

*H*astings' Mississippi River setting and historic buildings are irreplaceable assets that contribute to the economy and greatly enhance the community's sustainability and overall quality of life.

Pioneer cottages from the 1860s as well as turn-of-the-century mansions are part of Hastings' housing stock. Along the river, Main Street (E. Second Street) includes nearly fifty handsome historic buildings adapted for twenty-first-century retail, commercial, and residential uses. Throughout the city, many residents have maintained the value of their historic homes through sensitive repairs and restoration.

Houses, churches, and commercial and industrial buildings comprise the core of the city's historic resources, but there are many other kinds of historic properties, including archaeological sites, bridges, and landscapes.

By proper maintenance and historically appropriate exterior alterations, all of the owners of historic properties in Hastings have a role in preserving the city's heritage. The Hastings Historic Design Guidelines have been adopted by the Heritage Preservation Commission as a guide for planning a variety of exterior projects such as new roofing and masonry cleaning, as well as major projects including additions and new construction.



William Thorne House, 319 W. Second Street (1859), in the W. Second Street Historic District. Photo 2002.



E. Second Street Historic District. Photo 2002.



J.G. Mertz & Son Building (1899) during restoration, 2002.



315 Pine Street in 2002.

The Heritage Preservation Ordinance (No. 185) adopted by the Council in 1985 provides:

. . . that the historical, architectural, archaeological, engineering and cultural heritage of this city is among its important assets. Therefore, the purpose of this chapter is to establish a municipal program of heritage preservation, as authorized by Minnesota Statutes 471.193 to promote the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens and visitors of Hastings.

Heritage Preservation Commission

The **Hastings Heritage Preservation Commission (HPC)** was created by the City Council in 1977 to promote the conservation of the city's heritage. By ordinance, the nine-member commission is empowered to conduct the historic and cultural resources inventory of the city, recommend properties for historic site designation, conduct design review for designated properties, and sponsor a variety of public education activities. The HPC is staffed by the director of the Housing and Redevelopment Authority (HRA). A copy of the ordinance is found in the Appendix.

National Register of Historic Places

Hastings has over sixty properties listed on the **National Register of Historic Places (NRHP)**. Many are located in the city's two NRHP historic districts while others are individually designated. National Register listing is made by nomination by the State Historic Preservation Office (SHPO) on the recommendation of the State Review Board. Nomination research is often initiated by the HPC. The Register provides that government agencies, developers, and others using federal funds or undertaking projects licensed or assisted by the federal government must submit plans for review by the SHPO whenever the activities will impact a National Register property. Also, owners of income-producing National Register properties may take advantage of investment tax credits in revitalization projects, if the revitalization project meets certain guidelines. Contact the Heritage Preservation Commission staff at (651) 437-4127 for more information.



307 Sibley Street in 2002. Designated as a Hastings Heritage Preservation Site.

Local Designation: Historic Districts and Heritage Preservation Sites

National Register of Historic Places listing provides review and possible protection for projects supported by federal funding (such as road construction). However, the designation of **local** historic districts and individual properties is the responsibility of the Hastings Heritage Preservation Commission. Following study and evaluation of an historic property or district, the Commission can forward recommendations to the City Council. After notification of property owners and public hearings, the council may designate the property or district as a **Heritage Preservation Site**. There are now over 150 properties designated as Heritage Preservation Sites, including those also listed on the National Register of Historic Places.

Design Review and the Certificate of Approval

Following designation, building permits for exterior alterations, demolition, or moving are reviewed by the HPC. The Hastings Design Review Guidelines for residential and commercial properties are used to determine the impact of the proposed work on the historic appearance of the property. Following approval, the Commission may issue a **Certificate of Approval**, authorizing the issuance of a building permit.



Howes-Graus House, 718 Vermillion Street, ca. 1868. Listed on the National Register of Historic Places and designated as a Heritage Preservation Site.