

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING - 4:30 P.M. May 18, 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, Levi, Middleton, Pearson, Peterson. Also present was Pam Pearson of 103 Highland Blvd., Mr. & Mrs. Willie Prymer of 1211 Independence Avenue, Rod Debs of 111 Highland Blvd., Allen Jensen, and Dick DeWater of Community Development. Staff members Noel Anderson and Terry Malone were also in attendance.

There was a motion to approve the Minutes of the April 20th meeting by Craven and seconded by Leonhart. The motion passed unanimously. It was then moved by Aronson and seconded by Craven to approve the Agenda as submitted. Motion passed unanimously.

Executive Director Allen Jensen of Silos and Smokestacks reported on the status of his organization. He noted that currently Silos is trying to obtain matching funds available for completion of the Depot project which is approximately \$200,000 underfunded. Options for closing this gap include: capital fundraising, a possible lending source, or a partnership. Other items Mr. Jensen mentioned were the Parade of Power and Grout Museum Historic Corridor project. In conclusion, Mr. Jensen submitted a petition of support for Silos to be designated as a National Heritage Area. The intent of the designation is to the funding source from the Department of Agriculture to the Department of the Interior. Anderson of staff noted that endorsement of the petition was to be done on an individual basis and not collectively.

Anderson reported on Main Street efforts in collaboration with Silos to procure funds furthermore for the completion of the Depot project. No one from Main Street was present to report however.

The first agenda item was the request for a certificate of appropriateness by Pam Pearson to construct a deck at 103 Highland Boulevard. Anderson gave the staff report and stated that the addition would not be highly visible from Highland Boulevard or Independence Avenue. Anderson further referenced the Design Guidelines page 13: "Decks and other semi-private outdoor areas should be located at the back and screened from the public view", and page 14: "If you are adding to an existing historic house, place new additions such as decks, balconies, or exterior stairs to the rear or side of the house, where they are minimally visible from the street", as justification for approval. It was noted that the addition would not be deck would not be attached to the house preventing any alterations to the structure. Pearson moved to approve the item and it was seconded by Durbahn. Motion passed unanimously.

The next item was the request by Willie Prymer to construct a bedroom addition at 1211 Independence Avenue. Malone gave staff analysis and recommended that it be approved on the condition that it be constructed in the rear of the property (Design Guidelines p.14: "If you are adding to an existing historic house, place new additions such as decks, balconies, or exterior stairs to the rear or side of the house, where they are minimally visible from the street"). Pearson made a motion to approve and it was seconded by Aronsen to open discussion. Further discussion resulted in a consensus by the Commission to grant a variance from the written guidelines to construct the addition with synthetic materials to match the existing structure, and to allow the window openings to be altered. Pearson motioned to approve the request under the above conditions and it was seconded by Braley. After intense consideration and discussion the motion passed unanimously.

There was an intermission for a discussion item in which Rod Debs of 111 Highland Boulevard sought the advice of the Commission on wheelchair accessibility options. Mr. Debs' concern related to whether the patio and sidewalk has any historical significance. He presented three possible options to the Commission for input. The options as proposed would have altered the grade of the sidewalk, which Levi highly recommended Mr. Debs avoid for Uniform Building Code purposes. Pearson suggested gaining accessibility along the side yard where a 5' gradual elevation exists or in the rear of the property. The Commission also wanted to further investigate the historical significance of the sidewalk and step leading to the house.

The next request was by the City of Waterloo for a certificate of appropriateness to place a second ingress / egress window on the Black Hawk County Soldiers Memorial Hall at 194 W. 5th Street. This item was tabled at the last Commission meeting due to a lack of information. Anderson gave the staff report outlining what the design of the unit would be and how the ingress / egress entrance would be attached. It was the impression of Pearson that the City intended to merely remove the exterior fabric of the window to fasten the addition and so moved to approve the item with the stipulation that the window be saved and possibly restored when the hall was not in use. Further discussion revealed that the City's position was not to remove the fabric as was perceived, but the City intended to actually cut a portion of the middle window out of the building. Due to a further lack of information, Braley motioned to table this item and suggested the attendance of Randy Shepard of the Building Maintenance Department to address the concerns of the Commission. The motion was seconded by Durbahn.

The next request was by the City of Waterloo for a Certificate of Appropriateness for the placement of aluminum combination storm windows on the East Side Library addressed as 626 Mulberry Street. Initial discussion began with Dick DeWater of Community Development explaining the selection process and cost-effectiveness of storm windows as opposed to other methods of protecting the windows. Discussion was suspended by Anderson and resumed with a site visit in which DeWater further explained the Community Development position. DeWater reiterated his lack of familiarity with the necessary steps to proceed with this entire project prior to receiving Commission approval. DeWater also informed the Commission that the windows were not caulked but simply screwed unto the frames for attachment. Braley motioned to approve the request subject to the following conditions: that the storm windows be painted a color to match the color of the sashes, and that if no action is taken within six months, that there be a report via memo or physical presence of someone explaining why it has not yet been painted.

With no further business, the Commission was adjourned at 6:18 p.m.

Respectfully submitted,

Terrance D. Malone
Staff to Commission

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