

WATERLOO HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING – April 18, 2023– 4:30 P.M.
The meeting was held in the Mollenhoff 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, Hector Salamanca Arroyo, Cole Weliver Terry Stevens, Susan Price, Jared Hottle, Ivan Valtchev, and Mathew Gilbert.

Commission Member(s) absent were: Ed Ottesen

Others present were: Lexi Blank – Planning Staff; Ed Gallagher – Grout Museum Liaison, Arp Patel – Applicant, Charles Pearson, and Alexa McDowell – Architectural Historian

Approval of Agenda

Motion made by Price, seconded by Salamanca Arroyo to approve the agenda of the April 18, 2023 regular meeting. Motion carried unanimously.

Approval of Minutes

Motion made by Price, seconded by Salamanca Arroyo to approve the minutes of the March 21, 2023 regular meeting. Motion carried unanimously.

Oral Presentations

Charles Pearson gave a presentation on his work with the Civil Rights Trail in Waterloo and how it could have impacted the entire Cedar Valley.

Hearings

1. Request by Arp Patel, on behalf of Dhani Re Investments, to locally designate 722 Water Street as a Historic Landmark.

McDowell gave a summary of the history of the building. She stated the applicant is wanting to locally designate this structure as a historic landmark in order to receive historic tax credits for the rehabilitation of the building. This is one of the only remaining industrial buildings on the east riverfront. When inside this building you can tell it was once a warehouse because of the small changes to the structure on the interior.

Arp Patel indicated he plans to return the former restaurant to a restaurant again and open up the exterior of the building by placing new windows where the original ones once were. There will be apartments on the upper floors of the building, as well.

Price made a motion to approve the local designation of 722 Water Street as a Historic Landmark. The motion carried unanimously.

Building Consultation

No Report

Reports

1. Main Street

Hedrick reported that SMID has been cancelled and will be revisited in a few years. There currently is not enough staff and volunteers and there is a lack of time.

2. Silos and Smokestacks.

No Report

3. Grout Museum

Gallagher stated the Grout is excited to host the 2023 Historic Preservation Awards Banquet. Harry Truman's grandson will be presenting at the Grout and tickets are for sale right now. The back doors of the building are open again.

4. Project Update

Gilbert noted Tom has been in contact with him about the Ferguson Home at 705 Beech Street.

5. Highland

Hedrick noted there have been over 60 trees implanted into the neighborhood and the community garden has been put in.

6. Walnut

Valtchev stated the neighborhood has been evaluating the results of the survey that Iowa Heartland Habitat for Humanity completed. They are working to implement a park in the neighborhood and improve the safety with the roads and sidewalks. The grocery store construction is progressing and should be complete around summer time. They are in the hiring process right now for the grocery store.

Discussion Items/Possible Action Items

1. HPC Awards Banquet

Blank stated she will email out the invites to the Commissioners so they can distribute them to possible collaborators. Hottle volunteered to speak on the Most Endangered Properties List and Salamanca Arroyo volunteered to speak on the Past Awards Winners at the Banquet.

2. School Art Project 2023

Stevens mentioned the Courier did not get notice out about the School Art Project, so she is hoping to extend the deadline to June 1st, 2023 and hold a small ceremony after the deadline. The Commission agreed to extend the deadline to June 1st, 2023.

3. Main Street Waterloo Collaboration

No Report

4. Other Collaborations

No Report

5. City-Owned Properties and Demo List

No Report

6. Maps

No Report

7. Goals and Action Plans

No Report

Discussion Items:

No Discussion

Design Guidelines:

No Report

Adjournment

Chairperson Gilbert adjourned the meeting at 5:40 p.m.

Respectfully submitted,



Lexi Blank
Planner I