

**OWATERLOO HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING – DECEMBER 18, 2012– 5:00 P.M.  
POLICE LIBRARY, CITY HALL**

Olsson called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:02p.m.

Commission Members in attendance were: Olsson, Ottesen, Andera, Potter, Quirk, Linda and Toepfer.

Commission Member(s) absent were: Berry

Others Present: Adam Poll, Staff to the Commission.

**Approval of Agenda**

Quirk noted that the park nominations should be discussed and that the election of the 2013 officers should be added to the agenda.

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

**Approval of Minutes**

***Motion made by Potter, seconded by Quirk to approve the minutes of the September 18, 2012 Regular Meeting. Motion carried unanimously.***

**Hearings**

***Request for certificate of appropriateness at 1151 Independence to allow for the construction of a 12' x 12' addition in the rear.***

Poll gave a staff report noting the house is rated as a "C" structure for architectural significance but is not listed as contributing to the district. In historical significance, it is rated as an "A" structure and is listed as contributing to the district. Poll noted that *The Design Guidelines for Historical Buildings states under recommendations for Additions (P. 14):* additions should be placed in the rear or side of the home where they are minimally visible from the street. *The proposed addition would appear to meet this requirement. It also states that* new additions should not try to precisely imitate existing historic styles, but instead should be harmonious partners with the older portions on the house or the neighborhood.

Linda noted that it would actually measure 9' x 9' and would be inline with the west side of the home and the roof would match the gable on the rear of the home. Linda noted the foundation would appear similar.

Potter questioned who the contractor would be. Linda noted that Tim Spear out of Cedar Falls. Linda noted that wood siding would be used to match the existing siding and it would be the same color. Linda noted that she would like to install a casement window on the west side. Linda questioned if she should try to use the exterior door on the existing home or potentially using a fiberglass door. Linda noted that the existing door had irregular dimensions and was somewhat narrow. Ottesen noted that the proposed new door was not out of character with the home.

Ottesen noted concern about using a casement window as all the other windows appeared to be double hung. Linda noted that would not be a problem.

Ottesen noted that he did not have a problem with the addition as it met the criteria laid out in the guidelines. Ottesen noted that he would prefer if the new addition was not flush with the west wall of the home. Linda noted that due to the location of the door it would be difficult to shift the addition.

***Motion made by Ottesen, seconded by Potter to approve the certificate of appropriateness at 1151 Independence to allow for the construction of a 9' x 9' addition in the rear with a suggestion that a double hung window is used or that it has the appearance of such. Motion carried 6-0 with Linda abstaining.***

### **Reports**

#### **1. Main Street**

Ottesen gave the Main Street report, noting that Main Street had discussed the Hostess Building and would like to see it remain.

#### **2. Silos and Smokestacks**

Poll noted Streed had sent an e-mail that the golden silos award would be coming up on April 3<sup>rd</sup>.

#### **3. Grout Museum**

No report was given.

#### **4. Rath Administration Update**

Andera noted that there was no news from the developer.

#### **5. Dunsmore House**

Poll noted that Councilman Welper was forming a committee for recommendation for use of the Dunsmore house. Poll noted that it consisted of the Building Official, Donna Nelson, Gail Quirk and others yet to be determined.

### **Discussion Items/Possible Action Items**

#### **1. Hostess Building**

Ottesen noted that the Hostess had recently filed for bankruptcy and that the Hostess Building downtown had been discussed by Main Street and that they would like it to remain. Ottesen questioned if the Historic Preservation Commission would support preserving the Hostess Building. The Commission indicated they would like to see it preserved in some way if possible. Poll noted that as the site in question was still owned by Hostess and not locally designated, but added that the Historic Preservation Commission could make a recommendation for the future use. Poll noted he did not know if the City was interested in airing the building, but noted that between the Sportsplex and the Riverwalk projects that additional parking would be needed somewhere. Quirk questioned if it could be converted in to a parking garage while maintaining

its historic character. Potter noted that if it was converted into parking perhaps the façade could be retained.

*Motion made by Quirk, seconded by Toepfer for the Commission to support maintaining the historic character and façade of the structure while finding a sustainable reuse. Motion carried unanimously.*

## **2. Election of Officers for 2013**

*Motion made by Toepfer, seconded by Potter for to nominate Ottesen as chairperson. Motion carried unanimously.*

## **3. Park nominations**

Poll noted that the nomination of both Washington and Lincoln Parks had been denied by the City Council. Potter noted that she was surprised that Councilman Greenwood had changed his mind.

Quirk noted that she had talked to Noel Anderson and Paul Hutting and indicated that both did not appear to be negative about the designations. Quirk added that going to the Leisure Services Commission had been a courtesy that was not required, but had been done to try to include all affected entities. Quirk noted her frustration that two historic parks were now not locally designated and indicated concern about development of these parks in the future. Quirk suggested that the Commission should look at partnering with Leisure Services and Main Street for this issue in the future.

Ottesen noted concern that the different commissions would give different recommendations. Olsson noted that there would be very few decisions that the Commission would be involved with as there is rarely a request to significantly change these historic parks. Potter noted that the Commission needs to keep moving forward and needs to work closer with leisure services.

Olsson noted that due to the lack of records from previous designations, that the Commission should re-designate all local landmarks.

## **4. Guidelines**

*Motion made by Quirk, seconded by Olsson to approve and adopt the revised guidelines pending Ottesen's corrections. Motion carried unanimously.*

### **Adjournment**

Olsson noted that she was resigning from the commission due to the lack of action regarding local historic landmark nominations of the Washington and Lincoln Parks. Poll thanked her for her service to the Commission.

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

Meeting was adjourned at 5:47 p.m.

Respectfully submitted,

Adam Poll,  
Associate Planner