

**WATERLOO HISTORIC PRESERVATION COMMISSION MINUTES**  
**REGULAR MEETING – JANUARY 19, 2022– 4:30 P.M.**  
**The meeting was held via Zoom**

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

Commission Members electronically were: Ed Ottesen, Nick Hedrick, Alice Rohret, Susan Price, and Matthew Gilbert.

Commission Member(s) absent were: Terry Stevens.

Others present electronically: Alexa McDowell, John Dornoff – Planning Staff; Ed Gallagher – Grout Museum Liaison; Jonathan Grieder – City Council Liaison; Charles Pearson and David Deeds.

**Approval of Agenda**

***Motion made by Price, seconded by Hedrick to approve the agenda of January 19, 2022, regular meeting. Motion carried unanimously.***

**Approval of Minutes**

***Motion made by Hedrick, seconded by Price to approve the minutes of the November 17, 2021 meeting. Motion carried unanimously.***

**Oral Presentations**

Pearson went over his project to find properties of significance of African-American history and the city has mainly looked at architectural significance.

Pearson wants to partner with the commission to work on a project of African-American significance.

The call with Pearson was ended due to difficulties with Pearson's cell phone connection.

**Hearings**

**1. Request by JSA Development to Locally Designate 425 Franklin Street.**

McDowell stated that Part I for the National Register was done but the consultant passed away and could not answer the questions from the state and further explained why JSA was looking for local destination. She also noted the store fronts were altered in the 1980's which concerned the state. The rehabilitation would return the building to its historic character.

Gilbert asked about time period to which McDowell stated it was constructed in 1923 and was used for automobile business later. Period of significance from 1923 till 1950's.

David Deeds thanked the consultant and the commission for looking at this item.

Gilbert asked if what our Ordinance says about Local Designation.

Ottesen asked if there was a path to Federal Designation to which McDowell said no but McDowell state tax credits will be used so it will be restored to federal standards.

Hedrick asked what the possible uses for to which Deeds answered that is to be determined. Gilbert asked if Opportunity Zone tax credits will be used to which Deeds stated that they are not part of the financial plan.

Gilbert asked if sub-contractors will be used to which Deeds stated that they generally hire a general contractor and it is up to the general contractor to higher the subcontractors. Gilbert followed up stating that when the Ordinance is rewritten that should be a consideration.

***Motion made by Hedrick, seconded by Price to approve the Local Destination. Motion carried unanimously.***

## **2. Approval of the 2021 CLG Annual Report**

Dornoff went over the report.

***Motion made by Price, seconded by Rohret to approve the 2021 CLG Annual Report. Motion carried unanimously.***

### **Building Consultation**

None

### **Reports**

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

Ottesen stated the mayor was at meeting to discuss the Veteran's Way plan on 4<sup>th</sup> Street from Sullivan's Brothers Plaza to the east side. Most design reviews were tabled looking for more information. Tour D'Loo is April 21<sup>st</sup>.

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

No Report

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

Gallagher stated they had board meeting today. There has been enthusiasm for the new planetarium. There will not be a St. Patrick's Day Brunch this year.

#### **4. Building Update**

No Update

## **5. Project Update**

No Update

## **6. Highland**

Hedrick stated that the neighborhood association had a meeting recently but has been dealing with the death of Logan Buckley who was on the association. The neighborhood is planning even more events in 2022 than they had in 2021.

## **7. Walnut**

Very successful events during the holidays and have plans for spring and summer.

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

#### **1. HPC Awards Banquet 2022**

Hedrick said the date is set for May 12<sup>th</sup>.

Discussion on possible award winners. Hedrick suggested Joyce Oaks and Walnut Neighborhood Association and need to shine light on other neighborhoods.

#### **2. School Project**

No Report

#### **3. Main Street Collaboration**

Tour D'Loo in April can always use volunteers. Discussion of doing walking tours of the neighborhood including African-American history.

#### **4. Other Collaborations**

Gilbert stated that there is collaborations in the Walnut Neighborhood that would be possible opportunities for the commission.

#### **5. Demolitions/City-Owned Properties**

Ottesen asked if there was money to do demolitions to which Dornoff stated yes.

#### **6. Goals and Action Plan**

No Report

#### **Other Discussion:**

Councilman Grieder introduced himself.

Cedar Falls Tourism is going after the Preservation Iowa summit in 2023 or 2024. Other neighboring cities are going to be asked to get involved.

**Adjournment**

*Ottesen adjourned the meeting at 5:33 p.m.*

Respectfully submitted,

A handwritten signature in cursive script that reads "John Dornoff".

John Dornoff  
Planner II