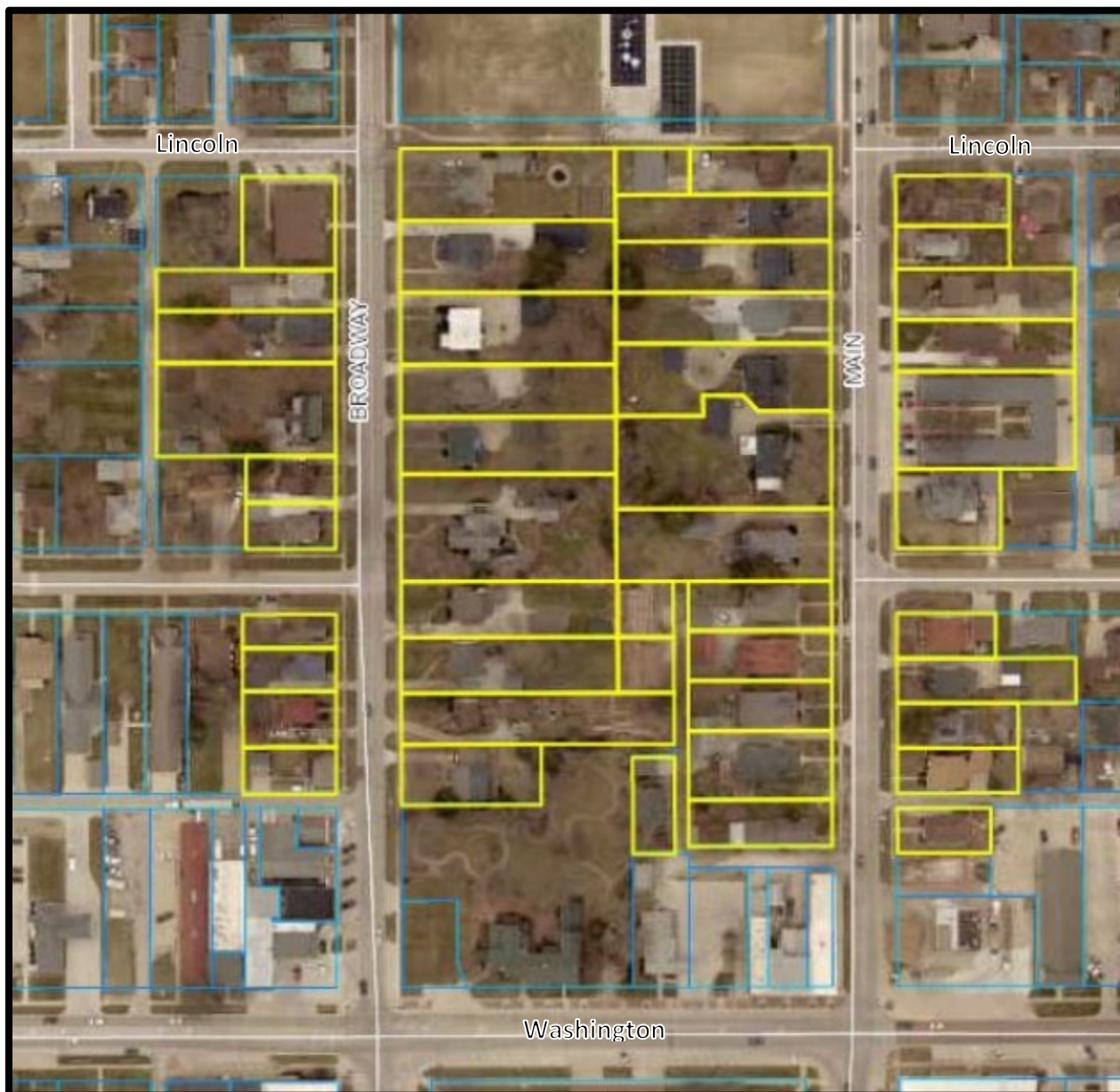
The process to rezone areas as a historic district shall follow the requirements of Chapter 165.38 of the City of Pella's zoning code. In addition to the requirements of this code section, the application to rezone property for a historic overlay district must contain signatures of the owners of at least 50% of the total number of parcels of real estate within the proposed district, excluding parcels owned by government bodies, provided that each parcel, within the meaning of this subsection, shall constitute a separate parcel for property tax assessment purposes, as shown in the records of the county assessor on the date of the filing of the petition. Furthermore, the application must also contain signatures of owners of at least 50% of the total public street frontage area within the proposed district, excluding public street frontage abutting governmental property.

*These are properties that have switched ownership since the petitions were signed. The previous owners of these properties were not in favor of becoming a historic district. Staff has not received signatures from the current owners.



Aerial Map

Proposed Scholte Garden Historic District



165.13.5 HISTORIC DISTRICT OVERLAY ZONE.

1. Historic District Overlay Zone: the historic district overlay (HD) zone is used to designate local historic landmarks and historic districts. The purpose of the overlay zone is to:

- A. Promote the educational, cultural, economic, and general welfare of the public by protecting, enhancing, and perpetuating historic landmarks and districts of historic architectural and cultural significance;
- B. Safeguard the City's architectural, historic, and cultural heritage by preserving historic buildings and neighborhoods;
- C. Provide for design review of new construction, or alteration of existing resources, to assure compatibility with the existing character of historic neighborhoods and preserve the historic integrity of the resource;
- D. Stabilize and improve property values by encouraging reinvestment in historic neighborhoods;
- E. Foster civic pride in the legacy and beauty of past achievements; and
- F. Protect and enhance the City's attractiveness to tourists and visitors, thereby supporting and stimulating business.

2. Authority: The City Council may designate by ordinance areas of the City as historic districts or local historic landmarks. The process of designation is considered an overlay rezoning. A historic district overlay rezoning is required to designate historic districts and local historic landmarks. The process criteria include:

A. The process to rezone areas as a historic district shall follow the requirements of Chapter 165.38 of the City of Pella's zoning code. In addition to the requirements of this code section, the application to rezone property for a historic overlay district must contain signatures of the owners of at least 50% of the total number of parcels of real estate within the proposed district, excluding parcels owned by government bodies, provided that each parcel, within the meaning of this subsection, shall constitute a separate parcel for property tax

assessment purposes, as shown in the records of the county assessor on the date of the filing of the petition. Furthermore, the application must also contain signatures of owners of at least 50% of the total public street frontage area within the proposed district, excluding public street frontage abutting governmental property. An application to rezone areas as a historic district can be submitted by the City of Pella, the Historic Preservation Commission, the Planning and Zoning Commission, or a property owner from the proposed district.

B. Information must be included as supporting documentation so that the Historic Preservation Commission can evaluate whether it meets the criteria of this ordinance. Supporting documentation may include, but not be limited to, history, narrative, photos, maps, and a list of addresses with age of structures.

C. Upon receiving a petition for a historic district overlay zone, the Historic Preservation Commission shall review and determine if the proposed district is eligible to form a historic overlay zone. If the Commission determines the proposed district is eligible, then the petition shall be submitted to the Historical Division of the State Department of Cultural Affairs for its report and recommendations. If the Historical Division determines that the proposed district does not meet the requirements of state law for designation as a historic district, no further action shall be taken toward designation of the proposed district. The report and recommendations of the Historical Division shall be made available for public viewing at the office of the Planning and Zoning Department. Review by the Historical Division can occur before or after a public hearing before the Historic Preservation Commission, but must be completed before consideration by the Planning and Zoning Commission.

D. The Historic Preservation Commission shall hold a public hearing and review the proposed historic district as per criteria herein established and forward a recommendation to the Planning and Zoning Commission and City Council.

E. Public hearings and review at Planning and Zoning Commission and City Council shall follow the same procedures for rezoning pursuant to 165.38. The Planning and Zoning Commission shall consider whether the proposed historic district generally conforms to the City's Comprehensive Plan.

3. Descriptions and Definitions:

A. Historic district overlay zones are geographically cohesive areas with significant concentrations of buildings and other resources that possess a high degree of historic integrity and convey a district sense of time and place and that have been designated as a historic district by the City Council pursuant to this ordinance. To qualify for designation as a historic district, the subject area must contain abutting pieces of property under diverse ownership that meet approval criteria below.

- (1) Are significant in American history, architecture, archaeology, and culture; and
- (2) Possess integrity of location, design, setting, materials, workmanship, feeling, and association; and
- (3) Are associated with events that have been a significant contribution to the patterns of our history; or
- (4) Are associated with the lives of persons significant in our past; or
- (5) Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction;
- (6) Have yielded or may be likely to yield information important in prehistory or history.

B. A historic landmark is any building, structure, object, area of land, or element of landscape architecture with significance, importance, or value, consistent with the approval criteria listed above for historic districts and that has been designated as a local historic landmark by the City Council pursuant to the applicable procedures outlined herein.

4. Designated Historic Districts:

A. The following areas of the City are designated as historic districts:

The Collegiate Neighborhood Historic District is properties between Main Street and W. Second Street as the east/west border and properties between Liberty Street and Independence Street as the north/south border. Ordinance No. 987 specifically identifies the properties that are included within this overlay district.

(Ord. 987 - Jun. 21 Supp.)

5. Historic Review:

A. The intent of the historic review process is:

- (1) To ensure that new construction or additions are compatible with the architectural character of the historic district.
- (2) To ensure that material changes to exterior features of landmarks and properties in the historic districts do not substantially alter or destroy the defining architectural character of a building, site, or neighborhood.
- (3) To provide property owners, contractors, and consultants with technical assistance and design alternatives to ensure that proposed projects conform to the applicable historic preservation guidelines.

B. **Applicability:** All properties within a historic district overlay shall obtain a certificate of appropriateness for new construction, demolition, and exterior alterations subject to historic review. The requirements for historic review apply to the following as it pertains to exterior items:

- (1) New construction of single or two family homes or new accessory buildings for any single family or two family homes in the historic districts.
- (2) Additions to existing structures in the historic districts which require a building permit.
- (3) Alterations to existing structures in the historic districts which require a building permit or demolition permit.
- (4) Alterations to existing structures in the historic districts which do not require a building permit or demolition permit but are visible from a public street or front of the structure do not require historic review; however voluntary historic review is encouraged for such alterations. These types of alterations are also exempt from the certificate of appropriateness requirements. Other alterations not visible from the public street or front of the structure, and which do not otherwise need a building permit, shall be exempt from historic review.

C. **Approval Criteria:** Applications for historic review for contributing structures in the historic overlay zone will be in conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. All other structures within a historic overlay zone will be reviewed in accordance with the Dutch Residential Design Review District Guidelines. Furthermore, it is the intent of this article that the Commission shall be reasonable in its judgments and shall endeavor to approve proposals for alteration of structures of little historical, architectural, and cultural value, except when such a proposal would seriously impair the historical values and character of the surrounding area. Also, the Commission shall be sympathetic to proposals utilizing energy saving modifications, such as solar panels.

D. **Multi-family, Commercial, and Other Uses:** For properties which have base zoning which permits multi-family, commercial, or other non-residential uses, design review shall be conducted by the Community Development Committee if said properties are in the Design Review Overlay District pursuant to 165.16, prior to review by the Historic Preservation Commission. Otherwise, any said properties not subject to Community Development Committee review, and located with historic district, shall be subject to Historic Preservation Commission review as per this ordinance.

E. **Appeals:** Any person aggrieved by any decision of the Historic Preservation Commission regarding an application for historic review in a historic district, or for a historic landmark, may appeal the action to the City Council.

6. **Compliance with Certificate Required:** Issuance of a certificate of appropriateness, certificate of no material effect, or a certificate of economic hardship, is authorization to make only those material changes specified in the approved application. It shall be the duty of the Building Official or designee to inspect, from time to time, any work performed pursuant to such a certificate to ensure compliance with the requirements of such certificate. If it is found that such work is not being carried out in accordance with the certificate, the Building Official shall issue a stop work order. Any material change at variance with that authorized by the certificate shall be deemed a violation of these regulations and subject to enforcement as allowed by the Pella City Code herein.

7. **Certificate of Economic Hardship:** After receiving written notification from the Historic Preservation Commission of the disapproval of a certificate of appropriateness, the owner of record may apply for a certificate of economic hardship if he or she believes that the application of the provisions of this article would result in economic hardship to the extent that the property in question cannot yield a reasonable return. The applicant bears the burden of proof and must support each of the approval criteria by a preponderance of the evidence. Criteria for economic hardship including the following:

A. The property in question cannot yield a reasonable return if required to comply with the requirements and standards specified in this article. It is not sufficient to show that the potential return will be reduced as a result of these regulations, but rather it must be demonstrated that the resulting reduction would be near confiscation.

B. The owner's situation is unique or peculiar to the property in question, and the situation is not shared with the other landowners in the area, nor due to the general conditions in the neighborhood.

C. The hardship is not of the property owner's or applicant's own making.

The Historic Preservation Commission shall review each case for economic hardship request on a case by case basis taking into account the above criteria, and also any other solutions that would alleviate the hardship, while still meeting minimum criteria for historic review. The Commission may grant exception to adherence to the design criteria if it agrees the criteria are met and no other solutions are reasonably available.

8. Historical Landmarks.

A. For purpose of this article, a landmark or landmark site designation may be placed on any site, natural or improved, including any building, improvement, or structure located thereon that possesses integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- (1) Is significant in American history, architecture, archaeology and culture;
- (2) Is associated with events that have made a significant contribution to the broad patterns of our history;
- (3) Is associated with the lives of persons significant in our past;
- (4) Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- (5) Has yielded or may be likely to yield information important in prehistory or history.

B. Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the landmark designation. However, such properties will qualify if they fall within the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction or historical importance.
- (2) A building or structure removed from its original location which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.
- (3) A birthplace or grave of a historical figure of outstanding importance, if there is no appropriate site or building directly associated with his or her productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
- (6) A property primarily commemorative in nature, if design, age, tradition, or symbolic value has invested it with its own historical significance.
- (7) A property achieving significance within the past 50 years, if it is of exceptional importance.

C. The Historic Preservation Commission may adopt specific operating guidelines for landmark and landmark site designations, providing such are in conformity with this article.

D. The Historic Preservation Commission shall consider applications for historical landmarks and make a recommendation to the Planning and Zoning and Pella City Council as provided below.

- (1) Before proceeding with an application for a historical landmark, the owner of the property must approve the application.
- (2) After review by the Planning and Zoning Commission, the Pella City Council may approve a historical landmark designation for a property located within the City's corporate limits by passing a resolution.
- (3) If agreed to by the owner, at such time as a landmark or landmark site has been properly recorded, the City Council may cause to be prepared and erected on such property, at City expense, a suitable plaque declaring that such property is a landmark or landmark site. Such plaque shall be so placed as to be easily visible to passing pedestrians. If a landmark, the plaque shall state the accepted name of the landmark, the date of its construction, and other information deemed proper by the City Council. If a landmark site which is not the site of a landmark building, such plaque shall state the common name of the site and such other information deemed appropriate by the City Council.

E. In addition to those duties already specified in this article, the Historic Preservation Commission shall individually and collectively:

- (1) Work collaboratively with the property owner and State Historic Preservation office in attempting to include such properties designated as landmark or landmark sites on the National Register of Historic Places.
- (2) Work for the continuing education of the citizens of the City about the historic heritage of this City and the landmark and landmark sites designated under this article.

F. A landmark or landmark site designation may be amended or rescinded by the same process as for the designation of a landmark.

9. Property Maintenance Code Violations.

A. Except for emergencies as determined by the Building Official pursuant to the Chapter 145 Dangerous Building and/or Chapter 156 Property Maintenance Code, City enforcement agencies and departments must give the Historic Preservation Commission at least thirty (30) days of notice of any proposed order for remedying property maintenance code violations which may affect the exterior features of any building or structure located in a historic district or property that has been designated a historic landmark.

B. The Commission may require that material changes not adversely affect the exterior features of a building in cases where the danger to life, health, or property may be abated without detracting from the exterior features of the building. In such cases, it is the responsibility of the Commission and the City enforcement agency or department to cooperate with the property owner in an attempt to achieve a preservation solution whereby the dangerous conditions will be corrected with minimal adverse impact on exterior features. Such plan shall be approved by the Commission and shall be signed by the Chair of the Commission, the property owner and the head of the City's enforcing agency or department.

C. If a solution acceptable to the Commission, the City enforcement agency or department and the property owner cannot be reached within thirty (30) days, or a period of time acceptable to the City enforcement agency or department, the agency or department shall proceed to issue and enforce its proposed order as provided for by City Code.

10. Prevention of Demolition by Neglect.

A. Duty to Maintain: All buildings and structures that contribute to a historic district must be preserved against decay, deterioration, and kept free from structure defects by the owner or such person, persons, or entities who may have custody or control thereof. Accordingly, all such buildings and structures must be maintained in accordance with the City of Pella Property Maintenance Code. This same standard applies for all properties receiving a historical landmark designation by the Pella City Council.

B. Determination and Action: The Historic Preservation Commission may file a petition with the Building Official requesting investigation of any applicable building or structure suspected of neglect or deterioration according to the Property Maintenance Code. The Building Official will proceed with investigation and may take any enforcement action necessary and allowed by law to correct or prevent further violation.

C. Upon failure, neglect, or refusal of the property owner(s) or other responsible person(s) duly notified to take the corrective action(s) specified by the Building Official with the time allotted, the Building Official may proceed with enforcement as provided by the City of Pella Code and Property Maintenance Code provisions therein.

(Ord. 927 - Aug. 17 Supp.)

What is an Historic District?

An Historic District serves two purposes: It is a recognition of a neighborhood's historic value to our community's heritage. It also applies a measure of protection against demolition, drastic exterior design changes, or architecturally inappropriate replacement buildings. A Historic District is a zoning overlay that is requested and approved by a majority of its property owners, then approved by the State Historic Preservation Office, and finally authorized by the city council.

The Scholte Garden would become the second Historic District in Pella, following the Collegiate Historic District north of Central College. A further benefit of an Historic District is that it allows contributing buildings to apply for state and federal tax credits and grants.

Why is Historic Preservation Important?

Historic preservation is an important way for us to transmit our understanding of the past to future generations. Our community's history has many facets, and historic preservation helps tell these stories. As one preservationist stated: "Places are powerful common threads we all share. They commemorate our history, culture, and the collective stories that have shaped our community and our identity."

Additional Information

You can learn more by visiting the website of the City of Pella's Historic Preservation Commission, which can be found at: <https://www.cityofpella.com/430/Historic-Preservation>.

Here you can learn more about the Historic Preservation Commission's responsibilities, its purpose, and access the full Historic District Designation Application. You can find full details of the Historic Preservation Commission in Chapter 33 of the City of Pella's Code Ordinances.

You are also invited to attend monthly meetings of the Historic Preservation Commission held on the second Monday of each month at 5:00 PM. At the time of writing, the meetings are held in the Memorial Building, 829 Broadway Street, just one block north of the Scholte Garden Historic District.

Historic Preservation Members

- **Don André** (Term expires January 1, 2025)
- **Bruce Boertje** (Term expires January 1, 2025)
- **Lorinda Bradley** (Term expires January 1, 2024)
- **Rhonda Kermode** (Term expires January 1, 2024)
- **Lila Turnbull** (Term expires January 1, 2024)

Planning and Zoning Director

Gerald Buydos

825 Broadway Street, Pella, IA 50219

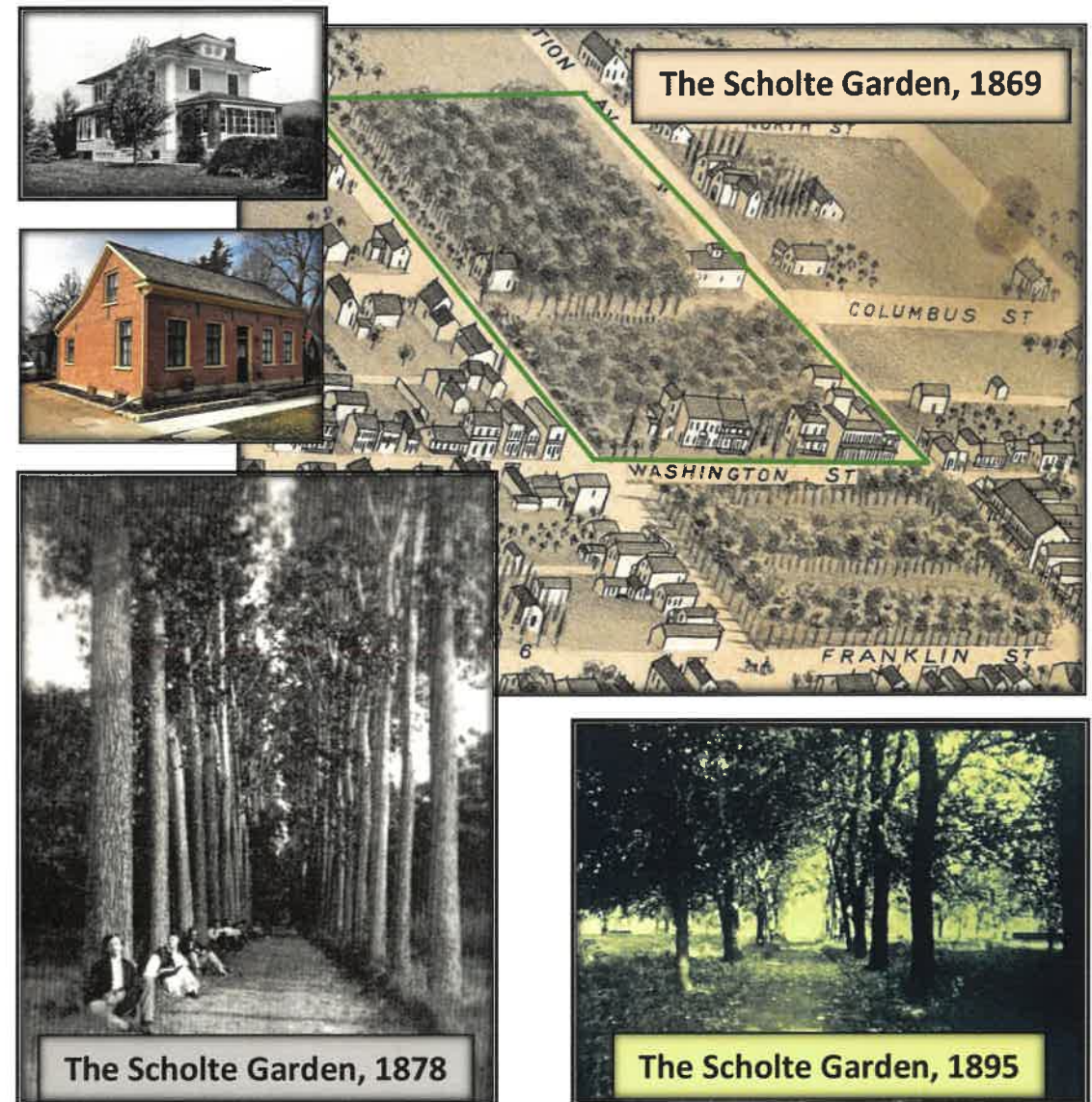
Phone: 641.628.0043

GET TO KNOW

\$5.00

THE SCHOLTE GARDEN HISTORIC DISTRICT

RESEARCHED AND WRITTEN BY BRUCE BOERTJE ©2022



The Significance of the Scholte Garden and Historic District

The Scholte Garden traces its roots to Dominie Henry Scholte and his second wife, Maria. Scholte's first wife died about two years before the Holland emigrants came to America, and Scholte then married Maria. Maria was accustomed to a more aristocratic lifestyle and moving to the wild prairies of America left her feeling homesick. The large Scholte home with its adjoining two-square-block garden were Henry's attempt to placate Maria.

The Scholte Garden was maintained by multiple gardeners who meticulously cultivated its trees, flowers and strolling paths. As a result, the garden became a popular place for residents and visitors to relax and spend time. The adjacent properties soon became a desirable building location. Pella's first physician, Dr. Joost Roelofs, built a large home on Main Street (see #37 & 38), while Philipus Koelman, a wealthy farmer, built a large two-story brick home on Broadway (#7). Five homes that date to the 1800s still border the former Garden.

Scholte died in 1868 and Maria later married Robert Beard. Maria died in 1892 and Beard, inheriting Maria's property, then married one of Scholte's granddaughters by his first wife. In the early 1910s, building lots were becoming scarce in Pella. At the same time, the city was rapidly modernizing with the installation of a new water works system, its first sanitary sewer system, and a new electricity generating plant. The pent-up demand for building lots, the addition of modern utilities, combined with an aging crop of trees in the Garden, induced Beard to clear the garden and begin selling portions of it as building lots. Beard initially sold lots from south to north on Main Street, and later from the north to the south along Broadway. He thus preserved the land directly behind the Scholte House for as long as possible. At one point, Beard maintained a grass tennis court (photo below right) behind the house.

The lots on the former Scholte Garden were purchased by some of the most prominent community members: business and industry owners, professional men, even the mayor. Each one paid a premium to purchase one of these choice lots. Although most of the homes were built in the span of a decade, the variety of architecture is among the most varied in Pella. Read on to discover more details regarding the homes and their original owners.



43. 926 Main – 1897

This Italianate-style home was constructed before the turn of the 20th century for John and Artje Rhynsburger. John was a baker who bought into the Van Spanckeren Bakery around 1881. In 1907, Rhynsburger sold the bakery to John Vander Ploeg. Today the bakery still bears the Vander Ploeg name.

In 1919, the Rhynsburgers sold the home to retired farmer Kryn Ver Heul and his wife, Sarah. The Rhynsburgers then constructed a new home two doors north (#41), on the corner of the block.



44. 922 Main – 1954

This one-story brick bungalow was constructed from a portion of the lot that originally belonged to the owners of #43. Its construction again demonstrates the desirability of lots in the Scholte Garden area. The apportioning of lots is a good method of increasing the density of homes in an area without removing the original dwelling. Small, compact one-story homes were perfect for retired individuals.



45. 918 Main – 1920

This stately Four Square home was constructed in 1920 by Benjamin Langerak and his wife, Emma (Bousquet). Benjamin owned a drug store prior to his untimely death at age 44, in 1925. The first wife of Emma's father (Pierre Bousquet) was Sarah Maria (Scholte) Bousquet. Sarah was the second daughter of Pella founder Henry Scholte. As such, Pierre had inherited a significant portion of Scholte's property following Scholte's death. That property included some of the lots surrounding Scholte Garden. Although Emma was not a direct

descendant of Scholte, she still inherited a portion of his property holdings.

Additional Information Appreciated

If you have any additional information on these properties, please contact me at bruceboertje@gmail.com. Abstracts are incredible sources of information. If you are willing to share your abstract, please let me know. The same goes for vintage photographs or any other documents pertaining to Pella history. Thank you!

Bruce Boertje
bruceboertje@gmail.com



39. 1004 Main – 1975

This apartment complex was constructed in 1975 and is the most recent addition to the Scholte Garden Historic District. It replaced a one-and-one-half story wood-framed home, which stood on its original 100' x 192' lot. The size and location of that lot - barely one block from the downtown area - made it too desirable of a location to resist the construction of a multi-unit housing complex.



40. 1002 Main – 1905

This elegant home, with its Queen Anne styling, was constructed in 1905 for Henry and Christine Vandermeulen. Henry, along with neighbor Henry Boland (#27) was a co-owner of Vandermeulen Hardware and John Deere implement store, one of the oldest businesses in Pella. It had been started by Henry's father, Gerard.



In 1929, this home became Pella's first funeral home when Cornie Wormhoudt (#30) and Ed Plette moved their funeral business from their downtown furniture store to this location. Today, that firm continues in business as the Van Dyk-Duven Funeral Home. In 1938, this home was refitted as a chiropractic office. Today, the home is back to use as a dwelling.



41. 936 Main – 1919

John and Artje Rhynsburger constructed this Dutch Colonial home in 1919. Its wide overhanging eaves expanded on the styling of its existing neighbor (#42). Its three prominent and distinctive dormers help accent the architectural styling.

The Rhynsburgers had previously lived two doors south, at 926 Main (#43). After selling his bakery, John became a co-founder of the Citizens National Bank. John passed away in 1923.



42. 932 Main – ~1900

The exact date of construction of this Dutch Colonial home is uncertain. What is known, is that it was the longtime residence of John and Tryntje Van Hemert. John was a farmer who later worked as a custodian in a local church.

Despite its name, the use of Dutch Colonial architecture is not extensive in Pella. There are only about a dozen homes that feature this architectural style of influence.



1. 925 Broadway - 1854

When this cozy dwelling was first constructed sometime around 1854, Broadway Street was then named Gratitude Avenue. Commonly known as the Van Der Wilt Cottage, this meticulously maintained home was enshrined in the National Register of Historic Places in 2001. Its style and construction techniques are those of the native Hollanders. It has iron wall ties and Empire-style windows (two panes over four). It is a wonderful anchor building for the Scholte Garden Historic District.



2. 929 Broadway - 1929

This home was constructed in 1929 and features neo-gothic architectural influences. One of the early residents of this one-and-a-half story brick home was the Ed Vos family. Ed managed the Wapello Oil Co. Service Station that was located adjacent to the Scholte house on the northeast corner of Broadway and Washington Streets. This dwelling is an example of an infill home – part of the lot of 925 Broadway was sold to allow its construction. Subdivision of lots in Pella became a common occurrence. As platted by Pella's founder Domine Scholte, the original lot size in Pella was a generous 100' x 192'. This allowed room for a large garden and other outbuildings. These gardens, along with the Scholte Garden itself, earned Pella the nickname of "The Garden City".



3. 935 Broadway - 1910

4. 939 Broadway - 1912

These two homes were constructed around 1910, utilizing the same floorplan and design. At some point, 939 had its porch enclosed and a dormer added to the south side.

These two homes replaced one earlier dwelling, which can be seen in the below 1869 sketch. The view is to the northeast – that's Gratitude Ave./Broadway Street to the right of the home.



This block was originally laid out so that the properties would front on Washington and Columbus streets. The fact that these four homes (#1-4) are all built on one original lot, and that they face the former Scholte Garden, demonstrate the desirability of the Garden setting. It also demonstrates the value and scarcity of building lots; especially as individual gardening space became non-essential.

These two homes also featured a new construction process: they are the first dwellings in Pella to utilize poured concrete foundations.





5. 1001 Broadway - 1930

6. 1003 Broadway - 1927

This block was laid out so that the properties fronted east and west. The direction of the alley, which always ran along the rear of the property, is an easy way to determine the intention.

These two homes embody the modest, compact styling of their era. Both feature brick veneer and showcase an enclosed front entry. The older one is a one-story design, while the other adds upstairs bedrooms courtesy of its side gables and front dormer.



An original home, depicted in the 1869 sketch below, once occupied the entire lot. It had a large barn to the rear of the original two-story brick dwelling. Today, three homes occupy that one original lot.

The construction of multiple homes on what was once a single lot demonstrates the desirability of the location, as well as an increased willingness to build on smaller plats of ground.



was once a single lot demonstrates the desirability of the location, as well as an increased willingness to build on smaller plats of ground.



7. 1005 Broadway - 1876

Construction on this two-story, brick colonial-style home began in 1876 and was completed in 1877. This dwelling is original to the lot. It is also the only dwelling bordering the Scholte Garden that still sits on its original, full 100' x 192' lot. In the early years, lots in Pella sold for \$50 each. While this may sound like a bargain today, unimproved land could be purchased from the government for \$1.25 an acre when Pella was founded.

This home was constructed for Philipus and Cornelia Koelman. The original portion of the dwelling measures 19 1/2' x 43', giving it 1,078 square feet of living space on each floor. This was a large home for its time. This home still maintains its iron beam anchors, which helped secure the brick to the wood frame. The limestone quins on the edges of the house, along with the limestone sills and lintels of the doors and windows, are predominant features of this historic property. At right is a 1905-era photo of the home.

Koelman was a successful farmer and one-time gardner for Scholte. Wilhemina, Koelman's daughter by his second marriage, was born and raised in this house. She later married local businessman Gary Vogelaar and together they had the impressive Tudor Revival home (#16) constructed across the street.



35. 1014 Main – ~1886

The origin of this home is somewhat obscure. However, it was said that Abraham Buwalda had lived in this home for fifty years when he died in 1936. Nellie, Abe's second wife, continued to live there until her death in 1955 - marking nearly 70 years of ownership by one couple. For a few years, starting in 1929, the Buwalda's daughter, Inez, operated Inez's



Gift Shop out of a portion of the home.

There was a very early brick home that faced Main Street (then known as Reformation Avenue) on this corner, as depicted in the 1869 sketch at right.



36. 1012 Main – 1937

This diminutive bungalow, dating to the middle years of the depression, demonstrates how tight money was at the time of its construction. It was built on a 46-foot wide sliver of land, sold off from the lot of 1014 Main (#36) following Abraham Buwalda's death. Total living space is 784 square feet. Continuing its frugal theme, it is the only home in the Scholte Garden Historic District that has never had a garage.



37. 1010 Main – 1934

38. 1008 Main – 1934

These two homes, erected in late 1934 or early 1935, both feature one-story brick, side-gabled construction with a centered front entrance. These two homes also share a property lot that once housed one of Pella's oldest homes.

The original home is depicted below, shortly before its demolition in 1934. It was constructed in the 1850s by Dr. Joost Roelofsz, who was Pella's first physician. He and his family emigrated with Scholte in 1847. Part of that home served as his office, and the rest as family living quarters.

That dwelling remained in the family until it was demolished. A



replica of this home now stands at the Pella Historical Society Museum complex.





31. 1011 Main - 1926

This two-story Cape Cod, brick-veneered home was constructed for the Dr. George Lankelma family. It was to be twenty years before the final remaining portion of the Scholte Garden on Main Street was sold.

Lankelma was a dentist who spent his entire 60-year career practicing in Pella. He served as a dentist in WWI and continued to work up until two years before his death in 1978. His wife, the former Wilma Boland, was a daughter of Henry and Tunie Boland (#27).



32. 1013 Main – 1948

33. 1015 Main – 1954

34. 1015.5 Main – 1956

These three homes are among the last to be erected on the Scholte Garden, and are squeezed onto what was just over one original lot. Although they exhibit varied architectural styling (Full Cape, bungalow, and ranch, respectively), they are each modest-sized homes that featured one-car garages.



An interesting side note to this property was its prior use. Starting in 1940, the lot contained vast tulip beds, planted and maintained by the Central College Student Industries. The Industries was a program started by the college during the Great Depression as a way for financially-challenged students to earn their way through school. When World War II broke out, the Netherlands could no longer export tulip bulbs. The Industries began raising tulips bulbs that they collected locally. They were then able to supply the local demand.



The location of these tulip beds was near Sunken Garden Park, then known as "Tulip Town". They were a big draw during the first years of Pella's Tulip festival. The two photos on the right show the beds, in both cases, looking east towards Main Street. The rear of the Lankelma home (#31) is clearly visible on the right side of the lower photo, and the Buwalda home (#35) is visible at the left. That same home is also visible at the top right of the upper photo.



8. 1009 Broadway - ~1875

This home is very similar to the one at 925 Broadway (#1), but it has a dormer which provides space for a stairway to the second floor, whereas access in the other house was via a ladder leading through an opening in the ceiling. And, like the latter home, a parcel of the original lot was sold for the construction of an additional home (#9).

Early owners of this home included businessman Frederick Brinkhoff and family. Brinkhoff is responsible for having constructed multiple downtown buildings (including the ones currently housing Smokey Row and In't Veld's meat market). After the Brinkhoff family relocated, James and Altje Muntingh lived here. Muntingh was an early school teacher who later turned businessman in Pella. He had the large commercial building on the southeast corner of Main and Washington streets constructed in 1873.



9. 1011 Broadway - 1949

This modest one-story brick veneer bungalow is a good example of an inexpensive post-WWII home. It is constructed of hollow-tile brick. As veterans returned from the war, Pella, like most communities, saw a large increase in modest-sized homes constructed in the years after the war ended. The north 44 feet of property #8 were sold for the construction of this simple, compact home. One-car, detached garages were popular at the time. They were a common feature of less-expensive homes.



10. 1015 Broadway - 1970

This apartment building is an early example of a purpose-built multi-housing complex in Pella. The period of 1968-1970 saw the first appearances of apartment buildings in Pella, which were ideally located closer to the center of town. They were often situated on the site of an older building which had been demolished to make way for additional housing.

To the right is a picture showing the home that once occupied this lot. After sitting unoccupied for a time, it was sold and demolished in 1970.





11. 1014 Broadway - 1919

This home has changed little in the past century, as comparison with its 1922 photo shows. This commodious Arts & Crafts-influenced two-story frame home was erected by businessman Arie Klyn and his wife, Marie. Klyn was in the meat business for 44 years and was co-owner of the Klyn & DeWinter Meat Market on



Main Street. Arie's son, Andy, became a well-known lawyer in Pella.

The original Lincoln School building, which was erected in 1905, is visible behind the home in the background of the photo to the right. Today, the third Lincoln School sits north of the original school building location.



12. 1012 Broadway - 1919

This fine example of a Craftsman home was erected by George and Hermina Ramsey in 1919. Ramsey was a local merchant of pianos and organs. In 1910, he advertised that he had sold over 200 pianos in the previous two years. Ramsey was also a music instructor at both Central



High School. He also directed the Pella city band for 25 years, retiring from that position in 1933. He was the only director to conduct bands on both Pella's original two-story wooden bandstand - located in the middle of Central Park - and its replacement brick bandstand on the north side of the square.



13. 1008 Broadway - 1920

This one-story home features Italianate styling architecture. It is one of the few one-story Italianate homes in town. Its corresponding flat roof is also a relative rarity in Pella. This residence was constructed for Pella's mayor, Henry F. Johnson and his wife, Gysie. Despite his English name, Johnson was a longtime publisher of the Pella Weekblad, Pella's weekly Dutch newspaper. Johnson served three terms as mayor, in addition to multiple terms as alderman -

the equivalent of today's city councilor. Born in Buffalo, New York, Johnson moved to Pella at age seven and lived the final 86 years of his life in his adopted city.



28. 1003 Main - 1916

29. 1005 Main - 1914

Many people are familiar with the name Pete Kuyper and his business, Rolscreen Co. (today known as Pella Corp.) Pete built 1003 Main (#28) for his new bride, Lucille, nearly a decade before he



purchased Rolscreen Co. in Des Moines in 1925. The next year he moved the firm to Pella.

Pete's father, Arnoldus, was the wealthy owner of Kuyper Lumber. He passed away in 1910 at the early age of 47. Pete,



then a freshman at Central College, was forced to drop out of school and take over the family business, which he ran with his mother, Mary. His two younger brothers later took over the lumberyard.



Before Pete married, he built 1005 Main (#29) for Mary, his mother, who lived there the rest of her life. She passed away at the home in 1959, at the advanced age of 93.

Pete and Lucille's home has remained in the Kuyper family since it was built over a century ago.



30. 1009 Main - 1915

Cornie and Esther Wormhoudt had this home erected for them in 1915. For over a decade, this was the northernmost home in the Scholte Garden on Main Street. The below 1922 photo gives an idea of the home's original landscape.

At age 13, Wormhoudt began working in his father's furniture and undertaking business. He

eventually took over the business, and in 1929 the funeral portion of the business was moved to 1002 Main (#40) and became Pella's first funeral home. Prior to this, the funeral business was conducted exclusively from downtown furniture/undertaking business houses.

The Wormhoudt Furniture business remained a staple on Pella's square for the better part of a century.





25. 935 Main – 1917

Dr. Fred Carpenter was 48 years old when he had this brick home constructed for himself and his wife, Mina. It continued the Craftsman theme of the two Van Gorp homes nextdoor (#23-24) which had been built in the two prior years.

This home nearly came to disaster before it was even

inhabited, when the hardwood floors were discovered ablaze due to chemicals and rags that workmen had left on the floor overnight.

Dr. Carpenter was a physician who came to Pella in 1905 and continued to serve Pella residents until a few hours before his death in 1939, at age 70.



26. 939 Main – 1914

Hubert Slobe, a second-generation local grocery store owner, along with his wife Katherine, had this traditional Four Square home constructed in 1914. It was the second home to be erected on the former Scholte Garden, after 1001 Main (#27).

Hubert was an 1884 graduate of Pella High School who worked in the family grocery business until retiring two years before his death in 1941. His son, William, then took over the store's ownership.



27. 1001 Main – 1912

This remarkable Greek Revival home was the first to be constructed on the former Scholte Garden by a non-Scholte descendant. Henry and Tunie Boland had this house built in 1912. Boland was among the co-owners of Vandermeulen hardware and implement store, along with Henry Vandermeulen

(#40), who lived directly across the street.

In the early photo at right, notice the lack of houses or trees behind the home. This home stood alone in the garden for two years. The home in the lower left background (#7), is more than a block away on the other side of Broadway.



14. 1006 Broadway – 1927

Carpenter/contractor Rich Lautenbach (#15) didn't have far to travel when he constructed this home for Albert Hoksbergen and his second wife - and new bride - Jennie. Albert's first wife, Nellie, died in 1920, after 27 years of marriage and delivering 14 children.

This modest Craftsman home was constructed on a portion (56') of a lot purchased for \$1,250. The nominal lot width in the Scholte Garden block was 76 feet.



15. 1004 Broadway – 1925

Rich Lautenbach erected this two-story home which features elements of Colonial Revival influence in its design. The eyebrow dormer is a rarity in Pella.

Rich also constructed the home (#27) of Henry Boland, as well as that of neighbor Albert Hoksbergen (#14). Lautenbach came from a family of architects and contractors. In 1940, his brother, John, designed the original wooden Tulip Tower in Central Park.



16. 1000 Broadway – 1922

Businessman Gary Vogelaar and his wife hired noted Des Moines architect Byron Ben Boyd to design this outstanding Tudor Revival home. Boyd also designed the downtown Marion County Bank building, and was the artist who painted the mural installed in the Pella post office.

Vogelaar was a 1916 graduate of Central

College and World War I veteran, who operated an implement and hardware store on east Franklin street. For a time, Vogelaar even sold Plymouth automobiles from that location. In his spare time, Vogelaar served 44 years as secretary of the Central College Board of Trustees.



A small caretaker's brick cottage once stood on this site (left).

Vogelaar's wife, the former Wilhelmina Koelman, grew up in the home across the street at 1007 Broadway (#7). Her father was once a gardner for Henry Scholte, helping maintain the grounds on which she later lived.





17. 942 Broadway – 1942

18. 934 Broadway – 1940

These two homes were constructed in the early 1940s, just prior to the start of World War II. They share a similar footprint and first-floor

layout; both featuring Full Cape architectural influence. The earlier home sports twin dormers to give additional upstairs living space.



19. 928 Broadway – 1930

This Tudor Revival home was constructed for Julian and Esther Kuyper, who moved here from 917 Main (#22). Julian was a son of Mary Kuyper (#29) and brother to Pete (#28). He was a co-owner of Kuyper Lumber along with his mother and brother.

This home was built as an architectural compliment to 1000 Broadway (#16). At the time of construction, there were no homes between the two. This marked the first incursion into the south half of the Scholte Garden on Broadway Street.



20. 926 Broadway – 1959

This one-story, brick, Full Cape bungalow bears the distinction of being the last home to be erected on the Scholte Garden. This modest retirement home was built for Grace Vanderzyl. While it's one-car garage was common for the time, today it is considered a disadvantage when it comes to resale value. The home's location, however, more than makes up for it.

By the Numbers

The Scholte Garden Historic District contains 43 homes and two apartment buildings. The district encompasses every dwelling on both sides of Main and Broadway streets, bounded by Washington and Lincoln streets. For Historic District purposes, the Scholte house itself (now a museum) and other business buildings are not considered part of the historic district.

27 of the district homes are of wood frame construction, and 16 are of brick construction or brick veneered. 14 are a full two-stories, ten are a true one-story construction, and the remaining 19 have a usable living space above the first floor. Craftsman is the most popular type of architectural influence, with Colonial and Queen Anne also well represented.



21. 720 Washington – 1955

This quaint brick bungalow, neatly tucked away in the center of the block, was constructed in 1955. For many years it served as home to Pella historian and Scholte House curator Martha Lautenbach. Martha was an institution in Pella: she served as archivist at Central College for 30 years; was an accomplished author; secretary of the Pella Historical Society; and member of many other civic organizations.



22. 917 Main – 1900

This Queen Anne home was constructed around 1900 for Henry and Antonia Keables. Keables was a grandson of Pella founder Henry P. Scholte and his first wife, Sara (Brandt). Keables' mother, Sara Johanna, was Scholte's oldest daughter.

At one time, Keables was in business with his father, Dr. Benjamin Keables, operating the Keables Drug Store, which later became the Vander Linden Rexall drug store.



23. 925 Main – 1916

24. 931 Main – 1915

These two Craftsman homes not only have a similar design and layout, they also share a common driveway and garage. They were erected one year apart by H. P. (Harve) Van Gorp (#24) and his son P. H. (Peter) (#23). At that time, the two Van Gorns were among the largest industrialists in Pella.

In 1898, Harve founded, and later co-owned with P. H., the Pella Stacker Co. In 1912, the company changed its name to the Garden City Feeder Works.

The company built agricultural products for use in threshing grain, and they had a dozen branch houses stretching from Ohio to Oregon.



In April 1914, The Pella Chronicle reported that Robert Beard sold the first four building lots from the Scholte Garden (#23-26) for a total of \$5,000, an amazing figure for that time.

