

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – OCTOBER 16, 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: Ottesen, Andera, Potter, Quirk and Toepfer.

Commission Member(s) absent were: Linda and Olsson

Others Present: Adam Poll, Staff to the Commission, Candy Streed, Silos and Smokestacks and 4 citizens were present at the meeting.

Approval of Agenda

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

Approval of Minutes

Toepfer noted some minor grammatical corrections.

Motion made by Potter, seconded by Quirk to approve the minutes of the September 18, 2012 Regular Meeting. Motion carried unanimously.

Hearings

1. Request for a certificate of appropriateness at 1150 Independence Avenue to allow for the replacement of the wood siding on there home.

Poll gave the staff report noting that the applicant is requesting to reside their home with composite siding. Poll noted that the house is rated as a "C" structure for architectural significance and is listed as individually eligible and contributing to the district. In historical significance, it is rated as an "A" structure and is listed as contributing to the district. Poll noted that the guidelines do not recommend installing vinyl siding as it can fade, and traps moisture in the wall, further damaging the original wood.

Dale Brickman, Citi Builders, noted the composite siding is a lapboard type siding that is painted and baked on and would be an alternative to vinyl. Brickman noted that the surface was paintable.

Potter questioned if it would be applied over the existing wooden siding. Brickman noted that in this case it would be applied directly over the existing siding. Andera noted that the existing home had 4" siding and questioned if this siding would match. Brickman noted that the siding came in 6" or 8" sizes.

Ottesen questioned what would be done with the other structures such as the freeze board and flareouts. Brickman noted that they would probably wrap the freeze boards in aluminum and noted he would have to take a closer look at the flareouts. Ottesen noted that he was comfortable with the composite material, but had concerns regarding the design features.

Potter questioned if there were problems with using a vinyl soffet. Ottesen noted that he did not have a problem with vinyl soffet as it was already vinyl on the house.

Motion made by Quirk, seconded by Potter to approve the request for a Certificate of Appropriateness to use the composite siding on the home as it would maintain the historic integrity of the home. Motion carried unanimously.

2. Request by Patrick and Sally Kelly for a certificate of appropriateness at 234 Prospect Ave to replace the existing wood windows on the rear of the home with replacement composite windows, similar in appearance.

Poll gave the staff report noting that the applicant is requesting to replace some of the windows on the rear and side of their home with new “THV Compozit” windows. Poll noted that the house is rated as a "C" structure for architectural significance and is contributing to a district. In historical significance, it is rated as an "A" structure and is contributing to a district. Poll noted that the guidelines state “Windows are one of the most vital aspects of a historic building and help define its particular style.” It was also noted that, “Every effort should be made to preserve existing windows by repairing deteriorated sashes and frames. If repair is not feasible and the window must be replaced, match the existing windows as closely as possible, as to size, material and appearance”. Poll noted that it is recommended not to use metal or vinyl clad windows for replacement.

Potter questioned the color of the windows. Sally Kelly, the applicant, noted that they were black on the outside and white on the inside.

Dale Brickman, Citi Builders, noted the THV Compozit windows and they are more energy efficient than both wood windows and vinyl.

Quirk questioned if the applicants would be placing new windows on the front. Kelly noted that they did not have the funds at this time. Kelly noted that the existing wood windows currently had metal storm windows that would be removed with the installation of the new windows.

Ottesen questioned if the existing windows were original to the home. Kelly noted that they were, but the metal storm windows were not. Ottesen noted that the original windows could be restored, but noted he was on using the composites in this instance.

Poll questioned if the Commission thought this window could be used in all instances in the historic district. Quirk noted that this is an individual instance and the Commission would evaluate requests on a case by case basis and noted the uniqueness in this case that they were in the rear of the home, the house has existing vinyl siding and there are existing metal storms over the windows.

Potter noted that this type of replacement window seemed to be very high quality and this would seem to be a quality substitute.

Motion made by Toepfer, seconded by Quirk to approve the request for a Certificate of Appropriateness to use “THV Compozit” windows on the rear and side of the home as they were in the rear of the home, the house has existing vinyl siding and there are existing metal storms over the windows. Motion carried unanimously.

Reports

1. Main Street

Ottesen gave the Main Street report, noting that Tour D’ Loo was a success with almost 200 people. Ottesen noted that Main Street was considering selling the parking lot they owned on the 300 block of Lafayette Avenue.

2. Silos and Smokestacks

Poll noted that Candy Streed had left, but noted she left a handout going over events upcoming.

3. Grout Museum

No report was given.

4. Park Nomination/Tech 2 Bldg Update

Poll noted that the Tech 2 building was approved, and noted the park nominations would be coming back up at Council when all the Council members will be present.

Discussion Items/Possible Action Items

1. Dunsmore House

Motion made by Quirk, seconded by Toepfer to nominate the Dunsmore House at 902 Logan Avenue and a Local Historic Landmark. Motion carried unanimously.

Adjournment

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

Meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Adam Poll,
Associate Planner