

HISTORIC PRESERVATION COMMISSION MINUTES

Thursday May 28th, 2009

Waverly Public Library, Bremer Room, 6:00 p.m.

Members Present: James Hundley, Kathryn Payne, Karen Lehmann, Les Zelle, Mary Meyer

Council present: Cyndi Ecker

Members absent: Geneva Leibau

Seat vacant: 1

Also present: Beth Paulsen ~ City Liaison, Maryls Svedsen ~ Iowa Homeland Security, Justine Zimmer~ Iowa Homeland Security, Rod Scott ~ Iowa Historic Preservation Alliance, Jim Rodemeyer~ INRCOG Housing Director, Lois Coulter~ FEMA Historic Preservationist, Terri Toy FEMA Historic Preservationist, Jeremy Ammerman~Architectural Historian for Disaster Recovery Efforts(State Historical Society of Iowa), Douglas W. Jones~ Review and Compliance Program Manager and Archaeologist (State Historical Society of Iowa), Kelly Engelken~Waverly Chamber of Commerce

10-12 visitors joined the meeting for the 7:00 pm public input session.

Call to order 6:04p.m.

Regular Business:

1. Discussion of program for the public input meeting at 7 p.m.:

Payne shared that as a commission we want community input and want to see the views of the community as we create a list of ideas to include in the MOA.

Zimmer encouraged the commissioners to also put “out there”, the ideas of the commission for compensation requests.

Svedsen stated that her slide show that would be later in the evening would include photos of ALL the homes in the survey as well as give a 15 minute summary of the findings covered in the survey.

Payne asked that Svendsen also explain what triggered this process.

Jones stated to the commission that the process the city is going through with the Cedar River dam will be similar to this process but with a different agency.

2. 7:00 p.m. Payne (Chairperson of the Historic Preservation Commission) began the public input meeting with a personal introduction as well as an introduction of the role of the Historic Preservation Commission in Waverly. She emphasized that the commission wants to represent and speak for the community of Waverly in regard to any future compensation.
3. Svendsen (Iowa Homeland Security) gave a personal introduction, past history of research in Waverly regarding the county courthouse, and her current employment by Iowa Homeland Security to help communities in the compensation process.

Her presentation covered why this process is occurring due to the National Historic Preservation Act of 1966. She covered what a survey is: trained surveyors doing a “windshield” /preliminary study of community with its history and architecture.

Svendsen stated that the survey started in late January and was completed in March of 2009. Waverly is one among 30 communities with a total of roughly 4600 buildings/properties that are being surveyed. Waverly has 772 of those 4600 in all four of its quadrants. The parts of Waverly that were surveyed were residential areas flood affected by the 2008 flood. What the surveyors found were 108 individually eligible homes for the National Register of Historic Places, 40 of which are scattered throughout the SW quadrant, 68 clustered in 2 historic districts (NW and SE quadrants).

Svendsen covered the requirements for a National Historic District and explained how the NW and SE quadrants fit those criteria. As well she covered what it means to be on a National Register of Historic Places.

4. Engelken asked if a survey was done of the downtown. Svendsen said not but it would be something the commission could request to be done in the MOA.
5. Payne explained that the flood has brought this opportunity for historic preservation to the forefront. National Register status may now be available for homes and districts in this community that were previously difficult to

fund. Now the commission would like to know what Waverly would like to do in regards to this preservation opportunity.

6. Coulter (FEMA Historical Preservationist) explained that when government money is used to demolish historically significant properties (and turns them to “green space”) section 106 of The Historic Preservation Act of 1966 is triggered. Compensation must be made by the federal government in relation to the loss of historic value to the community. A memorandum of agreement must be made and money is given to the state to disperse as requested. There are 26 properties in Waverly where compensation may be required. Coulter shared her contact information for anyone to share with her ideas regarding what the community should request in the memorandum of agreement.

Payne shared her contact email as well if anyone wishes to contact her or the commission. As well she invited community members to attend the next Historic Preservation Commission meeting at 5:30 on June 25th, 2009.

7. Rod Scott of the non-profit Iowa Historic Preservation Alliance shared that his organization is interested in helping salvage or move historic properties rather than see homes completely demolished. It is possible to salvage and store materials from various homes and properties to be used in other reconstruction and renovation projects in the area. His role is to be a consultant in this opportunity. Scott mentioned that Elkader, Mason City and Waverly were the three small towns that were most flood affected.
8. Payne opened the floor for questions.

Community member asked, “What is the next step (for a Waverly property found individually eligible) for Historic Register status?”

Svedsen responded with an explanation that she and Justine were already accumulating much of the basics needed to present a property for nomination. Svedsen and Zimmer are in the process of completing the Site Inventory Form for all individually eligible properties in Waverly. As well, the needed photography would be done by Svedsen and Zimmer. Svedsen stated that money could be requested by the commission to aid in preparation of a nomination for Waverly properties.

Scott stated that for 6 structures in Cedar Rapids there was a total of \$30,000 given in compensation. This would only serve as an example to us as to the potential amount that was given.

Payne mentioned that the commission was considering ideas for compensation such as educational seminars, flood readiness seminars, funds to move a buyout home, or funds to salvage a buyout home.

Lehmann asked Zimmer the potential timetable for this process.

Zimmer responded that it was up to the commission but she would like to see us go through this process in roughly two months.

9. Svedsen stated that a National Register of Historic Places status includes no restrictions on the property or named district.

Payne added that the commission has no authority to place any restrictions on a property or district. If restrictions were desired by the community local ordinances would have to be added to the city code. Currently the commission's role is to be a resource for historic preservation for property owners in Waverly.

Zelle added that the commission would like to know when someone is going to alter a historic property in order to help the owner preserve the historic aspects of the property.

Payne added that the commission would like to help educate owners of historic properties regarding preservation.

10. Svedsen stated that the commission could request money to do seminars on various issues homeowners face in working on the historic preservation of their homes such as historically appropriate windows, porches, siding, or preserving wood trim repair.
11. Zimmer stated that Waverly has 6 individually eligible houses to be demolished, 2 of them must go, but 4 of them would have the option to be moved. Zimmer stated that this would be something one would want to discuss with the city of Waverly. Another option would be to ask for compensation to pay to help other historic properties go back to more original windows.
12. Community member asked if the commission goes to the city council to help in flood mitigation to prevent future flooding of historic houses in the community. "Could there be representation from the state or local level?"

Response 1: Payne "Sure". None of us have experience in these things, but we are learning as we go.

Response 2: Jones stated that there may be additional grant and funding opportunities from FEMA, Iowa Dept of Economic Development, 40 or more agencies that have historic preservation programs in Iowa. All are different “pots” of money with different requirements and regulations. Jones added that you might be able to do one project under one program and another project under another program. There will be future floods affecting historic homes and this may be a discussion to have with state and federal agencies to start preparing preservation measures for future flooding.

13. Zimmer stated that FEMA has a publication to reference called “Incorporating Historic Structures in Hazard Mitigation” on the FEMA website. Jones or Ammerman will get two copies of this to the library, one for the commission and one for the library.
14. Jones stated that the Corp. of Engineers and Iowa Dept of Natural Resources are redrawing all flood maps.
15. Jones stated that there are 3 levels of historic significance: local, state, and national. Jones stated that the State Historical Society of Iowa has taken notice of Waverly (now) and has major interest regarding Waverly’s historic preservation.
16. Zimmer stated that the commission could request funds for a publication to inform the community of what we have historically in Waverly.

The meeting adjourned at 8:45 p.m.