

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of July 16, 2013

Held at 7:00 p.m. at City Hall

- I. **Quorum: Goderstad, Martin, Simacek, Wittgenstein, and Hellie present.** Staff: Fortney; Chair Goderstad called the meeting to order at 7:00.
- II. **Minutes: June 18, 2013. A motion by Wittgenstein for approval, seconded by Hellie; motion carried.**
- III. **Review of building permits or design proposals**

- A. **101 6th Street East – new fence and deck**

Fortney presented the staff report.

Mark Warren, applicant, said he was not aware of the Guidelines or that a permit was needed.

Warren said he would be removing the stump and grinding it about 6-inches below grade. He added that he would replace the steps with an open porch similar in design to the one on the front of the house.

Vice Chair Martin asked what the posts would be made of. Warren said they would be wooden 4 by4 posts wrapped with 1 inch thick boards.

Warren asked if the sidewalk replacement needed approval. Fortney said technically they would and the HPC has reviewed some in the past. Fortney added that they are often done without approval and could be considered landscaping especially since they are often made of pavers. Warren said he is proposing pavers.

Motion by Martin to approve the fence and side porch with the following conditions, seconded by Simacek; motion carried.

- No gaps in the floorboards
- Match the detail of the front porch
- Wood siding

- B. **209 7th Street West – rebuild cellar access, new windows, new siding**

Fortney presented the staff report for the rebuilding of the cellar access.

Commissioner Simacek said the current access is not the original one. He added that the doors would not have been made out of metal.

Motion by Martin to approve the rebuilding of the cellar access, seconded by Hellie; motion carried.

Fortney presented the staff report for replacement of the windows.

Andy McCoy, applicant, said the windows are made by Marvin and are wood on the inside and have prefinished cladding on the outside.

Simacek asked if he was going to replace the trim. McCoy said that most of the trim will need to be replaced and the replacement trim would look just like the existing trim.

Simacek asked if the windows are original. McCoy said some are original and some are not.

Martin asked if all of the windows would be replaced at one time or in phases and if in phases, which ones would be replaced first. McCoy said the second story on the front and the east side would be first.

McCoy said that he would complete the project in phases, but would not be able to complete the job in the one year required. Fortney said that building permits also expire after one year, but can be extended.

Commissioner Hellie said that after an approval expires, staff could verify that the proposed work is still as approved and reissue it. Fortney said he has done that in the past for some minor items, but if the applicant knows that work will not be completed in the first year, it may be better for the HPC to specify an appropriate timeline with the approval.

Martin asked if the window manufacturer made windows that would fit the openings for the small square windows in the home. McCoy said that the manufacturer would custom make the windows.

Martin said she wanted to confirm that the window trim would remain. McCoy said it will have to be removed to replace the windows, but it will either be put back or replaced with new to the existing appearance.

Motion by Hellie to approve the window replacement with a 5-year sunset timeline with the following conditions, seconded by Wittgenstein; motion carried.

- The 4.5 inch wide trim must be conserved or replicated

Fortney presented the staff report for the siding replacement.

Commissioner Wittgenstein said in her experience, wood siding has to be painted every 2-3 years and cement board siding has to be painted every 5 years.

Simacek said if you use quality paint like Sherwin Williams Duration paint on cement board, it can last for 50 years. He added that the appropriate cement board siding to use would be smooth rather than wood grain texture. McCoy confirmed that he was proposing smooth finished siding.

Hellie said that painters and paint salespeople have informed him that after a certain point, wood loses its ability to hold paint.

Martin said she understands this issue because she has properly scraped, primed, and painted her home over the years and it only lasts for two years.

Motion by martin to approve the re-siding with cement board siding with the following conditions, seconded by Simacek; motion carried.

- **All trim and detail must have of the same size, design, and reveal of the existing.**
- **Smooth finished siding**

C. 521 Tyler Street – Replace windows, doors, deck, porch roof modification.

Fortney presented the staff report for the window replacement on this noncontributing house.

Martin asked if the new windows would have grids that would match the existing windows. Rick Harrington, applicant, said they would be two over two just like the current windows.

Motion by martin to approve the window replacement with the proposed 2 over 2 windows, seconded by Wittgenstein; motion carried. (Hellie abstained)

Fortney presented the staff report for the door replacements.

Motion by Simacek to approve the replacement of the two side doors with full glass fiberglass doors, seconded by Goderstad; motion carried. (Hellie abstained)

Fortney presented the staff report for the rear door and deck replacements.

Harrington said he wanted to replace the small side steps and platform with a new one that looks about the same as the existing one that was removed for the foundation repair. He added that he was proposing to install a French door in place of the back door and 2 windows. He continued to explain that he proposes to replace the rear deck, which was also temporarily removed with a porch.

Martin asked what the flooring of the porch would be made with. Harrington said he was going to use tongue and groove fir that he already has.

Motion by martin to approve the following items, seconded by Wittgenstein; motion carried. (Hellie abstained)

- **Rear french door in place of the existing door and two windows**
- **Side steps with platform, similar to the existing**
- **Rear porch with tongue and groove fir flooring**

D. 220 7th Street East – replace some porch posts

Fortney presented the staff report.

Amy Martin, applicant, said these two lower stair posts were replaced in the 1990's with posts that did not match the rest of the porch posts. She added that she recently found some original posts under the porch that were replicated with fir.

Hellie said that she should determine if a permit would be required for this work because building codes have changed since the porch was constructed.

Motion by Wittgenstein to approve the installation of the proposed posts, seconded by Hellie; motion carried. (Martin abstained)

IV. Business

V. Information and Reports

VI. Adjourn.

Motion by Hellie, second by Wittgenstein to adjourn; motion carried. – 8:30 P.M.

Respectfully Submitted
Justin Fortney