

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – MAY 24, 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 Anderson. Also in attendance were staff members Don Temeyer and Morgan Hoosman. City Attorney, Chris Wendland, property owner, Joe Gleason, Tim Jamison with the Courier, and approximately 8 community members.

Approval of Minutes

Etheredge stated the date on the minutes was incorrect.

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

Olsson requested the Walnut Neighborhood Homes Preservation Plan be moved to an agenda item.

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

Agenda Items

Request by the City of Waterloo to demolish building located at 925-927 Sycamore Street

Hoosman gave the staff report noting the building has been declared an unsafe and dangerous building by the City Building Official. Gleason stated he has hired a structural engineer from Dubuque to evaluate the building. Gleason stated he has tried to contact several architectural firms to work on the building, but has been unsuccessful to find one willing to take the project. Gleason stated since he is currently in legal proceedings with the City, he did not want to share the engineer's report of the building, but noted he felt it could be redeveloped. Gleason expressed his concerns with the City pursuing the demolition, noting several other building in the city currently in worse condition than his building. Gleason stated that he has secured the building, noting persons cannot walk up to the back wall that has collapsed. Gleason also stated he has an electrician willing to donate any work on the building, and funding from Coco-Cola for the restoration of an old emblem on the side of the building. Malecek questioned the current options Gleason was considering for the building (i.e. sell building to the City or reuse building for non-profit business). Gleason stated he would prefer to redevelop the building, and he could have the back wall and roof replaced by the end of summer. Gleason stated he would start work in two weeks if he could find a contractor, and could guarantee the building would not be demolished. Gleason stated he is willing to create a timeline for the rehabilitation of the building. Gleason stated the engineer is willing to complete drawings for him, but he is reluctant to spend money prior to a resolution with the city.

Etheredge questioned what would be the outcome if the Commission denied the request to demolish the building. Anderson stated the demolition does not need the approval of the Commission since it has been declared an unsafe and dangerous building by the Building Official, but city staff would like the Commission to be involved in the process. Temeyer stated city staff has not seen any feasible plans for redevelopment, nor the financial support to complete the work, but it could still be submitted to the Building Official for his review and approval. Gleason questioned if he could have two weeks to submit the information to the City. Temeyer stated Gleason can still submit information to the Building Official, and the building could not be demolished until after the court date. Malecek questioned if the building was demolished who would pay the costs. Temeyer stated the City would pay for the costs and assess it to the property. Etheredge suggested

A motion was made by Etheredge to table the request for demolition for one month to allow Gleason to submit information to City Building Official prior to the court date on June 13, 2005. Motion was seconded by Olsson. Motion carried with one abstention.

Historic Preservation Commission Ordinance Public Input Session

Malecek stated the Commission has been in the process of updating the ordinance to meet standards of the state code requirements. Michael Douglas, Highland property owner, questioned the Commission about getting someone appointed from the Highland Historic District. Mr. Douglas stated that it is taking too much time to appoint a Highland District representative. Malecek stated the Commission has encouraged the Mayor to appoint someone to fill the vacancy. Malecek stated the Commission had send out applications to interested Highland residents, and several were completed and submitted to the Mayor's office for review. Mr. Douglas expressed his concerns with the Commission reviewing the ordinance without any representation from the Highland Historic District. Mr. Douglas also stated his concerns that the Commission was acting in an illegal manner by proceeding with any business without the required district representation. Mrs. Douglas also concurred with the statements of Mr. Douglas that the Commission was acting illegally with district representation. Hoosman with staff asked Wendland, city attorney, on the legality of the historic district position on the Commission. Wendland stated the Commission could proceed with regular business as long as they have a quorum. Mr. Douglas expressed his concerns again that the district property owners are not involved in the revision of the ordinance, if there is no one currently on the Commission. Olsson stated that the subcommittee reviewing the ordinance included Chris Maar, former Highland representative, and Maar has continued to stay informed on the process to give input as a volunteer. The Douglas' continued to express their concerns with getting input from Highland Historic District property owners. After much discussion on the issue, Hoosman suggested the Commission hold another input session before the next regular meeting. Sue Pearson suggested the meeting could be held in conjunction with the Highland Neighborhood Association Board, noting several board members have volunteered to help with the ordinance revision. Mr. Douglas stated he did not think the Highland Board was appropriate to give input since they do not represent the historic district. Malecek stated the ordinance effects all property owners, not just Highland District residents, but also everyone with the city. After some discussion on the matter, Mr. Douglas suggested the meeting could be held at the HAZMAT Center. Mrs. Douglas

suggested the ordinance revision could be placed on the city's website. It was decided to hold a public input session on June 7th at 7 p.m. at the HAZMAT Center, if available.

It was moved by Etheredge to set the date of public hearing for the Historic Preservation Ordinance Revision for July 26, 2005. The motion was seconded by Anderson. Motion carried unanimously.

Walnut Neighborhood Homes Preservation Plan

Malecek submitted a preservation plan for the homes located at 205 Walnut Street, 407 Pine Street, and 415 Pine Street. Mr. Douglas suggested that the local Board of Realtors could potentially support a project such as the Walnut homes preservation. Malecek stated that Community Development and Habitat for Humanity would also be good partners to the project. Annette Swan, president of the Walnut Neighborhood Association, noted that the 407 Pine Street house received a grant from the State Historical Society of Iowa for rehabilitation work, and they were able to gather \$2000 in matching funds from local donors. Hoosman suggested that the Commission contact the City Building Official and the Assistant City Attorney to review the plan before proceeding forward.

It was moved by Etheredge to approve the Walnut Neighborhood Homes Preservation Plan. The motion was seconded by Olsson. The motion carried unanimously.

Discussion Items

Historic Preservation Month Activities

Preservation Awards—Malecek stated that a location for the event had not yet been confirmed for June 6th and suggested moving the date to another Monday in June. It was decided to move the date until Monday, June 20, 2005. Hoosman stated the Commission could give the award to the City of Waterloo for Memorial Hall at the council meeting and an awards ceremony and reception could be held afterward. Malecek stated he would see if CU Restaurant would work as a location, otherwise he would be willing to host the event at his home.

Salvage Fair—Etheredge stated the Commission could hold the Salvage Fair along Washington Street, and have the street closed for the event in conjunction with seminars at the Snowden House during the Old Home Fair.

Driving/Walking Tour—Malecek stated he has compiled the list of 30 homes in the Kingbard Boulevard/Columbia Circle area, but would not have the signs prepared to hold the event in June. Etheredge suggested having the event in conjunction with the Tour of Homes, and having the driving/walking tour held afterwards.

Historic Preservation Commissioner Retreat

The Commission decided by consensus the best time for a Saturday training or retreat on June 18th would be from 8 a.m. until 12 p.m. Hoosman stated a room has been reserved at the Waterloo Public Library for the event.

Hearing no further discussion chairperson Malecek adjourned the meeting at 6:50 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission