

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of September 17, 2013

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

- I. **Quorum: Goderstad, Martin, Simacek, Wittgenstein, Sovik-Siemens, Dahl, and Hellie present.** Staff: Fortney; Chair Goderstad called the meeting to order at 7:00.
- II. **Minutes: July 16, 2013. A motion by Martin for approval, seconded by Wittgenstein; motion carried.**
- III. **Review of building permits or design proposals**

- A. **213 2nd Street East – New second floor windows**

Fortney presented the staff report.

Vice Chair Martin asked if the windows are required to open for egress. Tom Jung, applicant, said they did not have to open and added that there are multiple ways of egress on the second floor.

Jung said double hung windows could be installed, but would cost an additional \$6,000. He added that he does not want the windows to open.

Martin said the guidelines say that that the size and number of panes of glass should not be altered and replacement windows should be compatible with existing historic units.

Jung said that he told all the contractors who provided quotes that he did not want double hung windows because he would not ever open them.

Commissioner Hellie said he is not personally hung up on having double hung windows installed, but added that he would like to see a simulated look.

Commissioner Sovik-Siemens said the windows should be double hung like all the second story windows downtown.

Commissioner Simacek said that two fixed windows might give the appearance of double hung windows. Hellie said it is possible, but the framing necessary may not allow it to achieve the desired look.

Philip Nelson said something could be glued to the middle of the windows to make it look like a double hung window. Simacek said that would likely void the manufacturers warranty and may eventually fall off.

Motion by Martin to table the application, seconded by Wittgenstein; motion carried.

B. 118 2nd Street East – Design proposal concept - Vestibule

Fortney presented the staff report for the concept proposal. The applicants did not have any plans or diagrams. They wish to install a new set of doors flush with the storefront to create a vestibule to stop cold and hot air from rushing in and out. Staff had pictorial evidence that the entire storefront of today was newly constructed in 1986. Staff had not yet found any pictures showing the historic appearance of the storefront.

Simacek said you would want to make sure the building codes will allow you to do this because the minimum clearance may not allow it with the room you have.

Philip Nelson, applicant, said he would also be able to move the inner door back if required. He added that they are seeking some acceptance of the concept prior to spending time and effort coming up with a proposal.

Simacek said he would be open to a proposal.

Sovik-Siemens said that all or most of the buildings downtown have inset entryways rather than ones that are flush with the storefront.

IV. Business

A. Report on MN Preservation conference

- a. Fortney reported that many CLG's approve signs that meet their guidelines administratively. Fortney provided the HPC with an example set of sign guidelines from the Minneapolis HPC and said this topic can be brought up for discussion this winter.
- b. Building codes for historic properties may become more flexible in the next set of building codes to be adopted by the city.
- c. Historic tax credits for buildings in National Register Historic Districts are not guaranteed. They must apply for them in a similar fashion to a building that is not yet even listed.

V. Information and Reports

- A. Sovik-Siemens said that 222 and 307 7th Street West should both be sent a letter reminding them that HPC approval is needed for any exterior changes that are made. Fortney said he would send the letters.

VI. Adjourn.

Motion by Martin, second by Dahl to adjourn; motion carried. – 8:25 P.M.

Respectfully Submitted
Justin Fortney