

# 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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