

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – APRIL 26, 2005 – 5:00 P.M.
MOLLENHOFF CONFERENCE ROOM – CITY HALL**

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

Those in attendance were Ottesen, Malecek, Olsson, Etheredge, and McKean. Also in attendance were staff member Morgan Hoosman.

Approval of Minutes

Ottesen clarified the discussion regarding the Old House Fair and the Main Street Tour is two separate events. The Old House Fair will be held in August and Main Street Tour in September.

A motion was made by Olsson to approve the minutes of the April 26, 2005 regular meeting. Seconded by Etheredge, and passed unanimously.

Approval of Agenda

Hoosman requested a report on the Gleason property at 925-927 Sycamore be added to the agenda.

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

Reports

Redevelopment and Rehabilitation Committee

Malecek stated there was a request from one of the Commissioners for an update on the Rath Administration Building and the Walnut Neighborhood Homes. Malecek stated he has not received any response from the developer who took a site visit of the building, and the developer did not appear interested in the project. Malecek stated the Commission would have to continue to seek potential developers for the Rath Building redevelopment. For the Walnut Neighborhood homes, Malecek stated a meeting was held with Chuck Orr and Chris Hansen from the Western Home who is interested in the working with the Commission for the redevelopment of the area. Malecek also stated McKean took a site visit of the Bickley House with the Mayor, a few city councilpersons, Chuck Orr, and several neighborhood residents. Malecek stated McKean has begun research on the rehabilitation such types of homes. Hoosman noted that the planning staff has briefly discussed the Walnut Neighborhood issues with a consultant, Vandewalle and Associates, to assist with ideas for redevelopment. Malecek stated another meeting should be held with the neighborhood residents, Western Home, the three churches, and city staff to come up with a preservation plan. Hoosman stated she would be attending the Walnut Neighborhood Association meeting on May 12th to get additional feedback from the residents.

Gleason Building—925-927 Sycamore Street

Hoosman stated Gleason has been actively working to find assistance to rehabilitate the storefront property. Hoosman noted that conversations with SHPO staff indicated Gleason has registered to attend a National Register training in May, and he has also received a \$300 technical assistance grant to hire an architectural/engineering consultant. Hoosman stated Gleason has not submitted a rehabilitation plan to city staff, therefore city legal staff continues to proceed with legal action as it has been deemed a dangerous and unsafe structure. Hoosman stated that by the ordinance, it does not require review by the Commission, but staff would like to keep the Commission informed on the progress. Olsson stated she felt that the Commission should assist Gleason since he voluntarily has asked for help to rehabilitate the building. Hoosman suggested Commissioners contact Gleason to offer assistance, noting he has limited resources and could use the help. Malecek stated he would contact Gleason to see if the Commission could assist.

Discussion Items

Historic Preservation Month Activities

Malecek stated the Commission should decide on categories and nominees for historic preservation awards. The Commission decided to have the Mayor and City Council proclaim May as Historic Preservation Month at the beginning of the month, and present the awards at the first city council meeting of the month in June. By consensus, the Commission decided upon the following recipients for awards:

- Non-profit Organization—Grout Museum District for the Old House Fair
- Publicly-owned—City of Waterloo for Memorial Hall
- Private Residence—Jim Aronson at 800 W. 4th Street, Annette Swann at 527 E. Park Avenue, and Charles & Alice Shirley at 410 Sunset Road
- Commercial Property—Chuck Orr for the Fowler Building
- District—Highland Historic District
- Local Developer—David Deeds
- Contractor—Magee Construction
- Most Endangered Historic Property—Rath Administration Building

It was suggested to see if Nagle signs could make plaques for the awards. Hoosman stated awards could be made, and the City seal could be placed on them. Hoosman suggested the Commission hold a reception after the awards ceremony. McKean volunteered to seek a reservation at CU restaurant for the reception.

For the walking/driving tour of local historic homes, Malecek stated he is still working on the list of homes in the Columbia Circle area, and getting the approval from the homeowners. Malecek suggested the tour be publicized for the end of May and June. Hoosman stated if city staff could make a map when the list of homes is finalized, and it can be distributed around the community. Malecek stated a sheet with history facts of the properties could be placed with the maps. McKean suggested getting photographs of all of the homes for an article in the Courier.

Historic Preservation Ordinance Revision

Hoosman stated she sought advice from Chris Wendland, city attorney, on the highlighted sections of the ordinance draft. Hoosman stated the question in regards to jurisdiction over National Register properties; the Commission cannot legally have design review unless the property is also locally designated. Hoosman stated the question in regards to including design guidelines within the ordinance was not recommended by Wendland due to the fact that it makes it more difficult to amend the guidelines.

Hoosman noted that ordinance requires a separate process from the resolution process for design guidelines. Hoosman also noted that several other local boards have separate design guidelines. Olsson stated the wording would need to be changed in the ordinance. Hoosman stated the ordinance wording should remain since, according to Wendland, still need City Council approval, but it is an easier process by resolution. Hoosman stated in response to concerns about the definition of preservation by Wendland included the following comments, "It is clear to me from the rest of the ordinance (see especially section 9-8-7) that the commission will have power to review an application to put a new exterior addition on a historic structure or a structure within a historic district. The words "this treatment" is meant to signify that a new exterior addition will not be treated as a preservation issue. However, it is still an alteration that will need a certificate of no material effect, a certificate of appropriateness, etc. If anyone is still uncomfortable with the existing language, it could be revised slightly for the sake of clarity by changing "this treatment" to "a preservation treatment." Commissioners determined the language appears as confusing, and decided to follow-up with Kerry McGrath, State CLG Coordinator. Hoosman stated the questions regarding the definition of structure, privately-owned is implied for all property, and publicly-owned is specified also. Commissioners felt this explanation was acceptable. In regards to whether or not the chairperson has the right to vote, Hoosman stated it can be conducted with or without the chairperson having the right to vote. Commissioners decided to only give the chairperson the right to vote in the event of a tie. Hoosman suggested the Commission hold a public input session at the next regular monthly meeting, and any comments should be given to the subcommittee prior to the public meeting. The Commission discussed the ramifications of the new ordinance no longer allowing for purview over all "A" and "B" rated structures for demolition. Hoosman suggested the Commission begin looking at preservation planning and the creation of conservation or demolition districts. Malecek stated the Commission should seriously begin to think about losing their authority over all structures and suggested a demolition district be created over the entire city. Hoosman suggested looking further at how other cities across the country, noting Iowa City was the only city with conservation district. Malecek stated he would like staff to provide information regarding conservation or demolition districts to the Commission. Malecek questioned the status of the historical and architectural survey to be undertaken by the Community Development Board. Hoosman stated she did not know the progress of the survey, but did attend a SHPO Section 106 training along with Community Development staff.

Historic Preservation Commissioner Retreat

The Commission decided by consensus the best date for a Saturday training or retreat would be June 18th. Hoosman stated staff would begin to find a space for meeting.

Hearing no further discussion chairperson Malecek adjourned the meeting at 6:30 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission