

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Lakeland Hotel

other names/site number \_\_\_\_\_

### 2. Location

street & number 407 Litchfield Avenue SW/302 Fourth Street SW  N/A not for publication

city or town Willmar  N/A vicinity

state Minnesota code MN county Kandiyohi code 067 zip code 56201

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Britta L. Bloomberg 12/22/11  
Signature of certifying official/Title Britta L. Bloomberg, Deputy State Historic Preservation Officer Date

Minnesota Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain.) \_\_\_\_\_

[Signature] 2/14/12  
Signature of the Keeper Date of Action

Lakeland Hotel

Kandiyohi County,  
Minnesota  
County and State

Name of Property

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only one box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC: hotel

COMMERCE: restaurant

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: multiple dwelling

COMMERCE: specialty store; restaurant

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

NO STYLE

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK; METAL

roof: ASPHALT

other:

Lakeland Hotel

Kandiyohi County,  
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Name of Property

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**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

This nominated property consists of one resource, the Lakeland Hotel. The hotel is located at the intersection of Litchfield Avenue Southwest and Fourth Street Southwest in downtown Willmar in central Minnesota's Kandiyohi County. With a rectangular-shaped footprint, the hotel is a substantial concrete-framed, three-story building faced in brick. It has a reinforced-concrete foundation and full basement. The hotel is only a short distance south of the community's passenger depot.

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**Narrative Description**

(see continuation sheets)

Lakeland Hotel

Kandiyohi County,  
Minnesota  
County and State

Name of Property

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

COMMERCE

**Period of Significance**

1927-1958

**Significant Dates**

1927

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

**Architect/Builder**

Architect: Jensen and Foss, Minneapolis

Builder: Field-Martin Company, Minneapolis

**Period of Significance (justification)**

The period of significance reflects the year the Lakeland Hotel was constructed, 1927, and continues through 1958, at which time the hotel's commercial and social importance began declining.

**Criteria Considerations (explanation, if necessary)**

Lakeland Hotel

Kandiyohi County,  
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**Statement of Significance Summary** (Provide a summary that includes level of significance and applicable criteria).

The Lakeland Hotel in downtown Willmar is eligible for the National Register of Historic Places under Criterion A (significant contribution to the broad patterns of history) for its local significance in the area of Commerce. The hotel relates to the Minnesota statewide context "Railroads and Agricultural Development, 1870-1940." Constructed in 1927, the building was the city's principal commercial hotel from the late 1920s through much of the twentieth century. Moreover, it was one of the city's chief gathering spots. With a period of significance ranging between 1927 and 1958, it is a good example of a refined hotel in an out-state urban center achieving maturity in the early decades of the twentieth century.

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**Narrative Statement of Significance**

(see continuation sheets)

Lakeland Hotel

Kandiyohi County,  
Minnesota  
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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

(see continuation sheets)

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: Kandiyohi County Historical Society,  
Willmar, Minnesota

Historic Resources Survey Number (if assigned): KH-WLC-84

Lakeland Hotel

Kandiyohi County,  
Minnesota  
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**10. Geographical Data**

**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>15</u>	<u>338898</u>	<u>4998475</u>	3	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>          </u>	<u>          </u>	<u>          </u>	4	<u>          </u>	<u>          </u>	<u>          </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated property occupies the east 100 feet of Lots 1 and 2, Block 43, of the Original Town of Willmar.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the city lots historically associated with the property.

**11. Form Prepared By**

name/title Denis P. Gardner  
organization N/A date May 2011  
street & number 12583 72<sup>nd</sup> Avenue NE telephone 218-246-2958  
city or town Deer River state MN zip code 56636  
e-mail denispgardner@yahoo.com

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Lakeland Hotel

Kandiyohi County,  
Minnesota  
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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Lakeland Hotel  
**City or Vicinity:** Willmar  
**County:** Kandiyohi **State:** Minnesota  
**Photographer:** Denis P. Gardner  
**Date Photographed:** February 7, 2011  
**Location of Original Digital Files:** The Minnesota State Historic Preservation Office and the author each have copies of the digital photograph files

**Description of Photograph(s) and number:**

- Photo #1** (MN\_Kandiyohi County\_Lakeland Hotel\_0001)  
North facade, view to southwest
- Photo #2** (MN\_Kandiyohi County\_Lakeland Hotel\_0002)  
East facade, view to northwest
- Photo #3** (MN\_Kandiyohi County\_Lakeland Hotel\_0003)  
North and east facades, view to southwest
- Photo #4** (MN\_Kandiyohi County\_Lakeland Hotel\_0004)  
North facade main entrance, view to south
- Photo #5** (MN\_Kandiyohi County\_Lakeland Hotel\_0005)  
Inside lobby, view to southwest
- Photo #6** (MN\_Kandiyohi County\_Lakeland Hotel\_0006)  
Inside lobby looking toward stairway to upper floors, view to northeast

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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Lakeland Hotel
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N/A
Name of multiple listing (if applicable)

### Narrative Description

Constructed in 1927, the Lakeland Hotel is a large building located at the intersection of Litchfield Avenue Southwest and Fourth Street Southwest in the central Minnesota community of Willmar.<sup>1</sup> Specifically, its address is 407 Litchfield Avenue Southwest/302 Fourth Street Southwest. The dual addresses are a result of the building's corner location and its design; the design features a facade on the north (Litchfield Avenue) and another on the east (Fourth Street). The building is situated within Willmar's historic core, only a short distance south of the Burlington Northern and Santa Fe Railway (commonly BNSF) station.<sup>2</sup>

Although the historic profile of the Lakeland Hotel has barely changed over the decades, its function has changed. While it continues to house commercial enterprises on the first floor, the hotel's rooms on the second and third floors are now apartments. The hotel is a concrete-framed, three-story building faced in dark-colored brick, except for the rear, which features buff-colored brick. It has a concrete foundation and full basement. With a rectangular-shaped footprint, the hotel measures one hundred feet in length along its north facade and eighty-five feet in length along its east facade (Photo No. 3). Although the hotel's facades reflect three-story construction, the building's rear does not. From the rear it is apparent that the hotel's second and third levels do not surmount the entire first level. Indeed, the second and third levels extend roughly thirty feet from the street sides of the building toward the rear. Essentially, the hotel's first level has a rectangular footprint, while the second and third levels have an L-shaped footprint. In a sense, the L-shaped second and third levels are stacked upon the rectangle that is the first level. Nevertheless, from above the building appears rectangular in footprint. It is a curious design, perhaps, but it is practical, for its builders did not require a building that was three stories throughout; nor did they desire the corresponding costs. This design, however, allowed the builders to offer the illusion of a building that was three stories throughout.

The fenestration of the north facade of the Lakeland Hotel is largely uniform, as is the fenestration at the east facade. Each facade features a recessed, arched, ground-floor entry opening with concrete surround painted white (Photos No. 1 and No. 2). Each is the principal opening at its facade, and each is filled with a non-original glass door and sidelights within metal frames. An original wood-sash fanlight tops each entry. An awning shields the entry at the east facade (Photo No. 2). A handful of additional ground-floor entryways mark the facades as well, providing access to various commercial spaces. These entries lack distinction and are covered by non-original glass and metal doors.

The walls of both facades are pierced by numerous window openings (Photo No. 3). The rectangular openings at the first floor are large and are filled by non-original display windows. Specifically, the large rectangular openings are occupied by a metal framework holding windows and metal wall covering

<sup>1</sup> The historic name of the hotel is the "Lakeland Hotel," an appellation noted in a headline of the local newspaper in 1926. See "New Hotel Becomes a Reality: New Structure will be known as the 'Lakeland' Hotel at Willmar," *Willmar Tribune*, June 16, 1926.

<sup>2</sup> This description is based on a site visit by the author on February 7, 2011.

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interrupted by an occasional entry door (the indistinctive doors noted above). These metal frameworks with display windows and door are the Lakeland Hotel's storefronts. The rectangular window openings at the second and third floors are much smaller and are filled either with wood, eight-over-one, double-hung sash or with wood, six-over-one, double-hung sash, all of which appear to be original. These window openings have concrete sills and lintels composed of coursed soldiers. Several of the window openings are set within arched recessions and are further accented by brick pilasters with concrete capitals. Metal balconets decorate some of these openings (Photos No. 1 and No. 2).

The top two floors are visually divided from the first floor by a decorative brick course formed of various bonds (Photo No. 4). A soldier course visually divides the hotel's third level from the cornice, which is formed of a brick diaper pattern. The cornice is crowned by a concrete coping. Three concrete urns punctuate the coping, one at the westernmost end of the north facade, one at the easternmost end of the north facade, and one at the southernmost end of the east facade.

Unlike the facades, the hotel's south rear has no embellishment and appears somewhat utilitarian. The first floor is marked by several openings, some filled with windows composed of wood, double-hung sash and a few others filled with wood boarding. Two entrance openings are shielded by metal doors. Metal ventilators mark the wall in a few places. Window openings with wood-sash windows are positioned within the second- and third-floor walls in several locations. The windows are a mixture of three-over-one, six-over-one, and eight-over-one double-hung sash. The building's west wall is contiguous with a multistory building immediately west of the hotel.

Access into the hotel is gained via either of the two principal entries or through one of the other entrances that lead into commercial space (Photo No. 4). From either main entrance a hallway leads to the lobby, which is near the center of the first floor. The hallways feature terrazzo floors and high ceilings. The plaster walls are made to appear somewhat like stucco, although the walls at the far end of each hallway, near the lobby, are made of concrete block. The north wall of the hallway extending from the east entry has an elevator opening shielded by metal elevator doors. Directly across the hallway are entry openings covered by non-original doors. These are entries to either a men's or women's lavatory. Commercial space can be accessed from these hallways through a few entry openings covered by non-original doors.

Each entry hallway terminates at the lobby, the principal and most decorative area of the first floor (Photos No. 5 and No. 6). It is roughly L-shaped, with the east side larger than the west side. The floor is terrazzo and the green-mint-colored walls are formed of the same concrete block used in part of the entry hallways. Most sections of wall are festooned with wood wainscoting with recessed panels. The panels are covered with patterned, yellow wallpaper. The baseboard edging the wainscoting is green marble. The lobby ceiling is plaster and is edged in most areas by heavy-looking crown molding. The molding color is almost an olive green. Several attractive light fixtures hang from the ceiling and may be original to the building. Daytime light is provided mostly by the lobby skylight, however. The large rectangular-

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shaped skylight dominates the ceiling and is formed of numerous glass lights within a heavy framework painted the same color as the crown molding (Photo No. 5).

An octagonal-shaped pillar formed of concrete block is positioned near the northeast corner of the lobby and helps support the floors above (Photo No. 6). The pillar is green-mint colored with a green-colored crown molding that hints at a capital. The lower part of the pillar is decorated in a fashion similar to the lower sections of the lobby walls. A concrete stairway with fanciful wood and wrought-iron railing is immediately to the east (Photo No. 6). The lower west corner of the stairway nestles the lower part of the pillar. The stairway guides visitors to a landing just outside a stairwell. The stairs of the stairwell ascend to the hotel's second floor.

A substantial lobby desk is positioned at the lobby's south side, screening a rectangular-shaped alcove embraced by an attractive wood surround resembling pilasters and entablature (Photo No. 5). The alcove walls are also green-mint-colored concrete block. The desk is made of wood and, although handsome, is not the original lobby desk. Like the walls, it is accented with wood wainscoting with recessed panels papered with patterned, yellow wallpaper. The desk's particleboard countertop is covered with a laminate that offers the visual impression of gray marble. At either side of the desk and alcove is a rectangular opening crowned with a recessed arch (Photo No. 5). The opening to the east leads into a hallway that terminates in front of an exit at the rear of the building. The stairs of a narrow stairwell immediately to the south ascend to the upper floors. The rear exit and stairwell are hidden from the lobby by a wood door extending across the hallway. The door appears original. A storage space located just behind the lobby's alcove is accessed from the hallway. The wood door covering the storage space entry opening appears to be original as well. The opening to the west of the alcove leads into a truncated hallway terminating in front of an entrance opening to a substantial kitchen space that is located in the southwest corner of the hotel. This opening is filled by an original wood door. The rectangular-shaped kitchen has a tile floor, dropped ceiling, and fluorescent lighting. The walls appear to be sheathed in a durable synthetic material. The kitchen, although largely open, holds stainless steel food-preparation and cooking equipment. An opening in the southeast corner of the kitchen leads to a narrow hallway at the rear of the building. The hotel's basement can be accessed from this narrow hallway.

A rectangular opening surmounted by a recessed arch is positioned within the lobby's west wall. The opening is filled by wood-framed French doors (Photo No. 5). The doors open into a large square-shaped space that served as a formal dining room. The space is empty of furniture or equipment. The floor is terrazzo and the ceiling plaster. At one time the ceiling held a skylight. The walls are coated in light-yellow wallpaper. The dark-colored wainscoting is not original. A framed closet-like structure is situated in the southwest corner and is also not original to the space. A large rectangular opening in the south wall allows access from the kitchen. At one time, the opening was probably filled with swinging double doors. Two rectangular opening are located in the north wall. One opening is relatively narrow and the other is about twice as wide. At one time, the somewhat narrow opening provided access into commercial space that once housed the hotel's cafe. The larger rectangular opening in the north wall, just to the west of the narrower opening, provides access into more commercial space. The rectangular-shaped space fronts Litchfield Avenue and has a terrazzo floor, dropped ceiling, and fluorescent lighting.

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The white walls have dark-colored, non-original wainscoting. Mostly an open space, it can be entered from the street through a metal-framed, glass entry door. For many years, this was the location of Elmquist Jewelers.

While the first floor has considerable commercial space fronting either Litchfield Avenue or Fourth Street, only three commercial enterprises presently occupy some of this space: a hair stylist, a Mexican restaurant, and a tattoo parlor. The space for the hair stylist faces Litchfield Avenue and is the former location of the hotel's cafe. Today, it is mostly an open area but is marked here and there by stylist equipment, such as barber chairs. It has a non-original wood floor and a dropped ceiling with fluorescent lighting. The Mexican restaurant space fronts Fourth Street and is a modest-sized space that has been subdivided. The space is chiefly occupied with seating booths and a cooking area. It has a dropped ceiling and recessed lighting. The walls are painted in earth tones and the floor is terrazzo. The tattoo parlor appears to occupy a substantial space in the northeast corner of the building, fronting both Litchfield Avenue and Fourth Street. This space was inaccessible at the time of survey.

The hotel's upper floors are accessed by either the stairway in the lobby or the elevator at the north side of the east main-entry hallway. The second and third floors are virtually identical, both with L-shaped plans; a hallway runs east-west and north-south on both levels. Each hallway is carpeted and has plaster walls with dark-colored, wood baseboard and crown molding. The hallway ceiling at the third floor is plaster. It seems likely that plaster coats the second-floor hallway ceiling as well, although it has now been sprayed over with a textured compound. Apartments are located at either side of the east-west and north-south hallways. The entrance opening to each apartment is covered by a dark-colored door. The wood apartment doors at the third floor are original, although those at the second floor are not. Each apartment entry opening is accented with a decorative sill plate of gray marble. Although the apartments were inaccessible at the time of survey, the floor space of each appears to be quite modest.

Besides the hallways, both the second and third floors feature common areas. A few common lavatories and showers with tile floors and walls are spaced just off the hallways. Also, each floor has a common television/sitting room positioned off the north-south hallway, adjacent the elevator waiting area. These modest-sized rooms have plaster walls and dark-colored, wood baseboards. The color of the wood trim around each entry opening matches that of the baseboard, as well as that of the apartment doors and woodwork in the hallway. The ceiling in the third-floor television/sitting room is plaster, although the television/sitting room at the second floor has a ceiling that matches the rest of the floor. Each television/sitting room has wood, double-hung-sash windows overlooking the flat roof of the first floor and its pronounced skylight. Each room is occupied by chairs and a small television and each has attractive hanging light fixtures similar to those in the lobby.

A common kitchen is situated off the east-west hallway at each floor. Each space is larger than the television/sitting room spaces. Both kitchens have plaster walls, although the third-floor kitchen has a visible plaster ceiling and the second-floor kitchen has the same textured ceiling as the rest of the floor. The floor of the second-floor kitchen is covered in rust-colored linoleum, while the third-floor kitchen

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has a floor covered with white-colored tiles. As in the television/sitting rooms, the kitchens have wood, double-hung-sash windows that overlook the first-floor roof. Hanging light fixtures like those in the television/sitting rooms mark the ceiling of each kitchen, although the third-floor kitchen also has a ceiling fan. The kitchens are occupied by a table and chairs, refrigerator, stove, sink, and food-preparation space.

The main stairwell between the second and third floors has plaster walls and concrete stairs. An attractive sconce punctuates the wall of the landing that is halfway between the second and third floors. A secondary stairwell is located at the extreme south end of the north-south hallway. At both the second and third floors, the south wall of the stairwell (the rear wall of the hotel) is marked by a window opening filled by a wood, double-hung-sash window. The laundry rooms on the second and third floors are adjacent to this stairwell. The small laundry rooms reflect the same material and color themes found throughout the second and third floors.

The basement of the Lakeland Hotel is something of a darkened maze. It is accessed either via the narrow hallway at the rear of the building, just off the first-floor kitchen, or by the elevator in the east main-entry hallway. The basement's outside walls are concrete, as is the floor. Concrete walls also divide the large basement into many spaces, some used for storage and others housing utilities necessary for commercial or residential use of the building. Various gauge piping is situated along the ceiling and walls in many places. The hotel's concrete framing is very apparent at this level, as concrete pillars and horizontal beams appear at almost every turn. One rectangular-shaped space is much different from the utilitarian appearance of much of the rest of the basement. It is a rather large open space that has been finished and was likely used for gatherings of one kind or another. In fact, this space may have been the hotel's banquet room, known as the Blue Wave Room. Today, it has an acoustical tile ceiling and a tile floor. The walls are a yellow-mustard color. Double doors cover a large opening in the east wall, as well as a large opening in the west wall. Double doors also cover a large opening in the south wall. The wood and glass double doors are not original to the building. A smaller opening covered by a metal door is located in the north wall. The space behind this opening appears to be used for storage. While the double-door entry in both the west wall and the south wall lead into the utilitarian-looking part of the basement, the double-door entry in the east wall opens into a well-lit, carpeted, rectangular space adjacent to the elevator. This space is at the eastern section of the hotel basement. Across from the elevator are modern-looking lavatories. A stairwell with concrete stairs is located at the east end of this space. The stairs ascend to an exit at the hotel's east facade, immediately north of the east main entry at the first floor.

#### *Lakeland Hotel Alterations*

As earlier noted, the Lakeland Hotel looks much as it always has, although after nearly eighty-five years some change has taken place. For example, the main entrances at the north and east facades hold non-original glass and metal doors, although original fanlights still crown these entrances. Additionally, the large rectangular openings at the first-floor facades are filled by non-original metal frameworks holding display windows and glass doors (these represent the storefronts of the Lakeland Hotel's commercial

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space). However, these large rectangular openings have historically been filled by frameworks holding display windows and glass doors. Whether or not the original frameworks were wood or metal is not clear. The original display windows were larger than those used presently and offered a more pleasing aesthetic. Additionally, the doors of the entrances within the original frameworks were slightly recessed, while the doors today are flush with the rest of the wall. Nevertheless, the openings themselves have not been altered; the openings have not been widened, narrowed, or filled in with brick or concrete blocks. As a result, at any time the owner could choose to fill the openings with storefronts more closely resembling the original storefronts.

The arrangements within the various commercial spaces inside the Lakeland Hotel have changed periodically. This should not be surprising, though, since each new commercial enterprise needed to adapt its space to its own purposes. For example, the space once occupied by the cafe and now used by a hair stylist has a wood floor and dropped ceiling. Likewise, the commercial space housing the Mexican restaurant has partition walls. The historic rectangular footprint of most of the commercial spaces appears to have been retained, however. Additionally, spaces such as the hotel kitchen and dining room have changed some over time. Again, however, the footprint of the spaces appears to have remained much as they have always been. Also, the interior has an elevator, which was not original to the building. This is not a significant alteration, though, for the building's planners assumed that at some point one may be required. As a result, during the planning stage, an elevator shaft was incorporated into the building.

The general plan of common areas (hallways, kitchens, television/sitting rooms) at the second and third floors does not appear to have changed, although it is not clear if the kitchen and television/sitting spaces have historically functioned as kitchen and television/sitting spaces. The hotel room doors at the second level are not original and the ceiling has been coated in a non-original textured compound.

Perhaps the most substantial interior alteration is one not immediately apparent; the lobby has been modified. Originally the lobby was generally rectangular in shape. It featured matching octagonal pillars formed of concrete block, one pillar toward the east side of the lobby, near the stairway to the upper floors, and one pillar toward the west side of the lobby. Presently, the lobby is somewhat L-shaped. This results from an alteration to the north section of the lobby's west wall. This section of wall has been built out, extending roughly ten feet east of its original line. This may have come about when the former manager of the hotel remodeled the cafe in 1943 (the former cafe space that today is occupied by the hair stylist is beyond the altered wall). This seems reasonable because the manager was increasing seating capacity within the cafe. The new wall extended far enough to the east that it encompassed the concrete pillar at this side of the lobby. The concrete blocks of the original wall were reused to build the new wall. The original wood wainscoting was also reused on the new wall, as was the original crown molding. As a result of reusing these materials, it is not immediately apparent that the lobby was altered.

The original reception desk at the south side of the lobby is no longer extant. Instead, the present desk is made of plywood and two-by-fours, with a particleboard countertop covered in laminate. However, this

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is only apparent from the backside of the desk, as its front is decorated with wood panels accented with recessions that have been covered in yellow wallpaper. The panels match the wainscoting on the lobby walls and were likely part of the original lobby desk. The handsome wood surround embracing the alcove behind the desk is likely original as well. Although the lobby has been altered, it is still a relatively large and handsome open space that in the main reflects its period of construction.

### *Historic Integrity*

The Lakeland Hotel retains integrity of design, setting, materials, location, feeling, and association. Integrity of workmanship does not seem applicable since it implies the work of a craftsman or artisan; the hotel does not have physical characteristics demanding that level of skill. The hotel's location has not changed. Likewise, its setting historically has been that of a modest yet somewhat bustling downtown in a largely rural county. It remains so. Moreover, even though the hotel has undergone some alteration through the years, its design is largely what it has been historically. The materials also are chiefly what they have been historically. The hotel's feeling and association are also present. The perception of the building remains that of a fine early-twentieth-century hotel and business establishment.

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### Narrative Statement of Significance

#### *Kandiyohi County*

Kandiyohi County is located in central Minnesota, only a couple of hours drive from the Twin Cities Metropolitan Area. The county was founded in 1858, although the origin of its appellation is somewhat muddled. Kandiyohi means "where the buffalo fish come," a phrase that the Dakota may have applied to a number of regional lakes that form the source of the Crow River. By the time the county was founded, however, a townsite promotion company had formally christened two lakes within the county with the moniker. Big Kandiyohi and Little Kandiyohi are situated in the southeastern section of the county.<sup>3</sup>

Initially, Kandiyohi County was about half its current geographic size. The northern half of the present county was an entirely separate county known as Monongalia County. In 1870, Monongalia County merged with Kandiyohi County to the south to form one large county known as Kandiyohi County. The population of the county grew substantially between the mid-1870s and the turn of the twentieth century. During this period the population climbed from 8,000 to more than 18,000. The growth was driven largely by fertile agricultural lands and the arrival of the railroad, an attractive combination that enticed Eastern Americans and newly-arrived immigrants to the area. In addition, the county's geography was striking, marked by pleasing lakes that attracted tourists.<sup>4</sup>

#### *Early Willmar*

In 1871, Willmar, a town near the center of Kandiyohi County, was awarded the county seat. Platted in 1869, Willmar was a product of the St. Paul and Pacific Railroad (StP&P), an enterprise that inaugurated rail travel in Minnesota when it completed a line from St. Paul to St. Anthony in 1862. The community was named for Leon Willmar, the agent for the StP&P's European bondholders. Willmar was incorporated as a village in 1874 and as a city in 1901.<sup>5</sup>

Willmar was hardly the first community platted by a railroad, for many rail companies seeded their largely westward advancing lines with infant towns in hopes that each would bloom into a thriving community that would feed the rail line with largesse (agricultural or otherwise) destined for eastern markets. Litchfield, about twenty-three miles east of Willmar, was platted also by the StP&P in 1869.<sup>6</sup> The StP&P eventually became part of the railroading colossus known as the Great Northern Railway.

Unlike most communities established by the railroad, Willmar was designated a division point, a privilege that virtually guaranteed economic growth during its formative years. The railroad erected

<sup>3</sup> Warren Upham, *Minnesota Place Names: A Geographical Encyclopedia* (St. Paul: Minnesota Historical Society Press, 2001), 280.

<sup>4</sup> Susan Granger and Scott Kelly, "Willmar Tribune Building," January 15, 2007, National Register of Historic Places Registration Form, available at State Historic Preservation Office (SHPO), Minnesota Historical Society (MHS), St. Paul; Ibid.

<sup>5</sup> Denis P. Gardner, *Minnesota Treasures: Stories Behind the State's Historic Places* (St. Paul: Minnesota Historical Society Press, 2004), 45; Upham, 285.

<sup>6</sup> Ibid.



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numerous buildings and structures designed for the management and maintenance of rolling stock and track lines. These buildings and structures included a roundhouse, repair shops, switching yards, and offices. As the railroad facilities grew, so did the town, for not only did people flock to the area to work in the rail yards but merchants to service these workers arrived as well. In 1886-1887, another railroad, the Willmar and Sioux Falls, began also serving Willmar.<sup>7</sup>

Willmar's late nineteenth-century commercial core was constructed south of the east-west rail line coursing through the town, only a short distance from the two-story, wood-framed railroad depot. In fact, most of the principal businesses edged the south side of Pacific Avenue, a roadway immediately adjacent the rail line, although additional businesses extended further south, a couple of blocks from the rail line. Like many early Minnesota communities, the town's core was made largely of wood. The buildings were framed and dressed in clapboards. Although the buildings were mostly unadorned, many featured false fronts and crude pediments. One building at the intersection of Litchfield Avenue and Fourth Street, near the spot that eventually would host the Lakeland Hotel, reflected a subtle Greek Revival style, evident in its modestly decorative entrance surround and gable returns. Other buildings exhibited a similar appearance.<sup>8</sup>

It does not appear that Willmar's wood downtown was ever entirely decimated by fires, a not uncommon occurrence in the nineteenth century that convinced towns like Cannon Falls in Goodhue County and South Haven in Wright County of the worthiness of masonry. Nevertheless, a number of significant buildings in Willmar were lost to fire, such as the railroad depot.<sup>9</sup> Other commercial enterprises also experienced the ravages of fire, like the Herrick House. The Herrick House, a hotel built in 1869, was destroyed by fire in 1870. It was replaced by the Spottswood House, a three-story, wood-framed building that was, at that time, Willmar's largest hotel. In 1891, it also was destroyed by fire and subsequently was replaced by the Gilger Block, a building that housed the Central Hotel. The hotel later became known as the Lincoln Hotel. Constructed in 1871, the Pacific House, a hotel founded by a Civil War veteran and located immediately south of the railroad tracks on Pacific Avenue, was destroyed by fire in December 1880.<sup>10</sup> The fires were poor luck for Willmar, of course, but the fact that the town seemed to have ample hotel accommodations tells us something about Willmar as a destination in its early years; this was a town that was frequently visited.

<sup>7</sup> Granger and Kelly, 8.1.

<sup>8</sup> Donald E. Miller, *Where Buffalo Fish Abound: A Pictorial History of Kandiyohi County* (Virginia Beach: The Donning Company, 1994), 74.

<sup>9</sup> Willmar's first railroad depot burned down in 1889. It was replaced by a handsome two-story building in 1892. The stone and brick depot was designed by Cass Gilbert, three years before he won the contract to design the State Capitol Building in St. Paul. Perhaps the Renaissance-style State Capitol Building was Gilbert's crowning achievement, but Gilbert designed many substantial buildings, including the Federal Reserve Bank in Minneapolis (1922-1924), as well as the Supreme Court Building in Washington, D.C. (1928-1934).

<sup>10</sup> Karl Thurn and Helen Thurn, *Round Robin of Kandiyohi County: Centennial Year, 1858-1958* (N.p.: n.p., 1958), 245; *The Centennial History of Kandiyohi County Minnesota 1870-1970* (Willmar: Kandiyohi County Historical Society, 1970), 263. "Brief History of the Hotel System of Willmar," *Willmar Tribune*, October 12, 1927.

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### *Willmar's Hotels*

Besides the Herrick House, Pacific House, and the Spottswood House, as well as the Spottswood House's successor, the Gilger Block (which later became the Lincoln Hotel), Willmar has hosted other hotels. The Marlow House opened on Pacific Avenue in 1870. The Glarum Hotel opened on Third Street Southwest the same year. The Commercial Hotel was erected on Pacific Avenue two years later. This was followed by the Willmar House, which was completed in 1876. In 1887, the Merchants Hotel was raised at the corner of Pacific Avenue and Fourth Street, only a couple of blocks north of where the Lakeland Hotel now stands. The building that housed the Hub, another hotel, was erected at the intersection of Benson Avenue and Third Street in 1898, also not far from where the Lakeland Hotel stands presently. The Hub did not become part of the building until 1904, however.<sup>11</sup>

After a number of years the Marlow House was razed. The Glarum Hotel still stands on Third Street Southwest. It has changed hands many times and has served a number of functions. It also has been remodeled at least four times and perhaps more. Operation of the Commercial Hotel ended in 1914 when its last owner and operator, Ole N. Nicholson, died. The Commercial Hotel was a curious looking edifice, at least during the early years of the 1900s. A local history contains an image of the building from that period. Roughly half of the building was wood-framed and covered in wood horizontal siding, while the other half was faced entirely in brick. The logical explanation for the odd sight is that the 1870s hotel was in the process of adopting a more contemporary appearance. The loss of the Herrick House, Pacific House, and the Spottswood House may also have convinced the owners of the Commercial Hotel to upgrade to a more fireproof construction.<sup>12</sup>

The Willmar House had a succession of owners and operators before finally closing in 1918. It remained vacant for a time but was eventually razed to make way for a municipal power plant. The Merchants Hotel also went through a succession of owners before it closed, replaced by a parking lot. The Hub evolved into the Saratoga Annex. In 1917, a third story was added to the building, and in the 1920s the name of the establishment was changed to the New Grand Hotel. At some point the building was razed, but when this came about is uncertain. The Lincoln Hotel (formerly the Central Hotel, which was located in the Gilger Block) is gone as well. Precisely when the Gilger Block was razed is also not clear, although it was still standing at least by the mid-1940s. The site once occupied by the Gilger Block now holds a parking lot and part of a government building.<sup>13</sup>

During their existences all of these hotels served a broad clientele. Some guests were in Willmar to visit friends and family, while others were tourists enjoying the city's amenities or the county's natural offerings. Many visitors were "drummers." Drummers were sales personnel, individuals that arrived in a community, usually via train, and stayed for a few days at a local hotel. The drummers traveled about the city in which they were staying and made sales calls. The hotels often also set aside space for the drummers to display their wares. These display areas were frequently referenced as "sample rooms."

<sup>11</sup> *Centennial History*, 263; "Brief History of Hotel System."

<sup>12</sup> Ibid; letter from Kandiyohi County Historical Society regarding Willmar hotels, to the author, April 4, 2011.

<sup>13</sup> *Sanborn Fire Insurance Map of Willmar, Minnesota* (Pelham, N.Y.: Sanborn Map Company, 1946), 2; Ibid.

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Sometimes drummers rented a rig (horse and buggy) and traveled beyond their host city, making sales calls in other nearby communities, usually returning to their hotel accommodations later in the day. The development of automobile transportation offered more travel flexibility to drummers, tourists, and others, but the train continued as a prominent means of passenger transport across the state and country well into the twentieth century.<sup>14</sup>

By the late 1920s, the Lakeland Hotel, so-named because many in Willmar viewed the city as the “gateway to the lake region,” also was accommodating drummers and others, although this new hotel was a step up from the hotels built in Willmar previously. When finished, the Lakeland Hotel was immediately the finest hotel in the city. It would remain the principal lodging place for some time. With a completion date of 1927, it came into existence well after Willmar’s other hotels; the last hotel to be established prior to the Lakeland Hotel was the Hub, which was founded in 1904. By the time the Lakeland Hotel was built Willmar’s principal business area was shifting just to the south of Pacific Avenue. Eventually, some parts of Pacific Avenue became, in a sense, the backside of the town’s commercial district rather than remaining its front side. Moreover, when the Lakeland Hotel was erected the structural face of the city had changed from one of wood to one of brick, stone, and concrete. The Lakeland Hotel continued this theme. Its designer was the architectural firm Jensen and Foss, and its builder was the Field-Martin Company.<sup>15</sup>

### *Jensen and Foss*

Jensen and Foss was a Minneapolis-based architectural firm managed by Anton Jensen and Magnus O. Foss. Jensen immigrated to America from Denmark, where he was born in 1876. He received his architectural education from Washington University in St. Louis, graduating in 1908. He worked as a draftsman for many years before establishing his own architectural firm about 1922. In 1924 he partnered with Magnus Foss, a venture that was short-lived. Interestingly, besides being a longtime member of the American Institute for Architects he also was a member of the Charles E. Bond Post No. 9 of the Veterans of the Spanish-American War.<sup>16</sup>

Magnus Foss was the son of Andrew H. Foss, a Norwegian immigrant who became a prolific architect responsible for the design of numerous buildings, including churches, schools, houses, and commercial buildings in Minnesota, North Dakota, and South Dakota. One of the buildings Andrew Foss designed was the Classical Revival-style Dawson Carnegie Library in Dawson in southwestern Minnesota. Built in 1917-1918, it was added to the National Register of Historic Places in 1985. Magnus joined his father’s firm in Elbow Lake, Minnesota, in 1916, although the two relocated to St. Cloud two years later. In 1924, three years after Andrew died, Magnus joined Anton Jensen in Minneapolis. In 1927, Foss left Minneapolis for Fergus Falls, which implies that the Lakeland Hotel was one of the last buildings Foss

<sup>14</sup> Marjorie Pearson, “Commercial House Hotel,” March 2001, National Register of Historic Places Registration Form, available at SHPO, MHS, St. Paul, 8.6; Miller, 76.

<sup>15</sup> “New Hotel Becomes a Reality”; *Centennial History*, 263; “Brief History of Hotel System.”

<sup>16</sup> “Anton Jensen,” *Minneapolis Star*, April 14, 1949; “Standard Form of Application for Associateship with a Chapter of the American Institute of Architects,” application in “Jensen, Anton,” file, available at Northwest Architectural Archives, Elmer L. Andersen Library, University of Minnesota, Minneapolis, n.p.

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and Jensen completed as a team. In Fergus Falls Foss partnered in an architectural firm with Einar Broaten, a Norwegian immigrant who recently arrived in the community from Mason City, Iowa. During the late 1920s and into the 1930s, Broaten and Foss became a well-known western Minnesota architectural firm. Eventually the partnership ended and Foss established another firm in Fargo-Moorhead with his son, Magnus Jr. The company, Foss-Engelstad-Foss, grew into one of western Minnesota's largest architectural firms and was responsible for the design of many buildings, including the Moorhead Municipal Water Plant and the Clay County Courthouse in Moorhead. In 1988, at age ninety-one, Magnus Foss died in Arizona City, Arizona.<sup>17</sup>

Regrettably, little information was located on the contractor for the Lakeland Hotel, the Field-Martin Company. What is known is that the firm was based in Minneapolis and is responsible for the construction of the Lutheran Bible Institute on Portland Avenue in the Elliot Park Neighborhood of Minneapolis. Completed in 1929, the three-story building rests upon a raised basement and is sheathed in brick. The main entrance features a decorative surround.<sup>18</sup>

#### *The Lakeland Hotel*

The hotel in Willmar designed by Jensen and Foss is handsome, although not stunning; its decoration subtle, yet elegant. It is not unlike the Graystone Hotel, an impressive lodging house built in Detroit Lakes in Becker County in 1916.<sup>19</sup> It is not that the two hotels look alike, but rather that each is composed of similar materials and each exhibits an architecturally reserved sophistication. In fact, soon after the Lakeland Hotel was constructed, the Superintendent of Schools in Willmar observed: "[The hotel] is not extravagantly built but yet it has a refinement and a certain modest luxuriousness that appeals to one."<sup>20</sup>

Applying an architectural style to the Graystone Hotel seems contrived, and doing this for the Lakeland Hotel is equally so. Yet each has physical characteristics that hint at a distinct style, offering an aesthetic that adds to each hotel's surrounding structural context. The Graystone Hotel accomplishes this through slightly projecting bays crowned with modest pediments at its north facade, a refined look intimating a

<sup>17</sup> Einar Broaten did not survive nearly as long as Foss. In February 1948, Broaten apparently slipped and tumbled into the Otter Tail River in Fergus Falls. Nine weeks later his body was found pinned against the Northern Pacific Railway bridge spanning the river in that community. Although he did not achieve the same standing as Foss, Broaten created lasting buildings, including District No. 182 School near Underwood in Otter Tail County. For paragraph sources see "M. O. Foss, Longtime Area Architect, Dies," *Fargo Forum*, January 28, 1988; "Architect Magnus Foss Still Active at Age 82," *Grant County Herald*, November 23, 1978; "Body of Local Man is Found in River," *Fergus Falls Journal*, April 16, 1948; Susan Granger, "Dawson Carnegie Library," August 1984, National Register of Historic Places Registration Form, available at SHPO, MHS, Saint Paul, 8.0-8.1; Mary Ann Nord, ed., *The National Register of Historic Places in Minnesota: A Guide* (Saint Paul: Minnesota Historical Society Press, 2003), 122; Rolf T. Anderson, "District No. 182 School," October 1990, National Register of Historic Places Registration Form, available at SHPO, MHS, Saint Paul, 7.1-7.2, 8.2-8.3.

<sup>18</sup> Mead and Hunt, "Lutheran Bible Institute," 2008, Minneapolis HPC Building Inventory Form, available at SHPO, MHS, St. Paul, n.p.

<sup>19</sup> The Graystone Hotel was included in the National Register of Historic Places in 1999.

<sup>20</sup> "What Some of our Citizens say about 'Willmar's Pride'," *Willmar Tribune*, October 12, 1927.

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fading era of Neo-classicism. The Lakeland Hotel suggests a similar fate for the Romanesque, with its discreet recessed window arches appearing to spring from understated central pilasters.

The Lakeland Hotel is made more quietly attractive by the inclusion of petite, almost dollhouse-like, balconets at the third-floor facade. The first-floor main entrances at the north and east facades are accented with arched concrete surrounds imitating stone quoining. Although not boisterous, these entrances are the most decorative features of the exterior. Jensen and Foss designed most of the first-floor facade to hold large display windows interrupted by brick-faced columns. These display windows were simply intended as the fronts of commercial businesses. Perhaps the most unique aspect of the exterior is the three concrete urns punctuating the concrete coping atop the building. Whether they are stylish architectural elements or merely peculiar architectural elements is open to interpretation.

The Lakeland Hotel occupies a prominent corner location at the busy intersection of Litchfield Avenue Southwest and Fourth Street Southwest, a couple of blocks to the south of Pacific Avenue and the thoroughfare's adjacent railroad depot/administration building for the Burlington Northern and Santa Fe Railway (successor to the Great Northern Railway, which was, in turn, successor to the StP&P, founder of Willmar). The building's two facades are a result of its corner location.

Prior to the construction of the Lakeland Hotel in 1927, this site was filled by a lumber yard. The lumber yard was in existence from 1901 until shortly before work on the hotel began. The lumber yard was known as the Peterson and Quale Lumber Yard, which appears to have been a significant concern, for another Peterson and Quale lumber facility was located only a few blocks to the northwest on Benson Avenue. Although Peterson and Quale's business was on the site that would come to host the hotel, the property was actually sold to the Lakeland Hotel Corporation by the local Elk's Lodge. The officers of the Lakeland Hotel Corporation, a consortium of local businessmen, included P. C. Peterson (treasurer) and S. B. Quale (secretary), ostensibly individuals tied to the Peterson and Quale Lumber Yard and, perhaps, members of the local Elk's Lodge.<sup>21</sup>

Interestingly, the exterior design of the Lakeland Hotel that was made public in the local newspaper in October 1926, before work began on the building, was not the exterior design of the building that was ultimately erected. Although the image in the newspaper is of a three-story building with display windows on the first floor, as well as an arched main entrance, the remainder of the window fenestration does not match that of the hotel that was built. Even more, the picture is of a hotel with a truncated tower at its northeast corner, an architectural flourish that was never included in the final building. Additionally, the illustration depicts a projecting bay surmounted by a pediment near the west end of the building. Two obelisk-like projections spring from the pediment and resemble, honestly, horns.<sup>22</sup>

<sup>21</sup> *Sanborn Fire Insurance Map of Willmar, Minnesota* (Pelham, N.Y.: Sanborn Map Company, 1926), 2; "Was Predecessor on Lakeland Site," *Willmar Tribune*, October 12, 1927; "New Hotel Becomes a Reality."

<sup>22</sup> "Contract for Lakeland Hotel is Let," *Willmar Tribune*, October 6, 1926.

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The cost of the hotel before construction was estimated at \$175,000, although the estimate was for the building illustrated in the *Willmar Tribune*. The estimate and final cost for the Lakeland Hotel as it was finally built is unclear. Curiously, in October 1926, the *Willmar Tribune* announced that the contract for the construction of the hotel was let to McDonald Builders of Minneapolis, not the previously noted Field-Martin Company. There was a firm by that name that was in business at the time the Lakeland Hotel was constructed, although the name was spelled differently, MacDonal Builders. Perhaps the newspaper simply misspelled the name and the two are actually the same company. Maybe it does not matter, though, for the historical record clearly indicates that the Field-Martin Company was the main contracting firm. In fact, an October 1927 issue of the *Willmar Tribune* features an article on Nels Wien, an employee of the Field-Martin Company and the superintendent overseeing construction of the hotel. He offered thoughts on his experiences working on the building. Perhaps MacDonal Builders lost the contract, or maybe the company completed only a component of the hotel. In any event, it cannot be stated with certainty that the company had anything to do with construction of the Lakeland Hotel.<sup>23</sup>

The Lakeland Hotel opened for business in September 1927, although it was not formally made available for public viewing until mid-October. It was a major event, and the *Willmar Tribune* probably dedicated half of its news space in the Wednesday, October 12, 1927, issue of its paper to stories promoting the hotel. Indeed, virtually every aspect of the new hotel was covered by the writers at the *Tribune*. A sampling of headlines in the newspaper for that day: "'Saturday is Lakeland Day' in Willmar"; "The Hotel Lakeland Lobby is an Attractive Place—Is most Modernly Equipped"; "Gideon Bibles to be Dedicated on Friday Evening, October 14"; "400 Pieces of Furniture Used to Furnish the New Lakeland Hotel"; "Best of Materials Used in the Construction of the New Lakeland"; "Jensen and Foss were Architects"; and "Field-Martin Co. Built Lakeland." Additionally, many of those tied to the completion of the Lakeland Hotel had an advertisement in the newspaper. Certainly, firms like Jensen and Foss and the Field-Martin Company had substantial ads, but so did business concerns like the Peter Pearson Electric Shop of Willmar, which hung the light fixtures, as well as Winfield Olson Painting and Decorating of Elbow Lake, Minnesota, which completed much of the finishing work in the hotel. Ben Benson, a heating and plumbing contractor, had a huge advertisement noting in very large print that he installed all plumbing, heating, and ventilation in the Lakeland Hotel. The A. C. Ochs Brick and Tile Company of Springfield, Minnesota, wanted Willmar residents to know that it provided all of the brick used to face the hotel.<sup>24</sup>

It is likely that the public that crowded into the Lakeland Hotel on Saturday, October 15, 1927, was greatly impressed by what it saw. Commercial space fronted both Litchfield Avenue and Fourth Street. The well-furnished lobby near the center of the first floor, with its terrazzo floor, green marble

<sup>23</sup> MacDonal Builders erected a handsome Colonial Revival-style residence in the Kenwood Neighborhood of Minneapolis in 1925, and the company may be tied to Minneapolis contractor J. A. MacDonal, who was operating about this time. J. A. MacDonal constructed the Byron F. Harris Duplex in the Lowry Hill Neighborhood of Minneapolis. It is an impressive-looking Collegiate Gothic-style building finished in 1919. For paragraph sources see "Field-Martin Co. Built Lakeland," *Willmar Tribune*, October 12, 1927; "Contract for Lakeland Hotel is Let."

<sup>24</sup> Various articles in *Willmar Tribune*, October 12, 1927; "New Lakeland Hotel Opens to Patrons Thursday," *Willmar Tribune*, September 14, 1927.

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baseboard, wood wainscoting, octagonal columns, and large skylight must have been a sight. The substantial registration desk located at the south side of the lobby was made of gum wood and glass. The formal dining room immediately to the west of the lobby, beyond a set of French doors, featured a substantial skylight as well. The large kitchen was situated just south of the dining room. The basement held the Blue Wave Room, a banquet hall capable of hosting around 160 people. Two sample rooms were set aside for traveling sales people to exhibit their products. The hotel rooms on the second and third floors, although not large, were comfortable, many featuring sturdy twin beds, a writing table, vanity, and tub or shower. The hotel's telephone system, while confined solely to the hotel, was so robust that it could serve a small village of 400 people. Perhaps that is not impressive by today's standards, but it was worth noticing in 1927 Willmar.<sup>25</sup>

Immediately after it was completed, the Lakeland Hotel, exceptional for Willmar, was leased to the Arthur L. Roberts Hotel System, an enterprise that would manage it for many years.

#### *Arthur L. Roberts Hotel System*

The Arthur L. Roberts Hotel System operated almost exclusively as a lessee of fine hotels. In fact, when it took control of the Lakeland Hotel the Arthur L. Roberts Hotel System owned only one hotel, the Hotel Arthur in Rochester, Minnesota. It leased fourteen others, including the Hotel Winona, Winona, Minnesota, the Park Hotel, Sault Ste. Marie, Michigan, and the Hotel Florence, Missoula, Montana.<sup>26</sup> The Lakeland Hotel became the company's fifteenth leased hotel.

Arthur L. Roberts appears to have begun his hotel leasing enterprise about 1919, although the Arthur L. Roberts Hotel System was not incorporated until 1921. The business headquarters was located inside the Hotel Winona in Winona, Minnesota, although it later was reestablished in Rochester, Minnesota. It seems that for much of its existence the Arthur L. Roberts Hotel System operated with substantial indebtedness, although it does not appear that the company faced significant financial issues, such as inability to pay debt.<sup>27</sup> Perhaps the nature of the business was such that substantial indebtedness was expected. After gaining control of the Lakeland Hotel, the company's lease holdings continued to grow. Around the 1930s, the company controlled at least twenty-two choice hotels, including the relatively new acquisitions the Grand Central Hotel in St. Cloud, Minnesota, and the Brainerd-Pine Beach Hotel on Gull Lake near Brainerd, Minnesota. Roberts' company advertised its hotels as the "Best in their Locality: Hotels of Genuine Hospitality." Judging by the appearance of each hotel, the boast does not

<sup>25</sup> "Blue Wave Room Popular," *Willmar Tribune*, October 12, 1927; "The Hotel Phone System is Like a Small Village," *Willmar Tribune*, October 12, 1927; *Centennial History*, 263.

<sup>26</sup> The full list of hotels managed by the Arthur L. Roberts Hotel System in the late 1920s included: Hotel Arthur, Rochester, Minnesota; Cook Hotel, Rochester, Minnesota; Hotel Fairmont, Fairmont, Minnesota; Hotel Winona, Winona, Minnesota; Parl Hotel, Winona, Minnesota; Lakeland Hotel, Willmar, Minnesota; Angus Hotel, St. Paul, Minnesota; Hastings Hotel, Minneapolis, Minnesota; Lowell Inn, Stillwater, Minnesota; Park Hotel, Sault Ste. Marie, Michigan; Ojibway Hotel, Sault Ste. Marie, Michigan; Hotel Florence, Missoula, Montana; Hotel Fowler, La Fayette, Indiana; Gladstone Hotel, Jamestown, North Dakota; Hotel Capital, Jamestown, North Dakota; and Hotel Land O' Lakes, Rice Lake, Wisconsin. For source see "Lakeland is Sixteenth Unit in Their Hotel Chain," *Willmar Tribune*, October 12, 1927.

<sup>27</sup> The general financial condition of the Arthur L. Roberts Hotel System is found in "River Inn Company Papers [Fergus Falls]," available at MHS Library, St. Paul.

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seem exaggerated. The hotels managed by the Arthur L. Roberts Hotel System were all substantial and attractive edifices chiefly composed of masonry. Each has the aesthetic air of a leading early-twentieth-century lodging place.<sup>28</sup>

### *The Perception of the Lakeland Hotel*

Upon leasing the Lakeland Hotel, Arthur Roberts explained why his company had opted to manage a hotel in Willmar:

For several years the traveling men marking our hotels have been after us constantly to look into the hotel situation in Willmar as they believed the town inadequately hoteled [sic]. . . . So when it came about that the citizens of Willmar became public spirited enough to build a new hotel and gave our company an opportunity to rent it, we were "with them," and here we are with one of the finest little sixty-room hotels in this country.<sup>29</sup>

Despite a kind of paternal condescension in Roberts' words, others agreed that the city long needed additional accommodations and, specifically, a top flight hotel. For example, soon after the Lakeland Hotel opened the *Willmar Tribune* observed: "The need of a hotel in Willmar offering first class accommodations has long been felt and the Lakeland Hotel constitutes a most distinct step forward in the development of Willmar."<sup>30</sup>

A number of leading individuals in the community offered their thoughts on the new hotel. The president of the Bank of Willmar stated: "The new Lakeland Hotel will fill a long-felt need. . . . The Lakeland, with its ideal location, splendid management, many accessories, dining room, coffee shop, etc., make it not merely a rooming house, but a real Hotel." Edwin Selvig, Willmar's mayor at the time, noted: "The building is a splendid structure and greatly improves the appearance of the city and its business district. The Lakeland Hotel is a step forward in the progressive building up of the community." Other prominent personalities in Willmar voiced their satisfaction to the local newspaper as well, realizing that the Lakeland Hotel outshone considerably the hotels that had come earlier.<sup>31</sup>

The Arthur L. Roberts Hotel System hired Ben T. Hansen to be the first manager of the Lakeland Hotel. When Hansen arrived in Willmar to take control of the hotel he already had an extensive background in service industries. Hansen served as a dining car conductor for the Great Northern Railway for a time. He also managed a number of hotels in various locations. Moreover, Hansen once served as a traveling salesman, so he had insight into the needs of traveling sales persons. Commenting to the *Willmar*

<sup>28</sup> This information comes from a one-sheet advertisement, although the final form of the advertisement is unclear. It is possible that the advertisement, which shows all of the Arthur L. Roberts Hotel System hotels, was a single page in a book or booklet. Perhaps it was the cover of a booklet or, maybe, it was the backside of company stationery. The advertisement is available in the "Arthur L. Roberts Hotel System" file at the Olmsted County Historical Society, Rochester, Minnesota.

<sup>29</sup> "One of the Best 60-Room Hotels in the County"—A. L. Roberts," *Willmar Tribune*, October 12, 1927.

<sup>30</sup> "What Some of our Citizens Say."

<sup>31</sup> *Ibid.*



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*Tribune*, Hansen said: "I am glad to be in Willmar. I am pleased to be the manager of the new Lakeland Hotel." He continued by telling a story, noting that some years earlier he overheard a conversation among travelers who said that they would not stay in Willmar because the accommodations were not acceptable. With the addition of the Lakeland Hotel to the city of Willmar, Hansen predicted that such happenings were a thing of the past. Hansen managed the Lakeland Hotel for eighteen years, retiring in 1945.<sup>32</sup>

### *The Services of the Lakeland Hotel*

As manager of the Lakeland Hotel, Hansen had much to offer traveling merchants, tourists, and other visitors. With his years of experience, the manager understood how to take care of the needs of the hotel's patrons. To aid him in this task he was assisted by a staff of twenty-one, including housekeepers, clerks, porters, chefs, and dining room staff.<sup>33</sup> Hansen boasted: "We are going to give service first of all. The best bed that can be found in any hotel will be found in the Lakeland. Everything will be kept spotlessly clean. We will try to make our meals and menu the talk of the traveling public. Courtesy will be the first thought of our employees."

While guests welcomed pampering, they also enjoyed close proximity to the several businesses in the building. Here again, the Lakeland Hotel was much like the Graystone Hotel, which also offered its guests more than mere lodging and meals. Still, the Lakeland Hotel offered more amenities than what was available at the hotel in Detroit Lakes. Access to businesses in the Lakeland Hotel was not reserved only for guests, of course. With the construction of the Lakeland Hotel, many in Willmar had a new place to shop and spend time. The cafe (coffee shop), situated immediately west of the main entry at the north facade, fronting on Litchfield Avenue, attracted a substantial downtown clientele. In fact, it became the principal "meeting and greeting" place in downtown Willmar. The Tulip Shop, decorated in tulip motifs, was established in the northeast corner of the hotel's first floor. It was a confectionary and soda fountain filled with booths and fanciful lights. It served sodas, ice cream, and fine chocolates. The owner, Myrtle Johnson, a graduate of Minneapolis Business College, also sold the latest magazines and other periodicals. Smokers could purchase fine cigars as well.<sup>34</sup>

Besides the cafe and Tulip Shop, the hotel's first floor held the Glacier Floral Company and a gift shop known as the Jenness Art Shoppe, both fronting on Fourth Street. Elmquist Jewelers was also located on the first level, although it was immediately west of the cafe, fronting on Litchfield Avenue. Owned by Oscar J. Elmquist, the jewelry had operated in Willmar for a quarter century before the Lakeland Hotel was built. It was founded by David Elmquist, Oscar's father, and had been located in a few different places around the city before settling into the Lakeland Hotel in 1927. It remained in the hotel for many

<sup>32</sup> "Willmar Likes Him—He Likes Willmar," *Willmar Tribune*, October 12, 1927; "Death Claims Ben T. Hansen," *Willmar Daily Tribune*, September 25, 1948.

<sup>33</sup> "Staff of 21 Gives Competent Service in Lakeland Hotel," *Willmar Tribune*, October 12, 1927.

<sup>34</sup> Digital copy of undated handwritten history, available at Kandiyohi County Historical Society (KCHS), Willmar, Minnesota; "Tulip Shop on the Corner," *Willmar Tribune*, October 12, 1927.

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years. The basement of the hotel featured a barber shop, as well as a salon known as the Lakeland Beauty Parlor.<sup>35</sup>

The basement's Blue Wave Room was popular among out-of-town groups holding conferences in Willmar. It also was popular among local organizations, like the 40 and 8 Legion Order, an honor society, membership to which can only be achieved by constituents of the American Legion. The local Kiwanis Club held weekly luncheons in the room. In contrast, the Coffee Drinking Society (also referenced as the Saucer Drinking Society) rarely used the Blue Wave Room, choosing instead to crowd about a circular table in the corner of the dining room on the first floor. The group was composed of businessmen largely of Scandinavian descent, including Oscar Elmquist. They met at the Lakeland Hotel almost every business day for thirty years, adopting the quirky habit of drinking coffee out of saucers on command.<sup>36</sup>

Traveling sales people used the Lakeland Hotel's two sample rooms, although precisely where the sample rooms were located is not clear. The sample rooms at the Graystone Hotel were found in the basement. With the substantial number of commercial enterprises filling out the first floor of the Lakeland Hotel, it seems reasonable that the hotel's sample rooms may also have been in the basement.<sup>37</sup>

### *The Lakeland Hotel's Later Years*

In 1943, two years before he retired as manager of the Lakeland Hotel, Ben Hansen leased the hotel's food services from the Arthur L. Roberts Hotel System. As per the contract, Hansen now controlled the kitchen, dining room, banquet room, and cafe. He remodeled the cafe, eliminating its tiny kitchen. He also incorporated the dining room into the cafe. The two were linked via a new opening in the rear wall of the cafe (this is the opening in the north wall of the dining room that is covered over today). This new opening also allowed the cafe to get its food directly from the hotel kitchen beyond the large rectangular opening in the south wall of the dining room. By removing the small kitchen, Hansen was able to provide more seating space. He lined the walls of the cafe with booths. Tables and chairs occupied the space in between. It may have been at this time when a section of the cafe's east wall was shifted about ten feet to the east, impinging somewhat on the hotel's lobby. Hansen named the cafe Ben's Lakeland Cafe. It is unclear if Hansen continued to run the food services after he officially retired as manager of the Lakeland Hotel.<sup>38</sup>

By this time, the local Kiwanis Club was no longer meeting in the Blue Wave Room in the hotel's basement, but in the cafe. After the remodeling, the group continued to hold its regular meetings there, as did the Willmar Chamber of Commerce.<sup>39</sup>

<sup>35</sup> "Seven Business Places in Hotel," *Willmar Tribune*, October 12, 1927; "New Jewelry Home—25<sup>th</sup> Year," *Willmar Tribune*, October 12, 1927.

<sup>36</sup> *Where Buffalo Fish Abound*, 39; "Blue Wave Room Popular."

<sup>37</sup> Denis P. Gardner and Charlene K. Roise, "Graystone Hotel," January 1999, National Register of Historic Places Registration Form, available at SHPO, MHS, St. Paul, 8.11.

<sup>38</sup> "Ben Hansen Leases Food Services of Lakeland Hotel." *Willmar Daily Tribune*, May 28, 1943.

<sup>39</sup> *Ibid.*

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In late December 1946, or in early 1947, Herbert R. Dew became manager of the Lakeland Hotel. Dew replaced F. C. Dixon, who held the position for roughly a year after replacing Hansen. A member of the 82<sup>nd</sup> Airborne Division, Dew was a Captain during the Second World War and had recently returned from the European Theatre. By 1954, Dew either owned the Lakeland Hotel outright or he had taken over the lease that once was held by the Arthur L. Roberts Hotel System. The Dew Hotel Corporation consisted of Herbert R. Dew (president), Dorothy B. Dew (vice president), and Stanley A. Dew (treasurer). Besides overnight accommodations, Dew also advertised the hotel's cafe, dining room, and banquet room.<sup>40</sup>

In 1958, Curtis A. Amundson began running the hotel. Amundson was part of Lakeland Operations, Incorporated, which had recently purchased the hotel, apparently from Dew. The cafe underwent alteration again about this time. The tables and chairs Hansen had included in the cafe were now gone and the floor was filled by booths and counter space. A small kitchen also was included at the rear of the cafe. The dining room at this time was occupied by square tables and comfortable-looking chairs. The west wall was decorated with a large mural depicting a relaxed country scene. The lower sections of the dining room walls were accented with the non-original wainscoting that is present in the dining room today. It may have been at this time when the skylight in the dining room was eliminated and the entire dining room ceiling was made an opaque surface.<sup>41</sup>

The change of ownership in the late 1950s marks the point at which the Lakeland Hotel's significance began declining. For the next several decades ownership of the property periodically changed hands, a trend indicating that the Lakeland Hotel's heyday had passed. The decline came about as Willmar, like so many other communities, increasingly welcomed motor courts, motels along principal roadways skirting towns that attracted business travelers and tourists, siphoning business from downtown lodgings like the Lakeland Hotel. The Parkway Motel and the Holiday Motel both were established in Willmar in the 1950s, and these were but two of a dozen such places that marked the city about this time. The remodeling of the cafe and dining room at the Lakeland Hotel may have been the new ownership's response to the changing business climate, an attempt to keep the hotel relevant in the minds of the public.<sup>42</sup>

Amundson left the Lakeland Hotel in the mid-1960s, and ownership of the building passed to a gentleman named A. B. Johnson. It was about the mid- or late-1960s that the commercial space in the northeast corner of the first floor was being occupied by a travel agency. A substantial and aesthetically-intrusive white sign with "World Travel" in dark lettering marked the wall just above the space. Similarly unsympathetic signage was positioned above the cafe and jewelry. In 1967, about the time

<sup>40</sup> "New Manager at Lakeland Hotel," *Willmar Daily Tribune*, November 6, 1945; *Cook's City Directory of Willmar, Minnesota, 1954*, 72.

<sup>41</sup> Various interior photographs of the Lakeland Hotel's cafe and dining room dated January 1958, available at the KCHS, Willmar, Minnesota; "Curtis A. Amundson," (*Willmar*) *West Central Tribune*, June 16, 2008; *Polk's City Directory of Willmar, Minnesota, 1961*, 88.

<sup>42</sup> *Centennial History*, 263.

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Johnson gained control of the hotel, Elmquist Jewelers, after four decades, moved out of the building, reestablishing itself in a building immediately to the west.<sup>43</sup>

In 1970, Johnson sold the Lakeland Hotel to Robert Barnier of Elk River and Leo Barnier of Hopkins. It may have been under the Barnier's ownership that the banquet room was no longer used as such. During the 1970s, the basement of the hotel held a liquor establishment known as the Buccaneer Lounge. Since the basement has little finished space, it is likely that the Buccaneer Lounge was located in the finished space that once served as the Blue Wave Room.<sup>44</sup>

Today, the hotel no longer functions as a hotel but as an apartment house. For a number of years the rooms on the second and third floors were unoccupied. In 2005, the building was owned by Vince Van Heuveln, who turned the upstairs hotel rooms into apartments. Presently, the first floor hosts at least three commercial businesses. A hair stylist is in the space that historically was filled by the hotel's cafe that fronted Litchfield Avenue, while a tattoo parlor is located in the northeast corner of the building, the space that was originally filled by the Tulip Shop. A Mexican restaurant is located in one of the commercial spaces fronting on Fourth Street. This space was either originally occupied by the Glacier Floral Company or the Jenness Art Shoppe. The hotel no longer is scarred by the unsympathetic signage. In early 2011, the Preservation Alliance of Minnesota included the Lakeland Hotel in its "10 Most Endangered Historic Places" list. The Willmar Design Center, a non-profit organization advocating for the revitalization of downtown Willmar, actively supports the rehabilitation and reuse of the hotel. Presently, the Lakeland Hotel is owned by Willmar's Bremer Bank.

*The Historic Significance of the Lakeland Hotel*

Completed in 1927, the Lakeland Hotel is the finest of the many hotels that were constructed in Willmar in the late nineteenth century and early twentieth century. It was the principal lodging place for drummers arriving in town, often via train, to sell their products. In fact, the hotel was designed with two sample rooms, allowing sales persons to set up displays and invite potential clients to a viewing. Ben Hansen, the longtime manager of the Lakeland Hotel, was himself a former salesman, noting that this experience gave him unique insight into how to accommodate drummers. Unlike many city hotels in the late nineteenth and early twentieth centuries, however, the Lakeland Hotel did not only serve business travelers and railroad employees. It was also a hotel for tourists visiting the region. The hotel specifically was christened "Lakeland" because the city viewed itself as the "gateway to the lake region." The hotel also promoted itself as "The Logical Stop-Over Enroute to the Big Lake Country" (see Figure 3 in Section 10).

The Lakeland Hotel was a primary gathering spot for many citizens of Willmar. The 40 and 8 Legion Order held meetings there. The Kiwanis Club held their regular meetings at the Lakeland Hotel for years,

<sup>43</sup> "History of Elmquist's," 2010, history on the website of Elmquist Jewelers, available at <http://www.elmquistjewelers.com>; "Hello, from Willmar, MN" ca. 1960s, postcard of downtown Willmar street scene, available at KCHS, Willmar, Minnesota; "Curtis A. Amundson"; *Centennial History*, 263.

<sup>44</sup> Digital copy of undated handwritten history; *Centennial History*, 263.

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as did the local chamber of commerce. The Coffee Drinking Society met in the Lakeland Hotel almost every business day for three decades. And yet there was more to the Lakeland Hotel, for it was also home to a variety of businesses, including the cafe, which one history notes was for many years the chief place to “meet and greet” in downtown Willmar. Moreover, for four decades, the hotel housed one of the city’s oldest and most respected commercial enterprises, Elmquist Jewelers.

Many towns feature a location that historically has served as the principal commercial lodging place. In Detroit Lakes in Becker County it is the Graystone Hotel. In Spring Valley in Fillmore County it is the Commercial House Hotel, while in Graceville in Big Stone County it is the Shannon Hotel. And in Willmar in Kandiyohi County it is the Lakeland Hotel, a historically significant social and commercial component of the city. Indeed, few early-twentieth-century commercial enterprises in Willmar can boast the social and pecuniary diversity of the Lakeland Hotel. The Lakeland Hotel is eligible for the National Register of Historic Places under Criterion A.

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**United States Department of the Interior**  
**National Park Service**

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Name of multiple listing (if applicable)

Section number   9   Page   3  

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**Figure 1:** Site map showing location of Lakeland Hotel in downtown Willmar (adapted from USGS map "Willmar, Minnesota, Quadrangle," 1976).

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**Figure 2:** Photograph of Lakeland Hotel soon after it was constructed. Ca. 1927. Available in the photographic collection of the Minnesota Historical Society Library, St. Paul.

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Figure 3: Postcard promoting Willmar and the Lakeland Hotel as the respite before entering the lake region of Minnesota. Ca. 1940. Available in the photographic collection of the Minnesota Historical Society Library, St. Paul.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Lakeland Hotel  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MINNESOTA, Kandiyohi

DATE RECEIVED: 12/30/11      DATE OF PENDING LIST: 1/23/12  
DATE OF 16TH DAY: 2/07/12      DATE OF 45TH DAY: 2/14/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000006

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_

REVIEWER DFD

DISCIPLINE Historic

TELEPHONE \_\_\_\_\_

DATE 2/14/12

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



*MN - Kandiyohi County - Lakeland Hotel - 0001*



*MN - Kandiyohi County - Lakeland Hotel - 0002*



MM - Kandiyohi County - Lakeland Hotel - 0003





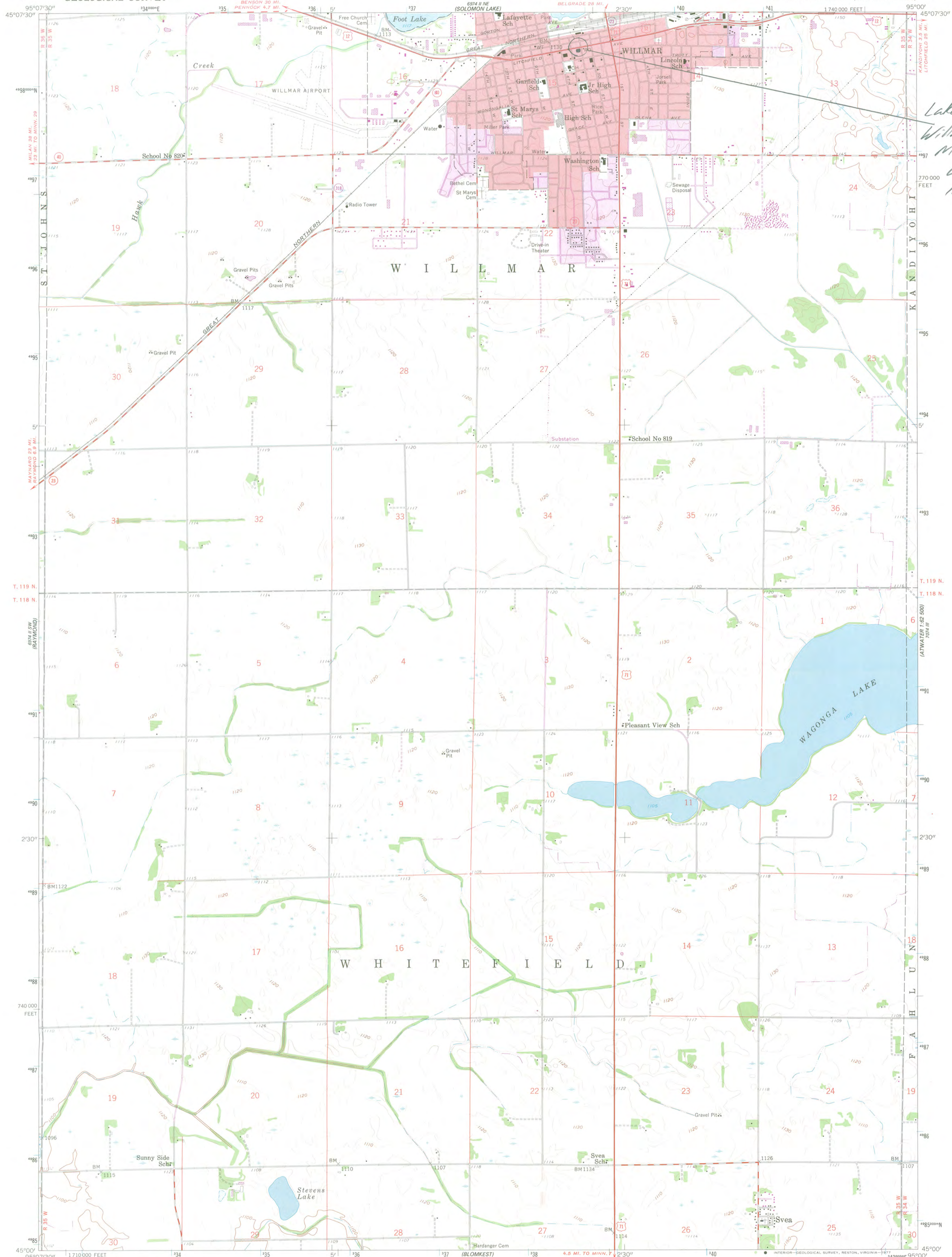
MN - Kandiyohi County - Lakkeland Hotel - 2004



MM - Kandiyohi County - Lakeland Hotel - 2005

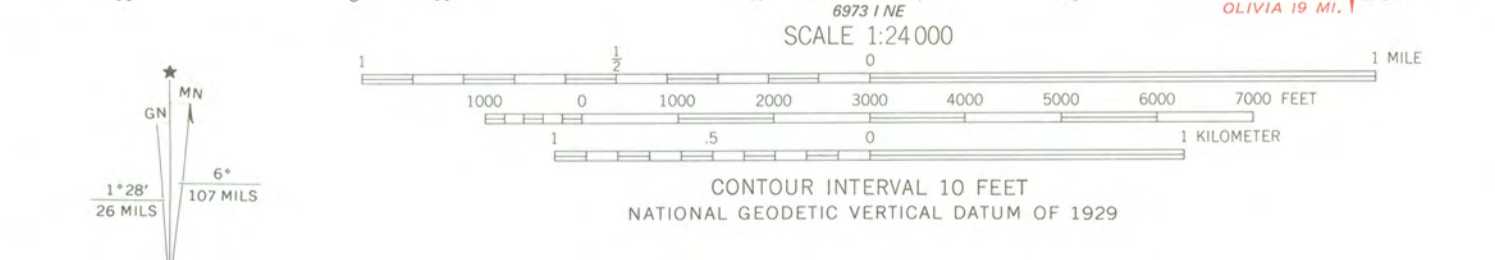


*MN - Kandiyohi County - Lakeland Hotel - 0006*



Lakeland Hotel,  
Willmar, Kandiyohi Co.,  
MN  
UTM Reference:  
15/338998/4999175

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Minnesota State Highway  
Department  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1956-1957. Field check 1958  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Minnesota coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates areas in which only  
landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs  
taken 1976. This information not field checked  
Purple tint indicates extension of urban areas



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

WILLMAR, MINN.  
N4500-W9500/7.5  
1958  
PHOTOREVISED 1976  
AMS 6974 II SE—SERIES 5872

Minnesota Historical Society  
State Historic Preservation Office  
345 Kellogg Blvd West, St. Paul, Minnesota 55102  
651/259-3451



**TO:** Carol Shull, Keeper  
National Register of Historic Places

**FROM:** Denis P. Gardner

**DATE:** December 15, 2011

**NAME OF PROPERTY:** Lakeland Hotel

**COUNTY AND STATE:** Kandiyohi County, Minnesota

**SUBJECT:** National Register:  
 Nomination  
 Multiple Property Documentation Form  
 Request for determination of eligibility  
 Request for removal (Reference No.     )  
 Nomination resubmission  
 Boundary increase/decrease (Reference No.     )  
 Additional documentation (Reference No.     )

**DOCUMENTATION:**

- Original National Register of Historic Places Registration Form
  - Multiple Property Documentation Form
  - Continuation Sheets
  - Removal Documentation
  - Photographs
  - CD w/ image files
  - Original USGS Map
  - Sketch map(s)
  - Correspondence
    - Owner Objection
- The enclosed owner objections  
Do  Do not  constitute a majority of property owners

**STAFF COMMENTS:**