

HASTINGS HERITAGE PRESERVATION COMMISSION

Agenda for Meeting of March 19, 2024
Regular business at 7:00 p.m. at City Hall in the Volunteer Room

I. Call to Order and Quorum

II. Minutes:

January 16, 2024

III. Certificate of Approval Review

A. 221 2nd Street E – Extend Railings

IV. OHDS – Original Hastings Design Standards Review

V. Business and Information

A. Preservation Awards Committee Formation

VI. Adjourn

The next regularly scheduled meeting will be held on April 16, 2024 at Hastings City Hall

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of January 16, 2024

Held at 7:00 p.m. at City Hall, Volunteer Room

I. Call to Order and Quorum Youngren, McCoy, Bremer, Simacek, Borchardt, Toppin, Alitz Edell, Smith, and Peterson.

Absent:

Staff: Fortney

II. Elect Chair and Vice Chairs

Motion by Commissioner Smith to elect Commissioner Toppin as Chair, seconded by Commissioner Youngren. Approved 9-0

Motion by Commissioner Smith to elect Commissioner Borchardt as Vice Chair, seconded by Commissioner Youngren. Approved 9-0

III. Minutes:

A. December 19, 2023 Approved by Chair Toppin

IV. Certificate of Approval Review

A. 221 Sibley Street – Signboard and florescent light removal

Fortney presented the staff report. He explained that the sign board and lighting is not historic and would not be allowed by the Design Guidelines. He added that the owners would like to remove it because it isn't used and causing issues with perching pigeons.

Motion by Commissioner Borchardt to approve the request as proposed, seconded by Commissioner Smith. Approved 9-0

B. 319 2nd Street W – New garage amendment

Fortney presented the staff report. He explained that the proposal was approved at the last HPC meeting, and the applicants would like to increase the garage door height from seven to eight feet tall. Fortney explained that both seven and eight foot tall garage doors are standard heights and would not likely not change the appearance of the structure. He added that the proposed garage sidewall height of nine feet and overall height of sixteen feet will not change.

Motion by Commissioner Smith to approve the request as proposed, seconded by Commissioner Alitz Edell. Approved 9-0

C. 101 2nd Street E – New residential entry

Fortney presented the staff report. Mark Simacek with Stotko Speedling Construction said after reviewing the staff report, they acquired a quote from a

contractor to repair rather than replace the entry. He said after reviewing the quotes and better understanding how the Design Guidelines apply to the project, they amend their application to repair the existing entry. Simacek said they are also proposing to replace the door glass with insulated frosted glass and install an aluminum flush mounted transom window.

Motion by Commissioner McCoy to approve the request as amended, seconded by Commissioner Smith. Approved 8-0-1 (Simacek abstained)

D. Review existing city codes and preservation practices related to solar panels.

Fortney presented the staff report. He explained that the recent zoning code section regulating solar panels reduces many possible design issues that negatively affect historic properties. He added that the new section charges the HPC with reviewing panels proposed on designated properties to the Department of the Interior Standards for Rehabilitation.

Commissioners discussed possible gray areas where proposed panels are visible, but not from a prominent elevation. Fortney said the report contains a link to a publication from the Department of the Interior that explains how to interpret the Standards in several common gray areas.

Chair Toppin said she is glad the City adopted zoning regulations that provide guidance.

Trevor Johnson of 319 2nd Street West thanked the Commission for discussing solar panels in historic residential areas. He said it was very helpful to hear how they would be regulated.

V. OHDS – Original Hastings Design Standards Review

VI. Business and Information

VII. Adjourn

Motion by Commissioner Smith to adjourn at 8:03 pm, seconded by Commissioner McCoy. Approved 9-0

Respectfully Submitted - Justin Fortney

CERTIFICATE APPLICATION

3-2024

221 2nd Street E. Extend railings - Dan Lynch

Ca. 1886, East Second Street Historic District

Request: The applicant would like to extend the railings that are along the main steps all the way to the step before the public sidewalk. This is to reduce falls from the step down to the sidewalk. The final post will be at the edge of the red concrete platform. The extended railing will have the same appearance as existing.

Design Guidelines General

1. Maintain and conserve - Wherever feasible, historic features should be repaired rather than replaced, especially on principal elevations.

2. New: Whenever possible, choose traditional materials with an appearance similar to the original.

Design: should be compatible with the existing historic design or to original, as found in documentation.

Staff findings:

The materials, appearance, and design will not change other than the extension to the step down to the sidewalk. The railings will block cross flow of the porch, but it is a private space, rarely used, and still accessible.

Hi Justin,

Attached is the application for the railing extension.

This is necessary because of the number of falls we have had.

The school has more students and that means the school has more retail clients who are frequently elderly.

The falls occur from the last step onto the city sidewalk. As I said I don't know if they don't see the step or misjudge it.

Normally they will reach for the pillar before stepping onto the sidewalk, however, the pillar is a foot or two away from the line of descent onto the sidewalk.

I am attaching a photo of the existing railing in a separate email.

I intend to match the existing railing in material, color and style.

Thanks,

Dan Lynch

Gardner House LLC

Hastings Beauty School Inc

Proposed Changes

Type of work to be done RAILING EXTENSION

Detailed Description of the proposed work

THE RAILING EXTENSION WILL BE WOOD IN SAME MATERIAL, COLOR AND STYLE OF EXISTING RAILING. THE RAILING WILL EXTEND TO APPROXIMATE 5" OF THE FINAL STEP TO CITY SIDEWALK.

Attachments Required for this Application:





Staff rendering based on description.

