

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – JUNE 15, 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 4:42 p.m.

Those in attendance were Pearson, Etheredge, and Levi. Applicants: Cheryl Taylor and John Darveau on behalf of Waterloo Community Schools were present at the meeting. Also in attendance were Chuck Orr, Dan Orr, Terry Poe-Buschkamp, and Main Street Intern. Also in attendance was staff members Chris Western, Morgan Hoosman, and Noel Anderson.

***Approval of Minutes***

*A motion to approve the minutes of the May 18, 2004 regular meeting as submitted by Etheredge. Seconded by Levi, and passed with one abstention.*

***Approval of Agenda***

***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 has been working on downtown design including the flower baskets placed along the streets. They have also been working on economic restructuring including the Fowler Building. They have elected a new design board chair, and also several new board members. They also have a new intern for the summer assisting with to place the Fowler Building on the National Register for Historic Places.

***Agenda Items***

**Request by Cheryl Taylor for a Certificate of Appropriateness to replace the front porch on the home located at 656 Conger Street.**

The applicant stated that she wished to replace the porch and the railings would be painted white and blue to match the house. Etheredge noted that the porch replacement is a reversible change, and that there are examples of railings in Ames that appear to look more historic in nature that meet building code by placing a low railing with a pipe. Levi stated that if the deck is 30' or less it does not need a railing. Levi noted that the house has been aluminum sided and metal clad windows have been installed, therefore the property may no longer be eligible. The applicant questioned if placing a new driveway or roof would be reviewed by the Commission. Levi responded that these changes would not be reviewed. Pearson stated that there is a porch along the same street at 435 Conger Street, which has an identical porch, which if the house had not been altered, it would have been a good example to replicate. Pearson noted that larger and wider spindles

would have been preferred. It was moved by Pearson to approve the request as submitted. The motion was seconded by Etheredge. Passed and carried unanimously.

**Request by Chicago Central & Pacific Railroad for a Certificate of Appropriateness to demolish the building located at 1006 East Fourth Street.**

Levi noted that a site visit was conducted at noon before the regular meeting. It was moved by Pearson to approve the request as submitted. Pearson questioned the length of time to receive documentation on the property after it has been demolished. Levi responded that he questioned if the Commission would receive any documentation if Chicago Central were allowed to first demolish the building. Pearson questioned any liability for the City if the Commission tabled the request since the building is in hazardous condition. Staff responded that there were not aware of any building official inspecting the building. Western noted that staff would give Chicago Central a list of historic consultants to assist them to gather appropriate historical information on the building. Pearson suggested that the State Historical Society be contacted to get the Section 108 standards for documentation. Poe-Bauchkamp questioned if the African-American community had been contacted to use the building since the railroad has been an integral part of the community. Levi responded that the property was not in a condition to be rehabilitated. Pearson noted that the building is an extremely historically significant because transportation is what made Waterloo, and there is very little remaining from that era, therefore it is important to document it before it is gone. Pearson withdrew the original motion, and moved to table to request until feedback was received from the State Historical Preservation Office on federal standards on historical documentation and then hold a special meeting via phone or email. 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.**

Mr. Darveau, on behalf of Waterloo Community Schools, stated that they are proposing two additions, which will utilize some of the stone banding, roofline, and other design qualities of the original building without trying to replicate it. Mr. Darveau noted that they have attempted to separate the new addition from the original building with a smoked-glass wall piece. It was moved by Etheredge to approve the request as submitted. Etheredge noted that the new additions are easily discernable from the original building, and it is not to the historic front of the building. The motion was seconded by Pearson. Passed and carried unanimously.

**Request by the City of Waterloo to Demolish the house located at 218 Elm Street**  
*Commissioners conducted an on-site vote on June 11, 2004. A motion to approve the request as submitted was made by Pearson. Aronson seconded the request. Passed and carried unanimously.*

### ***Discussion Items***

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

Mr. Orr presented a design drawing approved by Main Street to restore the Fowler Building. Levi questioned if the building would be power washed to get to the original brick. Mr. Orr stated that it would be the original stone. Ms. Poe-Bauschkamp questioned if the Commission was aware of dry ice blasting, which Levi responded that he was not aware of the procedure, but he was research it. Concerns were expressed by all representatives of the canopy on the front of the building and the changes in windows. Levi suggested that the design drawing be sent to the State Architect at the State Historic Preservation Office. Pearson presented some information on the original design of the building. Commission members suggested that Mr. Orr apply for the historical significance of the building, instead of architectural significance due to the number of alterations to the building. Levi stated that the Commission could write a letter of recommendation for approval of National Register for Historic Places.

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

Pearson stated that she felt the applicant had weak arguments for nominating the school for the National Register, and that there are better candidates to be nominated. Pearson also questioned if the Commission endorsed Roosevelt School would it encourage other applicants who do not have strong merits to be nominated. Pearson stated that she did not feel that Roosevelt School should be nominated for the National Register because it may not be distinctive enough to be listed. Pearson noted that Emerson and Whittier are the only other listed schools in the area. Levi stated that it was irrelevant if there are buildings with stronger merits to be nominated, but the Commission should solely examine the merits of Roosevelt School itself. Pearson stated that she would support local designation for the building, but not for the National Register. Pearson also questioned if the building was nominated for the National Register, the building would be required to come before the Commission for review of changes, including the windows that have already been altered. Levi stated that this might help to allow improvements to be made that are more sympathetic to historic preservation. Levi stated that staff could draft a letter that the Commission could review at the next meeting and the form would be completed. A motion was made by Etheredge to approve a letter of recommendation for Roosevelt School, and it was seconded by Pearson. Passed and carried unanimously.

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

Anderson noted that Hoosman had drafted the CLG Report and would be finalizing it to submit to the State Historical Office. It was also stated that staff needed some assistance from the Commission to write the CLG grant, which Pearson volunteered to help.

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