

**WATERLOO HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING – SEPTEMBER 30, 2008– 11:30 A.M.
MOLLENHOFF CONFERENCE ROOM, WATERLOO CITY HALL**

Chairperson Olsson called the special meeting of the City of Waterloo Historic Preservation Commission meeting to order at 11:29 a.m.

Commission Members in attendance were: Noel Anderson, Patrick Berry, Lana Morgan, Sherryl Newton, Ann Olsson, Ed Ottesen, Mary Potter and Gale Quirk.

Commission Member(s) absent were: Brandon Brockway.

Also present was staff member Tim Andera.

Public Hearings

1. Request by John and Frances Webber for a Certificate of Appropriateness to replace the gutter system on the house at 117 Prospect Avenue, as well as removing the “Rafter Tails” at the gable roof ends.

Andera gave the staff report noting the applicants are requesting to replace the gutters on the Craftsman style house, and that the applicants are proposing to remove the rafter tails at the ends of the gable roofs to install the new gutters. Andera noted that the rafter tails do not allow the gutters to fit along the entire edge of the roofline, noting that there is a 2” to 3” gap between the end of the gutter and the edge of the roofline, which allows water to drip down, as well as forming large ice sickles in the winter. Andera noted that the applicants have noted that some of the rafter tails have begun to rot, however, staff has suggested replacing the tails. Andera noted in speaking with the contractor, that replacement of the tails will still not allow the gutters to extend the entire length of the roof, still leaving a gap at the ends of the roof that are not covered by a gutter system, still allowing the problems to persist.

John Webber, 117 Prospect Avenue, noted that leaving the tails on the house would be prolonging the situation and potential hazards, as well as noting that he has already fallen down in the winter time due to drainage from the roof dropping onto the sidewalk and freezing. Webber also noted that he has concerns for the safety of the mail and paper carriers, noting that large ice sickles form in the winter time.

Ottesen noted that the rafter tails are a characteristic common with Craftsman style houses, and suggested as a compromise to cut off only the top rafter tail, and keep the bottom rafter tail.

Potter noted that she would like to see a compromise agreed upon and keep some of the character of the house, and did not find it necessary to eliminate all of the wings on the house.

The applicants noted that the contractor was unable to be at the meeting, and Ottesen suggested that he be contacted over the phone. Ottesen questioned Bill Heacock of American Gutter if the top rafter tail can be removed, but still allow the bottom rafter tail

to remain, noting that there appears to be enough room above the bottom rafter tail to install a new gutter. Heacock noted that both tails would need to be removed, or the same problems the applicant is experiencing will still persist. Heacock noted that a slope is needed on gutters to allow water to drain, as well as noting that the house has settled over time, and there could be potential problems in getting the gutter to fit above the remaining bottom rafter tail due to the house settling over time.

Quirk questioned Heacock if he would be willing to try and see if the gutters can be installed, and leave in the bottom rafter tail. Heacock noted that he would look into it by going back to the house in question and re-exam the project.

Potter questioned if the gutter could be formed to fit into the space above the bottom rafter tail. Heacock noted that the gutters are formed into one size only, and the machine that forms the gutters cannot be changed into different sizes.

Olsson questioned how many rafter tails are visible from Prospect Avenue. The applicants noted that there are 5 rafter tails visible from the street. Morgan noted that it could possibly be compromised to have the rafter tails visible from the street remain, and remove the tails located on the rear of the house.

Motion made by Ottesen, seconded by Quirk to approve the request for a Certificate of Appropriateness, subject to keeping the bottom rafter tails facing Prospect Avenue, as well as potentially maintaining the bottom rafter tail located on the east gable facing 131 Prospect Avenue if deemed necessary by Planning Staff. Motion carried unanimously.

Hearing no further discussion chairperson Olsson adjourned the meeting at 12:24 P.M.

Respectfully submitted,



Tim Andera,
Associate Planner
Staff to the Commission