

## Muscatine County Historic Preservation Commission Minutes of Meeting on Wednesday, January 10, 2018

The Muscatine County Historic Preservation Commission (MCHPC) met at 12:05 p.m. on January 10 with commissioners Lisa Wertzbaugher, Lynn Pruitt, Mary Beveridge, Bill Koellner, Becky Allgood, Bette Schneider and Brian Wright present. Tom Furlong and Jim Nepple were excused.

Chair Becky Allgood called the meeting to order and minutes of the November meeting were approved.

Mary Beveridge introduced Michael Nolan, architect with Horizon Original Architecture, who has been working on the Stabilization Phase of the Historic Jail. He reported on the water and moisture in the building. He recommended making air changes and having Oscar Alvarez consolidate his operations to one area of the building. He said no asbestos had been found in the building and regarding any lead paint, Iowa laws do not require anything. Therefore, he would just use any materials to cover everything. He provided drafts from Todd Birkel, the structural engineer, and said small holes had been cut to access the attic. The front wall will be stabilized and a temporary handrail will be added. He will consult with Oscar Alvarez regarding the mechanical and circuit systems. It would not be possible to remove the old boiler, but he can extract non-essential piping and wiring.

His next step is to identify historic materials and clear out other materials. Then he will prepare key drawings and make preparations for obtaining bids. He will make calculations for roofing materials and said the present roof is not original. Tomorrow he will be meeting with Oscar to proceed with mechanical and electrical matters. Finally, he suggested the stabilization design phase should be completed in February to go out for bid in March. The HVAC project is in phase 3.

Lynn Pruitt reported on rural schools in the county, for which there is a grant available with application due in April. He said there are records of rural schools with plots of land identified by section and where the schools were to be built. Lisa will examine Muscatine County rural school records which are stored in Scott County. Mary suggested we use the plat maps of the townships we researched when preparing the "windshield surveys" for Rebecca McCarley.

Bill Koellner said there was no change since November on the status of the Stage Coach Inn.

Lisa Wertzbaugher reported on the status of the Muscatine County Fairgrounds and said the Fair Board has approved an audit. She said West Liberty Foods is seeking to purchase some of the land owned by the Fairgrounds. The Fair Board has agreed to hear their proposal, but this is not being very well received, and Lisa suggested there are other options for debt reduction. Lisa said the Fair Board has hired Jim Nepple as legal counsel and Jim said there is no risk to donors and the Community Foundation is controlling the funds. Jim reported that the tax credit status documents are in order and he feels the tax credit reinstatement of the Fair Board is imminent.

Sherry Seright said the Board of Supervisors will then match or pay the Fair Board up to \$20 000. Bette Schneider expressed interest in attending the Fair Board's meeting next Monday.

Becky Allgood reported on the status of Downtown Wilton. She said the Candy Kitchen has a structural problem and that problem is not related to the Facades Project.

Lynn Pruitt reported on the status of the Old Barn. He thinks they are ready to move on to a price for restoration: around \$2 700. Jennifer Price has provided a schedule. The Friends Group is no longer in charge, for the Conservation Group has taken it on. Paul Carroll is scheduled to contact Kurt Weiss and we are waiting for the latter to get back to us.

Lynn Pruitt, reporting on the Nichols Commercial District, said the TAN report has been approved by SHPO. The next step is to get a proposal from Jennifer Price to make the nomination. Lynn will then contact the City and check on funding.

Bill Koellner said that West Liberty is moving along with a Community Development Block Grant (CDBG) for its Downtown project.

Lynn reported that this year's Preserve Iowa Summit is scheduled for July 18-20 in Des Moines.

Our next meeting will be **Wednesday, February 14 at 12 noon at the County Administration building in Muscatine.**

The meeting was adjourned at 1:30 p.m.

Respectfully submitted,  
Mary Beveridge

Muscatine County Historic Preservation Commission