

# Kaddatz Artist Lofts

111 W. Lincoln Avenue | Fergus Falls, MN 56537 | Opened 2004



Photo by Greg Handberg

## A Big Impact for Artists in a Small Community

For years The Hotel Kaddatz was the leading hostelry in Fergus Falls, a west central Minnesota community of 13,000. But in the 1960s, when Interstate 94 opened on the south edge of town, Fergus Falls expanded to the south, and in 1975, the Kaddatz closed its doors. Although many thought the building should be torn down, a strong local preservation movement kept the historic structure standing until Artspace agreed to redevelop it as a live/work project.

The \$2.4 million renovation created 10 units of mixed-income housing on the building's upper two floors (it is Artspace's smallest live/work project), more than 7,000 square feet of commercial space on the ground floor and community space on the lower level. The hotel's grand staircase, sealed off by an earlier remodeling, was restored and extended to the lower level as well.

Fergus Falls is home to many artists — the most prominent being printmaker Charles Beck. In 2009, the community recognized Beck by establishing a nonprofit art gallery, the Kaddatz Galleries, to exhibit his works and those of other regional artists.

**"I think this building will act as a real example of what communities can do with reuse of historic buildings for economic development."**

— Chris Schuelke, Executive Director, Otter Tail County Historical Society



### DEVELOPMENT COST

\$2.4 million

### TOTAL AREA

25,000 sq. ft.

### COMMERCIAL AREA

7,415 sq. ft.

### LIVE/WORK UNITS

10

### ARCHITECT

BKV Group

### DEVELOPMENT SPONSOR

A Center for the Arts

### FINANCING

City of Fergus Falls

Franklin Bank

Michel Associates, Ltd.

Minnesota Department of Trade and Economic Development

Minnesota Housing Finance Agency

### FUNDERS

City of Fergus Falls

Frank W. Veden Charitable Trust

Lake Region Healthcare Corporation

The McKnight Foundation

Otter Tail Power Company

Roger L. and Agnes C. Dell Charitable Trust

West Central Initiative Fund

Wells Fargo Housing Fund