

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – MAY 18, 2004 – 4:30 P.M.  
CONFERENCE ROOM – 1<sup>ST</sup> FLOOR CITY HALL**

Chairperson Levi called the regular meeting of the City of Waterloo Historic Preservation meeting to order at 4:35 p.m.

Those in attendance were Aronson, Etheredge, and Levi. Applicants: Marguerite Graham, Earl and Pat Lynch, and Marsha Stroh, and a representative, Jeff Koch of Koch Construction and were present at the meeting. Also in attendance was staff members Chris Western, Morgan Hoosman, and Noel Anderson.

***Silos and Smokestacks Report***

There was not a monthly report submitted by Silos and Smokestacks.

***Main Street Report***

Poe-Buschkamp briefly spoke that Main Street is preparing for new signage review. The Tour of Homes is also upcoming in August.

***Agenda Items***

**Request by Marguerite Graham for a Certificate of Appropriateness to construct a new addition to the home located at 129 Graceline Blvd.**

The applicant, Graham, stated that the purpose of the addition was to construct a downstairs bathroom and breakfast nook in order to allow her to stay in her home as she lives longer. To start the discussion process, Etheredge made the motion to approve the request. Levi noted that the project was completely in the rear of the house and not viewable from the street. Etheredge questioned if the window to be removed was original to the house. Mr. Koch, on behalf of the applicant, stated that it was an original window. Levi suggested that the window be removed and stored. Levi asked if there was any further discussion as related to the request on the table. Levi gave several suggestions to the applicant on the design of the project. With no other discussion, Levi called for a vote. The motion was seconded by Aronson. Passed and carried unanimously.

**Request by Earl and Pat Lynch for a Certificate of Appropriateness to replace a wooden deck on the home located at 246 Alta Vista Avenue.**

Anderson noted that the house is listed on the National Register. Aronson moved to approve the request as submitted. Levi questioned the floor plans. Applicant, Pat Lynch, stated that it would be smaller than the existing deck, and designed similar to a sun porch. Levi questioned the siding material. The applicant stated that it was the original wood siding. Levi stated that the deck was not visible from the street, and it is a reversible change. The motion was seconded by Etheredge. Passed and carried unanimously.

**Request by Marsha Stroh for a Certificate of Appropriateness to reconstruct brick side arms and to replace damaged tile steps on the home located at 225 Highland Blvd.**

The applicant, Marsha Stroh, submitted samples of the original brick and tile, and the replacement brick and tile. Ms. Stroh stated that she would try to salvage as much brick as possible, and the tile steps would be replaced with a thinner tile. Aronson moved to approve the request. Aronson questioned if the applicant had pictures of the original side arms. The applicant responded that the bricks are placed on the concrete with stone caps. Levi questioned the percentage of brick to be replaced. The applicant believed that less than 50% of brick would need to be replaced. Levi also questioned the color of the existing mortar for the brick and the grout for the tile. The applicant stated that the grout was a grayish color and the mortar was more of a red color. The applicant stated concerns with the Commission's process for review, the need for the Commission to help homeowners with renovations. Levi stated that the replacement brick could be used by placing the original bricks along the front and sides, and the new brick through the inside of the side arms. Levi suggested that the contractor test the mortar in order to match existing color. Levi also suggested that all of the tile steps be replaced up to the top row. The applicant stated that new tile did not have a similar sheen as the original tile. Levi responded it would not match the original tile because glazed tile would be too slippery and not safe. The motion was amended by Aronson to have a commission member review and approve the color of the mortar and grout. The motion was seconded by Etheredge. Passed and carried unanimously.

**Request by Waterloo Community Schools for a Certificate of Appropriateness to construct new additions to Lowell Elementary School located at 1628 Washington Street.**

Levi noted that there was not a representative present for the request. Aronson moved to table the request until a representative could attend a meeting to answer questions about the project. The motion was seconded by Etheredge. Passed and carried unanimously.

**Request by the City of Waterloo to Demolish the house located at 218 Elm Street**

Anderson spoke on behalf of the City of Waterloo. Anderson noted that the house is located within the employment zone on the Rath Revitalization Districts map because of its proximity to Crystal Distribution and Powers Manufacturing. Anderson stated that the City has purchased houses and land surrounding the house on the agenda. Anderson also stated that the City has not yet been in the house, but it is doubtful if it would meet building code. Levi suggested that a walk through the house would be necessary for the commission to approve the request. Anderson noted that the overall project schedule has been pushed back because the City has been unable to contact one of the owners to serve condemnation papers. Anderson also stated that the demolition is part of an EPA funded project that needs to be finalized by June 30<sup>th</sup>, and the building would need to be demolished by June 10<sup>th</sup>. Levi questioned when the City would own the building, and Anderson responded that it would be in approximately two and ½ weeks. Levi stated that a commission member would do a site assessment, and the commission would hold a special meeting, or an email vote at that time. Anderson stated that if the commission does not approve the request, it would hold the project for 30 days, and would jeopardize the chance of using the EPA funds, which are only eligible for demolition. Levi noted that the item on the table is not an agenda item, and the commission cannot take action. Hoosman stated that the request should have been added by an amendment to the

approval to the agenda, but the agenda was not approved by the commission. Levi stated that he was not comfortable to approving the request without proper evidence and documentation because he does not trust the decision-making process of the City. Anderson that project will happen even if the commission denied the request, but the Rath Administration building may also be in jeopardy to be demolished also. Aronson questioned the historical significance of the house across the street. Hoosman stated that none of the other houses had any significance. Etheredge moved to table the request until a site assessment can be performed by a commissioner within a 24 hours of notification from staff. Aronson seconded the request. Passed and carried unanimously

### ***Discussion Items***

#### **Nomination for National Register for Historic Places for Roosevelt Elementary School**

Anderson stated that the commission chair could send a letter to recommend the nomination for National Register. Levi questioned if staff could provide the commission with a copy of a past letter sent on behalf of the chair. Anderson responded that he would find a copy before the next regular meeting. Commission members would review the application and send suggestions/approval to staff. Levi will sign a letter of recommendation after all commission members have submitted comments on the application.

#### **Nomination for National Register for Historic Places for Chuck Orr, Fowler Building, 228 East 4<sup>th</sup> Street**

Ms. Poe-Buschkamp spoke on behalf of the Fowler Building, and stated that Mr. Orr wished to place the building on the National Register in order to received historic grants and tax credits for future projects in the building. There was a concern about the cost of removing the awning from the building to restore it to the original conditional. Levi suggested that Mr. Orr hire a professional historic consultant to help with the Fowler Building, and the State Historical Society could provide them with a list of certified historic consultants to do the research for the building. Commissioners could then review it after the nomination materials were completed.

#### **815 Steely Street Demolition**

Hoosman stated that the property was not eligible by the interim policy. Planning staff put a stop work order on the demolition because a permit was not taken out for the work.

#### **CLG Report & Grant Application**

The Commission will submit a draft of the report by the next regular meeting. Staff will complete a draft of the grant application for the commission to review at the next meeting. Levi questioned if staff had information on the reallocation of the CDBG funds for a historic survey, and if the commission could have the major provide a letter of recommendation to reallocate funds. Western stated that he would follow-up with Community Development and the Mayor's office.

**Main Street Tour of Homes**

The Tour of Homes will be held on August 25<sup>th</sup> from 1-5 p.m. There will be two buildings and three houses participating in the event.

Etheredge motioned to adjourn the meeting, seconded by Aronson. Hearing no further discussion, Chairperson Levi adjourned the meeting at 6:15 P.M.

Respectfully submitted,

Morgan Hoosman  
Associate Planner  
Staff to the Commission