

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING - 4:30 P.M. April 20, 1999
FRANK MOLLENHOFF ROOM - 2ND FLOOR CITY HALL

The regular meeting of the Waterloo Historic Preservation Commission was called to order at 4:34 p.m. by Chairperson Peterson.

Members present were: Aronson, Braley, Craven, Durbahn, Leonhart, Middleton, Pearson, Peterson, Spencer and Van Dee. Also present was Bob Huff and Mr. & Mrs. Willie Prymer for 1211 Independence Avenue. Staff members Terry Malone and Noel Anderson were also in attendance.

There was no motion for the approval of the Minutes as two members from the February 16th meeting were not in attendance at this time. It was then moved by Aronson and seconded by Leonhart to approve the Agenda as submitted. Motion passed unanimously.

A Certificate of Appreciation was then presented to Van Dee and Spencer for their years of dedication to the formation, organization, and implementation of historic preservation throughout the community. A brief introduction then commenced with the new members explaining their background and detailing their interest in historic preservation. It was recommended that name tag tents be made to place on the table to help the new members get acquainted with the others for meetings.

No one was present for the Silos or Main Street report. Anderson noted that nothing new had occurred on the depot. A meeting was trying to be set up for a possible private partnership, but had not yet occurred. The ISTEAF funds were still awaiting with the project. Van Dee reported that Steve Parliament had recently been appointed the new Director of MainStreet and would be visiting the Commission soon after he had time to settle in to the job.

The first agenda item was the request by the City of Waterloo for the placement of aluminum combination storm windows on the East Side Library addressed at 626 Mulberry Street. Anderson gave the staff report and noted the continuance from last month. He then pointed out the location of the requested storms and their nonconformance with the following sections of the Design Guidelines: Page 9: - *Storm windows should be wood and match the existing windows as closely as possible, and, - If metal frame windows are used, the frame color should match the sash.* Therefore staff recommended that the City abide by the recommendations of the 2nd alternative and paint the metal framed storm windows to match the color of the sashes. Discussion arose as to the lasting finish a coat of paint would present onto the sashes. As there was no one present from Building Maintenance or Community Development to discuss the project and such painting, it was moved by Pearson and seconded by Howard to table the matter to gain more information on painting alternatives. It was also noted in the motion that the City of Waterloo and staff should realize they are not above the rules and ignorance of the ordinance is not an excuse. Motion passed unanimously.

The next item was the request by Bob Huff on behalf of the Prymers for the demolition of their existing 12x22 garage to allow for the construction of a new 24x24 garage in its place. Anderson gave the staff report and noted the request met all zoning requirements. It was also located in the back portion of the lot and was

accessible only from the alley entrance. Page 17 of the Design Guidelines states that garages should not be highly visible from the street. The requested garage would relatively be in the same location as the existing garage. The garage, as submitted, was also planned for two 9x7 garage doors and windows of the same design, size, and number of panes as the home. The design guidelines states that double wide garage doors are not recommended and that additions should try to match the window size, etc. as the home. Anderson then noted the applicant was requesting the use of synthetic materials on the garage as such materials were present on the home itself. The house is rated as a "C" structure for architectural significance with eligibility as a contributing structure. It was also designated as an "A" structure for historical significance with eligibility as a contributing structure. It was also listed in 1984 as part of the Highland Historic Neighborhood District. Staff recommended approval. Bob Huff then spoke on behalf of the applicants and noted the request was very similar to the request on 103 Highland Blvd.

It was moved by Pearson and seconded by Howard to approve the request as submitted to begin discussion. Pearson then noted the development of the area in terms of historical nature and styles of home. She did not believe it was a distinctive garage and noted that there are many in the neighborhood of similar design. She believed it may be better to use flush doors in this case due to the type of home. She did not like use of synthetic materials as many homes in the area still have the wood underneath and this way, new construction would have wood if a future homeowner ever wanted to remove the synthetic siding. Huff reiterated they were applying for vinyl siding because it was on the home. Pearson noted the Commission may want to weigh the visibility issue, but would like to keep the synthetic siding to a minimum. Braley asked what if someone did want to remove siding from home in future. New garage would not have wood siding underneath. Pearson answered that it has happened on Independence in past, where someone removed vinyl siding and restored original siding. Braley and Peterson both emphasized need for reasons in motion. The motion was then amended with the use of a flush door instead of a paneled door for the garage itself. Motion passed with all in favor except Pearson who was opposed. The Commission noted the reasons behind such approval were because of the minimal visibility of the garage, its accessory structure classification, and the dominance of synthetic materials on the home itself, and presence of similar sized garages along the alley from which it would have its access.

The next request was by the City of Waterloo for the placement of air conditioning units atop the small one story addition of the Black Hawk County Soldiers Memorial Hall. Anderson gave the staff report and handed out a packet of listing formation for the hall. He noted the one story area was viewed as a non-intrusive addition but was not historically significant. It was specifically built as an add-on without being permanently attached to the structure. It was built for handicap access. The requested air conditioning units would allow for a greater variety of uses for the building, and would be located on the non-intrusive addition to stay out of the main view of the Hall and not be attached to the historical structure. A second ingress/ egress was also requested but Anderson did not have details on such structure. An employee from Maintenance had intended to be present to explain. It was then moved by Durbahn and seconded by Leonhart to approve the air conditioning units as proposed but not the second ingress/egress due to a lck of information. Motion passed unanimously.

The next item was the continued development of the photographic preservation

project of the " Doorways to the Past ". A brief history of the project was noted to the new members and then a brief discussion of the presentation to Council, and sales places and businesses was discussed. Peterson would call a subcommittee meeting to go over some details. Anderson would check with Cindy Sands for a possible presentation to the Mollenhoff family.

Under discussion items, Anderson noted the continued development of a Memorandum of Agreement with the State Historical Society and the Economic Development Association for the State. A grant to demolish the Rath Vertical Kill Building and the Alstadt Langlas Bakery was secured from the EDA but needed the approval of the State and the Advisory Council. Such a grant would allow for greater redevelopment of both sites as the city has tried to redevelop them but has been repeatedly told by developers they are not reusable. The main reason behind the non-reusable status has been the deteriorated condition of the buildings, and the basic architectural and structural setup of the buildings. Based on the wording of the MOA, the State would have an opportunity to comment for further Rath area development and the Commission's Ordinance would also be adhered to in the Rath area. Both areas would be documented prior to demolition by a qualified historian.

Anderson then gave a Permit System Update and noted the " red flagging" of historic properties had been begun. He will continue to red flag historic properties to ensure Commission review and to help to notify people of the significance of their homes for the National Register of Historic Places.

Other items: Anderson and Pearson both brought up discussion with Pam Pearson at 103 Highland Blvd. and her plans to construct a deck. After a brief discussion of the location, and need for a permit, Anderson noted the Ordinance does not specify the need for a permit to initiate the design review of the Commission. He discussed past zoning infractions which a permit was not needed, but the residents had to bring the property into compliance anyway. Without a site plan available for review, the Commission decided not to try and act upon the request until further details were available.

With no further business, it was moved by Braley and seconded by Pearson to adjourn the meeting at 5:34 p.m.

Respectfully submitted,

Noel Anderson
Staff to Commission

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