

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Regular Meeting of October 13, 2020

Held at 7:00 p.m. and conducted solely by telephone or other electronic means as provided in Minnesota Statutes § 13D.021 and no in-person meeting was conducted at City Hall.

I. Quorum: Smith, Toppin, Sovik-Siemens, Youngren, Ragan-Scully, and Borchardt

Absent: Simacek

Staff Present: Justin Fortney, City Planner

Chair Smith called the meeting to order at 7:00 pm.

II. Minutes: September 15, 2020

Motion by Toppin for approval with a few corrections, seconded by Youngren - motion approved 7-0 by rollcall.

III. Certificate of Approval Review

A. Item added to the agenda – 625 3rd Street East – Replace sidewalk

Fortney presented the added item to the agenda stating it was received after the agenda and packets were distributed.

Commissioner Toppin asked if the HPC reviews the replacement of a sidewalk. Fortney said the HPC does review them if they are changing the materials of the sidewalk. Sovik-Siemens said the previous owners had received HPC approval to replace the sidewalk with pavers, but never started the project.

John Peters said the sidewalk will still run between the boulevard and house steps, but will curve in the middle to avoid the unique Oak Tree. He added that the product used for the sidewalk may not be slate, but it will be a natural stone with a similar appearance to slate.

Motion by Borchardt for approval of the sidewalk replacement, seconded by Youngren; motion approved 6-0 by rollcall.

B. 321 6th St E – SUP Historic apartment and parking lot variance

Fortney presented the staff report.

Chair Smith commented that he was anticipating fewer apartment units in buildings than is proposed. Fortney said the zoning ordinance requires eligible properties to have over 4,000 SF of finished area and over 9,000 SF of land to apply. He said the number of units allowed is dependent on size. He added that these thresholds were used to examine historic properties and found they would only apply to several properties, with most only being allowed half as many as proposed. Fortney said the subject building is very large at over 10,000 Sf and includes four levels. Forney said the proposal includes more common space and units with less bedrooms than a typical apartment building.

Commissioner Sovik-Siemens questioned whether all the trees would be removed along Tyler Street. Mike Bauer, applicant said they intended to remove all two trees and large bushes along

Tyler Street and the alley for the construction of the parking lot, but would not be removing any of the trees in the front of the property. He added that they would be replacing the removed landscaping. Sovik-Siemens asked how many shrubs would be planted. Bauer said they would add enough shrubs to make it look nice around the parking lot.

Commissioner Sovik-Siemens asked if a fence was being proposed along the alley. Amy Bauer, applicant said it was one idea they had for screening, but they would prefer landscaping. Commissioner Toppin said a fence along the alley would be too visible from Tyler Street.

Chair Smith asked if these are the only changes to the exterior of the property. Fortney said the main change being reviewed tonight is the parking lot, landscaping, retention ponds, and the idea of the egress windows. Fortney added that the window wells and egress windows would have to be specifically submitted for review along with a fence, if one were proposed.

Commissioner Borchardt asked if they need permission to remove and plant trees normally. Fortney said they would normally not need permission. He added that the City's policy is to review land use projects' impact on existing trees and landscaping. The city may take those impacts into consideration during project review.

Commissioner Ragan-Scully said parking spaces that aren't necessary would be better used as snow storage and landscaping area.

Chair Smith said the proposed use of residential apartments is compatible with the area and building. He added that he hoped it would not cause too much traffic or noise for the neighbors. Borchardt said the former Harbor Shelter had a lot of traffic during the day and contributed to a lot of on street parking. He added that apartment trips will likely be at different times from the peak traffic in the area caused by the Harbor Shelter and SEAS School.

Motion by Borchardt for approval of the SUP, parking lot, landscaping, and parking space variance, seconded by Youngren; motion approved 6-0 by rollcall.

C. 200 7th St W – Portable carport

Fortney presented the staff report.

Commissioner Borchardt said that visibility of the structure is important because it is not a historically compatible structure. He asked if a permit is needed for the structure. Fortney said a zoning permit is needed.

Commissioner Sovik-Siemens asked for the proposed color of the structure. Terry Fasbender, applicant said it has not been ordered yet, but was considering white or tan.

Chair Smith asked if the carport would be over part of the driveway. Fortney said it is over a gravel parking space.

Commissioner Toppin asked about the length of time the structure would be used for each year. Fortney explained that the applicant said it would be installed in November and removed after the month of March each season.

Commissioner Borchardt said he is supportive of the carport in this application because it is seasonal from November through March, a compatible color to the house, and is in the back half of the rear yard.

Motion by Borchardt for approval of the carport as it was proposed, seconded by Toppin; motion approved 6-0 by rollcall.

Business

A. State Historic Preservation Review Board request for comment – 200 2nd Street West, Former Hudson Manufacturing Company Factory National Register listing consideration

Fortney provided the staff report and the commissioners commented that they agree with staff that the HPC should provide a letter in support of the application.

Motion by Toppin to submit a letter in support of the National Register Nomination application to the State Historic Preservation Review Board, seconded by Sovik-Siemens; motion approved 6-0 by rollcall.

IV. Adjourn

Motion by Borchardt to adjourn the meeting at 8:23 pm, seconded by Youngren; motion approved 6-0 by rollcall.

Respectfully Submitted - Justin Fortney