

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – JANUARY 10, 2005 – 5:00 P.M.
MAYOR’S OFFICE CONFERENCE ROOM – 1ST FLOOR CITY HALL**

Chairperson Malecek called the regular meeting of the City of Waterloo Historic Preservation meeting to order at 5:00 p.m.

Those in attendance were Ottesen, Malecek, McKean, Olsson, Reagle, Etheredge, and Anderson. Also in attendance was Candy Streed with Silos and Smokestacks, Billie Bailey with Grout Museum, and staff member Morgan Hoosman.

Approval of Minutes

A motion was made by Olsson to approve the minutes of the December 14, 2004 regular meeting as submitted. Seconded by Ottesen, and passed unanimously.

Approval of Agenda

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

Reports

Silos and Smokestacks

Streed gave the report stating that Silos and Smokestacks has designated 10 new partner sites in the area, including all of the sites of the Cedar Falls Historical Society. Streed stated that they have allocated \$50,000 in grant, and expect to allocate \$16,000, including the Waterloo Center for the Arts for the Youth Pavilion project. Streed noted an upcoming conference of the Heritage Area in May, including a topic on the barn survey project based upon National Trust’s Barn Again! Campaign. Streed also noted that Camp Silos online educational resource has partnered with the Grout Museum for a new excursion on immigration in Iowa. Malecek questioned how the Commission could partner with Silos to preserve the Rath Administration Building, including applying for the America’s Treasures Grant. Streed discussed how Silos could assist as a partner.

Main Street

Ottesen gave the report noting that Design Review Committee had reviewed a sign in parking lot behind the 300 block of East 4th Street, and Rev. Chuck Orr presented a window replacement project for the Haffa Building. Ottesen also noted a glass workshop with a glass specialist is planned for February 16th to assist in the restoration of the Newton Jeweler’s Building. Streed also noted that the Main Street Annual meeting will be held on January 28th at noon in the Black’s Skyroom. Malecek also stated that Main Street is willing to work with Commission on public service announcements for Preservation Month.

Grout Museum

Bailey gave the report noting that the Grout Museum has recently received a 1919 Dart Truck manufactured in Waterloo, photos of the Tunis Speedway, 1950s & 60s clothing, and the Walnut Street neighborhood booklet. Bailey stated that they are adding a more architectural component to the Museum School program. Bailey noted that the Grout

Museum has blueprints and photos of the Rath Administration Building. Bailey also noted that the Old House Fair will be held on August 27th. Malecek suggested adding downtown churches to the tour, and sites for the tour were discussed.

Waterloo Historic Preservation Fund

There was no report this month.

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.

Malecek stated that Levi volunteered last month to obtain estimates from local paint contractors. Hoosman with staff stated that Levi received two estimates, a general estimate of approximately \$2500-3500 and Verbraken Painting estimated submitted an estimate of \$4642. Malecek questioned if the contractors stated the life expectancy of the paint, which Hoosman stated they did not have that information. Hoosman also noted that the applicant had called to stated that he was unable to attend the meeting. Reagle stated that in a visit with her son in Minnesota, she noted that in their plans for a new house he had investigated using fiber cement siding due to issues of vinyl siding fading. Reagle noted that the estimated cost of the vinyl siding for a two-story house was \$5000 versus \$12,000-15,000 for the fiber cement siding. Reagle suggested fiber cement as an alternative use. Etheredge stated that it has been suggested in Highland as a “test case,” but it has not been used yet. Etheredge stated that it is originally historic material, and removing it would lose the historic character. Etheredge also stated since it is in a historic district and the Commission needs to protect the integrity of the district.

It was moved by Etheredge to deny the request. The motion was seconded by Ottesen.

Etheredge stated that vinyl is not an approved material, and it will destroy the original look of the house. Etheredge also stated that all homes in the historic district should be maintained to the same standards. Malecek questioned if the Commission had determined the state of the original wood since Mr. Griffie had stated that it was rotted in several places. Anderson stated that the state of the original wood would need to be determined even if vinyl siding was applied. Malecek stated that the guidelines are too strict, and residents are beginning to neglect their homes due to the cost to maintain. Malecek noted that the survey results show that residents feel the integrity of the neighborhood is being lost because people cannot afford to maintain it. Commissioners discussed whether or not homes should be reviewed on an individual basis. Anderson stated that the applicant’s request was to replace the existing 6” wood siding with 4” vinyl siding, which will not match the original style of the house. Ottesen stated that applying the vinyl siding to the property would add corner strips, which the house does not currently have on it, and it would change the character of the house. Ottesen noted that the example of vinyl siding given by Malecek at the last meeting of a home on Graceline Boulevard did closer match the original due to the existing corner boards.

Malecek stated that he felt it was the duty of the Commission to examine the fact that maintaining homes to the current standards is unattainable for many of the Highland residents, and the Commission should take it into consideration. Etheredge stated that it was the job of the Commission to preserve and protect the homes. Etheredge noted that the applicant has the option to come before the Commission again with a request that closer matches the original.

Ottesen called the question. (Maar was called to vote by phone.)

<u>Ayes</u>	<u>Nays</u>
Etheredge	McKean
Olsson	Reagle
Ottesen	Maar
Anderson	

Motion passed and carried unanimously.

Appointment of Highland District Commissioners.

Etheredge stated that the ordinance currently allows for one commission member from each historic district, and questioned if allowing 3 from each district would create a large group. Malecek stated that in the ordinance revision, it could be changed to allow for a percentage of residents from historic districts instead of a number of people.

It was moved by Olsson to table the request. The motion was seconded by Reagle. Motion passed and carried unanimously.

Commission Subcommittees

Hoosman with staff stated action needed to be taken in order to make the ordinance subcommittee an official subcommittee.

It was moved by Ottesen to approve the Ordinance Subcommittee. The motion was seconded by Reagle. Motion passed and carried unanimously.

Discussion Items

Ordinance Revision

Malecek stated the subcommittee will meet on Wednesday January 12th. Reagle suggested that other Commissioners submit comments to the subcommittee.

Board of Realtors Meeting

McKean stated the meeting was postponed until February 2nd at the Elks Club. McKean noted that they expected an attendance of 115 people, and it had generated interest from the real estate community.

Preservation Month Activities

Malecek stated Main Street has agreed to work with the Commission on public service announcements put out by the National Trust for Historic Preservation. Malecek questioned if Commissioners had other ideas for Preservation month. Reagle suggested adding an event for children. Malecek also noted the Waterloo Courier has a section to request volunteers, and Malecek suggested placing an ad to encourage individuals interested to work on preservation.

It was moved by Reagle for Chairperson Malecek to submit a request for volunteers to the Courier and other media sources. The motion was seconded by McKean. Motion passed and carried unanimously.

Highland Historic District Survey

Malecek submitted the results from the Highland Historic District survey, and suggested that Commissioners review the data to help understand the issues in the district. Malecek noted the overall message from the survey was that residents are appreciative of preservation, but found it to be costly and difficult to maintain their homes based on the guidelines. Malecek also noted several residents stated their awareness that only one Highland resident sits on the Commission, and that most Commissioners do not reside in historic homes. Malecek suggested the Commission discuss the results at the next meeting, and attempt to hold an open forum with the Highland residents in late February or early March. Reagle suggested a thank you should be submitted in the next Highland newsletter as an appreciation for the residents taking their time to complete the survey.

HRDP Grant

Malecek stated that Hoosman and McKean were working to apply for the grant, and it will be submitted by January 18, 2005. McKean stated that he was working on the narratives, and the budget would be approximately \$37,000 for the project.

Newton Jewelry Store

This item was discussed under the Main Street Report.

Rath Administration Building

This item was discussed under the Silos and Smokestacks Report. Reagle questioned if there was any risk that the building would be demolished by the owner in the near future. Anderson stated the City of Waterloo owns the building, and efforts have been made attract businesses to the building. Anderson noted the building is within a tax incentives area, the new 18th Street bridge is under construction, and the City has acquired land around the building. Anderson stated that after the new 18th bridge opens; there could be a more limited amount of the time for the building. Malecek questioned the state of the roof of the building, and if it was the greatest stabilization need of the building. Anderson stated that there are places are leaking and it would be the greatest need. Reagle questioned if there was a temporary means to stabilize the roof such as a tarp cover, which Anderson stated that he would talk to the Building Official. Malecek questioned if Commissioners and press could enter the building, if necessary, which Anderson stated that they could enter the building.

Hearing no further discussion, to was moved by Etheredge, and seconded by Olsson to adjourn. Chairperson Malecek adjourned the meeting at 6:25 P.M.

Respectfully submitted,

Morgan Hoosman
Associate Planner
Staff to the Commission