

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – SEPTEMBER 26TH – 5:00 P.M.
WATERLOO PUBLIC LIBRARY – MEETING ROOM A**

Chairperson Ottesen called the regular meeting of the City of Waterloo Historic Preservation meeting to order at 5:02 p.m.

Those in attendance were Morgan, Newton, Ottesen and Quirk. Also present was staff members, Tim Andera and Chris Western. Not a quorum.

Approval of Minutes

No minutes were submitted with the packet at time of mailing so there were no minutes to approve.

Reports

Main Street Report

Ottesen stated the Main Street has been working on the Tour De Loo that will be taking place next Thursday night (October 5th) showcasing six to twelve restoration projects that have been occurring Downtown. The point of this is to showcase these projects and bring public attention to them point out what is going on Downtown.

Silos and Smokestacks

No report this month.

Grout Museum

No report this month.

Public Hearings

No Public Hearings this month.

Discussion Items

Historic Preservation Plan- Thomason and Associates Presentation

Ottesen briefly stated that Phil Thomason made his presentation last night, September 25th, 2006. He noted that Phil will be taking the comments and concerns addressed to him at the meeting as well as the recommendations from the State and incorporate them into his plan in the next couple of weeks. Morgan then asked when Phil Thomason would present this to the City Council. Western responded and said arrangements are being made with Phil on when he can return and make the presentation to the Council and then invited those commission members who were unable to attend the first presentation to come sit in as well.

Newton than asked if there were any questions that arose during the presentation that were related to residents having an interest in the plan or if those questions were more along the lines of clarification. Western responded that both sets of questions were raised during the meeting. Western also noted that he as well as others were interested about

the Historical Overlay district. Western also noted he had some concerns on implementing an overlay. He gave examples such as the Highway 218 Review Board. He mentioned that for commercial review, it would be easier because there would not be as many requests, but for residential review, there would be many requests coming to the review board. He briefly stated the overlay would require a certain type of home design limited to the overlay to be compatible with the other surrounding homes and thinks it is something the City to look into. Morgan agreed with his statement. Quirk questioned if certain materials were needed. Western stated the homes need to be compatible with one another such as not having a ranch in the middle of two-story homes. Ottesen noted there wouldn't be a design review to replace a window such as what happens in the Highland District. It's just that new construction or additions need to be similar to its surroundings. Western made the comment that design review be used for alterations made to visible parts i.e. front part of the home.

Andera made the comment about also being able to offer tax credits to individuals who fix up their historical property. He also made mention of the revolving fund that Waterloo currently has in place. Western noted he needs to talk with Don Temeyer to see which loans of the revolving fund are in default, how many loans are out, how many have been repaid and how is it working overall. Western noted as well that tax credits are geared towards businesses or if someone is going to rent out a home. It is unavailable for individual homeowners, but said this is something that is currently being worked on to allow for individual homeowners to gain tax credits. Andera said that one of the concerns brought up by individuals attending the meeting said renting has hurt historic properties. Commission members agreed homes are being divided up by owners and trashed out by tenants. Ottesen made the comment that if the area could get developers who are knowledgeable of restoration, fix up the house, rent it for 5 years, then after that, sell it as a single family home. Newton made comment that tax credits would help in having new homes built in older neighborhoods where development is needed, such as Deeds' development.

Ottesen noted the Commission is waiting on the final draft of the Historic Preservation Plan, and when it is received, the Commission will need to meet and discuss the project and how to implement it. Western asked if there were any changes or concerns some members saw in the plan mailed out to them. Nobody had any changes or comments.

Western brought up that there are three empty spots on the Commission. He stated that there were people who signed a sheet handed out at the Special Meeting that are interested in being on the Historical Preservation Commission. He said that list was sent to the Mayor who appoints the new candidates. Commission members also brought up concerns about current Commission members who have not been present numerous times and what should be done about that situation.

Local Historic Landmark Designation

No new details on the Local Historic Landmark Designation.

Preserve America

Andera talked briefly about Preserve America. He had put a summary in the Historic mailing about the general purpose of the program. It was also mentioned again, where are we going to place the Preserve America sign in the community and how many signs can we obtain. Newton noted the Commission has picked several locations such as the Highway 218 entrance or Highway 63 North entrance. Andera mentioned that Waterloo still does not have a summary on the Preserve America webpage. He had typed up a small summary of Waterloo to give to the Commission members to read over and provide some feedback within the next week to two weeks so it could be posted on the website.

Next was the explanation of the Americorp Grant by Andera. He briefly explained that it is a grant that would provide funding for a full-time position that would be 100 percent devoted to working on Historical Preservation in the City. Ottesen asked how long it would be for, and Western stated it would be one year. The Commission members gave an ok to proceed with the grant.

Quirk brought up another comment about those interested in being on the Commission, she thought Hoosman was still interested as well. Western believed that to still be true.

Hearing no further discussion chairperson Ottesen adjourned the meeting at 5:38 P.M.

Respectfully submitted,

Tim Andera
Associate Planner
Staff to the Commission