

Hastings HPC

Heritage Preservation Commission

History of Preservation

- 1850 - Washington's headquarters (Hasbrouck House)
- 1858 - Mount Vernon
- 1930 - First preservation ordinance - Charleston, SC
- 1964 - Destruction of Penn Station (NY) - Catalyst
- 1966 - NHPA National Historic Preservation Act
 - National Register
 - National Historic Landmarks
 - State Historic Preservation Offices
- 1977 - City of Hastings HPC

Hastings HPC Activities

- January 1978 minutes
 - Arranged many metro area tours
 - Publications
 - Arraigned studies
 - Reviewed city proposals
 - Assisted NR nominations
 - Keep and catalog records
- Hazel Jacobson
- Florence Peterson
- Dick Fuchs
- Don Eddy
- Glenda Schnirring
- Suzan Dredge
- Don Anderson
- Art Groth
- CC/ HRA representation

Hastings HPC

- 1980's
 - Began reviewing proposed work to designated properties
 - Oversaw and encouraged Main Street revitalization/ rehab

Demolition by Force





<http://mashable.com/2015/07/20/original-penn-station/>



Demolition by Neglect









Demolition by Loss of Integrity















State Statute

- 471.193 Municipal Heritage Preservation
 - Allows local governments to
 - Establish local preservation ordinances
 - Conduct historical inventories/ surveys
 - Perform historical designations
 - Develop Design Guidelines
 - Review demolitions, permits, and alterations

What the HPC must do

- Review applications for signage, permits, and any change that affects the outward appearance of a structure that is in a locally designated district or individually designated.
- Review and make recommendations regarding city projects that may affect designated properties.
- Report yearly to the SHPO
- Periodically- perform historic surveys, designations, preservation plans, provide education.

What an HPC cannot do

- Compel work to be done
- Require a structure be brought back to its original design
- Review interior changes
- Locally we chose not to dictate a color choice

Hastings Heritage Preservation Sites



Designated properties not show on the map:

- | | | |
|-----------------|--------------------|-----------------------|
| 707 1st St East | 700 6th St West | 1007 Sibley St |
| 615 3rd St West | 315 Pine St | Todd Field Walls |
| 625 3rd St West | 801 Pine St | 18th St E- Mill Ruins |
| 700 4th St West | 1629 Vermillion St | 1512 4th St East |



Benefits of Owning a Designated Property

- A designated property's historic value, unique character, and significance to the community are recognized, valued, and protected.

Specifically...

- Generally, owners can expect increased property values, especially in historic districts.
- In a historic district, owners have the security of knowing that homes in the neighborhood will be maintained, repaired, or restored in accordance with accepted standards for their age and style.
- Informational resources are available to help plan historically appropriate repairs or restoration projects to historic properties.

Financial Resources (\$)

- Low interest loans, for designated homes and commercial buildings from the City of Hastings (HEDRA)
- Income producing structures (NR)
 - 20% state tax credit
 - 20% federal tax credit

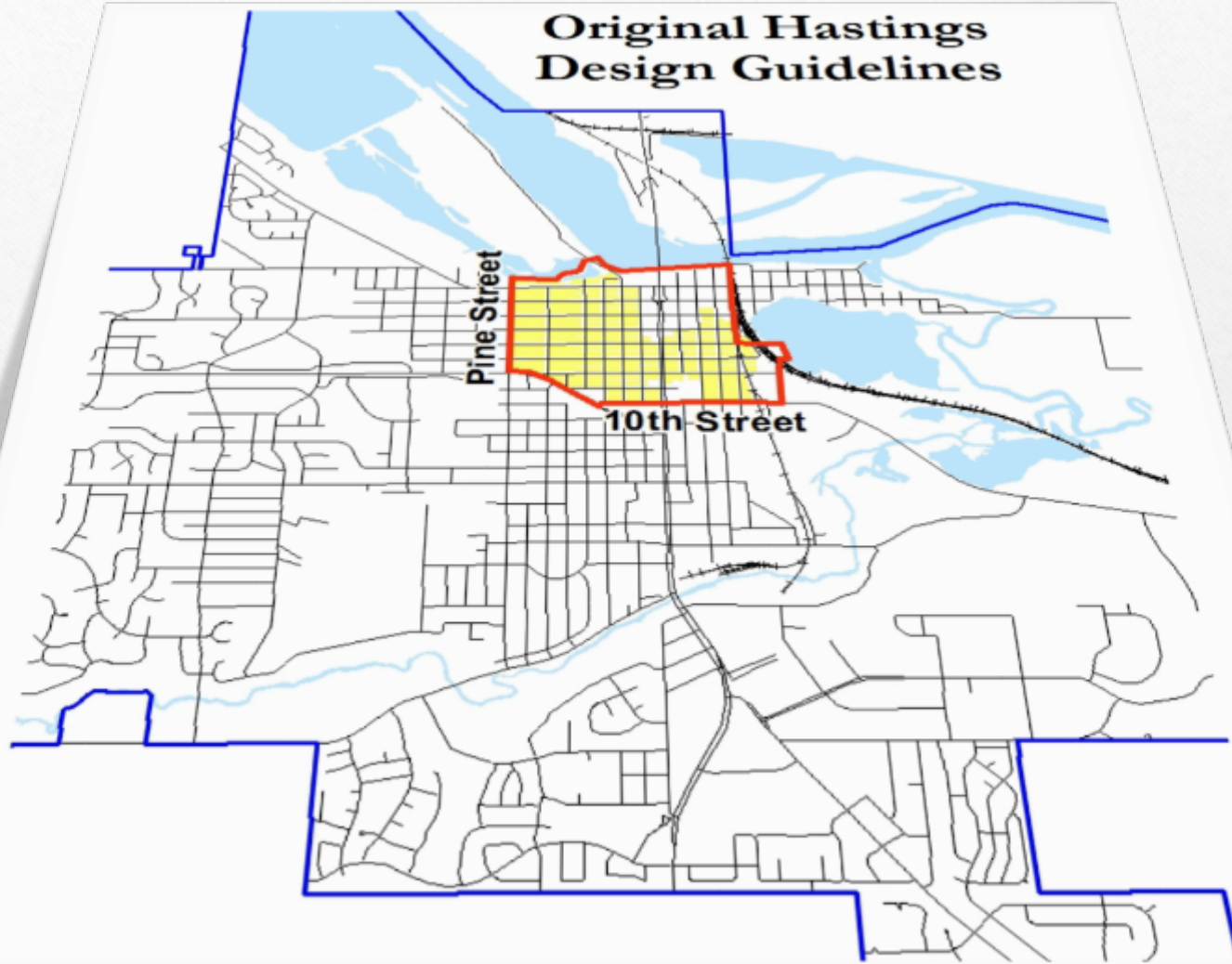




Who has the final say...

- HPC has the authority to make final decisions, but
 - Appealed to the City Council
 - Appealed to a court of law

Original Hastings Design Guidelines



Pine Street

10th Street



OHDS

- Original Hastings Design Standards
 - Preserve and enhance traditional neighborhood design
 - Focuses on the streetscape rather than the original materials
 - Regulated by the Planning Department
 - Significant changes are reviewed by the Planning Commission and City Council
 - No approvals are needed for partial or complete demolitions (OHDS does not meet the Statute requirements for protection)







Upcoming in Preservation

- Comprehensive Plan update
 - Historic Preservation Chapter
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Major Event in Preservation

- The City of Hastings hosted the 36th Annual State Preservation Conference September 7-9. (first time in Hastings)
 - There were over 150 historians, HPC members, elected officials, historic architects, professors and consultants in attendance.

Hastings HPC

- 9 Members
 - 3 year terms
 - 3 expire every year
 - 3 consecutive terms without advertisement for new members
 - Quorum to hold a meeting or approve a motion is 5 members

Meetings

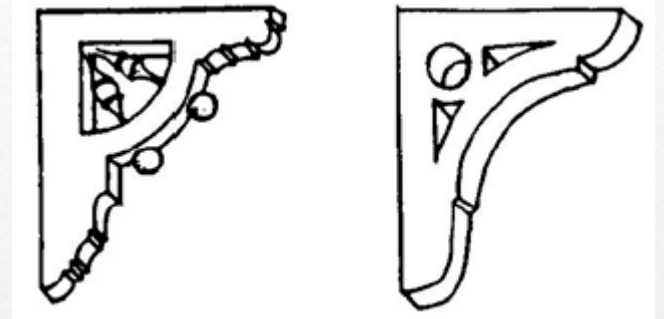
- 3rd Tuesday of each month
 - Applications due 1-week prior
 - Public hearing for major changes
- Review
 - Changes reviewed by HPC
 - Repairs (like for like) reviewed by staff
 - Committee of 3 members for emergency repairs



Design Guidelines

- Adopted by the City Council in 2002
 - SHPO and CC must review changes (4 times since adopted)
- Modeled after the NPS Secretary of the Interiors Standards for Rehabilitation

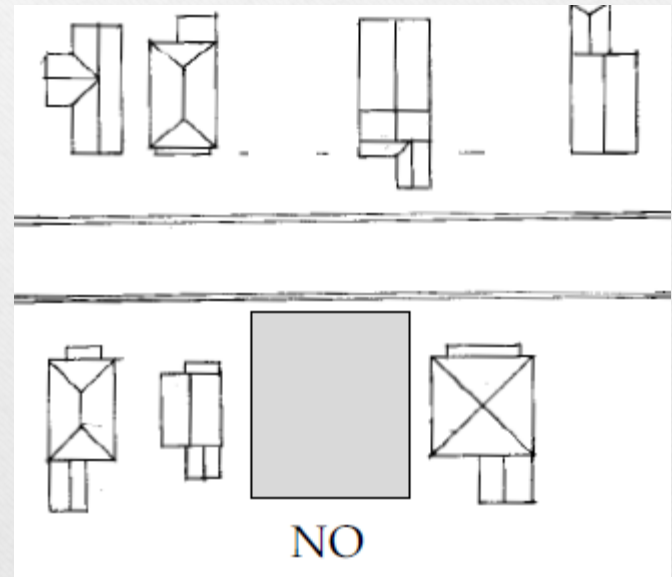
Review



1. Is replacement necessary?
 - Guidelines state maintain and conserve
2. Is proposed replacement appropriate?
 - Guidelines state detail should match as closely as possible to original. (duplicate existing or original details)
 - Save details and duplicate size and bulk at the very least.
3. Is detail original
 - Guidelines state that details and features should not be added that were not original to the structure (photos or other documentation). Reasonable items – look to similar structures for detail/ design

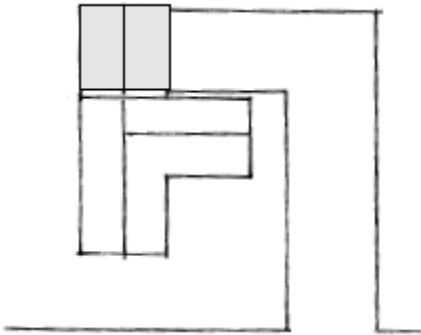
Review New Construction

- Design new construction to reinforce the historic architectural and visual character of the site, streetscape, or district. However, in most cases, new buildings should be discernible from the old.



Review Additions

- New additions should be designed to create minimal loss of historic fabric. Character-defining features of the original historic building should not be destroyed, damaged, or obscured.
- inconspicuous elevation of the historic building, usually the rear.
- Materials and details should be compatible with the original building



Rear



Compatible, but discernable



Conserve historic additions

City of HASTINGS Minnesota

CITY GOVERNMENT

RESIDENTS

VISITORS

BUSINESS

I WANT TO...

News

Events

City Hall Updates

Get the latest news from City Hall including new hires, job opportunities, winter maintenance, and upcoming city meetings.

RFP: Vermillion Street Corridor

The City, along with HEDRA, is soliciting proposals for a plan for the redevelopment and revitalization of Vermillion Street. Proposals are due March 3, 2017.

Now Hiring: Staff Engineer

Apply today to join our Public Works Department as Staff Engineer. This position is open through March 12, 2017.

City Forms

Service Requests

Historic Preservation

Designated Properties

Design Guidelines

Financial Resources

Certificate of Approval

Preservation Commission

Preservation Ordinance

Forestry

Homeowner Resources

Emerald Ash Borer

Forestry FAQs

Public Transit

Red Rock Corridor

Recycling & Garbage Services

Recycling

Electronics Disposal

Hazardous Waste Disposal

Medication/Sharps Disposal

Yard Waste

Waste Reduction Tips

Recycling Events & News

Recycling FAQs

Rethink Recycling

Youth Green Teams

Seasonal Reminders

Construction Updates

Rotary Pavilion Events

Sign Up for Text Alerts

Snow Emergency

Snowmobiles

City Newsletter

Local Resources

Free Blood Pressure Checks

Senior Center

Veterans Services

Links

Education

Volunteer

FAQs





Disturb as little original
fabric as possible

Compatible, but discernable
from old