

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – AUGUST 19, 2008– 5:00 P.M.
MEETING ROOM A, WATERLOO PUBLIC LIBRARY**

Vice-chairperson Quirk called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:05 p.m.

Commission Members in attendance were: Patrick Berry, Lana Morgan, Sherryl Newton (5:15 p.m.), Ann Olsson (5:10 p.m.), Ed Ottesen, Mary Potter and Gale Quirk.

Commission Member(s) absent were: Noel Anderson and Brandon Brockway.

Also present was staff member Tim Andera.

Approval of Minutes

Motion made by Potter, seconded by Berry to approve the minutes of the July 22, 2008 Regular Meeting. Motion carried unanimously.

Approval of Agenda

Motion made by Potter, seconded by Berry to approve the agenda as submitted. Motion carried unanimously.

Reports

1. Main Street

Ottesen gave the Main Street report noting that the reconstruction of East 4th Street through Downtown Waterloo is 3 weeks behind, and there has been discussion on possibly reconstructing the 100 and 300 blocks of the street at the same time, or possibly hold off and reconstruct the 300 block in the Spring of 2009

2. Silos and Smokestacks

No report this month, however, it was noted that Silos and Smokestacks has relocated their offices to the Fowler Building at the corner of Lafayette Street and East 4th Street.

3. Grout

No report this month.

Public Hearings

- 1. Request by Jamy Smith to install a rubber roof on the current two flat roof dormers, as well as a section of roof on the rear of the house, or install a gable roof on the two flat roof dormers on the front of the house at 1130 Independence Avenue.**

Andera gave the staff report noting that the applicant is requesting to install a roof on a portion of flat roof on the rear of the house, and possibly install a rubber roof or a gable roof on the two front dormers facing Independence Avenue on the front of the house. Andera noted that the applicant has noted that currently, the flat roof dormers leak during times of wet weather due to poor drainage. Andera noted that the dormers are on the second story, and the rubber roof would have a limited amount of visibility from Independence Avenue. Andera also noted that the applicant is requesting to install a rubber roof on a portion of flat roof on the rear of the house, and staff feels the addition of a rubber roof on the rear portion of the house would have a very limited affect on the historic property. Andera noted that the applicant has also expressed interest in possibly installing new gable roofs on the top of the two front dormers as an alternative to the proposed rubber roof, noting the dormers would allow for better water flow and ventilation, and prevent further leakage. Andera noted staff feels the rubber roof would work to fix the problem the applicant is having, and installing dormers would drastically alter the historical character of the house.

Larry Jacobsen noted, if approved, would be constructing the gable roof ends, as well as noting that current flat roofs do not allow sufficient enough ventilation on the 3rd floor of the house. Ottesen noted that installing gable roofs would dramatically affect the historical character of the house, as well as noting that vents could be installed under the soffits to create better airflow on the 3rd story. Berry noted that there would appear to be roof on the soffits to install vents, and questioned if this could be an option for the applicant instead. Berry also noted that a “power vent” could be installed to increase the airflow substantially.

Ottesen questioned if a minimal slope could be installed, and if approved for a rubber roof, metal flashing can be added to the sides to clean up the edge of the roofline. Jacobsen noted that he would not do the work unless permission is given to construct gable roof ends. Potter noted that it would appear to be more work to construct gable roof ends rather than installing a rubber roof.

Quirk questioned the applicant, Jamy Smith, if they had their mind made up on installing gable roofs over the existing flat roof dormers. The applicant did not give a definite response back that that was what they wanted.

Motion made by Morgan, seconded by Potter to approve the request for a Certificate of Appropriateness to install a rubber roof on the flat roof on the rear portion of the house, as well as approving the applicant to install a rubber roof on the two flat roof dormers facing Independence Avenue, as well as granting approval to install vents in the soffits of the two dormers. Motion carried unanimously.

2. Rath Administration Building – National Register Nomination – Review and give recommendation.

Andera noted that the State Historical Society forwarded onto to him a copy of the National Register Nomination form for the Rath Administration building, and as a part of the nomination process, the Historical Preservation Commission is required to give a comment and recommendation on its nomination.

Ottesen noted that many people in Waterloo are still historically attached to that building and company still today, as well as noting that the building is architecturally significant. Morgan noted that Rath began the industrial movement in Waterloo, and the company located here before John Deere began operations in Waterloo.

Motion made by Ottesen, seconded by Morgan for a recommendation of approval for the Rath Administration Building to be nominated to the National Register of Historic Places. Motion carried unanimously.

Discussion Items

1. Historical Preservation Ordinance Revision

Olsson noted that recently, a work day was held regarding changes to the Historical Preservation Ordinance, and the Commission needs to agree on what a preservation district is, and how historical reviews will be regulated and reviewed. Olsson noted that from the Historical Preservation Comprehensive Plan submitted by Thomason and Associates, it states that preservation districts are less restrictive than historical districts such as Highland, and review would only be needed for any changes to the façade, an addition, demolition or infill development. Commission members decided on holding a subcommittee meeting August 26th at noon to further discuss the revision of the Ordinance.

2. Kingbard Walking Tour

Potter noted that nothing has changed on the status of getting a walking tour organized for this year, and work is being done to organize a walk next year instead.

Hearing no further discussion chairperson Olsson adjourned the meeting at 6:19 P.M.

Respectfully submitted,



Tim Andera,
Associate Planner
Staff to the Commission