

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of April 16, 2013

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

- I. **Quorum: Goderstad, Martin, Sovik-Siemens, Simacek, Hellie, Dahl, and Wittgenstein present.** Staff: Fortney; Chairman Goderstad called the meeting to order at 7:01.
- II. **Take Action to Add Applicable Items to the Agenda:** The Commission added review of the replacement of retaining walls and basement steps to 719 Vermillion Street to the agenda. **A motion by Simacek to add the item, seconded by Dahl; motion carried.**
- III. **Minutes: March 19, 2013. A motion by Martin for approval as amended, seconded by Simacek; motion carried.**
- IV. **Review of building permits or design proposals**

- A. **216 2nd Street West – new sign**

Fortney presented the staff report. Chair Goderstad added that the colors of the sign were chosen to compliment the colors of the stained glass windows.

Motion by Martin to approve the proposed sign, seconded by Wittgenstein; motion carried.

- B. **719 Vermillion Street – Life Tabernacle – Replacement of retaining walls and steps at basement entry**

Fortney presented the staff report.

Martin asked if they still intend to place an enclosure over the stairway. Steve Hatter of Life Tabernacle said that may be a possibility in the future, but he is concerned that the existing retaining wall may fail and wants to have that addressed as soon as possible.

Fortney said in the historic photograph it appears the rock face is on both sides of the concrete block. He asked if that is what is proposed. Hatter said that is their intention if the blocks are made that way. He added that if they are only made with one side rock faced it would be facing out.

Noah Wallace, Planning Commissioner stated there is a product called Z-Block that may work for this situation.

Commissioner Martin asked if the retaining walls would be the same height as each other. Hatter said yes they would.

Motion by Hellie to approve the proposed retaining walls and steps with the following conditions, seconded by Sovik-Siemens; motion carried.

- The retaining walls must be the same height
- The retaining walls must be constructed out of rock-faced block similar to the buildings foundation on both sides if a two-sided product exists. If only a one sided product can be found, the finished side must face out.

C. 1007 Sibley Street – Concept proposal from prospective buyers – Add a stairway to the rear elevation.

Terry and Becky Vlach, prospective buyers explained there is an upstairs apartment that does not have its own entrance. They were looking for HPC feedback on adding a white wood stairway with metal treads to the third floor. The proposal would include converting a window into a door.

The commissioners said the rear elevation would be the best place to put the stairway, but wondered how visible it would be from 10th street. Becky Vlach said it would not be since there are a few houses between themselves and 10th Street.

Commissioners were not supportive of having any of the eaves removed for the stairway or door.

Commissioners stated that the guidelines are generally not supportive of removing windows, but added that in the rear elevation it is still a possibility.

D. 413 2nd Street West – Concept proposal from Fred Weiland

Fred Weiland said he recently purchased the house and there is a lot of work necessary. He specifically mentioned that a rear addition has many problems that need to be addressed. He added that he proposes to rebuild most of the rear addition, but keep the rear facing garages. The new elevation facing the west would look more like the main portion of the house and would include two garage doors.

The commissioners stated that Weiland should consult the guidelines as he furthers his plans. They added that he should ultimately have an architect draw up plans for a major addition such as this. Weiland agreed, but said he wanted first to see what the HPC would accept to be done to the house. The commissioners said they are generally supportive of replacing the addition.

V. Business

A. Presentation from Award Committee and choose recipients

The preservation awards committee presented the nominated properties.

A motion by Martin to award the following property owners with preservation awards at the May 27th City Council meeting, seconded by Wittgenstein; motion carried.

- **701 West 5th St.**
- **505 West 7th St.**
- **1011 Ramsey St.**
- **321 West 8th St.**
- **Schoolhouse Square**

VI. Information and Reports

VII. Adjourn.

Motion by Dahl, second by Simacek to adjourn; motion carried. – 8:40 P.M.

Respectfully Submitted
Justin Fortney