

WATERLOO HISTORIC PRESERVATION COMMISSION MINUTES
REGULAR MEETING – September 19, 2023– 4:30 P.M.
The meeting was held in the Mollenhoff Room at City Hall

Chairperson Gilbert called the regular meeting of the City of Waterloo Historic Preservation Commission to order at 4:30 p.m.

Commission Members present were: Ed Ottesen, Nick Hedrick, Terry Stevens, Susan Price, Matthew Gilbert, and Cole Weliver.

Commission Member(s) absent were: Ivan Valtchev, Jared Hottle, and Hector Salamanca Arroyo

Others present were: Lexi Schneider - Planning Staff, Ed Gallagher – Grout Museum, Timothy and Emmanuele Clark, and John Fitzpatrick – Applicants

Approval of Agenda

Motion made by Ottesen, seconded by Hedrick to approve the agenda of the September 19, 2023 regular meeting. Motion carried unanimously.

Approval of Minutes

Motion made by Stevens, seconded by Ottesen to approve the minutes of the August 15, 2023 regular meeting with the following changes 1) Add Ed Gallagher to the list of attendees, 2) Add the code section (Powers) to the motion made about creating a task force, 3) Add the discussion by Charles Pearson about the Smokey Row Survey. Motion carried unanimously.

Oral Presentations

No Report

Hearings

- 1. Request by Timothy Clarke for a Certificate of Appropriateness to allow for vinyl siding on the rear portion of the home at 136 Prospect Avenue.**

Clarke gave a brief presentation about the property and surrounding properties with vinyl siding. Clarke stated a representative from the National Register of Historic Places mentioned the replacement of wood siding with vinyl siding would not impact the structures eligibility for the National Register of Historic Places.

Schneider noted one of the properties mentioned was approved to have the siding by the Historic Preservation Commission. Another property illegally placed vinyl siding on the structure without a permit and the final property has likely had the siding on the structure prior to the existence of the historic district.

Clarke stated he is trying to preserve the historic portion of the home with stucco and will only be changing the wood siding on the rear portion of the home.

Weliver asked Clarke why he needs to replace all of the wood siding, to which Clarke noted the siding is damaged in multiple different areas on the rear portion of the home and fixing it in one location would not be sufficient.

Gilbert mentioned he is concerned with setting a precedent for future requests for vinyl siding on homes in the district. He noted a motion could be made noting the reasons for the acceptance of vinyl siding in this scenario.

Ottesen stated he is concerned with the comments from the National Register of Historic Places because they place strict guidelines on what should be approved for structure eligible for the National Register.

It was moved by Stevens, seconded by Hedrick, to approve the request by Timothy Clarke for a Certificate of Appropriateness to allow for vinyl siding on the rear portion of the home at 136 Prospect Avenue for the following reasons 1) The siding being replaced is on the rear portion of the home and is not seen from the street, 2) The change is to fix the damaged siding and it is not a cosmetic change for aesthetics. The motion carried unanimously.

2. Request by John Fitzpatrick for a Certificate of Appropriateness to allow for the installation of a storm door on the home located at 218 Alta Vista Avenue

Schneider gave a summary of the staff report.

The applicant, John Fitzpatrick, noted he does not want to remove the existing quarter-sewn oak doors. The storm doors will help to have a wind breaker and be able to keep the existing doors on display. Fitzpatrick stated a replacement for the oak doors would have costed \$17,000. The storm doors will swing out with the existing doors swinging inward.

It was moved by Weliver, seconded by Price, to approve the request by John Fitzpatrick for a Certificate of Appropriateness to allow for the installation of a storm door on the home located at 218 Alta Vista Avenue. Motion carried unanimously.

Reports

1. Main Street

Ottesen noted the Main Street Design Council approved signs at 622 Sycamore Street and 310 W 4th Street. The Council is also in the process of reviewing the Civil Rights Historic Marker for the Haffa Building at 220 E 4th Street.

Hedrick mentioned the Historic Haunted Tour will be October 12 and 13 and there will be additional dates provided soon. The Keys of the District will be October 26 at 5:30pm at the Grout Museum.

2. Silos and Smokestacks.

No Report

3. Grout Museum

Gallagher explained the 120th Annual Dry Run Sewer Banquet will be held October 5, 2023 at 6:00pm. The cost for dinner at the banquet is \$120. The Friday the 13th Planetarium show will be held October 13, at 6, 7, and 8pm and the cost will be \$20. Strolling with the Spirits will be October 21, 2023 at 3:30pm and 7:00pm and the cost will be \$12. Howl at the Moon Tea Party will be October 28, 2023 at 10:00am at the Snowden House. The cost for this will be \$12.

4. Project Update

Schneider stated she will be sending the final report and the other materials from Thomas Zahn and Associates within the next few days.

5. Highland

Hedrick mentioned the Street Dance was a well-attended event. The neighborhood is anticipating approximately 550 attendees for Halloween. The garden events went well. The light show will be coming up soon.

6. Walnut

No Report

Discussion Items/Possible Action Items

1. School Art Project 2023

No Report

2. Main Street Waterloo Collaboration

No Report

3. Other Collaborations

No Report

4. City-Owned Properties and Demo List

No Report

5. Maps

No Report

6. Goals and Action Plans

No Report

Discussion Items:

Hedrick asked the Commission what the process is to locally designate another historic district. Ottesen stated the process is similar to the process of designating an individual property, but the request has to go to the State Historic Preservation Office for their approval.

Hedrick asked what are the positives and negatives to nominating another neighborhood, such as the Walnut Neighborhood. Ottesen noted a few positives are more tourism, higher property values, etc. A possible negative is the property owners may not want to obey the guidelines for the historic district and go through the approval process to make changes to their property. Ottesen mentioned it could be difficult to nominate another historic district because the property owner's permission is needed.

Price questioned if the residents of a Historic district are made aware of the restrictions and regulations related to a Locally Designated Historic District. Hedrick noted realtors sometimes inform clients that the property is in a historic district. Schneider mentioned the City of Waterloo also informs prospective property owners of the designation if they call about the property.

Ottesen stated there are two types of districts. A Historic District and a Preservation District. A Historic District is like the Highland Neighborhood where many homes still have the same appearance as they did when they were constructed. The Walnut Neighborhood could be a good Preservation District because many of the homes have changed or been torn down and replaced, but the neighborhood is still tied to many historical people and events. Smokey Row is another neighborhood that could be nominated for a Preservation District.

Schneider noted an email will be sent to Commissioners about possibly nominating a historic place to the National Trust for Historic Preservation List of 11 Most Endangered Historic Places.

Design Guidelines:

No Report

Adjournment

Chairperson Gilbert adjourned the meeting at 5:45 p.m.

Respectfully submitted,



Lexi Schneider
Planner I