

**MINUTES**  
**WATERLOO HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING - 4:30 P.M. APRIL 17, 2001**  
**FIRST FLOOR CONFERENCE ROOM - 2<sup>ND</sup> FLOOR CITY HALL**

Chairman Levi called the regular meeting of the Waterloo Historic Preservation Commission (WHPC) to order at 4:34 p.m. Members present were: Aronson, Braley, Craven, Leonhart, Levi, Pearson, and Peterson. Also in attendance were Dennis Miller of 112 Prospect Avenue and Terry Malone of city staff.

One minor correction was made to the March Minutes, which was: Commissioner Jim Aronson was not included on the attendance list.

Peterson motioned to approve the Minutes as corrected. Levi seconded the motion and it was approved unanimously. Aronson motioned to approve the Agenda while Peterson seconded. The Agenda was approved unanimously.

Candy Streed e-mailed an attachment of the Silos & Smokestacks new grant program and the application to staff. Staff was directed to include the application in the May agenda packet for serious discussion. There were no reports from Main Street.

The first request was for a certificate of appropriateness by Dennis and Lynnette K. Miller, of 112 Prospect Avenue. The proposed work was as follows: construction of a 26' x 24' garage in the rear portion of the property, and the replacement of an existing folding attached garage door.

The Commissioners began by discussing the attached garage door. It was noted that the door is a five-panel door with a hanging opening system prevalent in the Carriage House era. It was noted that only three homes remain in the Highland District that have this door feature. Mr. Miller stated that the condition of the wood panel doesn't support constant opening and closing. Pearson correctly asserted that the policy of this Commission is to repair significant structural components, then permit replacement if repair is not feasible.

Pearson presented several alternatives to replacement, then the conversation shifted to the proposed new garage. The most pressing issue with the garage for Mr. Miller was the visibility from the public r-o-w. He mentioned the Commission approved new garage at 212 Alta Vista as an example of apparent policy discrepancy. It was explained that the garage abutted the alley, but was not visible from the r-o-w.

Leonhart motioned to table the request to remove the attached garage door and Peterson seconded. That motion passed unanimously. Pearson motioned to approve the construction of a new garage subject to the following: construction material must be Cedar shingle siding and the walk in door is to be flush to match the non-raised panel garage door. Peterson seconded and the motion carried unanimously.

The next request was by Daniel Levi on behalf of Faith Temple Baptist Church, for a Certificate of Appropriateness to begin a comprehensive stabilization and restoration plan at the church. Leonhart assumed the chair position and Levi gave a detailed description of the work to be performed. The major work components outlined in Levi's testimony were:

1. Tuckpointing and resetting of materials above varying rooflines
2. Slate roof resetting of bell tower
3. Asbestos shingle removal on balance of roof
4. Installation of new asphalt shingle roof
5. Copper flashing and gutter repair/replacement

Craven motioned to approve the first phase of work, Pearson seconded, and the motion carried 5-0 with Levi abstaining. Braley motioned to table the Millennium Plan discussion item, Levi seconded, and the motion carried unanimously. With no further business, the Commission was adjourned at 5:32 p.m.

Respectfully submitted,

Terrance D. Malone  
Staff to Commission  
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