

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of October 16, 2018

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

- I. Quorum:** Amy Martin, Toppin, Goderstad, Smith, Ragan-Scully, Hauk, and Simacek (7:05)
Absent: Sovik-Siemens
Staff: Justin Fortney, City Planner

Chair Amy Martin called the meeting to order at 7:00 pm.

II.

A. Minutes: June 19, 2018

Motion by Smith for approval, seconded by Ragan-Scully; motion approved 6-0.

B. The following meetings were summarized:

1. Committee Meeting Summery- August 21, 2018
2. Committee Meeting Summery- September 18, 2018

Commissioner Simacek arrived at 7:05 p.m.

III. Information and Reports

A. 117 2nd St E - Garage door conversions – to windows and doors (alley)

Fortney presented the proposal. Beth Warner, applicant, explained the proposal and talked about improving the alley aesthetics along with the City improvements and access to the building. She explained that the windows are the same as were approved earlier this year in the front of the building, the business door will be clear glass, and the siding will be a solid wood or wood like product. Warner added that the rear of the building will be painted to match the theme of the front of the building.

Chair Martin asked if the second door would match the other door. Warner explained that the glass door is for patrons and employees, while the door to the west is solid because it only accesses a mechanical area.

Motion by Goderstad for approval of the request with the following condition, seconded by Simacek; motion approved 7-0.

-Siding must be wood or a smooth cementitious siding product.

B. 101 6th St E – New windows

Fortney presented the proposal.

Fortney presented the proposal. Fortney said the guidelines state that original windows should be repaired rather than replaced, but if repair is not an option, then the replacement windows should match the originals as closely as possible. Fortney explained that the new windows have a tapered profile rather than a square profile of

most historic and modern windows. He also added that the new windows and their frames will be inserted into the opening that is currently occupied by only the existing window sashes. Fortney said this will allow window replacement without disturbing the window trim but will provide a slightly smaller window in the end. Mark Warren, applicant, said the salesman said the windows will have about ½ less glass on all sides of the window. He said he was not aware of the window profile. He said many of the current windows have been replaced and most are in disrepair and inefficient. He added that Vermillion Street is extremely loud and the single pane windows even with storm windows does not help to block out any of the sound.

Commissioner Hauck asked about the different styles of windows in the home. Warren said the first level varies greatly, but most of the windows on the second floor are three over one. Warren added that the proposed grids will be on the outside of the glass as staff recommended due to the design guidelines and would be three over one to match the likely original windows of the second floor.

Chair Martin had concerns with the sliding window in the rear because it would not have been used historically and is visible from the side street. Warren said he does not know what alternatives the manufacturer carries, but can find out. He added the existing window is likely a new opening and is fitted with a sideways mounted casement window.

Commissioner Hauck said since most of the windows in the home have been replaced, he is in favor of the proposal.

Motion by Martin for approval of the request as proposed to replace 15 double hung windows with three over one exterior grids and one rear awning or fixed window in place of the casement window, seconded by Simacek; motion approved 7-0.

Martin said if the manufacturer doesn't make those options for the casement opening, the Commission could form a committee to look at the window site and an actual photo of the proposed slider to determine if it is visible and appropriate to the facade.

A. 200/ 202 6th St E – Porch roof replacement

Fortney presented the proposal. Fortney said that most flat roofs of historic homes have been converted to rubber [EPDM] and this one has already been partially converted some time ago. He added that there is no appearance change to the property.

Motion by Regan-Scully for approval of the request as proposed, seconded by Simacek; motion approved 6-0-1 (Martin abstained).

IV. Business

A. Continue HPC goals and initiatives discussion from March and June

Commissioner Toppin commented on some things the HPC and walking club have done in Lake City regarding walking tour, walking brochures, and century home plaques. Commissioners asked if our HPC had a budget for these items. Fortney said they have not been accounted for, but due to the small nature of most of them, they could be accomplished. He added that additional funds could be requested in the budget if necessary in the future. Martin said we should talk with Kristy at the Chamber again to determine what she is working on for a walking tour so we don't work separately on the same

project. Toppin said she has already discussed it once with Kristy, so she wouldn't mind contacting her to find out what they are working on.

Fortney explained that the HPC had directed staff to complete some items for the HPC on the website. He pulled up the city's website and shown them the new additions to the commission page and explained how easy it is to locate the information. Martin had one final suggestion for reordering the menu to find the application more quickly.

The commissioners said they would like to keep the discussions continued at the next meeting.

V. Adjourn.

Motion by Ragan-Scully, second by Smith to adjourn the meeting at 8:40pm; motion approved 7-0.

Respectfully Submitted
Justin Fortney