

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – 4:00 P.M. – TUESDAY, APRIL 16, 2002
EAST HIGH SCHOOL ICN ROOM, MAIN FLOOR

Chairperson Levi called the regular meeting of the Waterloo Historic Preservation Commission to order at 4:10 p.m.

Members present were: Aronson, Craven, Durbahn, Levi, Pearson, Leonhart, and Etheredge. Also present were applicants Tom & Chris Ahrens and staff members Noel Anderson and Melissa Edsill.

Chairperson Levi started the meeting by requesting a motion to approve the minutes. Durbahn moved to approve the minutes with the correction of the spelling of her name. Etheredge seconded the motion. Motion passed unanimously with an abstention by Pearson citing she was not present at the previous meeting. It was moved by Durbahn and seconded by Pearson to approve the agenda with a reverse in the order of agenda items. The motion passed unanimously.

There were no reports for the month of April for Silos and Smokestacks. Etheredge gave a brief report for the Design Review board of Main Street Waterloo as she has been recently appointed the chairperson.

The first item on the agenda was the request by Miller Construction on behalf of Charles Alexander of 1000 Vine Street for a certificate of appropriateness to place three wind turbines on the rear roof of the home for ventilation. The contractor and homeowner were unable to attend the meeting to present the request. Edsill gave the staff report indicating that this home was rated a "C" structure for architectural significance and is eligible as contributing to a district. The structure is rated as an "A" structure for historical significance and is eligible as contributing to a district but not individually eligible. It was moved by Pearson and seconded by Etheredge to deny the request. The discussion ensued in reference to the fact that the turbines will not be minimally visible from Vine Street as required by the Historical Design Guidelines. Levi and Leonhart also questioned whether this is the best solution. They indicated that perhaps ridge vents or other solutions would be less visible, of better use, and even less costly. The Commission commented they failed to see the usefulness of turbines. The motion passed unanimously.

The Commission proceeded on to the next agenda item. The second item on the agenda was a request by Tom & Chris Ahrens for a certificate of appropriateness for the construction of a 30' x 28' detached garage in the rear of their property. It was moved by Leonhart and seconded by Durbahn to deny the request. Edsill gave the staff report indicating the Historical Guidelines recommend, "*new out buildings should be subordinate*

to and compatible with the main building.” It also does not recommend “double wide garage doors, prefabricated metal out buildings, garages which are highly-visible from the street or are located in front of the adjacent houses, or additional curb cuts onto the street if an alley is available to provide access to a garage.” Edsill also noted the garage construction, as provided by the applicant, would exceed the maximum allowed square footage allowed in conjunction with a single family home. The applicants would have to go to the Board of Adjustment if they wished to keep the application as presented. The applicants stated they were not prepared to demolish the existing garage or decrease the square footage of the new building. Durbahn withdrew the previous motion, seconded by Leonhart. It was motioned by Craven, seconded by Durbahn to table the request until the applicants are able to go to the Board of Adjustment for a decision.

The Commission then moved on to the ICN session with Kerry McGrath with the State Historical Society of Iowa. The discussion started by covering the amendments to the Historic Preservation Ordinance in the City of Waterloo. McGrath suggested staff research how the Highland Historic District was developed and indicated that the Commission would probably need to notify the residents of the Highland District and also individually eligible properties that they were subject to design review and check with the City Attorney to dictate what should be done. McGrath also noted the Commission should consider adding a local district designations section to the local ordinance. McGrath went on to explain the process for which the Commission would be able to receive funding for the new citywide survey update in conjunction with the update to the ordinance.

Motion by Levi seconded by Durbahn to adjourn at 6:35 P.M. Passed and carried unanimously.

Respectfully submitted,

Melissa Edsill
Associate Planner
Staff to Commission