

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING - 4:00 P.M. OCTOBER 24, 1995
FIRST FLOOR CONFERENCE ROOM CITY HALL

The regular meeting of the Waterloo Historic Preservation Commission was called to order at 4:05 p.m. by Chairperson Petersen.

Members present were: Broshar, Iversen, Maxon, Middleton, Mitchell, Petersen, Spencer and Stevenson. Also present were Tom Gallaher, Jack Overlie, Bob Huff, Al Grote, Chuck Landau and Dave Van Dee.

It was moved by Maxon, seconded by Iversen to approve the minutes of the September 26, 1995 regular meeting. The motion passed unanimously. Next, it was moved by Mitchell, seconded by Stevenson to approve the agenda. Motion passed unanimously.

Tom Gallaher gave a brief update in regard to the Silos & Smokestacks project. He indicated that there are three designation bills in process supporting listing the National Heritage Area Designation and they are targeting the sesquicentennial to start the project in earnest. Tom also mentioned that they have submitted grant applications to a number of sources to provide funding for various proposed projects and continue to seek out sources. He concluded by noting that they have identified the final twelve sites in their project area and he identified the Wapsie Mill, Cattle Congress and the public market as being among them.

The first agenda item was in regard to the request by Action Garage Builders on behalf of Jack Overlie for a Certificate of Appropriateness to be allowed to construct a new 24x32 detached garage on property addressed 326 Highland Blvd. This property is identified as a contributing structure in the Highland Historic District. Van Dee distributed and offered an overview of the staff report in regard to this request. He reported that the structure was built in 1922 and was designed by Mortimer Cleveland. It is located at the southeast corner of the intersection of Vine Street and Highland Blvd., making it very visible from the public way and is a Colonial Revival style residential home. The applicant proposes to construct a 24'x 32' detached garage using wood frame construction with a 5/12 pitch to the roof. The materials proposed to be used are 3 tab asphalt shingles pastel green in color, metal soffits and fascia, one (1) 16' raised panel steel overhead door and one (1) 9' raised panel steel overhead door, vinyl siding beige in color in four inch (4") width as eight inch (8") is no longer available. It appears that the original garage was attached to the home and has been converted into living space within the home. There are no other significant accessory buildings on the site and the proposed garage is 768 square feet which is well within the maximum allowed by the zoning ordinance which is 800 square feet. Van Dee went on to report that according to our design guidelines new out buildings are to be subordinate to the main building and the Commission may want to consider shifting the building further east and south to minimize the visual effect. He also expressed concerns for the horizontal window, double wide overhead door, use of vinyl siding and metal on the soffits and fascia trim. He concluded his report by recommending that the Commission approve the request subject to any conditions they deemed necessary. A general discussion ensued with Van Dee circulating polaroids and a picture of the house taken before it was sided. It was noted that the house probably had four inch (4") wood siding originally and it was suggested that if it is possible the contractor could remove a small section of the existing vinyl siding and see what can be determined. The window opening as proposed was a concern as it needs to be made more similar to the house. The use of vinyl siding was noted as not being in accord with the design guidelines. A question was raised by the owner as to why it shouldn't be used as the house has vinyl siding and they would match. It was noted that if in the future the owner wanted to remove the existing vinyl siding from the house which would result in the property being upgraded to an individually eligible status the garage would be a significant intrusion and the use of wood siding in the new construction would be more appropriate. Mr. Overlie asserted that the owner could tear the garage down at that time and appeared unwilling to consider using any alternative materials. After further discussion during which the contractor responded favorably to suggested material changes it was moved by Broshar, seconded by Mitchell to approve the request subject to the following conditions:

1. Use of 4" hard wood siding
2. vertical window scaled similar to the house
3. 3 each 9' overhead doors
4. 4" trim throughout

The motion passed on a 6 to 1 vote with Spenser voting nay and all others aye.

The next item was in regard to the request by Al Grote owner of 835 Steeley Street for a Certificate of Appropriateness to repair and reconstruct the roof. The property is identified as a non contributing structure in the Highland Historic District. Van Dee distributed and gave a brief overview of the staff report in regard to this request noting that the applicant proposes to reroof the existing residential structure and modify the overhangs due to structural deterioration. Materials to be used are standard asphalt shingles with 2 x 6 inch wood trim on shortened overhang for gabled ends. The overhangs projected approximately 12 inches and are proposed to be shortened to 2 inches. The owner indicated that the overhangs had suffered significant deterioration creating structural problems through time. Therefore, he elected to reduce the overhang as part of the reroofing of the structure. As noted this property has been rated as not eligible and non contributing in the Highland Historic District. The reduction of the overhang on the front and rear of the structure may have a visual impact, but as to the magnitude of that impact that would be difficult to determine. After a brief discussion it was moved by Broshar, seconded by Spenser to approve the request because it is a noneligible and non contributing structure and the change will have no net effect on its' status. Motion passed unanimously.

The next item was in regard to the request from Chuck Landau of the Brown Bottle Restaurant to be allowed to place signs on the Russell Lamson Building addressed 209 East Fifth Street and individually listed on the National Register. Van Dee noted that he had not received a plan as the applicant was also processing his request through the Waterloo Redevelopment Authority as he is interested in having a sign cabinet with a panel insert which requires WRA review. Mr. Landau gave an overview of his plans for the building noting that at this time he is interested in the signage, but is also investigating using a divot system to replace the existing wood fillers in the upper arched portion of the windows and minor modifications to the existing emergency exit to avoid confusing the customers as to where the access to the restaurant is located. After a brief discussion it was moved by Spenser, seconded by Middleton to approve the appropriateness of the signage and awnings subject to the concurrence and approval of the WRA. Motion passed unanimously.

The last item discussed was a review of the 1995 CLG Annual Report. Van Dee gave an overview and recorded changes recommended by those present and concluded by indicating that the document will be forwarded to the State upon final completion.

With no other business the meeting was adjourned at 5:20 p.m.

Respectfully submitted,



Dave Van Dee
Staff to Commission