

HASTINGS HERITAGE PRESERVATION COMMISSION

Agenda for Meeting of January 17, 2022
Regular business at 7:00 p.m. at City Hall in the Volunteer Room

I. Call to Order and Quorum

II. Election of Chair and Vice Chair

III. Oath of Office

- A. Maggie McCoy
- B. Ashley Alitz Edel
- C. Patricia Bremer

IV. Minutes:

- A. December 20, 2022

V. Certificate of Approval Review

- A. 108 2nd St E – New Sign

VI. Business and Information

VII. Adjourn

The next regularly scheduled meeting will be held on February 21, 2023 at Hastings City Hall

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of December 20, 2022

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

I. Quorum: Commissioners: Chouman, Youngren, Peterson, Toppin, Simacek, Sovik Siemens, with Borchardt and Smith at 7:05 p
Absent: Blasing
Staff: Fortney, Stempski, Hinzman, and Wilske

II. Minutes: October 18, 2022
Chair Toppin approved the minutes without any corrections.

III. Add the following item to the agenda: 303 5th Street E – new rear steps and ramp
Motion by Simacek to approve adding the item to the agenda, seconded by Borchardt; motion approved 8-0

IV. Business

A. TH 61 Roadway Study Update and Discussion – Section adjacent to Todd Field
Staff members Fortney and Stempski described the general scope of the corridor study, the city's involvement and the HPC, as it applies to the historic wall at Todd Field.

Bryant Ficek, South Area Engineer with the Minnesota Department of Transportation explained some of the physical concerns they have with the wall. Timothy Thoreen with the project consulting firm H.R. Green, made a presentation including deficiencies with the roadway system in the area of Todd Field. Hastings Police Chief Dave Wilske explained the safety concerns of the area. He provided evidence of vulnerabilities surrounding Todd Field.

Commissioners asked questions about what improvements can be made to the east wall of Todd Field to improve safety and preserve the wall. The study team explained the retaining wall construction may not be adequate to support the improvements needed at the top of the wall. They added that there are still other issues including extensive maintenance, unknown drainage design, backfill voids, and needing the additional space for transportation.

Fortney explained that the HPC has obligations if they are presented with an application for demolition from a property owner. He said the HPC must make findings that destruction is necessary to correct a dangerous or unsafe situation, or there is no alternative to destruction. Fortney added there has been evidence of safety issues presented and that destruction of the wall could improve those issues. He added that there would also need to be findings that show those safety issues cannot be equally improved by nondestructive means. He mentioned optional intersection designs that would eliminate the Hwy 61 southbound turn lane to Hwy 55. Ficek said that plan was not preferred by the Hastings school district because it would encircle Todd Field on all sides with state highway. He added that there would be additional right-of-way needed.

Commissioner Youngren said he has always thought the Hwy 55 westbound traffic should be split with a single lane north and south of Todd Field. He said Hwy 61 southbound traffic would enter Hwy 55 at 10th Street and northbound traffic on Hwy 61 would continue as present. He added

that it would eliminate the problematic southbound 61 turn lane, reduce the number of vehicles in between the intersections, reduce vehicles turning into the single lane Hwy 55 entrance from north and south, provide more right-of-way at the 61/55/ Todd Field corner, and provide more pedestrian space on the north side of Todd Field.

The study team and HPC discussed possible wall and fencing options if the wall were ultimately replaced.

The study team thanked the HPC for letting them provide an update and discussing the Todd Field wall issues. They said they will provide future updates as necessary.

IV. Certificate of Approval Review

A. 303 5th Street E – new rear steps and ramp

Fortney presented the staff report.

Commissioner Simacek commented that it is difficult to see from the street and the placement of the steps will obscure the sight of the ramp.

Chair Toppin said the wood should be painted to match the porch. Commissioner Borchardt added that the spindles should also match is used.

Motion by Commissioner Borchardt to approve the request with the following conditions, seconded by Peterson; motion approved 8-0

- **The wood must be stained or painted to match the porch.**
- **If spindles are used, they must match the existing spindle appearance.**

V. Adjourn

Motion by Youngren to adjourn the meeting at 8:20 pm, seconded by Chouman; motion approved 8-0.

Respectfully Submitted - Justin Fortney

CERTIFICATE APPLICATION 7-2021

106 and 108 2nd Street E – Randy and Sara Stenger

New sign

Ca. 1875/1860 , East 2nd Street Historic District- Contributing

Request:

The applicant is seeking approval of a new signs for the two buildings that were combined into one about ten years ago.

The proposed signs include a sign board on both building halves to help convey they both contain the subject business. There are also some minimal window graphics proposed.

The signs are commercial sign boards with die cut vinyl lettering and graphics, as are the window graphics. The window graphics will be on the outside of the glass.

The proposed sign sizes are as follows:

Left 32 SF

Window graphics about 2 to 5.2 Sf per window

~44 Sf total (44 Sf allowed) (2 Sf per foot of building frontage (22'))

Right 14.4 Sf

Window graphics 4.1 to 5.2 Sf per window

27.1 Sf total (44 SF allowed)

Ordinance, Guidelines

1. Sign

Design Guidelines (Page 39) 5: Historic Commercial Buildings: General Guidelines

8. Signs, Awnings, and Lighting

- a. Signs and awnings should follow regulations subject to provisions of the
- city's zoning ordinance.
- Wherever possible, signs should be placed in traditional sign locations...
- Signs should be appropriately sized... traditional materials such as wood and metal.
- Signs should not conceal architectural details or features and materials should be compatible with the materials of the building to which they are attached.
- No part of the historic facade should be irreversibly damaged or altered in the installation of signs and awnings. Limit drilling new holes into masonry. Sign hardware should be attached to the building with holes drilled into mortar joints, if possible.

Zoning code 155.08

1. Wall signs not to exceed 2 square feet per linear foot of building frontage. The size of a sign should be appropriate to the building.
2. Signs should not cover up the traditional design elements of a building. When feasible, signage shall be at traditional locations, including: painted inside the windows, door pane or transom pane; flush on the storefront cornice or lintel; letters painted or attached directly on the cornice or lintel; mounted flush between the lintel and second floor windows.

Staff findings:

The proposed signs are appropriately sized and located on the building. The Zoning ordinance allows 2 Sf of signage per linier foot of street frontage, which allows for 44 Sf on each of these buildings. The design of the buildings don't allow for the same sign designs to be displayed without inappropriately covering up defining architectural details.

The proposal makes appropriate use of the building designs. The HPC has allowed die cut vinyl lettering in place of painted lettering.



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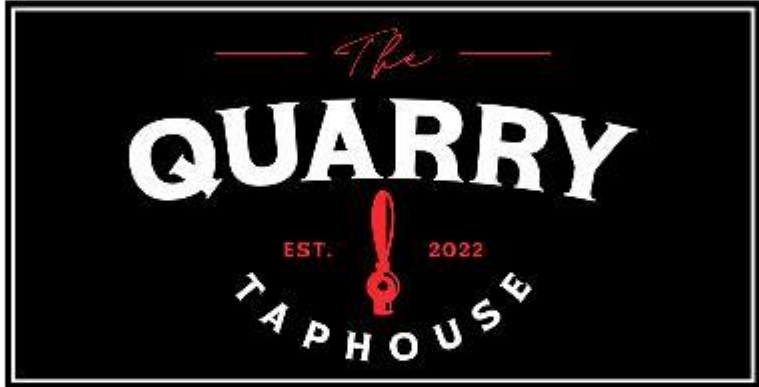


MAIN ENTRY SIGN

EXTERIOR SIGNS



SECONDARY SIGN



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