

HASTINGS HERITAGE PRESERVATION COMMISSION

Agenda for Meeting of February 21, 2023
Regular business at 7:00 p.m. at City Hall in the Volunteer Room

I. Call to Order and Quorum

II. Oath of Office

A. Patricia Bremer

III. Minutes:

A. January 17, 2023

IV. Certificate of Approval Review

A. 214 7th St E – Rebuild garage

V. Business and Information

A. Preservation Awards Committee formation

VI. Adjourn

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

HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of January 17, 2023

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

- I. Quorum: Commissioners:** Youngren, Peterson, Simacek, Smith, Alitz Edel, McCoy, and Toppin.
Absent: Borchardt and Bremer
Staff: City Planner Fortney

II. Election of Chair and Vice Chair

Motion by Smith to reelect Commissioner Toppin as Chair of the HPC, seconded by Simacek; motion approved 7-0

Motion by Simacek to reelect Commissioner Smith as Vice Chair of the HPC, seconded by McCoy; motion approved 7-0

III. Minutes: December 20, 2022

Chair Toppin approved the minutes without any corrections.

IV. Certificate of Approval Review

A. 108 2nd St E – New Sign Fortney presented the staff report. Randy Stenger, Applicant, thanked the Commission for placing the request on the agenda so quickly because they hope to open during the first part of February. Commissioner Alitz Edel asked how the Commission approved similar signs that don't appear to meet the Design Guidelines. Fortney said the signs generally do meet the intent of the Design Guidelines and historic district sign regulations in the Zoning Ordinance. the typical signs used downtown are made of a composite sign boards with a thick rigid material including marine plywood or synthetics resembling wood when painted. They are bonded to a metal face of aluminum, which is also painted. Both wood and metal are listed as accepted materials. Synthetics with the appearance of a listed material are also acceptable. The graphics are die cut adhesive vinyl lettering and graphics, which the Commission has accepted as being similar to painted lettering and graphics. Slowly the sign industry largely lost the ability to paint signs. The last few painted wood board and wood block lettering signs experienced failure in a short amount of time. Commissioner Simacek added that the signs are not historic, not permanent, and generally are replaced often. Fortney added that some HPC's have very strict sign control and require uniform signs with adopted design, color scheme, and font. He added that it may look nice, but it doesn't relate to preservation and historically signage was as varied as it is today. Fortney said it could be an overreach for a preservation commission to regulate something not related to preservation.

Motion by Commissioner Smith to approve the request with the following condition, seconded by Youngren; motion approved 7-0

- **The sign must be anchored to wood or mortar joints rather than brick.**

IV. Business

A. Commissioner Youngren updated the Commission on the progress at 523 Ramsey Street. The house is being rehabilitated due to fire. He added that the apartment conversion at 321 6th Street East has been on hold for some time, due to material costs.

V. Adjourn

Motion by Smith to adjourn the meeting at 7:40 pm, seconded by Alitz Edel; motion approved 8-0.

Respectfully Submitted - Justin Fortney

CERTIFICATE APPLICATION

214 7th Street E. Alea Berube – Rebuild garage

Ca. 1860, Old Hastings Historic District – **Noncontributing**

The applicant has the following two requests:

Reconstruction of garage

The detached garage was in poor condition and collapsed from the snow load this winter. The proposal is to rebuild it on the same footprint (20' x 14' (280 Sf)) The applicant provided two alternate proposals if necessary. The existing garage is five feet from the side property line, as required today and only one foot from the rear property line facing the alley. The current zoning code requires new garages to be placed 20-feet from any property line with garage doors facing it (as in option 2 and 3). This allows for the parking of vehicles outside the garage without interfering with sidewalks, easements, or streets.

New fence

A new aluminum wrought iron style fence is proposed around the side and rear yards. The fencing plan varies slightly depending on the garage layout.

Ordinance, Guidelines

Design Guidelines (Page 30) 10: Garages and Accessory Structures

2. Locate new garages in locations compatible with the main structure of the site and existing traditional garages in the surrounding area. New garages should not be attached to the front or street sides of a historic house.

(Page 31) 11: Fences and Walls

2. New Fences

New fences should be compatible with the architectural character, materials, and scale of the principal building and surrounding streetscape.

Fences enclosing the front yard should be semi-transparent. Appropriate materials include wrought iron and painted wooden pickets. In general, complete enclosure by opaque fences is not appropriate.

Staff Findings

The subject property is considered noncontributing to the historic district. This is likely from a series of changes, which lowered its integrity. Noncontributing properties are reviewed for possible effects to the streetscape rather than to the historical integrity of the property itself.

Garage:

The demolition of the garage does not need findings beyond it being a noncontributing property.

The zoning code and state statutes allow grandfathered structures that are damaged to be rebuilt if a building permit is obtained within 180-days. The deficient rear setback may be maintained if the garage is rebuilt in the same location.

The garage location is not highly visible from the area streets. The proposed design is simple and would not alter the streetscape. The proposed vinyl siding is similar to what is on the current house and has previously been approved on some rear accessory structures. It is appropriately sized and placed in the rear. The setbacks of the three proposals meet the current ordinance standards or are continued to be grandfathered in the current location.

Staff believes option two with a side entry garage may not be feasible on the narrow lot of only 39-feet. There would only be 14-feet between the garage and side property line. This would not facilitate the average turning radius. There is usually greater than 22-feet of driving isle in a parking lot to pull into a perpendicular parking stall.

Fence

The proposed fencing is visible from the street, but is appropriate for the district and would not detract from the streetscape.



File Photos



Garage Proposals

214 7th St E

Hasting, MN

*Rebuilt due to collapse from snow.

-Will demo existing garage and shed.

We are submitting three options for approval. They are in desired design order.

OPTION 1

-Keep existing footprint

-5' off property line to the west

-1' off property line to south (ally side)

-Dimensions of garage are 14' x 20'

-10' x 7' white garage door

-Vinyl Siding to match house (almond color)

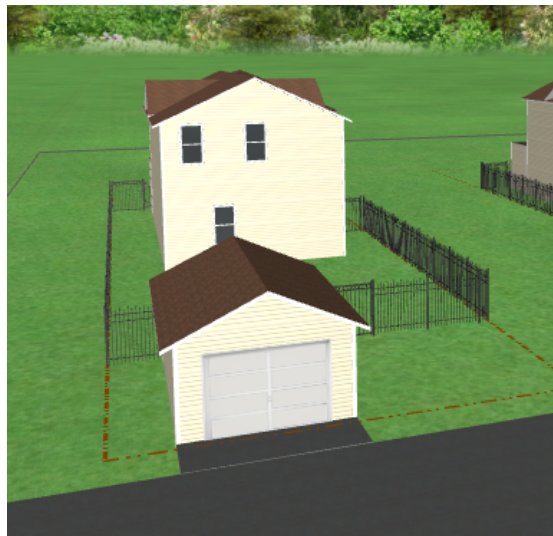
-Architectural asphalt shingles to match house

-White Soffit, fascia, and gutters

-White Service door and north side (facing house)

NEW ALUMINUM FENCE – 6' high

-On the east side of home, fence would start south of the bump out (roughly 33' back from front of house.) Will run south to within 25' of the south property line. Would then run west to meet the back right corner of the garage (roughly 19'). Fence would start on the back west corner of new garage and run 4' to the west property line, would then extend north to front of house and turn east to meet front corner of house.



OPTION 2

- Turn Garage 90 degrees
- 5' off property line to the west
- 1' off property line to south (ally side)
- Dimensions of garage are 20' x 14' (access to garage on east side of garage)
 - 10' x 7' white garage door
 - Vinyl Siding to match house (almond color)
 - Architectural asphalt shingles to match house
 - White Soffit, fascia, and gutters
 - White Service door and north side (facing house)

NEW ALUMINUM FENCE – 6' high

-On the east side of home, fence would start south of the bump out (roughly 33' back from front of house.) Will run south to within 19' of the south property line. Would then run west to meet the back right corner of the garage (roughly 14'). Fence would start on the back west corner of new garage and run 4' to the west property line, would then extend north to front of house and turn east to meet front corner of house.



OPTION 3

- New Garage to be setback 20' from south property line
- 5' off property line to the west
- 20' off property line to south (ally side)
- Dimensions of garage are 14' x 20'
 - 10' x 7' white garage door
 - Vinyl Siding to match house (almond color)
 - Architectural asphalt shingles to match house
 - White Soffit, fascia, and gutters
 - White Service door and north side (facing house)

NEW ALUMINUM FENCE – 6' high

-On the east side of home, fence would start south of the bump out (roughly 33' back from front of house.) Will run south to within 40' of the south property line. Would then run west to meet the back right corner of the garage (roughly 19'). Fence would start on the back west corner of new garage and run 2' to the west property line, would then extend north to front of house and turn east to meet front corner of house.

