

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
WATERLOO, IOWA
REGULAR MEETING - 4:00 P.M. March 28, 1991

The regular meeting of the Waterloo Historic Preservation Commission was called to order at 4:18 p.m. by Vice-Chair Mike Broshar in the Large Conference Room on the second floor of City Hall.

Members present were: Broshar, Swinehart, Petersen, Spencer, and Maxon.

Also present were: Dave Van Dee and Rich Earles

Van Dee indicated that he was not present at the March 8, meeting and that the minutes should reflect that fact. Motion was made by Petersen and seconded by Spencer to approve the minutes of the March 8, meeting and that they should be amended as indicated. Motion carried.

A motion was made by Petersen and seconded by Spencer to approve the agenda. The motion passed.

Agenda Items

The first agenda item dealt with a proposed skywalk connection into the River Plaza building from the Cedar Street side. Earles gave the staff report along with a recommendation of denial. Next, Dave Van Dee, Executive Director of the Waterloo Redevelopment Authority presented the background and plans for the project. He then discussed the economic impacts of the skywalk to the property and indicated that denial of the project may lead to tenants relocating from the building. Van Dee also noted that the skywalk will not enter the primary facade.

Discussion occurred concerning the future of the building if the request were denied. One scenario was that tenants would leave the building which in turn would reduce the funds available for maintenance of the building which in turn would lead to deterioration. Discussion also occurred concerning the visual impact on the building. It was noted that this was not the primary facade of the building. Broshar indicated that the columns should be redesigned to a post and beam type to be more sensitive to the structure. He also noted drainage problems with the existing skywalks in the area.

After further discussion it was moved by Swinehart and seconded by Spencer to issue a certificate of appropriateness to allow construction of the skywalk subject to the design being modified to improve the drainage system and to redesign any necessary support columns to minimize the physical and visual intrusion. While the commission recognizes that this will be an intrusion; this is not the primary facade and that the amount of change the building has already experienced is viewed as being more significant than this intrusion

MINUTES HISTORIC PRESERVATION COMMISSION

March 28, 1991

Page two

will be. The long-range economic health of the building must be considered. The addition of the skywalk will allow the building to remain as a productive asset to the downtown.

The motion passed with Maxon abstaining.

The next agenda item was a request by the Community Development Board to demolish 117 Cutler street. Earles gave the staff report along with a recommendation of approval. After discussion it was moved by Petersen and seconded by Swinehart to approve per staff recommendations. The motion carried.

The last agenda item was a request by the Community Development Board to demolish 320/322 Courtland. Earles gave the staff report along with a recommendation of approval. After discussion it was moved by Swinehart and seconded by Maxon to allow the demolition. The motion passed.

Discussion Items

The first discussion item dealt with the Dunsmore House. The commission discussed an article that appeared in the Waterloo Courier about the house and decided to see what, if any interest was sparked by the article.

Next, there was a discussion preservation week activities. Activities planned for the week include: Highland Walking tour, newspaper article(s), and a certificate of merit to Highland for their street lighting project.

At 5:51 p.m. being no other business it was moved by Petersen and seconded by Maxon to adjourn. The motion passed.

Respectfully submitted,



Richard W. Earles
Staff to the Commission

RWE:dbm

HPM13