

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – FEBRUARY 8, 2005 – 5:00 P.M.
MOLLENHOFF CONFERENCE ROOM – 2ND FLOOR CITY HALL**

Chairperson Malecek called the regular meeting of the City of Waterloo Historic Preservation meeting to order at 5:10 p.m.

Those in attendance were Ottesen, Malecek, McKean, Olsson, Reagle, Anderson, and Maar. Community members: Larry Lavenz, Bonnie Beitz, and Albert Wilson with LAFNOW Neighborhood, Vern and Donna Nelson, and David Deeds. Also in attendance was staff member Don Temeyer Morgan Hoosman.

Approval of Minutes

A motion was made by Olsson to approve the minutes of the January 25, 2005 regular meeting as submitted. Seconded by McKean, and passed unanimously.

Approval of Agenda

Malecek requested to move the discussion item of the local designation of the Rath Administration Building to an agenda item in order to take action to give official notice to Mayor and Council.

A motion was made by McKean to amend the agenda to move discussion item #1 to an agenda item. Seconded by Maar, and passed unanimously.

A motion was made by McKean to approve the agenda as amended. Seconded by Ottesen, and passed unanimously.

Reports

Silos & Smokestacks report

There was no report this month

Main Street Report

Ottesen stated the Design Review Board reviewed a sign permit, but no other action this month.

Grout Museum Report

There was no report this month

Waterloo Historic Preservation Fund

Hoosman stated the balance for the fund is currently at \$1,794.19, and the monies for the Fowler Building Project have not yet been distributed.

Agenda Items

Local Designation of the Rath Administration Building located at 1515 Sycamore Street.

Malecek stated the Commission would like to look at the local designation and National Register nomination of the Rath Administration Building due to its national significance, and its endangered status. A community resident, Bonnie Beitz, stated her memories of the nationally known Rath Packing Company, and the reasons the building should be saved. Another resident, Larry Lavenz, stated he is currently writing a book on the Rath Packing Company, and there are numerous people in the community interested to save the building. Donna Nelson stated that a sense of pride in architecture and history ties a community together with efforts to save buildings such as this one has been done successfully across the country, and if the Rath building is not saved than all we will have will be photographic memories. Mr. Lavenz noted the connections that Rath has to the community, region, and the country. Temeyer stated the Rath Building is the most endangered building, which is the reason the city purchased it 20 years ago. Temeyer stated staff has marketed the building nationally at the Brownfields Conference, and it is within the employment zone. Temeyer stated that students who studied the building estimated \$10 million to rehabilitate the building, and the city has attempted to attract businesses to the building by acquiring land around it. Temeyer questioned whether the local designation and National Register nomination would help or harm a potential investor in the property. Malecek stated due the state of disrepair of the building, any potential investor would utilize tax and federal historic tax incentives, and they would need the listed status in order to accomplish it. Donna Nelson suggested looking at the building for housing which is a national trend to place housing near industrial area, which may be easier to attract than office development. Mr. Lavenz stated the neighborhood has been interested to see the building developed as a community center or other multi-use facility, and the designation would attract more of an interest in development. Ms. Nelson questioned if there are Brownfields funds available to assist with redevelopment. Temeyer stated there are funds available to remove the asbestos from the building. Temeyer stated we should obtain a new estimate for demolition of the building versus redevelopment to determine if it is feasible to put money into the building to rehab it. Mr. Wilson suggested utilizing the building as a museum. Malecek stated that there are numerous resources to assist with the preservation of the building due to the fact that it is within a National Heritage Area, and there is the availability of national grants such as the Save America's Treasures to be used for the project. McKean stated his appreciation for the city's ability to acquire the building and their attempts to market it for development. McKean stated that other communities have saved similar buildings and the Commission should set a time frame jointly with the city for redevelopment. There was discussion regarding the time frame to redevelop the building. Temeyer noted the tentative time frame until the building will be demolished is approximately one year from the opening of the new 18th Street bridge. Anderson stated potential developers are currently aware of the historic incentives, and did not think that local designation would make the property any more attract to development. Temeyer stated that the Commission should also consider the additional costs for renovation that may be charged to a developer in order to meet historic standards if the building is listed on the National Register. Maar questioned if there is any opposition to rezoning the property to residential. Temeyer stated that Crystal Distribution may not be in favor of residential use near their industrial business, and the Rath Plan shows the area as an employment zone. Reagle questioned if there is a difference in process between the local designation and National Register nomination. Malecek stated for proper procedure of the local

designation of the site, the Commission should send official notice to Mayor and City Council.

It was moved by Maar to give notice to Mayor and City Council of the local designation and National Register Nomination of the Rath Administration Building. The motion was seconded by McKean. Motion carried.

Ayes

Maar
Reagle
McKean
Ottesen
Olsson

Nays

Anderson

Temeyer suggested the Commission hold a work session with the City Council to discuss the local designation.

Discussion Items

Meeting with Mayor Hurley

Malecek stated there is a meeting scheduled with himself, McKean and the Mayor for Tuesday, February 15, 2005. Malecek noted they would be discussing the Highland survey and forum, appointment of Highland residents, Walnut Neighborhood homes, and the Rath Administration Building.

Board of Realtors Meeting

McKean stated the presentation on historic preservation to the Board of Realtors February meeting was successful. McKean noted there were over 75 local realtors in attendance at the meeting. McKean stated a few realtors volunteered to participate in subcommittees, and he has also received several calls from interested realtors to obtain more information. Malecek stated he also received calls after the meeting, and he has a scheduled meeting with one realtor who would like to learn more.

Historic Preservation Month Activities

Malecek stated the Commission should decide on activities for the month. Malecek noted 4 potential activities for the Commission. Malecek suggestions were 1) conduct public service announcements in collaboration with Waterloo Main Street. 2) create a "10 Great Homes" Tour of Waterloo 3) hold a preservation awards program 4) hold a Rath Administration Building media event. Malecek stated the Commission should finalize plans for preservation month activities at the next meeting.

Highland Historic District Forum

Malecek stated the forum will be held Tuesday, February 24, 2005 from 6-8 p.m. at the HAZMAT Training Center. Malecek noted Kerry McGrath, State CLG Coordinator,

plans to attend the meeting, and potentially the Mayor and Councilperson may also attend the meeting. Reagle stated she will not be able to attend the meeting, but she requested that it be recorded and viewed at a later date. Hoosman stated staff could record the forum.

Newton Jewelry Store

Malecek stated there will be an on-site workshop with the Main Street State Architect next Tuesday, February 15, 2005, and an invitation has been extended to the Commission.

Walnut Neighborhood Homes Preservation Plan

Malecek stated Kerry McGrath has suggested the Commission hold a ICN conference with other Iowa communities who have faced similar situations. Malecek stated they are working on a date and time, tentatively planning for an up-coming Saturday.

Ordinance Revision

Maar stated the subcommittee has met three times to discuss the revision, and they plan to meet on Wednesday, February 9th. Malecek suggested the group completed their review of the ordinance, and then the full Commission can review the suggestions from the subcommittee.

Hearing no further discussion, to was moved by Olsson, and seconded by Maar to adjourn. Chairperson Malecek adjourned the meeting at 6:15 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission