

**MINUTES**  
**WATERLOO HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING - 4:30 P.M. JULY 17, 2001**  
**MOLLENHOFF CONFERENCE ROOM - 2<sup>ND</sup> FLOOR CITY HALL**

Chairman Levi called the regular meeting of the Waterloo Historic Preservation Commission (WHPC) to order at 4:35 p.m. Members present were: Aronson, Craven, Durbahn, Levi, Pearson, and Peterson. Also in attendance was Lois Youngblut of 218 Alta Vista Avenue, Al Grote owner of 835 Steely Street, Doug Hayungs of Industrial Fabrication Inc., Bob Ball of the Building Inspections department, and Noel Anderson and Terry Malone of Planning staff.

One minor correction was made to the minutes of the special May meeting, which was: Commissioner Jim Aronson to approve three minutes as opposed to the agenda that was submitted. Durbahn motioned to approve the minutes as amended and Aronson seconded. The motion was passed unanimously.

Pearson motioned to amend the agenda by adding the agenda mailing date as a Discussion Item. Pearson motioned to approve the Agenda as amended and Durbahn seconded. The amended agenda was approved unanimously. There were no reports from Silos & Smokestacks or Main Street.

There were two decision items and four discussion items on the approved agenda. The first decision item was a request for a certificate of appropriateness by Lois V. Youngblut of 218 Alta Vista Avenue. The proposed work was as follows: to replace asbestos laden shingles with fiberglass shingles.

Malone began the discussion by stating the findings of City staff members. He noted that individual eligibility of this house has been impacted by apparent exterior mistreatments in the past; there is a possible health concern with the existing roof and shingle condition; and that the applicant is requesting to replace the current shingle with a white, rainbow red, or dual brown shingle from CRC (samples will be shown at the meeting).

Ms. Youngblut continued the discussion by stating that her contractor took a sample of the existing material to UNI to be analyzed for asbestos. She examined repair options by salvaging intact shingles from her house and placing them on the house. The Commission and Ball informed Ms. Youngblut that tampering with and reusing an asbestos product is not permitted. Pearson motioned to approve the request as submitted, with the recommendation of a dual brown shingle. Peterson seconded and the motion carried unanimously.

The next request for a Certificate of Appropriateness was by Al Grote, owner of 835 Alta Vista Avenue. The scope of the work would entail: removing and replacing a concrete stoop with a new wooden deck; replacing two wood casement windows and installing two vinyl-clad casement windows; and to remove existing synthetic siding and replace it with vinyl siding. Malone began the discussion by highlighting the events that led to issuing the stop work order on July 3, 2001. The owner removed the original stoop to the side entryway and constructed a new deck in its place; replaced three casement windows with vinyl-clad casement windows; replaced one wood door with a steel panel door; and removed portions of the asbestos siding on the front exterior.

Pearson informed attendees that additional work that was not permitted had been completed or was in progress at the site. She noted that an overhanging garage door had been removed; a door facing onto Steely Street had been removed where exposed tarpaper is currently, and a stoop and two doors on the north and south sides had been removed from the rear. The two doors were

added in 1955 and were considered to be for a duplex according to Long's 1985 survey. Pearson contacted the former owner and builder of the house, and he explained that the house was always intended for single-family occupancy.

Mr. Grote replied that he was under the impression that his property was not subject to historical review after a similar incident in 1995 regarding the roof. Levi asked Mr. Grote did any Commissioner or staff person tell him that explicitly, to which he replied, "No". Mr. Grote insisted that the items that were removed had no historical significance. Levi rebutted that certain elements of the house that contributed to the streetscape were destroyed which disrupted the historic pattern of the street.

The discussion transitioned to the removal of the asbestos siding and replacement with vinyl. Levi noted that no property had been permitted to apply a synthetic material. Pearson interjected that 1142 Grant and 1211 Independence had been permitted to use vinyl in 1993 and 2000. Grote mentioned that he could find a slate material but it would be tough to match the original with paint. Levi was concerned with setting a precedent if that was permitted.

Conversation continued about on-site violations and the possibility of levying fines against Mr. Grote for the illegal work that had been completed. Pearson made a motion to deny the request to replace the existing siding with vinyl, while reserving the right to take corrective actions for the violations that had already occurred. Peterson seconded the motion and it was passed unanimously. Grote requested ideas from the Commission on how to address the issue of the siding removal and replacement. Pearson suggested 104 and 132 Alta Vista as possible models, or the interior wood clapboard siding of the Steely property.

Pearson then expressed her discomfort with the configuration of the new wooden deck. More discussion was devoted to the issue concluding with a motion by Pearson to table the request for removing the stoop and constructing the deck. Peterson seconded and it was passed unanimously. Levi recapped by the conclusions as follows: the windows and door permits are legal and no longer subject to review, the removed door needs to be filled with an appropriate siding approved by the Commission, and that the stoop removal and deck construction still needs to be reviewed.

Dennis Miller of 112 Prospect did not attend the meeting to discuss his garage door. The disposing of the "Doorways" posters and postcards discussion item was tabled until the August meeting. Doug Hayungs of Industrial Fabrication Inc. gave a brief report about the order to demolish 520 W. Parker, formerly known as the Litchfield Building. Building Official Lou Cutwright submitted a thirty-day notice to remedy a dangerous historic structure in conjunction with the property. Pearson motioned to adjourn, Aronson seconded, and the motion carried unanimously. With no further business, the Commission was adjourned at 5:57 p.m.

Respectfully submitted,

Terrance D. Malone  
Staff to Commission

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