

**WATERLOO HISTORIC PRESERVATION COMMISSION MINUTES**  
**REGULAR MEETING – August 15, 2023– 4:00 P.M.**  
**The meeting was held in the Harold E. Getty Council Chambers at City Hall**

Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission to order at 4:00 p.m.

Commission Members present were: Ed Ottesen, Jared Hottle, Nick Hedrick, Terry Stevens, Susan Price, Hector Salamanca Arroyo (left at 4:20pm), Matthew Gilbert (arrived at 4:15pm), and Cole Weliver (arrived at 4:25pm)

Commission Member(s) absent were: Ivan Valtchev

Others present were: Lexi Schneider and John Dornoff – Planning Staff; Thomas Zahn and Associates, Mayor Hart, Tara Thomas-Gettman – Director of Strategic Communication, Ed Gallagher – Grout Museum, Charles Pearson, Timothy Clark and five members of the public.

**Approval of Agenda**

***Motion made by Hedrick, seconded by Price to approve the agenda of the August 15, 2023 regular meeting. Motion carried unanimously.***

**Approval of Minutes**

***Motion made by Hottle, seconded by Hedrick to approve the minutes of the July 18, 2023 regular meeting. Motion carried unanimously.***

**Oral Presentations**

No Report

**Hearings**

- 1. Request by Timothy Clarke for a Certificate of Appropriateness to allow for vinyl siding on the rear portion of the home at 136 Prospect Avenue.**

Schneider summarized the staff report.

Clarke explained that the existing siding is bulging and deteriorating in places. The vinyl is being requested because replacing it with wood would cost about \$15,000 versus \$7,000 for vinyl. The portion of the siding that is being requested to be replaced will not be seen from the street and is only a small portion of the home.

Price asked if the portion that will be replaced is only the back of the house, to which Clarke confirmed it is only the rear part of the home. The rest of the home is stucco.

Ottesen questioned if the rear portion was original to the building. Clarke was unsure if that part is original. Clarke noted he was given a quote for \$900 to remove the bees and temporarily fix the existing siding.

Hedrick asked if Clarke's rear portion of the home faces the alley, to which Clarke confirmed it does.

Price questioned if it would improve the look of the house. Clarke stated it would because the wood is not in good shape.

Clarke stated he has received multiple bids for vinyl siding from different contractors.

Hottle asked if he got a quote for fiber cement board, to which Clarke explained that none of the contractors he spoke with offered fiber cement board.

Hedrick explained the lot is located on a T-shaped alley and there would be only two properties that can see the home on the back side. Although, the use of vinyl is not recommended, the location of the siding will not have a large effect on the appearance of the neighborhood. He did still have a concern with the change possibly affecting the homes status of being eligible for the National Register of Historic Places.

Hottle questioned if vinyl has been approved in the past, to which Hedrick noted it has only been approved on homes that are on the outskirts of the district and therefore did not need Historic Preservation Commission approval. The commission did not want to set a precedent for vinyl siding in the historic district.

Clarke stated since it is a dual sided structure, it may not set a precedent.

Ottesen asked if he would entertain a quote for fiber board, to which Clarke confirmed he can do that.

***It was moved by Hedrick, seconded by Price, to table the request by Timothy Clarke for a Certificate of Appropriateness to allow for vinyl siding on the rear portion of the home at 136 Prospect Avenue to allow the owner time to get a quote for fiberboard material instead of vinyl. The motion carried unanimously.***

## 2. Civil Rights History Study

Thomas Zahn began by introducing his team. The history and location of the different properties included in the study were summarized by Zahn. He explained Amanda Loughlin had previously conducted survey's on a few of the properties in the study, such as Local 46 Union Hall.

Mica Anders gave an explanation of a map showing the 6 locations of the markers. Anders noted the Tredwell Tourist Home is the only tourist home that is still standing of the few that were listed in the Greenbook and this is recognized on the marker. The markers may be placed in one location but the description and history often go beyond that one location.

Gar Patterson noted the entrepreneurial energy could not be tagged to a specific property, but it was present when speaking with community members.

Anders noted the Furgerson-Fields Park marker is slightly larger than the other markers at 3' by 3' and it will located in the park. Public Works is fabricating and installing the markers. They

will also be maintaining the markers over time. The colors were recommended by the Commission and red was chosen to be the prominent color to be cohesive with the other signs in downtown Waterloo. The different font sizes were chosen to cater to all modes of transportation for visitors, such as walkers, bikers, vehicles, etc.

Bethany Gladhill described the National Register Amendment portion of the project and noted the Union's in Waterloo and their relation to the Rath Administration Building were analyzed. The team put together an amendment to the National Register nomination for the Rath Administration building. One concern the consultants and the State Historical Preservation Office had with the nomination was the integrity of the building, because it is not in the best condition.

Gladhill noted 705 Beech Street was also looked at as a possible site to nominate for the National Register of Historic Places. The staff at Thomas Zahn and Associates feel strongly about having that property recognized, but understand it could be difficult since they need the permission of the property owner. If they could get permission, they may look at nominating the project pro-bono because they feel so strongly that it should be on the National Register of Historic Places.

Gladhill stated a multiple property listing should be investigated for the city and could be focused on the black churches in the city.

Stevens stated she has concerns with the amount of information described for East High School. She noted it is not sufficient enough to only state "In 1968 this happened". There should be something in there about the school being a desegregation school for the City of Waterloo. Stevens noted it is critical in her opinion to give appreciation to the people who have contributed to Waterloo's Civil Rights History, not just the buildings. Stevens explained that her father's story and other's stories showing strength should have been shared through this project, rather than just addresses.

Zahn responded by noting Amanda Laughlin completed the form work for East High School.

Patrick Rhone noted the survey is guided to certain stories to be considered for the nomination and the stories may not always be National Register eligible, but once the survey forms are received, you will see the stories included.

Ottesen explained the Main Street Design Council had concerns with the Haffa Building marker. At the meeting, the council questioned where the sign would be located and the size of the sign. He noted the preference by the council would be to have it located on the building and a smaller size.

Hedrick questioned what the plan for the sign is and would like to see the street sign pole be more of a monument sign and be more cohesive with the other signs that are in downtown Waterloo.

Anders noted the cost per sign and the budget is what mainly dictates the design of the sign. Making the sign poles black and with a metal pole has been discussed with Public Works and they are working on getting pricing for those changes.

Gilbert asked if the sign is two sided, to which Anders confirmed they are two-sided. He

questioned if there is a reflective piece to the marker to show it in the dark. Anders explained they have not seen a mock-up of the sign, yet. They have seen the size of the marker but have not received an answer on the reflectiveness.

Gilbert would like to view the sign at night and have some reflectivity to the sign.

Hedrick mentioned the Civil Rights Study and Thomas Zahn and Associates work should be built on by the commission through social media and the city website.

Gilbert asked what the next steps for the project are, to which Gladhill noted there are many opportunities for next steps, such as social media. It would be great to figure out a way to represent those people and places with something other than a marker.

Zahn added that he will be sending Amanda Laughlin's work as well as his own to the city as a full package.

Tim Coolman stated it would be helpful to have online resources for this information and supported the idea of QR codes on the markers to give more information.

Pearson explained Waterloo should have a Historical Society and more black preservation partners. Rebecca Sparks completed a survey of the Smokey Row Neighborhood and recommended a second survey to include more properties in the triangle area. He described different components of Civil Rights in Iowa and noted the City of Waterloo worked with him in 2016 to recognize city-owned properties that were part of civil rights history.

Gilbert stated the Historic Preservation Commission is capable of enacting a task force to further this project.

Hottle noted he would like to see the survey forms when they are complete and he would like to see the work Charles Pearson has done. Hottle agrees a task force should be created for this project.

***Stevens made a motion to create a task force to further the research done for the Civil Rights History project (Historic Preservation Commission Ordinance Section 18 1/2-7. Powers, Duties, and Responsibilities). Motion carried unanimously.***

#### **Discussion Items:**

1. National Trust for Historic Places Past Forward Conference 2023

Gilbert noted the National Trust for Historic Places Past Forward Conference will be November 8 to November 10, 2023 in Washington D.C. This is the first in-person Conference since the pandemic. He explained the conference is a great way to achieve the training hours required by the commission to be a Certified Local Government Commission.

2. Grout Museum Report

Gallagher mentioned the Grout Museum has been working on Civil Rights History, as well. The Grout is holding their Historic Homes Tour August 26, 2023. A Waterloo in World War II

exhibit will be coming to the Grout to show Waterloo's part in WWII.

**Adjournment**

*Chairperson Gilbert adjourned the meeting at 5:38 p.m.*

Respectfully submitted,

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

Lexi Schneider  
Planner I