

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – JANUARY 24, 2006 – 5:00 P.M.  
WATERLOO PUBLIC LIBRARY – MEETING ROOM A**

Acting Chairperson Ottesen called the regular meeting of the City of Waterloo Historic Preservation meeting to order at 5:00 p.m.

Those in attendance were Ottesen, Olsson, Morgan, Anderson, and Quirk. Also present was staff member, Morgan Hoosman, and community member, David Deeds.

**Approval of Minutes**

Ottesen stated there were two errors in the minutes, the date and his name as an attendee.

*A motion was made by Olsson to approve the minutes of the December 24, 2006 regular meeting with corrections. Seconded by Quirk, and passed unanimously.*

**Approval of Agenda**

Hoosman stated the Commission may wish to table the discussion on Preservation Activities 2006 until the next meeting when the chairperson would be in attendance to report. Olsson noted that the Ordinance Revision could be added as a discussion item if time permits.

*A motion was made by Quirk to approve the agenda as amended. Seconded by Olsson, and passed unanimously.*

**Reports**

**Main Street Report**

Ottesen stated the Main Street Board reviewed a couple of signs. Ottesen also noted that they are working on a 4<sup>th</sup> Street streetscape project with the City, and a downtown market study will be presented to the public on February 2, 2006 at Struxture.

**Silos and Smokestacks**

There was no report this month.

**Grout Museum**

There was no report this month.

**Public Hearings**

**1. Request by City of Waterloo to demolish properties from E. 8<sup>th</sup> – 11<sup>th</sup> Street between Sycamore Street & the Cedar River as a part of the Cedar River Neighborhood Redevelopment Project**

Anderson stated the request was a part of the Cedar River Riverfront Housing Project from East 6<sup>th</sup> – East 11<sup>th</sup> Street. Anderson noted that the City has acquired properties and is currently working with Cedar Valley Restoration and Development to build from E. 6<sup>th</sup> to E. 8<sup>th</sup> Street. Anderson noted that with that phase of the project all of the commercial buildings were planned to be demolished, but there is a historic two-story brick building that Deeds will incorporate into the development project.

Olsson questioned if any houses in the area were deemed individually eligible. Hoosman responded that none of the residential structures were surveyed as eligible in 1994. Ottesen questioned which buildings in the area did the City of Waterloo currently own. Anderson responded that the City owned three Black Hawk Sprinkler buildings. Morgan questioned if any residential property owners had been contact or notified about the city's plans, and noted concerns with the relocation of homeowners in the area. Anderson stated that the City has not yet been in contact with the residential property owners, but they have contacted the commercial property owners. Morgan stated concerns with the City buying out owner-occupied properties. Morgan questioned how many owner-occupied properties were there in the area. Deeds stated that the only owner-occupied home he was aware of was the property located at 118 East 10<sup>th</sup> Street.

Olsson stated concerns with the demolition of two homes, 120-122 East 8<sup>th</sup> Street that still had historic integrity, and 1218 Sycamore Street, which may be one of the oldest homes in the area (built in 1869). Deeds stated that the home at 120-122 E. 8<sup>th</sup> Street could potentially be renovated and incorporated into the project. Deeds also stated that he did believe there was much historic integrity left to the property at 1218 Sycamore Street, and that it had been significantly altered over the years.

*A motion was by Morgan to approve the request for demolition with the exception of the properties located at 120-122 East 8<sup>th</sup> Street due to its historic significance and 118 East 10<sup>th</sup> Street due to it was an owner-occupied structure. The motion was seconded by Olsson. Motion carried with 3 ayes and 1 abstention (Anderson-conflict of interest).*

## **2. Request by City of Waterloo to demolish the Rath Maintenance and Cooper Building as a part of the Crystal Distribution site expansion.**

Anderson stated the City was currently working with Crystal Distribution on the expansion of their site, which would include a new \$4 million building and new neighborhood jobs. Anderson noted that Crystal currently employs a number of residents who live in the area. Anderson stated the plans are for the City to buy the properties for Crystal Distribution and if they do not build within 2 years then they will reimburse the City. Anderson stated that Crystal currently utilizes over 700,000 square feet of former Rath buildings.

Morgan questioned if Crystal Distribution could expand at the site without acquiring and demolishing the buildings. Anderson responded that one of the buildings was multi-level with many lofts and mezzanines, and other is currently in a state of disrepair, making them both unusable. Hoosman also noted that with the buildings there is would make it difficult for semi-truck to maneuver. Olsson questioned if there would be any Rath buildings remaining with the Rath symbol used on the 18<sup>th</sup> Street Bridge if these were to be demolished. Anderson responded that there would still be buildings remaining.

*A motion was by Olsson to approve the request. The motion was seconded by Quirk. Motion carried with 2 ayes, 1 nay, and 1 abstention (Anderson-conflict of interest).*

Hearing no further discussion acting chairperson Ottesen adjourned the meeting at 5:45 P.M.

Respectfully submitted,

Morgan Hoosman  
Associate Planner  
Staff to the Commission