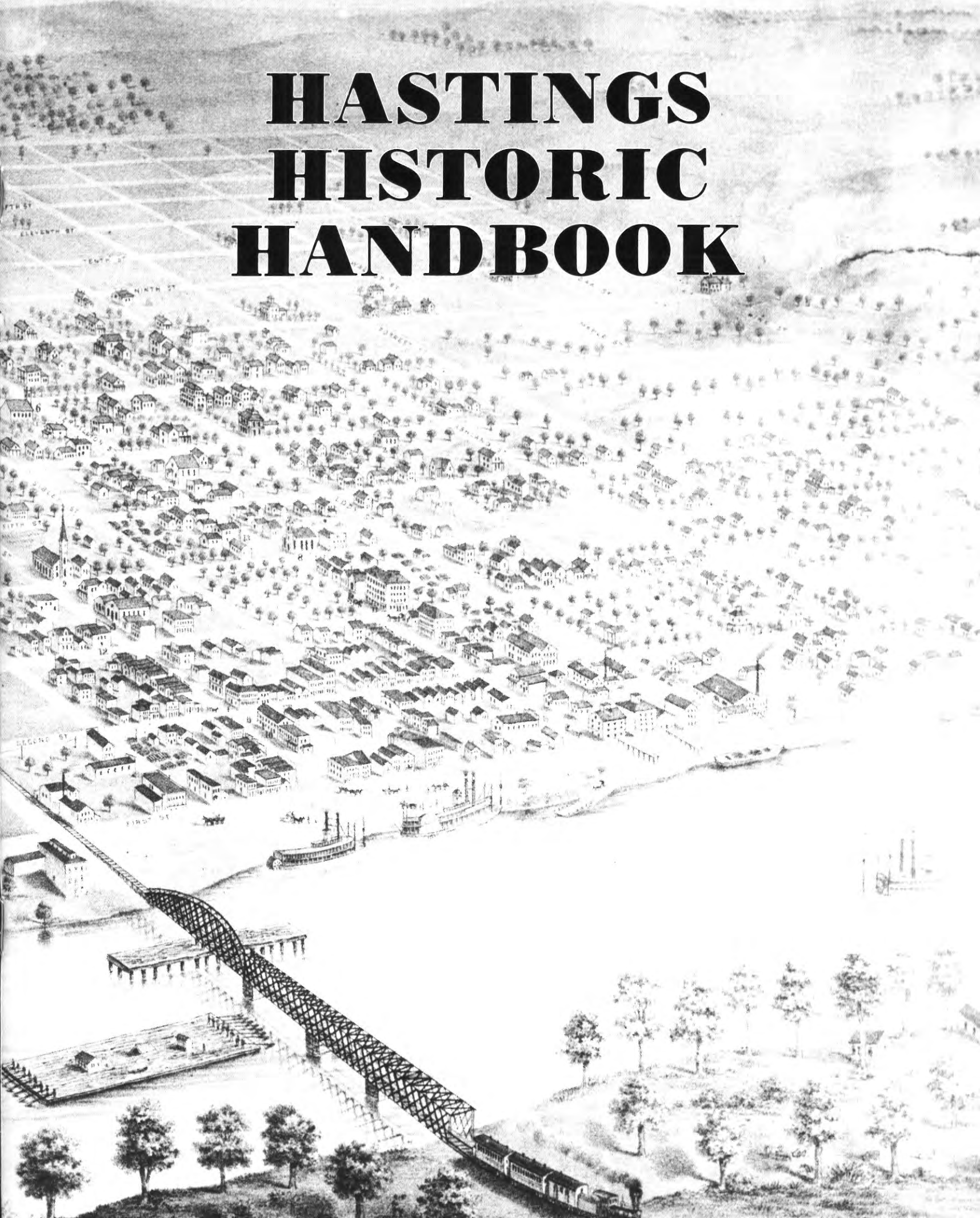


HASTINGS HISTORIC HANDBOOK





**HASTINGS
HISTORIC
HANDBOOK**

**CITY OF HASTINGS
HERITAGE PRESERVATION
COMMISSION**

1985

The cover is a copy of a lithograph provided by Hazel Jacobsen. The caption reads as follows:

Bird's eye view of the City of Hastings
Dakota County, Minnesota - 1867

Chicago Lithographic Co. — Drawn by A. Ruges

- | | |
|----------------------------------------|------------------------|
| 1. Public School | 7. Methodist Church |
| 2. School Houses | 8. Presbyterian Church |
| 3. Teutonia Hall | 9. Catholic Church |
| 4. Court House Square | 10. Tremont House |
| 5. C. & St. P. & H. & D. Railway Depot | 11. Waverly House |
| A. First House Built | 12. Western House |
| B. Chicago & St. Paul Railway | 13. Farmers Home |
| C. H. & Dakota R.R. | 14. Farmers Hotel |
| 6. Episcopal Church | |

The railroad bridge was not actually built until 1871.

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Printed in the United States of America.

INTRODUCTION

The purpose of this handbook is to show, through photographs, how buildings tell the story of a community. Their size, materials, design and uses are a physical record of individuals and families, of workplaces and homes, of private aspirations, public works and civic pride. Buildings, and the neighborhoods they compose, are the character of the community.

This publication is the cooperative effort of the Heritage Preservation Commission, the Main Street Project and the Senior Citizens' Center. The Preservation Commission wishes to build its collection of photographs and descriptions of buildings and make them available to the public. The Main Street Project encourages property owners to restore or remodel their commercial buildings in keeping with original designs. Senior Citizens have old photographs and are able to identify them. The Commission started with the photographs collected for the National Bicentennial and the records of the 1977 historic sites survey for the National Register. This project added 154 new photographs and a great deal of descriptive material. These records are available to those interested in local history or in preservation projects.

All the photographs collected could not be used. The emphasis on buildings and the limitations of space meant that many fascinating photographs of persons, activities and organizations could not be included. The Heritage Preservation Commission will continue the collection of Hastings photographs of all subjects and intends to publish them in future books. Newspaper and postcard photographs of downtown, industries and public buildings are fairly numerous. Photographs of homes, usually family snapshots with the house in the background, are hard to find. Building interiors are also rare, but add significant details to our knowledge of buildings.

Copies of all the photographs in this book may be purchased. Except for those credited to the Minnesota Historical Society, contact the Heritage Preservation Commission at Hastings City Hall. The Minnesota Historical Society's photograph library is at their main building in St. Paul.

The photographs themselves are the content of this book. The captions had to be limited to the places, dates and persons, with brief explanations of the subjects. The readers, or in this case, viewers, will find much more as they study the photographs and discover connections - through time, families and locations - between them. Please contact the Preservation Commission if you have information to add or corrections to make.

Unless otherwise noted, the identification of persons or buildings is always given from left to right. When the date could not be given with certainty, an approximate date was determined as closely as possible.

Photographs such as these are valuable community assets. They are part of the collective memory which provides Hastings residents with their sense of place. Photographs should be shared while they can be copied and identified; before they and the recollection of their contents fade. Requests for information and assistance by owners of historic properties has increased, indicating that there is growing interest in the history of Hastings and the preservation of its inheritance of fine old buildings. This book is a partial answer to those requests.

ACKNOWLEDGEMENTS

I wish to thank all those who volunteered their time to make this publication possible:

Florence Petersen and Hazel Jacobsen of the Heritage Preservation Commission devoted many hours to this project, and in addition, their years of collecting photographs and information laid the foundation for this book.

Milo and Leona Kinney, co-chairpersons for collection and identification, attended every meeting and took the time to visit those who could not come out. The accomplishment of this project is due in large part to them.

Diane Rickert, the Director of the Senior Citizens Center, provided space, refreshments and rides for the meetings.

Edith Kaiser and Verna Meinhover organized the collection effort and the accumulated materials.

The following persons donated photographs, or helped with identification, or both: Don Bathrick, Helen Beissel, Sophie Schwartz Black, Mabel Bretschneider, Florence Fasbender Caturia, Leslie Daley, Robert Dodge, Glen T. Fleming, Anne Irene Gergen, Mabel Gillitt, Angie Hetherington, Mrs. Ed Hiniker, Barbara Husting, Mr. & Mrs. Edwin Johnson, Myrtle Johnson, William Johnston, Jack Mather, Louis Matsch, Fred W. Matteson, Fern Mjolsness, Cliff Nordstrom, Robert Olson, Ellen Olson, Grayce D. Riches, Harold Rosch, Mr. & Mrs. Fritz Rother, Mrs. John Schoen, Irma Stiles, Lorna Specht, Donald Taplin, Ethel Thieling, Vernon Truax, Sam & Blanche Waring, Earl Wasser, Ken Whitaker, Joseph Wieners, Lillian Wilson, Ron Zastrow and Andy Zusan.

The following persons donated photographs to this project or to the Heritage Preservation Commission in the past: John E. Black, Donald Eddy, Mary Enney, Werner Fasbender, Richard Graham, Elizabeth Hjermstad, Gertrude Pitz, Vince Ralphe, Ida Rockstad, Mrs. Elmer Sandstoe, James Sieben, Leon McLearn Truax and Henry Werth.

The Minnesota Historical Society granted permission for the publication of photographs from their collections.

Color Lab, Inc., courtesy of William H. Johnston, donated the negatives made of the original photographs to this project.

Marie W. Coutu donated her time for the design of this publication.

Local funds for this project were provided by the Heritage Preservation Commission, with the assistance of the Hastings Housing and Redevelopment Authority.

Marie W. Coutu edited the material and wrote the photograph captions.

Graphic Design, Inc. composed and printed the book.

This project would not have been possible without the advice of Henry Harren, Chief of the Grants Department, State Historic Preservation Office.

The activity that is the subject of this preservation and photograph publication has been financed in part with federal funds from the National Park Service, Department of the Interior, through the Minnesota Historical Society.

John Grossman
Project Coordinator

BEFORE THE PHOTOGRAPHER

The name of this city was drawn from a hat, but its location was not chosen by accident. The four partners who made the claim for this townsite in 1851 were veterans of the fur trade with a practiced eye for the best locations in the territory. Alexis Bailly, his son Henry G. Bailly, Alexander Faribault and Henry Hastings Sibley knew Oliver's Grove from their American Fur Company days. U.S. Army Lieutenant W.G. Oliver commanded a detachment guarding supplies here in the winter of 1819/20. The boats were stopped by low water on their way to Fort St. Anthony, later named Fort Snelling. Oliver left his name on the grove of trees where they camped.

The east side of the Mississippi River was purchased from the Dakota and Ojibwa in 1837, but this side was not opened to settlement until 1851. In order to make and keep a claim, a shelter had to be built and occupied. Henry G. Bailly built a cabin, under the rights of his license to trade, at Oliver's Grove in 1850. The claim was surveyed in 1853 and the partners each put a name in the hat; Hastings was drawn. Faribault soon sold his quarter-share to William G. LeDuc, a friend of Sibley. After the land was platted and paid for at the U.S. Land Office in 1855, lots were sold in Hastings. In January, 1856, the population was 650 people; one year later it was nearly 2,000. Hastings was incorporated by the Territorial Legislature and named the seat of Dakota County in 1857. The partners had chosen well. The deep channel of the Mississippi, beside the south bank at this sharp bend, allowed steamboats to land throughout the season. The warehouses, stores and homes built on the limestone shelf above the levee were safe from floods. To the south, the Vermillion River ran swiftly through a gorge, providing ample waterpower for mills of all kinds. The first large buildings were constructed of local limestone. Logs floated to a steam sawmill beside the Mississippi were turned into lumber for small frame houses and shops that soon lined First, Second and Third Streets from Bailly to Ashland. A foundry was established to build mill machinery and supply iron building parts. Farmers brought their wheat to the mills and purchased their necessities in the stores. Churches, schools and hotels prospered. This is the Hastings you see in the first photograph.



1. The levee on First Street between Ramsey and Sibley, about 1860.

This may be the first photograph of Hastings.

Minnesota Historical Society

PAST TIMES

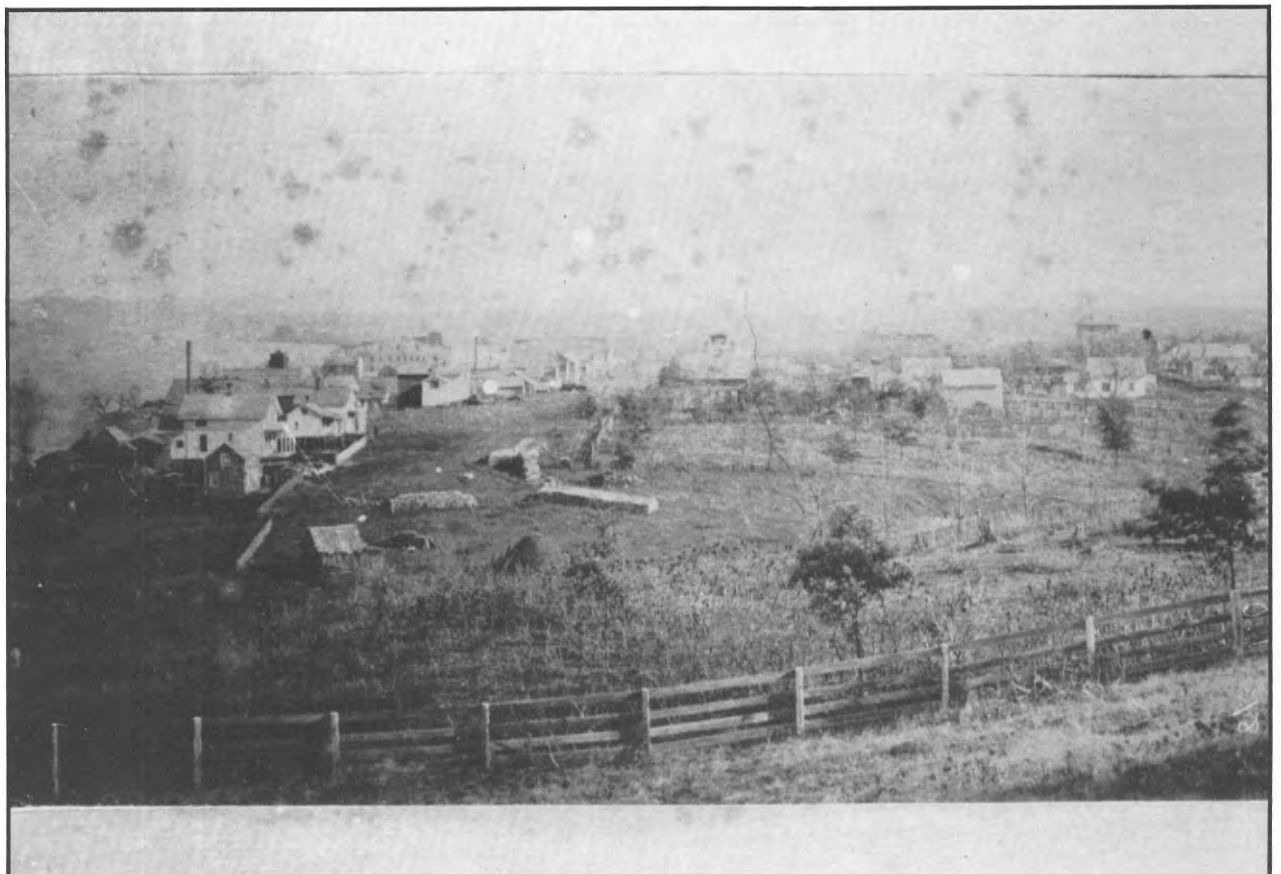
This first section shows Hastings growing from a village of 2,000 in the 1860s to a small city of 5,000 in the 1900s. Steamboats at the levee, telegraph lines, railroad tracks, telephone poles, and Model T's on Second Street record the rapid changes which were taking place in the world as well as in the town. Brick buildings, two and three stories tall, demonstrate growing wealth and population: opera houses, breweries, fine hotels, department stores and an impressive Courthouse. When Sibley and LeDuc escorted President Hayes through "their" city of brick in 1878, they were just 25 years from Bailly's little log cabin. The Spiral Bridge is featured in the first section because it was built in the horse and buggy era. Just as the automobile was coming over the horizon, a prominent citizen opposed the construction of the bridge because people traveled by train, not by road.



2. View toward the Mississippi on Ramsey Street, after 1868.

This building, in the center of Photograph 1, stood in the lot behind the present Gardner House.

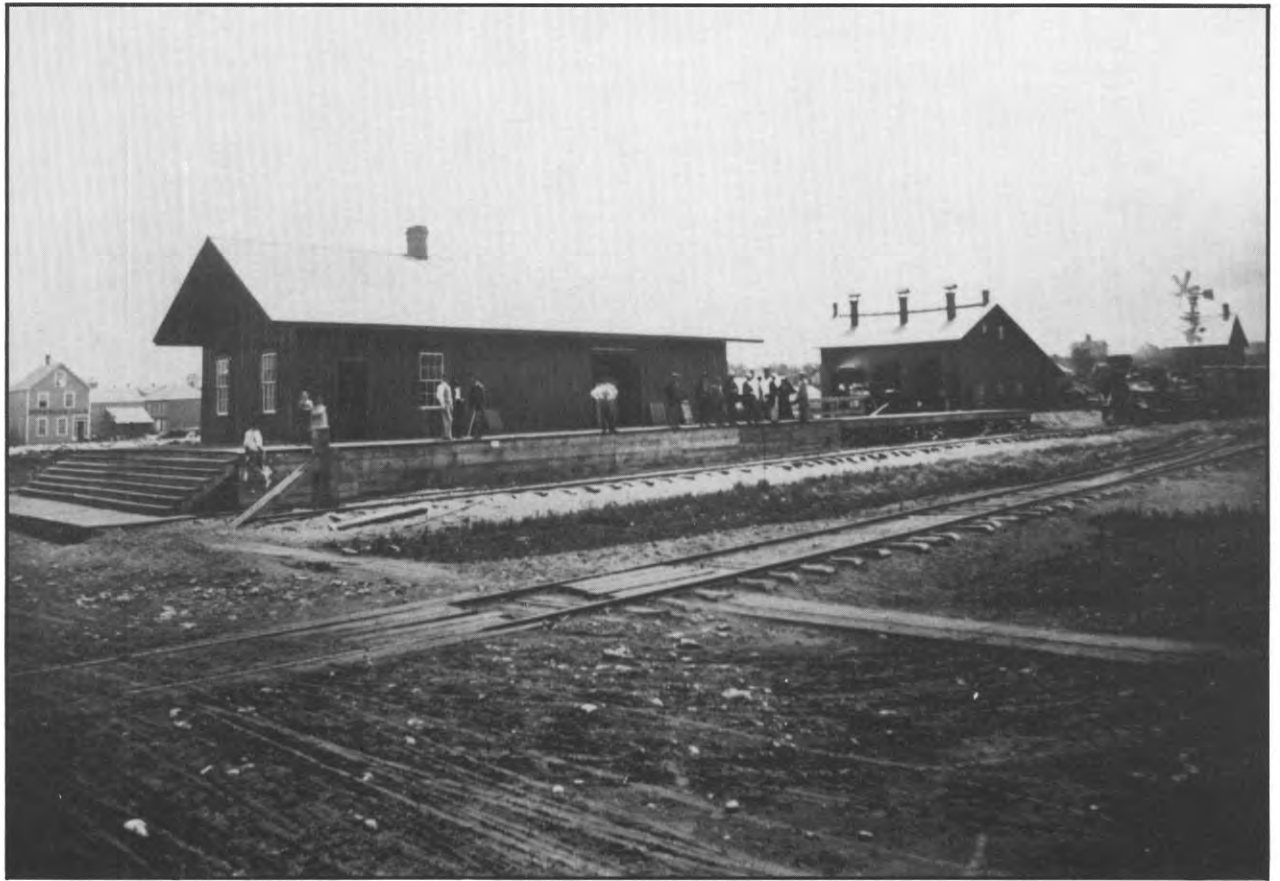
Minnesota Historical Society



3. View of Hastings, after 1863, looking east.

The Gardner and Meloy Elevator stands on the Levee, the Pringle Hardware to its right, facing Second Street, and the Waverly House rises above the trees on the far right at Third Street.

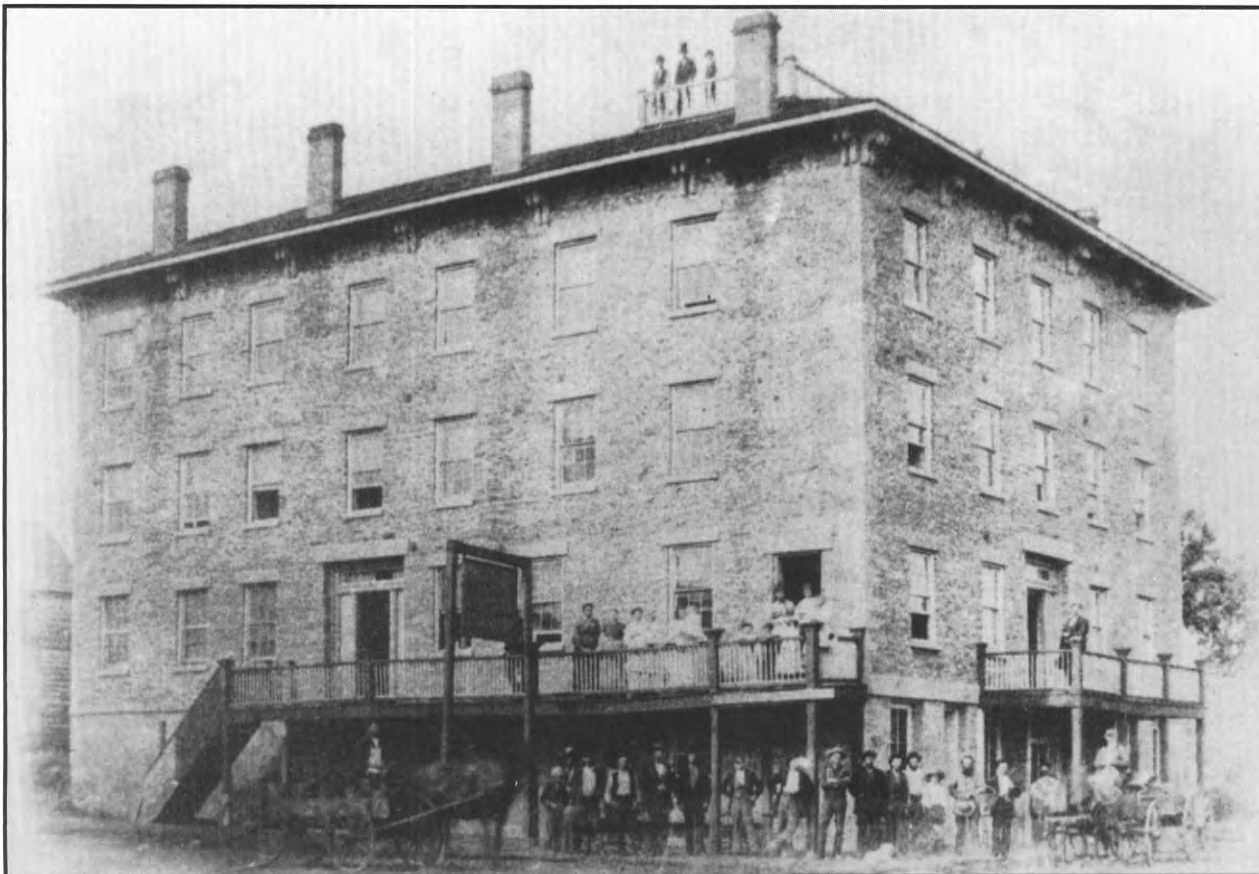
Minnesota Historical Society



4. Hastings & Dakota Railroad station and roundhouse, at Second and Bailly Streets, late 1870s.

The H. & D. ran from Hastings to Glencoe via Lakeville. The bridge over the Mississippi was built in 1871 by the St. Paul, Minnesota and Pacific. Both lines were merged in the Milwaukee system.

Minnesota Historical Society



5. The Waverly House, at the Southwest corner of Third and Vermillion.

Built in the mid-1850s, as the St. Cloud, this was one of the best hotels in the Northwest. Also named the Herndon House and Franklin Hotel, it was destroyed by fire in 1899.

Heritage Preservation Commission



6. Minnesota Central University Building, Eighth and Sibley.

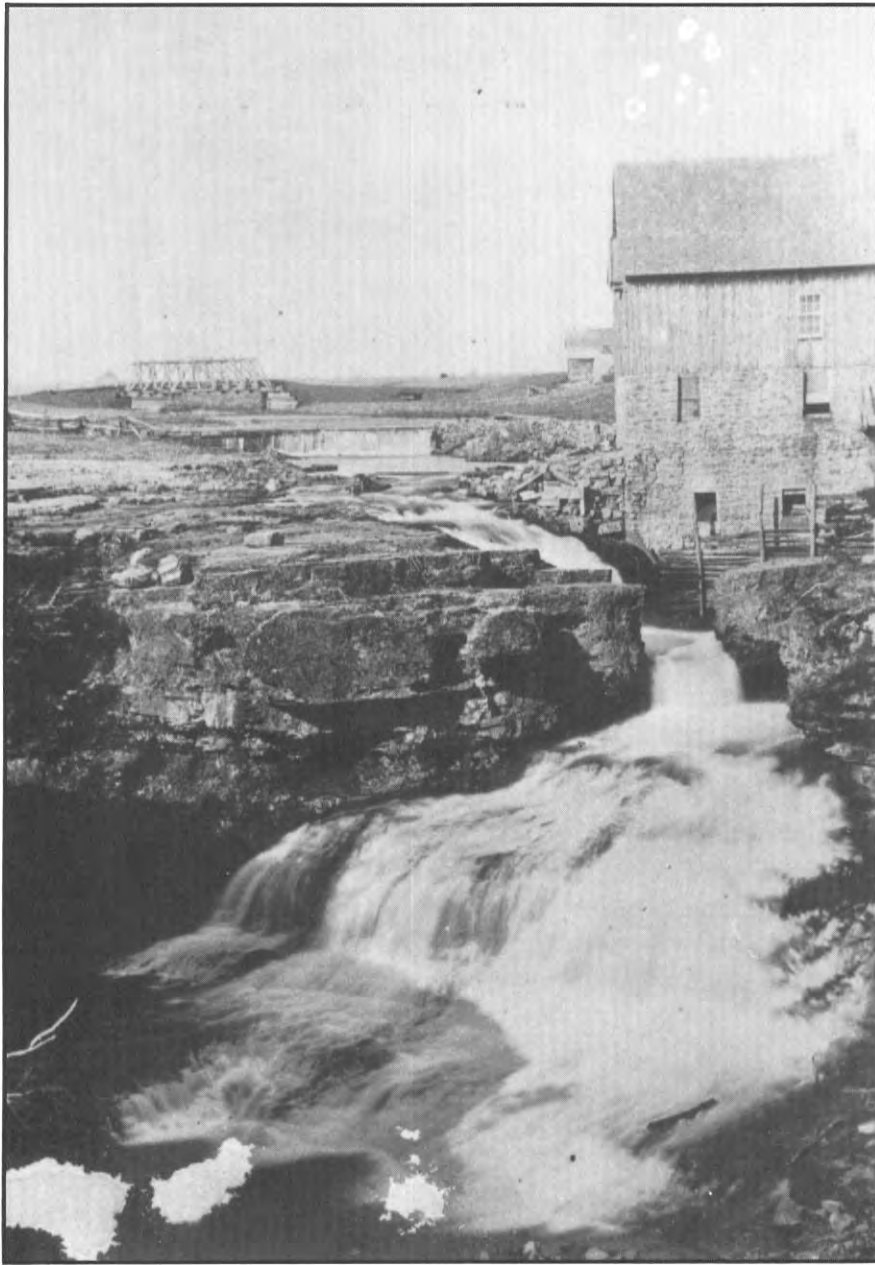
Built as a university in 1857, purchased for the Hastings public school in 1867 and torn down in 1899.

Heritage Preservation Commission



7. H. Hach Boots and Shoes, on Vermillion between Fifth and Sixth in the 1860s.

Ellen Olson

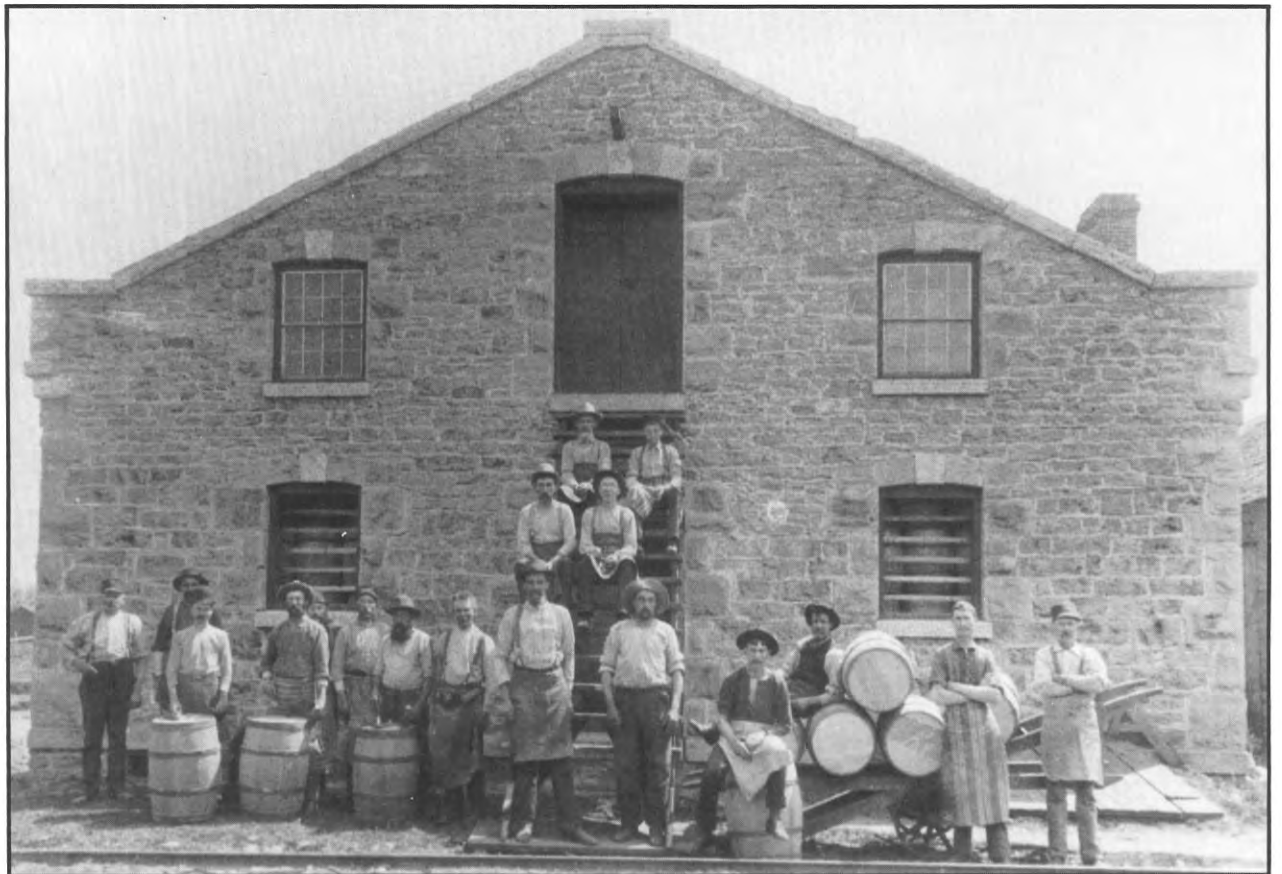


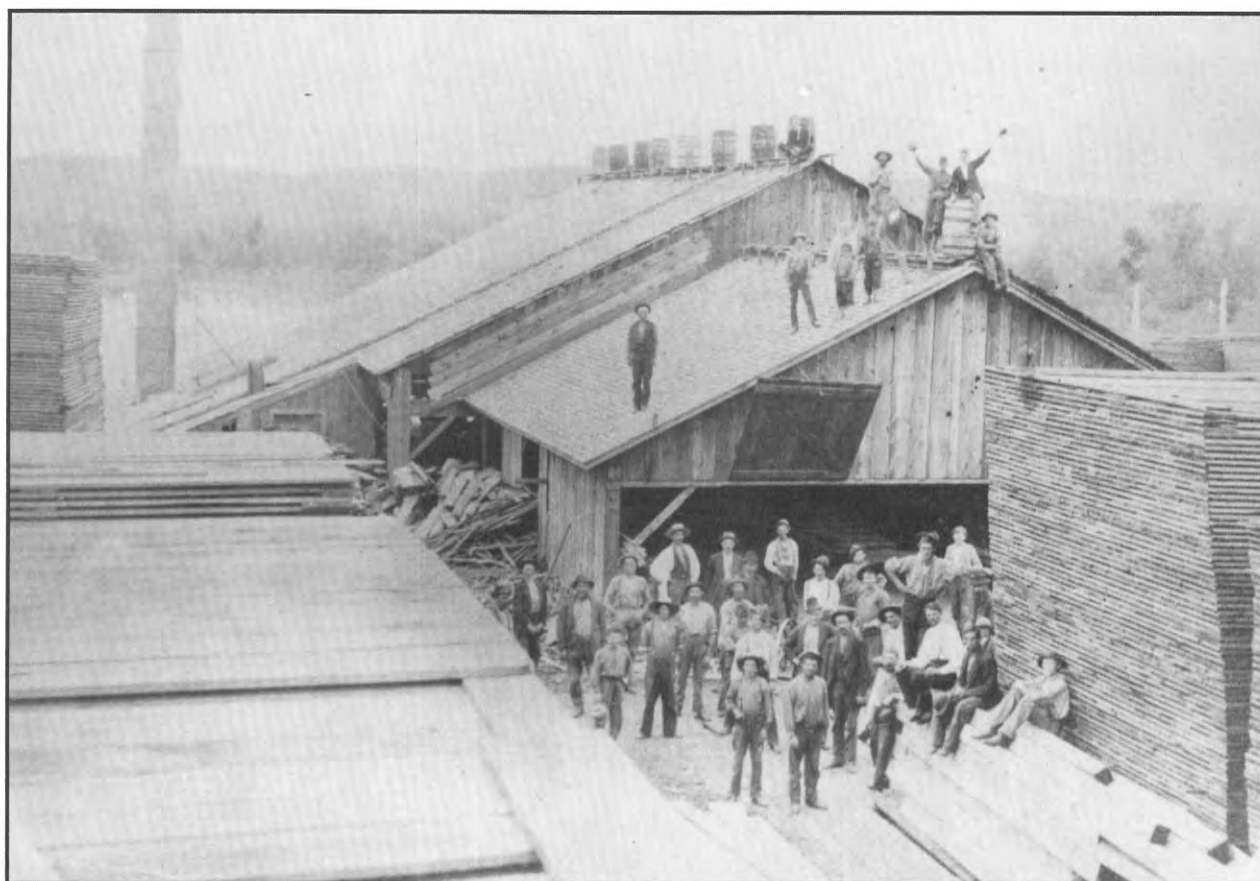
8. Gardner Mill at Vermillion Falls, 1867
Harrison H. Graham built the first mill here in 1853, and sold out to his partner W.G. LeDuc in 1856. Stephen Gardner purchased and expanded the mill after 1863. B.D. Cadwell's grist mill stands upriver towards the bridge.

Heritage Preservation Commission

9. The Cooper Shop at Gardner Mill, 1879.
The coopers made barrels holding 196 pounds of flour. The H. & D. track runs across the picture.

Vince Ralphe





10. Sawmill at Eddy Street beside the Mississippi, 1870s.

Established by W.G. LeDuc and H. Stowell, the sawmill was purchased by R.C. Libbey in 1873, burnt in 1874 and 1899, and was closed in 1907, when Minnesota was lumbered out.

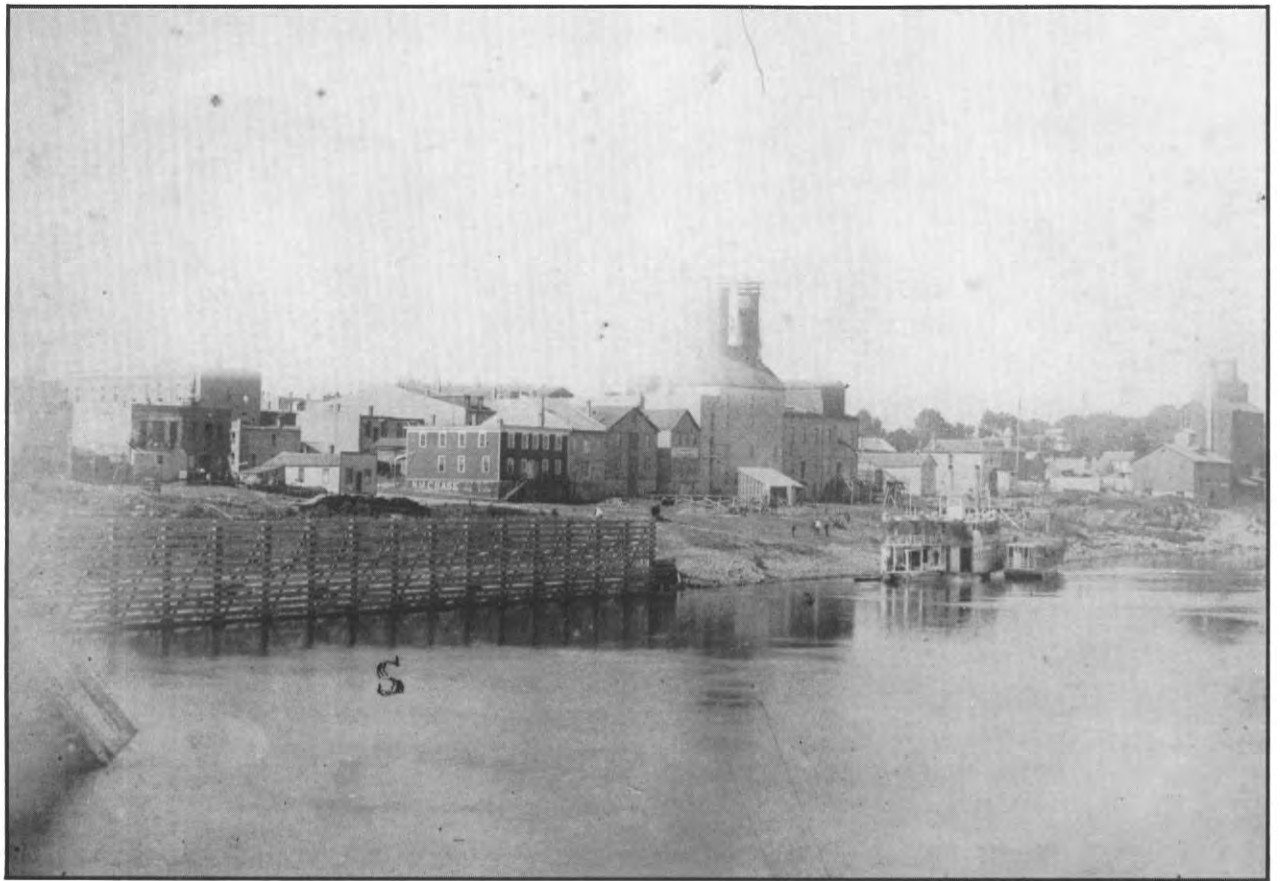
Mrs. Elmer Sandstoe



11. South side of Second looking East, 1876.

The three story building on the right, built in 1870, was the New York Store of Marcus Marx until 1879. Marx, who later founded Hart, Shaffner and Marx, trained F.W. Meyer in the dry goods business.

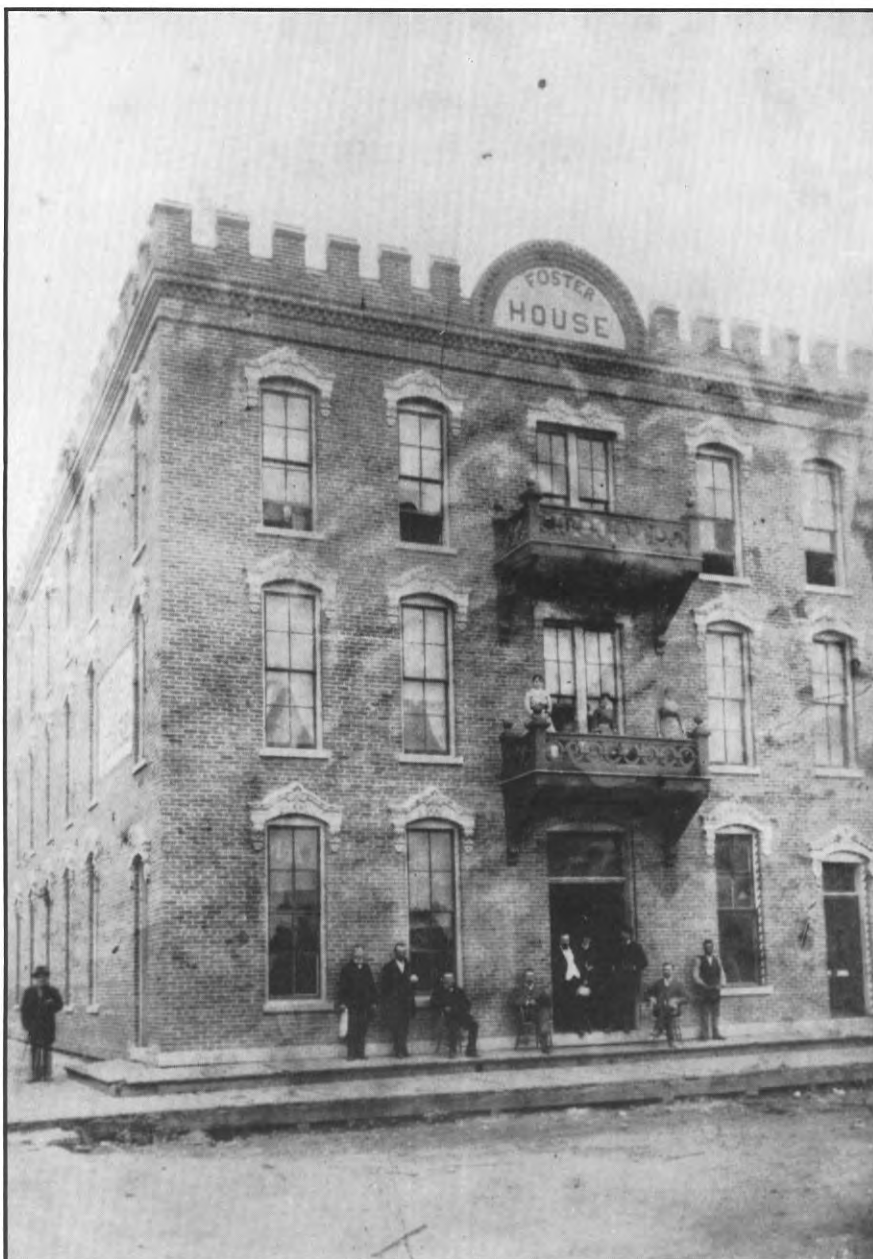
Minnesota Historical Society



12. The levee seen from the railroad bridge, 1884.

The Hastings Malting Co., with the tall ventilators, was built in 1862 and expanded in 1885 by Stephen Gardner. It was demolished in 1965.

Heritage Preservation Commission



13. The Foster House, 220-224 E. Second, 1882.

Built as Reed's Hotel in 1873, later known as the Sieben Drug building, it was demolished in 1979.

Minnesota Historical Society

14. German Shoe Store, 110 E. Second, after 1878.

Henry Hach moved his shoe business here in 1878. The building was destroyed by fire in 1929.

Ellen Olson



15. St. John's Hotel, Northwest corner of Second and Vermillion, 1880s.

Built by John Weber in 1884, this building was destroyed in the sawmill fire of 1899, and replaced with a brick building.

Leon McLearn Truax





16. Toboggan slide on W. Second, looking west, 1880s.

Soon after the sport was introduced to the United States, the Hastings Toboggan Club was meeting at the Gardner Hotel.

Ellen Olson



17. Downtown Hastings, from Swede Hill, 1880s.

Most of the buildings on both sides of the street, for a block beyond the end of the toboggan slide, have survived and are now listed in the *National Register of Historic Places* as the Hastings West Second Street Historic District.

Ellen Olson



18. Second Street looking east from Vermillion, 1904-1909.

Most of the buildings on both sides of the street for two blocks have survived and are now listed in the *National Register of Historic Places* as the Hastings East Second Street Historic District.

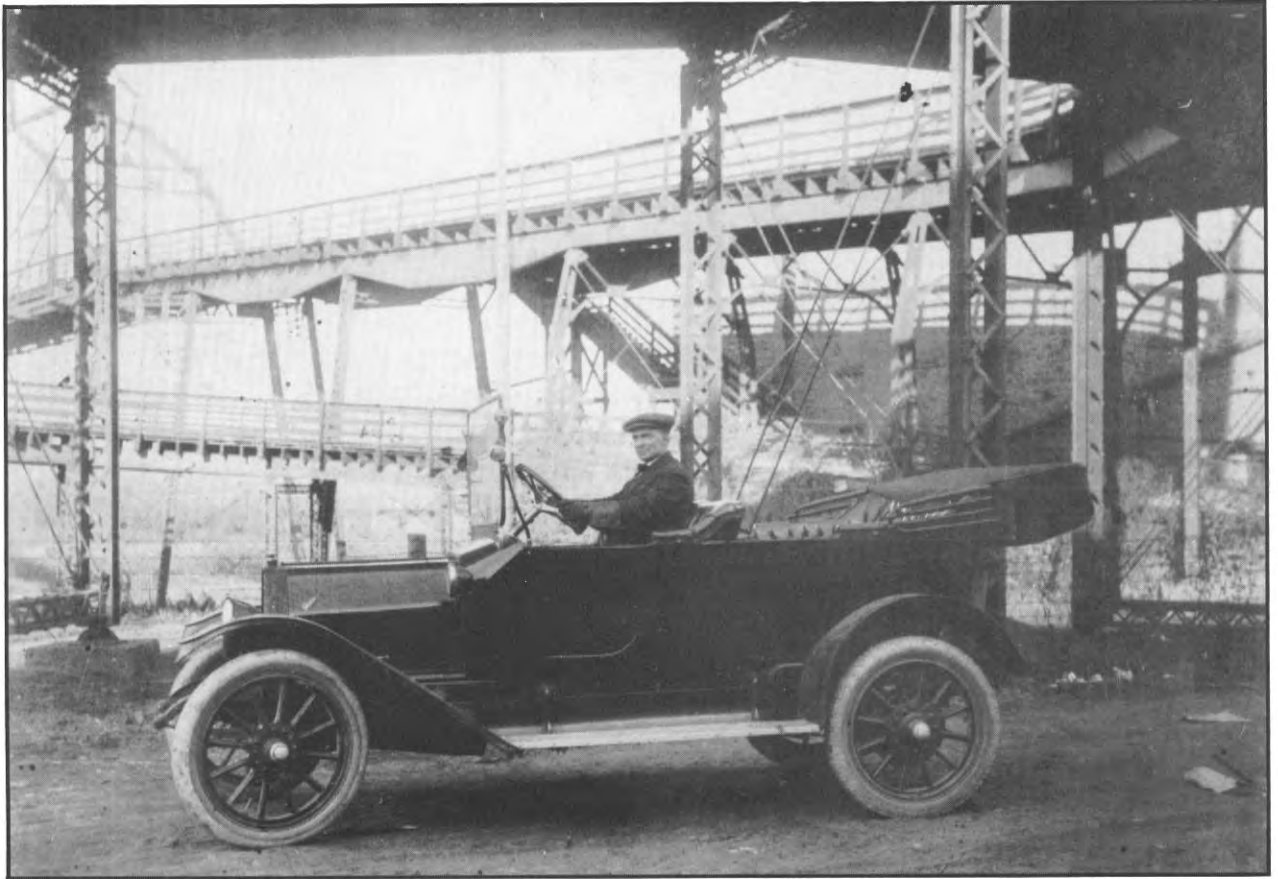
Minnesota Historical Society



19. Second Street looking west from Tyler, 1904-1909.

The building on the left with the flag is Wright and Austin's drygoods store with an opera house on the second floor. The Post Office was built on that site in 1936.

Minnesota Historical Society

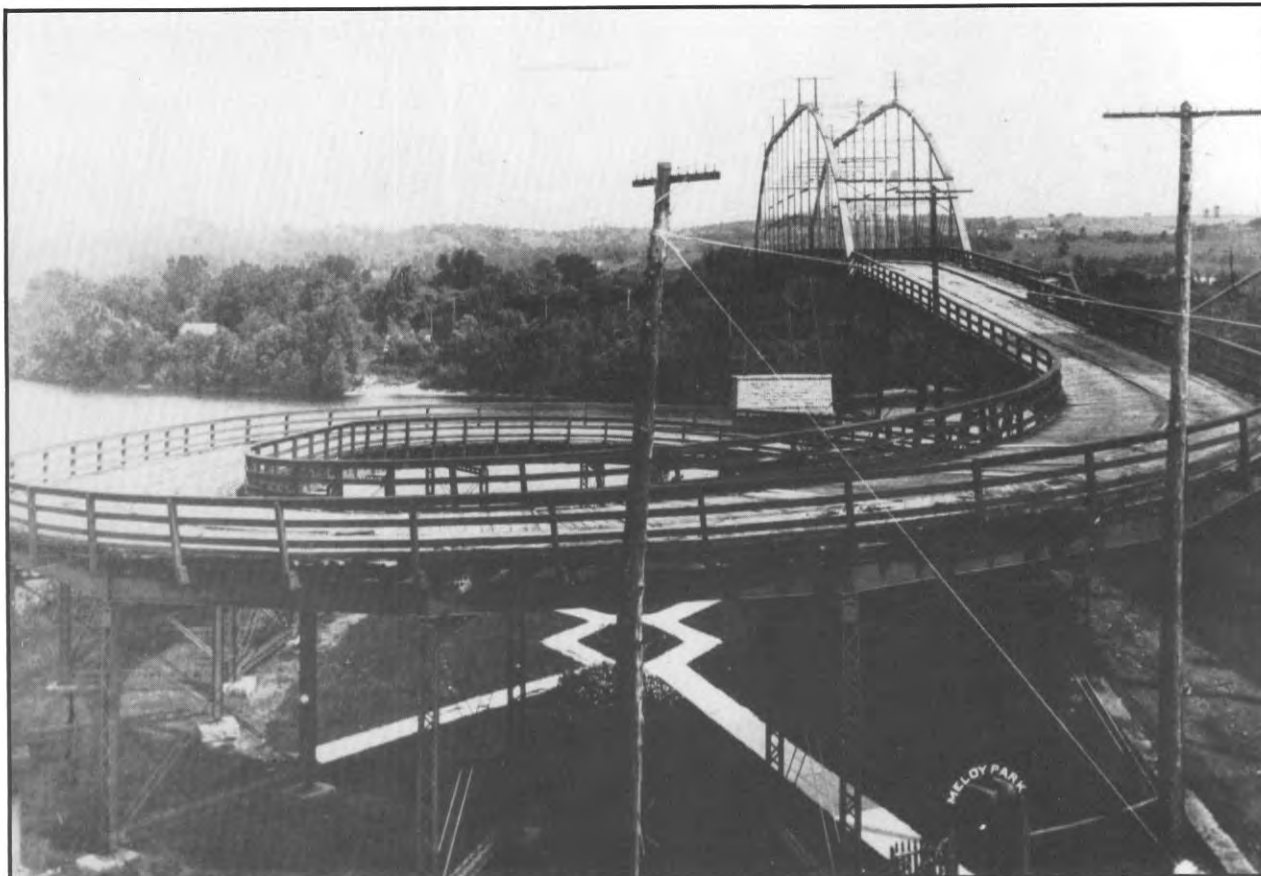


20. Spiral Bridge, 1915.

Byron Kingston

The Spiral Bridge was built in 1895 and demolished in 1951. It owed its unique design to the desire to bring traffic down on Second Street, rather than over it.

Mary Kingston Enney



21. Spiral Bridge and Meloy Park, north end of Sibley Street, about 1900.

Meloy Park was named for John C. Meloy, a former Mayor and partner in the Gardner and Meloy Elevator, who sold the lot for the bridge approach for one dollar. When the bridge was torn down in 1951, the lot reverted to his heirs and was purchased by the American Legion.

Heritage Preservation Commission



22. The levee west of the Spiral Bridge, about 1900.

Although freight and passenger service was lost to the railroads, riverboats remained popular for local excursions with music, dancing and sightseeing.

Ida Rockstad



23. Kuenzel Brewery on First, between Ramsey and Tyler, about 1909.

A.G. Kuenzel, in white shirt, stands behind his family, from left, Dorothy, Elizabeth, John, Gertrude, Mrs. Kuenzel and Hannah Perry.

Bat Steffan built the brewery in 1885 and sold it to Adolph Gustav Kuenzel in 1902. Austrian-born Kuenzel, a master brewer, expanded and operated it until prohibition put him out of business. The brewery is in the center and the malt house has the tall ventilator.

Elizabeth Kuenzel Hjernstad



24. Mather's Saloon, 100 Sibley, about 1910.

W.R. Mather

Kingston's garage was built on this site in 1917.

Jack Mather



25. Gillitt General Store, 114 E. Second, 1870.

Harvey Gillitt, at right, and his son George.

Harvey Gillitt, a friend of Ignatius Donnelly, came to Hastings in 1856.

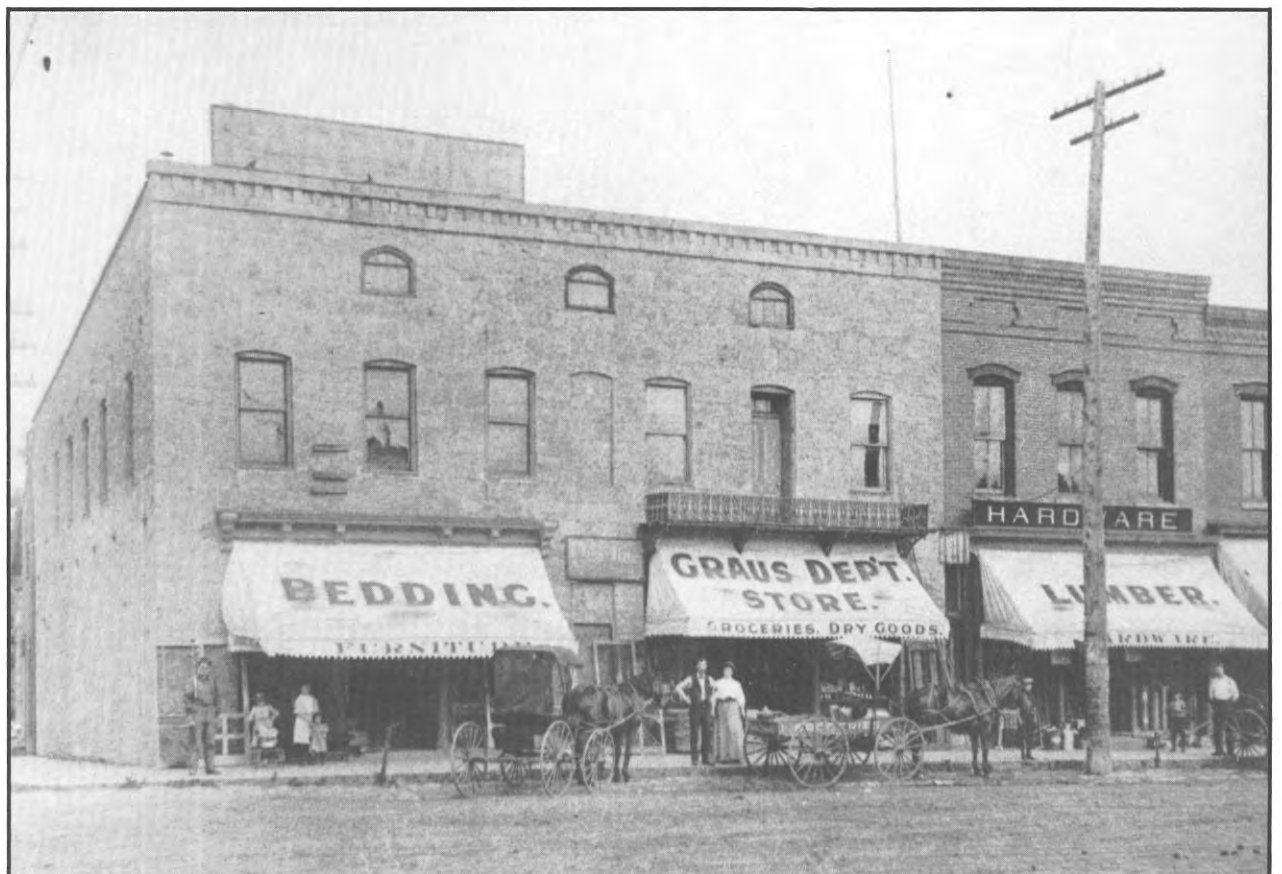
Mabel Benson Gillitt



26. W.P. Stanley's Books and Stationery, 203 E. Second, 1881.

*The woman, Frances Lillian Day, later married A.L. Johnson, owner of the hardware store.
The three story Stanley Block was built in 1868-69, complete with an elevator.*

Lorna Specht



27. Graus Department Store, 401-403 Vermillion, about 1895.

The building was constructed of local stone in 1868, and purchased by grocer Michael Graus in 1874. The Graus family business then expanded into adjoining buildings.

Heritage Preservation Commission



28. Dakota County Courthouse, Third and Vermillion, September 9, 1878.

The Dakota County seat was moved from Mendota to Hastings in 1857. Hastings gave the county this block of land and \$15,000 for a courthouse. The courthouse and jail were completed in 1871 at a cost of \$95,000. Judge John R. Clagett had the trees planted for the National Centennial in 1876. The dome in this photo was replaced in 1912. Hastings welcomed President and Mrs. Rutherford B. Hayes on Monday, September 9, 1878. This photo was taken at Third and Sibley that afternoon. General C.P. Adams, former Colonel of the First Minnesota Volunteer Infantry, former Governor Henry Hastings Sibley, General W.G. LeDuc and the President spoke from the stand in the foreground. The crowd which came in from surrounding farms and towns had lunch at the food stands and tents shown on the square.

Hazel Jacobsen

DOWNTOWN

The second section focuses on the downtown area. Downtown thrived between the building of the Spiral Bridge and its demolition 55 years later. City and county government, most retail businesses and professional offices, banks, newspapers, train station, hotels, theatres, restaurants, bars, elevators, factories, mills, livery stables and then garages made downtown the commercial and social center of the community. These photographs show Hastings working, shopping, and visiting. The storefronts changed with time, but many of the names above them did not.

Downtown Hastings is listed on the National Register of Historic Places because it is an unusually compact and complete example of a commercial district from 1860 to 1920. Construction of the new bridge in 1950, which closes this section, took highway traffic off Second Street; perhaps by doing so it preserved the character which makes downtown unique.



29. Second Street looking east from Vermillion, 1929.

Starting at the left, the buildings on the north side of the first block are dated as follows; 103: Farmers & Traders Bank, 1875; 105: Yanz Grocery, 1869; 107: 1870; 109: Pearson's Millinery, 1888; 111-113-115: Meyer Company, 1863/1877; 117: Adsit Hospital, 1908; 121: First National Bank, 1877.

St. Paul Dispatch

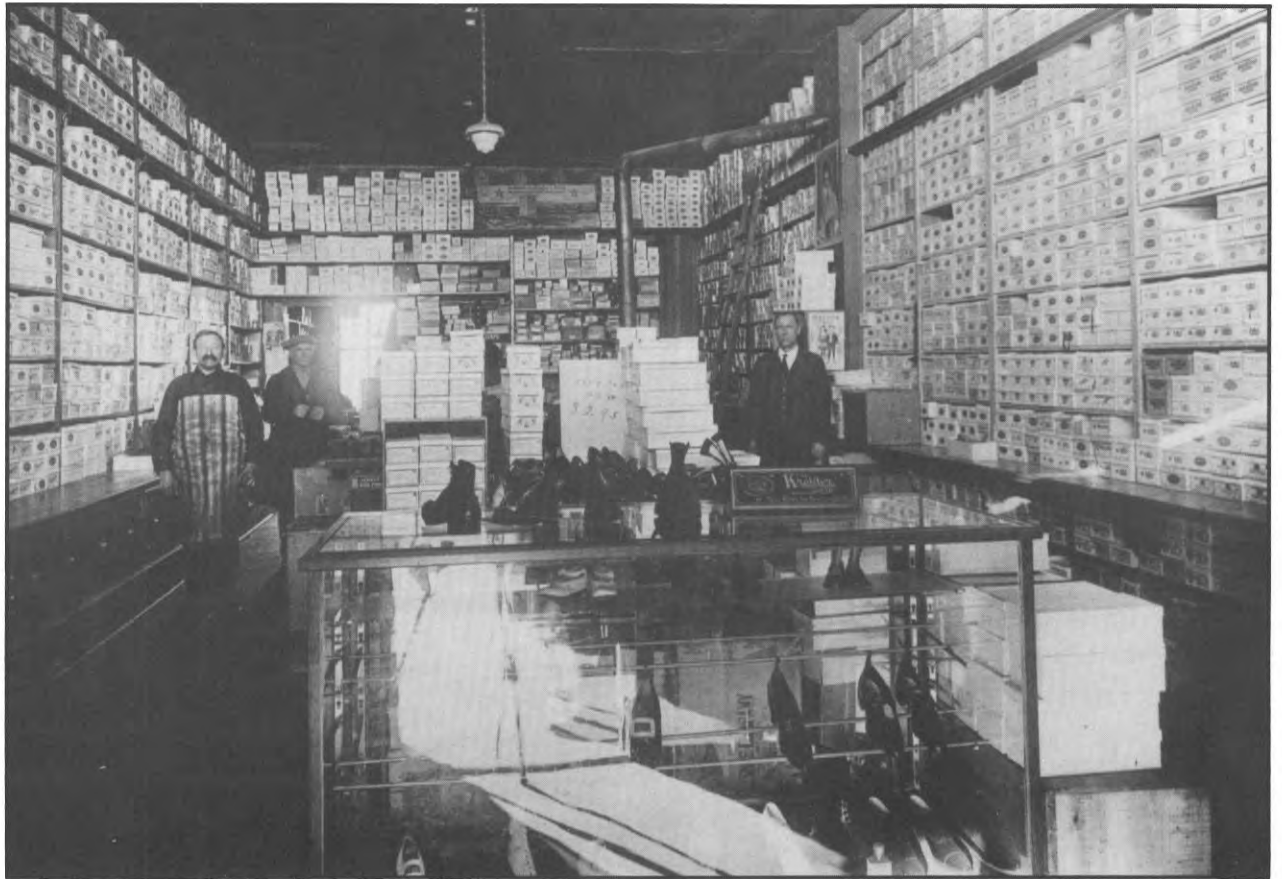


30. Corner Bar, 101 E. Second, 1940.

Katherine Doffing, Veronica Olson, Frank Doffing, John Olson.

The Corner Bar was built in 1928 by John Doffing and remodeled in 1962 as the Mississippi Belle by Thomas H. Olson. This is the site of the trading post established in 1850 by Henry G. Bailly which served as the community's first hotel, church, tavern and court.

Robert Olson

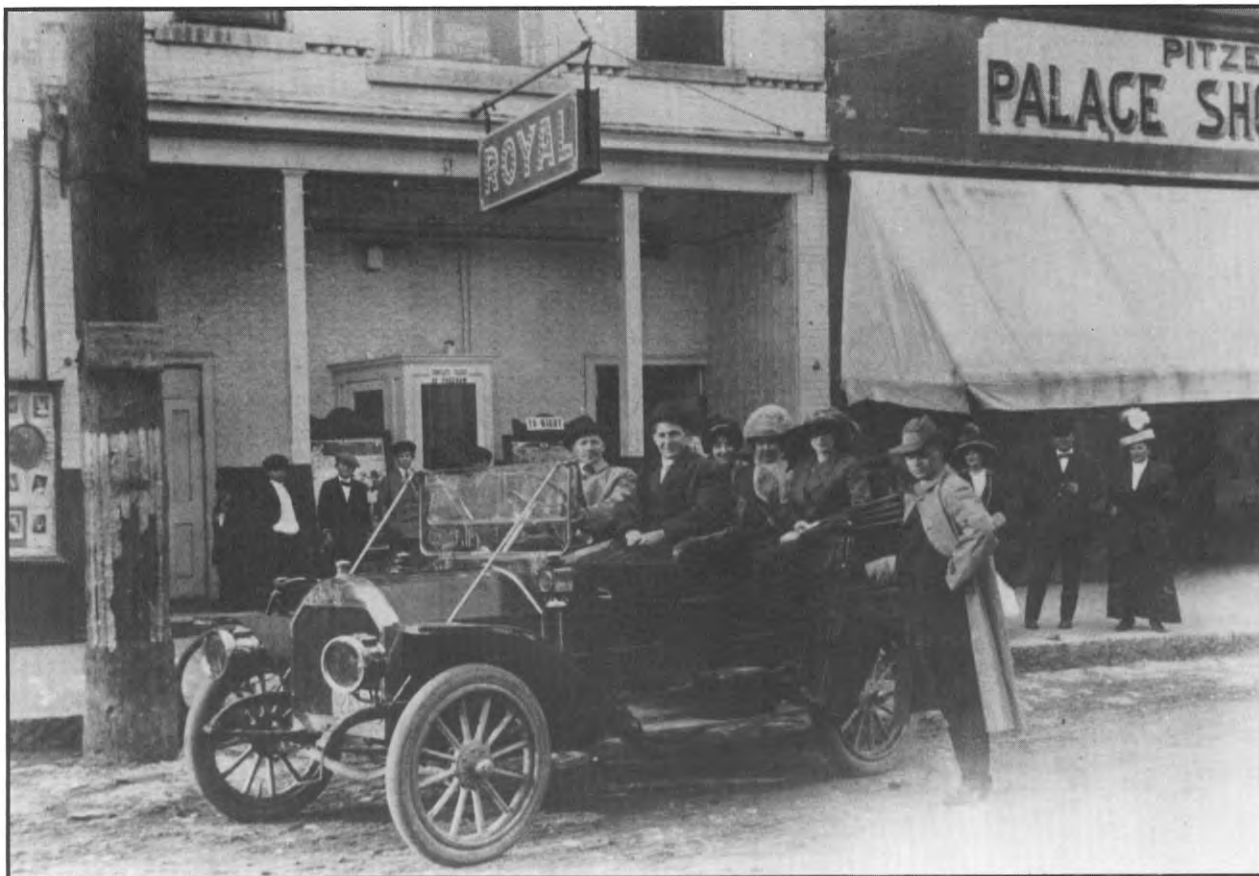


31. Holzemer Shoes, 103 E. Second, about 1913.

Fred Mahler, Sr., Martin McNamara, P.C. Holzemer.

Mahler's Shoe and Repair was sold to Holzemer in 1913. The business moved across the street from 1924 to 1949 and then returned to this building.

Fern Mjolsness



32. Royal Theatre, 109 E. Second, 1909-1911.

This first movie theatre in Hastings opened in 1909, although films were shown in public halls from the late 1890s. Bendix Hofseth had the tailor and dry cleaning shop on the second floor and his wife Olga ran the theatre. The people in the car may be a touring troupe of entertainers.

Hazel Jacobsen



33. Sprinkling Second Street, 1910-1913.

In 1877 F.W. Meyer opened the Boston Square Dealing House on the ground floor of the building on the left, renovated by Charles Strauss that year. Strauss' Music Hall was on the second floor. Dr. Alfred M. Adsit's hospital was on the second floor of the center building. The First National Bank, established in 1856, rebuilt on the corner in 1877.

Fern Mjolsness



34. The Toggery, 117 E. Second, 1923-1924.

Philip O. Johnson

Johnson started at Wright and Austin's at 16 years and sold mens' clothing until he retired. The Toggery was on the ground floor of the Adsit Building.

Myrtle Johnson



35. Bahl's Garage, 100 Sibley, late 1930s.
The garage was built by L.P. Kingston in 1917.

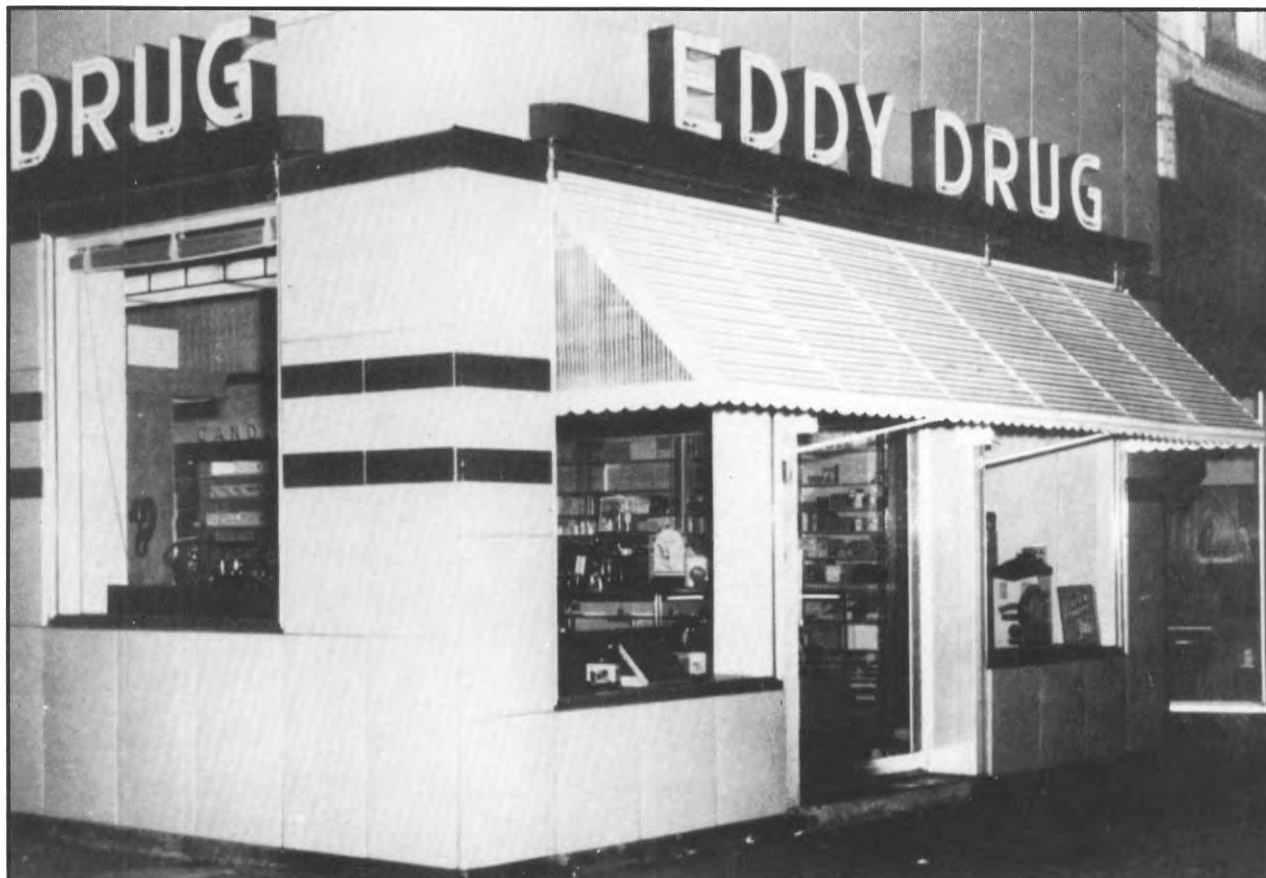
Heritage Preservation Commission



36. North side of Second, Sibley to Ramsey, 1910.

Starting at the left, the buildings are identified and dated as follows; 201: Finch, 1880; 203: Stanley, 1868/1869; 205: Mullany, 1867; 207: Pringle, 1863; 209: Norrish, 1867; 211: Thorne-Radabaugh, 1867; 213-215: Mertz, 1899; 217: Fitch, 1881; 219-221: Gardner House, 1884.

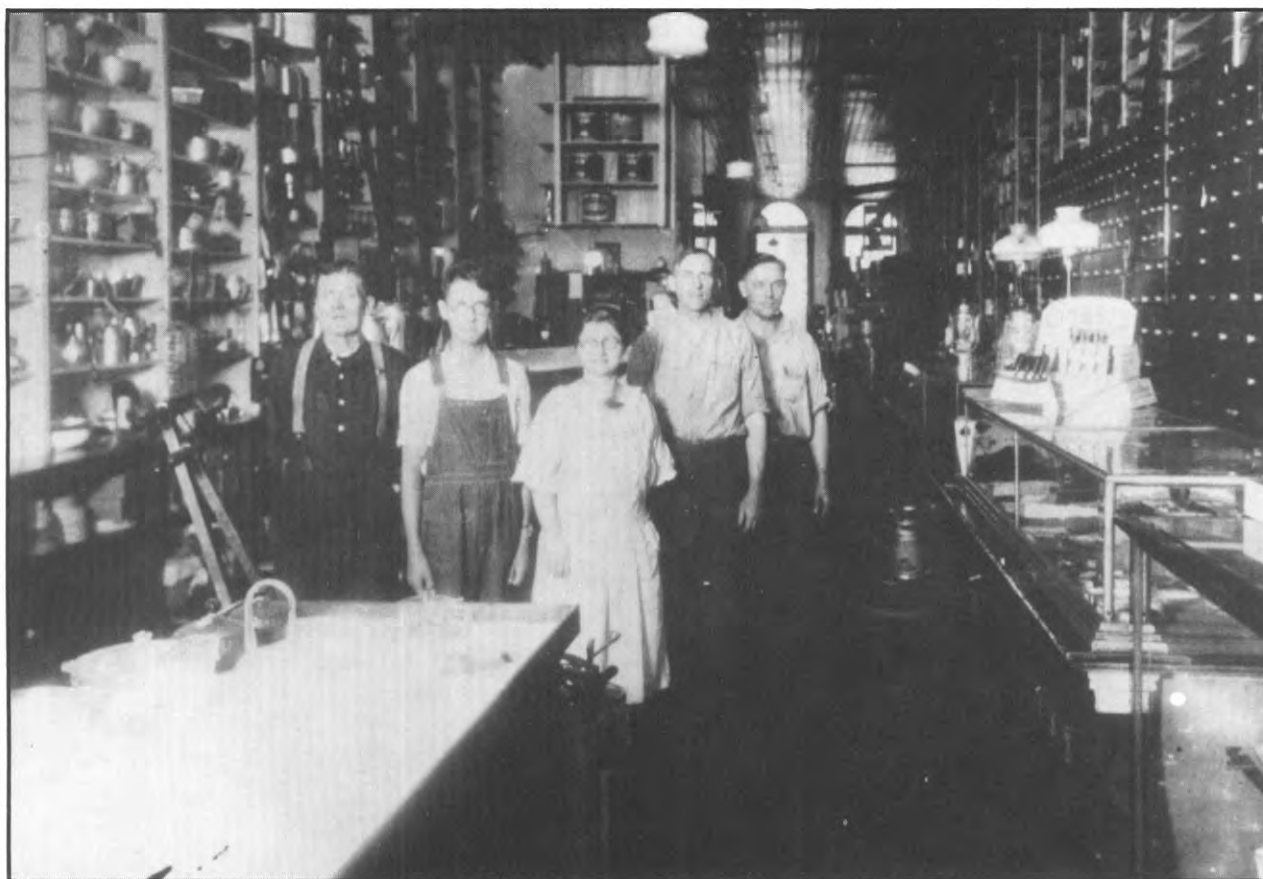
Minnesota Historical Society; photo: Raitt & Fryklund, Durand, Wisconsin.



37. Eddy Drug, 210 E. Second, early 1950s.

Many Second Street buildings, dating from the 1870s and 1880s, were remodeled in the 1920s and again in the 1950s as store front styles changed. The building was the drug store of Jeremiah and then Frank W. Finch from 1880 to 1934; and of Kenneth H. Eddy from 1949 to 1962. These pink enamel panels were removed in 1978.

Donald K. Eddy



38. Johnson's Hardware, 207 E. Second, 1920-1925.

Herman Damon, Leslie Daley, Mattie Johnson, Harvey Hanson, Godfrey Nelson.

Henry H. Pringle built this store in 1863 and it has continued to be a hardware store to the present. The third floor was added by A.L. Johnson in 1901.

Hazel Jacobsen



39. Sontag Insurance, second floor, 213 E. Second, 1932.

Otto Ackerman, Edwin G. Sontag, Leona White.

Three generations of the Mertz family operated a furniture business in this building. The second floor was rental office space, and for a time, an art gallery.

Milo and Leona Kinney



40. Gardner House, 221 E. Second, 1929.

Hastings businessmen raised the capital to build this fine hotel. It was designed by E.P. Bassford, the architect of the Finch building and the St. James Hotel in Red Wing. From its opening in 1884, the Gardner was the social center of the community, used for weddings, club meetings and civic functions. It was named for the Hastings milling and banking family.

St. Paul Pioneer Press



41. North side of Second, looking east from Ramsey, 1914-1916.

Bill Zusan, driver; John Swetlan, Louie Schneider, two unidentified.

Frances Boynton's Insurance was in the corner building, later used by the Smead Manufacturing Company. These buildings were taken down in the early 1960s.

Louie Matsch



42. North side of Second, between Ramsey and Tyler, 1903.

Maurice Taplan on sleigh.

Only the Gazette building still remains. The Smead Manufacturing Company, now a national office products supplier, started on the second floor of the Gazette about 1907. The building was a newspaper office for 98 years.

Ken Whitaker

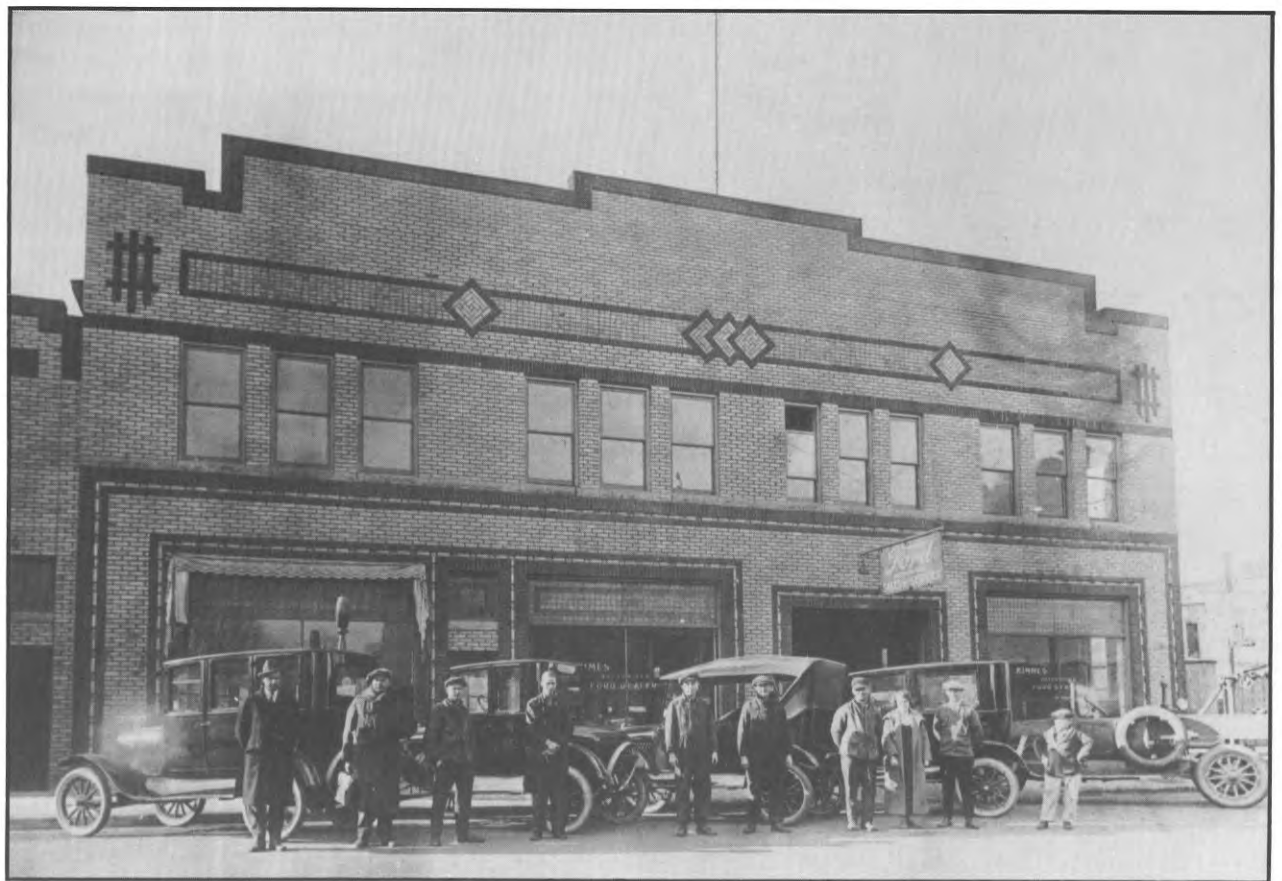


43. Chicago, Milwaukee, St. Paul and Pacific Depot, Second and Bailly, before 1905.

The Gardner House hack meets a train.

This brick depot replaced the original in 1884 and the round house was torn down in 1905. At this time branch lines ran from Hastings to Stillwater and to Ortonville, Minnesota.

Heritage Preservation Commission



44. Kimmes and Edberg, Inc., 214 Ramsey, about 1922.

John Thouses, unidentified, Dotson, Floyd Wilson, Victory Prentice, Karl Reissner, Frank Zusan, two unidentified, Christie Breckman.

Kimmes Garage sold Ford cars, trucks and tractors from 1917 to 1924 when it was destroyed by fire.

Floyd Wilson



45. South side of Second, Sibley to Ramsey, 1910.

Starting at right, the buildings are identified and dated as follows; 200: Old Post Office, 1868; 202: Fasbender's, 1868; 204-206: burned 1960, now Ben Franklin; 208: Bathrick's, 1884; 210: Reissner's, 1884; 212: Oestreich Building, 1877; 214-216: Oestreich Block, 1872; 218: Pitz Bakery, 1872; 220-224: Foster Hotel, demolished 1979.

Minnesota Historical Society; photo: Raitt & Fryklund, Durand, Wisconsin.



46. Pitz Brothers Bakery, 218 E. Second, 1906.

Oakie Birkholz, Mary Majeski

Gertrude Pitz

47. Pitz Bakery, about 1910.
Nettie Peterson, Mary Pitz

Gertrude Pitz



48. Pitz Bakery, about 1920.
Mary Pitz, Anton Pitz, Hugo Shoe, Henry Marshall.

Gertrude Pitz

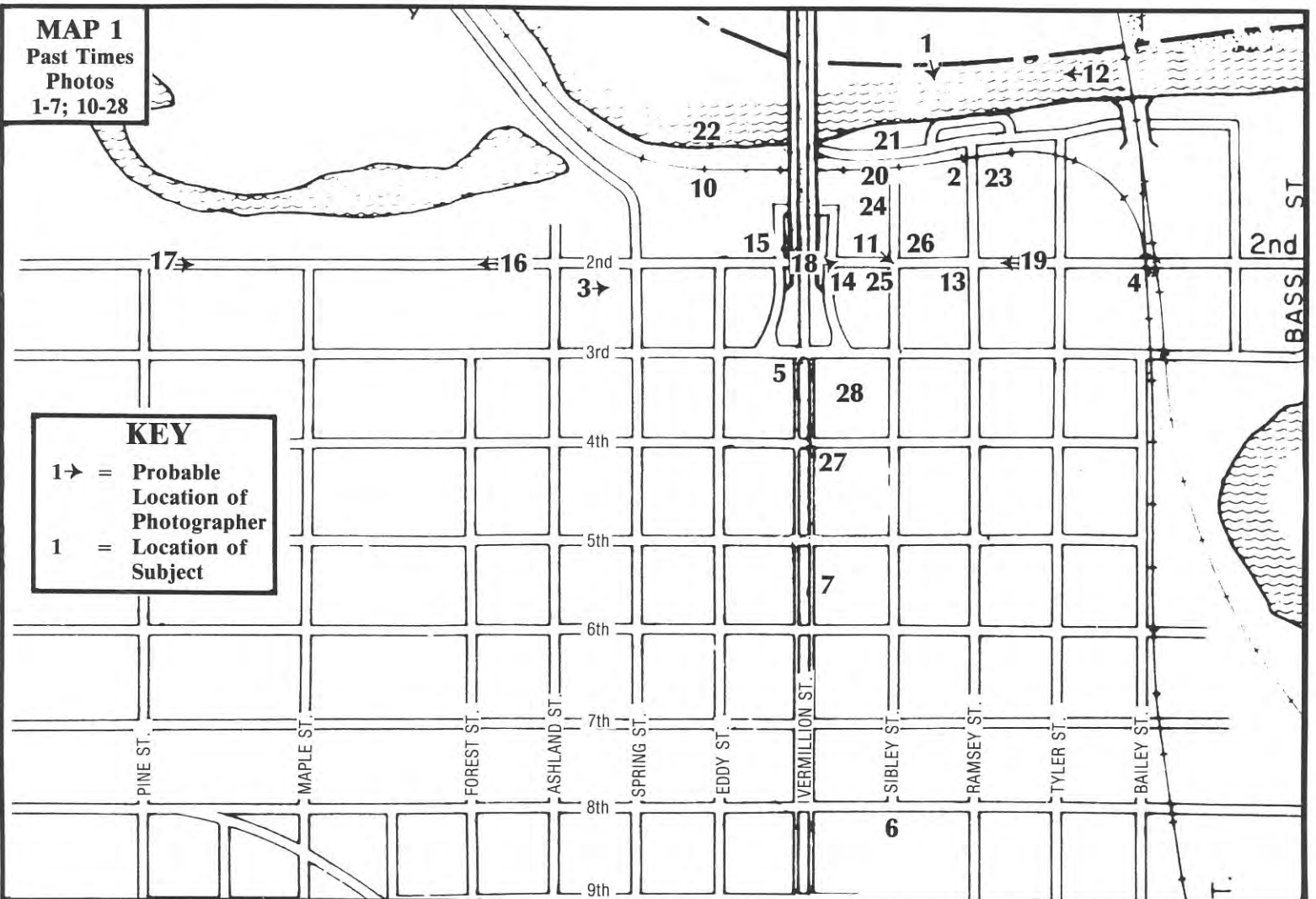


49. Pitz Bakery, 1939.
Mrs. Stan Meeker, Gertrude Pitz.

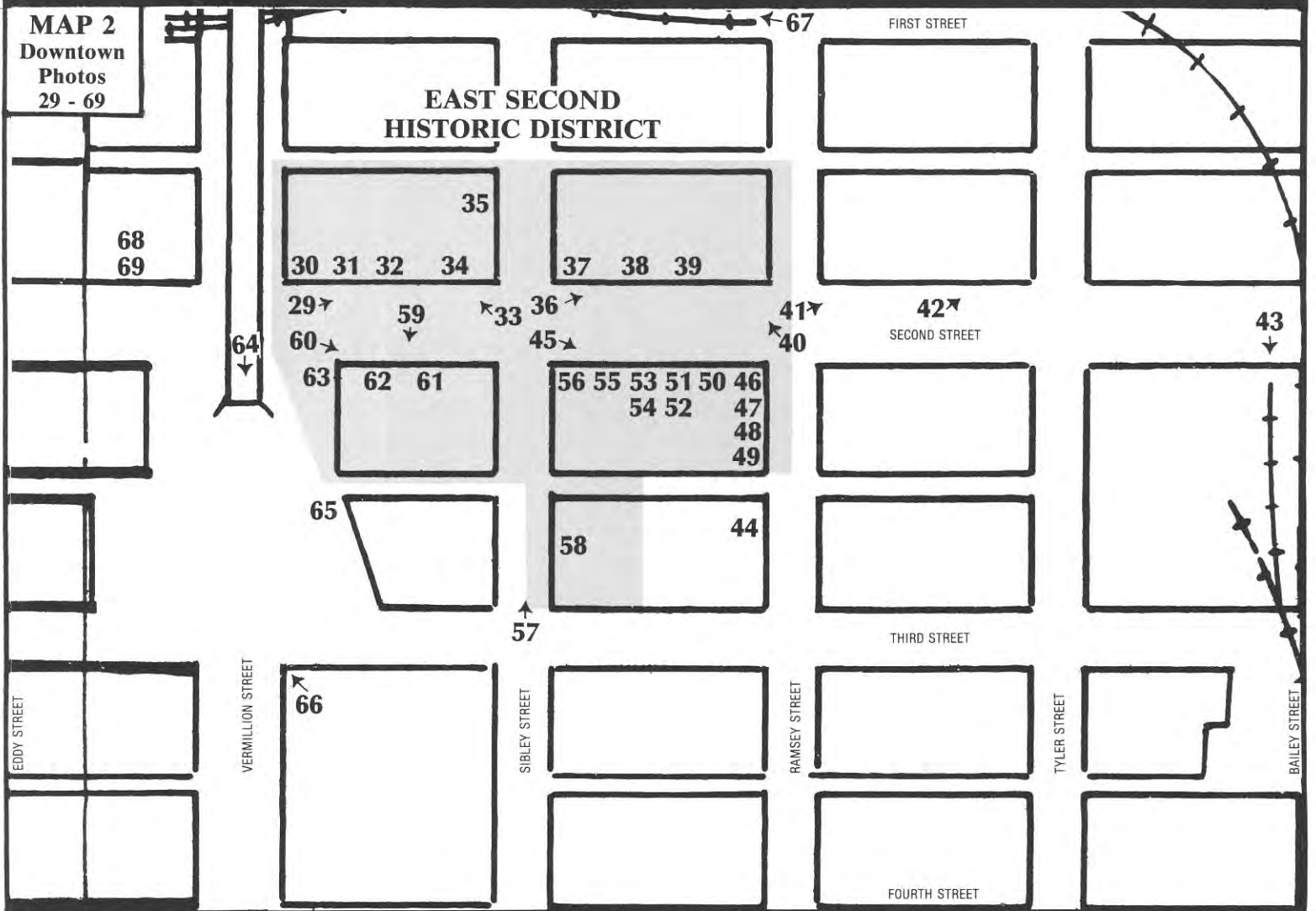
Gertrude Pitz



MAP 1
Past Times
Photos
1-7; 10-28

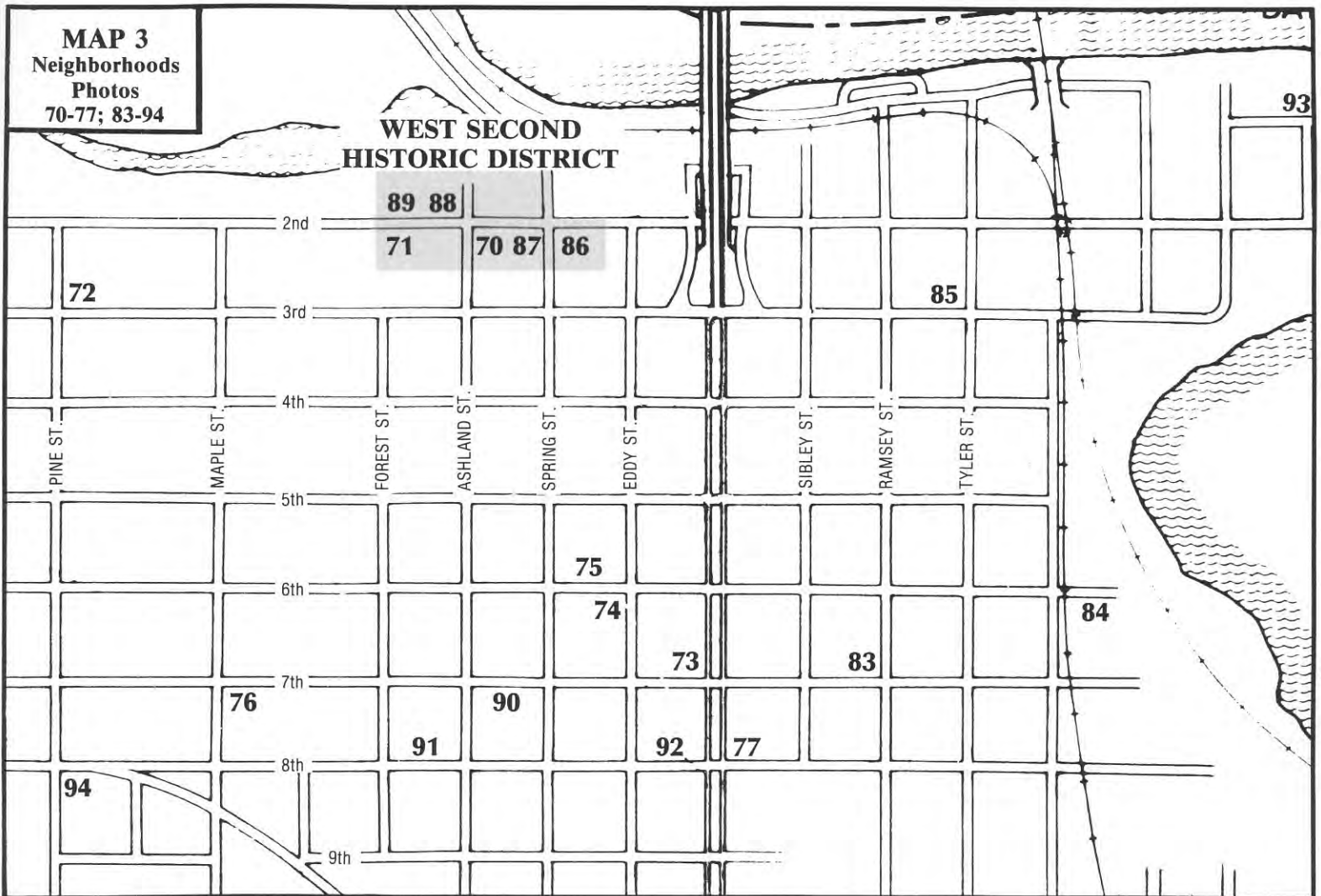


MAP 2
Downtown
Photos
29 - 69

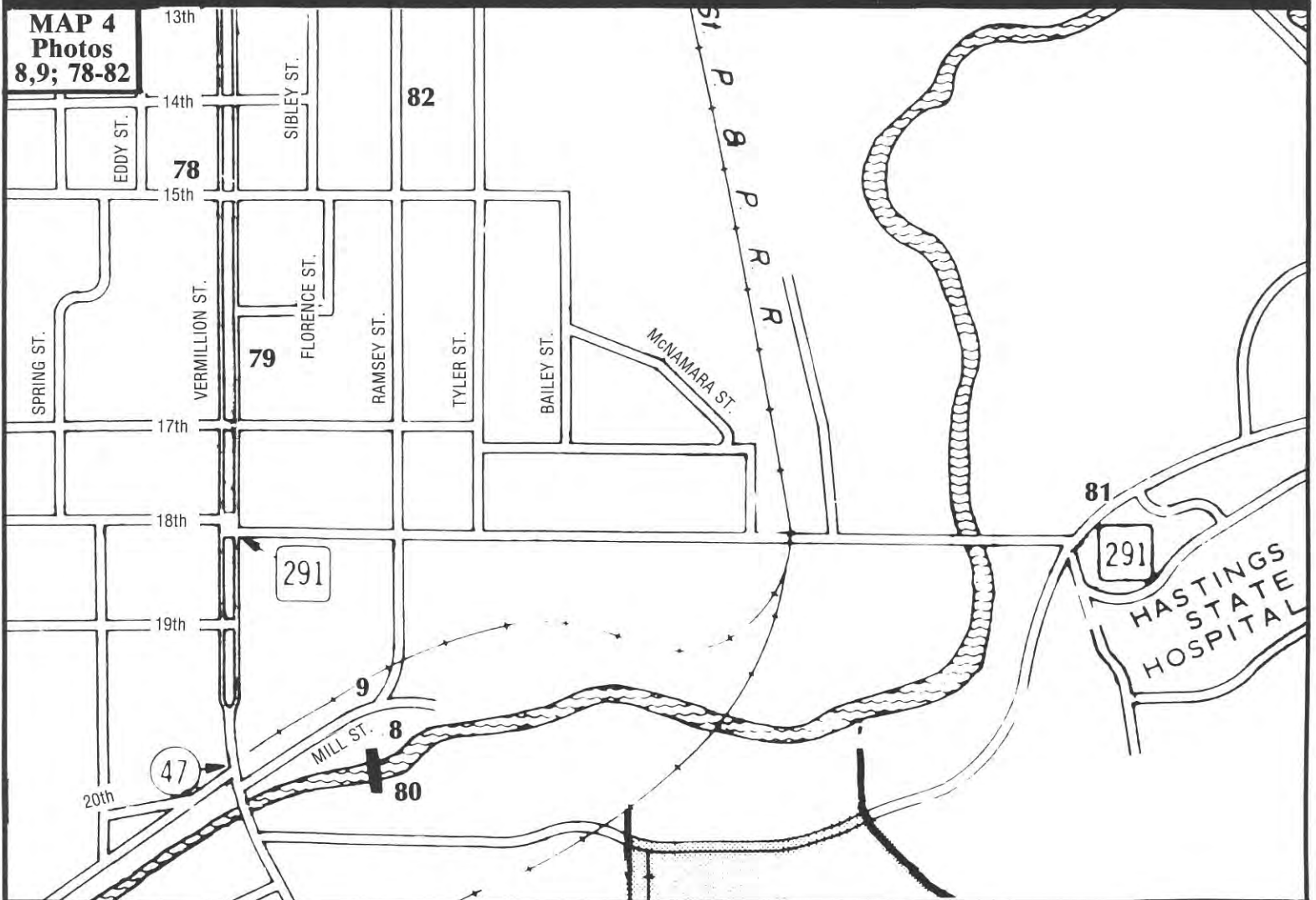


MAP 3
 Neighborhoods
 Photos
 70-77; 83-94

**WEST SECOND
 HISTORIC DISTRICT**



MAP 4
 Photos
 8,9; 78-82





50. Oestreich Block, 216 E. Second, 1882.
Noesen and Funk rented from Conrad Oestreich from 1880 to 1884. The mortar and pestle on the pole is a symbol for pharmacy.

Minnesota Historical Society

51. Reissners Meat Market, 210 E. Second, about 1907.

Henry Glein, Otto Reissner, Helmuth Janke, Mike Seleski.

Otto Reissner arrived in 1884 from Germany. His father and grandfather were butchers and he followed the family trade. In 1907 he purchased the Noesen Building for his thriving business which his son and grandson have continued.

Heritage Preservation Commission





52. Noesen Drug Store, 210 E. Second, about 1900.

George Noesen moved to his new building in 1884.

Adjutant General James Sieben

53. Mather's Saloon, 206 E. Second, before 1916.

Neil Truax, W.R. Mather

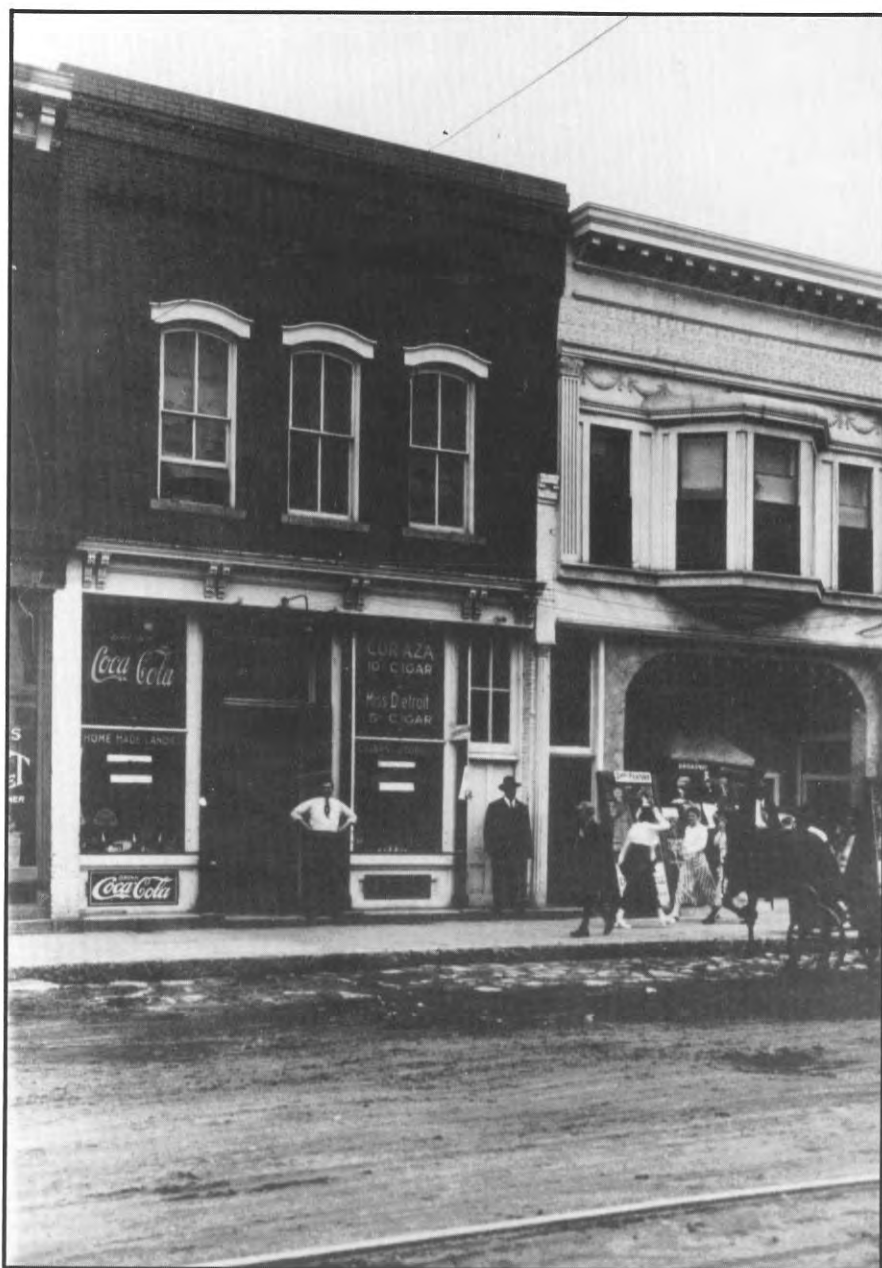
Jack Mather



54. Hastings Candy Co. and the Mint Theatre, 208 and 206 E. Second, about 1920.

W.R. Mather opened the Mint Theatre when prohibition closed his saloon.

Jack Mather



55. Fasbender Grocery, 202 E. Second, 1927.

Alphonse Vallereous, Mr. Thill, Werner Fasbender, Marie Fasbender, Pete Fasbender, Harold Rosch.

Werner Fasbender



56. Corner Drug, 200 E. Second, 1940.

Built as the Merchant's National Bank by W.J. Van Dyke in 1868, this was the Post Office from 1876 to 1936. The American Legion and the Hastings Telephone Company have occupied the second floor.

Hazel Jacobsen



57. Sibley Street, looking north from Third, about 1937.

On the right, the Masonic Block, built in 1881, was the first location of the German American Bank and housed the City Club Rooms. It was purchased in 1920 by Dakota Lodge No. 7, A.F. & A.M., chartered in 1856. Next is the Hageman-Humm building built in 1882, the site of Yuck Humm's Chinese Laundry in the 1890s. The Old City Hall was built in 1884. The Riviera Theatre was built in 1937 by Bernie Berger on the site of Beese's Livery Stable.

Florence Petersen





58. City Hall, 215 Sibley, 1906-1908.
Police Chief A.C. Nesbitt, Mayor J.P. West, Robert Benter.

Heritage Preservation Commission



59. The fire of January 13, 1929, 116, 114, 112 and 110 E. Second.

At the time of the fire, the buildings, from left to right, were occupied by King's Grocery; Heinz & Glendenn-ing Drug, Perfection Studio and the F.H. Otto Jewelry. The two buildings on the right were rebuilt by T.R. King.

Heritage Preservation Commission



60. South side of Second, looking east from Vermillion, 1915.

From the right, the buildings are identified and dated as follows; 106: Mamer's, late 1880s; 108: Hetherington's, 1869; 110-112: rebuilt after 1929 fire; 114: Norrish-Thorne, late 1860s; 116: Schaller, 1866; 118: Hullander's, 1895; 120: Kimm's, 1870; 122: Twit-chell's, 1870.

Heritage Preservation Commission

61. King's Grocery, 116 E. Second, 1922.

Glen T. Fleming, T.R. King, Francis Baerden

Glen T. Fleming





62. Hetherington's Meat Market, 108 E. Second, late 1930s.

The Vitrolite (glass) shop front was installed about 1935 and removed about 1965.

Minnesota Historical Society



63. Holzemer's Annual Sale, 104 Second Street, 1930 or 1931.

From left to right, Hetherington's before remodeling, Eddy's Drug, Holzemer Shoes and Hanson Grocery. Holzemer's building had been both the German American Bank and the Merchants and Farmers Bank. Hanson's building burned in February, 1938; Holzemer's was demolished in 1950 for the new bridge.

Heritage Preservation Commission



64. Vermillion Street looking south from Second to Third, 1940s.

On the left, Hanson's new grocery and behind it, Wasser's Tavern. Starting at the right: Lovely's hat shop, Cabin Inn restaurant, Arlen's tailor shop, Benson's auto supply, Ford garage, Anderson's printing and Worland plumbing. All these buildings were demolished for the new bridge approach in 1949-1950.

Robert Olson; photo: John Olson



65. Barber Shop, Vermillion Street, 1925-1927.

Peter Frey, Peter Reinardy

The shop was in the building identified above as Wasser's Tavern.

May Schmitz



66. Vermillion Street looking north from Third, about 1910.

On the west side of Vermillion, across from the Courthouse square: Devany & Quealy plumbing; north of Third: the Bell Block on the corner, Husting bowling alley with the wagon in front and Engel's station at the next corner. Across Second, the St. John's Hotel stands on the corner and Libbey's mill, the first home of Hudson, to the west.

Heritage Preservation Commission; J.C. Nolan

67. The end of an era, 1950.

The new Highway 61 bridge was opened and the Spiral Bridge was taken down in early 1951. Efforts to save the spiral part of the old bridge failed. A block of the commercial district disappeared.

Robert Olson; photo: John Olson



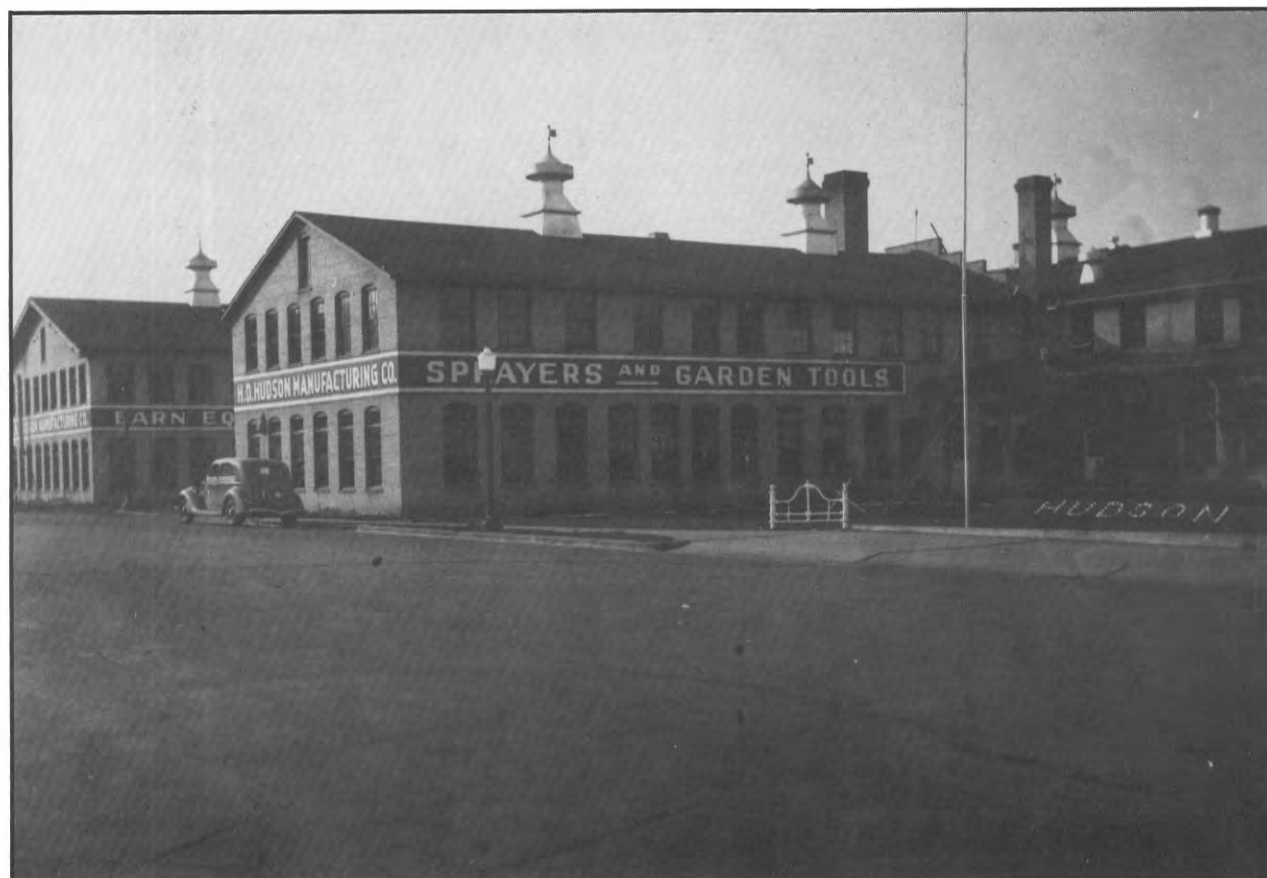


68. Brandt Manufacturing Co., W. Second and Eddy, about 1913.

Kenneth White, about 15 years old, at left.

The Brandt Company made small compression crop sprayers. It moved to Hastings in 1909, first occupying the old Libbey Mill on the present Hudson site.

Milo and Leona Kinney



69. H.D. Hudson Manufacturing Co., W. Second and Eddy, 1935.

Hudson and Thurber, farm equipment suppliers, purchased Brandt Manufacturing in 1906. Hudson sprayers have been used to fight disease and crop loss world-wide. The central wing was built in 1913.

Minnesota Historical Society

NEIGHBORHOODS

This final section is a tour around the neighborhoods beyond downtown: mansions, hospitals, several industries including early tourism, and a number of everyday houses typical of their time and place.

The large homes of the pioneer millers, lumbermen and bankers demonstrate their prestige in the community. As examples of stylish architecture in their time, they are listed on the *National Register of Historic Places*. In a generation or two, these large houses passed to other owners and were often converted to other uses.

A number of houses were moved to Hastings from Nininger. Ignatius Donnelly came to Minnesota to seek his fortune in land speculation. He and his partner John Nininger bought 800 acres five miles upstream from Hastings. The Emigrant Aid Association promoted their townsite. The panic of 1857 collapsed credit and hundreds of frontier towns disappeared; Nininger never recovered but its memory lives on in Hastings.

Photographs of the homes of tradesmen, railroaders, city employees and merchants balance this collection. These houses are not listed on the National Register, but they all survive today because they are still the right size for family homes.



70. Thorne-Lowell House, 319 W. Second, 1960.

This Italian Villa style mansion was built in 1861 by Dr. William Thorne, a prominent pioneer physician. The cupola was designed to ventilate the entire house. Caroline Pringle was Dr. Thorne's second wife.

Minnesota Historical Society; photo: Lynn Crisp



71. Henry Hudson Pringle House, 413 W. Second, 1960.

New Yorker H.H. Pringle established the first hardware store in Hastings in 1856. He built this Italianate style house in 1870.

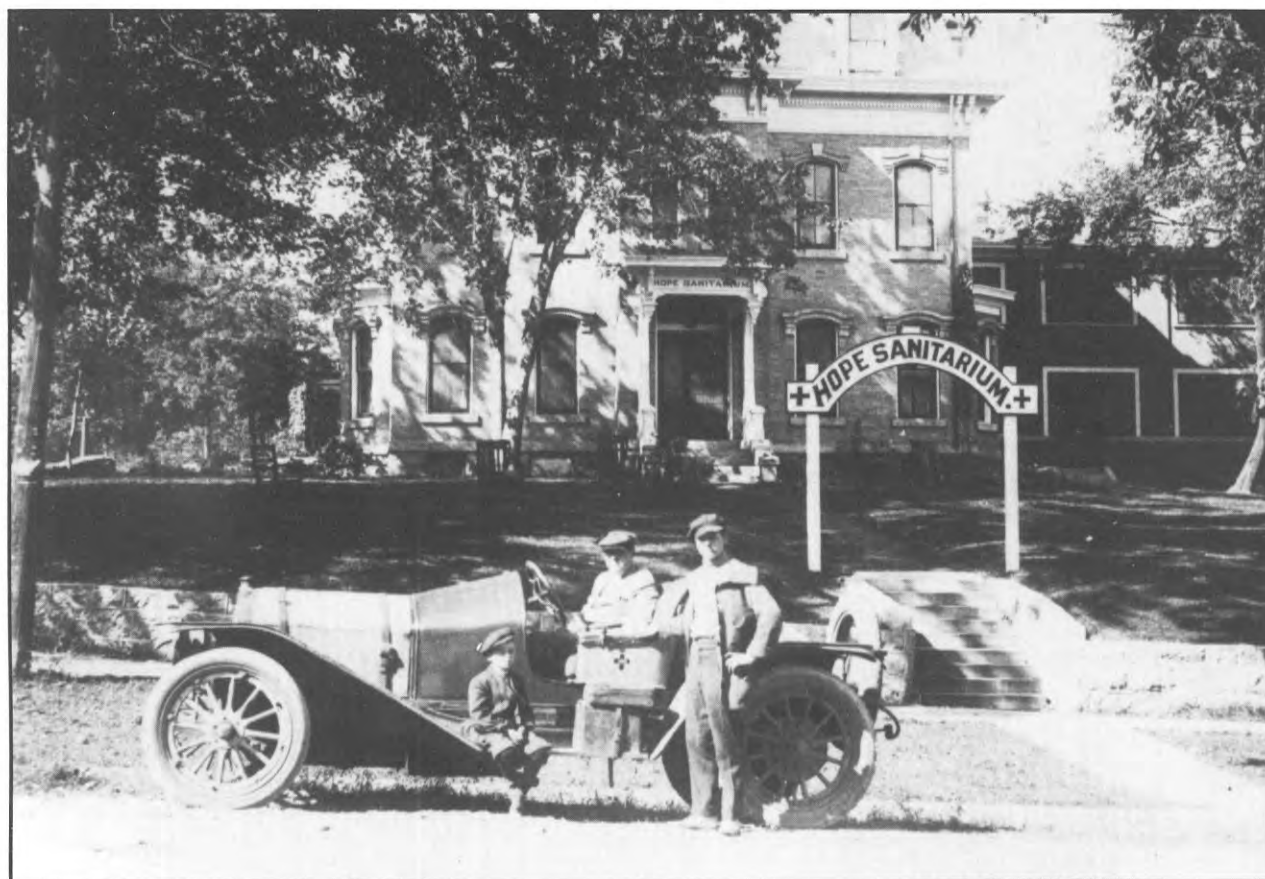
Minnesota Historical Society



72. St. Raphael's Hospital, 649 W. Third, during the 1930s.

The house was built in 1880 by William Thompson, grain dealer and lumber miller. His daughter Kate married riverboat Captain E.C. Anthony. Anthony built the first electric lighting plant in the city in the 1880s. Dr. Herman A. Fasbender acquired the house for a hospital in 1929.

Minnesota Historical Society; Richard and Pam Thorsen



73. Hope Sanitarium, 612 Vermillion, about 1916.

Built in 1868 by banker W.J. Van Dyke, this Second Empire style mansion was the Libbey residence from 1880 to 1911. Roland C. Libbey owned the lumber mill at the north end of Eddy Street.

Minnesota Historical Society



74. Gergen House, 608 Eddy, 1896.

Nicholas, Albert, Rose and Barbara Gergen.

Nicholas Gergen was the Assistant Cashier of the German American Bank and served as City Treasurer for many years.

Richard Graham



75. Nolan House, 208 W. Sixth.

Katherine and Mary Nolan

William Nolan, born in Marshan Township in 1856, served on the police force for 25 years.

Richard Graham



76. S.W. Olson House, 543 W. Seventh, 1911.

S.W. "Sam" Olson was a pattern maker and machinist who worked on the city power plant and the Ennis Mill. The excavation in the yard is for the first indoor plumbing.

Mr. and Mrs. Edwin Johnson



77. Methodist Episcopal Church, Eighth and Vermillion, 1936.

This church was built in 1862 on the west side of Vermillion between Fifth and Sixth. It was moved to the present location in 1871.

Minnesota Historical Society



78. Truax Store, 1424 Vermillion, late 1930s.

Improved highways and growing numbers of motorists created new businesses outside of downtown. Jim Truax, shown here, provided gasoline, groceries, cabins, showers and a picnic ground.

Vernon Truax



79. W.G. LeDuc House, 1629 Vermillion, about 1910.

General LeDuc at left with his daughter Florence; Minnesota Neill on the porch beside the post.

William Gates LeDuc, lawyer, businessman and author, promoted Minnesota and Hastings throughout his life. He owned the Gardner Mill for a time, and organized the Hastings and Dakota Railroad. The house was built in the early 1860s while LeDuc served as a volunteer officer during the Civil War. This Rhineland Gothic style was popularized in the 1840s by architect Andrew Jackson Downing.

Minnesota Historical Society



80. Peavey Mill, Vermillion at Nineteenth, 1936.

The stone walls of early mills can be seen incorporated in the present ConAgra Mill from Vermillion Falls park. Hastings has seen continual expansion of flour milling since 1853. Graham flour and white flour (without the bran) were developed here.

Minnesota Historical Society



81. Minnesota State Insane Asylum, E. Eighteenth Street about 1912.

These cottages were built between 1900 and 1912 and demolished in the 1970s. The name was changed to State Mental Hospital in 1937 and in 1979 the facility became a Minnesota Veterans Home.

Henry Werth



82. Benson House, 1405 Ramsey, about 1910.

Mabel Benson Gillitt.

John M. Benson was a Justice of the Peace and sold tires and radios.

Mabel Benson Gillitt



83. Latto Hospital, 620 Ramsey, about 1915.

Rudolph Latto, President of the German American Bank, brewer and grocer, built this Victorian mansion in 1881. Both he and his wife immigrated from Germany. They left the house and \$10,000 to the city in 1914 to establish a hospital and endow a free bed. A training school for nurses was established later.

Minnesota Historical Society



84. Schwartz House, 510 E. Sixth, about 1900.

Angeline Schwartz.

Nick Schwartz, a painter and wallpaper hanger, and his wife Angeline raised their five children in this well-kept house.

Sophie Schwartz Black



85. Thomas House, 315 E. Third, 1912.

Hubert, Minnie, Bertha, Agnes and Viola Thomas.

Hubert Thomas was a Superintendent of Signals and Telegraph for the Milwaukee railroad.

Milo and Leona Kinney

The following photographs were taken recently to represent those National Register sites for which old photographs could not be found. This lack points out the need to continue collecting. The Heritage Preservation Commission will make copies of old photographs and return the originals to the lender. The photographs in this book are a window on the past. Those photographs which are still tucked away in chests and closets could teach, entertain and even fill gaps in the written record, but only if they can be shared with the community.

86. Strauss House, 207 W. Second, 1985.

This French Second Empire House was finished in 1875 by George Reed, a builder from Nininger. The musical Charles Strauss family lived here from 1877 to 1892.

Heritage Preservation Commission



87. The Norrish House, (Octagon House), 301 W. Second, 1985.

The octagonal floor plan, a pattern book design of Orson Squire Fowler, eliminated halls and concentrated utilities in a central stack. Octagon houses were built from New York to Minnesota in the 1850s, this one in 1857. John F. Norrish, an English immigrant, sold dry goods and served in the State Legislature.

Heritage Preservation Commission



88. Bill Olson House, 414-416 E. Second, 1985.

The center part of this Greek Revival style house was moved to Hastings from Nininger after the Panic of 1857.

Heritage Preservation Commission





89. Pringle-Clagett House, 418 W. Second, 1985.

This Greek Revival house was given as a wedding present to George B. and Frances Bleeker Ellison Pringle by his father, Benjamin Pringle. After George's death Frances married Judge John R. Clagett, a nephew of General Robert E. Lee. Benjamin Pringle, appointed a U.S. judge by Abraham Lincoln, retired to Hastings to be near his children, Henry and Caroline (Thorne).

Heritage Preservation Commission



90. MacDonald-Todd House, 309 W. Seventh, 1985.

A.W. MacDonald, editor of the *Scientific American*, published the *Immigrant Aid Journal* in the house in Nininger. The house was moved to Hastings in 1868 by Irving Todd, Sr.

Heritage Preservation Commission



91. Ignatius Eckert House, 724 Ashland, 1985.

Rev. G.W.T. Wright, pastor of the Methodist Episcopal Church, built this house as a parsonage in 1868.

Heritage Preservation Commission

92. Howes-Graus House, 718 Vermillion, 1985.

Byron C. Howes established the Farmers and Traders Bank in the mid 1870s. His Kenyon college friend, W.G. LeDuc, planted the elm tree at Eighth and Eddy. The House was built in the late 1860s and the front wing added in the 1880s. Michael Graus bought the house in 1902. The family owned a brewery and the Graus Block on Vermillion Street.

Heritage Preservation Commission



93. Hastings Foundry, First at Chestnut, 1985.

This foundry and machine shop was built by A.R. Morell in 1859. Star Iron Works made industrial and marine engines and iron building components. H.K. Stroud added a boat works in the 1880s. Hastings issued Charles Stroud a license to run an automobile he built in 1906.

Heritage Preservation Commission



94. Fasbender Clinic, Highway 55 at Pine, 1985.

In 1957, Thomas H. Olson, a Taliesin Fellow from Hastings, asked Frank Lloyd Wright to design a clinic for his family doctor, Herman T. Fasbender. The building was completed in 1959, after Wright's death. The overhanging roof provides privacy and quiet as well as visual distinction.

Heritage Preservation Commission



**HOUSING AND REDEVELOPMENT AUTHORITY
CITY OF HASTINGS
DESIGN GUIDELINES FOR THE DOWNTOWN REDEVELOPMENT AREA**

I. BASIC PRINCIPLES

The purpose of design guidelines for the downtown area is to protect and enhance the unique, irreplaceable architectural, visual and historic character of that neighborhood. Downtown Hastings is a remarkably intact and compact example of commercial architecture from the 1860's to the 1920's. The core of the area is on the National Register of Historic Places for that reason.

The City Council, Housing and Redevelopment Authority and Heritage Preservation Commission have each stated their purpose and intent to preserve the character of downtown Hastings in the best interests of the entire community. These guidelines carry out their intent by defining the most important elements of that character and by stating the best means of preserving and enhancing them.

The basic principle, in respect to existing buildings, is to preserve and enhance their original design, material and architectural detail, specifically the exterior, and if practicable, the interior.

The basic principle, in respect to new or infill construction, is to preserve the unity of scale, material, set-back, roof-line and proportion of window/door space to wall space as shown in the original buildings of the Historic District.

II. APPLICATION OF THE GUIDELINES

A. The guidelines apply within the Downtown Redevelopment Area.

B. The guidelines apply to commercial, commercial/residential mixed-use, and to multiple unit residential buildings.

C. The guidelines apply to rehabilitation, remodeling, addition or demolition, changes of exterior appearance, and new or infill construction when the land, the building, or the work receives financial assistance through the Housing and Redevelopment Authority.

D. These guidelines are not hard and fast regulations. They are flexible criteria. They assure property owners that design review will be based on clear, public and uniform standards. Consideration will be given to the amount and quality of original material and design remaining in the building. Consideration will also be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

III. THE GUIDELINES

A. For Preservation and Rehabilitation of Structures and Material

1. The original features of a building should not be destroyed.

The removal, alteration or covering-up of original material or design shall be avoided.

a. The original material and design can be determined by physical inspection, old photographs, consultation with prior owners and building records. See the Housing and Redevelopment Authority for Assistance.

b. In some cases alterations have been made with materials or designs which have become irreplaceable or representative of a unique architectural style or period. Such alterations shall be respected.

c. Alterations which have totally removed the original material, but not done with irreplaceable

materials or representative of a unique style, may be removed, replaced or covered.

2. Deteriorated features should be repaired rather than replaced.

Repairs should maintain the design, texture, material and other appearances of the original.

3. Alterations which conceal the original design and materials, or which are not appropriate for the age of the building, should be removed.

Siding, signs, canopies, filler panels, framing, etc. of cedar plank or shakes, unpainted aluminum or metal, stucco, concrete block, ceramic tile, plastic, fiberglass and glass block are examples of inappropriate materials on older buildings.

4. Missing materials or features should be replaced if possible.

Replacement should be based on evidence from historic, physical or pictorial sources. Only if evidence for the specific building is not available, may replacement be based on similar buildings of the same age. The replacement material or feature should duplicate the design, material, texture and appearance of the original to the extent possible.

5. Clean original materials as gently as possible.

Sandblasting shall not be used, with the possible exception of on metal. Masonry should be cleaned with low pressure water (under 300 psi) and soft bristle brushes. Heat guns or Strep-Eze should be used on painted wood. Chemical cleaners should be tested on a small patch to determine their effect. Test patches should include areas where deterioration or patching is evident. Hydrozo, Diedrich and Tamms products are recommended by the H.R.A.

6. Mortar should be repointed only when there is evidence of water standing in joints or a significant amount of mortar is missing.

Replacement mortar should match the color, texture, coefficients of expansion and contraction, and ingredient ratio of the original mortar. Portland cement shall not be used for repointing. Pneumatic hammers should not be used to remove mortar. Original joint size, method of application and profile shall be duplicated.

7. The original or early color and texture of masonry surfaces should be retained.

a. Unpainted masonry should not be painted. It should be sealed with a water proofing which breathes such as Hydrozo or Thoro-Seal.

b. Masonry surfaces may have been painted for maintenance or appearance. Paint should not be removed if the building was originally painted, or if the removal will damage the surface.

c. Most paint traps moisture inside soft bricks. Special masonry paints should be used.

d. Cement based paint or tinted slurry may be used to protect deteriorated masonry.

e. The roofing, parapet, cornice, coping, scuppers and gutters should always be inspected, cleaned and repaired before painting or other masonry work.

8. **Original window and door openings should be retained.**

a. New windows and doors should not be opened in original materials, particularly on the major or visible sides of the building.

b. Original windows and door openings should not be expanded, reduced or infilled. If a window must be closed, a shutter which can be removed is recommended.

c. Original windows and doors should be retained. If the original is gone, or must be replaced, the replacement should closely match original pane size, mullions, sash and frames. Replacement should completely fill the original opening. Double and triple pane windows are recommended for energy conservation. Wood or painted metal are acceptable materials; unpainted metal is not.

B. For Design of Restoration or Remodeling

1. **In general, it is expected that buildings will be restored to their original or early appearance.**

a. All buildings should be recognized as products of their own time. Remodeling should not borrow designs, materials or colors from other eras.

b. When complete restoration to original appearance is not possible, or extensive replacement is not necessary, remodeling for compatibility with the character of downtown should be considered. Removal of flat canopies, window infill or siding, painting bare metal, repainting building to reunify appearance, new signs and new awnings are suggested.

2. **In general, it is expected that restoration or remodeling will contribute to the visual unity of the building, neighboring buildings, and the neighborhood.**

a. Restoration or remodeling should not exclude or isolate portions of the building. The entire front, sides and back should be considered as a whole design.

b. Contemporary design for replacements, additions, or remodeling should not be discouraged when such designs do not destroy or cover original material, and are compatible with the building and its neighbors in respect to size, scale, color, material or character.

3. **The traditional elements of a commercial building should be retained, restored or replaced.**

a. The decorative cornice should be repaired and maintained, or replaced if necessary.

b. Window sills and hoods should be repaired and maintained.

c. Decorative patterns of masonry should be repaired and maintained.

d. Windows should fill the entire opening. They were usually double hung with two panes per sash.

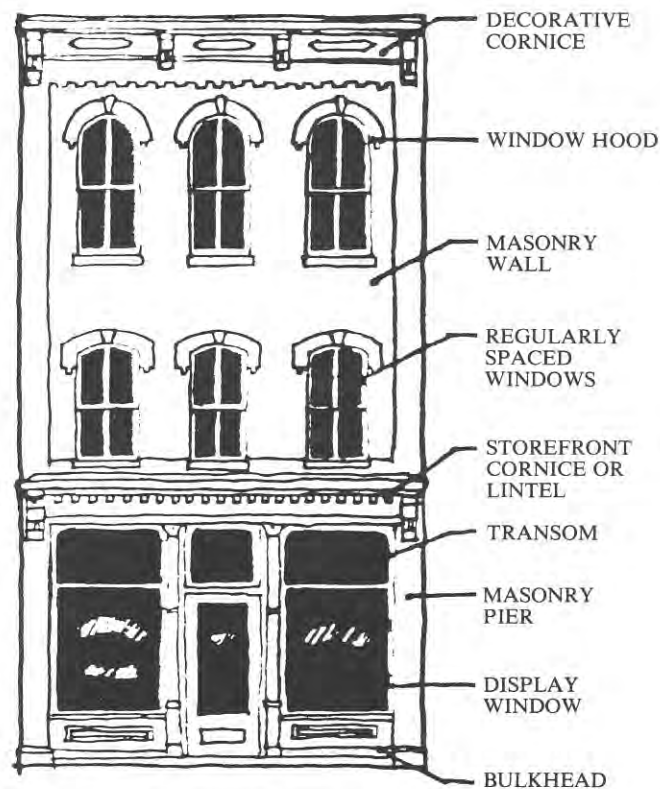
e. The lintel should be uncovered. It may be the best place for sign.

f. Transom panes should be uncovered, inside and out.

g. If cast iron pillars supported the lintel, they should be replaced.

h. Storefronts should have the largest possible window area in keeping with the original opening.

i. The bulkhead should be no more than about two feet high. Original bulkheads were wood panel, not brick. They may be replaced with wood or painted metal to simulate wood panels.



j. The entrance should be recessed, without steps.

k. The entire storefront should be set back about 6 inches from the front of the building.

l. The door should be commercial in style and typical for the period. It must open out.

m. Recommend a water tap for cleaning walks, windows, facades.

4. **Historic paint colors appropriate to the age of the building should be used.**

A common approach to color will enhance the appearance of each building and the character of downtown. At the same time, individuality is preserved through the owner's choice of base and trim colors.

a. There is a wide range of historically appropriate colors. See the H.R.A. for assistance. In general, there are three eras of color preference:

1) Built 1860s-1870s: soft tints of brown, gray, green and blue trimmed with white.

2) Built 1870s-1900s: dark browns, grays, reds, olives, yellows and greens, trimmed in darker and lighter shades of same color or complimentary colors.

3) Built 1900s-1920s: light grays, yellows and browns trimmed with complimentary colors, ivory or white.

b. Colors should also be selected to harmonize with neighboring buildings.

c. Colors should be used to unify the appearance of the building. No more than a base color, a trim color and an optional detail color should be used. All walls of a building should be painted consistently.

d. Bare aluminum or metal doors, windows and frames should be painted. An aluminum cleaner, zinc chromate primer and metal paint should be used.

5. **Signs should be consistent with the design of the building and the character of the downtown.**

a. Signs should not cover up the traditional design elements of a building.

b. The size of a sign should be proportionate to the building. As a rule, the area of the sign should be no

more than 1.25 square feet for every front foot. Do not exceed sizes established by City ordinance.

c. The traditional locations for signs are: painted inside the windows or door pane or inside the 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.

d. The style, colors, lettering and materials of the sign should reflect the age of the building. Examples may be found in old photographs and surviving signs. See a professional sign painter for advice.

e. Contrast between a dark background and light lettering, or vice versa, is more important than size. The lettering style should be chosen for its legibility.

f. Plastic, aluminum and back lit signs are not usually appropriate on older buildings because of their materials, colors, size and style of lettering. The content and logo of corporate and product signs can be transferred to more traditional materials and styles of sign.

6. **Canvas or treated cloth awnings are recommended where they are compatible with the age of the building and the character of downtown.**

a. Aluminum or plastic materials and flat, horizontal canopies are not consistent with the appearance of older buildings.

b. Colors should compliment the colors of the building and neighboring buildings. Lettering should follow guidelines for signs.

c. Awnings should not cover distinctive architectural details or transoms. However, awnings may be used to cover alterations which are not original to the building.

d. Awnings may be fixed or retractable. They should be appropriate to the shape of the window or storefront.

7. **Grills, air conditioners and exhaust fans should not be mounted on the front of the building if it can be avoided.**

They should be incorporated into filler panels and painted the same color as the panel. They should not extend over the sidewalk or entrance to the building.

8. **Ceilings are a distinctive architectural feature which should be retained or restored.**

a. Tin ceilings are often concealed by a dropped ceiling to save heating and cooling costs. Ceiling fans can accomplish the same purpose and are recommended in preference to dropped ceilings.

b. Dropped ceilings usually conceal the transom panes above the display windows and entrance. Transom panes are sometimes cut, pressed, etched, colored or stained glass and should be visible inside and

out. Removal of dropped ceilings, at least at the front of the building is recommended when a transom does exist.

c. Window openings and frames are often reduced with filler panels to conceal dropped ceilings. Full opening windows with a black panel between the glass and the dropped ceiling is recommended instead of filler panels.

C. For New and Infill Construction

New construction means totally new structures, moved-in structures and new additions to existing structures undergoing restoration and rehabilitation.

1. **Generally, any new construction should be consistent with neighboring buildings and the character of downtown.**

a. The important elements of the character of downtown are defined by the following guidelines.

b. The reproduction of historic design is recommended only for infill on a small scale or for additions to original buildings.

c. Contemporary design for new construction is not discouraged. These guidelines focus on general rather than specific design elements in order to encourage new design compatible with the character of downtown.

2. **The height and width of the facade should reflect the average proportions of the older downtown buildings.**

a. Buildings should be two or three stories high but no more than sixty feet.

b. Infill should fill the entire width of the lot.

c. Horizontally, the building should be massed in increments of approximately 22 and 44 feet.

3. **The new facade should be flush with the sidewalk, or if adjacent buildings are not, then flush to its neighbors.**

4. **The exterior material should be brick or stone masonry, similar in color or texture to the older downtown buildings.**

5. **Infill buildings should reflect some of the detailing of neighboring buildings in window shapes, cornice lines and brick work.**

6. **The amount of solid wall to window and door openings on the facade should be proportional to that of the older downtown buildings.**

a. The ground floor should be a transparent store front style, with window size and height similar to that of neighboring buildings.

b. The upper stories should have windows of the same general spacing and height to width proportion as those of neighboring buildings.

7. **The cornice or roof line should be flat.**

PRESERVATION RESOURCES

The following offices provide a variety of references, services and assistance to those interested in historic preservation and rehabilitation.

Hastings Heritage Preservation Commission
c/o Building Official
City Hall
Hastings, Minnesota 55033 — (612) 437-4127

- Nominations of properties to the State and *National Register of Historic Places*.
- Surveys and recommends properties as Hastings Heritage Preservation Sites.
- Reviews proposed alterations to the appearance of preservation sites.
- Provides design and rehabilitation advice.

Hastings Housing and Redevelopment Authority
c/o Executive Director/Main Street Manager
City Hall
Hastings, Minnesota 55033 — (612) 437-4127

The responsibility of the H.R.A. is the development of the downtown area while preserving the historic character of the neighborhood.

- Considers providing financial assistance for development or rehabilitation proposals within the Downtown Redevelopment District.
- Provides design guidelines and rehabilitation advice for commercial buildings.
- Provides lists of local craftsmen, sign painters, architects and material suppliers for rehabilitation work.
- Assists with federal rehabilitation tax credit applications.

Preservation Alliance of Minnesota
P.O. Box 10485
Minneapolis, Minnesota 55440

The Preservation Alliance is a private statewide membership organization that brings individuals and organizations together to preserve, protect and promote the state's historic resources.

- Assists with advice and support for local preservation efforts.
- Provides information on preservation methods, specialists and suppliers.

State Historic Preservation Office
Minnesota Historical Society
Fort Snelling History Center
St. Paul, Minnesota 55111 — (612) 726-1171

- Reviews nominations of properties to the State and *National Register of Historic Places*.
- Processes applications for certification of rehabilitation projects for federal tax credits.
- Reviews federally funded or licensed projects which

may affect protected properties.

- Provides grant funds for qualifying local historic and preservation projects.
- Provides technical advice, local workshops and publications.

National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036

The National Trust is a private non-profit membership organization chartered by Congress with responsibility for encouraging public participation in historic preservation.

- Publishes technical information, a newsletter, paper and magazine.
- Provides training seminars and workshops on preservation activities.
- Promotes legislation to support preservation.
- Assists local preservation activities with advice and a variety of financial loan and grant programs.

National Main Street Center
National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036 — (612) 296-2532

The Main Street Center provides training, publications and assistance for the revitalization of central business districts in towns and cities through a membership program or through a state Main Street Program.

Minnesota: State Planning Office, (612) 296-2532.

U.S. Department of the Interior
National Park Service
Washington, D.C. 20240

- The Technical Preservation Services Division provides *Preservation Briefs*, a series of leaflets on the maintenance and preservation of specific materials.
- Keeper of the *National Register of Historic Places*.
- Allocates Preservation funds to State Historic Preservation Offices.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior is responsible for establishing standards for all programs and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. The Secretary of the Interior's Standards for Historic Preservation Projects have been developed to direct work undertaken on historic buildings.

The Standards for Rehabilitation address the most prevalent treatment today: Rehabilitation. "Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather

than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character

of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

A booklet detailing the application of these standards may be ordered from the National Park Service or the U.S. Government Printing Office: 1983 0-416-688.

In the past several years, the most frequent use of the Secretary's Standards for Rehabilitation has been to determine if a rehabilitation project qualifies as a "certified rehabilitation" allowing federal tax credits for property owners under the provisions of the Tax Reform Act of 1976, the Revenue Act of 1978, and the Economic Recovery Act of 1981, as amended. The Standards are used to evaluate whether the historic character of a building is preserved in the process of rehabilitation. Owners of historic properties should contact the State Historic Preservation Office (612/726-1171) to determine whether they will be eligible for tax credits before starting rehabilitation work.

HERITAGE PRESERVATION COMMISSION ORDINANCE NO. 185, AMENDING SECTION 2.18 OF THE HASTINGS CITY CODE, ADOPTED SEPTEMBER 3, 1985

Section 1. Public Policy and Purpose.

The City Council finds 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.

Section 2. Definitions.

For the purpose of this chapter, the following words or phrases shall have the meanings respectively ascribed to them by this section.

A. Significance: The quality of the information, example, interest or meaning represented by the site for understanding and appreciating the past, development or culture.

B. Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

C. Architectural significance: Possessing distinctive characteristics of a style, place, period, method or materials of construction, builder or architect.

D. Cultural significance: A landmark or setting of man-made or natural features, or a combination, possessing meaning primarily by long association or identification with the community and its citizens.

E. Archaeological significance: An area of land possessing the potential to reveal information important to historic or pre-historic studies.

F. Engineering significance: A work demonstrating a technology, design or method characteristic of a historic period or activity.

G. Heritage Preservation Site: An area, district, building, structure or object, when designated for preservation for reasons of its significance by the City Council.

When a concentration of properties are linked by significance and located in a contiguous area, they may be defined by a boundary and designated a Heritage Preservation District with the same protection and meaning as a Heritage Preservation Site under this ordinance. Land and structures which do not con-

tribute to the significance of the district may be included within the boundaries of the Heritage Preservation District when necessary to protect the significance and visual unity of the whole.

Section 3. Heritage Preservation Commission Established.

A. This ordinance establishes the Hastings Heritage Preservation Commission with the following responsibilities:

1. To conduct continuing surveys and research in order to identify properties which have historic, architectural, archaeological, engineering or cultural significance to the community.

2. To recommend properties which meet the criteria of significance stated herein for designation as Heritage Preservation Sites.

3. To protect Heritage Preservation Sites by public review of all proposed alterations, relocations, demolitions or new construction within designed site boundaries.

4. To advise property owners and educate the public in appropriate maintenance, rehabilitation or restoration methods. To encourage continued uses, compatible with their character, of Heritage Preservation Sites.

5. To promote public recognition and appreciation for Heritage Preservation Sites.

B. Members. The Hastings Heritage Preservation Commission, hereinafter the "Commission" shall consist of seven voting members appointed by the Mayor, with the advice and consent of the City Council. Members must reside in the municipality.

1. At least one member will be an architect, or if an architect not be available, an experienced person of the building trades.

2. At least one member will be a professional or experienced person in the areas of history, architectural history, archaeology, planning, real estate, design, building trades, landscape architecture or law.

3. The other members shall be drawn from persons with a demonstrated interest and/or expertise in historic preservation.

4. One member will be designated as their representative by the County Historical Society.

5. The Planning Commission and the Housing and Redevelopment Authority shall each designate one of their members as their liaison who shall be notified of all meetings of the Heritage

Preservation Commission.

C. Appointment of Members. Members shall be appointed by the Mayor with the approval of the Council upon recommendations by the Commission. Initial appointments shall be two members for one year, two members for two years and three members for three years. Subsequent appointments shall be for a term of three years. Vacancies from resignation or other causes shall be filled by appointment for the remainder of the unexpired term. Members shall serve without compensation and continue to hold office until their successors have been appointed and qualified.

D. Organization. The Commission, when formed, shall elect from its members, such officers as it may deem necessary. The Commission shall have the power to designate and appoint from its members various committees with powers and duties of the Commission. The Commission shall make such rules and regulations as it may deem advisable and necessary for the conduct of its affairs, for the purpose of carrying out the intent of this ordinance, which are not inconsistent with the laws of the City and the State of Minnesota.

E. Annual Report. The Commission shall make an annual report by October 31st, containing a statement of its activities and plans, to the Mayor, the City Council, the City Administrator, the Building Official, and the Chairman of the Hastings Housing and Redevelopment Authority, the City Planner, and the State Historic Preservation Officer.

F. Meetings. The Commission shall meet no less than four times a year: to initiate surveys and nominations of properties, to review potential Heritage Preservation Sites, to make recommendations of properties to City Council for designation, and to prepare the Commission's annual report.

In addition, the Commission will meet at its earliest convenience, when called by the Chairman, to review such building permits or applications as are referred to it by the City Building Official or City Planner.

G. Staff Assistance. To accomplish the intent and purpose of this ordinance, the City of Hastings shall provide the Commission with adequate staff support and supplies, including the assistance of City Building Official, the City Planner, and other staff designated by the City Administrator to perform the duties prescribed under this ordinance.

Section 4. Designation of Heritage Preservation Sites.

A. Surveys. The Commission shall conduct a continuing survey of properties and shall provide procedures for citizens to nominate properties for consideration as Heritage Preservation Sites. The Commission shall conduct research and documentation of properties which it has reason to believe are significant to the community.

B. Criteria. The Commission shall recommend properties to the City Council for designation as Heritage Preservation Sites. In order to be recommended for designation, the Commission must determine that the property being considered possesses historic, architectural, cultural, archaeological or engineering significance as defined above. Furthermore in making its recommendation, the Commission shall consider the following conditions:

1. That the location and setting is compatible with future preservation and use.
2. That the physical condition is such that preservation maintenance or adaptive use is economically feasible.
3. That the distinguishing characteristics of significance are for the most part original and intact or capable of restoration.
4. The existing or proposed use is compatible with the preservation and maintenance of the site.

C. Planning Commission Review.

The Heritage Preservation Commission shall advise the City Planning Commission of the proposed designation of a Heritage Preservation Site, including boundaries and secure from the City

Planning Commission its recommendation with respect to the relationship of Heritage Preservation Site designation to the comprehensive plan of the City of Hastings, its opinions as to the effect of the proposed designation upon the surrounding neighborhoods, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection, or modification of the proposed designation. The said recommendation shall become part of the official record concerning the proposed designation and shall be submitted by the Heritage Preservation Commission along with its recommendation concerning the proposed designation to the City Council. The Heritage Preservation Commission may make such modification, changes, and alterations concerning the proposed designation as it deems necessary in consideration of the recommendations of the City Planning Commission.

D. Finding and Recommendations.

The eligibility of a property for designation as an Heritage Preservation Site shall be determined by the Commission in open meeting, notice of which shall have been sent to all owners of property considered for designation, with opportunity for public comment. The Commission shall adopt a resolution of recommendation for each site or for a district.

E. State Historic Preservation Office's review of future Heritage Preservation Sites.

Prior to making its recommendation to the Council, every proposal of designation by the Commission shall be sent to the State Historic Preservation Office for review and comment in writing within sixty days.

F. Council Designation.

The Commission shall forward its recommendations, together with its findings of significance and eligibility, and with the comments of the Planning Commission and of the State Historic Preservation Office, to the City Council.

The City Council, upon recommendation of the Commission may, by resolution, designate a Heritage Preservation Site. Prior to such designation, the City Council shall hold a public hearing, notice of which shall have been published in a newspaper of general circulation at least 20 days prior to the date of the hearing, and notice of the hearing shall be sent to all owners of property which is proposed to be designated a Heritage Preservation Site and to all property owners within 200 feet of the boundary of the area to be designated a Heritage Preservation Site.

G. Acquisition.

The Commission may recommend to the City Council, after review and comment by the City Planning Commission, that certain property eligible for or designated as a Heritage Preservation Site be acquired by gift, by negotiation, or by eminent domain as provided in Chapter 117 of Minnesota Statutes.

H. Recording of Heritage Preservation Sites.

1. The office of the City Clerk shall record with the Dakota County recorder or the Dakota County Registrar of Titles, the legal description of all buildings, lands, or areas designated as Heritage Preservation Sites by the Council, and shall send a copy to the Building Official.

2. Heritage Preservation Commission records.

a. The Commission shall keep current and public a list of all properties designated as Heritage Preservation Sites, or included in the State or the National Register of Historic Places.

b. The Commission will provide the Building Official and the City Planner with current lists and maps showing Heritage Preservation Sites and Districts for their use in referring applications to the Commission.

c. The Commission will conform to the procedures of the Division of Archives and Manuscripts of the Minnesota Historical Society and to Minnesota Statutes 138.17 on the

disposition of records.

Section 5. Additional Powers and Duties of the Commission.

The Commission shall have the following powers and duties in addition to those otherwise specified in this chapter:

A. The Commission shall review and comment on applications pertaining to land use, signs, subdivisions and site plans on properties designated Heritage Preservation Sites referred to the Heritage Preservation Commission by the Planning Commission or City Council.

B. The Commission shall request, as needed, the Planning Commission, the Housing and Redevelopment Authority or the City Council to adopt measures required or appropriate for the preservation, protection or maintenance of Heritage Preservation Sites including but not limited to variances or amendments to the zoning code, rules governing construction, demolition, alteration or use, or the removal or repair of blighting influence incompatible with the physical well-being of designated properties.

C. The Commission shall provide general preservation plans and guidelines to owners of Heritage Preservation Sites regarding maintenance, restoration, and rehabilitation.

D. The Commission shall promote public recognition and appreciation for Heritage Preservation Sites. It shall periodically publish a register of designated and potential Heritage Preservation Sites and Districts, along with guidelines and preservation programs available at that time.

E. The Commission may contract the services, on a permanent or part-time basis, of technical experts and such persons as may be required to perform its duties; subject to approval of the City Council.

F. The Commission has the authority to accept gifts and contributions to be made to the City, and to assist the City Staff in the preparation of applications for grant funds to be made by the City, for the purpose of Heritage Preservation.

G. The Commission shall make no application to the National Register or to the State of Minnesota for the designation of an Historic Site or District without the consent of the City Council.

Section 6. Review of Permits.

A. Pursuant to provision of the Uniform Building Code, as adopted by City Council, Section 303 (a) Issuance of Permits, the Building Official shall immediately refer applications for building permits for proposed alterations, relocations, demolition or new construction within the boundaries of designated Heritage Preservation Sites of the City of Hastings to the Heritage Preservation Commission for their review and written approval or disapproval. Alteration includes but is not limited to remodeling, repair, signs or fences that will change the exterior appearance. Demolition may include the whole or any part of a building.

B. **Permit Application and Plans.** Every application for a building permit in relation to property designated as a Heritage Preservation Site shall be accompanied by plans, photographs, specifications or a written description fully describing the proposed work which shall be provided to the Heritage Preservation Commission.

C. **Permit Issuance.** The Building Official shall not issue permits for these applications until receiving written approval from the Heritage Preservation Commission, subject however, to paragraphs F, G, and H of this Section.

D. **Commission Review.** The Heritage Preservation Commission shall meet at its earliest convenience upon receipt of the application to determine if the work adversely affects the preservation and architectural character of the Heritage Preservation Site. The Commission may, by rule, designate a sub-committee of the Commission to review applications and approve Certificates of No Change, authorizing the Building Official to

issue permits. All applications which do not meet the conditions for a Certificate of No Change shall be reviewed at a full Commission meeting.

1. The Heritage Preservation Commission shall conduct a public hearing for the purpose of receiving the recommendations from concerned citizens and the applicant. Notice of the public hearing shall be published in a newspaper of general circulation and sent to the permit applicant at least seven days prior to the date of the hearing.

2. If it is determined that the work to be performed does not adversely affect the site, the application shall be approved and the Building Official immediately informed in writing.

3. If it is determined that the work to be performed does adversely affect the site or district, the application shall be disapproved and the Building Official immediately informed in writing. The Commission shall furnish the permit applicant with a copy of the decision together with recommendations for changes necessary before the Commission will reconsider the permit application.

E. **Criteria.** When reviewing an application as described under paragraph D of this Section, the Commission shall consider whether the work affects the Heritage Preservation Site in the following cases.

1. **Proposed alteration or addition to an existing building, structure or site.** The Commission will consider whether or not the work will adversely impair the significance or character of the Heritage Preservation Site. The Commission's written findings shall refer to the following criteria.

(a) The distinguishing original qualities, character or appearance shall not be destroyed. The removal or alteration of historic or original material, or distinctive architectural features shall be avoided. In the event that removal or alteration of historic or original material is determined to be necessary, the work shall be done in such a way as to minimize the adverse effect.

(b) Deteriorated architectural features shall be repaired rather than replaced. In the event that replacement is determined to be necessary, the replacement shall be an accurate duplication of the design, color, texture and other visual qualities of the original, substantiated by historic, physical or pictorial evidence rather than on conjecture.

(c) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting, other cleaning methods, sealants, coating and paints shall not damage or appreciably change the material, color and texture of original surfaces.

(d) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy original, historic, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(e) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(f) The Commission will be guided by the *Secretary of the Interior's Standards for Rehabilitation*, as well as by a local standards or guidelines adopted by the commission for Heritage Preservation Sites, districts and neighborhoods. In all cases, the Commission will give consideration to the amount and quality of original material and design remaining in the building when applying criteria, guidelines and standards. Consideration will also be given to clear cases of economic hardship or to deprivation of reasonable use of the owners property.

2. Proposed demolition or removal of a building or structure.

The Commission will consider whether or not the demolition or removal is necessary, and its effect on the surrounding buildings and neighborhood. The Commission's written finding shall refer to the following criteria.

(a) Consideration shall be given to the significance or architectural merit of the building itself, and the contribution the building makes to the historic or architectural character of the neighborhood or district.

(b) Consideration will be given to the economic value, usefulness and replacement cost of the building as it now stands and as remodeled or rehabilitated, in comparison to the value or usefulness of any proposed structures designated to replace the present building or buildings.

(c) Consideration will be given to the present structural integrity of the building to determine whether or not it constitutes a clear and present danger to the life and safety of the public. The Commission may contract for a professional estimate of the structural integrity and an estimate of the cost of correcting dangerous deficiencies, with Council approval.

(d) Consideration will be given to the effect of demolition and of proposed new construction on the adjacent buildings and on the architectural and historic character of the neighborhood or district.

3. Proposed new construction or relocation. The Commission will consider the effect of the work on the historic and architectural character of the surrounding buildings and neighborhood. The Commission's written findings shall refer to the following criteria.

(a) Contemporary design for new construction shall not be discouraged, but should be compatible with scale, color, texture, materials and other visual qualities of the surrounding buildings and neighborhood.

(b) The new building should be compatible with the height, width, depth, massing and setback of the surrounding buildings.

(c) The amount of solid wall to window and door openings, and the placement of window and door openings, should be proportional to that of the surrounding buildings and neighborhood.

(d) The shape and pitch of the roof or cornice should be compatible with that of the surrounding buildings and neighborhood.

F. Limitations. If within 30 days from the filing of building permit application, the Commission has neither approved or denied the building permit application, the plans and permit application shall be deemed to have been approved by the Commission, and if all other requirements of the City have been met, the Building Official shall authorize a permit for the proposed work. By vote of the Commission and notification of the Building Official, the 30 day period may be extended by 15 days in cases where professional study or recommendation is required and the 30 day period is not sufficient to do the work. No permit shall issue or work commence in the event the Commission disapproves the application in accordance with this ordinance.

G. Emergency Repair. In emergency situations where immediate repair is needed to protect the safety of the structure and its inhabitants, the Building Official may approve temporary or limited repair without prior Heritage Preservation Commission action. In the case of a permit issued pursuant to this paragraph, the Building Official shall immediately notify the Heritage

Preservation Commission of its action and specify the facts or conditions constituting the emergency situation.

H. Appeal to City Council. The permit applicant or any party aggrieved by the decision of the Heritage Preservation Commission shall, within ten (10) days of the date of the Heritage Preservations Commission's order and decision, have a right to appeal such order and decision to the City Council. The appeal shall be made by delivering to the City Clerk two copies of a Notice of Appeal and statement of reasons setting forth the grounds for the appeal. The City Clerk shall transmit one copy of the Notice of Appeal and statement to the City Council and one copy to the Heritage Preservation Commission. The Heritage Preservation Commission, in any written order denying a permit application, shall advise the applicant of this right to appeal to the City Council and include this paragraph in all such orders.

Section 7. Penalty for Violation.

An owner or occupant of any area, place, building, structure, or other object within a duly designated Heritage Preservation Site who violates the provision of this chapter shall be guilty of a misdemeanor. Any architect, builder, contractor, agent, person or corporation who assists in the commission of a violation of this chapter shall be guilty of a misdemeanor. For each day an owner or occupant of any area, place, building, structure, or other object within a duly designated Heritage Preservation Site allows any work to be performed on any area, place, building, structure or other object in violation of Section 6 herein, it shall constitute a separate violation of this chapter, and it shall be punishable as such. A Heritage Preservation Site on which there exists any remodeling, repairing, construction, or a building moved in violation of this chapter, is hereby declared a nuisance, and the imposition of the penalties herein prescribed shall not prevent the City of Hastings from instituting an appropriate action or proceeding to prevent an unlawful remodeling, repair, construction, building, building moving or demolition, or to restrain, correct or abate a violation.

Section 8. Repository for Documents.

A separate file in the Building Official's office is designated as the repository for at least one copy of all Commission minutes, forms, studies, reports, recommendations and correspondence required under Sections 4, 5 and 6 of this ordinance. All minutes and records will be available for public inspection during normal business hours.

Section 9. Severability.

In case any section of this ordinance is held invalid by a court of competent jurisdiction, the invalidity shall extend only to the section affected, and other sections of this ordinance shall continue in full force and effect.

Section 10. Former "Historic Places" designated as Historic Preservation Sites.

By Resolution 125-77, the City Council of the City of Hastings endorsed and concurred with the listing of certain properties on the State and National Registers of Historic Places, and designated them as "historic places" in the City of Hastings. In recognition that the City Council found those properties appropriate for preservation, said properties are hereby designated Heritage Preservation Sites within the meaning of this ordinance. These properties are as follows:

THE NATIONAL REGISTER OF HISTORIC PLACES

The following properties are listed in the National Register of Historic Places and are designated Heritage Preservation Sites of the City of Hastings.

- E. 1st Street: 707 - Star Iron Works
- E. 2nd Street Commercial Historic District:
- 101 - Site of Buckhorn Hotel (Mississippi Belle)
 - 103 - Farmers & Traders Bank (Holzemer's Shoes)
 - 105-107 - Yanz Grocery
 - 106 - Mamer's Bar (Maco B)
 - 108 - Hetherington's Market
 - 109 - Pearson's Millinery
 - 110-112 - Fleming Building
 - 111-113-115 - Meyer Company
 - 114 - Norrish-Thorne Building
 - 117-119 - Adsit Hospital
 - 116 - Shaller Building
 - 118 - Hullander Building
 - 120 - Kimm's Shoes
 - 122 - Twitchell's Block } Fashion Crossroads
 - 121 - First National Bank Building
 - 200 - Old Post Office
 - 201 - Finch Building
 - 202 - Fasbender's Grocery
 - 203 - Stanley Building
 - 204-206 - Ben Franklin (non-contributing)
 - 205 - Mullany Building
 - 207 - Pringle Building
 - 208 - Bathrick's Appliance
 - 209 - Norrish Building
 - 210 - Reissner Meats
 - 211 - Radabaugh Building
 - 212 - Oestreich Building
 - 213-215 - Mertz Block
 - 214-216 - Oestreich Block
 - 217 - Fitch Building
 - 218 - Pitz Bakery
 - 219-221 - Gardner House
 - 220-224 - Site of Reed-Foster Hotel

- W. 2nd Street Residential Historic District:
- 207 - Strauss House
 - 301 - Norrish House (Octagon)
 - 306 - Keetley-Olson House
 - 312 - O'Shaughnessy House
 - 314 - Lammo Residence
 - 319 - Thorne-Lowell House
 - 322 - Matsch Residence
 - 400 - Ellingboe Residence
 - 401 - Radabaugh House
 - 409 - Poor House
 - 413 - Henry Hudson Pringle House
 - 414-416 - Olson House
 - 418 - Pringle-Clagett House

W. 3rd Street: 649 - Thompson House (St. Raphael's Hospital)

W. 7th Street: 309 - MacDonald-Todd House

Highway 55: at Pine - Fasbender Clinic (Frank Lloyd Wright)

Ashland: 724 - Ignatius Eckert House

Ramsey Street : 620 - Latto House

- Sibley Street:
- (Part of E. 2nd Commercial Historic District)
- 207-209 - Driscoll's Grocery & Saloon
 - 213 - Riviera Theatre (non-contributing)
 - 215 - Old City Hall
 - 219 - Hageman-Humm Building
 - 221-223 - Masonic Block

- Vermillion Street:
- Between 3rd & 4th - Dakota County Courthouse
 - 612 - VanDyke-Libbey House
 - 718 - Howes-Graus House
 - 715 - Methodist Episcopal Church
 - 1629 - LeDuc-Simmons Mansion



