

HASTINGS HERITAGE PRESERVATION COMMISSION

Agenda for Meeting of August 15, 2023 Regular business at 7:00 p.m. at City Hall in the Volunteer Room

I. Call to Order and Quorum

II. Minutes:

A. July 18, 2023

III. Certificate of Approval Review

A. 213 Sibley St – canopy lights

B. 400 2nd Street West - New fencing and rear steps

C. 319 2nd Street West - Concept review for new garage and shed demolition

IV. OHDS – Original Hastings Design Standards Review

V. Business and Information

VI. Adjourn

The next regularly scheduled meeting will be held on September 19, 2023 at Hastings City Hall

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of July 18, 2023

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

- I. Quorum: Commissioners:** Alitz Edell, McCoy, Youngren, Peterson, Bremer, and Simacek
Absent: Toppin, Borchardt and Smith
Staff: City Planner Fortney

Motion by Commissioner McCoy to elect Commissioner Youngren as the Chair Pro-Tem for the meeting, seconded by Alitz Edell; motion approved 6-0.

Chair Pro-Tem Youngren called the meeting to order at 7:00 p.m.

II. Minutes: May 16, 2023

- A.** Chair Pro-Tem Youngren approved the minutes with a minor change.

III. Certificate of Approval Review

A. 213 Sibley St – Storefront Changes Fortney presented the staff report. Alan Blankenship, applicant said he also intends to bring forward a hanging light request. He added the replica lights would reflect the 1930s to 1940's with hanging lights to replace the recessed lights under the canopy. Blankenship also said he would like approval for a ticket and address sign.

Commissioner Simacek asked the applicant if he were intending to leave the center open between the sets of cabinets. Blankenship said yes, since it is brick, but will need some maintenance first.

Commissioner Alitz Edell asked if the property has any local significance, even if it is noncontributing nationally. Fortney said there are no records indicating if it was ever discussed. He added that without any note that they are non-contributing, they are considered to contribute.

Motion by Commissioner Bremer to approve the request as proposed, seconded by McCoy; motion approved 6-0.

IV. OHDS – Original Hastings Design Standards Review

V. Business

VI. Adjourn

Motion by Peterson to adjourn the meeting at 7:35 pm, seconded by Bremer; motion approved 6-0.

Respectfully Submitted - Justin Fortney

CERTIFICATE APPLICATION 8-2023

213 Sibley Street – Alan Blankenship – Riviera Theatre

Ca. 1937, East 2nd Street Historic District- Non-Contributing to the NR Historic District

Request:

The applicant is proposing to install hanging lights in place of the recessed lights under the canopy.

Ordinance, Guidelines

Design Guidelines (Page 39) 5: Historic Commercial Buildings: General Guidelines

H. Lighting should highlight building elements, signs, or other features rather than attract attention to itself. Lighting should have an even level of illumination and be indirect. New light fixtures should be of simple contemporary design.

Staff findings:

The marquee likely did not have any lights under it besides the perimeter lighting. The applicant would like to restore the perimeter lighting but will require much rewiring and possibly new sockets.

The Design Guideline above states that the lighting should not attract attention to itself. While the proposed lights are not original, the original lights around the perimeter were designed to attract attention to themselves.

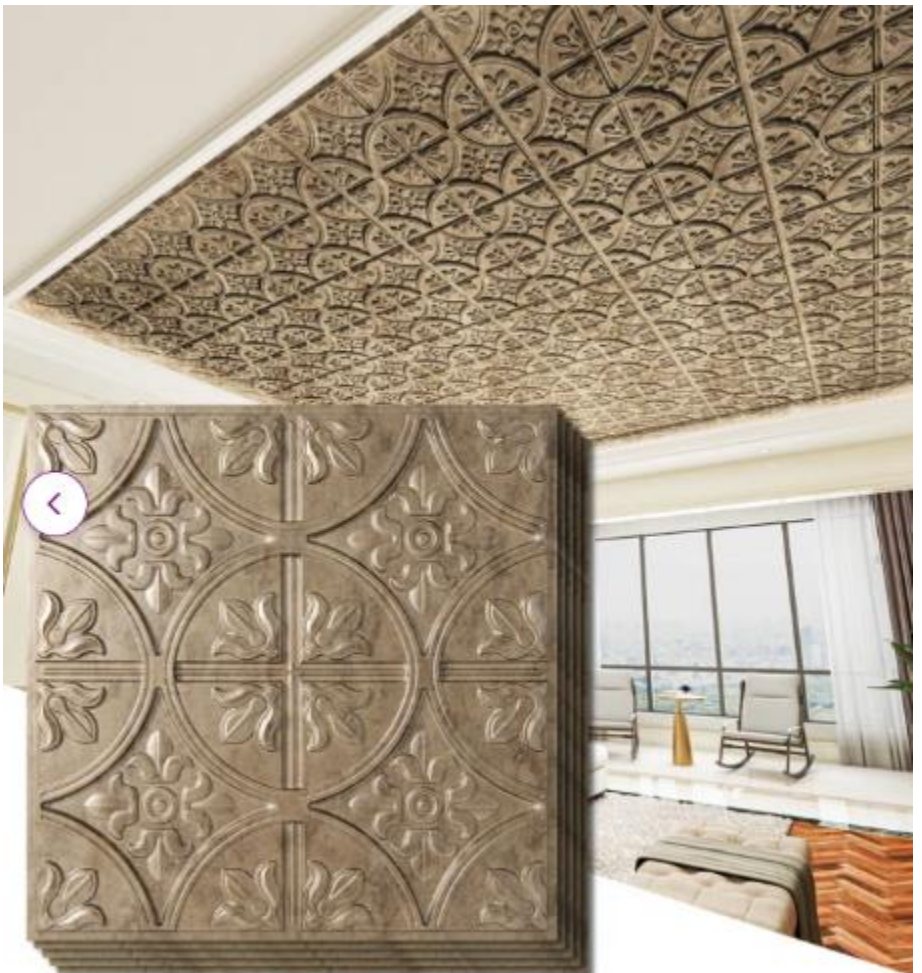
The zoning code requires projecting signs and marques to maintain an eight-foot clearance from the ground. The total length of the fixtures are 8.7-inches and likely would allow the required clearance.

Ideally, the perimeter lights would be restored. The HPC cannot compel work to be done.





Recently approved ceiling tile



CERTIFICATE APPLICATION 7-2019

400 2nd Street W – David and Terry Storholm (Dawn shoen, applicant/ pending owner)

Ca. 1875, West Second Street Historic District/ NR

Request:

The applicant proposes the following changes after purchasing the property:

1. Install a matching wrought iron style aluminum fence between the house and garage with a gate.
2. Install a coated black chain-link fence in the rear lower yard.
3. Install wood steps from the lower rear deck to the lower yard. There are currently some cement steps in the old retaining wall that are not very uniform and safe.

Ordinance, Guidelines

Residential Guideline 11: Fences and Walls

2. New Fences

New fences should be compatible with the architectural character, materials, and scale of the principal building and surrounding streetscape. Fences enclosing the front yard should be semi-transparent. Appropriate materials include wrought iron and painted wooden pickets. In general, complete enclosure by opaque fences is not appropriate.

3. Chain Link Fences

Chain link fences should not be used to enclose front yards or the front half of side yards. Fences that allow some visual penetration of front yard space are preferable to complete enclosure. Chain link fences should not be used to enclose front yards or the front half of side yards.

Staff Findings

The wrought iron style fence appears to match the existing.

The rear chain-link fence is allowed by the Design Guidelines. The only issue may be the proximity to the road as the “front yard” is in line with the side elevation of the house. Chain-link fencing, if used should be located further back. Additionally, the site plan shows the fence within the right-of-way.

Design Guideline definition of fronts

Principal Elevations (fronts)

Principal elevations and yards along streets are held to a higher standard than the rear yards, where more modern amenities are often allowed. The Guidelines refer to these areas as fronts.

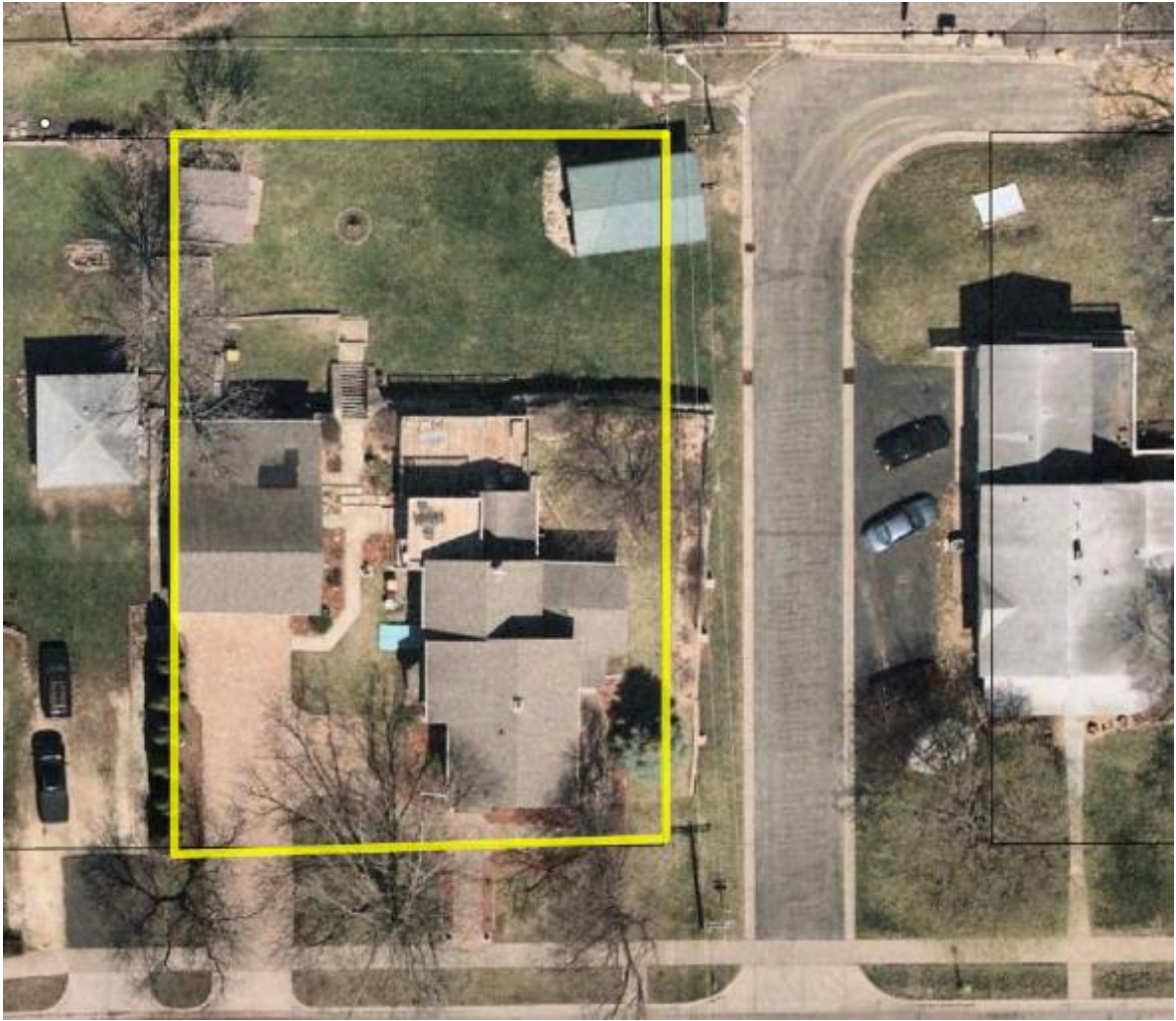




CHAIN LINK



May 2023 See more dates



CERTIFICATE APPLICATION 8-2023

319 2nd Street W. Trevor Johnson –Garage Concept Review

Ca. 1888, Old Hastings Historic District- Contributing and National Register District

Requests:

The applicants are proposing to demolish the existing shed and build a new garage. He has provided the attached reasoning for shed demolition and some ideas for a new garage.

The detail provided is at a level appropriate for reviewing the general concept of the proposed demolition, garage location, size, and some general design. For actual construction approval, final details would need to be provided.

Preservation Ordinance

The Preservation ordinance in [Chapter 30.10](#) requires the HPC to make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the Commission shall consider the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

Design Guidelines Residential Guideline 10: Garages and Accessory Structures Pg. 30

- 1. Retain and preserve garages and other accessory structures that contribute to the historic character of the site and surrounding area.**
- 2. Locate new garages in locations compatible with the main structure of the site and existing traditional garages in the surrounding area. New garages should not be attached to the front or street sides of a historic house.**
- 3. Select prefabricated accessory buildings with appearance, material and scale compatible to the main structure of the site and surrounding area.**
- 4. Replace deteriorated garages with new building designs of compatible form, scale, size, and materials (see New Construction Guidelines)**

Residential Guideline 9: New Construction pg. 28 Some provisions may apply more to new houses.

- 1. General Character. Design new construction to reinforce the historic architectural and visual character of the site, streetscape, or district. However, in most cases, new buildings should be discernible from the old.**
- 2. Siting and Setback. Design new construction be compatible with the setback, orientation, and spacing of older buildings along the street. Design new construction to conserve site features such as topography, trees, and significant vistas and views.**
- 3. Building Elements. Massing, Height, and Scale.**

Design new construction to conform to the massing, volume, height, facade proportions, spacing and scale of buildings within view of the site, and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area.

Materials and Details

Select materials and details that are compatible with those on adjacent historic buildings. Wood and masonry are preferable to vinyl, metal, or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used.

New siding should be of appropriate texture and width and should be detailed with corner boards and eave and window trim.

Roofs

In new construction, the roof profile should relate to the predominant roof shapes of the surrounding area. Roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof. Roof hardware such as skylights, vents, and metal pipe chimneys should not be placed on the front roof plane.

Staff findings: The shed is very old. The structure is not usable as a vehicle garage and maintaining the structure on the lot in addition to a new garage would be difficult. The structure appears to be in fare shape other than the concrete floor, which has cracked and heaved. There is evidence of some added supports to the roof structure. Replacement of the floor would be difficult.

Staff is not sure exactly what is being proposed for the garage. The description is a 35' by 26' carriage house, story and a half garage in the SW corner with LP Smartside. There are a few other details related to garage doors, windows and possibly a second story door. A photo is provided of a garage, but with note about how the proposed garage would differ. A site plan was included, but it is not legible.

The proposed garage is likely too tall and may include a second story, which are features not allowed by the current zoning code. Prior to HPC resubmission it is appropriate to submit a draft for Planning Department review.

Supplemental information from the applicant

I have a general concept to review with the HPC regarding a new garage. After further reviewing the condition of the shed, I have concluded it is not something that makes sense to maintain for the long term. The cost to lift it up and put proper footings and a new slab under it would not be practical and would require even further replacement of deteriorated members. From the historical / interest standpoint, the only visible portions of old lumber are on the interior. I am proposing to salvage any of that material that is in reasonable condition and then incorporate it into the interior finish of the new structure. This would preserve some of that story and feel while allowing a useful structure in the least obtrusive location on the lot.

Trevor

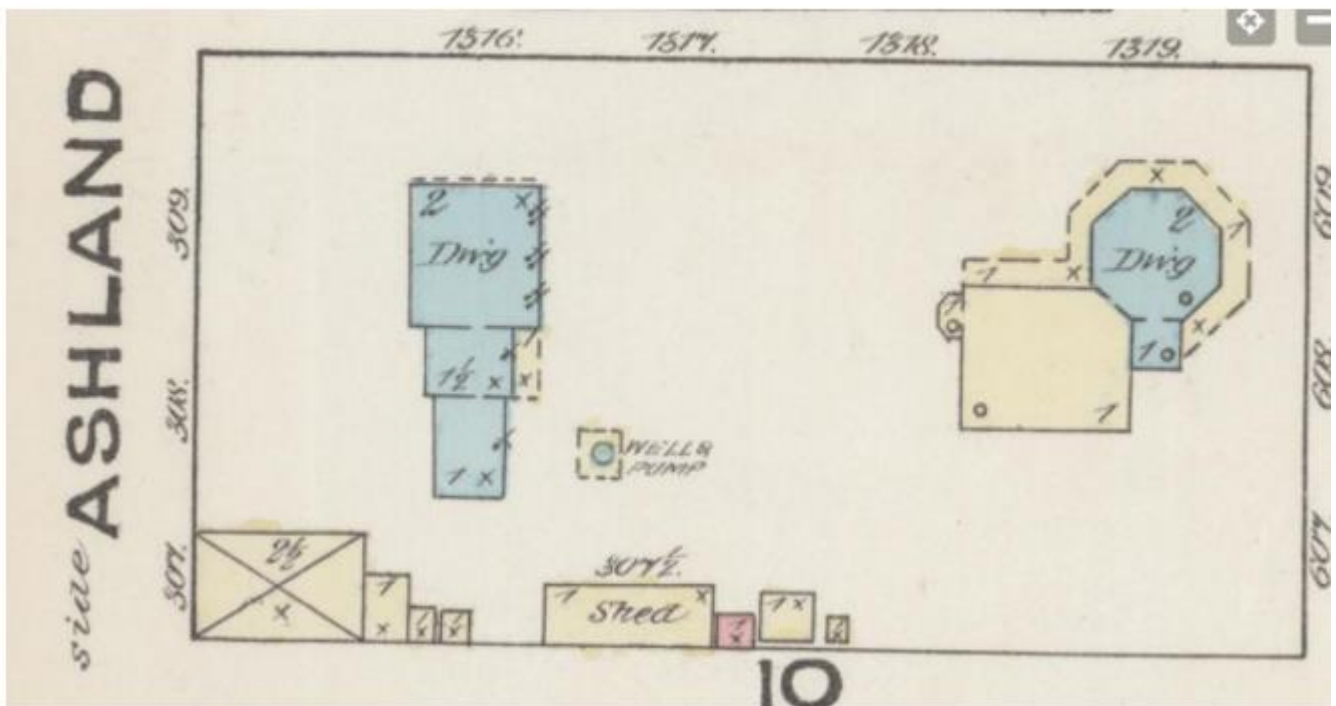
Please see the attached building permit application and attached project proposal (for HPC use) for a requested garage construction at our home at 319 2nd St W. Please note that I have not selected a contractor or architect/engineer yet, as I am seeking to get HPC approval before putting too much time or money into the project until I have approval to move forward and have confirmation of what I am allowed to design and build. I have been in touch with Justin Fortney a bit on this and I am hoping to get on the agenda for the HPC meeting next Tuesday night (August 15th).

Thank you,
Trevor Johnson



Sanborn Fire Insurance Maps – Library of Congress Digital Records

1884:



HPC Project Proposal at 319 2nd St W

Owners: Trevor and Christi Johnson

Date: 8/4/23

Project Description:

We are desiring to construct a garage at our historic home, for our own convenience as well as to maintain the desirability of the home for future generations of owners. In compliance with the HPC guidelines, we would like to locate the garage in the southeasternmost corner of the lot where it is most hidden from view and will not obscure the view of the home from either the front (2nd St.) or side (Ashland). This will require removing an existing shed that is in a deteriorated condition and building the new structure in its place.

Site Overview:



View From the Northeast (2nd St.) – Existing Shed in Back Corner is in Most Subtle Location for Garage

Phase 1: Removal of deteriorated shed.

The existing shed is old. While the age of this specific structure is unknown, Sanborn fire insurance maps show a structure of similar size and shape in this approximate location dating back a long time. The shed itself looks pretty non-descript. Parts of the framing appear old, but the siding and structural members have been modified and replaced quite a bit over the years. The primary concerns with the long-term survival of the shed pertains to the poor condition of the concrete slab it is built on and the fact that it is sitting right at grade. There is no way to slope it appropriate to drain water, so the untreated wood portions of the structure see quite a lot of moisture, as they are not built on footings of

any kind. As the slab continues to deteriorate and the wood structure continues to be exposed to water, the structure will be further compromised. Because of the condition and the limited usefulness of the structure, it will not be worth the cost to have it raised, rebuilt, and have footings and a new slab poured underneath it. Our intent is to disassemble the shed to salvage any of the lumber that is in good condition, repurposing that for the interior of the new structure. That would recreate the feel of the interior of the existing structure. Photos of the existing shed can be seen below.



Existing Shed – Viewed From House (above)



Existing Shed – Viewed From Alley (above)



Deteriorated Concrete Slab (above)



Deteriorated Concrete Slab and Untreated Bottom Sill Plate



Deteriorated Concrete Slab and Untreated Bottom Sill Plate



Cracked Concrete Slab



Wood Structure at Grade – Northwest Corner



Main Wall Vertical Members (Untreated) Set In Concrete; Cracking Slab

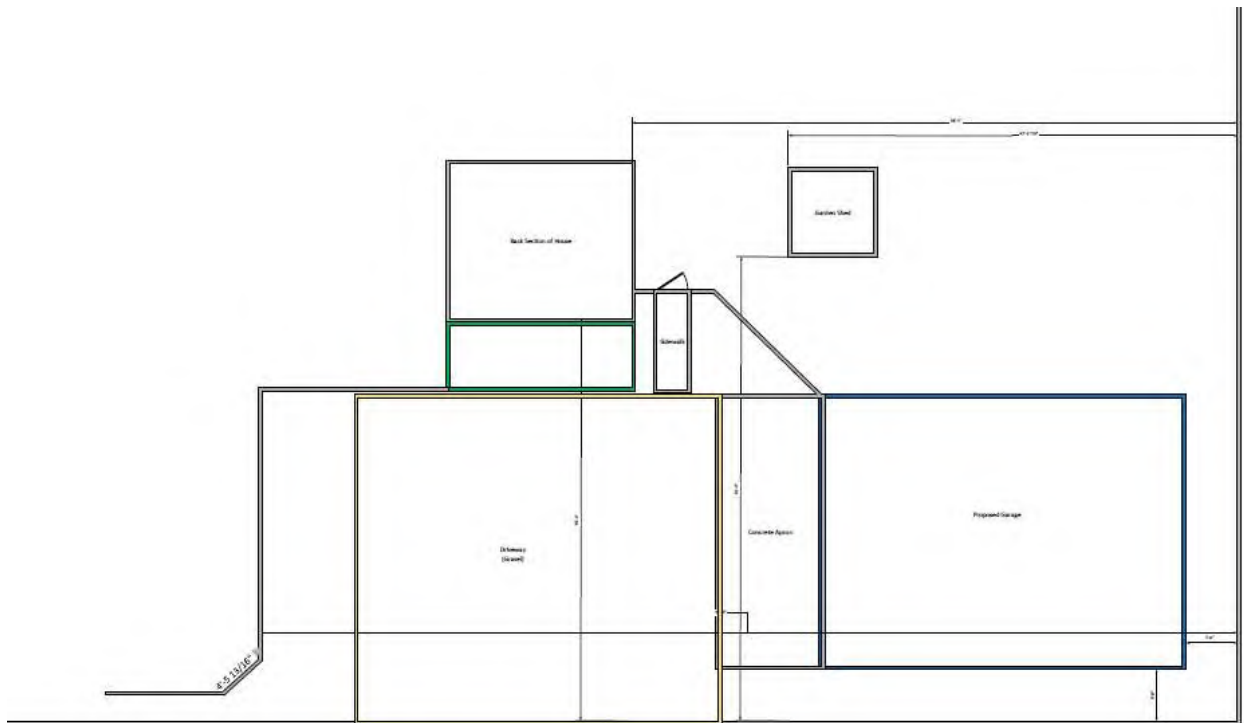


Interior Walls – Replaced Sections and Added Members

Phase 2: Construction of New “Carriage House” Garage.

The proposed garage would emulate a carriage house style. It is proposed as a 35ft x 26ft story and a half structure, located in the SE corner of the lot in accordance with minimum alley and property line setbacks. The structure would have wood or manufactured wood product siding (such as LP SmartSide or similar product that looks like wood) to match our adjacent garden shed and asphalt shingled roofing. It would be constructed on concrete footings that stood as much as two feet above grade to protect siding from snow piles when the alley is plowed, with a concrete slab floor. There would be two basic overhead garage doors on the west wall. Two windows would be included in the upper level of the west wall, and small, high windows would be included in the north and south walls of the main level.

Some visual guidelines of the site plan and concept examples are below.



Approximate Site Plan with New Garage



The example above is the approximate form and style that we would be emulating. Ours would be sided rather than brick, and we would replace the arched features with square to better match our house. However, the general shape and proportions of the structure, as well as some sort of bracketing under the eaves (likely more plain and squared off) would be present.



Pictured above is a carriage house from 1875 located one block to the east of our home. We would use a similar style lap siding for a period and locale appropriate look, approximately matching our existing garden shed located adjacent to the proposed garage (see photo below). This would be either wood or a manufactured wood (such as LP Smartside) product that looks like real wood.





We are also considering including a small door in the middle of the upper story (similar to above) to allow access for longer items to be stored in the upstairs more readily. If included, this would be made fairly subtle and painted to blend with the surrounding siding.