

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – AUGUST 31, 2010– 5:00 P.M.  
1<sup>st</sup> 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, Olsson, Ottesen, Potter and Quirk.

Commission Member(s) absent were: Andera and Brockway

Others Present: Poll- Staff to the Commission, Candy Streed- Silos and Smokestacks, Judy Toeffler- Citizen, Mason Fromm- Chairman Cedar Valley Peace Walk

**Approval of Minutes**

***Motion made by Potter, seconded by Olsson to approve the minutes of the July 20, 2010 regular meeting. Motion carried unanimously.***

**Approval of Agenda**

Poll noted that Mason Fromm, Chairmen of the Cedar Valley Peace Walk Committee was here to give a presentation and noted that it should be moved just after the public hearing were heard. Potter noted her agreement.

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

**Public Hearings**

*Gordon Kilpatrick, 135 Prospect Avenue- requests a certificate of appropriateness for new white seamless gutters to replace the original gutters currently on his home.*

Poll gave the staff report noted that the applicant was requesting a Certificate of Appropriateness to replace original gutters with new white seamless gutters. Poll noted that the structure in question was rated a “C” structure for architectural significance and is rated as an "A" structure in historical significance and is considered contributing to the Highland Historic district. Poll noted that the applicant had provided a home inspection for his property that noted “Gutter system is defective and is no longer in usable condition. Rusted through in many places. Replacement recommended.” Poll noted that the applicant has also submitted a list of the houses on the 100 block of prospect with white seamless gutters, which includes 11 homes, while indicating that only 2 homes (including his) have the original gutters. Poll noted that The Design Guidelines for Historical Buildings recommend, “that original drainages and built-in gutters should be retained and repaired, if practical.” Poll noted that the gutter system in question is original to the home, but is not built into the home.

Olsson questioned the difference between the existing gutters and the proposed seamless gutters. Berry noted that the original style had a lower profile than most seamless gutters. Berry noted that

the home at 159 Prospect had new rounded gutters and questioned if the applicant had priced that style of gutter. Kilpatrick noted that he had not as he had not notice those gutters were rounded.

Olsson questioned how much larger the seamless gutters would be then the original style of gutter. Kilpatrick noted that the difference would be about an inch. Berry asked if the applicant planned on painting the home. Kilpatrick noted that the home would need to be painted eventually but noted that the Historic Guidelines do not control or dictate paint color. Kilpatrick noted that all other houses on the block have white gutters. Kilpatrick noted that the gutters needed to be replaced as they were damaging the homes foundation.

Quirk noted that after walking the block many times she has not noticed the white gutters on that block. Potter noted that she did not oppose the request. Ottesen noted that white is the predominate color for most gutters as it is generally cheaper and matches more types of home colors then other options. Ottesen recommended that the applicant maintain a three-color combination when he repaints the home. Kilpatrick noted that he would suggest it to his son, as he would be the one living in the home. Ottesen noted that color scheme is important for the value of the property. Kilpatrick noted that he does not intend to lower the value of the home.

Streed noted that she was aware of a home on Kennilworth that had burgundy colored seamless gutters. Olsson noted that she would like the new gutters to maintain gutter hangers and would not like to see fascia installed, as that would change the look of the home. Kilpatrick noted that would probably cheaper for him. Berry questioned if Kilpatrick would install the new gutters all the way around the home. Kilpatrick noted that he would.

***Motion made by Quirk, seconded by Olsson to grant a certificate of appropriateness to install new seamless gutters on the condition that gutter hangers continue to be used. Motion carried unanimously.***

### **Discussion Items/Possible Action Items**

#### **1. Martin Luther King Jr. Peace Walk Presentation**

Mason Fromm, Chairperson of the Cedar Valley Peace Walk noted that the plan for the Martin Luther King Jr. Peace Walk was drafted in April of 2008 and was designed to chart the path of key events in Martin Luther King Jr.'s life. Fromm noted that this park was designed to educate and inspire the public as well as act as a tourist destination for the Cedar Valley. Fromm distributed a conceptual design for the park to the Commission noting that it was planned to be placed in Washington Park. Fromm noted that the existing Tea House would remain untouched. Fromm noted that the main entrance to the Peace Walk would be opposite the new entrance for the Veteran's Museum. Fromm noted that along the walk, there would be different mile stones on the path noting events in Dr. King's life. Fromm noted that in the middle of the park the conceptual design indicated there would be a splash pad, which may end up being removed. Fromm noted that near the end of the walk there would be a podium in a raised area to encourage free speech and possibly to be used for public addresses and finally at the end of the walk there would be a life sized bronze sculpture of Dr. King which would symbolize the need for the public to continue his work. Fromm noted that he was giving the presentation because some of the minutes from the Historic Preservation Commission indicated the intent to turn the park into a locally designated landmark, which in essence would prevent the park from changing from its current state.

Potter noted that the conceptual design was not to scale, noting that Washington park was only one block in size and it appeared that the drawing was closer to 4 city blocks.

Quirk noted Washington Park was one of the oldest parks in Waterloo and questioned why this park had been chosen. Fromm noted that Doug Schindel of AE COM was hired to find other possible locations. Fromm noted that another location near the river was looked at next to Wells Fargo, but the location was found to have no parking easily accessible and there was concern that people visiting the park would park at the bank, and not at the parking garage across the street.

Potter noted that Lou Henry Hoover School seemed more appropriate, noting that Washington Park is highly used by the community, and appears to be too small for the conceptual design.

Berry noted that he had done some research on Washington Park's origin and found out that Washington Park was deeded for the sum of \$450 to the City of Waterloo in 1864 for the purpose of being a "public square and pleasure ground" and was officially became a park in 1872. Lincoln Park is also on Park Lane on the East side of the river, and was designed to be the same size and roughly the same distance from the river in the opposite direction.

Potter noted that choosing Washington Park was bad judgment and added that this Peace Walk should add to Waterloo and not detract from what we already have.

Olsson noted that she would like to see the Peace Walk on the West side but noted that she would like to keep the look of the existing Washington Park including the Japanese garden.

Potter questioned what kind of funds have been raised for the Peace Walk. Fromm noted about \$25 and that his organization was working to establish a 501C3 and a location before they begin fundraising.

Fromm noted that they had looked at a number of sites including the river walk area, but that area was found to be too narrow and their was concern about hampering the movement along the bike path.

Potter noted that she supported the Peace Walk project, but questioned the choice of location. Potter noted that she believed we should move some of Waterloo's attractions such as this away from the highway so that tourists would get to see more of Waterloo. Quirk noted that she was opposed to the construction of the Peace Walk in Washington Park and noted that Washington and Lincoln Park have a deep history in the community. Potter noted that we cannot enlarge the community by detracting from one part of it to add another.

Berry asked if land across from the Russell Rendsler House had been looked at, noted that there are many vacant lots that could be used to create a home in that area.

Fromm noted that this Peace Walk could be a springboard for new development.

Olsson noted that she could live with a smaller scale if the peace walk only used the lower half of Washington Park. Potter noted that if it is smaller, it loses its components, noting that she believed it's a good idea and would lose some of its impact if it were forced to be smaller.

Streed noted that she is a non-voter, but that she spends a lot of time at Riverfront Park and is appalled by the condition of that park, and noted that moving the Peace Walk to that location would seem to be a great fit as it would improve that park and would appear to have more foot traffic. Potter noted that there are areas in the Church Row neighborhood that are available that would be a more suitable location for the Peace Walk. Berry noted that he believed that the bike trail would be the best location as it would have the most traffic. Quirk asked if a property along Martin Luther King Jr. Drive would be a better location. Fromm noted they would like the park to be close to downtown so children and tourists don't have to go to far out of their way.

Berry noted that narrowing Park Avenue would lead to unhappy citizens who use that road, as it is a major access for daily access to downtown.

Potter noted that the conceptual drawing, although beautiful, are inaccurate.

***Motion made by Quirk, seconded by Potter to support retaining Washington and Lincoln Parks historically intact and encourage the Cedar Valley Civil Rights Peace Walk to find a different location. Motion carried 5-0.***

### **Reports**

#### **1. Main Street**

Ottesen gave the Main Street report, noting that 40 applications had been received for the open director position, and they had been narrowed to 16 who will participate in phone interviews.

#### **2. Silos and Smokestacks**

Streed gave the report noting that Silos was sponsoring a photo contest which includes historic and current photos. Streed noted a workshop was coming up in Dubuque on November 9. Streed went on to note that Kingsley School was having a neighborhood meeting regarding possible expansion.

#### **3. Grout Museum**

No report given.

#### **4. Rath Administration Building Project Update**

Poll noted that the developers were still working with the state to obtain tax credits for all phases of their project.

#### **5. Highway 63 Expansion**

No report given.

### **Discussion Items/Possible Action Items**

#### **1. 2<sup>nd</sup> Quarter Financial Statement**

Poll noted that the financial statement was included in the packet.

## **2. Work with library for Historic Preservation Month**

Olsson noted that she had contacted Paula Mohr who had agreed to give a presentation on “How to research the history of an old house.” And discussed possible dates for the presentation. The commission decided October 5<sup>th</sup> at 7:00 pm was the primary date and October 11<sup>th</sup> at 7:00 pm would be the back up date.

## **3. Guidelines Revision**

Berry noted that due to the time the guidelines would have to be discussed at the following meeting.

## **4. Discussion**

Berry noted that 525 E 3<sup>rd</sup> Street was in the process of being demolished by Habitat for Humanity who would then erect a much smaller home on the property that would not fit in with the neighborhood. Berry noted that this property would have been a prime candidate to be restored, as the home is structurally sound.

Poll introduced Judy Toeffler as a perspective new member of the Commission. Poll noted that Judy lived in the Highland District and had an interest in Historic Preservation.

## **Adjournment**

Poll noted that a committee meeting to revise the guidelines would be needed. The commission decided to have the next committee meeting on October 21 at 12:00 pm.

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

Meeting was adjourned at 6:31 pm.

Respectfully submitted,

Adam Poll,  
Associate Planner