

**WATERLOO HISTORIC PRESERVATION COMMISSION MINUTES**  
**REGULAR MEETING – June 20, 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 4:35 p.m.

Commission Members present were: Ed Ottesen, Jared Hottle, Ivan Valtchev, Mathew Gilbert, Nick Hedrick and Terry Stevens

Commission Member(s) absent were: Hector Salamanca Arroyo, Cole Weliver and Susan Price

Others present were: Lexi Blank – Planning Staff; Ed Gallagher – Grout Museum Liaison, Wayne Castle – Engineering Staff, Craig and Kristen Pehl – Applicants, Latrisha Dilley and one other member of the public.

**Approval of Agenda**

***Motion made by Hedrick, seconded by Ottesen to approve the agenda of the June 20, 2023 regular meeting. Motion carried unanimously.***

**Approval of Minutes**

***Motion made by Hedrick, seconded by Hottle to approve the minutes of the May 16, 2023 regular meeting. Motion carried unanimously.***

**Oral Presentations**

Latrisha Dilley presented on her upcoming fence request in the Highland Historic District. Gilbert explained the process for a Certificate of Appropriateness and the historic guidelines for the fence.

**Hearings**

- 1. Request by the Kristen and Creig Pehl for a Certificate of Economic Hardship to demo a seven unit home at 127 Lafayette Street.**

Blank gave a summary of the request. Mr. Pehl explained the path of the fire and the condition of the building after the destruction. Valtchev asked if insurance will cover any of the damage, to which the applicants noted since the structure was converted into seven units insurance would not do replacement cost. Mr. Pehl stated he was quoted around \$450,000 to rehabilitate the home, but insurance will cover up to \$200,000.

The water is scheduled to be disconnected in July. Valtchev questioned if this property would be eligible for historic tax credits. Hottle responded noting the property may be eligible for \$45,000 but the designation of the structure would influence the amount. Hottle asked if the property could be sent to the list of potential rehab businesses to see if there was any interest in the property. Blank stated the City only sends properties the City of Waterloo owns to individuals and businesses on that list. Valtchev noted due to the condition of this home, he is less optimistic

about being able to save this home.

*Hedrick made a motion to approve the request by Kristen and Creig Pehl for a Certificate of Economic Hardship to demo a house at 127 Lafayette Street. The motion carried unanimously.*

### **Building Consultation**

#### 1. Park Avenue Historic Bridge Markers Discussion

Valtchev, Ottesen, and Gilbert presented on a few ideas for the project, such as including a lookout on top of the bridge or an art display at the corner of the bridge and amphitheater. They discussed a location across from the River Plaza as another potential site for a display.

Castle stated he would like sketches from the Commission on a proposed display to commemorate the Historic Park Avenue Bridge. There are certain sites that work better than others due to the floodway and the Army Corps of Engineers requirements.

Gilbert noted he can contact the Youth Art Team to create a mural for the site. Hedrick would like to see some professional artists complete a piece of art for this project. Castle stated a design from St. Louis would be influential because that is where the bridge was designed.

Stevens explained the project should show the different cultures in Waterloo through a collage or similar design.

Valtchev, Gilbert, and Ottesen volunteered to design sketches for the project and send them to Castle.

### **Reports**

#### 1. **Main Street**

Hedrick noted the latest Friday Loo had a good turnout. Gilbert explained he is scheduled to meet with Rylee, Historic Preservation Intern at Main Street Waterloo, to discuss Tour De Loo 2024 and the 2023 Historic Preservation Commission Annual Awards Banquet.

#### 2. **Silos and Smokestacks.**

No Report

#### 3. **Grout Museum**

Gallagher stated the Garden Tour had 8 properties between Cedar Falls, Waterloo, and Black Hawk County. The House Tour will have seven homes and run from 12:30 to 5:00pm on August 26, 2023. Tickets can be purchased ahead of time or at the event. The new doors are in and complete at the Grout Museum.

#### **4. Project Update**

The Commission reviewed the marker designs sent by Thomas Zahn and Associates. Gilbert noted he would like to see a QR code that leads to the Waterloo Library website with more information on the home. Commission members asked the size and scale of the markers. Blank noted she will send Thomas Zahn and Associates a request to see the size, scale, and appearance of the structures in the physical space.

#### **5. Highland**

No Report

#### **6. Walnut**

Gilbert explained the Walnut Neighborhood is still analyzing the Flourishing Neighborhood Index and ways to improve safety concerns. Valtchev stated there is a committee looking at different park locations for the neighborhood. Neighborhood Clean Up Day is approaching. National Night Out will be held Tuesday August 1<sup>st</sup>, 2023 by Gallagher Bluedorn and there will be food vendors at the event this year.

#### **Discussion Items/Possible Action Items**

##### **1. School Art Project 2023**

No Report

##### **2. Main Street Waterloo Collaboration**

No Report

##### **3. Other Collaborations**

No Report

##### **4. City-Owned Properties and Demo List**

No Report

##### **5. Maps**

No Report

##### **6. Goals and Action Plans**

No Report

#### **Discussion Items:**

No Discussion

**Design Guidelines:**

No Report

**Adjournment**

*Chairperson Gilbert adjourned the meeting at 5:50 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Lexi Blank".

Lexi Blank  
Planner I