

**HASTINGS HERITAGE PRESERVATION COMMISSION**

**Agenda for Meeting of May 16, 2023**  
**Regular business at 7:00 p.m. at City Hall in the Volunteer Room**

**I. Call to Order and Quorum**

**II. Minutes:**

A. April 18, 2023

**III. Certificate of Approval Review**

A. 600 Tyler Street (SEAS Catholic School) - Mural

**IV. Business and Information**

**V. Adjourn**

The next regularly scheduled meeting will be held on May 16, 2023 at Hastings City Hall

# HASTINGS HERITAGE PRESERVATION COMMISSION

Minutes of the Meeting of April 18, 2023

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

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

**II. Minutes: March 21, 2023**

A. Chair Toppin approved the minutes

**III. Certificate of Approval Review**

**IV. Business**

**A. Preservation Awards Committee** The Awards Committee presented great examples of preservation efforts throughout the community. Chair Toppin said 207 2<sup>nd</sup> Street West and 651 5<sup>th</sup> Street West properties have had a lot of maintenance over the years inline with the Design Guidelines. Chair Toppin said selected recipients would be awarded at the May 15, 2023 City Council meeting along with the Century Home plaque contest winner.

**Motion by Youngren to award the following properties with a preservation award, seconded by Peterson; Motion approved 5-0**

651 5th St W - Stephen McMahon  
207 2nd St W

Midcentury Modern  
1102 Tyler St

Stewardship Award  
632 3rd Street W  
413 2nd Street W

**V. Adjourn**

**Motion by Bremer to adjourn the meeting at 8:13 pm, seconded by Peterson; motion approved 5-0.**

Respectfully Submitted - Justin Fortney

## CERTIFICATE APPLICATION

**600 Tyler Street. S.E.A.S. Parochial school – replace all doors and windows.**

**Ca. 1960, Old Hastings Historic District- Non-contributing**

### **Request:**

The applicant is proposing to paint a mural on the Tyler Street side of the building. The mural will measure approximately 10-feet high by 20-feet long. See attachments for additional information.

### **Ordinance, Guidelines**

#### **Design Guidelines**

Hastings has no Design Guidelines specific to murals other than painting in general.

Historic Commercial Buildings: General Guidelines: Pg. 35

#### ***Painting and Paint Removal***

*The original color and texture of masonry surfaces should be retained and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry.*

There are many published guidelines for murals on historic buildings, which generally contain the following elements. The Commission should apply these elements to the review of murals being proposed on contributing commercial buildings, but may not be appropriate for the proposed mural.

- Individually designated properties and properties contributing to a designated district should not be the first-choice location for a mural.
  - o The application may produce negative effects to the building masonry.
  - o Finishes and fenestration that contribute to the overall aesthetic to the building should not be hidden.
- Painting and installation materials that are used should always be reversible
- The building should not be harshly cleaned, stripped or compromise the masonry of the building.
- If possible, the mural could be installed on a surface of a temporary film and applied.
- The mural theme should apply to the building rather than a common theme of the district, which should always be its own theme.

### **Staff findings:**

The Design Guideline in the previous section is meant to protect the integrity of the historic masonry fabric of the building. For this reason, it may not have been intended to apply to a noncontributing structure.

The structure is not historic as it was built in about 1960. It was included in the district because it was surrounded by historic properties making up the district. When the Commission reviews non-contributing properties in a district, it looks to determine if a change will negatively affect the district rather than how it will affect the property.

### **Mural Sign**

The City Zoning Code Definitions 155.02 defines a sign as: *Any letter work, symbol, model, printed, projected or affixed device, poster, picture, reading matter, or other representation in the nature of an advertisement, announcement, direction or informative device including structural and compound parts that is located outdoors and is larger than 1 square foot in area.*

Based on the draft mural design that includes their name, other wording, and symbols in the nature of an advertisement, announcement, direction or informative device, the proposal would likely be considered as a sign. Murals are typically scenery and or artistic design.

Wall signs in this residential district are allowed up to 5% of the wall area, which is 260 Sf. The proposed mural is 200 Sf.

The zoning code sign regulations related to historic properties are limited to the Downtown Core zoning district and East 2<sup>nd</sup> Street Historic District. The Hastings Design Standards for Historic Commercial Buildings: General Guidelines 8. Pg. 39 outlines sign guidelines as shown below. They were written specifically for the downtown historic buildings and don't readily apply to the proposal.

#### ***8. Signs, Awnings, and Lighting***

- a. Signs and awnings should follow regulations subject to provisions of the city's zoning ordinance.*
- b. Wherever possible, signs should be placed in traditional sign locations including the storefront signband area and upper facade. Existing signboards and sign frames should be reused if possible to limit drilling new holes into masonry or wood.*
- c. Signs should be appropriately sized and complement the building exterior. They should be constructed of traditional materials such as wood and metal.*
- d. Signs should not conceal architectural details or features and materials should be compatible with the materials of the building to which they are attached.*
- e. 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.*
- f. Where appropriate, historic painted advertising signs on building walls should be conserved.*

Regardless of the proposal's category, the HPC is charged with determining if it has a negative affect to the historic district. The proposal faces some contributing structures, but it is not highly visible from the street until becoming very close to it. The proposed wall is very close to the road, limiting viewing from distances further away.

If the draft version changes substantially from the current proposal, it must be reviewed again or as an approval may be conditioned.

# St. Elizabeth Ann Seton Catholic School

Spirituality  
Excellence  
Academics  
Service



## Proposed Changes

Type of work to be done A mural painted on the brick wall.


Detailed Description of the proposed work

On the Tyler side of the school, on the brick wall will be the mural (see picture)

It will be approximately 10 feet high & 20 ft wide.

All of the students and staff will be given the opportunity to help plan and paint the project.



Non Contributing 

District Boundary



Heritage Preservation Commission,

St. Elizabeth Ann Seton School has so much to offer. Anyone who comes inside our building knows what amazing students and staff we have. Every room shows off our faith, service, and dedication to hard work. But what about people outside of our building? Do they know what we are all about? A BIG, OLD, BRICK, BUILDING? NO!!!.....We want to paint a mural on Tyler street that shows what SEAS is all about.

As a school community, we would like to come up with and create a school mural. The mural would depict the history and mission of the school in a tasteful way. I believe this would enhance the historic feel of the neighborhood rather than take away from it.

Some of the ideas that 3rd-5th grade came up with were:

- -spirituality, excellence, academics, service
- -a picture of St. Elizabeth
- -SEAS Way
- -sports
- -Guardian Angels and St. Boniface
- -Green team
- -the chapel
- -the patriot

