

Historic Preservation Commission Minutes

Tuesday October 20th, 2009 at 5:30 p.m. at the Waverly Public Library – Bremer Room

Members present: Jim Hundley, Geneva Liebau, Mary Meyer, Les Zelle, Karen Lehmann, Kate Payne, Erika Lindgren

Members absent: none

Council present: Cyndi Ecker

Visitor: Dick Crayne

Call to order: 5:33 p.m.

Approval of minutes:

Motion to approve September minutes: Lehmann

Second: Lindgren

Yes: all

No: 0

Regular business:

1. MOA Waverly Dam

Crayne explained the timeline of the dam replacement process. Funding has been successfully for basically 100% of the cost. A historic review has been completed of the dam. We now need to consider appropriate mitigation for the historic loss of the structure. Crayne read the suggested mitigation from Tim Weitzel (IDED) sent via email. Crayne is suggesting that the commission consider the same type of documentation that Weitzel suggested.

Payne agreed that this type of documentation seems appropriate and opened discussion on this subject.

Crayne confirmed that the city would be present at the time to document and photograph as well.

-Any artifacts would appear to be given to the city.

-The power house is still in use and will continue to be in use.

-Currently the dam supplies about 2% of the cities needs.

Payne stated the MOA should request nomination work to put the dam on the the NRHP.

Crayne: MOA will be reviewed by SHPO and Weitzel.

In addition to the mitigation should state that the dam and associated buildings be included.

Lehmann made a motion that the motion be as follows:

Proposed mitigation for the loss to the Cedar River Dam in Waverly, Iowa:

1. Existing Historical Documentation

Prepare and collect high quality copies on archival quality paper of the historical information available to the public through the Waverly library and make copies available for general public use and for archival purposes. Intended repositories would be The State Historical Library, SHPO, ISU, UI, or other engineering libraries in the state and Waverly Public Library. The City of Waverly should maintain a copy, ideally in perpetuity. The intent being that several copies are distributed to preserve whatever knowledge they contain for as long as possible.

2. Photo Documentation of the existing structure, its demolition and the work to install the new dam.

Provide high-resolution digital photographs of the existing dam before the demolition occurs, during the demolition and during the construction of the new dam. Photography should fully document the dam consistent with the HAER guidelines for documentation.

3. Prepare National Register of Historic Places nomination

The Survey for the dam has already been completed and identifies the dam and its associated buildings as eligible for nomination to the NRHP. Provide compensation for a consultant to prepare the nomination for the remaining structures.

4. Salvage material from the dam

Provide an opportunity for a representative of the City of Waverly to assess the possibility of salvage of a piece of the dam during demolition. Ideally a cut section that could be representative of the system would be removed and preserved for use as a historical marker and educational resource.

Lindgren seconded the motion.

Yes: 7

No: 0

Absent: none

Hundley asked if there potential to damage the powerhouse when the new dam goes in?

Crayne responded that, no, it would go from the west dam wall to the east dam wall.

2. Buyouts:

Crayne stated that the next step would be to hook up with a developer interested in the homes.

Payne stated that there are limitations on where potential homes could be moved and asked Crayne if there are places in town that would be suitable for this purpose.

Crayne stated that buyout lots from 99 cannot be used, but he would talk to Ben Kohout.

Payne stated that there may be HUD funds available to help. As stated in a recent email from Ben Kohout.

Crayne stated that without a location to move a home there are huge limitations for contractors.

Crayne was told that Rod Scott of IHPA was going to let contractors in the area know the possibilities for moving homes in Waverly.

Lehmann asked Crayne if the homes Fareway may buyout could be moved? Crayne will talk to Fareway about making this possible. First, Fareway must get approval for this project.

Hundley asked Crayne if a third lane is going to be added to 4th St. SW going south at the Bremer Ave intersection.

Crayne stated that the DOT contacted the city regarding buying the 4th St. buyout homes before they “go green”. There is not a project before the council for 4th street due to deterioration or to reconstruct for a third lane. But the DOT has done research regarding three lanes and has found it to be potentially feasible. Crayne also stated that the DOT office in Mason City would have a copy of the study done by the DOT.

Reports:

Staff Report: Paulsen stated that the commission may need to look at photos of contributing buyout homes. Plans were made to do this at the next HPC meeting.

Chairpersons Report:

Payne has been in contact with involved parties regarding the boundaries for the historic districts included in the Buyout Homes MOA. The boundaries will be determined by the consultant that does the research.

The meeting adjourned at 6:30 p.m.

The next meeting will be on Thursday, Nov 19th at 5:30p.m., in the conference room of the Waverly Public Library.