

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – OCTOBER 19, 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: Andera, Berry, Ottesen, Potter, Toepfer and Quirk.

Commission Member(s) absent were: Olsson

Others Present: Poll- Staff to the Commission

Approval of Minutes

Poll noted that Toepfer had officially been appointed by City Council to serve as a member of the Historic Preservation Commission.

Motion made by Quirk, seconded by Potter to approve the minutes of the September 21, 2010 regular meeting. Motion carried unanimously.

Approval of Agenda

Quirk noted that the local historic nomination of Washington and Lincoln Parks should be added as #1 under discussion items.

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

Public Hearings

Charles Alexander, 1000 Vine Street- requests a certificate of appropriateness to construct a new 24' x 26' 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 24' by 26' detached garage in the rear yard. Poll noted that the house at 1000 Vine Street is 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 an existing 12' x 18' (216 SF) garage. Poll noted that the applicant has indicated that the garage is too small for his needs.

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 and roof 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 Vine Street, although it would face Steely Street as the property is a corner lot.

Ottesen noted his concern about the use of a doublewide door that would be visible from Steely Street. Charles Alexander, 1000 Vine Street, noted that if the door were to face another direction he would have to move the garage closer to his home and that would greatly reduce the size of his rear yard.

Quirk noted that the applicant seemed to have good intent, and that it seemed like it would fit well with the home and area.

Berry noted concern that the peak would be higher than the original garage and could be a distraction from the home.

Motion made by Quirk, seconded by Toepfer to grant a certificate of appropriateness to construct a new 24' x 26' 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 the new executive director was Jeff Kurte, formally of the Cedar Falls Historic Society.

2. Silos and Smokestacks

No report given.

3. Grout Museum

No report given.

4. Rath Administration Building Project Update

Andera noted that the developer met with the State of Iowa's Attorney General's Office to discuss the issues that exist in the Iowa Historic Tax Credit program, with one of the issues being that the current statute does not specifically address phased projects like Rath, and there is uncertainty that the approved tax credits for Rath will be available in the future. Andera noted that since the Rath redevelopment consists of multiple phases that the applicant needs to submit a request for tax credits, even though the project has already received tax credit approval. Andera noted this then puts the project back in the "lottery" process, meaning the project would have to go through another drawing process for tax credits. Andera noted that the Attorney General's Office was waiting on the election results before any additional progress could be made.

5. Highway 63 Expansion

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

6. Historic Preservation Ordinance

Poll noted that the Ordinance was completed and was awaiting review from the attorney. Poll noted that the State Historic Preservation Office had not reviewed the ordinance and had requested a summary of the changes made. Poll noted that the finished Ordinance should be ready for approval at the following meeting.

Discussion Items/Possible Action Items

1. Local nomination of Washington and Lincoln Parks.

Quirk noted that she had talked to the Leisure Service Director, Paul Hutting and that he had asked her to attend a Leisure Services meeting at 7:30 a.m. Tuesday November 9, 2010. Quirk noted that Hutting had been interested in the fact that Washington Park may be the 3rd oldest public park in the nation.

Potter noted that residents of Church Row have been upset at the lack of neighborhood participation in proposed plans for the Martin Luther King Peace Walk, citing concerns as to why Washington Park was chosen and not another location.

Quirk noted that she talked to several City Council members and many feel as she does that Washington and Lincoln Parks should not be changed.

Berry noted that if West Park Avenue is closed public safety could be affected, as there would be limited access to the area for emergency services.

Potter noted her concern that other possible locations for the Martin Luther King Jr. Peace Walk were not properly evaluated and noted that Vanderwall and Associates, the consultant used, felt that the Peace Walk should be closer to downtown.

Quirk asked permission to attend the Leisure Services meeting as a representative of the Historic Preservation Commission. No objections were heard.

2. Guidelines Revision

Toepfer noted that she had a list of grammatical corrections she had located in the proposed guidelines and would submit that list to Olsson to make the appropriate changes.

Adjournment

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

Meeting was adjourned at 5:44 p.m.

Respectfully submitted,

Adam Poll,
Associate Planner