

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – September 15, 2015– 4:30 P.M.
First Floor Conference Room, City Hall**

Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 4:35p.m.

Commission Members in attendance were: Ottesen, Price, Linda, Cass, Stevens and Andera.

Commission Member(s) absent were: None

Others Present: Adrienne Miller- Staff to the Commission; 2 members of the public.

Approval of Agenda

Linda noted that she would like to add a discussion item to the agenda. She noted that she had been speaking with Sue Pierson at the Library about upcoming events.

Motion made by Price seconded by Linda to approve the agenda of the September 15, 2015 regular meeting as amended. Motion carried unanimously.

Approval of Minutes

Motion made by Orlando seconded by Price to approve the minutes of the August 18, 2015. Motion carried unanimously.

Hearings

- 1. Request for a Certificate of Appropriateness to allow for the replacement of wooden stairs, risers and side wall caps with glass fiber reinforced concrete stairs, located at 104 Prospect Avenue.**

Miller gave the staff report noting the structure is rated as a “C” structure for architectural significance and is listed as not eligible for individual designation but is listed as contributing to the district for historical significance. Miller noted the applicant would like to replace the existing front steps that are wood with glass fiber reinforced concrete. The applicant would also be replacing the risers and side wall caps along the stairs with the same material.

Ken Langston, Koch Construction, stated that the current stairs are rotting and the applicant would like to replace them with a material that will last longer than the 10 years the current stairs have been in place. Ottesen noted the current stairs were not original to the home and it is unclear what materials may have been original to the home. Langston stated that the iron railing will remain in place.

Motion made by Cass seconded by Linda to approve the request to replace the existing wooden stairs, risers and side wall caps with glass fiber reinforced concrete stairs, located at 104 Prospect Avenue. Motion carried unanimously.

Reports

1. Main Street

Ottesen noted that the Development Agreement between the City of Waterloo and the developers of the Wonder Bread building has been approved by the City Council. The American Legion has resolved the problems they initially had with the roof of their new location. Ottesen noted that the building located near 316-320 W 4th Street is working towards replacing the wall that fell last year. Ottesen noted that the proposed construction is very similar to what was originally in place.

2. Silos and Smokestacks

No update.

3. Grout Museum

No update.

4. Rath Administration Update

No update.

Discussion Items/Possible Action Items

1. 515 & 519 E 3rd Street/ Walnut District:

Morrissey indicated that he had a discussion with Noel Anderson and Noel is to send additional information to JSA regarding the agreement for the property. Morrissey expressed concerns with the home located at 516 Pine Street being on the dilapidated housing list to demolish within the next year.

2. City Owned Property:

Miller indicated that a list of properties was submitted by the dilapidated housing committee. The homes are set to be demolished within the next year. Morrissey stated that he had attended a dilapidated housing meeting and the list has homes set to be demolished throughout the city.

3. Funding:

Ottesen stated that he had met with Noel Anderson, Community Planning and Development Director to discuss potential funding opportunities. Ottesen stated that the commission would be able to ask for funding through the cities CIP. Anderson had indicated that the council is more likely to approve funding for items that are tangible such as studies or rehab projects rather than educational purposes.

Morrissey indicated that the commission should create a budget with specific items that the commission would like to utilize the funding for and indicated he thought \$100,000 was a very small budget for what the commission is looking into do.

Cass indicated the commission should be looking into doing studies and designating districts for the first 1-2 years and then focus on an incentive program the commission could offer to owners of historic properties. Linda indicated that the commission should look into what other communities do as a commission and also what their funding is.

Ottesen stated that a subcommittee should get together to discuss a detailed plan to submit to the council for a request of funding. Ottesen, Stevens and Linda volunteered to be the on subcommittee. Orlando indicated that she would reach out to Habitat for Humanity for additional information regarding how their entity works for funding and projects. Stevens indicated a volunteer committee could be formed similar to what Habitat for Humanity has in place. The subcommittee decided to meet Wednesday, September 23rd at 4 at city hall to discuss detail of funding.

4. San Souci books:

Miller handed out San Souci books to all commission members for them to keep.

5. Meeting with Library:

Linda stated that she has been speaking with Sue Pearson with the Waterloo Library and they would like the Commission to partake in a panel in April to discuss Historic Preservation within the City of Waterloo. Linda also indicated that Dr. Joyce Chen, a professor at the University of Northern Iowa, has a website that documents the migration of African Americans to Waterloo in the early 20th century. Linda indicated the site focuses on the Triangle neighborhood and Walnut area.

Adjournment

Ottesen adjourned the meeting at 5:15 p.m.

Respectfully submitted,



Adrienne Miller,
Associate Planner