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 Wells
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
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
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
Disturb as little original fabric as possible

Compatible, but discernable from old