

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – FEBRUARY 21, 2012– 5:00 P.M.
POLICE LIBRARY, CITY HALL**

Olsson called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:00 p.m.

Commission Members in attendance were: Berry, Ottesen, Toepfer, Olsson and Quirk.

Commission Member(s) absent were: Linda, Potter and Andera

Others Present: Poll- Staff to the Commission, and Candy Streed- Silos and Smokestacks.

Approval of Agenda

Motion made by Quirk, seconded by Berry to approve the agenda. Motion carried unanimously.

Approval of Minutes

Motion made by Potter, seconded by Quirk to approve the minutes of the January 17, 2012, regular meeting. Motion carried unanimously.

Public Hearings

Local Historic Landmark Nomination for the Tech 2 building located at 360 Westfield Avenue, formally known as the C-2 building of John Deere.

Poll gave the staff report noting that the applicants were attempting to nominate the building for local landmark status. Poll noted that a representative of the applicant was available via conference call but wanted to go over the general information first. Poll noted that the applicants have provided a site inventory for prepared by Jan Olive Full and noted that the City has work with this consultant on a number of projects. Poll noted that the Site Inventory Form relied heavily on the history of John Deere and not as much on the architectural significance of the building. Poll noted that the first historic survey completed by Jan Olive Full was principally based on the architectural significance and did not consider the building eligible for the National Register. Poll noted that the applicant had submitted a conceptual plan for the building showing some external changes including changing the windows, as well as the addition of solar panels and wind turbine devices mounted on the roof. Poll noted although the future plan was helpful the Commission should look at the existing building.

Olsson questioned if there would be a problem with the windows. Quirk noted that the windows that ran down the center of the building would appear to change the structure. Ottesen noted that he believed that was the location of the proposed atrium.

Poll initiated a conference call with the applicant Brice Henderson. Henderson noted that the proposed project was a 180,000 SF former manufacturing building which his organization were working to convert into the Green Hotel in the east half and west half of the building would be office space on the other. Henderson noted that his group is working with the Radison Hotel chain and they are very confident that the planned hotel will work. Henderson noted that the ground floor would be a restaurant as well as a renewable energy and technology exhibit, which would give John Deere an opportunity to showcase some of their newest technology. Henderson noted that the 5th floor would be a job training center. Henderson noted that outside small wind turbines would be installed on both the C1 and C2 buildings as well as solar canopies that could potentially generate as much as one megawatt annually. Henderson noted that the project was hoping to achieve LEAD Gold certification. Henderson noted that from a historical and

structural standpoint there would not be a great deal of changes. Henderson noted that the windows would be replaced with a more historic looking window design and noted that a central atrium was in the plans. Henderson also noted there would be potential for creating a John Deere Museum.

Henderson noted that he was attempting to receive the local historic landmark nomination in order to get state tax credits and noted that Jan Olive Full was his consultant and that there was potential for the national register potentially when the windows were replaced. Henderson noted that they would like to break ground on the project on August or September, noting that he had originally hoped for July 1st. Henderson noted that the drawings he had provided are only a concept drawing and that some of the center windows may not be added as it may effect the historic integrity. Poll noted that if the building is approved as a Local Historic Landmark that any changes to the exterior of the building would need to be approved by the Historic Preservation Commission. Henderson noted that he was aware of that and hope to work closely with the Historic Preservation Commission in the future.

Berry questioned if there would be an issue with glare from the solar panels for the nearby highway. Henderson noted that the solar panels were selected to ensure they had very little glare.

Ottesen questioned if the project would be using any Federal money. Henderson noted that the project would be receiving federal tax credits through IFA.

Streed noted that she was the representative from Silos and Smokestacks and that this nomination was a great first step for the project. Streed questioned if the building was owned by Techworks. Henderson noted that his group would purchase the building from Techworks soon. Streed noted that Silos and Smokestacks was available for assistance for the potential John Deere Museum.

Henderson thanked the Commission. Poll noted that he would update Henderson the following day as to potential timelines. Poll ended the conference call.

Ottesen questioned if the building met the appropriate criteria. Olsson noted that John Deere has played a major role in Waterloo's history and that the buildings ties with John Deere should meet the required criteria. Street noted that the statement of significance may be too weak for the National Register of Historic Places. Ottesen agreed with Olsson and noted that Deere and Co. was a very large part of Waterloos history. Streed noted that there is clear local significance for the structure but noted it may not have enough significance for the national level. Quirk noted that it is a great project and added that she supports the Local Landmark status. Berry noted that if the atrium is constructed as shown it could change the integrity of the building. Poll noted that the design will have to come before the Historic Preservation Commission if it's a Local Landmark.

Motion made by Quirk, seconded by Ottesen to approve the request and grant Local Historic Landmark status for the Tech 2 building located at 360 Westfield Avenue. Motion carried unanimously.

Reports

1. Main Street

Ottesen gave the Main Street report noting the design council was working on signage and placards to label historic buildings. Ottesen noted that there would be an indoor Friday'loo in the Blacks Building in March and that Main Street was working on the My Waterloo Days Festival.

2. Silos and Smokestacks

Streed noted that the Golden Silo Awards luncheon was approaching which highlights the “farm story” with a presentation by Keith Elwood. Streed noted that Keith Elwood is a farmer turned inventor and holds several patents on many various agricultural implements. Streed noted that Silos was holding a historic themed camp for kids to get to know the area. Streed noted that grant applications were due on April 25th and that Silos was participating in the State Preservation Plan Committee.

3. Grout Museum

Olsson noted that the tour of historic homes was approaching and that the Grout Museum asked to partner with the Historic Preservation Commission. Olsson noted that the partnership would consist of helping to find historic homes and working the day of the event.

Motion made by Toepfer, seconded by Quirk to approve a partnership with the Grout Museum to assist with the Tour of Homes. Motion carried unanimously.

4. Rath Administration Building Project Update

Poll noted there was no update on the Rath Administration Building.

Discussion Items/Possible Action Items

1. Discussion of Washington and Lincoln Parks as Historic Landmarks

Olsson noted that the application is just about ready and asked that a hearing be added to the March Agenda for the Parks. Olsson noted that she had called the architectural firm that designed the Teahouse and that they were attempting to get additional information. Olsson noted that the Teahouse is only 49 years old and would need to be 50 years old to add to the historic integrity of the park. Olsson noted that she would still try to get some information about the Teahouse in the application.

2. Historic Preservation Awards

Olsson noted that Potter had spoke to the Courier, but no further updates were available.

3. Guidelines Revision

Poll noted that everyone should continue to review the definitions section and he would work to generate a draft.

Adjournment

Motion made by Quirk, seconded by Berry to adjourn the meeting. Motion carried unanimously.

Meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Adam Poll,
Associate Planner