

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – August 20, 2015– 4:30 P.M.
Mollenhoff Conference Room on the 2nd Floor, City Hall**

Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 4:40 p.m.

Commission Members in attendance were: Ottesen, Price (4:37), Cass, Stevens (4:40) & Andera.

Commission Member(s) absent were: Linda

Others Present: Adrienne Miller- Staff to the Commission; 7 members of the public.

Approval of Agenda

Miller noted that item # 3 will be moved to #1 and the item “Request for Certificate of Appropriateness for a chair lift location at 234 Alta Vista Avenue” has been added to the agenda.

Motion made by Cass seconded by Andera to approve the agenda of the August 20, 2015 regular meeting as amended. Motion carried unanimously.

Approval of Minutes

Motion made by Andera seconded by Cass to approve the minutes of the April 21, 2015, May 19, 2015 regular meetings and Minutes from the email vote from May 22, 2015. Motion carried unanimously.

Hearings

1. Request for Certificate of Appropriateness by Joyce Jakubowsky for the replacement of metal roofing with rubber roofing for her home located at 215 Prospect Avenue.

Miller gave staff report indicating the house is rated an “A” structure for architectural significance and listed as contributing to the district. Miller stated that the applicant would like to replace 2 of the 5 portions of flat roof with rubber roofing and not a metal material like they are now. Miller noted the replacement of the roof would not be visible from the street and will not change the overall appearance of the home.

Joyce Jakubowsky brought in a sample of the roofing material that would be used to replace the existing roof. Jakubowsky indicated that one of the areas does leak. Andera questioned if it would be on the second story of the home. Jakubowsky indicated that one would be on the third floor of the home.

Cass stated that since the request would not change the appearance of the home that he does not see any issues with the request. Jakubowsky indicated that the three other sections of flat roof were replaced within the last 20 years.

Motion made by Cass seconded by Price to approve the request to replace metal roofing with rubber roofing. Motion carried unanimously.

2. Resolution to support the nomination of Campbell Baking Company Building commonly known as the Wonder Bread building located at 325 Commercial Street, to be recognized as a Local Historic Landmark.

Miller gave the staff report noting that the building was constructed in 1927 The structure is listed as having an Italian Renaissance architectural classification with being historically linked to industry and commerce for the downtown Waterloo area. Miller noted that the southwest corner of the property, addressed 301 Commercial Street, was deemed insignificant due to the Campbell Baking Company obtaining that portion in 1972.

Dave Morgan, Single Speed Brewery, indicated they are looking for a local designation to assist with the cost of renovating the structure for a new brewery and pub. Price questioned what the plans were for 301 Commercial Street. Morgan indicated the city would like to have that space available for additional parking and the 301 Commercial Street portion of the building was constructed of materials that were deemed historically insignificant. Cass questioned what the building will be used for once developed. Morgan stated that a brewery and pub is being proposed along with two retail spaces. Ottesen stated that he sees the structure being historically significant with the exception of 301 Commercial Street.

Motion made by Cass seconded by Price to recommend approval of the Campbell Baking Company Building to be designated as a Local Historic Landmark. Motion carried unanimously.

3. Request for Certificate of Appropriateness by Ben Swestka for the construction of a new garage located at 233 Prospect Avenue.

Miller gave the staff report indicating the applicant would like to construct a new detached garage behind the home at 233 Prospect Avenue. The applicant has stated that the existing garage has been demolished and he would like to construct a new garage with similar appearance to match the old garage and existing home. The garage will have a green roof and lap cement board siding to match the home.

Ben Swestka, 233 Prospect Ave, indicated that his insurance company had him demolish the existing garage and he would like to construct a new garage that would accommodate modern cars and also a workbench. Ottesen questioned if the siding would be the 5” siding that is seen in this area. Swestka indicated that the siding will be the 5” cement board siding.

Motion made by Price seconded by Andera to approve the request to construct a new detached garage at 233 Prospect Avenue. Motion carried unanimously.

4. Request for Certificate of Appropriateness for a chair lift at 234 Alta Vista Avenue.

Miller gave overview of the request indicating that the applicant needs a chair lift to be able to enter their home. The lift will be located in the rear of the home adjacent to the current stairs and landing into the house. It appears that the lift will be able to be removed if it is no longer needed.

Ottesen indicated the stairs and rail do not look original to the home and sees no issues with the lift.

Motion made by Price seconded by Stevens to approve the request to construct a new chair lift at 234 Alta Vista Avenue. Motion carried unanimously.

Reports

1. Main Street

Ottesen stated that the roof of the new American Legion location has gone before Main Street and is now being heard by City Council. The American Legion would like to replace the current clay tile roofing with a steel roof. Main Street had turned down the request therefore City Council is looking at the request. David Deeds, JSA Development/ Main Street, stated that a resolution is near. Ottesen stated that a generator will be going in at the court house and will be placed in the front of the building with white vinyl fencing.

2. Silos and Smokestacks

No update.

3. Grout Museum

No update.

4. Rath Administration Update

Andera read an email he received from the developer stating that they have been having funding issues. Andera noted the Development Agreement is in default.

Discussion Items/Possible Action Items

1. 515 & 519 E 3rd Street/ Walnut District:

David Deeds, JSA Development, stated that they have met with City staff and met many of the requests made for the development agreement on the property. Deeds stated that it has been months since they have heard a response from the city. Pat Morrissey stated a citizen came to City Council expressing concerns with the property and questioned why nothing had been done with it yet. Deeds gave overview of the project and indicated that the development agreement needs to be addressed by the city soon.

2. City Owned Property within Neighborhood Associations:

Miller indicated that she did not receive a list of any additional properties obtained by the city. Morrissey questioned if the Historic Preservation Commission would be able to see properties that are earmarked for 657A before the process is started so the commission would be able to save properties from being demolished. Ottesen noted that he has been able to attend a number of dilapidated housing meetings where the 657A homes are discussed. Ottesen noted that many of the homes that the city receives through 657A are beyond repair.

Stevens expressed concerns regarding historic preservation on the east side of Waterloo. Morrissey expressed that focus on preservation needs to be around the Walnut area and the Triangle area of Waterloo. Deeds stated that the commission could request to be able to see all properties and be able to make recommendations on each property as the city takes possession.

Motion made by Stevens seconded by Price to approve sending a letter to Noel Anderson, Community Development and Planning Director, to receive updated lists of properties obtained by the City no less than 60 days in advance to bidding the property out for demolition contracts and also be able to make recommendations on properties that are being considered for demolition. Motion carried 5-0 with Andera abstaining.

3. Historic awards recap:

Miller gave a recap of the awards ceremony that took place in May. Ottesen stated that the venue was great but would like to have more input from the community on award recipients. Ottesen stated that contacting additional media outlets to let the community aware of the awards banquet would also be beneficial to bring in more citizens to the event.

4. Books for sale at Grout Museum:

Miller stated that there are San Souci books for sale on behalf of the Grout Museum and Historic Preservation Commission. They can be purchased at the Grout Museum and Miller stated that over 50 books have been sold for \$10 apiece.

Adjournment

Ottesen adjourned the meeting at 6:50 p.m.

Respectfully submitted,



Adrienne Miller,
Associate Planner