

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – JULY 17, 2012– 5:00 P.M.  
POLICE LIBRARY, CITY HALL**

Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:04 p.m.

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

Commission Member(s) absent were: None

Others Present: 1 citizen was also present at the meeting.

**Approval of Agenda**

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

**Approval of Minutes**

*Motion made by Potter, seconded by Quirk to approve the minutes of the June 15, 2012 Regular Meeting. Motion carried unanimously.*

**Hearings**

**1. Request for certificate of appropriateness at 1076 Independence to allow for vinyl replacement windows, a privacy fence and the replacement of the chimney.**

Poll gave the staff report noting that the applicant was replacing the chimney when a building inspector placed a stop work order on the home. Upon inspection, it was revealed that several windows had been replaced with vinyl replacements and a fence had been erected without obtaining the proper permits in addition to the replacement of the chimney, which was underway. Poll noted that the applicant has agreed to replace the chimney with a brick chimney in the same design as the previous chimney, but requested a certificate of appropriateness for the windows and fence. In addition to the fence and windows, a steel roof was added in June 2010 and a permit was obtained from the City. Poll noted that it is unknown why this was not brought before the Historic Preservation Commission before the permit was granted. Poll noted that the house is rated as a "C" structure for architectural significance and is not eligible as contributing to a district. In terms of historical significance it is rated as an "A" structure and is eligible as contributing to a district.

Poll noted that the current Design Guidelines for Historic Buildings note that landscaping and fences connect a building to its environment and a certificate of appropriateness should be obtained. But do not go into further detail. Poll added that in the Design Guidelines, it is recommended not to use metal or vinyl clad windows for replacement. Poll noted that the Design Guidelines states under recommendations for chimneys, that chimney removal or plaster coating is not recommended. Poll noted that the previous chimney was coated with stucco and than tore down. The applicant has indicated that the new chimney will be brick and the same shape and design as the original chimney.

Heather Lopez, noted that she was the tenant at 1076 Independence and that she was renting from her grandmother. Quirk noted that there were many contractors out there that did not know the details of the historic district.

Ottesen questioned what type of windows were used. Lopez noted that some were Pella and some were Jeldwin.

Andera noted that the fence was appropriately placed per zoning code. Ottesen noted that he did not have an issue with the fence. Toepfer noted that the district had many tall wood privacy fences. Berry noted that the fence would be less obtrusive if it was moved back. Ottesen noted that with the metal roof and other elements that the homes has lost some of its historic character.

*Motion made by Quirk, seconded by Potter to approve the request for a Certificate of Appropriateness to allow for the vinyl windows and wood privacy fence with the condition that mutttons are installed to retain the appearance of the original wood windows and any additional window replacement would need an additional certificate of appropriateness. Motion carried unanimously.*

### Reports

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

Ottesen gave the Main Street report, noting that BBQ'loo was the weekend of July 21<sup>st</sup>. Ottesen noted that My Waterloo Days appeared to be a success, but Mainstreet was still putting together the final numbers.

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

Poll noted that Candy Streed had sent an email to him covering upcoming events and went over it with the Commission.

#### **3. Grout Museum/ Historic Homes Tour**

Olsson noted that the historic home tour was approaching, noting that there was still time to sign up to help out or provide food.

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

Andera noted that he had no new news to report.

### Discussion Items/Possible Action Items

#### **1. Park nominations**

Poll noted that the Park nominations were going to the Planning and Zoning Commission on August 7<sup>th</sup>.

#### **2. Dunsmore House**

Poll noted that the City Council would have first right of refusal for the Dunsmore House, but indicated that they would probably allow it to be sold. Poll noted that there was some language in the restrictive covenants that could potentially be used to prevent its demolition, but the City Attorney did not know if it would hold up in court.

Potter asked for the contact information of the realtor. Poll noted that he would email it to her the following day.

**Adjournment**

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

Meeting was adjourned at 6:01 p.m.

Respectfully submitted,

Adam Poll,  
Associate Planner