

# HERITAGE PRESERVATION

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## Heritage Preservation Analysis

The skyline of Hastings still reflects the vision that five individuals had for this picturesque Mississippi River town more than one hundred and fifty years ago. As they laid out the original town plat, these founders hoped its strategic location on the Mississippi would make Hastings a distribution point for wheat and other goods, and they dreamed of the convergence of steamboat and rail routes. Today, a fine collection of historic buildings record the progress of the community into the twenty-first century. The 1871 Dakota County Courthouse, rehabilitated in 1993 as the Hastings City Hall, and the rehabilitation of the 1862 LeDuc Mansion , also know as the LeDuc House, as a museum in 2004, are prominent symbols of the success of community planning and historic preservation in the community.

Through many kinds of preservation activities, the City of Hastings has long recognized that its historic landscape setting and cultural and historic resources are valuable community assets. These assets contribute to the city's economy in many ways, and greatly enhance its character, sustainability and overall quality of life. At the heart of the city, the nearly fifty handsome historic buildings along East Second Street (Hastings' Main Street) are being adapted to meet the needs of twenty-first-century retailers and other tenants. In its neighborhoods nearest the river, many residents have maintained the value of their historic property through sensitive maintenance and restoration.

Sometimes, finding new uses for existing buildings is key to their survival and vitality, and this will remain a challenge for the community. While historic houses, commercial buildings, and churches constitute the core of the city's cultural resources, there are also many other kinds of historic properties, including archaeological sites, bridges, and landscapes that are worthy of preservation.

# Overview of Past Preservation Planning

## The Heritage Preservation Commission

The Hastings Heritage Preservation Commission (HPC) was created by the City Council in 1977 to promote the conservation of the city's heritage. In 1985, the City Council amended the Heritage Preservation Ordinance (Hastings City Code Chapter 30.10) to give the HPC design review authority over locally designated sites and districts. The ordinance was updated again in 2005 and now states:

"...the historical, architectural, archaeological, engineering and cultural heritage of the 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."

By ordinance, the nine-member commission is empowered to conduct historic and cultural resources inventories of the city, recommend properties for heritage preservation designation, conduct design review for designated properties, and sponsor a variety of public education activities. The HPC is staffed by a member of the Community Development Department and supervised by the City Planner.

## National Register of Historic Places Designation

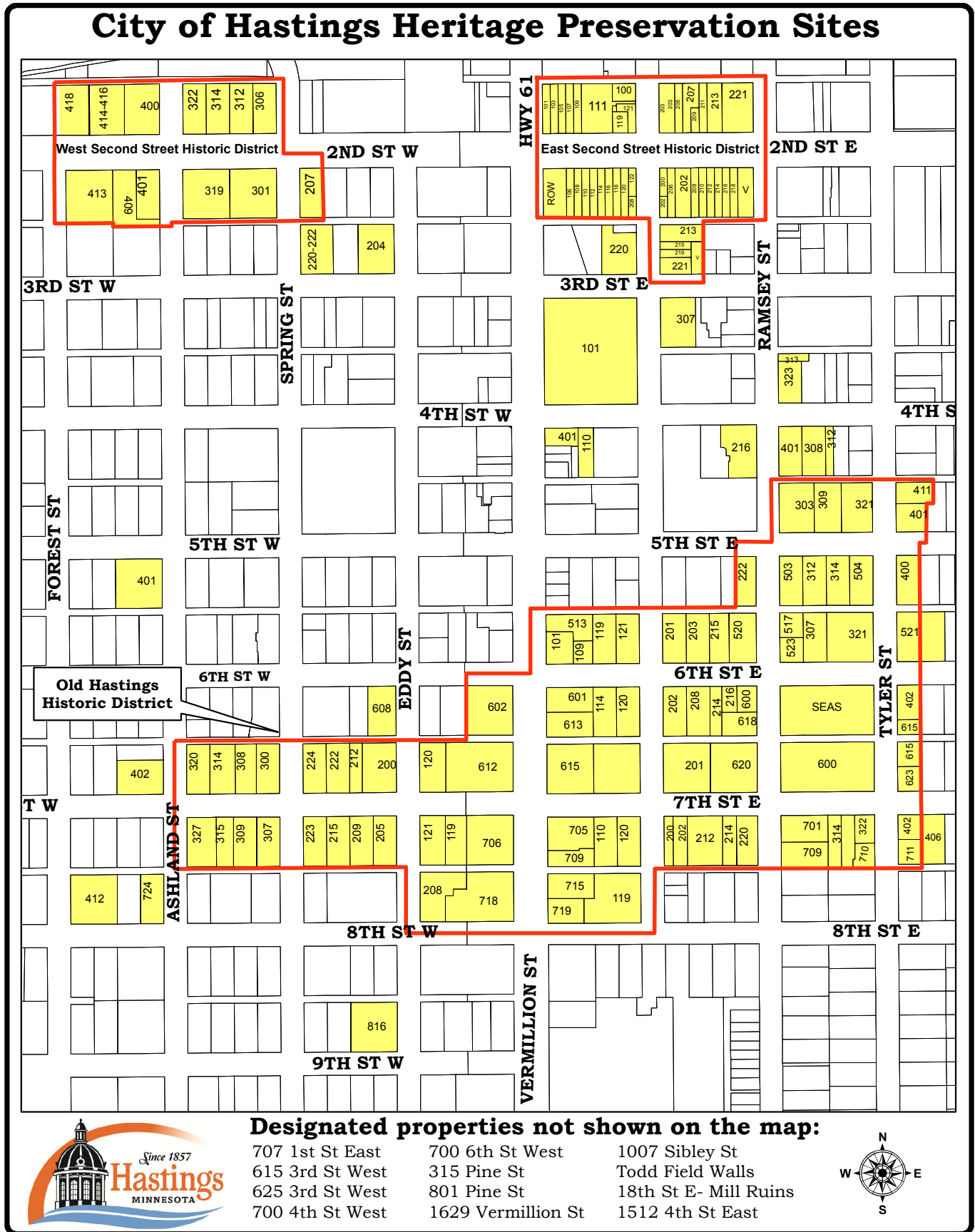
The National Register of Historic Places (National Register) was established in 1966 and is the nation's official list of cultural resources worthy of preservation. In addition to being honored by this designation, National Register properties are provided certain protections and incentives for historic preservation. Federal law requires that government agencies, developers, and others using federal funds or those requiring a federal undertaking, such as a license or permit from the federal government, must consult with the State Historic Preservation Office (SHPO) regarding the potential effect the undertaking may have on a property that is listed on or is eligible for the National Register. Also, owners of income-producing National Register properties may take advantage of investment tax credits for rehabilitation projects, if the project meets certain guidelines and standards.

National Register nominations are submitted by the SHPO to the State Review Board for approval, and are then reviewed by the Keeper of the National Register. The first property in Hastings to be listed on the National Register was the William LeDuc Mansion, also known as the LeDuc House, in 1970. Since that time, a number of properties in Hastings, including those in the West Second Street Historic District and the East Second Street Commercial Historic District, have been listed on the National Register either individually, or as part of a historic district (Table 9.1).

**Table 9.1**  
**Designated Properties and Historic Districts**

<b>Address</b>	<b>Name</b>	<b>Date listed on the NRHP</b>	<b>Date Locally Designated</b>
<b>Heritage Preservation Districts</b>			
2nd St. E. between Ramsey & Vermillion St.	East Second Street Commercial Historic District	7/31/1978	1985
2nd St. E. between Forest & Spring St.	West Second Street Residential Historic District	7/31/1978	1985
5th St. to 8th St. between Ashland & Tyler St.	Old Hastings Historic District		1997
<b>Heritage Preservation Sites</b>			
707 1st St. E.	Hastings Foundry-Star Iron Works	12/31/1979	1985
615 3rd St. W.	Ennis Bell House		1999
625 3rd St. W.	Stringer-Thompson House		1999
101 4th St.	Dakota County Courthouse (City Hall)	7/21/1978	1985
110 4th St. E.	Dietrich Becker House		1999
216 4th St. E.	Guardian Angels Church		2000
312 4th St. E.	"Stone House"		1999
1512 4th St. E.	John Barker House		1999
700 4th St. W.	Andrew Oleson House		1999
401 5th St. W.	Chauncy and Laura Johnson House		1999
309 7th St. W.	MacDonald-Todd House	12/31/1979	1985
412 8th St. W.	Chamberlain-Niedere House Ramsey Mill		1999
18th St. & Vermillion River	and Old Mill Park	6/11/1998	
724 Ashland St.	Eckert, Ignatius, House	7/15/1998	1985
816 Eddy St.	St. Luke's School-Moran House	7/21/1978	1999
315 Pine St./649 3rd St. W.	Thompson-Fasbender House	5/22/1978	1985
801 Pine St.	Fasbender Clinic Building	12/31/1979	1985
323 Ramsey St.	Peter Smith House	5/23/1978	1999
620 Ramsey St.	Latto, Rudolph, House	5/23/1978	1995
307 Sibley St.	Hayes-Kranz House		1999
401-403 Vermillion St.	Becker-Graus Block		1999
602 Vermillion St.	First Presbyterian Church	7/7/1995	1995
612 Vermillion St.	VanDyke-Libby House	10/2/1978	1985
715 Vermillion St.	Hastings Methodist Episcopal Church	6/7/1978	1985
718 Vermillion St.	Howes, Byron, House	6/15/1978	1985
1629 Vermillion St.	LeDuc, William G., House	6/22/1970	1985
220 Sibley St.			2008
313 Ramsey St.			2008
406 7th St. E.			2008
401 Ramsey St.			2008
220-222 3rd St. W			2008
308 4th St. E.			2008
10th & Vermillion			2008
402 7th St. W.			2008
204 3rd St. W			2008
700 6th St. W.			2008
1007 Sibley St.			2008
608 Eddy St.			2008

Figure 9.1  
 Maps of Historic Districts and Designated Properties



## Local Designation

Local designation by the City of Hastings provides historic properties with some degree of protection from unsympathetic alterations. Many communities also encourage owners of locally designated properties to apply for federal and state historic tax credits to aid in the preservation of these properties. Following the study and evaluation of a historic property or district, the HPC can forward its recommendation to the City Council. After notification of the property owners and a public hearing process, the Council may designate a property as a Heritage Preservation Site or an entire area as a Heritage Preservation District.

In 1985, the City of Hastings designated all properties that were then listed on the National Register as Heritage Preservation Sites or Heritage

## Design Review

Following local designation by the City Council, permits for exterior alterations, demolition, and moving are reviewed by the HPC. The Hastings Design Review Guidelines for residential or commercial properties are based on those developed by the Secretary of the Interior. These guidelines are used to determine the impact of

## Survey and Designation Activity

In 1993, a Historic Contexts Study was completed for Hastings. The study outlined the city's broad patterns of development, and proposed an organization for the surveys that followed. Since 1993, Hastings has conducted several surveys to identify and evaluate properties of historical, architectural, and archaeological significance.

## Certified Local Government Status

In 1988, Hastings was granted Certified Local Government (CLG) status. This program, administered by the U.S. Department of the Interior through the SHPO, ensures Hastings' eligibility for federal grants-in-aid for preservation planning.

Preservation Districts, providing the benefits of the local preservation ordinance. The HPC proposed the local designation of the 12-block Old Hastings Historic District, south of downtown, in 1997, and oversaw the designation of thirteen individual properties as Heritage Preservation Sites in 1999, one in 2000, and 17 in 2008. The HPC has continued to pursue the local designation of properties as they are listed on the National Register (Table 9.1).

The continuing revitalization of the downtown area has been greatly enhanced by the design review and financial incentives provided by the local and National Register historic district designations.

the proposed work on the historic appearance, character and integrity of the property.

Following approval, the Commission issues a Certificate of Approval, authorizing the Building Official to issue the permit. Commission decisions for non-approved permits may be appealed to the City Council.

Since 1994, more than 300 buildings, structures, and archaeological sites have been inventoried, not including properties previously listed on the National Register. These survey efforts contribute to the overall framework for preservation planning, and from them a number of designation studies have been developed.

To maintain eligibility, local governments must actively manage a local program, including planning, identification, evaluation, registration and education activities.

## Original Hastings Design Standards (OHDS)

In 2005, the City of Hastings enacted an ordinance to establish the OHDS, a conservation overlay zoning district that encompasses portions of the original plat of the Town of Hastings. The purpose of this overlay district is to conserve the traditional visual character of historic Hastings.

Design guidelines established for the OHDS will assist property owners with designing compatible infill construction and redevelopment in the original sections of Hastings. In these neighborhoods, the general streetscape character, building scale, and setback are conserved —rather than the preservation of historic material and architecture.



<http://www.hastingsmn.gov/visitors/things-to-do/leduc-historic-estate>



## Planning Reports and Databases

The following inventories, reports, and studies are of use in Hastings local preservation planning, and state and federal environmental review activities:

- Hastings Historic Handbook (1985) - Provides an illustrated overview of the city's history, National Register listed properties, and planning efforts to date. Includes the old Heritage Preservation Ordinance.
- Hastings Historic Contexts Study Final Report (1993) - Comprehensive overview of the city's broad development themes. Used as a planning document for the city-wide cultural resources survey, and part of the framework for city-wide preservation planning. Coordinated with the SHPO's statewide planning efforts.
- Hastings Survey and Survey Report: Architectural and Historic Resources (1995) - With the Contexts Study (1993), a primary database of over 300 properties for city-wide preservation planning.
- Old Hastings Historic District Report (1997) - Documentation for the first local historic district designated by the City Council.
- National Register Nominations (1977-present) - Nomination forms are completed for each property and district listed on the National Register.
- Local Heritage Preservation Nominations (1999-present) - Nominations are completed for each property and district that is designated by the City of Hastings.
- Local Designation Study (2008) - 17 nominations were completed and 14 properties were designated by the City of Hastings.

## Threats to Historic and Cultural Resources: The Planning Response

The successful rehabilitation and adaptive reuse of the 1871 Dakota County Courthouse as the Hastings City Hall and the restoration of the 1862 LeDuc Mansion, also known as the LeDuc House, the ongoing improvement of the downtown commercial area, and the revitalization of many historic houses are among the evidence of continuing public and private support for historic preservation. The research holdings and volunteer staff of the Hastings Pioneer Room in City Hall have been a great asset to these revitalization projects.

However, threats to the city's cultural and historic resources include not only inappropriate alterations to the exterior of historic properties, but adjacent new construction that does not reflect the scale and pattern of the city's oldest neighborhoods. Rising land values can create

pressure to demolish small houses near downtown; commercial growth along main thoroughfares may crowd historic properties; bridge and street reconstruction may impact historic properties, and historic (but vacant) schools and churches present challenges for adaptive reuse. Resolution of these issues may require more than local heritage preservation designation alone can offer.

The City of Hastings should consider fully integrating preservation into the broader planning and development process, developing further preservation incentives to encourage the retention and reuse of historic buildings, and establish a demolition review process to avoid the loss of un-designated sites worthy of preservation. Coordination with city and county agencies, property owners and developers is also a key to good outcomes of lasting quality.

# Heritage Preservation Plan

## Preservation Planning Goals and Policies

### Goals

1. Heritage preservation shall be integrated into all relevant aspects of comprehensive planning in Hastings, including land use, zoning, housing, park and trails, and transportation planning.
2. Historic and cultural resources shall be evaluated with a framework based on historic contexts.
3. The City shall designate the Heritage Preservation Commission (HPC) as the responsible body to advise city officials, staff and citizens on heritage preservation issues, and shall provide the HPC the legal authority, financial means and staff assistance adequate to fulfill its responsibilities and perform its duties as defined by the City Code.
4. The City shall protect those buildings, structures, districts, sites, areas, cultural landscapes and objects (properties), which have been nominated by the HPC and designated by resolution of the City Council. The City also recognizes that an endangered property, which has not yet been designated but may qualify for designation, should be protected until a recommendation has been made by the HPC.
5. The City shall promote heritage preservation, in particular the rehabilitation of historic structures, the maintenance of the character of neighborhoods, and the collection, research, writing and publication of materials, which preserve the history of the city, and promote an understanding of and appreciation for the past.
6. The City shall preserve the properties and resources under its ownership and care from damage by its own actions—including approvals, permits, licenses, contracts, financial assistance, land use, public works, construction or demolition—on behalf of the future citizens of Hastings.



## **Policies**

- The City shall maintain its status as a Certified Local Government (CLG), recognized as qualified to act in the area of heritage preservation by the State Historic Preservation Office and the National Park Service.
- The City shall apply for CLG grants to perform its work.
- The HPC shall periodically review and update the historic preservation chapter of the Comprehensive Plan and Preservation Ordinance.
- Information collected and evaluated by the HPC shall be made available to city departments, other government agencies and the public.
- The City shall place all individually designated properties, historic districts, and conservation districts on the official City Map (zoning) for the notification of citizens and City staff and officials.
- If archaeological sites are discovered during the construction of City projects or City funded projects, all work shall stop and a licensed, professional archaeologist shall be consulted to develop an appropriate course of action before construction work is allowed to resume.
- The City shall support the goals of historic preservation with tools, techniques and incentives that encourage and promote the preservation of historic buildings.
- The City shall use appropriate zoning for historic sites to avoid undue development pressure and shall favorably weigh the historic value of properties in determining reuse or variances of property.
- The City Building Official shall use the existing building and historic preservation chapters of the existing building code chapter (Ch. 1311) of the Minnesota Building Code to review work on historic buildings since they allow more flexibility and alternatives for historic buildings.
- The City and the Hastings Economic Development and Redevelopment Authority (HEDRA) shall offer grants and low interest loans to owners of historic properties to encourage the maintenance and repair of historic properties and promote these programs to owners of historic properties. Projects receiving grants or loans should comply with accepted preservation standards.
- The City shall support State legislative efforts for tax relief for owners of historic properties and those within conservation areas.
- The City shall maintain historic resources owned by the City according to accepted preservation standards. In addition, the City shall maintain public uses in City- owned historic buildings and keep them open and available to the public.

## Identification of Historic Resources Goals and Policies

### Goals

1. Historical, architectural, cultural, and archaeological resource survey data shall be collected, reviewed, and evaluated on a regular basis. Wherever possible, archival research shall be based on primary sources and field survey and reporting shall follow standard professional format as outlined by the Secretary of the Interior's Standards for Preservation as found in Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines [48 Federal Register 44716-44740] (National Park Service 1983). Public signage in the Historic District should be present to direct visitors to these areas and build a greater sense of community, encourage residents to maintain their properties and increase marketability of homes to prospective buyers.
2. Historical, architectural, cultural, and archaeological resource survey data shall be integrated with relevant activities of other city departments, such as public works, zoning, and code enforcement, housing improvement, and parks and recreation.

### Policies

- Properties shall be added to the survey as new information becomes available, and as the community acquires new perspective on the more recent past.
- Survey data shall be made available to the public, and property owners shall be encouraged to contribute pertinent information to survey files.

## Evaluation and Designation of Historic Resources Goals and Policies

### Goal

1. Historic properties identified by surveys shall be evaluated by the HPC for local designation potential or eligibility for listing on the National Register.

### Policies

- To evaluate the local significance of a historic property, the HPC shall apply the local eligibility criteria presented in the Hastings Heritage Preservation Ordinance.
- To evaluate the National Register eligibility of a historic property, the HPC shall apply the National Register criteria established by the Secretary of the Interior.
- Properties meeting criteria for local registration shall be recommended to the City Council for designation.
- Information about properties that appear to meet criteria for National Register listing shall be forwarded to the SHPO for review. If National Register listing is supported by the SHPO, a full nomination form shall be completed. Listing as both a local Heritage Preservation site and as a National Register property shall be encouraged.
- The City shall record notice on the title of each property designated as a Heritage Preservation Site.

## Design Review Goals and Policies

### Goals

1. The City shall encourage the conservation of existing historic resources by public education and, for locally designated historic properties and historic districts, by design review of proposed exterior changes.
2. The City shall encourage a high standard of urban, architectural, and landscape architectural design for new development within the city. Within Hastings' historic core, new development shall be compatible with and enhance its general setting as well as the immediate locale.
3. The City shall designate conservation districts (such as the OHDS) by amendments to the Hastings Zoning Code to further strengthen the traditional character of the city.
4. The City shall encourage the conservation and enhancement of traditional streetscapes throughout Hastings by historically sensitive public works design. This includes roadway, sidewalk, and lighting design as well as other amenities.
5. The City shall encourage the conservation and enhancements of historic parks and landscapes throughout Hastings by historically sensitive park designs. This includes recreational space, fields, playgrounds, buildings and other amenities.

### Policies

- The City shall conduct ongoing surveys of potential new development areas, such as entire blocks, within the historic core. The City shall prepare frameworks and approaches for discussing proposals at their earliest stages.
- In conducting design review for existing as well as new buildings in designated heritage preservation sites and districts, the HPC shall apply the appropriate design guidelines referenced by the Heritage Preservation Ordinance.
- In conducting design review for existing and new buildings in designated conservation districts (such as the OHDS), Advisory Commissions shall apply the appropriate design standards referenced by the Zoning Ordinance.
- Key gateways, such as the Courthouse Square area, various blocks around the downtown, Mississippi River Bridge, and Vermillion Street should receive careful planning with regard to the quality of transportation improvements and new building design.
- All planning for bridge construction and roadway improvements should involve consideration of historic and cultural resources from the earliest opportunity, through both local review and the Federal Section 106 process administered by the SHPO.

## **Outreach, Education and Interpretation Goals and Policies**

### **Goals**

1. The City shall maintain a repository/archive that serves as collection of information on the history of the Hastings, its built environment and its citizens, and make it available to the public.
2. The HPC shall encourage the public, City departments and elected officials to have a broader understanding and appreciation of the History of Hastings.

### **Policies**

- The City shall maintain the Pioneer Room and it shall serve as the official repository/archive for information on the history of Hastings.
- The City shall actively seek materials that are relevant to telling the story of Hastings for the Pioneer Room.
- The Pioneer Room shall be open and available to the public.
- The Pioneer Room shall be advertised as a space open and available to the public.
- The City shall maintain historic district identification signs to mark the boundaries of historic districts and to develop an appreciation of the districts by property owners and the public.
- The City shall make preservation materials, including lists of individually designated properties and maps of historic districts on the City website.
- The HPC shall make available to owners of designated properties plaques to note the designation and to provide a brief description of the property.
- The HPC shall accept nominations and award recognition plaques that recognize exemplary work in historic preservation and design to the owners of historic properties in Hastings.



EMPORIUM

Hastings  
Beauty  
School