

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – SEPTEMBER 21, 2010– 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: Berry, Olsson, Ottesen, Potter and Quirk.

Commission Member(s) absent were: Andera

Others Present: Poll- Staff to the Commission, Judy Toepfer- Citizen, Steve Schmitt- City Council

Approval of Minutes

Motion made by Quirk, seconded by Potter to approve the minutes of the August 31, 2010 regular meeting. Motion carried unanimously.

Approval of Agenda

Berry noted that he would like to add salvage efforts on San Souci to the discussion items section. Potter noted that she would like to add historic nominations of Washington and Lincoln Parks to the discussion items area. Olsson noted that she would like to add a report on the Ordinance to the agenda.

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

Public Hearings

Patrick and Luann Kafer, 250 Prospect Avenue- Request a certificate of appropriateness to construct a new 26' x 28' detached garage in the rear of the home along the alley.

Poll gave the staff report noted that the applicant was requesting a Certificate of Appropriateness to construct a 26' by 28' detached garage in the rear yard. 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 this garage would replace a 18' x 20' (360 SF) garage demolished last year because the garage was beyond repair. Poll noted that The Design Guidelines for Historical Buildings states under recommendations for Outbuildings and Garages (P. 17): *New out buildings should be subordinate to and compatible with the main building and goes on to note that garages highly visible from the street are not recommended.* Poll noted that the proposed garage would appear to meet these qualifications as the garage is positioned behind the home off the alley and the siding on the garage will match the home. Poll noted that The Design Guidelines for Historical Buildings also states that *doublewide garage doors are not recommended.* The proposed garage would have a doublewide garage door, but it would not face the street.

Quirk questioned if the garage was accessed from the alley. Patrick Kafer indicated that the garage would be accessed from the alley.

Ottesen noted that the windows on the house were tall and narrow and had decorative trim, and questioned if the applicants would be willing to try to incorporate these design elements into the garage windows. Berry added that the using a hip roof would also be more compatible with the existing home. Kafer noted that the cost of the hip roof on a garage would be significantly more, but added that he would be willing to add trim to the garage windows and would talk to the contractor about changing the shape to a narrower window but added that he does have security concerns about making the window too large.

Kafer questioned if the use of aluminum siding would be an issue. Ottesen noted that as replacement siding has been used on the home, it would not appear to be out of character to use it on the garage as well.

Motion made by Quirk, seconded by Olsson to grant a certificate of appropriateness to construct a new 26' x 28' detached garage in the rear of the home along the alley. Motion carried unanimously.

Reports

1. Main Street

Ottesen gave the Main Street report, noting that an executive director would soon be selected. Ottesen noted that Fridayloo's are ended for the year and that the farmers markets would finish up at the end of October. Ottesen noted that Main Street had been able to paint a great deal of light poles this year. Quirk and Potter commented on the flowers used downtown and how much they added to that area.

2. Silos and Smokestacks

No report given.

3. Grout Museum

No report given.

4. Rath Administration Building Project Update

Quirk noted that the commission would be willing to write letters of support if that would aid the developer to restore the Rath Administration Building.

5. Highway 63 Expansion

Poll noted that there was not any new information and that houses were still in the process of being moved.

Discussion Items/Possible Action Items

1. Work with library for Historic Preservation Month

Olsson noted that on October 7th at 7:00 p.m. Paula Mohr would be giving a presentation on How to Research an Old Home. Olsson noted that we should try to get an announcement in the paper. Quirk noted that she would notify the Highland Neighborhood Association.

2. Review National Registrar Nomination of the Master Service Station located at 500 Jefferson Street.

Poll noted that the Mater Service Station located at 200 Jefferson Street had applied for National Registrar of Historic Places. Poll noted that the application had been submitted privately and that it was the responsibility of the Historic Preservation Commission to submit any comments.

Quirk questioned if anyone had spoken to the owners about a local designation.

Motion made by Quirk, seconded by Olsson to recommend to James Walsh to consider a historic nomination as a locally designated landmark. Motion carried 5-0.

Motion made by Ottesen, seconded by Quirk to endorse the National Registrar Nomination of the Master Service Station located at 500 Jefferson Street. Motion carried 5-0.

3. Guidelines Revision

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

4. San Souci Island Salvage Efforts.

Berry noted that he had talked to Rod Scott, who was heading up the salvage operations on the island. Berry noted that Scott had moved down to the gulf coast to work in that area but wanted to finish this project. Berry noted that Scott had arranged for Americorps volunteers to help out with salvage operations, but they needed a place to stay. Potter noted that Bridges is a possibility and may be able to house the volunteers. Poll noted that salvage operations were still tentative, as arrangements had not yet been made with planning staff.

5. Lincoln and Washington Park nomination for Local Historic Landmark status.

Quirk noted that she intends to nominate Lincoln and Washington Parks and prepare and application. Olsson volunteered to assist and Potter noted that she could construct a timeline and find what changes have been made to the parks. Quirk noted that Sue Pearson had been very helpful with research.

Adjournment

Poll noted that a committee meeting to revise the guidelines would be needed. The commission decided to have the next committee meeting on September 28th at 11:30 pm.

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

Meeting was adjourned at 5:41 p.m.

Respectfully submitted,

Adam Poll,
Associate Planner