

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING - 4:30 P.M. AUGUST 15, 2000
MOLLENHOFF CONFERENCE ROOM - 2ND FLOOR CITY HALL

Chairman Levi called the regular meeting of the Waterloo Historic Preservation Commission to order at 4:30 p.m. Members present were: Aronson, Durbahn, Leonhart, Levi, Pearson, and Peterson. Lenora McDermott of 142 Alta Vista (accompanied by her daughter), Candy Streed of Silos and Smokestacks, John Darveau of Struxture Architects, Mary Meyers and Jack Fitzgerald of Waterloo Community Schools, and Kathy Remitch and Mike Prideaux of Black Hawk County Health Department represented the public in attendance. Staff members Noel Anderson, Don Temeyer, and Terry Malone were also in attendance.

Peterson motioned to approve the Minutes as submitted for the July 18, 2000 meeting and Aronson seconded the motion. The motion passed unanimously.

Peterson motioned to approve the agenda as submitted and Durbahn seconded it. That motion passed unanimously as well.

Streed reported the following for Silos:

- The Depot Building sold for \$1.00 to the City.
- A workshop dedicating the Henrietta Wallace Hybrids Plowshare project will be held in October.
- Formation of the Silos Partnership Panel will be assembled to distribute funds in N.E Iowa.
- Additional Staff will be hired to administer fund development.
- October 23-25, Silos will host the Iowa Tourism Conference in Waterloo.

There were no representatives from Main Street to report.

The first decision item was the request for a Certificate of Appropriateness by Lenora McDermott to remove the existing French tile roof from 142 Alta Vista. Mrs. McDermott presented two alternative materials to replace the tile with a wide range of prices to complete the work. She presented photographs of the structure from various angles to demonstrate the lack of an adverse impact if removal were permitted.

Staff and the Commissioners presented other options and scenarios that would save the tile without using a replacement material. Malone also read the Economic Hardship portion of Ordinance No.3727 and stated that there are no provisions for the Commission to make decisions based on economic status. Pearson further added that beginning to review requests in this manner would set a dangerous precedent. Pearson mentioned other properties in the Highland District that were in significantly worse shape and improvements were made.

Peterson suggested that there were still viable options and made a motion to deny the request in light of that. Pearson seconded the motion and it was passed unanimously.

Levi excused himself from the meeting as the next item posed a conflict of interest for him personally.

The next agenda item was the request for a Certificate of Appropriateness by the Waterloo Community School District to demolish the existing 1957 vestibule to facilitate the construction of a 43,000 square foot addition to the south of the existing 1938 addition. Darveau represented the School District, and began with a power point presentation highlighting East High renovation history, existing conditions, and solutions offered by the architectural firm. He spoke specifically to phase one renovations, which include a new cafeteria, wrestling room, and lockers.

Materials to be used for the project include: face brick, prefinished metal for the fascia, split face colored brick, and all glass blue tinted windows. Much discussion was devoted to handicap access and the new addition anchoring the refurbished campus. There was also a substantial amount of discussion devoted to the cost of the project, the failure of the architect to interact with the Commission sooner, cost differentials of the materials to be used in the project. After

extensive debate Durbahn motioned to approve the request subject to the blue tint of the glass addition being substituted for a clear window. Peterson seconded and it was approved 3-1 with Pearson representing the negative vote.

The lone discussion item pertaining to 507 Wellington was concluded with the Commissioners agreeing to meet Black Hawk County Health officials, Waterloo Building Inspections officials, and Planning staff on site for a Mobile Special Meeting on Thursday August 17, 2000.

With no further business, the Commission was adjourned at 6:45 p.m.

Respectfully submitted,

Terrance D. Malone
Staff to Commission
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