

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – NOVEMBER 17, 2009– 5:00 P.M.
MEETING ROOM A, WATERLOO PUBLIC LIBRARY**

Chairperson Quirk called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:01 p.m.

Commission Members in attendance were: Andera, Berry, Morgan, Ottesen (5:14), Olsson, Potter and Quirk.

Commission Member(s) absent were: Brockway and Newton.

Also present was Craig Clark, Waterloo Building Inspections Department.

Approval of Minutes

Motion made by Potter, seconded by Morgan to approve the minutes of the October 20, 2009 regular meeting. Motion carried unanimously.

Approval of Agenda

Motion made by Olsson, seconded by Berry to amend the agenda, placing discussion with Waterloo Building Inspections Department employee Craig Clark, regarding Building Code issues affecting historic structures as Item 1 of IV, Public Hearings. Motion carried unanimously.

Reports

1. Main Street

Ottesen gave the Main Street report, noting that Main Street Waterloo has been certified for another year. Ottesen also noted that Main Street and downtown businesses are preparing for the upcoming holiday season.

2. Silos and Smokestacks

No report this month.

3. Grout Museum

Olsson gave the Grout Museum report, noting that a Hollywood Canteen Party will be held this upcoming Saturday, November 21, 2009, recognizing the 1 year anniversary of the 5 Sullivan Brother, Iowa Veterans Museum, as well as recognizing war veterans.

4. Rath Administration Building Project Update

Andera noted that the Project Manager for MAKO Waterloo Corporation has sealed up all the windows on the building, as well as reinforcing the doorways to further prevent entrance and vandalism to the historic structure. Andera noted that the project manager has also covered

portions of the roof that leak. Andera noted that in discussion with the project manager, the intent is to keep the building sealed up and as dry as possible until warmer weather comes in Spring of 2010.

Public Hearings

No Public Hearings this Month.

Discussion Items/Possible Action Items

1. Building Code Issues affecting historical structures – Craig Clark, City of Waterloo

Craig Clark with the City of Waterloo Building Inspections Department attended the HPC meeting to answer questions Commission members had over building code issues that affect historical structures.

Berry noted that he is currently working on restoring a house at 714 West Mullan Avenue, and during that process, some building code issues have come up that have prevented him from restoring the house to its previous historical character, specifically noting that the railing on the front porch of the house had a previous height lower than what is currently allowed by the code. Craig Clark noted that International Residential Code (IRC) 2003 applies to all buildings, whether, residential, commercial or industrial. Clark noted that that in the International Existing Building Code (IEBC), there is a Historical Chapter, and it allows historical structures that are listed on the National Register of Historic Places (NRHP) to retain their historical character, therefore, if a building is not listed on the NRHP, it would be required to meet the current building code standards under the IRC 2003.

Olsson questioned what would need to be done or presented to show the previous historical character of a structure. Clark noted that if the proposed changes fit the character of the structure that would be sufficient enough to prove its past historical appearance. Olsson also noted that the Rensselaer Russell House needs new flooring, joists and columns on the front porch, and questioned if the porch would be required to have footings due to the repair work that will be done to the porch. Clark noted that any structural components, such as footings, would have to be reviewed by the Building Official, and it would be up to their discretion if footings would be required.

Berry questioned if recycled lumber could be used for restoration projects. Clark noted that more than likely, recycled lumber could not be used on structural components, such as rafter, joists, studs, etc. but could be used for other components of a structure that are not considered structural, such as trim, wood siding, etc. Clark noted that it is strongly recommended that a property owner first check with the Building Inspections Department to see if it is allowable to use recycled lumber for certain projects.

Berry questioned what would need to be done to replace a window next to a bathtub, noting that the potential exists for somebody to fall out of the window when using a bathtub/shower. Clark noted that if the window is replaced, the new window would have to have tempered glass, which is resistant to shattering.

2. Historical Preservation Ordinance and Guidelines Revision

Olsson noted that herself and Quirk have done further revisions to the Historical Preservation Ordinance. Olsson noted that on page 11 of the draft of the revised ordinance under A, Nominations, 2 and 3, the language requiring that a Historic of Preservation District be supported by 51% of the land owners within the proposed district was stricken. Olsson noted that once the new Ordinance is adopted, the nomination of a historic or preservation district shall be made by an owner of record of property within a proposed district, the Commission, or any other person or organization.

Olsson questioned if it would be necessary to add a provision into the Ordinance that addresses Protest and Effect, noting that Iowa City has this within their Ordinance. Olsson noted that a historic or preservation district overlay zoning is a type of zoning map amendment (rezoning), as well as noting that there is a certain process that is followed when rezoning land. Olsson questioned if a similar process should be done when establishing a historic district. Olsson requested that planning staff and the City attorney examine this.

Hearing no further discussion chairperson Quirk adjourned the meeting at 5:59 P.M.

Respectfully submitted,



Tim Andera,
Associate Planner
For Adam Poll, Staff to the Commission