

HASTINGS HERITAGE PRESERVATION COMMISSION

Agenda for Meeting of May 21, 2024

Regular business at 7:00 p.m. at City Hall in the Volunteer Room

I. Call to Order and Quorum

II. Minutes:

A. April 16, 2024

III. Certificate of Approval Review

A. 222 7th Street W – Replace fence and garage door trim

B. 615 3rd Street W – New handrail on sidewalk step

C. 218 2nd Street E – Replace a window with a door

D. 307 6th Street E – New porch posts, new fence, new rear porch, rear windows

IV. OHDS – Original Hastings Design Standards Review

V. Business and Information

A. City Hall Project Update

VI. Adjourn

The next regularly scheduled meeting will be held on June 18, 2024 at Hastings City Hall

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of April 16, 2024

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

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

Absent: Smith, Borchardt, and McCoy

Staff: Fortney

II. Chair Pro Tempore

A. Elect Chair Pro Tempore

Motion by Commissioner Simacek to nominate Commissioner Youngren as the Chair Pro Tempore for the meeting, seconded by Commissioner Alitz Edell.

Approved 7-0

III. Minutes:

A. March 19, 2024 Approved by Chair Toppin

IV. Certificate of Approval Review

A. 215 7th Street W – New Fence

Fortney presented the staff report. He explained that the Design Guidelines state in a couple different ways that privacy fencing is not appropriate for enclosing the front yards of locally designated Heritage Preservation Sites.

Dayna Nosan, applicant, explained they want a privacy fence to calm their large dog and provide him maximum space because their large rear garage and driveway take up their rear yard. They also want to block the view of their neighbor's constant construction project and enclose their basement windows with fencing.

Rita Dahl of 205 7th Street West said several neighbors have semi-transparent fencing for containing their dogs and she is concerned with the look of a full 6-foot tall privacy fence along the front of historic homes.

Commissioner Bremer asked other Commissioners if they thought the Design Guidelines would be met with a shorter fence or one that was not fully opaque within the front half of the side yard. Commissioner Youngren said the Commission should be concerned with consistency of past decisions and setting a precedence for future requests.

Motion by Commissioner Simacek to approve the request with the following condition, seconded by Commissioner Alitz Edell. Approved 7-0

- The portion of the fence within the front half of the side yard is limited to 42-inches tall and must be semi-transparent.

B. 205 7th Street W – House and Garage Shingles and Gutters

Fortney presented the staff report. He explained that staff routinely approves roofing permit requests for replacement of like for like materials. He added that the commission must review roofing that is an alternate material.

Commissioner Simacek asked where the downspouts are located and why it looks like the gutters extend under the eaves. Rita Dahl, applicant, responded that she uses cup chains instead of downspouts and she wasn't sure why the gutters run all around the roof. She added they are more of a modern design, and she would like to use half-round gutters to match the home, but only where they are necessary. Approved 6-0

Motion by Commissioner Alitz Edell to approve the request as presented, seconded by Commissioner Peterson. Approved 7-0

C. 109 6th Street E – Front Door (Committee approved)

Fortney explained that a committee was formed to provide immediate review of a door replacement. This was because of several unique and unfortunate circumstances. Most importantly the door was not in proper operation and could not lock. There was another door replaced and two windows prior to notification of Planning Department staff. Fortney showed the commission photos of those changes and commented that they would not be appropriate for contributing houses but added that the subject house is noncontributing and has a different standard of appropriateness. Fortney said staff is only updating the HPC and not suggesting the HPC provide approval for work that has been completed. He added that prior to closing out the permit as complete, he wanted to inform the HPC and document the issue.

V. OHDS – Original Hastings Design Standards Review

VI. Business and Information

A. Preservation Awards Committee

The Preservation Awards Committee showed the Commission properties in the running for awards and the Commission chose ones that exemplified the purpose of the categories: 523 Ramsey St, 605 11th St W, 535 5th Street W, and 200 2nd Street W. Fortney said awards are scheduled to be presented at the May 20, 2024 City Council Meeting and will include the century home plaque award.

VII. Adjourn

Motion by Commissioner Peterson to adjourn at 9:00 pm, seconded by Commissioner Alitz Edell. Approved 7-0

Respectfully Submitted - Justin Fortney

222 7th Street W. Elisabeth deRoy– replace fence and garage trim

Ca. 1920-25, Old Hasting Historic District- Contributing

Request:

The applicant is proposing to replace the existing 48” tall wood picket fence with the same. The pickets will be pyramidal rather than flat.

The applicant is also proposing to replace deteriorated garage door wood trim with similar PVC trim.

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. 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.

Residential Guideline 6: Decorative Trim

3. Repair and Replacement New material used to repair or replace deteriorated trim or other features should match the original as closely as possible. Deteriorated trim that is unsalvageable should be replaced with trim identical or similar to the original design.

Staff Findings

The homeowner hired a contractor to replace the fence with the same type, material, and location. The contractor told homeowner they had a permit, which they did not have. The old fence had been removed, and the new fence posts were being set when the work was stopped. The applicant has hired a new fence contractor that has applied for a permit pending HPC approval.

The proposed fence is an appropriate style, material, and location.

The existing trim to be replaced is not historic, damaged, and not visible from the street. The proposed trim is a different material but has a similar design.

File photo.



Proposed





ChoiceTrim™ by Royal

A Sink Head

B Jamb

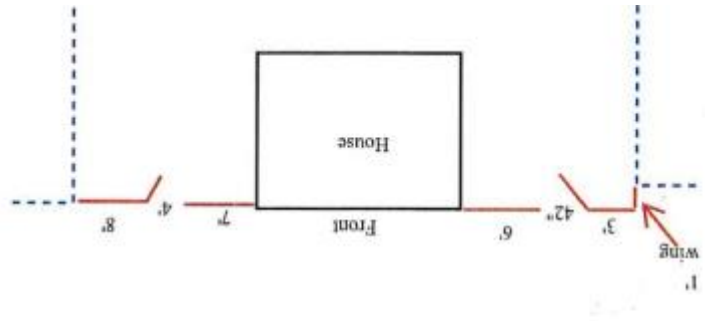
C Garage Door Stop

Garage Door System

- No Rot Material
- Ready to Install
- Low Maintenance PVC
- Termite & Moisture Resistant
- Seals out bugs, snow & water



Fence plan



CERTIFICATE APPLICATION

615 3rd Street West. Brian and Kathy Siemens – Sidewalk handrail.

Ca. 1890, Individually Designated

Request:

The applicant is proposing to install a simple pipe handrail on four steps along their sidewalk leading to the public sidewalk along the street.

Ordinance, Guidelines

Design Guidelines

Residential Guidelines. None are applicable.

Staff findings:

There are no Design Guidelines specific to handrails along sidewalks. There are many examples of them in Hastings. They are mostly black iron piping with slightly different hardware and details. They are similar to black iron fencing along streets (Guideline 12: #4 pg32) or black iron hitching posts that can still be found around town.

The proposal is simple and similar to existing handrails in similar areas.



Examples from 2nd St W



Proposed style



CERTIFICATE APPLICATION

2-2022

218 2nd Street E. Convert a window opening into an emergency exit. – Rivertown Realty LLC

Ca. 1880, East Second Street Historic District – Contributing

Request: A plain steel door is proposed to be installed in the location of an existing window. The opening will likely be a little wider.

The proposed remodeling of the commercial space involves the creation of a separate commercial space in the rear of the building. This requires the front space to have either a secondary rear exit (proposed) or relocation of the furnace and alarm panel further from the rear of the front commercial space.

Design Guidelines (Page 37) *Windows*

6. Windows

Conserve the original appearance of historic windows. Windows should not be filled in with wood, brick, or any other material.

Size and Shape

Existing window openings should be retained. Window openings should not be enlarged or reduced to fit new units.

7. Entries and Storefronts (Page 38)

a. Size and Shape

All historic entry and storefront components should be retained. Entry openings should not be enlarged or reduced to fit a new door. New entry openings should not be introduced into principal elevations. Any new entry openings and doors should be compatible with existing historic units.

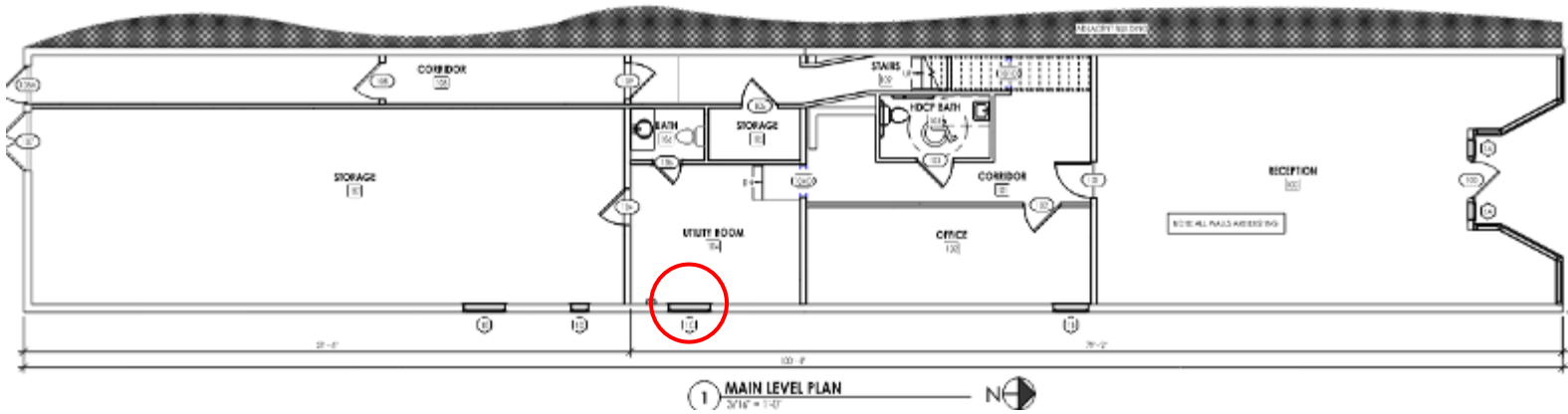
Staff findings:

The Design Guidelines state that new entry openings should not be introduced to principal elevations. There isn't a definition of principle elevation in the Design Guidelines, but the word principal has historically been singular. This is a visible elevation facing Ramsey Street, but not directly fronting it, and it is not more prominent than the front of the building.

The Design Guidelines state that historic windows should be maintained, not enlarged, or filled in. This building addition (or at least this portion of the wall) seems to have come after the 1924 Sanborn Fire Insurance Map publication. While it could still be considered historic, it is not nearly as old as the original building. The actual date of construction is unknown.

The proposal is at odds with several Design Guidelines if the window and wall had historical integrity. They may have historical integrity if they were constructed soon after 1924.

Proposed floorplan



220 & 222 were demolished and are now Oliver's Grove Park and parking lot

Subject window

Yellow with grey boarder means: Frame building, metal clad
 Pink with a small circle in the corner means: Brick building with a brick or metal cornice



Proposed steel door



307 6th Street E. Hailey and Kevin Melander Crimmins – Porch and fencing

Ca. 1870 (1905 County error?), Old Hasting Historic District,

Request:

The applicant is proposing the following items:

1. A lot of painting, maintenance, and repair to siding, trim, and windowsills. Does not specifically require HPC approval. Staff should be notified.
2. Replace the existing 48” tall chain-link fence with a 48” wooden picket fence in the same footprint.
3. Front porch:
 - a. Replace floorboards with the same.
 - b. Replace round fiberglass columns with square turned wooden posts.
 - c. add small wooden brackets to the porch and a small gable piece at the second floor window.

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.

4. 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.

Residential Guideline 7: Porches and Steps

1. Maintain and Conserve

Porches, steps, and handrails that are appropriate to the building and its architectural development should be conserved and retained.

2. Repair and Replacement

Historic porches, steps, or handrails that require complete rebuilding or partial replacement should be reconstructed using historical research to determine an appropriate design. Reconstructions should be compatible with the period and style of the building in material, design, and detail. Concrete should not be used to replace wooden porch floors or steps.

3. Railings

The original spacing, section, and profile of railings and balusters should be maintained in replacement or repair. Unless historical evidence indicates, reconstruction should include a bottom rail and balusters should not be nailed directly to the step or deck. Metal railings should not be used to replace wooden railings.

4. Posts and Columns

If replacement is necessary, porch posts and columns should be replaced with units that replicate the original materials, size, and scale. Elaborate details such as carving, turning, gouging, or stamping may be simplified if necessary. Wooden posts should not be replaced with metal posts or supports.

Residential Guideline 6: Decorative Trim, page 23

4. New Trim

Details should not be added in an effort to make the building look older. However, in the case of some “pattern book” houses, the addition of certain trim details such as those typical at the gable and porch may be permitted if supported by historic photos or pattern book sources.

Staff Findings

1. Painting, maintenance, and repair does not specifically require HPC approval. Staff should be notified to assure only damaged materials are replaced and with appropriate materials.
2. The proposed fence is a more appropriate style and material than the chain-link fence.
3. Porch: The porch is new. It was approved in 2005 as a replacement to a partial porch that was not historic. The original porch, according to the Sanborn map wrapped around the front, east side and other street facing wall.

With the existing porch being new, there is no concern for loss of historic fabric. Ideally, a newer porch would have been recreated in the image of the original, letting us assume the replacement porch is accurately representing the original design. The 2005 report didn't mention any details were known of the original, other than that it was at least across the entire front.

- a. The current floor appears to be made from typical deck boards. The proposal is to use 6” wide cedar deck boards. The porch floor would have been constructed with T&G (tongue and groove) Fir lumber. The HPC has always required T&G boards to be replaced with the same, even if an alternate material including pressure treated or possibly composite. Non T&G boards have been allowed on new porches but at similar widths of T&G flooring and butted up rather than spaced like a deck. Staff didn't notice any discussion of flooring in the 2005 review. With the existing flooring being deck boards, the commission may have leeway for approving the same. The Design Guidelines don't mention flooring specifically other than any original design should be replaced (if necessary) as originally designed and modern deck boards were not available.
- b. Square wooden posts were used on similar houses in the area. They may have been turned or plain. The proposed posts seem appropriate.
- c. Architectural details are supposed to resemble the original design. Unless a historic photograph can be located, the original design is unknown. There are houses like this in Hasting that have and don't have these brackets on the porch and gables. If there was a bracket on the gable, there would likely be proof on the fascia board if original. The same would go for the porch had it been the original. There is no documentation of what the porch posts, spindles, and floor looked like, but it obviously had them so we can use the architectural style and era to make an educated guess on their appearance. However, not all houses had bracketry.



5/4 in. x 6 in. x 12 ft. Premium Kiln Dried Cedar Decking Board

★★★★★ (48) Questions & Answers (2)



Dear Committee,

We appreciate your consideration of the following projects. We are grateful to be stewards of this little historic house and our desire is to restore and repair it within our means as our home while honoring its history. This is our first home and we are very excited to be reviving it.

The exterior of the home has extensive damage and our top priority is to repair it so that further damage is not done while also preserving the historical characteristics. It has been vacant for several years and it's apparent that even before it was vacant maintenance was greatly deferred.

We are also doing considerable renovation work on the inside of the home, and are working with an eye towards bringing back some of the historical character that has been lost. We are sourcing antique materials where possible, and recreating them where not. We know that interior work is beyond your scope, but if any committee members are curious we would love to share. Feel free to reach out at any time.

Sincerely,

Hailey and Kevin Melander Crimmins
melander.crimmins@gmail.com

1. Repair wood siding and window sills.
 - a. Some of the wooden siding boards are damaged or missing. Most of the window sills are rotting. We would like to repair what can be repaired and replace the missing boards and window sills, matching the current style and using wood.
 - b. The back half of the house had vinyl siding covering the wooden siding boards. We know that vinyl is not within your guidelines and have removed it in order to ascertain the condition of the wooden siding underneath.
 - c. We have solicited a proposal from Rick Arndt for this potential project and the paint project listed below; he is a contractor and painter who specializes in historic homes. He is also a friend and we trust his expertise.
2. Paint wood siding.
 - a. Following the removal and repair of the siding to restore it, we would like to repaint the house, as the paint is peeling and in relatively poor condition. We have done research about colors that would be appropriate to the era of the house (which we believe to be ca. 1870). Based on research, we believe the style of this house to be Folk Victorian, and tri-color paint schemes were common for exteriors. We would like to use a green, cream, and burgundy color scheme. We have seen numerous examples of this color scheme used on Victorians both in real life and online, and find it to be tasteful and historic.
 - b. The colors we would like to use are:
 - i. Sage Green - For the body of the house.
 - ii. Cream - For the trim.
 - iii. Burgundy - As a minor accent.

3. Repair porch.

- a. The porch floorboards and step boards are warping, have dry rot, and need to be replaced. We would like to do this with identical boards. We would like to stain them for durability.

4. Replace porch posts and trim.

HPC Approval
Required

- a. We would like to replace the porch post Greek fiberglass columns with simple wooden turned posts. The Greek posts are accurate to a Greek Revival home and inaccurate to the style of this house. Based on our research, turned posts are more accurate to the era of the house. We recognize that the full-length porch was added post 2005.

HPC Approval
Required

- b. We would like to add small wooden brackets to the porch and a small gable piece at the second floor window. Folk Victorians were known for the simple structures of the homes and their small, ornate, decorative touches on the porches and gables. We would like to incorporate these appropriately and paint them the accent color of burgundy.

5. Replace chain link fence.

HPC Approval
Required

- a. We would like to replace the damaged chain link fence with a 4ft wooden picket fence in the same footprint. We would like to paint it the same color cream listed in the attachment. We have a dog and it will help to keep her safely contained as well as add some privacy.

1. Repair wood siding and window sills.

Please see quote for details. Please note that the contractor mistyped the address of the home. He is now aware of the correct address.

2. Paint wood siding.



Main

Sherwin Williams Majolica Green
Historic Colors Collection



Trim

Benjamin Moore Linen White
Classic Colors Line



Accent

Benjamin Moore Cottage Red
Historical Colors Line

3. Repair porch



example image only

We would stain the floorboards after replacing them and paint the rest of the porch, maintaining the current color distribution on the spindles, railings, and posts.

4. Porch Posts and Trim

These would be appropriately painted to match the new color scheme described above, if it is approved.



https://www.homedepot.com/p/Column-5000-lbs-5-in-x-108-in-White-Turned-Post-with-Base-73056310/329299353?source=shoppingads&locale=en-US&srsId=AfmBOoqPcxLyoHfmwULwiw mfx1fRB_rVZxqN7XOt6_ZwyOvWHI_UW9Z5Xuk



Citrus (1122)

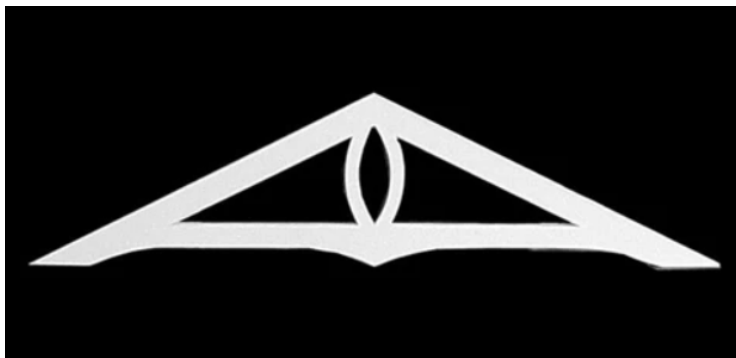
Sm - 17-1/4" x 17-1/4" (1122n17)

Lg - 21-1/2" x 21-1/2" (1122n21)

Bracket (including PVC) has 1-1/2" deep frame and crescent. Interior cutwork is 3/4" thick. Not available in Cedar.

Small

<https://www.vintagewoodworks.com/largebrackets.html>



<https://pvcmillwork.com/collections/victorian-gable-trim/products/gdf>

5. Fence



<https://www.menards.com/main/building-materials/fencing/wood-fencing/4-x-8-cedar-french-gothic-spaced-picket-wood-fence-panel/1731491/p-1444452021058-c-5774.htm>

The fence would be painted Linen White (see 2. above) to match the trim on the house.