

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – JUNE 21, 2011– 5:00 P.M.  
1<sup>ST</sup> FLOOR CONFERENCE ROOM, CITY HALL**

Berry called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:00 p.m.

Commission Members in attendance were: Andera, Berry, Ottesen, Potter, Toepfer, Linda, Olsson and Quirk.

Commission Member(s) absent were: none

Others Present: Poll- Staff to the Commission

**Approval of Agenda**

*Motion made by Potter, seconded by Toepfer to approve the agenda. Motion carried unanimously.*

**Approval of Minutes**

Potter noted a typo. Poll noted he would fix the error.

*Motion made by Potter, seconded by Olsson to approve the amended minutes of the May 17, 2011, regular meeting. Motion carried unanimously.*

**Public Hearings**

*Request by Erin Leyen on behalf of Michael Heneghan of 1003 Vine Street for a certificate of appropriateness to repair or demolish the existing attached garage and repair the exterior wood on the sunroom.*

Poll gave the staff report noting that the house is rated as a “C” structure for architectural significance and is rated as an “A” structure for historical significance. Poll noted that the structure is eligible as contributing to the district.

Poll noted that the applicant is requesting to demolish a portion of the single stall garage on the northern portion of the house, facing the rear yard. Poll noted that in 2007 the applicant obtained permission of the HPC to demolish a lean-to structure that was attached to the garage which has still not been demolished. Poll noted that, the applicant is currently in litigation with the City over the Property Maintenance Code, and has received recent citations from the City Code Enforcement Department to either bring the property up to code, or demolish the house. Code Enforcement has noted that the house is currently in a dilapidated state, structurally unsound and a threat to the surrounding neighborhood and public welfare. Poll noted that on June 1<sup>st</sup> of this year, Code Enforcement cited the home and gave the owners 30 days to replace or repair the roof on the garage and enclosed porch and remove the lean-to structure. Poll noted that the applicant indicated that she would like to keep the garage, but portions appear to be rotted that it may prove to be impossible without extensive investment. Poll noted that if the garage is demolished the applicant has proposed to use vinyl siding on the newly exposed portions of the home. The applicant has indicated she would match the existing color and style of the siding. Poll noted that staff would recommend using wood for the exposed portion of siding as it would match with the existing wood on the home, although the applicant has noted it is in the plans to reside the entire home and they have looked at the possibility of using vinyl. Poll noted that the garage does not appear to be original to the structure, but does appear to be constructed shortly after the home. Poll also noted that some repairs to the front porch

would be necessary as well, but the applicant has noted that she will not be changing materials or the appearance.

Potter noted concerns that code enforcement is not enforcing their policies as little to no action has been taken since 2007 to ensure this house is brought up to a livable standard. Linda questioned if the HPC should take any action in order to ensure that the garage is removed. Poll noted that whatever happened to the garage would need HPC approval whether it be repair or demolition. Potter noted her concern that cheap repairs would be made that would be just good enough for code enforcement to let the house deteriorate for another five years and noted that if the garage is demolished that she is against using vinyl on the house in that area as the rest of the home has wood siding. Ottesen noted that he would support the demolition of the garage as it does not appear to be original to the house or contributing to its historic nature, but noted that the siding used should be wood.

***Motion made by Olsson, seconded by Quirk to approve the request for a certificate of appropriateness to demolish or repair the existing garage according to city code and if repaired to use historically accurate materials and if demolished matching wood siding would be used on the home at the property located at 1003 Vine Street. Motion carried 7-1 with Linda voting against. .***

### **Reports**

#### **1. Main Street**

Ottesen gave the Main Street report noting that Main Street won the bid to manage the Expo Plaza as well as My Waterloo Days. Ottesen noted that he attended the National Main Street Conference in Des Moines. Ottesen noted that he was able to attend a seminar led by a representative from Dubuque, that dealt with how Dubuque HPC, Main Street and the City all worked together for a common goal, noting that the City played a major role of backing up Dubuque and Main Street with support. Ottesen noted that Main Street was also in the process of painting light poles in the downtown.

#### **2. Silos and Smokestacks**

No report given.

#### **3. Grout Museum**

Olsson noted that she was continuing work on the Tour of Historic Homes. Olsson noted that 6 houses were lined up as well as a loft and the Greek Orthodox Church. Olsson noted that the tour would take place on August 20 and encouraged HPC members to attend.

#### **4. Rath Administration Building Project Update**

Andera noted that the developer had given up on the Historic Tax Credit program, as the program will still not allow for phased projects. Andera noted that the developer was now pursuing Heartland Disaster Bonds for the project and would continue moving forward. Andera noted that because of no longer going through the Historic Tax Credit program, the developer may not use the Adams Annex.

Andera noted that in addition, the City had started selling booklets tracing the History of the Rath Meat Packing Plant. Andera noted that over 300 books had been sold and that \$5 of each book would go toward Historic Preservation Commission funds. Several members of the HPC noted they were interested in purchasing the publication. Poll noted that he would bring copies for the interested parties.

#### **5. Highway 63 Expansion**

Poll noted that the status on the project had not changed.

**Discussion Items/Possible Action Items**

**1. Discussion of Washington and Lincoln Parks as Historic Landmarks**

Olsson noted that she would meet with Quirk to prepare an application to become a local landmark. Olsson noted that she had recently met an individual that had written a National Register Application in the past and could get information from them.

*Toepfer left at 5:47 p.m.*

**2. Guidelines Revision**

Poll noted that the HPC had left off revising the definitions section. Potter noted that in the definition of Historic Districts and Preservation Districts that the work “neighborhoods” should be changed to “geographic area”. Olsson noted that in the definition of Preservation Districts the wording should read “may not” qualify for a Historic District based on state code.

**Adjournment**

*Motion made by Olsson, seconded by Ottesen to adjourn the meeting. Motion carried unanimously.*

Meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Adam Poll,  
Associate Planner