



MINNESOTA

Preservation Planner

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A newsletter on historic preservation from the State Historic Preservation Office of the Minnesota Historical Society



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 Hearing 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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CALENDAR

MEETINGS AND WORKSHOPS

Oct. 13: "Celebrating Churches in the African-American Community," 11 a.m. to 4 p.m. An open-house tour of 16 architecturally and historically significant African-American congregations in the Twin Cities. Free; no registration required. Begin at any church using continuous shuttle bus service between churches, or design your own route using maps provided. Sponsored by the Preservation Alliance of Minnesota, Assembly of Architects and St. Paul Area Council of Churches. For more information call the Alliance at 612-341-8140.

Oct. 16-21: 54th National Preservation Conference, Providence, R.I. For details call the National Trust for Historic Preservation, 1-800-944-6847, or see their web site at www.nationaltrust.org.

Oct. 16, 23, 30: Compleat Scholar class: "At the Lake: Cabin Designs Past and Present," 6:30 to 8:30 p.m. McNeal Hall, St. Paul campus, University of Minnesota. Extend the cabin season this year with an armchair tour of Midwestern cabins, their history, typology and design. Featured are buildings by Edwin Lundie, Ralph Rapson, James Stageberg and other regional architects. Taught by Dale Mulfinger, principal in SALA Architects and author of *The Cabin: Intimate Retreat*. Fee: \$75; \$67.50 for persons age 62 and older. Enrollment limited. To register call 612-625-7777.

Oct. 23: State Review Board meeting, 7 p.m., Minnesota History Center, 345 Kellogg Blvd. W., St. Paul. For agenda information call Michele Decker, 651-296-5434.

Nov. 3: Preservation Alliance of Minnesota Annual Meeting and presentation of Annual Preservation Honor Awards, Kitchi Gammi Club, 831 E. Superior St., Duluth. Keynote address by Royce Yeater, AIA, director of the Midwest Regional Office, National Trust for Historic Preservation. For more information call 612-341-8140.

Nov. 10: 14th Annual Gales of November Shipwreck and Diving Program, 9 a.m. to 9 p.m., Duluth Entertainment Convention Center, 350 Harbor Dr., Duluth. Lectures, films, ship tours and exhibits on lighthouses, shipwrecks, underwater archaeology and more. Keynote address, "The Adventure and Exploration of the Undersea World," by Jean-Michel Cousteau. For prices and tickets, call Mary George, 218-727-2497, or see the web site www.lsmma.com.

CLG GRANT DEADLINES

Jan. 18, 2002: Pre-application due by 4:30 p.m.
Feb. 22: Grant application due by 4:30 p.m.
April 4: Grants Review Committee meets.

SAVED

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



Hotel Reichert, Long Prairie, before (top) and after (bottom) rehabilitation.

lobby and hallways to their original appearance. The building now houses residential apartments.

REGISTRATION

Recent additions to the National Register of Historic Places

Carver County: Albertine and Fred Heck House (ca.1895), 8941 Audubon Rd., Chanhassen. Prepared by Paul Maravelas.

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.

Nicollet County: Sarah and Thomas Montgomery House (1874), 408 Washington Ave. S., St. Peter. Prepared by Beth Wiede and Christina Slattery.

Photo by Hibbard



Opened in 1907, the Minnesota State Sanatorium for Consumptives was the first state-operated facility for the treatment of tuberculosis. Also known as Ah-Gwah-Ching (the Ojibwe word for out-of-doors), it occupied a 176-acre site high on a bluff overlooking Leech Lake's Shingobee Bay. This 1915 photo pictures the Little Girls' Ward.



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.

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

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CLG grant pre-applications due in January

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.



MINNESOTA HISTORICAL SOCIETY

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