

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – NOVEMBER 28TH – 5:00 P.M.
WATERLOO PUBLIC LIBRARY – MEETING ROOM A**

Chairperson Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:04 p.m.

Those in attendance were Etheredge, Morgan, Newton, Olsson, Ottesen and Quirk. Also present were staff members, Tim Andera and Chris Western.

Approval of Minutes

Motion made by Olsson and seconded by Quirk to approve the minutes from the October 24th, 2006 regular meeting with the amendment to remove Public Hearings that was typed twice in error. Motion carried unanimously.

Approval of Agenda

Motion made by Newton and seconded by Quirk to add the Kingbard Walking Tour as item number six under Discussion Items and remove the voting required for item number one under Discussion Items due to it not being under Public Hearings. Motion carried unanimously.

Reports

Main Street

Etheredge gave the Main Street report. She noted that the Christmas wreaths are put up on the lampposts and lit along 4th Street and they are preparing for the Christmas season. Etheredge also noted Main Street had their annual review and everything went well.

Silos and Smokestacks

No report this month.

Grout Museum

Etheredge noted currently the Grout is accepting bids on the new Iowa Veterans/5 Sullivan Brothers addition.

Public Hearings

Preserve America Sign

Etheredge noted that she would like to see the sign placed somewhere along Highway 20 near the Highway 20/I-380 interchange, specifically between River Forest Road and the interchange. Andera noted that the Preserve America sign requirements do not allow a sign to be placed at driver decision points and noted that the interchange location may not be a possibility, but would check with the Iowa Department of Transportation. Etheredge noted that if that is the case, somewhere near the Welcome to Waterloo sign along Highway 218/I-380 would be her second choice. Western noted that another good

location for the sign would be on Highway 63 near Logan Plaza and Welcome to Waterloo sign as well. Commission members also discussed the possibility of purchasing more signs and finding grants to fund the project.

Motion made by Newton and seconded by Etheredge to place the Preserve America sign between River Forest Road and Highway 218/20/I-380 Mixmaster, or if that location is not approved by the Iowa Department of Transportation to place the sign next to the Welcome to Waterloo sign along Highway 218/I-380 North near the San Marnan Drive exit as well as giving Planning Staff the permission to purchase additional signs through a grant process. Motion carried unanimously.

Discussion Items

Historical/Architectural Study, Deere & Company, Tallgrass Historians

Ottesen noted that he will not be participating in the discussion over the plan due to Structure Architects working closely with the project, but would answer questions about the plan. Olsson also noted that she would be abstaining from comment due to working at John Deere for 27 years. There were some questions on which buildings were going to be kept and which buildings were going to be demolished. It was determined through the report by Tallgrass Historians that the R-1 and E buildings were slated for demolition, along with the 34 other buildings, but the report noted that the R-1 and E buildings possess the only historical significance out of the 36 buildings and the two buildings should possibly be looked at being saved. Etheredge questioned which buildings were going to be demolished due to the Commercial Street extension and what are the plans for the rest of the property. Andera noted that some of the buildings proposed for demolition are in the path of the Commercial Street extension, but other buildings on the land are proposed for demolition to make room for construction of additional new buildings. Newton questioned if the Commission is supposed to look at this plan through a historical point of view with the concern that historical buildings are being removed to make room for new development. Western noted that in order to complete Section 106 clearance, SHPO requires that there be comments from the Historical Preservation Commission with their thoughts, concerns and suggestions with the application. Etheredge noted she had concerns with these buildings being demolished, noting these buildings are the last intact examples of John Deere's early tractor manufacturing plant in Downtown Waterloo. Morgan questioned if the buildings could be restored instead of being torn down. Western noted that the initial costs to rehabilitate the buildings would be too expensive. Morgan also noted that the site inventory sheet noted the two buildings still have historical significance remaining and believed something should be done to save and reuse the buildings. Etheredge noted that the buildings are in good structural shape and should be feasible to rehabilitate and be used for some other purpose. Etheredge also noted that the site plan submitted with the report by the Tech Works does not really show what is planned for the area where the buildings once stood and noted she does not want to see another parking lot put up in place of the buildings. Newton questioned if the Commission should focus on the whole site or just the two buildings. Ottesen noted that the report pointed out the entire area is not eligible to be a historic district, but the two buildings, R-1 and the E building hold some historical significance. Ottesen noted that there has been a large amount of remodeling, modernization and

additions added over the years and there is a lack of historical significance to the property. Etheredge questioned why the R-1 and E buildings were picked in the report as the only buildings holding historical significance. Andera noted that the reason these two buildings were chosen was due to what the buildings represent in tractor manufacturing in Downtown Waterloo. The report noted that the R-1 building represented early twentieth-century tractor manufacturing in Waterloo. The report also noted that the E building is the last John Deere assembly building in Downtown Waterloo and was home of the Waterloo Boy and tractor production until the 1970s. Etheredge questioned if the Commission will need to send letters to SHPO when the request is sent. Western noted that typically in the past, the meeting minutes are sent with the SHPO request. Etheredge noted she would like to see the site inventory sheets for the other 34 buildings that are slated for demolition and believes the other two buildings need to be saved. Newton also noted she wants the Commission to take a look at the other 34 buildings to make sure there is no historical significance to them. Etheredge noted she would like to see an in depth report on the other 34 buildings at the site.

Commission Member Terms and Replacements: Update

Andera noted that he has an upcoming meeting with the Mayor on December 1st to discuss possible replacements for the Commission. Morgan noted that she recommended Brandon Brockway as a possible candidate for the Commission. Etheredge noted that possibly Morgan Hoosman should be contacted to be on the Commission. Western noted he has talked to her about this and said she has started a new job, recently got married and has two children with one on the way and currently does not have much time. Andera noted that currently the Commission has two members representing the Highland Neighborhood and possibly should look for a new Commission member representing a different neighborhood. Commission members noted they would possibly like to see someone who represents the Church Row Neighborhood. Morgan noted that Glenda and Patrick Berry from Church Row were interested in joining the Commission.

Recognition of Citizens Fixing Up Historic Properties: Letter Review

Etheredge made note that she wanted to see some wording changed in the letter. Instead of saying "your home may not be up for a historical preservation award," she suggested, "your home may not be eligible for a historical preservation award." Also, she noted that instead of saying, "we hope to see others in your neighborhood do the same," at the end of the letter, she suggested, "we hope that your example inspires others to do the same."

December's Next Meeting Time

The Commission agreed on the tentative date of holding the next regular meeting on December 20th, 2006 in the Mollenhoff Room at 12:00 p.m. The change was made due to the holiday season.

Kingbard Walking Tour

Andera noted that he e-mailed both Ryan Malecek and Alan McKean in regards to what stages the walking tour was currently at, but did not receive any feedback or information

from either. Western noted that Planning Staff would check for the prepared walking tour guide composed by a recent intern. Commission members were concerned if the plan was still in the works, or if it is no longer going to happen.

Adjournment

Hearing no further discussion chairperson Ottesen adjourned the meeting at 6:04 P.M.

Respectfully submitted,

Tim Andera
Associate Planner
Staff to the Commission