

MINUTES
WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING - 4:30 P.M. NOVEMBER 21, 2000
MOLLENHOFF CONFERENCE ROOM - 2ND FLOOR CITY HALL

Vice-Chairman Leonhart called the regular meeting of the Waterloo Historic Preservation Commission to order at 4:35 p.m. Members present were: Aronson, Durbahn, Leonhart, Pearson, and Peterson. Also in attendance were: Tim Jones and Dan Channer of Struxture Architects; Greg Schmitz and Jack Fitzgerald of Waterloo Community Schools; Mary J. Wagner and Brian Christiansen of Irving School were present from the public. City staff present was Don Temeyer, Noel Anderson, Wade Wagoner, and Terry Malone.

Aronson motioned to approve the Minutes with one minor correction for the October 2000 meeting and the November Special Meeting and Peterson seconded the motion. The motion passed unanimously.

Peterson motioned to approve the Agenda as submitted. Durbahn seconded the motion and it was approved unanimously. There were no reports from Main Street or Silos and Smokestacks.

The lone agenda item was the request to demolish the former West Intermediate School by Struxture Architects on behalf of Waterloo Community Schools. Malone gave the staff report and noted:

- ❖ The structure is architecturally and historically significant.
- ❖ The School Board thought that this site was strategically located to service more students in the district and keep an elementary school adjacent to a neighborhood that lacks one.
- ❖ The architect has stated that preservation of the existing school would be complicated by 1997 UBC guidelines for ingress and egress points.

The Struxture representatives presented a Power Point slide show and highlighted the five options that were explored by the Site Selection Committee before the School Board concluded on a recommendation to demolish. The five options were as follow:

- ❖ Construction of a new school building at current site while preserving Sloane Wallace Stadium for a cost of \$8.3 million.
- ❖ Construction of a new school at the Baltimore Field site (no cost estimate was given).
- ❖ Construction of a new school at the current Irving Elementary site at a cost of \$8.45 million.
- ❖ Retrofit West Intermediate School while razing Sloane Wallace Stadium at a cost of \$10.08 million.
- ❖ Simply make additions and modifications to West Intermediate to function as the new elementary school for \$10.4 million.

Pearson moved to approve the request with the documenting of the structure being taken up as a separate item. Peterson seconded the motion and it passed

unanimously. Pearson then motioned to open discussion about the documentation techniques that should be employed prior to demolition. Peterson seconded the motion and discussions commenced with Mary Joe Wagner stating that some documentation has already begun. Ensuing discussion lead to Pearson distributing a copy of and suggesting the School Board use the Historic American Building Survey format for documenting the school. The motion was approved unanimously subject to the condition made by Pearson to use the Historic American Building Survey and to consult SHPO.

With no further business, the Commission was adjourned at 5:35 p.m.

Respectfully submitted,

Terrance D. Malone
Staff to Commission
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