

*MINUTES*  
**WATERLOO HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING - 4:30 P.M. August 17, 1999**  
**FRANK MOLLENHOFF ROOM - 2<sup>ND</sup> FLOOR CITY HALL**

The regular meeting of the Waterloo Historic Preservation Commission was called to order at 4:35 p.m. by Chairperson Peterson. Members present were: Aronson, Braley, Leonhart, Levi, Pearson, and Peterson. Members of the public in attendance were: Pat & Tammy Hayes, Annette Swann, and Pastor Rod Debs. Staff members Noel Anderson and Terry Malone were also in attendance.

There were two corrections made to the Minutes of the July 20<sup>th</sup> meeting by Peterson, notably: a) there are in the neighborhood of one-hundred posters remaining and the entire supply had not been exhausted, b) the training seminar scheduled for September 23, 1999 will be held at the Grout Museum. Pearson moved to approve the Agenda as amended and it was seconded by Levi. The motion passed unanimously.

No one from Silos & Smokestacks was present to report.

No one from Main Street was present to report.

The first and only agenda item was the request for a certificate of appropriateness by Western Homes representing Walnut Court. The request was to demolish the house at 415 Pine Street which was tabled at the June 15<sup>th</sup> and July 20<sup>th</sup> meeting. Malone presented the staff report echoing the same findings from the previous meetings. Staff did contact Black Hawk Habitat for Humanity and Operation Threshold requesting assistance with salvaging the property. Neither group was willing to contribute to the project.

Annette Swann, of the Walnut Court Neighborhood, gave an oral and visual presentation of the history of the area. Ms. Swann pointed out several noteworthy accomplishments of the residents of the neighborhood including:

- the only 501C3 designated neighborhood
- recipient of \$39,168 ISHS grant
- senior and youth neighborhood mural painting project
- gathering over 600 volunteers for the restoration of 407 Pine
- soon to receive a Christian Community Development Coalition grant for 407 Pine

Ms. Swann is of the opinion that this Commission and City staff needs to apprise the Walnut Court administration of their responsibility to the neighborhood. She stated that when the house was gifted to Walnut Court, their organization requested permission to demolish without considering options for rehabilitation. She is therefore requesting that Walnut Court spare the structure until all possible avenues for rehabilitation are exhausted.

Braley questioned the first point of staff recommendation that reads, "The owner does not wish to pursue rehabilitation as their first option based on the cost assessment decision of their insurance company." Braley questioned what the figures were that Walnut Court had been quoted by their insurance company. Pearson interjected stating no figures had been provided. Pearson further quoted the intent of the ordinance regarding alternatives to demolition (p.10), "Said "A" and "B" classifications require the property owner with the assistance of the Commission to develop a preservation plan whereby the property can be restored, rehabilitated, relocated, preserved or adaptively reused. Such preservation plan shall be developed within ninety (90) days." At that point Pearson recommended tabling the item as she felt Walnut Court had not participated in that specified process.

Braley motioned to approve the request as submitted and it was seconded by Pearson. Chairperson Peterson took a vote and the request was denied unanimously. Braley further suggested engaging Walnut Court in the process specified by the ordinance for the

remaining time that the Commission could delay the request. Several questions and suggestions arose during the discussion. Commission requested Staff address these issues during the next thirty (30) days:

1. What are the reported insurance costs Walnut Court was quoted?
2. Is Walnut Court willing to sell on contract?
3. Forming a possible trust to save the house.
4. Determine the assessed value of the house.
5. Approach other home building/civic organizations about the possibility of rehab.

Pearson pointed out that there was only one instance in which a Commission decision was appealed before the City Council. The only way the HP Commission's decision can be overruled is if the Commission is found to have operated in an arbitrary and capricious manner.

Pearson suggested the local chapter of the National Association of Home Builders be approached, who are also assisting with the rehab of the Dunsmore house. Braley mentioned his home church of First Presbyterian as a possible candidate for rehab. Leonhart stressed the importance of finding someone to stabilize the structure before the winter. Braley also suggested working out an arrangement to gift the property to the Lutheran Brotherhood. Ms. Swann also suggested the Village Builders.

The meeting shifted to the discussion items. The first item was the pre-commission technical review committee. The item was never officially addressed as Pastor Rod Debs was present seeking additional advice. Much attention was given to the proposed plan before the commission concluded that Pastor Debs submit a plan to the staff and it would be handled accordingly.

The next item was the update of sales for the "DOORWAYS" posters and postcards.

Finally, Peterson asked a series of questions pertaining to historic structures throughout the city. She asked what was the status of documentation for the Kleinfelter building, does the site plan for Lafayette School need to be reviewed, will the Starvin Marvin demolition come to the Commission for review, and was a permit issued for the Lowell School roofing project? Peterson also requested a monthly report for Certificates of No Material Affect granted. Peterson announced her role in the City of Waterloo Comprehensive Planning process that will begin in September.

With no further business, the Commission was adjourned at 5:46 p.m.

Respectfully submitted,

Terrance D. Malone  
Staff to Commission  
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