

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – AUGUST 16, 2011– 5:00 P.M.
1st 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: Berry, Ottesen, Potter, Toepfer, Linda, Olsson and Quirk.

Commission Member(s) absent were: Andera

Others Present: Poll- Staff to the Commission

Approval of Agenda

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

Approval of Minutes

Motion made by Quirk, seconded by Potter to approve the minutes of the June 21, 2011, regular meeting. Motion carried unanimously.

Public Hearings

Request by Matt Chesmore, of Waterloo Community Development to discuss obtaining a certificate of appropriateness to replacement the windows at 1127 Independence Avenue.

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 and added that special attention was given to the unique windows of the home. Poll noted that Matt Chesmore could add further detail to the proposal.

Chesmore noted that the Community Development Department helps homeowners improve their homes using Community Development Block Grant money from the Federal Government. Chesmore noted that a family had recently moved into this home and was seeking assistance to make improvements to the home. Chesmore noted that because Federal money is being used, there were certain repairs that had to be completed before other repairs could be addressed. Chesmore noted that lead based paint hazards needed to be addressed for this home. Chesmore noted that this home has 41 windows and would cost \$41,000 to replace all the windows with wooden windows, however, if vinyl replacement windows were used it would cost only \$15,000. Chesmore noted that \$35,000 was the maximum amount of money that could be used on this house and there are other repairs that need to be made.

Potter questioned if the buyers were made aware of the lead paint at the time of purchase. Chesmore noted that he believed that was part of the closing process.

Olsson questioned if the front windows could be repaired and the windows for the rest of the home, not facing the street could use vinyl replacements for the sides not facing the street. Chesmore noted that he would like to replace the front windows with new wood windows and use vinyl on the rest of the home. Olsson questioned if repair was an option as that would be something the HPC would prefer. Chesmore noted that the lead from the paint soaks into the wood and the hazard is still present so the windows must be replaced. Chesmore noted that the lead paint is present in the window jam and the exterior window frames.

Berry noted that he was opposed to using any vinyl windows. Ottesen noted that he was also against using vinyl windows.

Quirk noted that she believed that other options besides vinyl could be explored. Chesmore questioned if the exterior window frames could be replaced with wood and the functional window remain vinyl.

Ottesen noted that he would be in favor of repairing the existing windows and not replacing them.

Potter noted that it appeared that the owners of the home bought more of a house than they can afford. Olsson noted that even if the owners bought a large home, the HPC's influence only extended to material and appearance changes to the exterior of the home.

Potter noted that she would like to table the request for a month in order for information to be obtained to abate and repair the existing windows. Berry noted that he would agree.

Motion made by Potter, seconded by Quirk to table the request for a certificate of appropriateness to use vinyl replacement the windows at 1127 Independence Avenue, in order to research abating and repairing the existing windows. Motion carried unanimously.

Reports

1. Main Street

Ottesen gave the Main Street report noting Fridayloo's were coming to a close.

2. Silos and Smokestacks

Ottesen gave the Silos and Smokestacks report noting that the National Cattle Congress was submitting an application for the National Register of Historic Places.

3. Grout Museum

Olsson noted that the tour of Historic Homes was coming up and went over some planning details.

4. Rath Administration Building Project Update

Poll noted that no updates were available.

5. Highway 63 Expansion

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

6. Financial Report

Poll noted that due to the sale of the Rath Meat Packing historic booklets, \$1,450 had been added to the Historic Preservation Account. HPC members asked if Poll could reserve 3 copies of the Rath booklets. Poll noted that he would bring them to the next meeting.

Discussion Items/Possible Action Items

1. Discussion of Washington and Lincoln Parks as Historic Landmarks

Olsson went over the summaries that has been written for the nomination applications for Washington and Lincoln Parks. Potter noted that the spelling should be “Mullan” and not “Mullen”. Olsson asked Poll if he could provide her with aerial maps of the parks as they were needed for the nomination. Poll noted he would have them sent to her.

Poll went over the procedure of nominating a locally designated historic landmark.

Potter noted that Leisure Services had voted against supporting the local historic landmark status designation of the parks. Olsson questioned the Commission would want to continue with the nomination. Ottesen questioned if a member of the Commission could talk to someone at Leisure Services to see why they were opposed.

Potter noted that she believed having the parks as a locally designated historic landmark would be a selling point for our park system.

2. Guidelines Revision

Berry noted that there would not be time for Guidelines Revision.

Adjournment

Olsson noted that the Commission should talk to neighborhoods about the prospect of forming Preservation Districts.

Motion made by Quirk, seconded by Toepfer to adjourn the meeting. Motion carried unanimously.

Meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Adam Poll,
Associate Planner