

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – NOVEMBER 23, 2004 – 4:30 P.M.
MOLLENHOFF CONFERENCE ROOM – 2ND FLOOR CITY HALL**

Chairperson Levi called the regular meeting of the City of Waterloo Historic Preservation meeting to order at 4:30 p.m.

Those in attendance were Ottesen, Malecek, Olsson, Reagle, Anderson, and Maar. Applicants: George Skarlis on behalf of Richard Griffie were present at the meeting. Also in attendance was staff member Morgan Hoosman and Don Temeyer. Community member in attendance was David Deeds.

Approval of Minutes

Hoosman submitted a revised copy of the minutes for November 1, 2004.

A motion was made by Olsson to approve the minutes of the October 26, 2004 regular meeting and the November 1, 2004 as submitted. Seconded by Ottesen, and passed unanimously.

Approval of Agenda

A motion was made by Reagle to approve the agenda as submitted. Seconded by Maar, and passed unanimously.

Reports

Silos and Smokestacks

Hoosman with staff gave the report submitted by Candy Streed noting that Silos and Smokestacks had been appropriated \$750,000 for 2005. Also, Silos will be looking to hold a Section 106 training in the spring in conjunction with the Iowa State Historical Society.

Main Street

Ottesen gave the report noting that Design Review Committee had reviewed a canopy on 5th Street, and wreaths have been placed along 4th Street.

Agenda Items

Request by Community Builders Supply Co. on behalf of Richard Griffie for a Certificate of Appropriateness to replace existing wood lap siding with new vinyl siding at 935 Steely Street.

Hoosman gave the staff report. Malecek questioned if the “A” rating for Historical Significance was due to the fact that the property was located within the boundaries of the Highland District, which Hoosman responded that all homes in the Highland District

had “A” ratings and past site inventory forms could be pulled for a more specific answer. Reagle questioned when the windows were replaced and if the Historic Preservation Commission approved the change, and also when was the screened porch enclosed. Hoosman stated that staff did not have the answer, but staff would follow-up on it. Skarlis stated that he did not believe that the siding replacement would significantly change the house, and he noted that the addition already has existing vinyl siding. Skarlis also noted that the house has a serious paint problems which does not allow stay in good condition for a long period of time. Mr. Skarlis on behalf of the applicant submitted pictures of the property, other property outside of the Highland district that are similar that have been synthetic sided, and properties within the district that have synthetic siding. Malecek noted concerns with the proposed 4” vinyl siding replacement instead of a wider lap that would be similar to the existing. Skarlis stated that the existing vinyl siding on the addition has 4” vinyl siding, and it would also have to be resided. Maar questioned why the house had a severe paint problem. Malecek noted that possible it was originally painted with oil-based paint and later with latex-based paint, and the interaction causes problems; or possible problems with moisture content. Malecek noted that type of problem it can be remedied, but it is quite expensive. Reagle questioned if the owner has received any estimation on restoration of the wood siding, and noted the benefits of maintaining original wood siding. Reagle stated that she did not like the dimensions of the proposed vinyl siding, and also questioned if the vent on the front of the house would be removed with the siding replacement. Reagle noted that the house is a focal point due to the location at the intersection of Steely and Prospect Avenue. Skarlis stated that there are vinyl vents that would match the style of the existing vent. Reagle questioned if the owner has received estimates from a paint contractor. Skarlis responded that he did not know the exact answer, but the estimate for the vinyl sided is \$5,200, and to paint the existing wood siding would cost approximately \$2,000-3,000 and would need to be repainted every 3-5 years. Malecek noted that 46 surveys had been returned from Highland residents and 63% have responded that they do not think it is important that homes retain original materials if it retains its historic style. Ottesen stated that vinyl siding does change the style of the house, noting the change from 8” to 4” lap, and the vertical corners of vinyl siding. Maar stated that if the house were resided, she would prefer a wider lap siding and reside the addition to match. Reagle questioned if there was a time frame to complete the work, which Skarlis responded that the applicant would prefer to have the work done before the winter. Reagle stated the need for the Commission to take addition time to make an informed decision. Reagle also questioned if economic hardship was applicable, which Malecek stated that the Commission would need to determine this matter. Malecek stated the need for the Commission to examine the use of synthetic materials on historic homes.

It was moved by Ottesen to table the request and set a date of a special meeting prior to December 10, 2004. The motion was seconded by Olsson. Passed and carried unanimously.

Request by City of Waterloo to demolish the Litchfield Manufacturing building at 520 W. Parker Street.

Temeyer stated that there is currently an existing business in the building that would like to expand, but the existing building is partially collapsed. Temeyer noted that the City would like to keep the business at the existing site instead of moving to a new greenfields site. Malecek noted that the existing ordinance gives the Commission purview over the demolition of “A” rated structures. Malecek stated the after visiting the site, the building does appear to be a state of disrepair, and it would be beneficial if the Commission and others would be able to salvage historic building materials. Malecek noted the significance of the cornerstone of the building.

It was moved by Olsson to approve the request to demolish the building at 520 W. Parker Street subject to the owners working with the Historic Preservation Commission, Silos & Smokestack, Grout Museum, and other parties to salvage historically significant materials. The motion was seconded by Maar. Passed and carried unanimously.

Discussion Items

Ordinance Revision

Malecek stated that Chris Wendland, city attorney, had not yet submitted a second draft of the ordinance revision, but it is still a priority, and the Commission may need to use its next meeting for ordinance review.

Strategic Planning Subcommittee/Mission Statement

Malecek stated the subcommittee had not met, but they are still awaiting feedback on the mission statement from Commissioners. Malecek noted that when the mission statement is finalized, it should be reviewed by Chris Wendland, city attorney.

Historic Preservation Month in May

Malecek stated that Historic Preservation Month would be a good opportunity for outreach and education, and the Commission should begin to think about possible events for the month. Malecek submitted a brainstorming list to the Commission, and suggested that others add possible events to the list. Anderson stated that in past years, the Commission has given out awards during the Snowden House Tea Party. Malecek also noted that at a recent conference, state architects had named the top 50 architectural significant buildings in Iowa, and the Commission could work with local architects to do something similar for Waterloo. Malecek also noted that Iowa Public Television would be airing a special on December 5th.

Rath Administration Building

Malecek stated that there have been previous discussions on the preservation of the building, and suggested that a subcommittee be formed to work with city staff to try to encourage the redevelopment of the building. Reagle suggested that the Commission could ask community members to be involved in the subcommittee. Ottesen questioned

if there will be any other similar buildings possibly to be demolished in the near future, which Malecek noted that it is difficult to determine, especially since the survey data is lacking for industrial buildings. Reagle questioned if there is another survey planned to be conducted. Hoosman stated that staff has worked on applying for grants from the state to conduct a new survey, but at the advice of state historic preservation staff, it was suggested that Waterloo HPC work on preservation planning. Hoosman noted that it was also suggested that the Commission apply for a HRDP grant from the state. Malecek stated that the Commission should apply for a HRDP grant for a new survey and preservation planning. Hoosman also suggested that the Commission could apply for CDBG funds to match the HRDP grant.

Fowler Building project

Malecek noted that the Fowler building recently received the New Markets Tax Credits and support from Main Street, and that the Commission had also agreed to support the project. Malecek stated that they wish to seek National Register status, and need assistance to have the building surveyed and the application completed. Hoosman stated that the Mary Ann Burk with the Community Foundation agreed to change the type of fund for the Waterloo Historic Preservation Fund so that the Commission can utilize the monies. Hoosman noted that the Commission can encourage community members to contribute to the fund and that it is tax deductible.

It was moved by Reagle to approve the support of the Fowler Building Project up to the amount of \$300. The motion was seconded by Olsson. Passed and carried unanimously.

Walnut Neighborhood meeting update

Malecek stated that Levi, Ottesen, and Reagle attended a neighborhood meeting, and there are some legal issues that the neighborhood needs to resolve. Malecek stated that the Commission should defer the legal matters to Community Development and City legal staff, and follow-up if the neighborhood needs additional help. Hoosman noted that one neighborhood association member had submitted documents to the City, and Community Development. Reagle suggested that the Commission monitor the progress of the neighborhood.

Board of Realtors Jan 5th update

Malecek stated that McKean has spoken with a few local realtors who are interested to learn more about historic preservation, and they have offered their January 5th meeting to discuss the topic. Malecek noted that he would bring additional information to the December meeting.

Highland Historic District Survey

Malecek stated that there has been a good response to the survey, and about 30% of the survey has been returned. Malecek noted that the turn-in deadline is November 30th so more responses may still be returned.

Financials—Waterloo Historic Preservation Fund

Malecek stated that Hoosman with staff had already given an update noting the type of account had been changed and the Commission has access to the \$1500 currently in the fund.

Meeting dates for December

Malecek stated that last month the Commission decided to meet twice month, but he that it was best to only meet once in December.

Hearing no further discussion, to was moved by Maar, and seconded by Reagle to adjourn. Chairperson Levi adjourned the meeting at 6:40 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission