

**MINUTES**  
**WATERLOO HISTORIC PRESERVATION COMMISSION**  
**SPECIAL MEETING - 12:00 P.M. October 19, 1999**  
**FRANK MOLLENHOFF ROOM - 2<sup>ND</sup> FLOOR CITY HALL**

Chairman Levi called the special meeting of the Waterloo Historic Preservation Commission to order at 12:05 p.m. Members present were: Aronson, Braley, Durbahn, Levi, Pearson, and Peterson. Members of the public in attendance were: Mike Davis of 148 Alta Vista and Ben Beebe. Staff members Noel Anderson and Terry Malone were also in attendance.

Pearson moved to approve the Agenda and Durbahn seconded it.

The only agenda item was the request for a Certificate of Appropriateness by Mike Davis of 148 Alta Vista. Mr. Davis requested to demolish the existing garage and to rebuild it in the future. He also requested to replace and install windows in the kitchen area and to install new gutters. Malone gave the staff report noting that the request would not alter the historic significance of the house.

Peterson motioned to approve the request and Durbahn seconded to open discussion. Pearson agreed with the staff analysis, but added that the architectural significance would be altered if the request were approved as submitted. Pearson also contested the Site Inventory Form analysis of the garage construction date being 1930. Pearson mentioned the garage at 407 Pine as an example of a garage that was in extreme disrepair but rehabilitated.

Levi expressed concern about the condition of the rafters and the roof in general. Mr. Davis stated that the majority of the roof was gone and the garage only had one functioning window remaining. Pearson suggested that the window and the door be retained on the new garage. Pearson also advised that the new garage be contemporary in design with no imitations. Levi added that building the new garage closer to the principal structure would conceal the new garage from Alta Vista. Furthermore Durbahn requested that the owner document the garage. Peterson made a motion to approve the garage demo request subject to Mr. Davis documenting the garage, with a second from Durbahn. The motion was approved 4-1 with Pearson voting to deny the request.

Pearson made a motion to consider replacing the existing kitchen window and to install a second window. Mr. Davis supplied a set of manuals from Pioneer Windows outlining his intention to replace the existing window with a double sash window. Pearson felt that the south window could be retained while the west window is a more likely candidate for replacement. After a series of motions, Levi finally motioned to deny the replacement of the existing window while approving the replacement of the missing window with a replicated thermal window. That motion was approved unanimously with the understanding that the existing kitchen window would be repaired.

The final request was to install new gutters along the principal structure. Mr. Davis agreed to use standard metal guttering that will run vertically as mandated by the Design Guidelines. Braley motioned to approve the request and Peterson seconded it. That request was also approved unanimously.

With no further business, the Commission was adjourned at 12:46 p.m.

Respectfully submitted,

Terrance D. Malone  
Staff to Commission  
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