

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – NOVEMBER 22, 2005 – 5:00 P.M.
WATERLOO PUBLIC LIBRARY – MEETING ROOM A**

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 Malecek, Olsson, McKean, Ottesen, Newton, Morgan, Ottesen, Anderson, and Quirk. Also in attendance were staff member Morgan Hoosman and Don Temeyer, community members David Deeds and Carol Deeds, Matt Boyd with the Highland Neighborhood Association, Melissa Edsill with Howard R. Green Co, Tim Jamison with the Courier.

Approval of Minutes

A motion was made by Etheredge to approve the minutes of the October 25, 2005 regular meeting as submitted. Seconded by Quirk, and passed unanimously.

Approval of Agenda

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

Agenda Items

Request by City of Waterloo to demolish the Rath Administration Building as a part of the Rath Brownfields Area Redevelopment Project.

Hoosman gave the staff report noting that the City has received EDA grants to purchase property surrounding the Rath Administration Building in order to encourage potential redevelopment of the site, but the building has been vacant for over 20 years. Hoosman also noted that the survey report completed by Howard R. Green stated the building was no longer eligible for National Register designation due to the loss of integrity of the building and the Rath Packing Plant District and the state of disrepair of the building. Malecek questioned if the building was continued to be deemed eligible by the State Historic Preservation Office would the City of Waterloo still want to pursue demolition of the building. Temeyer stated the City would still want to pursue demolition due to the blighting impact the building has on the neighborhood, the state of dilapidation of the building, and the effect on the surrounding economic base including Crystal Distribution.

Malecek opened the floor for comments from the public. There were no public comments.

Malecek stated the report submitted does not properly reflect the eligibility of the building, noting that any changes or alterations to the building were made over 50 years ago and would still be included in its eligibility. Malecek also stated the state of disrepair does not determine the architectural or historical eligibility of the building. Malecek stated the building was still locally and nationally significant, and the City of Waterloo should take a more active role in the preservation of the building. Malecek noted the building does not meet the City's minimum maintenance code. Malecek also noted the Commission previously voted to nominate the building for the National Register of

Historic Places. Malecek suggested that any funds used for demolition of the building could be utilized as matching funds towards redevelopment, including the application for a Save America's Treasure grant. Malecek noted the Rath Administration building is the only local structure eligible for the grant as a potential National Landmark.

McKean stated he concurred with the comments of chairperson, and felt the community should look more at the preservation of its cultural and historic resources.

A motion was made by Etheredge to deny the request based on the fact that the Rath Administration building still has architectural and local historical significance.

Malecek suggested a friendly amendment to the motion to included that any disrepair of the building was due to the neglect of the City of Waterloo as owner of the property. Ottesen questioned if the City will continue to pursue demolition even if the Commission denies the request. Temeyer stated the City will continue to pursue demolition, but as a last resort if there is no potential developer for the property. Malecek stated the Rath neighborhood residents supported the preservation of the building and more money should be put into its preservation. Temeyer noted the City has saved over 750,000 sq. ft. of Rath buildings.

A motion was made by Etheredge to deny the request based on the fact that the Rath Administration building still has architectural and local historical significance, any disrepair of the building was due to the neglect of the City of Waterloo as owner of the property. The motion was seconded by Ottesen. Motion carried with one abstention (Anderson).

Request by City of Waterloo to demolish properties from E. 8th – 11th Street between Sycamore Street & the Cedar River as a part of the Cedar River Neighborhood Redevelopment Project

Hoosman gave the staff report noting the properties would be acquired and demolished as a part of the riverfront housing project which would include mid-rise, market-rate housing from E. 6th – E. 11th Street.

Malecek opened the floor for comments from the public. There were no public comments.

McKean stated he needed more time to review the document and all of the properties included in the report. Etheredge stated she also needed additional time to visit the area.

A motion was by Etheredge to table the request for one month in order to allow additional time to review document and take a site visit of the area. The motion was seconded by McKean. Motion carried with one abstention (Anderson).

Discussion Items

December regular meeting

Malecek suggested changing or canceling the regular meeting date and time of Commission in December due to the holidays. The Commission decided to leave the meeting on December 27th.

Newton Jeweler's Building

Newton stated she had applied for a HUD grant, but Main Street did not select the project. Newton stated she is currently seeking a HDTV grant, and it would require the building to be locally designed and listed on the National Register. Newton noted the building would also need to be a multi-use project, and plans were to put loft apartments on the 2nd floor. Newton stated the building was built in 1870, and the art deco architectural design was done by her parents in the 1940s. Malecek stated the Commission would support the local designation of the building, and would offer support for the nomination to the National Register similar to support given to the Fowler Building. Hoosman stated the public hearing for local designation would be put on the next month's agenda.

Highland Park benches

Malecek stated that the signs in Highland Square Park need repair and he had previously contacted Leisure Services who will only replace the sign with standard green and white park signage. Malecek also noted the Commission would like to work on signage at the Highland Boulevard entrance of the District. Anderson stated Leisure Services will not repair the existing sign due to the fact that they are putting in new maintenance-free signs in all of the parks, and they may agree to leave the sign if there were volunteers to paint the existing signs. Boyd stated the neighborhood association currently maintains the flowers in the park, and they could also take care of the sign. Anderson also suggested that Metropolitan Enhancement Funds could be used for signage, which he would check to see if it would be available. Boyd stated the Highland Neighborhood Association also has funds for preservation. Boyd also suggested that signage and markers for the historic district boundaries would also be helpful for the neighborhood.

Boyd stated that the Highland Neighborhood Association was given approximately concrete blocks which are believed to be from the old Black Hawk County building. Boyd stated they did not know what to do with the blocks and want to know if the Commission had any suggestions. Malecek suggested a terrace around the flowers in Highland Square Park. Olsson suggested a pillar for historic signage. Boyd also stated the neighborhood would also like to put benches in Highland Square Park. Boyd noted he has talked with Leisure Services, but the benches available would not be very attractive or compatible to the neighborhood. Boyd submitted some example benches for the park. Boyd stated wood benches are not a very good option since they are easily vandalized. Malecek suggested that the benches would be best if they were powdered-coating metal benches. Boyd stated the association has enough to pay for one bench, and Leisure Services will provide the labor. Etheredge stated the neighborhood association could use catalogues from one of the local architectural firms to find a bench. Malecek stated the Commission would continue to work with the Highland neighborhood in projects.

2006 Historic Preservation Activities

Malecek suggested the Commission review the activities at a special meeting in January.

Commission subcommittees reports

Etheredge stated the Education and Outreach committee met and discussed the website and looked at the historic puzzle as a potential activity. Hoosman stated the Request for Proposals for the HRDP grant was reviewed by the subcommittee and sent out to a listing of potential consultants to respond by the first week in January. Hoosman also stated the Historic Property Redevelopment Committee did not meet, but the 407 Pine Street house was shown to Richard Thomas, a local artist in residence from New Orleans.

Hearing no further discussion chairperson Malecek adjourned the meeting at 6:15 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission