

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION (WHPC)
SPECIAL MEETING - 12:00 P.M. AUGUST 17, 2000
MOBILE MEETING, 507 WELLINGTON, WATERLOO

Chairwoman Durbahn called the special meeting of the Waterloo Historic Preservation Commission to order at 12:12 p.m. Members present were: Aronson, Durbahn, Leonhart, Pearson, and Peterson. Bob Ball and Louis Cutwright of the Building and Inspections Department were present at the site. Members of the public in attendance were Kathy Remitch and Mike Prideaux of the Black Hawk County Health Department, and Billy Howard owner of the Wellington Place Apartments. Staff member Terry Malone was also in attendance.

Pearson moved to change the agenda item to a discussion item for the purpose of understanding the request further. Pearson then motioned to approve the Agenda as amended and Peterson seconded it.

The lone discussion item was the possible demolition of verandas, rear staircases, and removal of windows or a combination of demolition and an application of synthetic materials to effectively encase portions of the structures listed to remedy a lead based paint problem. Malone began by recapping the initial discussion at the regularly scheduled meeting on August 15. At that meeting Malone was charged to schedule an emergency meeting with the property owner, Black Hawk County Health officials, and Waterloo Building officials.

The following observations were made:

- Black Hawk County Health officials - the major area of concern is the rear staircase, and the interior of the verandas, which had the highest readings of lead.
- Building officials- major concern is the rotting in the boards of the rear staircase and a sufficient report from the County is necessary to determine that department's course of action.
- Billy Howard- contends that the verandas are not original, and the historic restoration and lead based paint abatement is cost prohibitive. Proposes to use a tongue and groove vinyl material with ice guard to prevent further rotting of the wood of the rear staircase.
- WHPC- the verandas are original, and a Certificate of No Material Effect would be permitted to encapsulate the lead problem by applying a synthetic material.

Remitch of Black Hawk County stated that a more detailed report outlining the actual lead nuisances will be submitted to Planning staff before the next HPC meeting. A copy of that report and Mr. Howard's remediation proposals will be forwarded to Building officials for review. Remitch also stated that progress as far as County officials were concerned was seeing Mr. Howard taking steps to remedy the situation by late autumn.

With no further business, the Commission was adjourned at 1:10 p.m.

Respectfully submitted,

Terrance D. Malone
Staff to Commission
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