

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – SEPTEMBER 18, 2012– 5:00 P.M.
POLICE LIBRARY, CITY HALL**

Olsson called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:00p.m.

Commission Members in attendance were: Linda, Olsson, Ottesen, Potter, Quirk and Toepfer.

Commission Member(s) absent were: Andera

Others Present: 3 citizens were present at the meeting.

Approval of Agenda

Poll noted that the residents of 1150 Independence were present and had some questions regarding replacing the siding on their home. Poll noted that as they were not on the posted agenda, a decision could not be made, but the matter could be discussed.

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

Approval of Minutes

Motion made by Potter, seconded by Quirk to approve the minutes of the August 21, 2012 Regular Meeting. Motion carried unanimously.

Hearings

1. Request for a Certificate of Appropriateness at 1103 Vine Street to allow for the demolition of an existing detached garage.

Poll gave the staff report noting that the applicant is requesting to demolish the existing 18' x 18' garage on the property as they are in the process of selling the home and the garage had been deemed a hazard. Poll noted that the house is rated as a "C" structure for architectural significance, and is rated as an "A" structure in terms of historical significance and was contributing to the district. Poll noted that the garage was built in 1922 according to the assessor, but noted that the garage was not mentioned in the site inventory form. Poll noted that the garage was in poor condition.

Cathrine Simmons, 1103 Vine Street, noted that FHA will not insure the home with the garage on the property. Simmons noted that the roof needs to be replaced, the floor is breaking up, the walls are rotting and the building is leaning and noted numerous holes in the walls. Simmons noted that one of her neighbors had been allowed to demolish a similar garage previously. Simmons noted that the garage was in this condition when she purchased the home in 2005.

Ottesen noted that the garage appeared to be a safety hazard and it did not appear to affect the historic integrity of the home.

Motion made by Ottesen, seconded by Toepfer to approve the request for a Certificate of Appropriateness to demolish the existing 18' x 18' detached garage located at 1103 Vine Street. Motion carried unanimously.

2. Discussion of siding replacement options at 1150 Independence Avenue.

Thomas Heyberger, 1150 Independence Ave, noted that he and his wife wanted to replace their siding. Heyberger noted that his contractor had provided samples to Marry Potter, and questioned why he was not on the agenda. Poll noted that an application had not been filed with the Planning and Zoning office and proper notice had not been give to the public, so a certificate of appropriateness could not be granted at this meeting.

Heyberger noted that the wood siding on the home needed repainting every 2-3 years and that they wished to replace the wood siding with a vinyl alternative that would be maintenance free, noting that he would eventually want to replace the windows as well. Potter questioned if Heyberger had any estimates on what it would cost to restore the wood siding. Heyberger noted they had not. Potter questioned if Heyberger planned on leaving the existing wood siding on the home. Heyberger indicated that he would apply the vinyl siding over the existing wood.

Quirk questioned what type of replacement windows would be used when they are replaced. Heyberger noted they would be vinyl.

Poll read the section of the guidelines pertaining to siding out loud to the commission, noting that using vinyl siding is not recommended, as it eventually fades and can trap moisture and eventually lead to the deterioration of the wall.

Ottesen noted that there would appear to be an internal problem with the home if it needs to be repainted every 2-3 years and noted that vinyl siding would not help solve that problem.

Linda questioned if the contractor had discussed synthetic options with Heyberger. Heyberger noted that they had not. Heyberger noted that other people had been approved to use vinyl siding. Quirk noted that they had not since the Historic Preservation Commission was formed. Poll noted that Heyberger could provide the addresses of those he thought were approved and he would check the records.

Heyberger questioned what he could do with the windows, noting that they had mostly aluminum storms. Ottesen noted that many replacement storms had been added prior to the formation of the historic district.

Ottesen noted that Heyberger may want to find out if the house has a moisture issue that is causing the paint to last only 2-3 years, when paint should be lasting 10-15 years at a minimum.

Reports

1. Main Street

Ottesen gave the Main Street report, noting that Tour D' Loo was taking place on October 4th. Ottesen noted that the annual state visit was on October 14th. Ottesen noted that Main Street was considering selling the parking lot they owned on the 300 block of Lafayette Avenue. Berry noted concerns about the parking area along 4th Street under Highway 218.

2. Silos and Smokestacks

Poll noted that Candy Streed had sent an email to him covering upcoming events and went over it with the Commission.

3. Grout Museum

Olsson noted that the Old Homes Tour went well, and noted that they had 30 more people than last year for a total of about 245 people.

4. Park Nomination/Tech 2 Bldg Update

Poll noted that the hearing before the City Council was scheduled for October 1st.

Potter reminded the other Commission members to talk to their City Councilperson. Olsson noted to remind them that the Commission does not want to control the parks, but wants to protect their historic integrity.

Discussion Items/Possible Action Items

1. Possible Cemetery at Platt's Nursery Site

Poll noted that Andera had received some e-mails regarding a cemetery the at the former Platt's Nursery Site. Olsson noted that she was aware of this and noted that the state has been notified and it is under their jurisdiction.

2. Dunsmore House

Poll noted that the City had closed on the Dunsmore House and would start to look at possible options for continued restoration. Poll noted that the commission could begin local landmark status for this building. The Commission indicated that they would like to designate this as a local landmark and instructed Poll to begin the process.

Adjournment

Quirk questioned if we should have a special meeting for guidelines review. The commission decided on September 25th at 5:00.

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

Meeting was adjourned at 6:11 p.m.

Respectfully submitted,

Adam Poll,
Associate Planner