

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – JANUARY 25, 2005 – 5:00 P.M.
MOLLENHOFF CONFERENCE ROOM – 2ND FLOOR CITY HALL**

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 Ottesen, Malecek, McKean, Olsson, Reagle, Anderson, Etheredge, and Maar. Community members: Ed and Tiffin Kunath, Annette Swann, Roosevelt Taylor, Pat Hayes, and David Deeds. Also in attendance was staff member Morgan Hoosman.

Approval of Minutes

A motion was made by Etheredge to approve the minutes of the January 10, 2005 regular meeting as submitted. Seconded by McKean, and passed unanimously.

Approval of Agenda

Maar requested a discussion on the meeting with Highland Historic District residents be added to the agenda.

A motion was made by Maar to approve the agenda with discussion items to also include Highland Historic District community forum. Seconded by Olsson, and passed unanimously.

Agenda Items

Request for approval for the local designation of a historic property for the Rath Administration Building located at 1515 Sycamore Street.

Malecek stated that in reviewing the Ordinance, the local designation process does require a five-day notice to the property owner. Malecek stated the City of Waterloo currently owns the building, and therefore proper notice would be given to the Mayor and City Council. Malecek also noted the Commission will also work to register the building on the National Register of Historic Places.

It was moved by Reagle to table the request for one month to give notice to property owners. The motion was seconded by Maar. Passed and carried unanimously.

Request by City of Waterloo for approval to demolish house located at 309-311 East 1st Street.

Hoosman gave a staff report noting that the property was deemed a health and safety hazard, and it had a court order to be demolished. Reagle questioned the eligibility of the property. Etheredge stated that even though the property was rated “C” for architectural significance in the survey, it is noted as “individually eligible.” Etheredge stated that since the house was a health and safety hazard, it would be unreasonable to require anyone to enter, therefore have someone to do an exterior survey of the building and

research historic records. Hoosman stated that a process similar to the 218 Elm Street property would need to be taken to comply with state requirements if federal funds were to be used for the demolition. Anderson noted that the City would have to complete the documentation, and then the costs would be assessed against the property owner. Reagle questioned who would conduct the survey and documentation and what would be the estimated cost. Anderson stated that a consultant would be hired, and the cost would be approximately \$2000-4000. Hoosman stated that a consultant could be hired to do brief documentation. Olsson stated that a letter should be written to the state from the Commission stating the condition of the building, and requesting extenuating circumstances for the documentation requirements. McKean stated that he had visited the house, which had a terrible odor from the exterior, but it is a unique style of architecture and needed to be documented.

The motion was made by Etheredge to approve the request to demolish subject to exterior survey and documentation of the building, and an exception from the SHPO for interior survey. The motion was seconded by Olsson. Motion passed with 7 ayes and 1 abstention (Anderson due to conflict of interest).

Request by City of Waterloo for approval to demolish house located at 205 Walnut Street (Bickley House)

Annette Swann with the Walnut Neighborhood Association gave a history of the Neighborhood Association's involvement in the properties, noting that they originally choose to pursue grants for the 407-409 Pine Street house due to the fact it was the most threatened to deteriorate. Swann stated that they tried to get the Bickley family involved in the rehabilitation, and they donated a few hundred dollars for matching funds. Swann stated that the 205 Walnut Street house had a fire in 1996 but it had previously been occupied as a multiple apartment building. Swann stated that building had all the original materials until it was taken out approximately 2 years, and House of Hope had inquired the cost of rehabilitate the house receiving an estimate of \$125,000. Swann stated that the neighborhood association had difficulty attracting potential buyers to the 407-409 Pine Street due to the dilapidated state of the other two houses, and asked that the City address the problem. Etheredge questioned if the neighborhood was in support of the demolition of the houses. Swann stated that they are interested in the betterment of the neighborhood. Malecek stated that he spoke with Habitat for Humanity, and they were also interested in projects related to historic homes. Malecek stated that all three homes are significant to the Walnut District, and all options should be explored before demolishing any of them. Deeds stated that it is possible to utilize new legislation to transfer the title of properties that can be rehabilitated through the tax sale process to developers who will do the work. Hayes stated that he would like to see the neighborhood improved, and he questions why out-of-state corporations to purchase properties and not keep them maintained. McKean stated that he agrees with neighborhood residents, and he would like to see more of a conscious effort of government, community members, etc. to work together to preserve historic properties. Hoosman with staff recommended if that if the Commission attends to deny the request to demolish the Walnut neighborhood houses, there should be an intent to create feasible

preservation plans with a timeline utilizing the new legislation, neighborhood residents, and city staff.

The motion was made by Etheredge to deny the request to demolish 205 Walnut Street, 407-409 Pine Street, and 415 Pine Street, and allow 90 days for the creation of a preservation plan. The motion was seconded by McKean. Motion passed unanimously.

Request by City of Waterloo for approval to demolish house located at 407-409 Pine Street

This item was discussed and acted on with the request for 205 Walnut Street above.

Request by City of Waterloo for approval to demolish house located at 415 Pine Street

This item was discussed and acted on with the request for 205 Walnut Street above.

Appointment of Highland Historic District residents to the Historic Preservation Commission

Malecek stated there has been discussion regarding the increase in the representation on the Commission of citizens who own historic property or live in a historic district. Malecek stated that since Highland is the sole historic district, it has been suggested that additional Highland residents be recognized on the Commission. Malecek suggested the Commission request the Mayor appoint additional Highland residents; or amend the ordinance to allow for the Commission to be comprised of more citizens from historic districts. Maar stated that with the ordinance revision, the subcommittee changed the section regarding membership and local site and district designation. Commissioners discussed potential changes to the ordinance and the composition of board membership. Several Commissioners and Walnut neighborhood residents discussed the potential of conservation districts.

A motion was made by Olsson to table obtain additional information and make changes on membership composition in the ordinance revision.

Maar stated disagreement with the motion because it will take several months before changes to the ordinance are approved, and she felt changes to Commission composition should be done sooner. Reagle suggested an action to increase the participation and membership of Highland residents to the Commission would be favorable and potentially a positive activity to report at the community forum. Malecek stated the Commission needs to recognize the need's of the residents, working on the ordinance, and asking the Mayor to appoint additional residents. Commissioners further discussed the ability to appointment additional Highland residents, and the involvement of Highland residents in preservation activities.

The motion made by Olsson was withdrawn. A motion was made by Maar to approve communications to the Mayor to receive and review additional applications to the Historic Preservation Commission. The motion was seconded by Reagle. Motion carried with 7 ayes and 1 nay.

Discussion Items

Community forum with Highland Historic District residents

It was decided the Commission would hold a community forum with the residents of the Highland Historic District on February 22, 2005 at 6:00 p.m. at the HazMat Training Center.

Hearing no further discussion, to was moved by Maar, and seconded by Olsson to adjourn. Chairperson Malecek adjourned the meeting at 7:15 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission