

Pioneer Cottages, Miller's Mansions, and Sears, Roebuck & Co. Bungalows



Top: the J.F. Norrish House (1859) at Second and Spring streets is a limestone octagon, reflecting the short-lived popularity of the style in mid-nineteenth century Minnesota. (Photo 1936; MHS)
Bottom: the H.H. Pringle House (1870) at 413 W. Second Street is an elaborate version of the Italianate Style. Both are in the W. Second Street Historic District. (Photo 2002).

Hastings' historic roots as an early river town and a progressive twentieth-century community are revealed by its neighborhoods. Greek Revival houses from the 1850s, Italianate and Queen Anne Style mansions from the late nineteenth century, and twentieth-century bungalows can sometimes be found on a single block. Most nineteenth-century houses were constructed for single-family use, although a few were used as boarding or multiple-family houses.

Some of the earliest settlers in the 1850s lived in a sparse collection of log houses. By July 1856 it was reported that there were seventy-three frame and stone houses, plus "some one-hundred" of temporary character, which "gave way in the autumn to durable and tasty residences." The financial "Panic" of 1857 halted new construction, and resulted in a number of houses being moved from the defunct nearby townsite of Nininger. The Panic was the first of a number of regional or national recessions that would have an impact on residential construction in Hastings, and many of the lots of the early townsite were not sold for decades.

Before about 1870, most houses were built close to the town's commercial and industrial center along E. and W. Second streets and Vermillion Street. However, the great availability of building lots encouraged a dispersed pattern, especially to the south near Vermillion Falls. Many houses built by mill and factory workers were small frame buildings, typically with gable or hip roofs and a small front porch.

Two small districts of high-styled houses developed along and near Vermillion Street between Seventh and Sixteenth streets, and along W. Second Street. The builders included merchants, mill owners, and the small community of doctors and lawyers. Several early churches were built along Vermillion, which soon became the city's most impressive residential avenue.



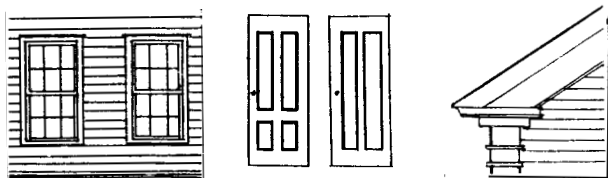
Architectural pattern books inspired many builders of Italianate and Gothic Revival houses. The Gothic Revival Style William G. and Mary LeDuc House (1865) at 1629 Vermillion Street was copied from Andrew Jackson Downing's Cottage Residences (1842). St. Paul architects Abraham Radcliffe and A. F. Knight assisted in the final design. (Photo ca. 1877; MHS.)



A low-pitched gable roof, brick or clapboard exterior, and an entry framed by a transom and sidelights are typical features of Greek Revival houses.



The L-plan was a popular vernacular house type in Hastings. The exterior trim ranged from simple to elaborate, but an open porch along the wing was a standard feature.



Typical Greek Revival and Vernacular details



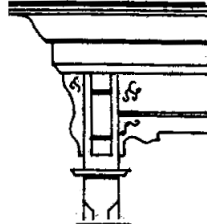
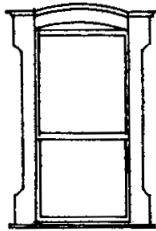
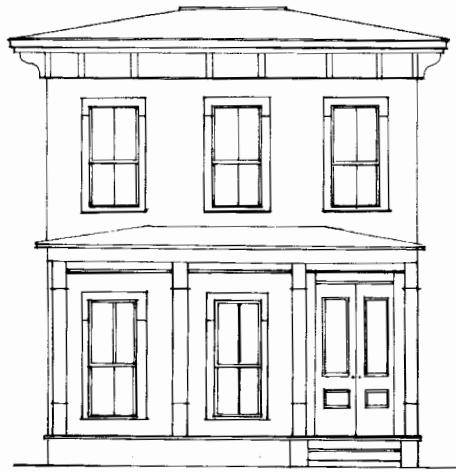
Some small vernacular houses date from the 1850s and 1860s.

Greek Revival Style and Early Vernacular: 1850s-1870s

Many of the houses of the first generation were very simple in design, and have had several additions since their original construction. Typical characteristics:

- Square, rectangular, or L- plan.
- Low-pitched hip or gable roof.
- Narrow clapboard, brick, or limestone exterior and a limestone foundation.
- Symmetrical arrangement of the windows and entry.
- Windows with two-over-two or six-over-six lights.
- A porch with square posts resting on low pedestal bases.
- Original color schemes were often white, light gray, and yellow, with white or dark green trim.





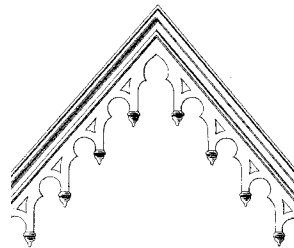
Typical Italianate details



**Italianate Style
ca. 1855-1880s**

The first generation of wealthy mill owners and merchants built Hastings' collection of elaborate Italianate Style houses, and features of the style can be also be seen on a variety of other houses. Typical characteristics:

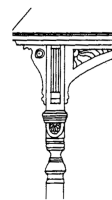
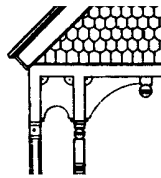
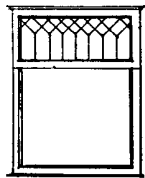
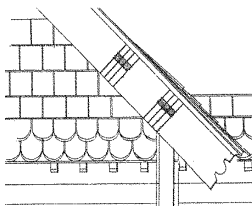
- Square or asymmetrical plan, sometimes with projecting bays.
- Hip or gable roof, sometimes with a tower or cupola.
- Narrow clapboard, brick, or limestone exterior and a limestone foundation.
- Symmetrical arrangement of the windows and entry.
- Long narrow windows, sometimes with arched hoods and two-over-two sash.
- Deep cornices at the roofline, with ornate wooden brackets.
- Porches with slender columns resting on low pedestals and brackets.
- Original color schemes were often based on natural hues imitating stone, stucco, and brick.



A Gothic Revival bargeboard.

**Gothic Revival Style,
ca. 1860-1870s**

The LeDuc House (p. 9) is Hastings' best-known Gothic Revival house, but elements of this picturesque style can be seen on a number of other buildings. Pointed-arch windows, steeply-pitched gable roofs, and decorated bargeboards at the eaves are typical mid-nineteenth century Gothic Revival details.



Typical Queen Anne details

Hastings has surprisingly few examples of elaborate Queen Anne Style houses. Many Greek Revival and Italianate style houses, however, were remodeled with Queen Anne porches, dormers, or windows. Examples of the style appeared in Hastings in the 1880s and remained popular until after 1900.

This period saw increasing use of new building technology including mass production of doors, windows, and decorative details, and modern conveniences such as plumbing, central heating, electricity, and telephones.



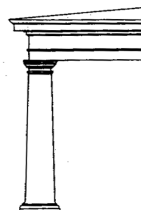
Queen Anne Style, ca. 1880-1905

Whatever their size or degree of complexity, Queen Anne houses usually have in common a richness of the wall surfaces and an elaborate porch.

Typical characteristics:

- Complex plan, sometimes with offset bays at the corners.
- Steeply-pitched roof, sometimes with several slopes or dormers.
- Asymmetrical facade, with windows of varying shapes and sizes.
- Richly textured wall surfaces, with shingles, clapboards, and carved and incised panels.
- Limestone foundation.
- Windows surrounded with deep moldings and a variety of sash arrangements, including two-over-two.
- Porches heavily decorated with sawn and turned ornament, or “gingerbread.”
- Original color schemes were often polychrome compositions of deep, sometimes vibrant colors.





Typical details

Classical Revival Style, ca. 1895-1920

Typical characteristics:

- Square or rectangular plan.
- Clapboard or brick exterior and limestone foundation.
- Gable, hip, or gambrel roof, often with dormers.
- Symmetrically-organized facade.
- Windows are usually rectangular, often with one-over-one or two-over-two sash.
- A porch with single or paired classical columns.
- A three-part window, usually in a dormer or above the entry.
- Original color schemes were often white, cream, yellow or gray.

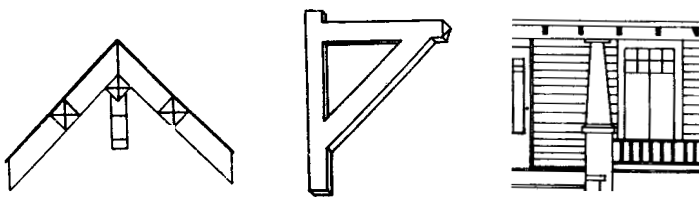
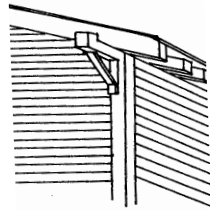
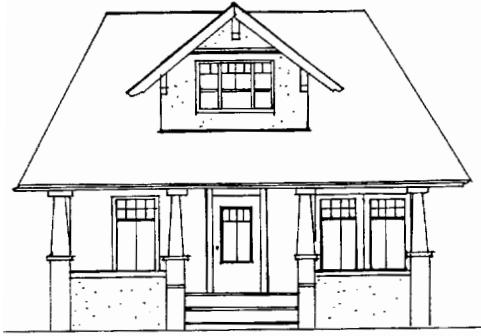


Classical Revival Style houses were very popular with builders in turn-of-the-century Hastings. Steeply-pitched hip or gable roofs, a broad front porch with columns are standard features, as are three-part windows in gable ends, and oval windows with simple trim were also popular.

With its many white classical buildings, the World's Columbian Exposition of 1893 in Chicago—attended by a number of Hastings residents—provided inspiration for this style. For domestic architecture, the Classical Revival represented a return to regularity and order after the heavily-decorated Italianate and Queen Anne styles waned in popularity.

The automobile garage became a standard feature of new house construction after about 1914. Early garages were compact, usually sheltering one vehicle, and often reflected the architectural design of the house.





Typical details

Bungalow and Craftsman, ca. 1905-1930

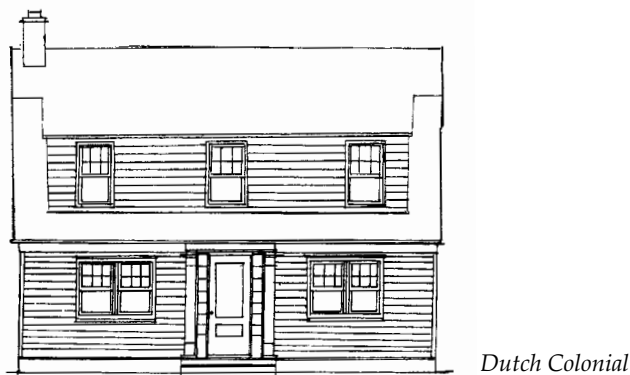
Typical characteristics of the Bungalow and Craftsman house:

- Square or rectangular plan.
- Low-pitched gable or hip roof with wide, overhanging eaves.
- Exterior of clapboard, shingles, stucco, fieldstone, or brick.
- Wide eaves with exposed rafter ends.
- Rectangular windows with one-over-one sash and simple, flat moldings.
- Porches with short, sometimes splayed columns.
- Original color schemes were often earth-toned.

Before the Depression years of the 1930s, a variety of Arts and Crafts bungalows and Craftsman style houses were built in the central portion of the city. Hastings' neighborhoods also spread to the west and south as lots from the original plat and early additions were developed. Bungalow designs were shown in lumber yard advertisements in Hastings newspapers, and could also be ordered from Sears, Roebuck and Company and other mail order sources.

In the 1930s and 1940s many clapboard houses were covered over with asphalt "brick," and front porches began to disappear as houses were modernized. This was also a decade when some large single-family houses were converted to apartments.





New house construction was fairly strong between 1900 and the 1920s, but declined with World War I, the Depression of the 1930s, and World War II. The Foursquare, called simply the "Square Style" by builders, was especially popular before 1930.



Period Revival styles were popular in the 1920s. The influence of eighteenth-century Dutch Colonial farmhouses and even the English Tudor country house can be seen in Hastings.

Right: In April 1921, the Graus Lumber Yard featured this Cape Cod house. The style remained popular after World War II (see page 16).

American Foursquare Style, 1900-1930

The Foursquare resembles boxy Classical Revival and Craftsman designs, but is usually simpler in appearance. Typical characteristics:

- Square plan.
- Hip roof; some variations have deep eaves and a horizontal emphasis.
- Narrow clapboard, shingle, or brick exterior and a concrete block foundation.
- One-over-one sash set in regularly-spaced windows.
- Porches with square columns.
- Original color schemes were typically earth-toned.

Period Revival Styles, 1920-1950

The Dutch Colonial house was especially popular in Hastings. Typical features of the style are a gambrel roof, and a prominent brick or stone end-wall chimney.

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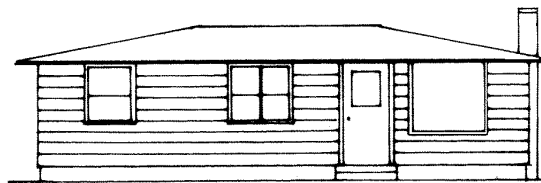
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Graus Lumber Yard
Hastings, Minn.

The Rambler and Beyond, 1950-

The rambler signalled a change to informal living. The garage “joined” the house in this period, and grew from a one to two-car capacity. The driveway also became a standard part of the front yard. Typical early rambler characteristics:

- Rectangular plan.
- Hip or gable roof.
- Large picture window.
- Manufactured or wood shingles or wide-lap wood siding.
- Simple flat moldings.
- No historically-based trim details.



In Hastings, twenty new houses were erected in 1950, a reflection of the post-World War II housing boom. Some occupied lots in the old neighborhoods, while others were constructed at the city’s edges. By 1953, another one-hundred houses were built in the new LeDuc Addition at Seventeenth and Ramsey streets and in other new subdivisions.



The pace of building and subdivision activity generally continued through the 1950s and the one-story rambler (a.k.a. ranch house) was the standard house type of the period. Like their nineteenth-century counterparts, these houses have had many adaptations over the past decades. The ranch evolved

into the “raised ranch” or split foyer and walk-out variations, and historical motifs such as half-timbering were sometimes applied to the exterior.

Newer Houses in Historic Districts

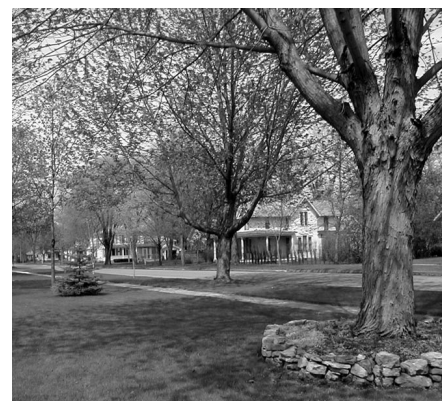
Ramblers and other mid-twentieth century houses are part of some historic districts, alongside much older houses. Many of these buildings are well-conserved architectural examples of their own time. The historic districts, however, were created in recognition of an earlier period of development and architecture.

Design review for properties built after the “period of significance” focuses primarily on major alterations such as additions and garages, and the impact of proposed changes on surrounding historic buildings and streetscape.

The compact two-story Cape Cod “saltbox” was an alternative to the rambler. With a central entry and fairly steep gable roof, it usually featured some historical detail, such as classical trim at the entry.



In the 1970s, new houses designed for the scale of much larger suburban lots were introduced into old neighborhoods. However, there has been a continuing demand for Hastings’ great variety of historic houses, where the quality of design and construction continues to be rediscovered and appreciated by a new generation of owners.



W. 7th Street, 2002.