

HART DOWNTOWN HISTORIC DISTRICT NATIONAL REGISTER OF HISTORIC PLACES

KATIE KOLOKITHAS
ARCHITECTURAL HISTORIAN



July 23, 2015
Hart Community Center

ASTI Environmental

- Established in 1985
- Environmental and engineering services
 - ▣ Property Development Services
 - ▣ Compliance Services
 - ▣ Infrastructure Services
 - ▣ Ecological Services



The National Register of Historic Places

- The official list of historic sites of significance
 - Local
 - State
 - National

- Qualifications



National Register vs. Local Historic Districts

- | □ National Register | □ Local Historic Districts |
|----------------------------------|----------------------------|
| □ Generally no control or review | □ Michigan PA 169 of 1970 |
| □ Exception – Federal funding | □ Local review |

Why list a downtown on the NR?

Benefits

- Honorary designation
- Eligibility for historic tax credits
- Eligibility for historic preservation grants

Restrictions

- None
 - Unless you receive federal funding



National Register (NR) Process

- Research, photograph, nomination preparation
- State Historic Preservation Review Board Meeting
 - September 11, 2015 at 10am
- National Register Staff Review
- Keeper of the National Register Designates

Federal Historic Preservation Tax Credits

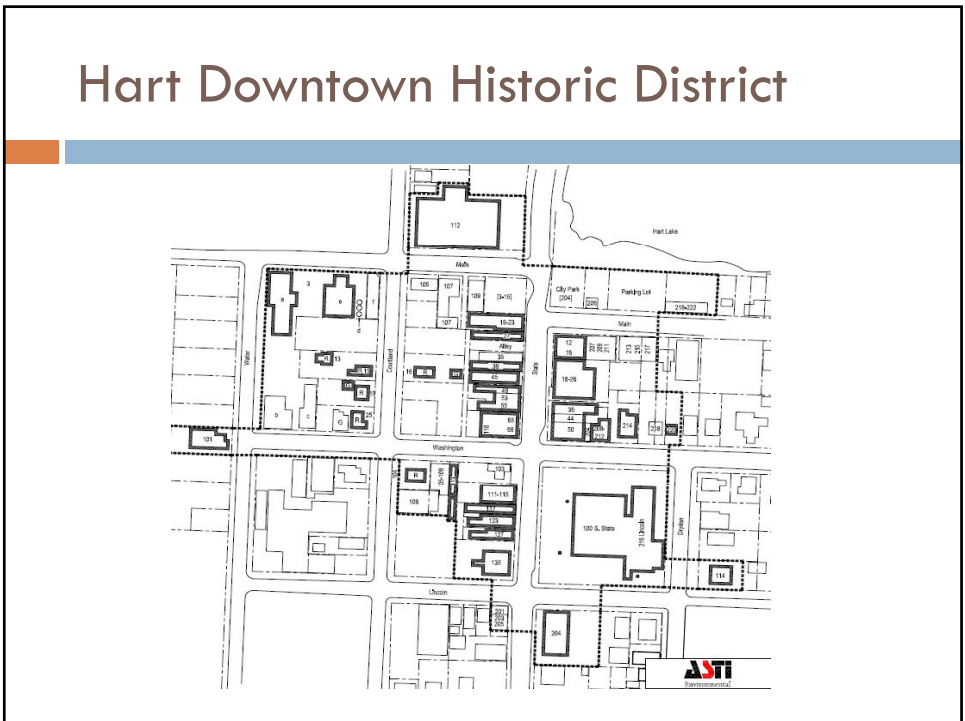
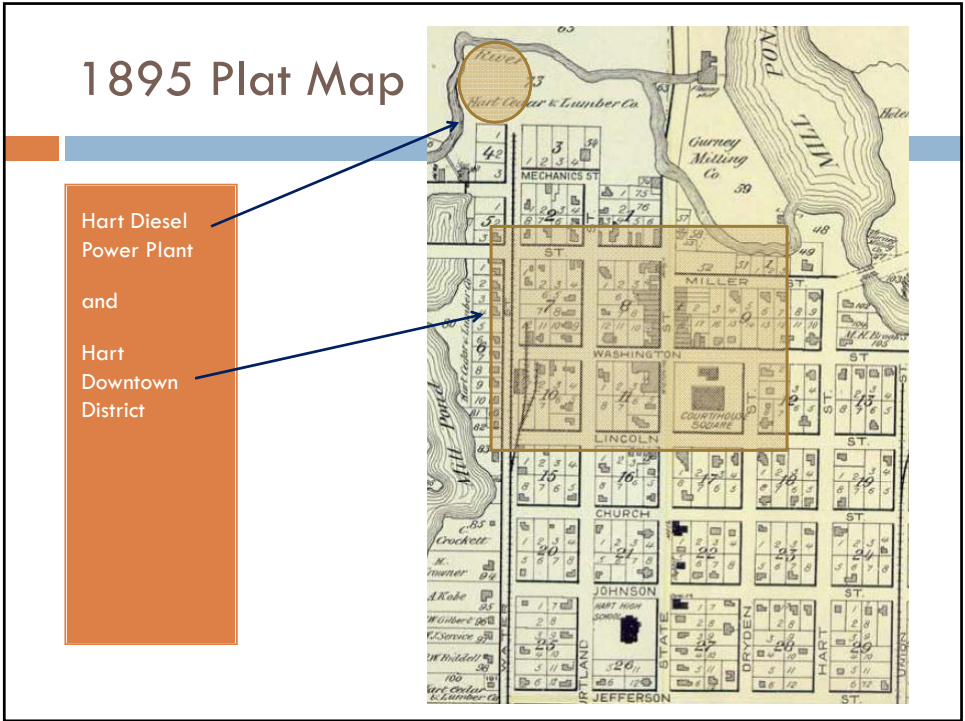
- 20% Income Tax Credit
- Income-producing properties only
- Certified historic structures
- Substantial rehabilitation
- Secretary of the Interior's Standards for Rehabilitation



Hart Downtown Historic District



- Period of Significance: 1864-1968
- Criteria A and C
- Local level
- 37 contributing buildings and 20 non-contributing buildings






HART DOWNTOWN HISTORIC DISTRICT

West side of South State Street in the 1950s




HART DOWNTOWN HISTORIC DISTRICT

West side of South State Street in the 1950s




HART DOWNTOWN HISTORIC DISTRICT

West side of South State Street today and in late 19th century




HART DOWNTOWN HISTORIC DISTRICT

Amuse Theater, constructed 1927-28



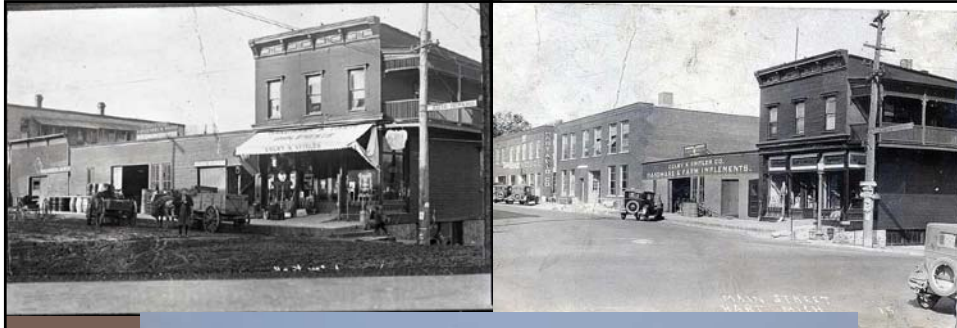
HART DOWNTOWN HISTORIC DISTRICT

East side of South State Street



HART DOWNTOWN HISTORIC DISTRICT

Prior to 1910



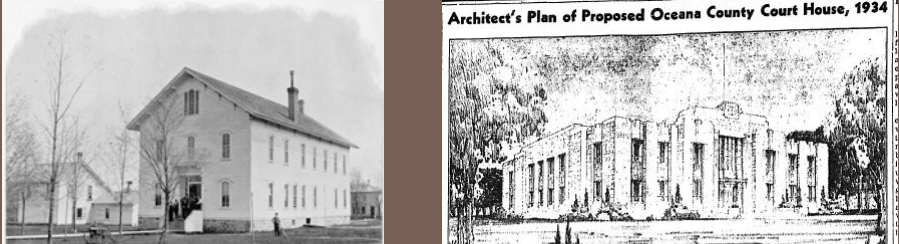
HART DOWNTOWN HISTORIC DISTRICT

North side of East Main Street in 1890, 1919 and today




HART DOWNTOWN HISTORIC DISTRICT

Hart Agricultural Co-Op in 1930s and today

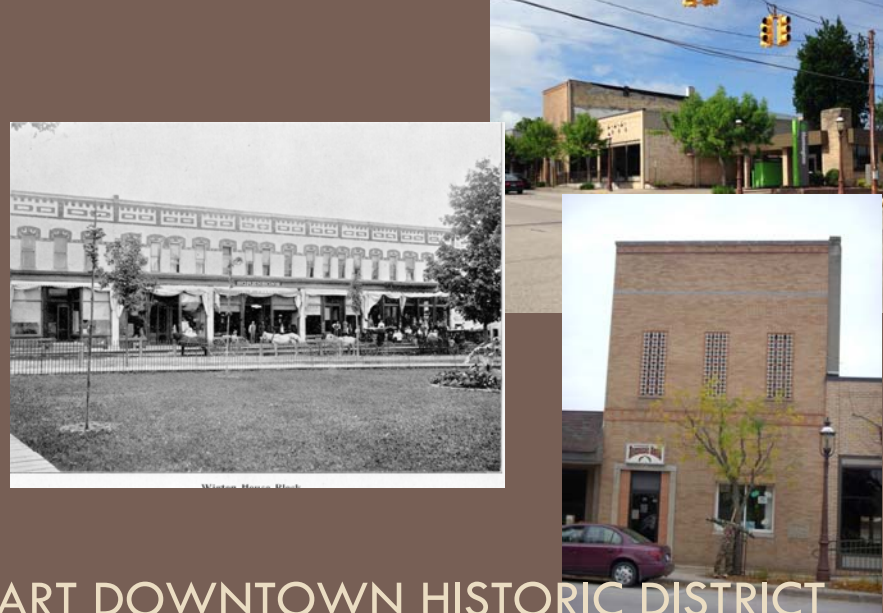


Architect's Plan of Proposed Oceana County Court House, 1934



HART DOWNTOWN HISTORIC DISTRICT

County Courthouse and Jail




HART DOWNTOWN HISTORIC DISTRICT

Wigton Block and Former Masonic Hall




HART DOWNTOWN HISTORIC DISTRICT

Moderne Style Buildings



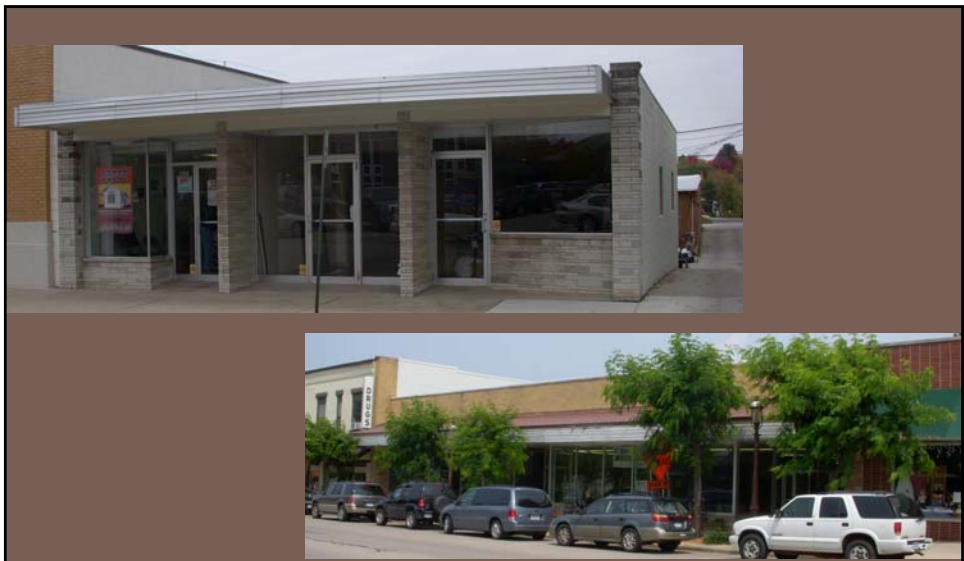
HART DOWNTOWN HISTORIC DISTRICT

Other Notable Buildings



HART DOWNTOWN HISTORIC DISTRICT

South Side of East Main Street




HART DOWNTOWN HISTORIC DISTRICT

Mid-Century Modern Buildings




HART DOWNTOWN HISTORIC DISTRICT

Courtland Street Residential Properties



HART DOWNTOWN HISTORIC DISTRICT


Fires and Floods



DIESEL POWER PLANT AND HYDRO-ELECTRIC DAM

History and eligibility report

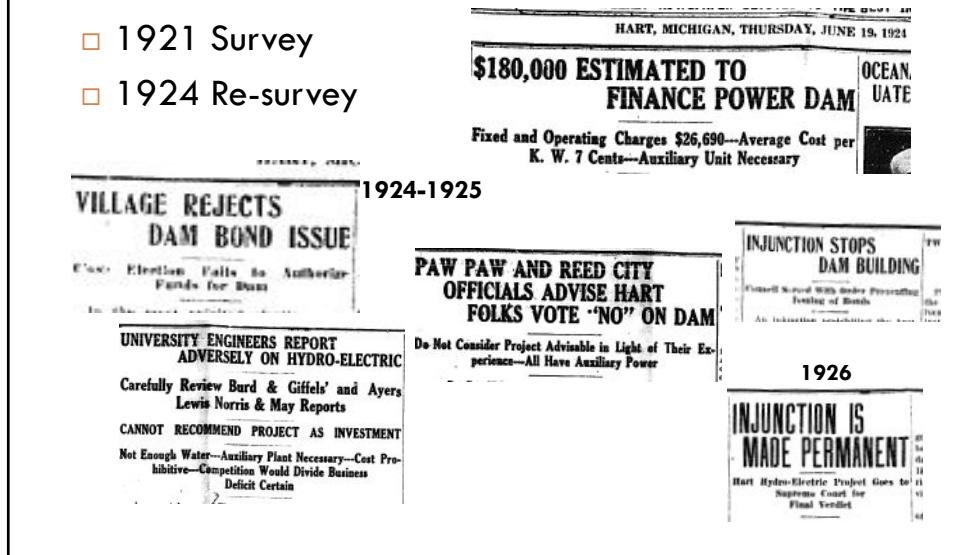
Hydro-Electric Dam



- Early beginnings of municipal electricity
- Hydro-electric dam discussions began in 1906
- 1921 Engineering Survey

Controversy in Hart

- 1921 Survey
- 1924 Re-survey



Hydro-Electric power comes to Hart

- Supreme Court decision in July of 1926
- Construction started in 1927
- Operational by April of 1928
- How long did it operate without an auxiliary unit?



Diesel Power Plant

- December 1931
- Construction started and plant was operational by June of 1932
- 1,000,000 kilowatt hours in March of 1936



Hydro-Electric Dam and Diesel Plant

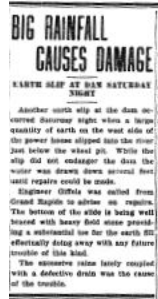
- WPA Project proposed to build a second dam
- Second diesel unit installed in 1939
- Options to sell system in 1950s and 1960s



Dam Failures

Minor Failure

- 1928
- Engineers called in for repairs



Major Failure

- Flood in 1986
- New Spillway constructed



Katie Kolokithas, Project Manager

Architectural Historian
10448 Citation Drive, Suite 100
Brighton, MI 48116

Cell: (810) 599-5465
Office: (810) 225-2800

kkolokithas@asti-env.com



	
	<p>Questions?</p>
	