



*City Council Memorandum*

**To:** Mayor Fasbender & City Councilmembers

**From:** Justin Fortney, City Planner

**Date:** April 6, 2020

**Item:** Resolution: OHDS New House Review – 415 5th St West – TC Habitat for Humanity

**Council Action Requested:**

Review the request to construct a new house in the OHDS (Original Hastings Design Guideline) area and act on the attached resolution.

Approval requires a simple majority of Councilmembers.

**Background Information:**

TC Habitat for Humanity would like to build a new house on this vacant lot. Within the OHDS area, a new home and major changes to existing homes require approval by the City Council with review by the HPC.

**Financial Impact:**

Construction of a home would return the property back to the tax rolls.

**Advisory Commission Discussion:**

At its March 31<sup>st</sup>, 2020 virtual meeting, the HPC recommended approval of the proposed project 7-0.

**Council Committee Discussion:**

N/A

**Attachments:**

- Resolution
- HPC staff report from March 31, 2020

**HASTINGS CITY COUNCIL  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS  
APPROVING THE ORIGINAL HASTINGS DESIGN STANDARDS REVIEW TO  
CONSTRUCT A NEW HOME AT 415 5<sup>TH</sup> STREET WEST**

Council member \_\_\_\_\_ introduced the following Resolution and moved its adoption:

**WHEREAS**, TC Habitat for Humanity has petitioned for Original Hastings Design Standards (OHDS) approval to construct a new home at 415 5<sup>th</sup> Street W, legally described as Lot 3, Block 40, TOWN OF HASTINGS BLKS 1 THRU 99, Dakota County, Minnesota; and

**WHEREAS**, on March 31, 2020 the Heritage Preservation Commission reviewed the application and forwarded to the City Council a recommendation for approval; and

**WHEREAS**, The City Council has reviewed the request and concurs with the recommendation of the Heritage Preservation Commission.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:**

That the City Council of the City of Hastings hereby approves the OHDS review as presented subject to the following conditions:

- 1) Conformance with the plans submitted with the City Council Staff Report dated April 6, 2020.
- 2) The project must adhere to minimum zoning requirements and receive a building permit.
- 3) Approval is subject to a one year Sunset Clause; work must begin within one year of City Council approval or approval is null and void.

Council member \_\_\_\_\_ moved a second to this resolution, and upon being put to a vote it was adopted by all Council members present.

Adopted by the Hastings City Council on April 6, 2020, by the following vote:

Ayes:

Nays:

Absent:

\_\_\_\_\_  
Mary Fasbender, Mayor

ATTEST:

\_\_\_\_\_  
Julie Flaten, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 6<sup>th</sup> day of April 2020, as disclosed by the records of the City of Hastings on file and of record in the office.

\_\_\_\_\_  
Julie Flaten, City Clerk

**(SEAL)**

This instrument drafted by:  
City of Hastings (JJF)  
101 4th St. East  
Hastings, MN 55033



## *HPC Memorandum*

**To: Heritage Preservation Commission**  
**From: Justin Fortney, City Planner**  
**Date: March 31, 2020**  
**Item: OHDS Review for New House – 415 5<sup>th</sup> St West – TC Habitat for Humanity**

### **HPC ACTION REQUESTED:**

Review the proposed house plans and provide recommendation to the City Council.

### **BACKGROUND**

#### **Existing Condition**

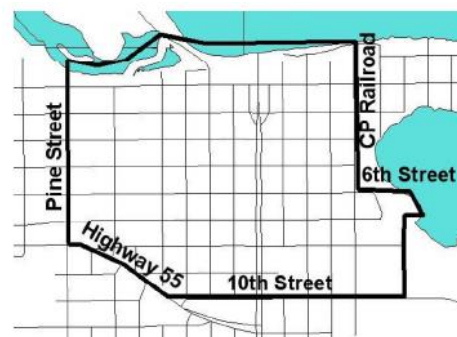
The Dakota County CDA (Community Development Agency) purchased and demolished the former house, which was old, but in good condition. This was done as part of the federal landbank program with federal funds, while the housing market was in turmoil.

The lot has sat vacant for about ten years and the CDA has sold the lot to TC Habitat for Humanity.

The OHDS Ordinance has now been amended to reflect the HPC as the advisory commission to the City Council from the Planning Commission (effective 1/6/2020). Now that the HPC is involved in the process, they would like to recommend changes to the OHDS Guidelines that would make them easier to understand for homeowners, builders, and project reviewers.

#### **OHDS Intent**

The purpose of the OHDS area is to preserve and enhance traditional neighborhood design by reflecting the general characteristics of buildings dating from 1845 to 1940, which is the predominate era for building construction within the OHDS District. OHDS regulations ensure traditional neighborhood design by incorporating design features such as alleys, carriage houses, front porches, period sensitive housing design, sidewalks, and traditional street lighting. Design standards create and enhance the character of older neighborhoods by establishing



regulations to guide property development and rehabilitation consistent with the unique historic character of the neighborhood. The intent is to preserve that streetscape’s character rather than the actual historical fabric that historical designation is intended to protect.

**OHDS Guidelines start on Page 62:**

<https://www.hastingsmn.gov/home/showdocument?id=8445>

**Site Layout**

**Building Setbacks (R-2)**

	Minimum	Proposed
North (Front)	20’ (or inline with neighbors, but no less than 10’)	19.08’
East	7’	7.25’
West	7’	34’
South (Garage)	5’	5.25’

The lot is 66’ wide by 140’ deep. This lot is adjacent to home built from 1865-1880’s, 1921-1937, and the home to the south was built in 2002

**Vehicular Access and Circulation**

The OHDS regulations require new detached garages to access developed alleys. There is an alley adjacent to this property and a detached garage is proposed to access it with a driveway.

**Design Review**

The current OHDS Guidelines include many requirements based on the immediate neighborhood average. This includes the way that the number and size of window openings should be determined, architectural detailing, roofing technique, entry materials and technique, upper wall style, among others. Designing a house by averaging the type and number of neighboring features is near an impossible task and certainly would not guarantee a good design.

The Guidelines also consider the height, width, and length of the proposed structure separately based on those of the surrounding area rather than total scale. Staff has heard from residents in the OHDS area over the years that their primary concern related to infill is the scale, rather than the details included in the home.

**Scale**

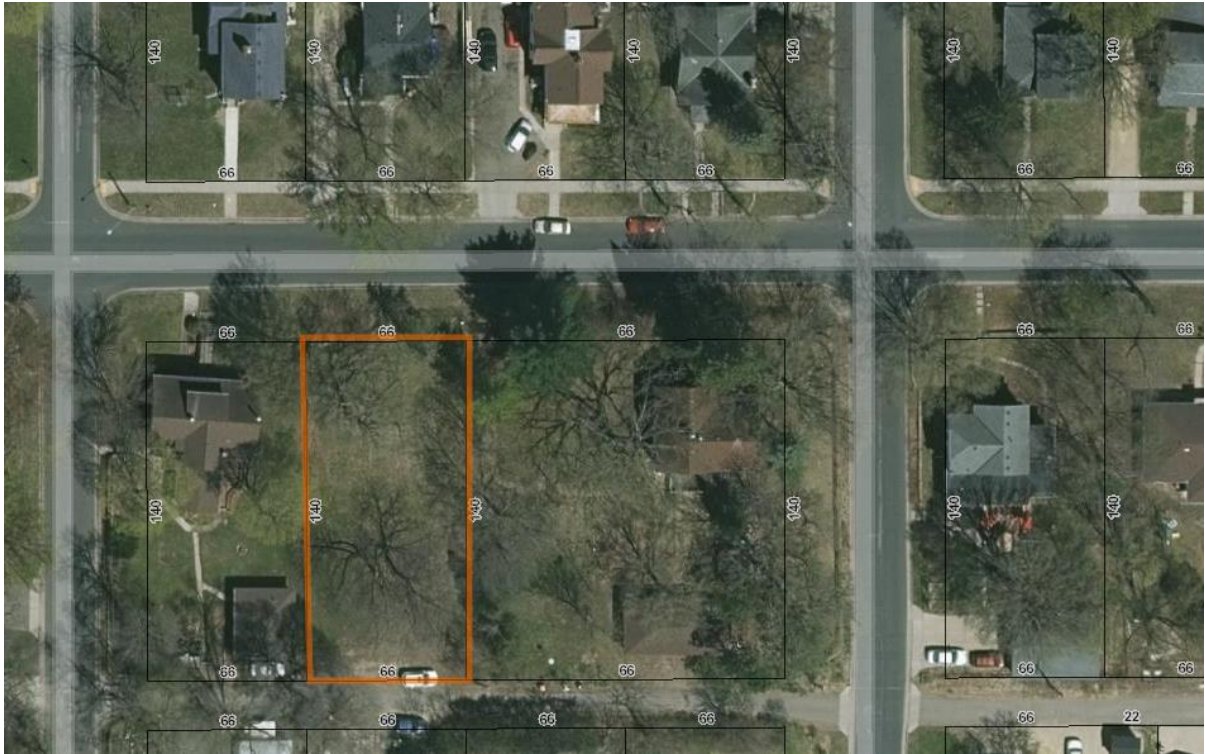
Nearly all of the homes in the area are 1 ½ story like the proposed home and only a couple single and two stories. The proposed home is 24' wide by 34' deep for a foundation of 816 SF. The adjacent homes are 24 to 40 feet wide and 34 to 58 feet deep. The foundation sizes vary from 864 to 1,335 SF with an average of 1,174 SF.

The scale of the proposed home is slightly lower than the average in the area. Many homes in the immediate area have been enlarged with additions over the past century. The home contains many features commonly found in the OHDS area including a prominent front porch, narrow lap siding, cornice, and double hung windows. The home also includes minor details more common on modern homes, which serve to separate it from attempting to replicate a historic home. These include some small fixed windows and lowered stairwell window.

**Attachments**

- Location Map
- Certified Survey
- Plans
- Area Photos

### LOCATION MAP



**KEMPER & ASSOCIATES INC.**  
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.  
NEW BRIGHTON, MINNESOTA 55112  
851-631-0351  
FAX 851-631-8805  
email: kemper@pro-na.net  
www.kempersurvey.com

**TWIN CITIES HABITAT FOR HUMANITY**

**415 5TH STREET WEST**

CITY OF HASTINGS, DAKOTA COUNTY, MINNESOTA

(PROPOSED SITE & GRADING PLAN)

**A-B-04**

1 INCH EQUALS 20 FEET

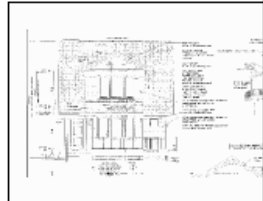
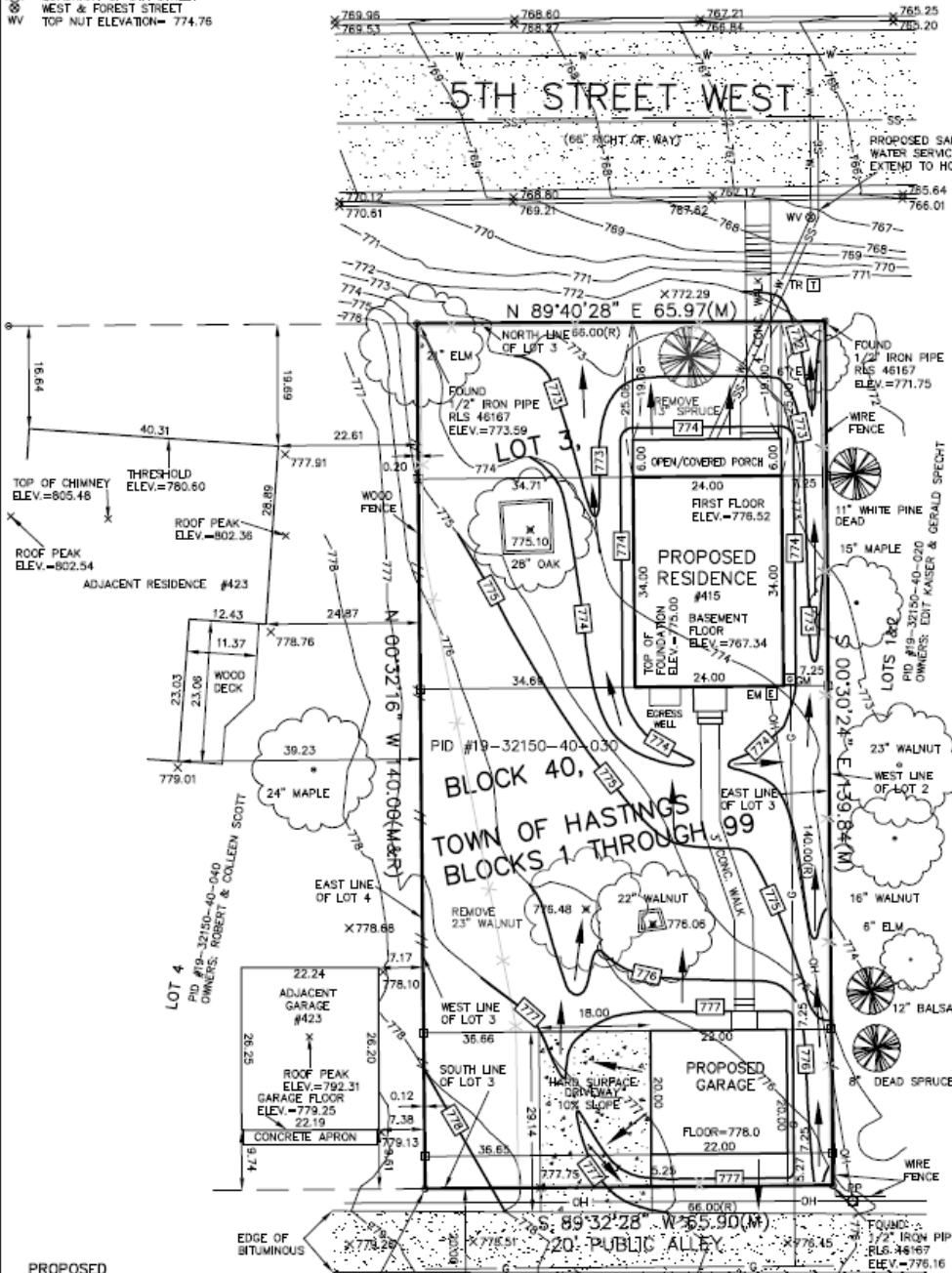
BASIS FOR BEARINGS:  
DAKOTA COUNTY  
COORDINATE SYSTEM  
(NAD 83, 1996)

BASIS FOR ELEVATION:  
MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
STATION 71913 W' AT  
THE INTERSECTION OF  
U.S. HIGHWAY 61 &  
STATE HIGHWAY 55.  
ELEV.=781.990 (NAVD 88)

(VA REAL TIME GPS  
MEASUREMENTS UTILIZING  
MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
VRS NETWORK)

CONTOUR INTERVAL=1 FOOT

FH FIRE HYDRANT @ NORTHEAST  
QUADRANT OF 5TH STREET  
WEST & FOREST STREET  
WV TOP NUT ELEVATION= 774.76



**LEGAL DESCRIPTION**

LOT 3, BLOCK 40, TOWN OF HASTINGS  
BLOCKS 1 THROUGH 99, DAKOTA COUNTY  
MINNESOTA.

**AREA SUMMARY**

LOT 3 = 9,225 SQ. FT. OR  
0.2118 ACRES

PROPOSED HOUSE FOOTPRINT= 816 SQ. FT.  
PROPOSED FRONT PORCH FOOTPRINT= 144 SQ. FT.  
PROPOSED REAR DECK=21 SQ. FT.  
PROPOSED GARAGE FOOTPRINT= 440 SQ. FT.  
PROPOSED DRIVEWAY=454 SQ. FT.  
PROPOSED WALKS & STEPS= 251 SQ. FT.  
TOTAL PROPOSED IMPERVIOUS SURFACE COVERAGE=2,126 SQ. FT. (23.0% OF PROPERTY AREA)

**ZONING REQUIREMENTS**

ZONED R-2 - MEDIUM DENSITY RESIDENCE DISTRICT

MINIMUM LOT AREA - 7,000 SQ. FT.  
MINIMUM LOT WIDTH - 50 FEET  
MAXIMUM HEIGHT - 25 FEET (BUILDINGS OVER 25 FEET IN HEIGHT SHALL REQUIRE 1/2 FOOT ADDITIONAL SETBACK FOR EACH ADDITIONAL 1 FOOT OF BUILDING HEIGHT ON THE REQUIRED MINIMUM SETBACK)

BUILDING SETBACKS:  
FRONT - 20 FEET (CONSISTENT WITH THE IMMEDIATE NEIGHBORHOOD AVERAGE)  
SIDE - 7 FEET  
REAR - 20 FEET

ACCESSORY BUILDINGS:  
NO ACCESSORY BUILDING SHALL BE CREATED IN ANY REQUIRED FRONT OR SIDE YARD FRONTING A PUBLIC STREET OR RIGHT OF WAY  
ALL ACCESSORY STRUCTURES SHALL BE SETBACK AT LEAST 6 FEET FROM ALL OTHER STRUCTURES

ACCESSORY STRUCTURES SHALL NOT EXCEED ONE STORY IN HEIGHT AND SHALL NOT EXCEED 16 FEET IN HEIGHT AS MEASURED TO THE MEAN OF THE ROOFLINE OR THE HEIGHT OF THE PRINCIPAL STRUCTURE, WHICHEVER IS MORE RESTRICTIVE. THE ROOFLINE MEAN HEIGHT SHALL BE MEASURED FROM THE MEAN HEIGHT OF THE GROUND GRADE SURROUNDING THE ACCESSORY STRUCTURE. SIDEWALLS SHALL NOT EXCEED 10 FEET IN HEIGHT AS MEASURED FROM THE MEAN HEIGHT OF THE FLOOR OF THE STRUCTURE

THE HEIGHT OF ANY ACCESSORY STRUCTURE SHALL NOT BE TALLER THAN THE PRIMARY STRUCTURE

FOR ONE ACCESSORY STRUCTURE, THE MAXIMUM FLOOR SIZE IS 1,000 SQ. FT.  
FOR TWO ACCESSORY STRUCTURES, THE MAXIMUM FLOOR SIZE IS 4,000 SQ. FT.

FOR GARAGES FACING THE STREET/ALLEY RIGHT OF WAY SHALL BE SETBACK AT LEAST 20 FEET

(AS PER CITY OF HASTINGS ZONING CODE)

**PROPOSED ELEVATION SUMMARY**

FIRST FLOOR = 776.52  
TOP OF FOUNDATION = 775.0  
BASEMENT FLOOR = 767.34  
GRADE ADJACENT TO HOUSE CORNERS = 774.5  
GARAGE FLOOR = 778.0

PREPARED FOR:  
MARI OJEDA  
JR. PROJECT MANAGER  
TWIN CITIES HABITAT FOR HUMANITY  
1954 UNIVERSITY AVENUE WEST  
ST. PAUL, MINNESOTA 55104  
612-305-7169

**LEGEND**

- 775 --- EXISTING CONTOUR LINE
- x 770.61 EXISTING SPOT ELEVATION
- PP ○ POWER POLE
- TR □ TELEPHONE RISER
- WV ⊙ WATER VALVE
- OH — OVERHEAD UTILITY LINES
- SS — SANITARY SEWER
- W — WATER MAIN/SERVICE
- G — GAS MAIN/SERVICE
- EM □ ELECTRIC METER
- GM □ GAS METER
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER PLAT AND LEGAL DESCRIPTION
- 775 --- PROPOSED CONTOUR LINE
- +774.5 PROPOSED SPOT ELEVATION
- DIRECTION OF PROPOSED DRAINAGE
- PROPOSED OFFSET STAKE
- PROPOSED SILT FENCE
- DENOTES TREES TO BE REMOVED

**CERTIFICATE OF SURVEY**

19143 (19143\_SP21.DWG) EDITS: REVISED GARAGE AND DRIVEWAY ORIENTATION 2/13/2020 D.B. DOUG POJOUT

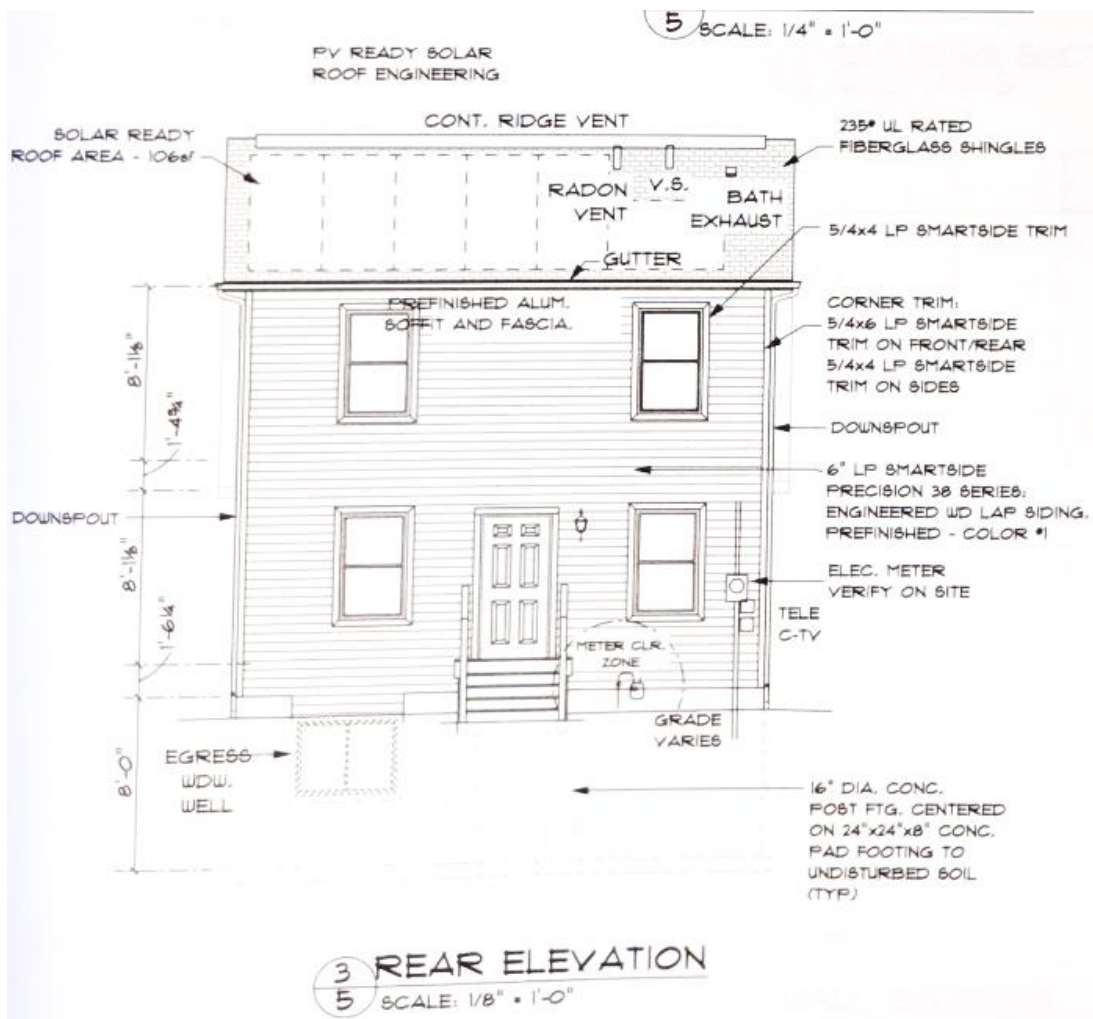
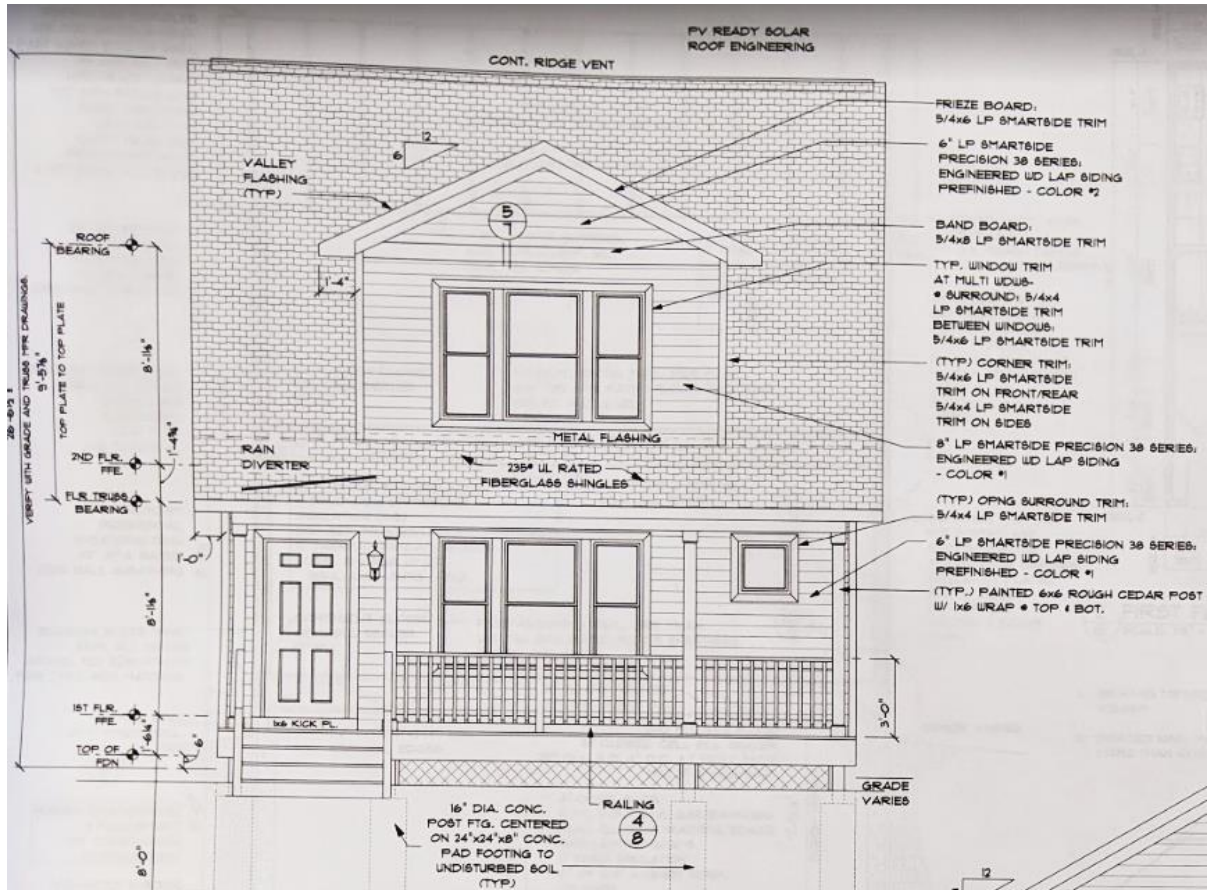


CERTIFICATION  
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

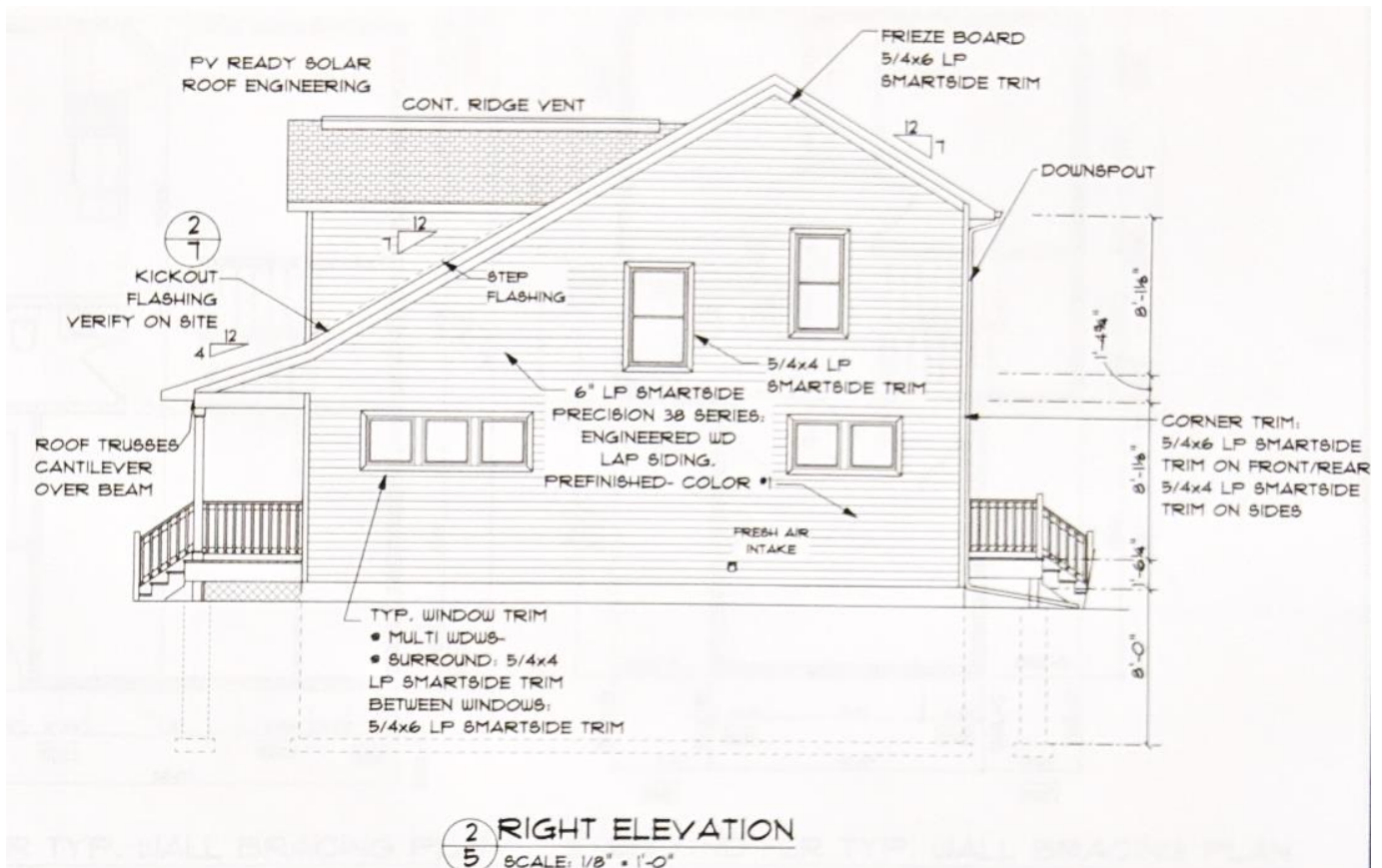
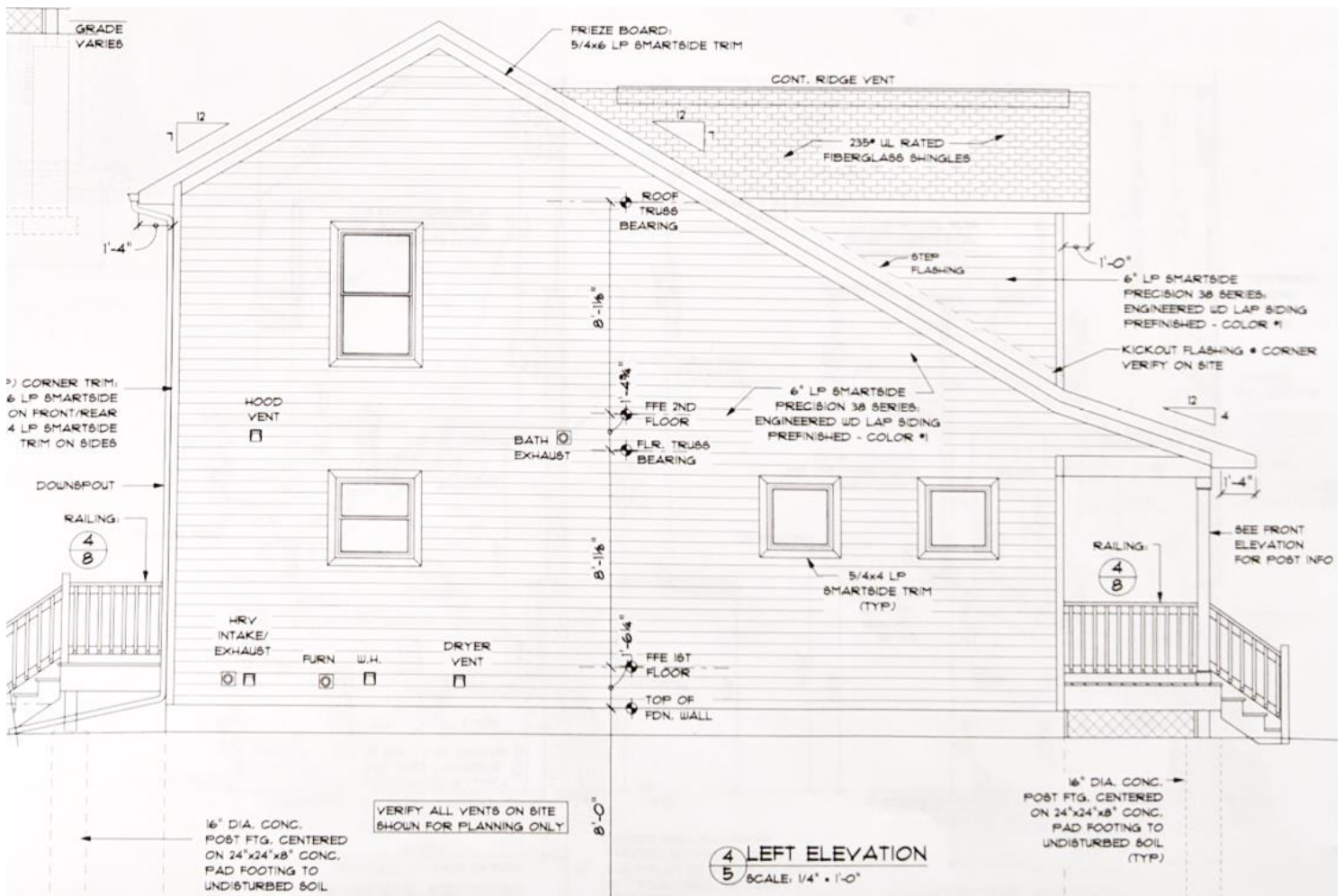
*Mark D. Kemper*

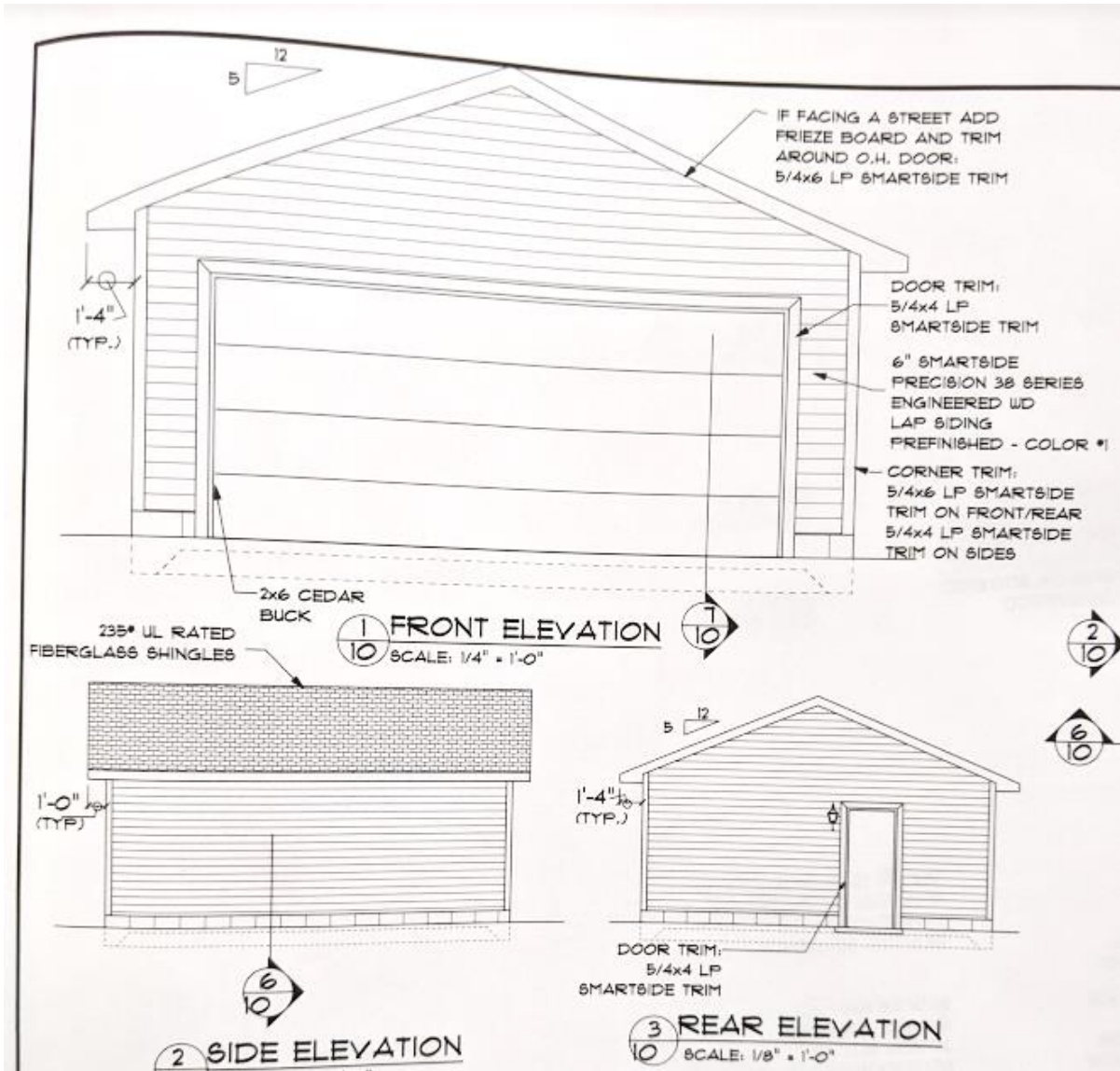
DATED THIS 13TH DAY OF FEBRUARY, 2020





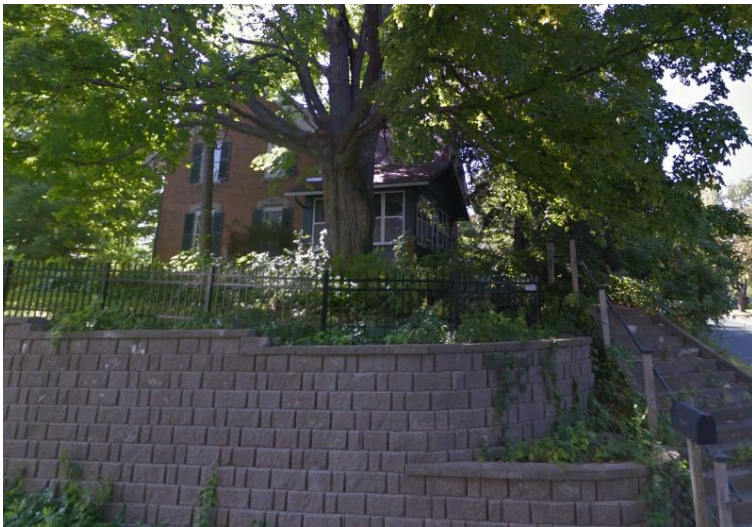
3 REAR ELEVATION  
5 SCALE: 1/8" = 1'-0"







Across the Street



Eastern Neighbor  
Neighbor



Western