

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – MAY 19, 2009– 5:00 P.M.  
WATERLOO PUBLIC LIBRARY – 405 COMMERCIAL ST**

Chairperson Quirk called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:16 p.m.

Commission Members in attendance were: Andera, Berry, Morgan, Newton, Ottesen, Potter and Quirk.

Commission Member(s) absent were: Brockway, and Olsson

Also present was staff member Adam Poll and 1 citizen.

**Approval of Minutes**

*Motion made by Morgan, seconded by Newton to approve the minutes of the April 21, 2009 regular meeting. Motion carried unanimously.*

**Approval of Agenda**

*Motion made by Andera, seconded by Berry to approve amended agenda with the addition of the request by Susan Smith for a Certificate of Appropriateness to replace wood lap siding and cedar shake siding with new vinyl siding at 1140 Independence Ave be added as item IV-1 as well as Architectural/Historical Intensive Level Survey – Chamberlain Manufacturing Site – 550 Esther Street be added as item V-2. Motion carried unanimously.*

**Reports**

**1. Main Street**

No report this month

**2. Silos and Smokestacks**

No report this month

**3. Grout Museum**

No report this month

**4. Rath Administration Report**

Andera reported that asbestos removal would be completed on May 22. He also noted that the developer requested to withhold the local landmark designation until the remodel of the structure was complete. Andera noted that this should not be a problem as they have to meet the Secretary of the Interior Guideline's for the Treatment of Historic

Structures, which are fairly strict in order to obtain the tax credits, which are needed for the project.

## 5. Salvage Barn

No report this month

### Public Hearings

#### 1. Request by Susan Smith for a Certificate of Appropriateness to replace wood lap siding and cedar shake siding with new vinyl siding at 1140 Independence Ave.

Poll gave staff report noting that the applicant is requesting to replace existing wood lap siding and existing cedar shake siding as indicated by the Iowa site inventory form. Poll noted that the house is considered a “shingle style” home and is eligible as contributing to the district in both architectural as well as historical significance. The applicant states that existing siding has become an entry point for pests and is currently extremely high maintenance. Poll also noted that the Design Guidelines for Historic Buildings states under recommendations for wood siding that repair is better than reconstruction and covering wood siding with synthetic siding can trap moisture as well as damage the visual integrity of the home.

Quirk noted that the front of the home still looks like its in good condition, but after looking at the photos could see that the rear and sides needed assistance.

Scott Hermann, the contractor for Susan Smith, stated synthetic options were available to match the appearance of cedar shake siding. These included vinyl or a ceramic options, noting that vinyl could not be painted, while the ceramic would have to be painted, and thus would better match the existing color of the house. Mr. Hermann noted that it would cost about twice as much to side the property as it would to paint the property, but additional maintenance would not have to be done for 10 to 15 years. Poll asked if the wood siding was actually rotting, Mr. Hermann said it was along the base. Potter stated that there was a commercial epoxy type material that works very well when repairing wooden siding.

Mr. Hermann stated that the wood lap siding on the lower portion of the house could be repainted, but the cedar shake siding on the upper portion of the home would continue to blow off and create entrances for pests. Mr. Hermann also noted that he could not seal the cedar shake siding, as cedar is a type of wood that cannot easily be sealed. Berry expressed concern that the contractor would cover up the large corner boards on the home. The contractor noted that the siding was designed to maintain the large corner boards, and that the new siding can withstand winds up to 200 mph. So unlike the cedar shake siding, it would not blow off.

*Newton left at 5:41*

***Motion made by Potter, seconded by Berry to deny the certificate of appropriateness for the use of vinyl siding to replace existing wood clapboard siding on the lower portion of the home. Motion carried unanimously.***

*Motion made by Berry, seconded by Morgan to approve the certificate of appropriateness for the use of ceramic fiberboard siding to replace existing cedar shake on the upper portion of the home as long as the ceramic fiberboard matched the appearance of the original cedar shake siding. Motion carried unanimously.*

**Discussion Items/Possible Action Item**

**1. Green construction proposals for the Rath Administration Building presented by Americorps Representatives**

Jennifer Betsworth and Cortney Schiappa of Americorps stated that they spoke with the architect, Dale McKinley of the Rath Administration Building in regards to green construction methods that could apply in the redevelopment of the Rath building.

Betsworth noted that raised floors would not only allow space to run new utilities, but would allow for more efficient heating. They would also be much easier to replace if damaged and would allow for preservation of historic integrity. She a green roof would not be an option on this building as there was simply not enough structural integrity for the ceiling to support the additional weight. Another option would be the installation of light shelves in the windows. These would reflect light further into the room in the building and thus not only save on electricity used, but also help offset some heating costs.

Betsworth also noted that geothermal heating could be used to heat the facility. This would use naturally existing heat in the ground for climate control in the building. She added that it would be expensive but very efficient. In addition, because most of the system is buried, it would not be visible from the outside and thus not detract from the appearance of the building.

Another option would be to recycle the existing ceiling material. Currently the existing material is full of rust, but that material could be melted down and reused to create a new roof. She noted that Blacksmithing and Manufacturing of Waterloo is a local company that would be able to perform this kind of task.

**2. Architectural/Historical Intensive Level Survey – Chamberlain Manufacturing Site – 550 Esther Street**

Andera gave a report on the historic study of the Chamberlain site. He stated that the study found that the buildings were not eligible historically, and that the site had not archeological significance.

*Motion made by Morgan, seconded by Berry to accept the conclusions of the Architectural/Historical Intensive Level Survey as well as the Archaeological Survey of the Chamberlain Manufacturing Site at 550 Esther Street. Motion carried unanimously.*

**3. Historical Preservation Guidelines revision**

Poll reminded the commission to submit their written sections of the guidelines to staff when they were complete.

Quirk stated that do to time constraints additional discussion of the guidelines would wait until the next regular meeting.

*Ottesen arrived at 5:56 pm*

#### **4. 2009 Annual Awards Ceremony nominations**

Potter stated that June 24<sup>th</sup> was available at the Hellman's building at 1225 W 4<sup>th</sup> St. She stated that finger food would be preferable and that stand up type tables would be available. She reserved the room for 30 people for 5:30 p.m. on June 24<sup>th</sup>. No fee would be charged. Quirk noted that the past recipients should be invited along with the mayor, council members and Rod Scott. Ottesen agreed to provide the beverages and Quirk noted that Olsson agreed to provide the flowers.

Berry asked that the home on 255 Martin Rd be added to the list of award recipients. He added that it was an international style home. Potter noted that she opposed an award going to the Dunsmore home, all present council members agreed and it was removed from the list.

*Potter departed at 6:00 pm*

Quirk noted she and Potter would take care any further details surrounding the awards ceremony.

#### **General Discussion**

Hearing no further discussion chairperson Quirk adjourned the meeting at 6:30 P.M.

Respectfully submitted,

Adam Poll,  
Associate Planner  
Staff to the Commission