

WATERLOO HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING – January 17, 2023– 4:30 P.M.
The meeting was held in the First Floor Conference Room at City Hall

Chairperson Gilbert called the regular meeting of the City of Waterloo Historic Preservation Commission to order at 4:30 p.m.

Commission Members present were: Nick Hedrick, Terry Stevens, Susan Price, Cole Weliver, Ivan Valtchev, Ed Ottesen, Hector Salamanca Arroyo, and Mathew Gilbert.

Commission Member(s) absent were: None

Others present were: Lexi Blank – Planning Staff; Ed Gallagher – Grout Museum Liaison

Approval of Agenda

Motion made by Valtchev, seconded by Hedrick to approve the agenda of the January 17, 2023, regular meeting. Motion carried unanimously.

Approval of Minutes

Motion made by Hedrick, seconded by Price to approve the minutes of the December 20, 2022 regular meeting. Motion carried unanimously.

Oral Presentations

No Oral Presentations

Hearings

1. Approval of the CLG Annual Report

Gilbert went over the CLG Annual Report. Blank noted she is missing a Biographical Sketch from Ivan. She also asked the commission if they have any additional education hours that are not currently listed. Gilbert stated he attended the Past Forward Conference and the Preserve Iowa Summit this year. Price asked if they can get a new representative from Silos and Smokestacks. Blank said she will contact Cara to find a new representative that can attend the meetings.

Price made a motion to approve the CLG Report with the updates discussed. The motion carried unanimously.

Building Consultation

1. Review written report from 415 Collective on the status of the 415 Walnut Church building adaptive reuse project.

Gilbert went over the history of the church. He explained Habitat for Humanity, UNI, and himself are part of the 415 Collective, which is a group that is creating a plan for the reuse of the

building. The goal of the 415 Collective is to form into a small non-profit organization and keep four main ideas in mind when coming up with a plan; preservation, campaign, project-based, and sustainability. Gilbert noted some of the proposed uses for the building are a performance arts center, restaurant use, and short-term affordable housing. The building will need to undergo a few repairs, such as roof repair, window replacement, and interior plaster work before these uses can be integrated. There is an architecture company from Des Moines consulting with the 415 Collective about the project. The organization plans to get funding from the community catalyst grant, which is a grant applied for by the city and requires a match for funding. The group plans to use other grants and funding for the match. Gilbert mentioned they are working with Alexa McDowell, architectural historian, on the project and is looking into local designation and historic tax credits for the site. Gallagher asked if there is information about the 415 Collective and the project at the Walnut Ridge Church. Gilbert stated they have been working alongside the congregation. Ottesen asked if this project could be a blueprint for what could happen at Mount Moriah Missionary Baptist Church, to which Gilbert confirmed it could be.

Reports

1. Main Street

Ottesen noted Main Street's ribbon cutting for the new location is February 2, 2023 from 4pm – 6pm. He also mentioned Jessica Rucker is looking to do a partnership with the commission for Historic Preservation Month in May.

2. Silos and Smokestacks.

Hedrick noted they have the Iowa Eats Festival coming up in April and they were just renewed for 15 years. Valtchev stated they now only have to be renewed every 15 years, rather than every one to two years.

3. Grout Museum

Gallagher stated the remodeling project of the doors at the Grout Museum is complete and the back doors are now open. He also noted the dining area will be twice as big now. Gallagher explained the perks of having a membership, so you can attend other museums free of charge or at a discount.

4. Project Update

Blank noted the commission has 3 Iowa Site Inventory Forms from Thomas Zahn for Original UPWA Union Hall, the Dr. Lee and Lily Furgerson House, and the Knights of Pythius Hall. They plan to have the remaining 5 survey forms by the end of the month. Amanda Laughlin completed forms for East High School, Sycamore Union Hall, and the Furgerson House at 600 Cottage in 2019. They are progressing well with the historic marker component of the project now that Mica, Gar, and Public works are talking and planning fabrication and installation by the March deadline. They will keep us informed as that progresses. SHPO sent over comments to the consultants related to the draft amendments to sections 7&8 of the Rath Administration Building. They need site specific information about the history of the building and they want the submission added to the correct National Register Form.

5. Highland

Hedrick noted the neighborhood is looking to add a neighborhood garden in the spring. They are also implementing a tree planting plan due to the loss of many trees in recent years.

6. Walnut

Valtchev noted the grocery store is at a halt with construction due to expenses. He explained the Habitat for Humanity survey has been completed and the neighborhood scored 3.4 out of 5, which was one of the highest in the country. They scored well on satisfaction with income and scored low on connectivity. Due to the low connectivity score, the Walnut area plans to implement a park and other activities to increase the connectedness score. Valtchev mentioned Laura Hoy is starting a youth group for Walnut Neighborhood youth.

Discussion Items/Possible Action Items

1. Endangered Properties List 2023

Blank went over possible properties for the Endangered Properties List and the commission mentioned adding 207 Lafayette Street to the list of potential sites.

2. HPC Awards Banquet

The commission discussed having the banquet on Wednesday, May 10, 2023.

3. School Art Project 2023

Stevens stated she has talked to a few organizations, such as Hawkeye Community College, Waterloo Community Schools, and Wartburg College. She will start making fliers soon. Stevens noted about \$525 is needed for awards and JSA has helped with this in the past. Judges will also be needed and the commission stated the Youth Art Team director could be a judge.

4. Main Street Waterloo Collaboration

No Report

5. Other Collaborations

No Report

6. City-Owned Properties and Demo List

No Report

7. Maps

No Report

8. Goals and Action Plans

Blank noted the CFNEIA January 15, 2023 grant was applied for and \$5,000 was requested for continuing education funds.

Discussion Items:

There was discussion about speaking with City Council about the Dunsmore House during the CLG Annual Report.

Design Guidelines:

No Report

Adjournment

Chairperson Gilbert adjourned the meeting at 5:55 p.m.

Respectfully submitted,



Lexi Blank
Planner I