

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – MARCH 22, 2005 – 5:00 P.M.
1ST FLOOR CONFERENCE ROOM – CITY HALL**

Chairperson Malecek called the regular meeting of the City of Waterloo Historic Preservation meeting to order at 5:00 p.m.

Those in attendance were Ottesen, Malecek, Olsson, Etheredge, Reagle, Anderson, and Maar. Applicants: Ed and Sharon Weber, Michael and Donna Douglas. Also in attendance was staff members Morgan Hoosman and Don Temeyer, and community member Joe Gleason.

Approval of Minutes

Reagle noted there were several grammatical errors in the minutes.

A motion was made by Olsson to approve the minutes of the February 22, 2005 regular meeting with the correction of grammatical errors. Seconded by Reagle, and passed unanimously.

Approval of Agenda

Malecek stated the Douglas' had requested to move item request to the top of the agenda to accommodate for attendance at a personal event. Etheredge stated she would like to add the Old Home Fair as a discussion item.

A motion was made by Maar to approve the agenda as amended. Seconded by Reagle, and passed unanimously.

Agenda Items

Request by Michael and Donna Douglas for a Certificate of Appropriateness to replace existing aluminum siding with new siding on the house located at 126 Prospect Avenue.

Mr. Douglas stated he wished to replace the existing aluminum siding that is damaged with 8" aluminum, or 4 ½" vinyl siding. Mr. Douglas stated the vinyl siding could be either smooth or wood grain, and he would prefer to use a smooth siding. Mr. Douglas stated the 4 ½" vinyl siding would be more consistent with the original wood siding, but the 8" wood-grained aluminum would be consistent with the existing siding on the home. Etheredge questioned if non-grained aluminum siding is available, which Mr. Douglas responded that it is not available. Mr. Douglas stated that based on his research of the home, steel siding has been on the house for approximately 50-60 years. Mr. Douglas stated that from his research he determined that Mortimer Cleveland reconstructed the house after it was first built, which included the enclosure of a porch and removal of some of the siding. Mr. Douglas stated portions of the house only has fiberboard, and that the original wood siding was completely removed. Mr. Douglas stated that the portions of the existing wood siding that they found was damaged or rotten. Mr. Douglas stated that the estimates for the hardboard plank would cost 2-3 times more than aluminum or vinyl siding. Mr. Douglas stated he does not prefer to use the hardboard

synthetic siding due to the fact that it can allow moisture to be trapped underneath, making it heavier. Mr. Douglas stated he has not found any historic structure with hardboard material, and it is mainly used in new construction. Mrs. Douglas stated they had researched metal siding which historically dates back to the early 1900s, and stated the neighbor behind their house has lived there for over 60 years and cannot remember a time when the Douglas' home did not have steel siding. Reagle questioned if the vinyl siding could match the corners. Mrs. Douglas stated the corners of the existing siding are beginning to come away from the house, and it would be difficult to match the corners. Maar stated that her house has original wood siding, but it also has metal corners. Reagle questioned which dimension of siding would match closest to the original, which Mr. Douglas stated the 4" would match the original wood lap siding. Malecek stated the 4" siding would be closer to the original, but the corner boards may not match and it is a change from one synthetic to another. Etheredge stated the siding is a reversible change, and future property owner could restore the house to the original wood lap siding. Etheredge questioned if the Commission could have documentation of the condition of the wood lap when the existing aluminum siding is removed, which the Douglas' agreed to the condition as long as they will be able to put new siding on when it is removed.

It was moved by Reagle to approve the request for the replacement of existing aluminum siding with smooth 4 ½" vinyl siding subject to the documentation of exterior of the house when existing aluminum siding is removed. Approval granted based on criteria met under the Secretary of Interior Brief #8, including the fact that the steel siding has been on the house for over 60 years, and the original wood lap siding is damaged. The motion was seconded by Maar. Motion carried.

Ayes

Reagle

Maar

Ottesen

Olsson

Anderson

Abstain

Etheredge

Request by the City of Waterloo Development Corporation to demolish the NAPA Auto Parts building located at 207 West 3rd Street.

Temeyer stated the building is located in the Economic Expansion Zone of the Downtown Master Plan, and they are in process of acquiring building that are vacant or deteriorated as they are available. Malecek questioned what additional buildings of historical significance could be acquired in the near future for demolition. Temeyer stated the buildings scheduled for future demolition are the Morris Printing building, Vet Clinic, Priority One, Zander Feed building, and some houses. Malecek questioned if the dance studio on 3rd Street may potentially be demolished. Temeyer stated the focus is on the blocks adjacent to 1st Street to compliment the Arts Zone and the Sports Zone. Temeyer stated in the long-term the only building identified to stay would be the Walker Building and the historic building adjacent to it. Etheredge questioned if the plan includes the demolition of the Wonder Bread building, which Temeyer stated it is an incompatible industrial building. Malecek stated what would go in the place of the Wonder Bread building, which Temeyer stated potentially a new building or parking.

Malecek stated he does not see the NAPA building as a significant structure, but he has reservations about other more historically significant buildings that may be scheduled for demolition in the future. Reagle stated she favored the approval of the demolition of the NAPA building, and that there are good reasons to demolish it to allow for something new. Reagle stated the Commission should not be concerned with future requests for demolition. Etheredge stated if Wonder Bread moved out could the building be saved, which Temeyer stated it could be an option. Malecek suggested that there should be future discussions around the future development of the downtown and historic preservation. Anderson suggested the Commission and staff drive around to identify potential buildings of significance. Malecek stated the building is in a state of disrepair, and having a developer redevelop the building to historic standards is unrealistic.

It was moved by Olsson to approve to demolish to NAPA building at 207 W. 3rd Street. The motion was seconded by Maar. Motion carried unanimously.

Request by Brenda and Reginold Parham for a Certificate of Appropriateness to construct a new 24' x 30' garage at 1129 Vine Street.

Malecek stated the applicants were unable to attend the meeting.

It was moved by Reagle to table the request for one month. The motion was seconded by Ottesen. Motion carried unanimously.

Request by Ed and Sharon Weber for Certificate of Appropriateness to replace tile steps on the front of the property at 1158 Independence Avenue

Mrs. Weber stated the type of existing tile steps on the front of the house is not available, and the contractor has searched in Waterloo, Cedar Falls, and New Hampton. Mrs. Weber stated the closest match is an 8" tile. Mrs. Weber stated the steps are deteriorated, and she is unable to use them. Malecek questioned if the steps are slate, which Mrs. Weber stated the steps are slate. Mrs. Weber stated she wanted keep the steps close to the original. Malecek questioned if the applicants planned to replace the limestone cement edging around the steps, which the applicants stated they would like to keep the steps close to the original if possible. Etheredge stated that she or Ottesen could check with tile contractors. Ottesen stated that they will need a 5 ½" or 6" tile to match the existing steps. Malecek stated that if they could not match the exact dimensions, they appearance should remain.

It was moved by Etheredge to approve the request to replace the tile and concrete steps subject to Ottesen to assist to find a tile to match the original size, color, and style and to determine acceptable match to be used. The motion was seconded by Ottesen. Motion carried unanimously.

Request by Ed and Sharon Weber for a Certificate of Appropriateness to replace brick chimney on the house at 1158 Independence Avenue

Mrs. Weber stated the contractor suggested the chimney be replaced down to the roofline. Mrs. Weber submitted a sample of the brick to be used on the chimney. Etheredge

questioned if the texture of the sample was the same as the existing brick on the house, which Mrs. Weber responded it was the same rough texture. Etheredge stated that it may be easier for the applicants to take the sample home and have a few Commissioners come out to the site to match on the house.

It was moved by Etheredge to approve the request to replace the chimney down to the roofline subject to Ottesen to assist to find a brick to match the color and to determine acceptable match to be used. The motion was seconded by Reagle. Motion carried unanimously.

Request by Ed and Sharon Weber for a Certificate of Appropriateness to tuck point the house located at 1158 Independence Avenue

It was moved by Etheredge to approve the request tuck-point the house subject to Ottesen to assist to find a mortar color to match and to determine acceptable match to be used. The motion was seconded by Olsson. Motion carried unanimously.

Discussion with Joe Gleason regarding the property located at 925-927 Sycamore Street

Mr. Gleason stated he had been in conversation with the State Historic Preservation Office and was suggested to talk to the Commission. He stated he purchased the property 5 months ago, and it currently does not have a back wall. He stated that he has been notified by the City that if he does not repair the building within 10 days than they will have the building demolish. He stated approximately two weeks ago he contacted SHPO to determine if the building had any historic value. Mr. Gleason discussed his future plans for the building, and the plans of his non-profit business. Malecek stated that the Commission could not help Mr. Gleason with the building code issues with the city, but he suggested the Commission could help on to support the preservation of the building if Mr. Gleason decided to do so. Malecek noted that if the city decided to demolish the building using federal funds, it would need approval from the Commission first. Mr. Gleason stated his plans to attend a training in Des Moines next month on National Register of Historic Places. Malecek welcomed Mr. Gleason to come back before the Commission if he needed assistance from them, or to contact staff for more information .

Approval of Commission Subcommittees

Malecek stated Hoosman has taken the initiative to draft potential subcommittees in order to help the Commission to work more efficiently and effectively. Hoosman stated the subcommittee meetings would replace the second meeting of the Commission each month. Olsson stated that she felt the committees were a good concept for the Commission to implement. Hoosman stated that would potentially be four subcommittees, therefore, two Commissioners should sit on each subcommittee. Malecek stated there are several people in the community who have expressed interest to volunteer, and they can also have an opportunity to serve on a subcommittee. The Commission discussed the expiration of Commission terms, including that Maar's term had expired and she gave notice to the Mayor that she would not seek reappointment. Maar stated that she would potential be willing continue to serve until another Highland

resident is appointed and to assist on a subcommittee. Etheredge stated that Levi's term will also expire in April, and did think he will seek to be reappointed.

It was moved by Olsson to accept the subcommittees as Education & Outreach; Design Guidelines, Preservation Plan & Ordinance; Survey, Evaluation, & Registration; and Property Redevelopment & Rehabilitation.

The Commissioners decided by consensus to place Commissioners on the subcommittees as follows:

Education & Outreach—Etheredge and Reagle

Design Guidelines, Preservation Plan & Ordinance—Maar (v) and Ottesen

Survey, Evaluation, and Registration—Olsson and McKean

Property Redevelopment & Rehabilitation—Malecek and McKean

Discussion Items

Old Home Fair

Etheredge stated the Commission could organize a fundraiser by holding a salvage fair during the Old Home Fair on August 27th. Etheredge stated the salvage fair could be opened up for other types of antiques. Etheredge suggested the fair be held under the Washington Street bridge parking lot. Etheredge suggested they would not have to charge admission, but charge a registration fee for vendors. The Commission decided to sponsor salvage fair fundraiser as a part of the Old Home Fair, and would send the event to the Education & Outreach subcommittee for the planning and organization.

Hearing no further discussion chairperson Malecek adjourned the meeting at 7:10 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission