

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – AUGUST 17, 2004 – 4:30 P.M.
CONFERENCE ROOM – 1ST FLOOR CITY HALL**

Chairperson Levi called the regular meeting of the City of Waterloo Historic Preservation meeting to order at 4:30 p.m.

Those in attendance were Levi, McKean, Ottesen, Malecek, Olsson, Reagle, and Maar. Applicants: John Foley for Whittier and Emerson Schools and Jay Trevor for Roosevelt School were present at the meeting. Also in attendance was staff members Chris Western and Morgan Hoosman.

Approval of Minutes

A motion was made by Olsson to approve the minutes of the July 19, 2004 regular meeting as submitted. Seconded by McKean, and passed unanimously.

Approval of Agenda

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

A motion was made by Olsson to amend the agenda to place the Whittier and Emerson Schools Nomination for National Register first on the agenda. Seconded by Reagle, and passed unanimously.

Reports

There were no Silos and Smokestacks or Main Street reports this month.

Agenda Items

National Register of Historic Places nomination for Whittier and Emerson Schools.

Levi declared the hearing to be open. John Foley with Central States Development spoke on behalf of the Whittier and Emerson Schools application for National Register of Historic Places nomination.

Foley stated that the two schools were the first to be approved by the Iowa Finance Authority (IFA) for historic tax credits. Foley noted that these were “neighborhood schools” built in the early 1900s, and they both were vacant for over 30 years. Foley stated the project just received approval of Part III from the National Park Service. Foley noted that the 14’ ceilings and hallways were maintained and the windows were maintained with some replacements. He noted that the gymnasium was converted into loft-style apartments, and the classrooms were converted into apartment units. He also noted that the entryway glass was repaired, and the railings were renovated (raised to meet requirements of building code). Reagle questioned the plans for landscaping and

parking, which Foley responded that the National Park Service will not allow garages, and they will plant additional trees and will install bike racks.

Levi declared the public hearing to be closed. Levi stated that he would like to table the request in order to take additional time to review the request and to take a site visit. Levi noted that the Commission should consider the following when reviewing the property: original windows, materials used for replacement, width of sash, materials of doors, use of sandblasting or tuck pointing, etc. The applicant, Foley, stated that there was several changes made to the building before they acquired the property including changes to windows, damage of the railings light fixtures, floors, etc. McKean questioned the current occupancy of the building, which Foley stated that both buildings were at full occupancy. McKean questioned the gutters of the building, which Foley responded that the original internal gutters were removed in the 1960s and have been replaced. Foley also noted many other changes to the buildings.

National Register of Historic Places nomination for Roosevelt School.

Levi declared the hearing to be open. Jay Trevor with J & T Development spoke on behalf of the Roosevelt School application for National Register of Historic Places nomination.

Trevor stated that the plan for the school is to convert it into 21 affordable apartment units for seniors (55 years and over). Trevor submitted a handout compiled by the architect detailing the plans for the project. Trevor noted that the metal clad windows would be replaced with wood sash windows. Also, noted that the stage would be left as a reading area. Trevor stated that he is considering hiring the general contractor who renovated the Bay Building in Fort Dodge, who has extensive historic renovation experience.

Levi declared the hearing to be closed. Levi suggested that this agenda item also be tabled for 30 days in order to review more in-depth. Levi stated that the Commission would also like to conduct a site visit of the property.

It was moved by Malecek to table all agenda items until the next regular meeting. The motion was seconded by McKean. Passed and carried unanimously.

On August 24, 2004, Commissioners submitted votes via email and phone to approve all three requests for recommendation for eligibility for National Register of Historic Places nomination.

Discussion Items

Election of new officers to the Commission

Levi stated that he has been chairperson for the past five years, and he would prefer not to serve another term as chairperson. Levi suggested that the Commission begin to think

about who would be appropriate to serve in the position. Levi also suggested the item be placed on the agenda in the next few months.

Historic Preservation Ordinance

Hoosman with staff stated that Chris Wendland, an attorney working on behalf of the City, has been working on amending the ordinance to be meet state requirements. Wendland has been reviewing the Historic Preservation Ordinances of other Iowa communities and has received feedback from the State Historical Preservation Office. A draft should be available for the Commission to review in the next few months.

Subcommittees

Malacek stated that the idea of forming subcommittees for the purpose of revising the Design Guidelines and the ordinance. Malacek also noted the need to possibly create an education/outreach subcommittee, which Reagle also stated the need for more community involvement. Malacek suggested brainstorming possible subcommittees, which Levi stated that the item should be placed on next month's agenda. McKean suggested the Commission create a strategic planning subcommittee, which Commissioners agreed to start it immediately.

It was moved by Malacek, and seconded by Olsson to execute a strategic preservation planning subcommittee to be chaired by McKean. Motion passed unanimously.

Hearing no further discussion, to was moved by Reagle, and seconded by Malacek to adjoin. Chairperson Levi adjourned the meeting at 6:00 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission