A preservation triumph among the losses: The Hotel Kaddatz in Fergus Falls has a bright future as preservation partners plan to develop it for artist studio/apartments.

**You have to be in it for the long haul**

**Historic preservation takes patience, persistence**

It’s been said many times: Historic preservation is not for the faint of heart. For every success story of a building saved, there are wrenching losses and unforeseen setbacks. As we veterans of the preservation wars know all too well, you need resilience when you take up the cause of historic preservation. You have to expect the unexpected. In short, you have to be in it for the long haul.

Preservation of historic properties has been in the news often this year. Unfortunately, the news hasn’t always been good. Among the sadder stories was the loss of the John Harris Hearding Grammar and High School and the John A. Johnson Grammar School, both in Aurora. A small group of dedicated citizens had worked for more than five years to save the buildings, only to come out the losers in a bitter legal battle. A part of the community’s heart was broken when the buildings came down last spring. With a little more time and a school board more willing to consider alternatives, the outcome might have been different.

How can we as historic preservationists do a better job of communicating the reuse potential of resources such as our historic community schools? At the statewide historic preservation conference in Glenwood last month, a series of workshops was devoted to just that topic. Participants from across the state — citizen advocates, school and public officials, planners, architects and preservation professionals — grappled...

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The St. Peter Commercial Historic District contains 40 two- and three-story brick buildings. Most represent the Queen Anne and Italianate styles of the late Victorian period and a variety of early 20th-century styles commonly used for Midwestern commercial buildings. The district is significant as the historic center of St. Peter's retail service and banking industries.

Goodhue County: Augustine B. Hawley House (1875), Red Wing.
The Hawley House is located in the Red Wing Residential Historic District, encompassing 14 blocks and 163 contributing houses. Both the house and its detached carriage house have been rehabilitated using federal preservation tax incentives. Work included upgrading all building systems, restoring exterior trim, repairing the front porch and rehabilitating interior rooms. The buildings now serve as a bed-and-breakfast inn.

Todd County: Hotel Reichert (1902-03), Long Prairie.
This Classical Revival-style hotel was built by the Reichert Improvement Company at a cost of $40,000. The building has been rehabilitated using federal preservation tax incentives. Work included cleaning and repointing exterior masonry, replacing windows, installing a new roof, and returning the lobby and hallways to their original appearance. The building now houses residential apartments.

Recent additions to the National Register of Historic Places


Cass County: Minnesota State Sanatorium for Consumptives, also called Ah-Gwah-Ching (1906), Shingobee Township, near Walker. Prepared by Rolf Anderson.

Nicollet County: St. Peter Commercial Historic District (1854-1930), Minnesota Avenue between Broadway and Grace streets, St. Peter. Prepared by Christina Slattery and Sarah Davis-McBride.

New Ulm completes two-year survey

Historic designation recommended for buildings of local materials

Work has just wrapped up on a comprehensive survey of the city of New Ulm, conducted by Daniel Hoisington for the State Historic Preservation Office (SHPO) and the New Ulm Heritage Preservation Commission (HPC) and funded by a pair of Certified Local Government grants. The survey, which took two years to complete, covered more than 5,700 acres and encompassed over 1,000 buildings.

Properties identified as historically significant represent the eight historic contexts outlined in the New Ulm HPC’s 1998 historic context study: early settlers and the Dakota Conflict; industry and agriculture; transportation; commerce; religious, social and cultural institutions; civic life; town planning and residential development; and parks, recreation and designed landscapes.

After completing his study, Hoisington recommended several groups of buildings for historic designation. One is a group of 75 brick houses associated with early manufacturing in New Ulm. Several brickyards operated in the region during the mid-to late 19th century, providing building materials for both residential and commercial construction. Another significant group of buildings was constructed using a locally manufactured concrete material called Artstone. The north side of New Ulm contains 14 distinctive Artstone houses, all constructed between 1919 and 1933 in the Arts and Crafts style.

The New Ulm HPC intends to use information generated during the survey to educate local residents about the significance of the city’s architecture.

Built in 1929, the August Epke House is one of 14 residences constructed with Artstone that are recommended for historic designation in the New Ulm survey.

The commission also will recommend to the city council a number of properties for designation under the city’s historic preservation ordinance.

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with how to share the vision, resources and technical expertise needed to make adaptive reuse feasible. The lessons learned in Aurora provided an undercurrent of urgency.

Even as we celebrate our preservation successes, we find ourselves facing the same challenges again and again. Battles won a decade or more ago are being revisited as some buildings face the need for a second or even a third rehabilitation. The Winona County Courthouse is a case in point. After the courthouse was damaged by interior flooding a year ago, county commissioners asked the same question they had struggled with in the early 1970s: whether to rehabilitate the historic courthouse or move their business elsewhere. To the surprise of many, the issues were no easier to sort out this time around. Fortunately, those favoring preservation prevailed once again and the courthouse will continue to serve the purpose its builders intended over a century ago.

Every day the State Historic Preservation Office sees communities struggle with stewardship questions as they search for answers about the future of their historic resources. Sometimes, when that search stretches over a decade or longer, the preservation message can be hard to sell. No one knows this better than citizens in Fergus Falls, where the Hotel Kaddatz waited for years to find new life. The patience and persistence of those who worked so hard to preserve this local treasure are finally paying off. Artspace Projects Inc., a Minneapolis-based, nonprofit developer, is partnering with the Center for the Arts in Fergus Falls to redevelop the 1915 hotel as artist studios and live/work accommodations. This is an exciting development indeed.

Like the folks in Fergus Falls, we at the SHPO are in it for the long haul. Ever mindful that the work of historic preservation requires vision and perseverance, we know that our success depends on working together with all stakeholders to find creative preservation solutions.

— Britta L. Bloomberg, Deputy State Historic Preservation Officer
The time is fast approaching to apply for a 2002 grant from the Certified Local Government (CLG) program (see “CLG grant deadlines” in the Planner calendar, page 2). You are encouraged to submit a draft of your application by Jan. 18 so that Grants Office staff can offer comments and suggestions for your final application.

Only cities with local historic preservation ordinances, commissions and programs certified by the State Historic Preservation Office and the National Park Service are eligible to apply for these matching grants. Heritage preservation commissions interested in achieving CLG status for their city should call Michael Koop, historic preservation program specialist, 651-296-5451.

Priority is given to projects that:
- promote surveys in areas of known development activity, in order to reduce project delays;
- generate data for planning use;
- result in local designations;
- involve properties associated with the history of under-documented groups or communities.

Funds for the CLG program are provided through the U.S. Department of the Interior’s National Park Service. It is anticipated that at least $80,000 will be available for CLG grant awards in Minnesota.

Grant guidelines, procedures and application forms can be found in the 2002 Certified Local Government Grants Manual for Heritage Preservation Commissions. Manuals will be mailed to eligible cities in early December. For information before then, call the Grants Office, 651-296-5478.