

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING - 4:30 P.M. April 21, 1998
LARGE CONFERENCE ROOM - SECOND FLOOR CITY HALL

The regular meeting of the Waterloo Historic Preservation Commission was called to order at 5:03 p.m. by Chairperson Peterson.

Members present were: Braley, Broshar, Durbahn, Middleton, Mitchell, Pearson, Peterson, and Spencer. Also present were David Poe and his mother of Crystal Distributions, and Mr. & Mrs. Pat Hayes of 515 East 3rd Street, Candy Streed of Silos & Smokestacks, and staff member Noel Anderson.

It was moved by Spencer and seconded by Broshar to approve the Minutes of the February 17th Regular Meeting. Motion passed unanimously. It was then moved by Pearson and seconded by Braley to approve the Minutes of the March 24th Regular Meeting. Motion passed unanimously. It was then moved by Mitchell and seconded by Spencer to approve the agenda as submitted. Motion passed unanimously.

Candy Streed gave the Silos & Smokestack report. She reiterated to new members that Gallaher had resigned - thus her attendance. The Depot project is set for a June letting and that a number of contractors were in attendance at the last pre-bid meeting on-site. Anderson noted that delay was due to a DOT error in the bid specification packages handed out to potential contractors. Iowa State University Extension will be setting up a kitchen accelerator in the southern end of the Depot. Such a facility works as an incubator and will be fully installed by the I.S.U. Extension. Spoke of Federal appropriations continuing as part of Heritage designation and that the USDA Technical Assistance will be visiting site to help with site assistance, design, and set-up.

There was no one present for a Main Street report.

The first agenda item was the request by Crystal Distributions to demolish Building No. 145, the former Employees building, at the former Rath Packing site. Anderson showed the plans for their expansion. The plans showed that the layout on the plans would not work with the existing building present. The sub-committee reported that they had visited the site and found it to be in poor condition. There were water leaks, missing parapets, debris, and numerous broken windows. Due to the neglect of maintenance on the building, it would indeed need a great deal of attention. Mr. Poe noted they and the city had tried to draw a number of occupants to the area for office use with no success. Temeyer reiterated showing the site to many potential developers with little or no interest shown. Believed the city's efforts in the area would best be served on the Administration Building. Poe noted the numerous windows and set-up of the building also made it obsolete for their need for a cold storage facility. Spencer spoke of the structural integrity of the building and noted the lack of safety on the walkway, the liability for Crystal to keep a building they could not use, and the high costs of maintenance to bring such a building up to habitable codes of handicapped accessibility and building codes. Broshar added he believed the administration building should be their focus for the area. Set-up of Employee building as a cafeteria and locker room facility would bring costs to upgrade similar to costs for a new building. It was then moved by Spencer and seconded by Pearson to authorize demolition of building with condition that building be documented as necessary to preserve what was present. Motion passed unanimously.

The next agenda item was the request by the City of Waterloo to demolish the structure at 925 Logan Avenue. Anderson noted the figures and repair needs in the staff report.

The repairs to the building would be well over the assessed value of homes in the area. No member had yet discovered any alternatives to demolition of the structure. Pearson reiterated the cost for rehabilitation were for a duplex instead of a single family home. Candy Streed mentioned the salvage of historic items. Anderson noted that the City of Waterloo normally conveys salvage rights to the successful bidder. It was then moved by Spencer and seconded by Broshar to authorize demolition of the building. Broshar noted that they were otherwise prolonging the inevitable. Believed Habitat for Humanity needs to rehabilitate instead of build. Pearson believes the Commission should be more proactive instead of reactive by having a list and update of similar structures to get to them prior to point of no return. Motion passed unanimously. Anderson to get tagged property listing. Middleton would like a notification of when they are red-tagged, not ready for demolition.

The next item was the review of the letter at the request of the Walnut Street Historic Neighborhood. Discussion ensued as to efforts a local designation and how this letter, with time limit, may help spur neighborhood revivalists in their efforts. It was then moved by Pearson and seconded by Mitchell to send the letter. Motion passed unanimously.

The Commission then moved onto the 1st discussion item regarding the rehabilitation of 515 East 3rd Street. Mr. Hayes and his wife were present and spoke to the Commission about their location in terms of proximity to the Walnut Neighborhood (out of historic listing but in Recognized listing). Middleton and Pearson noted the rehabilitation was not eligible without being listed for HRDP and REAP grant applications. Discussion ensued as to the possible local designation of the Walnut District and sources from which Mr. Hayes could draw upon for the historical and architectural correctness of rehabilitation. Anderson noted that rehabilitation request from the Targeted Neighborhoods were placed at the top of the rehabilitation waiting list. Middleton and Broshar also spoke of pamphlets from the National Trust, etc. from which they could also get additional rehabilitation guidelines.

The photographic project: Peterson would check into printers (color separation, etc.). The item would be discussed further next month when more information was available.

Preservation Week: This year's theme is "Preservation Begins at Home." A letter to the Editor would be worked on by staff and Peterson.

Anderson informed the Commission of letters sent to other groups working with preservation. The Texas A & M letter would be specifically working towards the idea of shared ideas of Design control which the Commission had inquired into a grant about previously. Anderson then spoke of the various items in which a Certificate of No Material Effect could be applied towards.

With no further business, the meeting was adjourned at 6:25 p.m.

Respectfully

Noel Anderson
Staff to Commission

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