

WATERLOO HISTORIC PRESERVATION COMMISSION MINUTES
SPECIAL MEETING – November 18, 2022– 1:00 P.M.
The meeting was held via Zoom

Chairperson Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 1:07 p.m.

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

Commission Member(s) absent were: Hector Salamanca Arroyo

Others present were: Lexi Blank and Aric Schroeder – Planning Staff; Sally Darragh and Ann Bilanzich- Applicants

Approval of Agenda

Motion made by Hedrick, seconded by Valtchev to approve the agenda of the November 18, 2022 special meeting. Motion carried unanimously.

Approval of Minutes

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

Oral Presentations

No Oral Presentations

Hearings

1. Request by Sally Darragh for a Certificate of Appropriateness to allow for a new 6' vinyl privacy fence at 145 Prospect Ave.

Blank gave the staff report. Valtchev asked for clarification on where the fence will be placed. The applicants verified it will be in the northeast corner of their lot and abut up to their neighbor's fence. They also mentioned the previous rotten fence has been removed and the new one will match the neighbor's fence.

Hedrick made a motion to approve the request by Sally Darragh for a Certificate of Appropriateness to allow for a new 6' vinyl privacy fence at 145 Prospect Ave. The motion carried unanimously.

2. Request by Jesse Swan for a Certificate of Appropriateness to allow for the replacement and repair of soffit, fascia, and gutters at 241 Alta Vista Avenue.

The Commission asked if the applicant will be repairing and replacing with the same materials. Blank confirmed the materials will be the same or similar.

Valtchev made a motion to approve the request by Jesse Swan for a Certificate of Appropriateness to allow for the replacement and repair of soffit, fascia, and gutters at 241 Alta Vista Avenue. The motion carried unanimously.

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

Blank shared the staff report. Schroeder noted Code Enforcement was on the previous owners to fix some of the issues. He stated the roof is caving in, the porch is deteriorating, the stairwells have caved in, and there are mold issues with the home. Valtchev asked if Habitat for Humanity has been contacted about wanting to rehabilitate the home. Schroeder mentioned they looked at 208 Sunnyside Ave and said it was too far gone. 207 Lafayette is in similar shape to 208 Sunnyside Avenue. Habitat for Humanity also focuses more in the Walnut and Church Row neighborhoods.

Ottesen asked what kind of condition the JSA homes on East 3rd St were in when they were acquired and rehabilitated. Schroeder stated they were in bad shape, but not as bad as 207 Lafayette Street. Valtchev asked the cost of the demo. Schroeder noted the demo could cost \$20,000 to \$25,000 if asbestos testing and abatement can be completed or \$35,000 to \$40,000 if it cannot be completed.

Gilbert questioned if the property is a nuisance, or has security or pest concerns. Schroeder stated the property is definitely a nuisance and is reasonable secure because it is boarded up. Valtchev mentioned boarding up houses in a more appealing and more weather resistant way, such as adding color. Schroeder noted the city can look into it, but typically the homes are already boarded up before the city acquires them, sometimes not by the city. It could increase the cost to secure a property as well.

Valtchev mentioned tabling the request in order to ask companies, such as Habitat for Humanity and JSA Development if they would like to rehabilitate the property.

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. The motion carried unanimously.

Building Consultation

No report

Reports

1. Main Street

No Report

2. Silos and Smokestacks.

No Report

3. Grout Museum

No Report

4. Project Update

No Report

5. Highland

No Report

6. Walnut

No Report

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

7. Discussion of cancellation of the December Historic Meeting

Commission members discussed possible agenda items for next month and therefore voted to keep the December Historic Preservation Commission meeting.

8. Election of Chairperson and Vice-Chairperson for the term ending December 31, 2023

Blank noted Ottesen has been chairperson for many years and someone else should step up.

Motion made by Hedrick, seconded by Stevens to nominate Matthew Gilbert as Chairperson and Ivan Valtchev as Vice-Chairperson for the period ending on December 31, 2023. Motion carried unanimously.

Discussion Items:

Nomination to the Iowa Most Endangered List 2023

Commissioners discussed nominating the Cunningham home on Chestnut Street or 207 Lafayette Street.

Motion made by Price, seconded by Stevens to nominate 207 Lafayette Street to Iowa's Most Endangered Building List 2023. Motion carried unanimously.

Design Guidelines:

No Report

Adjournment

Chairperson Ottesen adjourned the meeting at 2:00 p.m.

Respectfully submitted,



Lexi Blank
Planner I