

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – MARCH 17, 2009– 5:00 P.M.  
WATERLOO PUBLIC LIBRARY – 405 COMMERCIAL ST**

Chairperson Quirk called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:07 p.m.

Commission Members in attendance were: Andera, Berry, Morgan, Olsson, Ottesen, Potter and Quirk.

Commission Member(s) absent were: Brockway and Newton

Also present was staff member Adam Poll, Jennifer Betsworth with Americorp and Rod Scott- President of Board of Directors of Iowa Historic Preservation Alliance

**Approval of Minutes**

***Motion made by Potter, seconded by Olsson to approve the minutes of the February 17, 2009 regular meeting. Motion carried unanimously.***

**Approval of Agenda**

***Motion made by Morgan, seconded by Potter to allow guest speakers Jennifer Betsworth and Rod Scott to address the commission before reports were given and to approve the remaining agenda. Motion carried unanimously.***

**Discussion Items**

**1. Jennifer Betsworth- Americorps**

Betsworth introduced herself to the commission as a representative of Americorps as well as an interested party in the community. She recently received her degree in History and Archaeology and is looking to obtain her Master's in Historic Preservation. She is currently an Americorps volunteer working to promote energy efficiency in historic preservation. She will be in the area till the end of August.

Quirk informed Betsworth that the commission was in the process of revising the Historic Preservation Ordinance and that the commission would look into incorporating energy efficiency into the ordinance.

Andera added that he would work to set up a time for Betsworth to tour the Rath facility as she is interested in incorporating "green" technology into the restoration of the building.

Ottesen asked if Betsworth had contacted any local architectural firms. She stated that she had not looked into that as of yet and so far had done most of her work with Habitat for Humanity.

## **2. Rod Scott - President of Board of Directors of Iowa Historic Preservation Alliance**

Scott introduced himself to the commission as the President of Board of Directors of Iowa Historic Preservation Alliance. He said that he was a contractor by trade and has worked in the restoration of historical structures after natural disasters or floods. He has been doing work in Cedar Rapids and has seen a great response by groups in assisting Cedar Rapids. He stated that there are 1,300 homes in Cedar Rapids that would be bought out or demolished. Scott said that most his first priority has been commercial structures to create jobs and then emphasis will shift to residential properties.

Scott stated that the proposal for Cedar Rapids by the alliance consisted of three principal aspects.

- 1.) Move historic structures to infill lots.
- 2.) Promote deconstruction rather than demolition. If a structure needs to be demolished, the federal government will reimburse for deconstruction. This would allow building materials to be reused. The alliance would like to use unemployed labor to deconstruct these homes, thus creating additional jobs.
- 3.) Minimize waste going to the landfills.

Potter asked if consideration were taken into which homes would be deconstructed. She asked if houses were graded on quality of materials or simply just age. Scott said that members of his group are “practical preservationists” and that the choice of houses that are deconstructed are made by the building materials that can be salvaged. Scott then added that another focus of the alliance was to create computerized records to maintain a proper inventory of the building materials salvaged. He discussed a “salvage barn” in Iowa City that worked with that city in CDBG rehab projects. They were able to give \$60,000 back to the city from the materials that were sold, as they are a non-profit organization.

Scott said that the alliance would like to establish three warehouses in the area, one in Cedar Rapids, Burlington and Waterloo. He said they would like to work with local community colleges including Kirkwood and Hawkeye. Scott stated that the emergency jobs program funded by a recent stimulus plan is currently being used at Kirkwood College and he would like to start this program at Hawkeye Community College as well. He discussed how “soda blasting” techniques (A safer method then sandblasting for restoration purposes.) allowed mold to be removed from wood without damaging the wood and that the proper equipment could be purchased by these institutions. He stated that he would like to work with the City of Waterloo and the Historic Preservation Commission on creating a deconstruction and warehousing program in the area.

Olsson inquired how the Historic Preservation Commission could assist the alliance. Scott said that the alliance would like the commission to show support for the program and added that they are also looking for a warehouse in the area to create a salvage barn.

*Potter left the meeting at 6:17 pm.*

### **3. 2009 Annual Awards**

Quirk suggested UNICUE as a possibility for an award. Andera informed the commission that building was owned by the City and would inquire how the project was funded and completed.

Berry suggested Roman and Penny Frackiewicz at 214 Leland Avenue.

Andera inquired if the date had been set for the awards ceremony. Quirk said that she would talk to Potter and see if a date has been chosen.

### **4. Historical Preservation Ordinance and Guidelines Revisions.**

Andera went over changes that were made in the ordinance since the last meeting. Olsson and Morgan inquired as to what the next step would be in the process. Andera said that he would look into submitted the finished ordinance to the State Historic Preservation Office for comment before sending the ordinance to the City Council for review. Poll noted that the commission might want to finish the construction of the guidelines and submit both the ordinance and the guidelines to the State at the same time. Andera said that he would contact the State and see if they would need both the ordinance and the guidelines or simply the ordinance.

Olsson questioned where the additional material in the guidelines came from. Andera noted that everything beyond the checklist was added in using Iowa City guidelines as a model. Poll added that the reference numbers would need to be fixed.

#### **Reports**

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

Ottesen gave the Main Street report, noting that there had not been to many reviews recently. He said that the downtown flowers would be going up soon. He stated that towards the end of March to early April the 100 block of East 4<sup>th</sup> Street would be under construction. Potter asked if anyone would be watering the flower baskets again this year. Ottesen added that they were looking for individuals to water the flower baskets on a part time basis.

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

Morgan gave report about possible grants that can be obtained to help fund Historic Preservation projects. She stated that grants for 2009 were due on May 1, and included many varieties of grants including:

1. Farm to factory
2. Agribusiness
3. Science and Technology
4. Organizing

These grants would have to be done in partnership with the City of Waterloo. The greatest value to the commission would be marketing. The Historic Preservation

Commission could use grant funds to create publicity concerning what Waterloo has preserved and what is already listed on the National Register of Historic Places. The grants require a 30% match and in order to receive the grant the project must relate to agriculture or history. She noted one possible example of an acceptable project would be Tom Poe's Rath Museum directly west of the Rath Administration Building. She also added that the 30% match could come in the form of staff or volunteer hours worked and in order to be eligible for a grant, a site would need active participation. A possible example could be walking tours of historic properties in the downtown, highland, and Kingbard areas. She noted that grant money could not be used to provide transportation. Other potential examples could be the Highland flea market craft sale and tour as a combined event, or a monthly tour that occurs over the summer. Morgan also noted that grants could help with interpretative signage as well. Grant funds could also be applied for yearly as different phases of potential projects are completed. (year one- program, year two- marketing) Finally, grants must include an evaluation plan (questionnaire).

### **3. Grout Museum**

No report this month

### **4. Rath Administration Building**

Andera reported that the City was in the process of selecting a company for visual inspections of the asbestos remediation. He added that continued removal of the asbestos was occurring on schedule and would be completed by the end of April.

Hearing no further discussion chairperson Quirk adjourned the meeting at 6:36 P.M.

Respectfully submitted,

Adam Poll,  
Associate Planner  
Staff to the Commission