

**WATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – NOVEMBER 20, 2007– 5:15 P.M.  
MEETING ROOM A, WATERLOO PUBLIC LIBRARY**

Chairperson Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:19p.m.

Those in attendance were: Berry, Morgan, Olsson, Ottesen, Potter, and Quirk.

Those absent were: Anderson, Brockway and Newton

Also present was staff member Tim Andera and 2 citizens.

**Approval of Minutes**

*Motion made by Morgan, seconded by Olsson to approve the minutes of the October 16, 2007 Regular Meeting as submitted. Motion carried unanimously.*

**Approval of Agenda**

*Motion made by Quirk, seconded by Berry to approve the agenda as submitted. Motion carried unanimously.*

**Reports**

**1. Main Street**

Ottesen gave the Main Street report, noting that recently volunteers took down the flower baskets from the light poles along 4<sup>th</sup> Street and hung up the Christmas wreaths for the upcoming holiday season. Ottesen also noted that the board has been busy approving new signage within the downtown district.

**2. Silos and Smokestacks**

No report this month.

**3. Grout**

Andera gave the Grout report, noting that recently two representatives from the museum toured the Cooper and Maintenance buildings on the former Rath Packing Plant site to search out any items they would like to salvage and use in their museum displays before the buildings are demolished in 2008. Andera noted that the representatives selected some light fixtures, signage on both the outside and inside of the buildings, an outside door and an awning. Andera noted as part of the Memorandum of Agreement between the City, State and HPC, it was required to invite the Grout Museum to tour these buildings in search of salvageable items.

Olsson noted that the Grout Museum is anticipating the grand opening of their new museum wing to take place in November of 2008.

### **Public Hearings**

#### **1. Request by Mike Heneghan for a Certificate of Appropriateness to demolish a portion of the existing garage structure on the northern part of the house at 1003 Vine Street.**

Andera gave a brief overview of the request, noting it was on the October 16, 2007 meeting agenda, as well as noting the applicant did not show for that meeting and Commission members made a decision to table the request. Andera noted that the applicant is requesting to remove the “lean-to” portion of the garage on the north side of the house at 1003 Vine Street. Andera noted that at the previous Commission meeting in October, members noted that the garage and “lean-to” portion do not appear to be compatible with the house, as well as not original to the house.

Mike Heneghan, 629 Maxwell Street, noted that he was recently in court with the City over the condition of his house at 1003 Vine Street, and noted that he received a court order to either bring the house up to code, or demolish the house within 45 days of the ruling. Heneghan noted that he was going to appeal that decision.

Quirk questioned what the applicant’s long-term goal for the property is. Heneghan noted that his goal for the property is to bring the house back up to code on both the outside and inside. Quirk also questioned if there has ever been an inspection of the inside of the house. Heneghan noted that he does not know of any inspection, but believes there was one about 5 years ago on the electrical system in the house. Potter questioned if the house was heated, noting if not, have the correct kills been put on the utilities. Heneghan noted that the house probably has not been heated for the past 4 years, and that kills have been put on the water serving the house.

Potter questioned what the applicant has done to the house within the last 10 months to begin fixing up the property. Heneghan noted that he has cleaned the gutters and had the roof redone, and currently has paint for the outside of the house, but has not had time to begin painting. Heneghan also noted that he plans to bring the electrical service in the house up to code in the upcoming year and get the house heated again.

Olsson noted that the issue that the Commission has been summoned to address was whether the Commission will allow the applicant to remove a portion of their garage, noting that the Commission is not being asked for comments on the interior of the house. Ottesen questioned when the “lean-to” portion is removed, what will be revealed to the outside elements. Heneghan noted that there would be a large wooden sliding door exposed, as well as wood siding that is similar to what is on the existing garage right now. Heneghan also noted that he plans to remove the portion by the end of December or early January of next year.

***Motion made by Olsson, seconded by Potter to approve the request to remove the “lean-to” portion of the garage at 1003 Vine Street. Motion carried unanimously.***

**2. Request by Diane and Larry McGrane to construct a 24'x 34' (816 SF) detached garage in the rear portion of the yard at 230 Alta Vista Avenue.**

Andera gave the staff report, noting that the applicant is requesting approval of a Certificate of Appropriateness for the purpose of constructing a 24'x 34' detached garage in the rear of the lot behind the house. Andera noted that the new garage will have alley access, and the structure is in the rear 60% of the lot and can have a side yard setback of 3', and must maintain at least a 5' setback from the alley line. Andera also noted that the new garage just meets the 30% rear yard max coverage provision.

Andera noted that the house has a hip style roofline, and the applicant is proposing to have a gable style roof. Olsson questioned how much extra it would cost to have a hip style roof on the garage. Bob Yount of B&P Construction noted that having a hip roof instead would add probably an additional \$500 to \$600 to the bill.

Commission members questioned the location of the garage. Yount noted that there will be one single stall garage facing the alley, and 3 stalls will face the rear of the house. Yount also noted that a cement board type siding will be used on the outside of the new garage, and it will have the capability of being painted to match the color of the house.

Quirk and Morgan both noted that they see no problem with having a gable style roof, noting that the new garage will have very limited visibility from the street, and there is an additional cost for a hip style roof on the garage.

***Motion made by Quirk, seconded by Morgan to approve the request. Motion carried unanimously.***

**Discussion Items**

**1. NEH, Interpreting America's Historic Places Grant**

Andera noted that the purpose of this grant program is to support public humanities projects that exploit the power of historic places, and to address themes and issues relating to American history and culture. Andera noted to the Commission members to give the grant additional thought, and to contact him if they have ideas for a possible candidate project for this grant.

**2. Rath Administration Meeting – Follow up to November 14, 2007 brainstorming session.**

Commission members discussed topics that were discussed at the last brainstorming session that was held for the Rath Administration Building. Andera noted that as it was previously discussed at that meeting, staff is looking to sit down and talk with two Commission members regarding the redeveloper that has been found for the building, and to get their thoughts on the project. Andera noted that at that meeting, there was a decision made by Commission members to have Ottesen and Potter meet with staff to discuss this matter. Quirk noted that if either one of Ottesen or Potter cannot not meet

with staff, she said she would like to be considered to fill one of their spots for the meeting.

**3. Kingbard Walking Tour**

There has been no change in the plans at this time.

**4. Discuss Meeting time for the December Regular Meeting.**

Andera noted with the upcoming holidays, he wanted to check with Commission members first to see if December 18, 2007 would work well for their regular meeting time. Commission members noted that this date would work out just fine.

**5. Appointment of Chair and Vice-Chair for the Historic Preservation Commission for calendar year 2008.**

Andera noted that in January 2008, the Commission would be voting for a Chair and Vice-Chairperson to lead the Commission in 2008. Ottesen noted that he has served as the Chair for two years now, and the Ordinance allows Chairpersons to serve a maximum term of two years, and noted that there will be a new Chairperson this upcoming year. A

Hearing no further discussion chairperson Ottesen adjourned the meeting at 6:19 P.M.

Respectfully submitted,



Tim Andera  
Associate Planner  
Staff to the Commission