

MINUTES (AMENDED)  
WATERLOO HISTORIC PRESERVATION COMMISSION  
LARGE CONFERENCE ROOM, CITY HALL, WATERLOO, IOWA  
REGULAR MEETING - 4:00 P.M. AUGUST 27, 1992

The regular meeting of the Waterloo Historic Preservation Commission was called to order at 4:06 P.M. by Chairperson Mike Broshar.

Members present were: Swinehart, Spencer, Peterson, Middleton, Iverson, Broshar, Maxon, Stevenson and Wright. Also present were Dave Van Dee and Virgil Plum.

It was moved by Iverson and seconded by Maxon to approve the minutes of the July 23, 1992 regular meeting and July 29, 1992 special meeting, the motion passed.

Next, it was moved by Stevenson and seconded by Iverson to approve the agenda, the motion passed.

The first agenda item was a request to alter two (2) flat roofs on the home addressed 122 Prospect Avenue located in the Highland Historic District. Staff indicated that the Secretary of the Interior Guidelines indicate that retaining the flat roofs would be preferred and therefor, recommended against the request. Virgil Plum the owner of the home distributed several pictures identifying what the appearance would approximate when completed with hipped roofs rather than flat roofs. He also noted that the flat roofs were renovated ten years ago and one of them has leaked causing damage to the interior of the structure. Broshar displayed the original plans for the building and noted that it has been significantly altered through time resulting in a loss of the architectural detail. After a brief discussion it was moved by Stevenson, seconded by Spencer to approve the request because of the significant alterations that occurred through time detracting from the original building construction and design. Approval was also subject to the following conditions:

1. The existing door is to be replaced with a divided light window to match the adjacent.
2. The pitch of the roof shall be a maximum of 4 in 12.

The motion passed unanimously and staff was directed to issue a Certificate of Appropriateness.

The Next agenda item was a demolition request for 602 Vinton. The structure has been inspected by the Housing inspector and determined to be beyond feasibility for rehab or renovation. It was moved by Iverson and seconded by Swinehart to approve the request, the motion passed.

The next item was in regard to an inventory of "A" rated double houses. Staff gave a brief overview and circulated pictures of the properties. It was the consensus of those present that a letter should be sent to those owners indicating that they have a unique property and solicit interest in getting the remaining double houses on the National Register of Historic Places.

The next item was the request to demolish 1123 Commercial Street. Staff reported that the house was already down and permit was requested after the fact. after a brief discussion it was moved by Stevenson, seconded by

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Middleton to release the property for demolition requiring a double permit fee and further contact the City Attorney to see if the contractor could be cited for a violation. Motion passed unanimously.

The next item was the request by Community Development to demolish 122 Mobile Street. after a brief discussion it was moved by Iverson, seconded by Peterson to release the property for demolition with the same stipulations as in the previous request. Motion passed unanimously.

The next item was a review of information received from Friends of Historic Preservation in Iowa City by Mike Broshar. A general discussion ensued during which it was noted that much of the information could be utilized locally and grant monies may be available. The City print shop could produce the document and staff was requested to contact Iowa City to get their permission to use the material.

The next item was a suggestion by the Chair to send a letter to siding contractors regarding the rules for siding structures that are rated as significant or located in Highland. The Chair stated that he would draft a letter and staff could prepare it for his and the Mayors' signature. It was moved by Iverson, seconded by Spencer to concur with the Chair. Motion passed unanimously.

The next item was a general discussion in regard to having a meeting with the Highland Neighborhood property owners. It was decided that the meeting should occur in October and the Neighborhood Association should be involved.

The next item was in regard to a New Coalition Conference coming up on September 11 & 12, 1992. Staff requested that anyone interested in attending should contact our office so arrangements can be made for transportation.

The next item was a brief overview of the Transportation Enhancement program ISTEA given by Bob Stevenson. After a brief discussion staff was directed to carry this item over to the next meeting.

The last item was a brief discussion in regard to American Agricultural Industrial Heritage Landscape project (AAIHL). Staff indicated that the project is being developed by a local group as part of the Downtown Redevelopment program and will involve the National Park Service. The Commission may be involved in nominating various properties to the National Register of Historic Places as part of the total project.

The meeting was adjourned at 5:45 P.M.

Respectfully submitted,

Rosie Peterson  
Secretary

RP:DV:bm

MINUTES  
WATERLOO HISTORIC PRESERVATION COMMISSION  
LARGE CONFERENCE ROOM, CITY HALL, WATERLOO, IOWA  
REGULAR MEETING - 4:00 P.M. SEPTEMBER 24, 1992

The regular meeting of the Waterloo Historic Preservation Commission was called to order at 4:00 P.M. by Chairperson Mike Broshar.

Members present were: Swinehart, Spencer, Peterson, Middleton, Pearson, Iverson, Broshar, Stevenson and Wright. Also present were Dave Van Dee, Karen Keefe and Norbert Meyer.

It was moved by Iverson and seconded by Stevenson to approve the minutes of the August 27, 1992 regular meeting as amended, the motion passed.

Next, it was moved by Spencer and seconded by Pearson to approve the agenda, the motion passed.

The first agenda item was a request to allow a detached garage to be built on the property at 312 Prospect Avenue by Norbert Meyer. Staff noted that the property is located within the Highland Historic District and the applicant could not build the structure as proposed due to non compliance with the zoning ordinance. Staff went on to recommend against the request for reasons stated within the staff report. After a brief discussion it was moved by Swinehart, seconded by Pearson to deny the request as it would be incompatible with the fabric of the neighborhood and does not comply with the Secretary of the Interior Guidelines with specific reference to page A-30. Motion passed unanimously.

The Next agenda item was a request by St. Demetris Greek Orthodox Church to alter the roof on an existing addition. Staff noted that the property is rated 'A' and a voice vote had been taken prior to allowing the applicant to proceed with the project. After a brief discussion it was moved Spencer, seconded by Iverson to approve the request. Motion passed unanimously.

The next item was in regard to a letter that is to be sent out to siding contractors. The Chair reviewed the letter and some minor changes were suggested. After a brief discussion it was moved by Iverson, seconded by Stevenson to approve the letter and direct the staff to prepare it for distribution to contractors, City Council and the Highland Neighborhood Association with the Chair and Mayors' signatures. Motion passed unanimously.

The last agenda item was a discussion in regard to the need to update the City wide survey through an additional survey. After a brief discussion it was moved Iverson, seconded by Peterson to prepare a grant application to be submitted in the next round to perform the survey. Motion passed unanimously.

The meeting was adjourned at 4:45 P.M.

Respectfully submitted,

Rosie Peterson  
Secretary

RP:DV:bm