

**HASTINGS HERITAGE PRESERVATION COMMISSION**

**Agenda for the July 19, 2022**

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

**I. Call to Order and Quorum**

**II. Minutes:**

A. May 17, 2022

**III. Certificate of Approval Review**

A. 315 Pine Street – Rehabilitation of structure

**IV. Business and Information**

**V. Adjourn**

The next regularly scheduled meeting will be held on August 16, 2022 at Hastings City Hall

# HASTINGS HERITAGE PRESERVATION COMMISSION

## Minutes of the Meeting of April 19 2022

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

### **I. Quorum: Toppin, Simacek, Peterson, Youngren, Blasing, and Smith.**

**Absent: Sovik Siemens, Chouman, and Borchardt**

Staff Present: Justin Fortney, City Planner

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

### **II. Minutes: April 19, 2022**

Chair Toppin approved the minutes without any corrections.

### **III. Certificate of Approval Review**

#### **A. 707 1st Street E – New garage**

Staff presented the staff report and added that the need for a variance related to the number and or size of accessory structures. Terry Heselton, applicant, spoke to the size and placement of the garage and the willingness to remove the rear lean-to and shed behind the stone building. The Commission discussed the height of the garage including the fact that it will be on three to four feet of fill.

**Motion by Smith to approve the garage as proposed, seconded by Simacek; motion approved 6-0**

7:26 Commissioner Chouman left the meeting.

#### **B. 209 Sibley Street – Replacement storefront windows, rear downspout, masonry maintenance**

The Commission discussed the proposed aluminum storefront size and color. The applicant said she selected dark bronze, but will be painting the frames to match the building anyway. The Commission asked the applicant how she determined that the gutter ruined the brick. Barb Hollenbeck, applicant, said she knew the brick would get dark and wet in the area of the gutter and downspout after a rain.

**Motion by Smith to approve the work as proposed, seconded by Youngren; motion approved 5-0**

#### **C. 219 Sibley Street – Masonry Maintenance**

The Barb Hollenbeck, applicant, briefly discussed the extensive brick repair and the possible causes being due to water.

**Motion by Simacek to approve the work as proposed, seconded by Youngren; motion approved 5-0**

### **IV. Business**

#### **A. 523 Ramsey Street – House fire update**

Fortney briefly discussed some recently burned structures and what remediation state they are in.

**B. 315 Pine Street (Thorwood) – Rehabilitation update**

Fortney discussed the plans that are being developed and the cleanup work that has been done. He added they have approval to remove the third-floor structures that are damaged, but they must first be measured for the construction plans.

**C. MNDOT Vermillion Street Study - Todd Field retaining wall update**

Fortney mentioned that MnDot is looking at issues with the wall on the east side of Todd Field as part of the highway 61 scoping study. He added that when they have a proposal, they will come to the HPC to present it. Fortney said that MNDOT will be conducting an open house Tuesday evening the 18th to discuss the highway 61 corridor study within Hastings.

**D.** Chair Toppin updated the commission on the upcoming Century Home contest. She said this would be a Facebook contest for the community's favorite of three homes built 100-years ago this year.

**V. Adjourn**

**Motion by Borchardt to adjourn the meeting at 8:40 pm, seconded by Smith; motion approved 5-0.**

Respectfully Submitted - Justin Fortney

## **CERTIFICATE APPLICATION 7-2022**

### **315 Pine Street. Pavel Zakharov –Third floor rehabilitation with addition**

#### **Ca. 1878, Individually Designated/ National Register**

##### **Request:**

The applicant was proposing to rehabilitate the structure in several stages, most notably by fully removing the third floor, capping the second floor with a flat rubber roof, and building a new third floor as the last stage (design to be determined). That proposal was not able to start before the winter due to architectural and engineering plan creation time tables for building permit review. After removing two feet of debris, the applicant found that the second-floor walls extended past the third floor and were integrated into the mansard roof. As a result of going through another winter and the complicated framing, the applicant decided to start with a complete shell repair.

The applicant is proposing to construct an enclosure over the second story roof improvements rather than another solarium to be more usable and tie in better with the structure. The enclosure would have scalloped wood siding like the rest of the house, but without a mansard roof. The roof would be a medium pitched metal roof. The existing chimney would be maintained. The applicant had planned for a large western picture window, but staff suggested a grouping of windows to be more consistent with the era of the structure. The plan shows a group of two double hung windows flanking a fixed window.

The applicant is also proposing a rooftop deck on the third floor, which is concealed by the mansard parapet walls.

The windows in the existing mansard roofs have arched tops, but are shown on the elevation drawings are square, which may have been done for drawing expediency.

##### **Ordinance, Guidelines**

###### **[Design Guidelines](#)**

In general, the Design Guidelines aim to retain and preserve historic materials first and design and appearance if materials are lost.

Pg. 29, # 9: New Construction

##### **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.

##### **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 cornerboards 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.

##### **Windows and Entries**

The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with surrounding structures. Choose new windows and doors for new buildings that are compatible with those in the surrounding historic area. Vertically-oriented, double-hung sash are the predominant window type in Hastings. The proportion, size, rhythm, and detailing of windows and entries should be compatible with that of existing nearby buildings.

**Staff findings:**

The HPC had approved the total removal of the third floor for the phased rehab of the structure since it was nearly all unsalvageable. The new plan to repair the complete shell first, will allow the preservation of some small portions of the third-floor wall sections and assure reconstruction is consistent with the original design.

The solarium was not original to the house and was not consistent with the period of significance. The proposed enclosure design is compatible with the architecture, but discernable from the original construction by using similar siding and windows (wider), but having a pitched roof instead of a mansard. Its dimensions are slightly larger than the solarium because it must be built above the lower walls for support. Its width appears consistent with the existing roof structure behind the solarium area that may house the elevator and laundry.

The proposed roof of the addition is metal and pitched unlike the mansard roofs. The proposed roof is not typical of the French Second Empire style, but common from the era. The addition is on what was originally the rear of the house, but now the effective front, based on the address. The windows appear wider than the existing windows of the home. The addition should be compatible but discernable from the original. This balance may come down to the visuals provided.

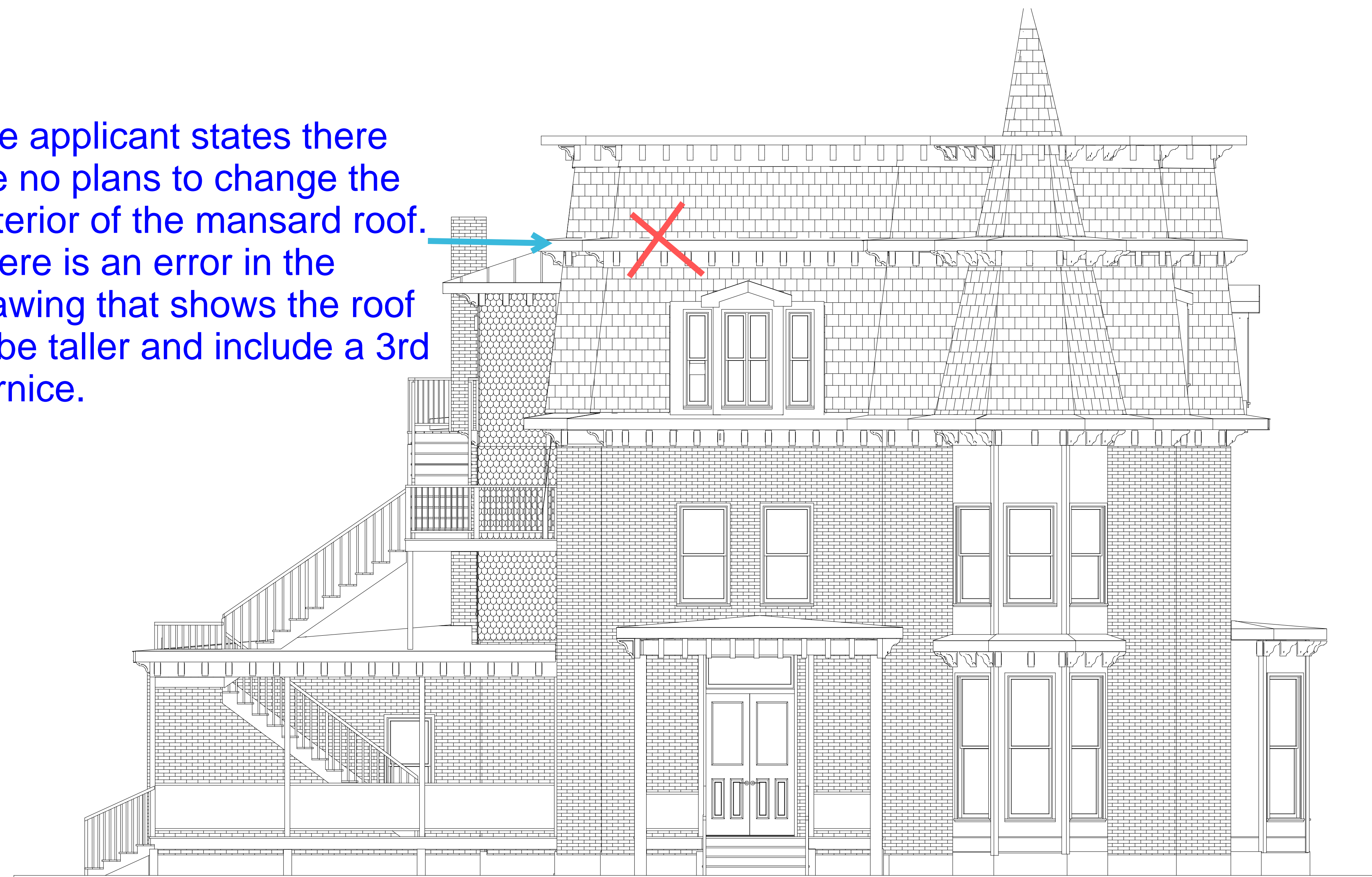
The deck on the third floor is not visible from the ground as it is effectively screened from the high parapet walls of the mansard roof.

The plans show a couple new doors. One is on the east or right elevation. It's replacing an existing door. The walls in this location require reconstruction. This elevation seems to be showing the reconstructed walls to not be mansard. The second door is on the addition facing the left/ east elevation. There is insufficient detail to determine the type of door. These details can be reviewed at a future date.





The applicant states there are no plans to change the exterior of the mansard roof. There is an error in the drawing that shows the roof to be taller and include a 3rd cornice.



PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'

NOTE: THE INTENT OF THE RECONSTRUCTION IS TO MATCH AS MANY EXTERIOR DETAILS AS POSSIBLE. THIS PRELIMINARY PLAN IS INCOMPLETE IN DETAILS. THE FINAL PLAN WILL INCLUDE ALL DETAILING AS NEEDED.



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CLIENT NAME:  
3AXAPOB HOLDINGS LLC  
PAYEL ZAKHAROV  
ADDRESS:  
315 PINE ST.  
HASTINGS MN 55033

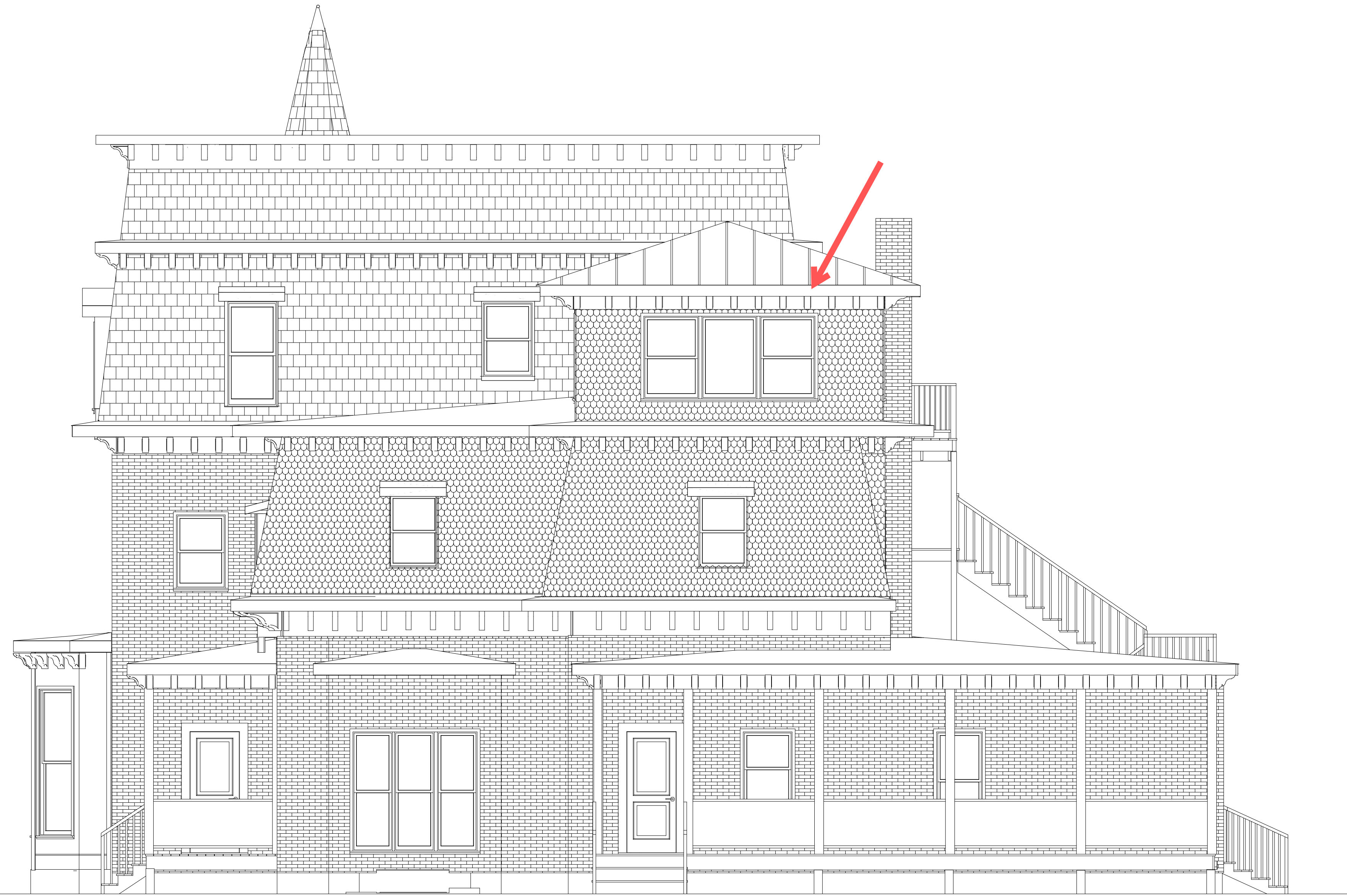
INCOMPLETE PLAN  
WORK IN PROGRESS

PROJECT SCOPE  
FIRE RESTORATION  
**PRELIMINARY**

DRAWN BY:  
3AXAPOB  
HOLDINGS LLC  
DATE  
7/11/2022  
SHEET

1 OF 5





PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'



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PROJECT SCOPE  
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2 OF 5



THIS PLAN IS PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION BUT THE SOLE PURPOSE OF ESTABLISHING A SCOPE OF WORK.

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**HASTINGS MN 55033**

PROJECT SCOPE  
**FIRE RESTORATION**  
**PRELIMINARY**

PROJECT SCOPE  
**FIRE RESTORATION**  
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 SHEET  
**3** OF **5**

PE  
 PRINT SIZE  
 24" X 36"



PROPOSED RIGHT ELEVATION  
 SCALE: 1/4" = 1'

PRELIMINARY - INCOMPLETE ELEVATIONS  
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PROPOSED LEFT ELEVATION  
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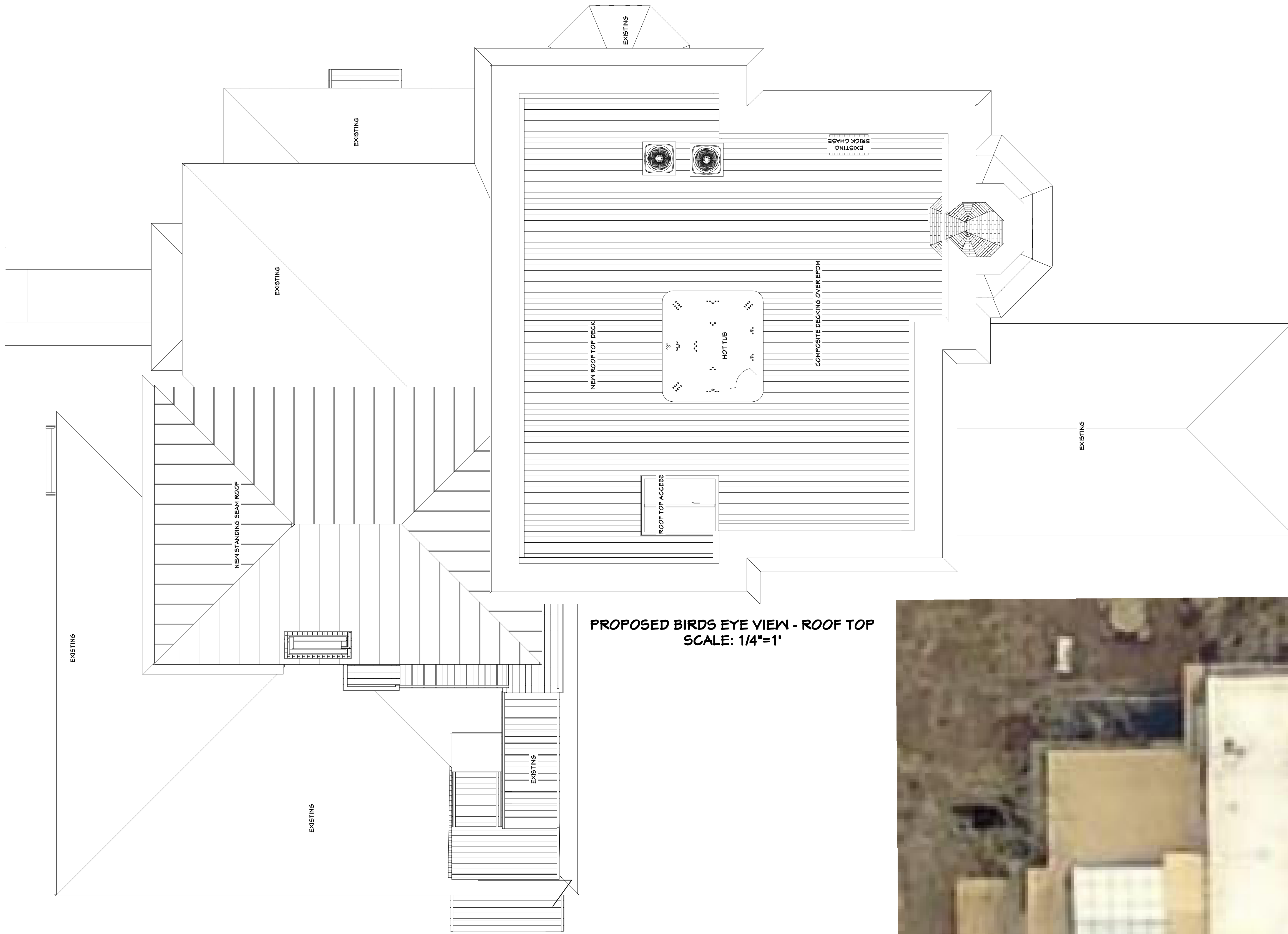
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INCOMPLETE PLAN  
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PROJECT SCOPE  
FIRE RESTORATION  
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**4** OF **5**





PROPOSED BIRDS EYE VIEW - ROOF TOP  
SCALE: 1/4"=1'



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