

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – SEPTEMBER 20, 2011– 5:00 P.M.
1st 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: Andera, Berry, Ottesen, Potter, Toepfer, Linda, Olsson and Quirk.

Commission Member(s) absent were: None

Others Present: Poll- Staff to the Commission

Approval of Agenda

Michael Heneghan of 1003 Vine Street questioned if he could ask some questions about his residence. Poll noted that as he was not on the agenda no action could be taken but a discussion item could be added after the hearing.

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

Approval of Minutes

Motion made by Quirk, seconded by Olsson to approve the minutes of the August 16, 2011, regular meeting. Motion carried unanimously.

Public Hearings

Request by Action Garage on behalf of Tom Heyberger, to construct a new 24' x 24' (576 SF) garage located at 1150 Independence Avenue.

Poll gave the staff report noting that the house is rated as a “C” structure for architectural significance and is rated as an “A” structure for historical significance. Poll noted that the structure is individually eligible and contributing to the district. Poll noted that a 14' x 20' garage had already been demolished as it was in poor condition. Poll noted that a demolition permit was issued for the garage. Poll noted that the 14' x 20' garage had also been too small for the applicants needs. Poll noted that the proposed garage would match the appearance of the home in color, and would use 4” vinyl siding. Poll noted that the proposed garage would not be easily visible from the street and access would be from the alley. Poll added that the applicants wished to use a doublewide door, which is not recommended by the design guidelines.

Ottesen questioned if it would have a roof to match the home. Bob Huff, Action Garage, noted that he was representing the applicant, and added that the proposed roof was a gable style, like the previous garage that had been demolished.

Berry questioned if the garage was original to the home. Huff noted that the garage was not original to the home. Poll noted that the garage had been built 30 years after the home according to the assessor’s report.

Quirk questioned the if their would be windows in the garage. Huff noted they intended on having a window face the home that would be double hung in style and he would attempt to match the new garage

to the home. Potter noted that she was thought it was important that the garage matched the home as closely as possible. Ottesen noted that he preferred that the garage has a double hung style window as that is what the house has.

Motion made by Quirk, seconded by Olsson to approve the request for a certificate of appropriateness build a new 24' x 24' (576 SF) detached garage with the condition that any windows are of a double hung design, at 1150 Independence Avenue. Motion carried unanimously.

Michael Heneghan of 1003 Vine Street, noted that he had questions about a hold placed on his property that would not allow him to get building permits. Poll noted that the Historic Preservation Commission (HPC) did not place a hold on this property and noted that Code Enforcement had placed this hold and he would have to speak to them to remove the hold. Poll noted that on June 21, 2011 Erin Leyen had come in to discuss options for this property and at that time the HPC gave her approval to repair or demolish the existing attached garage and repair the exterior wood on the sunroom with the condition that only historic materials are used.

Heneghan noted that he planned to repair the exterior by next year and was working on it this year as well.

Quirk questioned what the long-range plan was for the property. Heneghan noted that he may sell the home to his kids or he may sell it as a single-family home.

Reports

1. Main Street

Ottesen gave the Main Street report noting that October 6th was the tour d'loo for which tickets cost \$7.50 in advance, and were be available at the Main Street Office. Ottesen tickets would be \$10.00 the day of the event.

Poll questioned Ottesen about some tenant signage approved by Main Street in the downtown area for larger buildings. Ottesen noted that Main Street was divided on the issue, but the majority approved the signs.

Ottesen left at 5:34

2. Silos and Smokestacks

Poll noted that he had received a Silos and Smokestacks update via e-mail and noted that they had several events coming up that could be found in the enclosed attachment in the packet.

3. Grout Museum

Olsson noted that the Old House Tour had been very successful and added that 238 people participated.

4. Rath Administration Building Project Update

Andrea noted that the developer is in the process of closing on some disaster bonds that would allow the project to continue without historic tax credits.

5. Highway 63 Expansion

Andera noted that the houses were having their foundations poured and noted that homes should be moved by the end of October.

Discussion Items/Possible Action Items

1. Discussion of Washington and Lincoln Parks as Historic Landmarks

Quirk noted that she would set up a meeting with the committee to continue the nomination process.

2. Guidelines Revision

Berry noted that there would not be time for Guidelines Revision.

Adjournment

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

Meeting was adjourned at 5:56 p.m.

Respectfully submitted,

Adam Poll,
Associate Planner