

**WATERLOO HISTORIC PRESERVATION COMMISSION MINUTES**  
**REGULAR MEETING – December 20, 2022– 4:30 P.M.**  
**The meeting was held in the Mollenhoff Conference Room at City Hall**

Vice Chairperson Hedrick called the regular meeting of the City of Waterloo Historic Preservation Commission to order at 4:35 p.m.

Commission Members present were: Nick Hedrick, Terry Stevens, Susan Price, Cole Weliver and Ivan Valtchev.

Commission Member(s) absent were: Ed Ottesen, Hector Salamanca Arroyo, and Mathew Gilbert

Others present were: Lexi Blank – Planning Staff; Ed Gallagher – Grout Museum Liaison; Jennifer James – Historic Consultant

**Approval of Agenda**

***Motion made by Valtchev, seconded by Stevens to approve the agenda of the December 20, 2022, regular meeting. Motion carried unanimously.***

**Approval of Minutes**

***Motion made by Price, seconded by Valtchev to approve the minutes of the November 18, 2022 special meeting. Motion carried unanimously.***

**Oral Presentations**

No Oral Presentations

**Hearings**

**1. Resolution to support the nomination of Friedl Bakery, located at 302 Commercial Street, to be recognized on the National Register of Historic Places**

Jennifer James, historic consultant, gave a summary of the history of the building and the interior and exterior features. Price asked if the existing use is a new use, which Jennifer stated Friedl Bakery had bakery operations on the first two floors with apartments on the third floor for employees. The building was converted around 1927 to have commercial uses on the first floor with condos on the second and third floors and this is the existing layout today. It was asked if the property was ever surveyed for historic significance. Jennifer mentioned the Multiple Property Document that evaluated the site in the 1980's. Jennifer noted there were few items that needed to be recreated and some items were repaired when the owner acquired the building and rehabilitated it. Price asked what will make visitors know this property is listed on the National Register of Historic Places and know that it is the Friedl Bakery Building. She stated a sign or plaque on the building would be a good way to indicate its significance. Gallagher questioned if the Friedl family had been contacted about the nomination. Jennifer noted she met a relative at the library whom provided her with some information and images of the building.

*Price made a motion to support the nomination of Friedl Bakery, located at 302 Commercial Street, to be recognized on the National Register of Historic Places. The motion carried unanimously.*

2. Request by City of Waterloo for a Certificate of Economic Hardship to demo a house at 207 Lafayette Street

Hedrick gave a summary of the request and noted JSA and Habitat do not have interest in the property. Blank stated asbestos testing is done. Valtchev discussed having an organization do vital repairs now, such as repairs to the roof and when money and time is available in a few years an organization could finish the repairs.

*Valtchev made a motion to table the request by the City of Waterloo for a Certificate of Economic Hardship to demo a house at 207 Lafayette Street until the Iowa List of Endangered Properties is released. The motion carried unanimously.*

### **Building Consultation**

1. Review written report from 415 Collective on the status of the 415 Walnut Church building adaptive reuse project.

No report.

### **Reports**

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

Hedrick noted Main Street is moving locations. He also mentioned the upcoming events such as Shop Small, Winter Wonderloo, and Funky Junk-a-loo.

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

No Report

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

Gallagher stated the remodeling project of the doors at the Grout Museum is ongoing and they seem to be on schedule. The museum is raising money for new technology in the building.

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

Blank gave a summary of the December 2022 Report from the Civil Rights Project Consultants. Price asked why the amendment to the 20<sup>th</sup> Century African American Civil Rights in Iowa Draft Project Report for the Rath Administration Building is still under review. Blank noted SHPO is still reviewing it and can check on the progress of the review.

## **5. Highland**

Hedrick and Weliver noted the Christmas in the Park with Santa Event. Hedrick stated that Chris Schwartz was the winner of the Light Show and there were many homes that participated in the event.

## **6. Walnut**

Valtchev noted the grocery store is progressing with construction. Laura Hoy, Walnut Neighborhood Association President, is working to bring more leaders to the Neighborhood Association and to more discussions. Valtchev mentioned there is a survey being conducted by Habitat for Humanity and a consultant in Atlanta that is going door to door asking residents about their neighborhood experience.

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

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

Stevens briefly went over a timeline for the project and noted JSA had volunteered with the project in previous years.

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

No Report

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

Blank stated Stacey Snyder with Waterloo Schools is looking for someone from the Commission to help identify historically important areas around town because she is working on setting up a GIS/mapping course that will focus on creating a story map highlighting Black and Hispanic history in Waterloo. Terry volunteered to help Stacey with the course.

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

No Report

#### **5. Maps**

Blank noted John is making progress towards the maps, but is still running into some issues with the program crashing.

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

Blank gave a summary of the Grant Schedule and explained the Commission should come up with a budget for items so grants can be applied for. The commission decided to ask for funds for continuing education and training with the CFNEIA January 15, 2023 Grant.

**Discussion Items:**

None

**Design Guidelines:**

No Report

**Adjournment**

*Vice Chairperson Hedrick adjourned the meeting at 5:45 p.m.*

Respectfully submitted,

A handwritten signature in black ink that reads "Lexi Blank". The signature is written in a cursive, flowing style.

Lexi Blank  
Planner I