



United States Department of 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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hotel Chippewa

other names/site number N/A

2. Location

street & number 16-18 North Bay Street N/A not for publication

city or town Chippewa Falls N/A vicinity

state Wisconsin code WI county Chippewa code 017 zip code 54729

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature] 5/11/94
Signature of certifying official/Title Date
State Historic Preservation Officer-WI

State or Federal agency and bureau
In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

Hotel Chippewa
Name of Property

Chippewa County, WI
County and State

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action 9/30/97
 entered in the National Register.

- See continuation sheet.
- determined eligible for the National Register.
- See continuation sheet.
- determined not eligible for the National Register.
- See continuation sheet.
- removed from the National Register.
- other, (explain:)

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 listed resources within the count)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Hotel

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
Late 19th and Early 20th Century American Movements

Materials
(Enter categories from instructions)
foundation Brick
walls Brick
Concrete
roof Asphalt
other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Hotel Chippewa
Name of Property

Chippewa County, Wisconsin
County and State

8. Statement of Significance

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

Areas of Significance
(Enter categories from
instructions)
Architecture

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.

Period of Significance

1915¹

Significant Dates

N/A

Significant Person
(Complete if Criterion B is
marked above)

N/A

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

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 of age achieved
significance within the past 50 years.

Cultural Affiliation

N/A

Architect/Builder

Rockstead, Carl-Designer and
Builder²

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this
form on one or more continuation sheets.)

Hotel Chippewa
Name of Property

Chippewa County, Wisconsin
County and State

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 # _____

Primary location of additional data:
 State Historic Preservation Office
 Other State Agency
 Federal Agency
 Local government
 University
 Other
Name of repository: _____

10. Geographical Data

Acreage of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet.)

1	<u>1/5</u>	<u>6/2/6/8/5/0</u>	<u>4/9/7/6/7/2/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting													
2	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting													
																			<u>see continuation sheet</u>

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Tricia Canaday, Preservation Consultant
organization For Alderman Construction Co. date March 8, 1993
street & number 432 North Blackhawk Avenue telephone (608) 233-2704
city or town Madison state WI zip code 53705

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs Representative black and white photographs of the property.
Additional Items (Check with the SHPO or FPO for any additional items)

Hotel Chippewa
Name of Property

Chippewa County, Wisconsin
County and State

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

name Jack L. Alderman, Alderman Construction Co.

street & number 1021 North Superior Avenue telephone (608)372-5755
city or town Tomah state Wisconsin zip code 54660

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

Hotel Chippewa
Chippewa Falls
Chippewa County, Wisconsin

Section 7 Page 1

The Hotel Chippewa is located at 16-18 Bay Street in Chippewa Falls. The building is on the fringe of the commercial area, the core of which is a few blocks north and east. Although not far from the downtown, this area has more of an industrial feel to it, perhaps because of the other large, essentially unornamented brick buildings nearby. Immediately to the south (on the SW corner of Bay and River Rd.) is the old Chippewa Lumber and Boom Co. office building, now the Moose Lodge: to the east, across the street, is an old shoe factory, now abandoned. Across River Road, on the banks of the Chippewa River, is the area where the Chippewa Lumber Co.'s lumber yard and mill were once located, with RR spurs gaining access. This is also where the Chippewa Falls RR passenger depot was once located.

Constructed in 1915 (on the site of the Royal Hotel which had burned earlier the same year), this modest, three story, U-shaped commercial vernacular hotel sits on a raised basement foundation of red brick and has red brick upper stories as well.

The main elevation (east) is by far the most ornamented. The basement level of the hotel is partially exposed and is seen on the main elevation in seven small fixed frame windows. Because the hotel is located on a slight incline, the windows get slightly taller as they move from north to south.

The first story of the main elevation has an inset entry porch supported by brick piers with concrete steps and an iron pipe rail. The porch encompasses the eastern two-thirds of the first story. There are two doors; the one on the right originally led into the hotel, while the one on the left probably originally led into the restaurant. The porch has three picture windows, the one on the far left having a leaded glass transom. One window on the main facade is tripartite, with narrow one-over-one, double hung sash windows flanking a larger, fixed frame window with a leaded glass transom.

The second and third stories are set into recessed panels and have applied pilasters dividing the facade into thirds. The fenestration is symmetrical, with three pairs of 1/1 double hung sash windows on each story. The windows sit on concrete sills and are capped with flat arches. Above the third story windows of the middle panel is a namestone reading, "Hotel Chippewa", and above that, "1915". In the two flanking recessed panels at the same level, are decorative cut brick panels. The building is capped with a corbelled brick cornice, a parapet and a flat roof.

The south elevation has two distinct parts: the front of the building and the rear, which lacks the parapet of the front portion. Both are set in recessed panels. These elevations are simpler than the east, lacking the pilasters and decorative panels; however, the corbelled cornice is still present. The fenestration is symmetrical; again with 1/1 double hung sash windows on concrete sills and capped with flat arches.

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Hotel Chippewa
Chippewa Falls
Chippewa County, Wisconsin

Section 7 Page 2

The north elevation lacks the detail of the previous two. The parapet extends only a few feet around the corner from the front elevation. The brick is a lighter (probably less expensive) shade of red. The first story abuts the building next door, so there are no windows. The second and third stories have fewer 1/1 double hung sash windows on concrete sills, and lack the decorative flat arches. This facade does not have the recessed panels, applied pilasters, or corbelled brick cornice.

The rear of the building (west elevation) is also lacking detail. An addition has been put on to accommodate disabled access. This addition does not greatly impact the building since it is in the rear of the building--an area not generally visible to the public.

The interior of the building still retains the public "hotel" spaces on the first floor. The hotel originally had two lobbies and a restaurant; with the rehabilitation of the building, all of these spaces remain in their original configuration.

One enters into what would have been the main lobby of the hotel; the stairs to the second floor are directly ahead. The staircase has simple square balusters grouped in sets of three. Similarly, the newel post is square and generally unornamented. This same pattern is continued on the staircase from the second to third floor. To the left of the main entrance is a set of double, five-panel doors that lead to the area that would have originally been the restaurant. There is another door on the wall on the right side of the lobby. This is a glass door with leaded glass sidelights and a leaded glass transom. This area would originally have been another lobby. Except for decorative changes, these areas remain much the same as they were originally constructed.

The second and third floors have been remodelled more extensively than the first floor; however, the building's reuse as apartments provides very similar layout. The stairs lead to a main hall which has several doors leading to apartments, much as one would have gained access to the hotel rooms from a central hallway.

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Hotel Chippewa
Chippewa Falls
Chippewa County, Wisconsin

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The Hotel Chippewa is being nominated to the National Register of Historic Places at the local level under Criteria C--as embodying the distinctive characteristics of a hotel-type building. Although there were once as many as 15 hotels in Chippewa Falls, 7 of which--like the Hotel Chippewa--could have been considered "railroad hotels" which served the travelling public near their point of arrival and departure. Only a handful of hotels now remain, none of which would have filled this same historical niche as the Hotel Chippewa.

Historical Background

The first Europeans to arrive in the area known as Chippewa Falls were American Fur Trade Company representatives who used the site to trade with the Chippewa (Ojibwa) Indians as early as 1833. By 1837, the Chippewa had ceded all of their lands in what is now Chippewa County for sale³. By 1838, a saw mill was under construction and it was operational by 1840. This mill was initiated by four fur traders: Hercules Dousman; Henry H. Sibley; Lyman Warren; and Henry Aitken⁴. It would eventually come to be known as the Chippewa Lumber and Boom Company.

Lumbering soon became the primary industry in Chippewa Falls and remained so for several decades. By 1855, the mill was producing approximately 100,000 board feet of lumber per day, and Chippewa Falls had grown from a few hearty settlers to over 1,100 people. This original mill changed hands several times over the years and was rebuilt once, but for 73 three years (until it closed in 1911), this mill was the center of the lumbering industry in Chippewa Falls, Chippewa County, and even, to a certain extent, the entire upper-midwest⁵.

As the city and its industries grew, so did its need for boarding houses and hotels to house workers and visitors. Chippewa Falls' first hotel--the Allen House--was built in 1857 at 2 Bay Street, and it was one of the most substantial buildings in town at the time⁶. Over the next several decades, more than 20 hotels were constructed in Chippewa Falls, and at its peak, about fifteen of them were operational at the same time⁷. Most of these are no longer extant.

When the Hotel Chippewa was constructed in 1915, there were twelve other hotels in the city. This included six others that could be classified as railroad hotels because of their intentional proximity to the local depot. This was a time of boom in Chippewa Falls, where, even though the Chippewa Lumber and Boom Company had closed in 1911, several new light industries had opened. These included five shoe manufacturers, seven cigar manufacturers, a woolen mill, a glove factory and a sugar factory⁸. Housing was needed for workers and travelers, especially perhaps, the salesmen who came to the city to buy and sell their wares.

The Hotel Chippewa was not the first hotel on its present site. The Susquehanna Hotel, a modest two story building was located here as early as the 1880s⁹. By 1910, this building had been purchased by James Connell and his wife and renamed the Royal Hotel. This hotel, a frame building with brick veneer, burned in early April, 1915, causing approximately \$6000.00 damage¹⁰.

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Hotel Chippewa
Chippewa Falls
Chippewa County, Wisconsin

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Within two weeks, Connell had hired a crew to clear the property and was making plans to "erect a modern new hotel" on the same site in the hopes of having it ready by fair week (the Northern Wisconsin State Fair was held in Chippewa Falls September 20-24). The original plan called for the 26 rooms, 12 of which would have running water and 2 of which would have full baths attached. The building was to be brick, which Mr. Connell went to Menomonee in late April to choose. Carl Rockstead, who was given the contract to clear the land, was also contracted to design and build the new hotel. John Herried was contracted to put in the foundation and J.A. Fitzpatrick was awarded the plumbing and heating contract. All of these men were local businessmen. At that time, the new building was expected to cost approximately \$12,000.00, and it was being called "the new Royal Hotel"¹¹.

By April 30, the plans for the new building had changed and been expanded to include a third story and 39 rooms. More of the rooms were also to have their own baths. Connell had decided not to include a barroom Chippewa Falls was "well supplied with barrooms already". However, the hotel would have a restaurant and be "strictly modern and up-to-date"¹².

Connell's promise to provide the most modern and up-to-date hotel was further emphasized when he contracted with the Wisconsin Telephone Company to install a telephone in every room of the new hotel and a central switchboard in the office.

It is the method used in all the up-to-date hotels, every hotel in the big cities being thus equipped. That proprietor James Connell will put in this up-to-date phone system in his hotel shows the right kind of enterprise and it also indicates that his building will be a thoroughly modern hotel for Chippewa Falls¹³.

This new phone system was felt to be so interesting at the time, that it was put on display in the windows of a downtown store¹⁴.

Adding to the modernity of the hotel was Connell's choice to put in new iron fire escapes, which consisted of a series of steps on the rear of each wing of the hotel. They were purchased from the Herzog Iron Works of St. Paul, Minnesota, and were felt to be safer than the ladder escapes¹⁵.

Sometime between the end of August 1915 and early September 1915, the Connells decided to change the name of the establishment from the Royal Hotel to the Hotel Chippewa. Locals felt it was a "very appropriate name" that "advertises Chippewa Falls to the travelling public"¹⁶.

Although the Connells, who were "very capable hotel people" moved into their hotel and residence in early September and were "hustling night and day to get it in shape" by the 15th, the hotel did not receive its first occupants until the 17th, and even then there were still some details that needed attending to.¹⁷ However, the hotel was opened by fair week, and was apparently booked solid since papers from that week indicated there was not a room to be had in the city¹⁸.

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Chippewa Falls
Chippewa County, Wisconsin

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When the hotel did open, it had "39 rooms with hot and cold running water in each room, new brass beds, new mattresses, new springs new furniture and everything [looking] spick and span as a fresh new private residence". On the first floor were two "commodious" lobbies, a dining room and kitchen, the main hotel office and a check room. On the second floor was another parlor, and private rooms, some with their own baths. the woodwork on this level was of western yellow pine. The third floor was laid with hardwood, but otherwise was much the same as the second. In the basement was the furnace and hot water heater, two large sample rooms with outside entry and a laundry room¹⁹. The restaurant was opened soon after the hotel, and it was apparently a popular eating place for many years.

The Connells spent approximately \$20,000.00 to build the Hotel Chippewa, and another \$5,000.00 to furnish it. It was proclaimed to be "from top to bottom...a modern hotel",...a "new hotel which is certainly most creditable and up-to-date in every way"²⁰. It was by far the most modern hotel in Chippewa Falls at the time, having more amenities than any other until the Northern Hotel was built downtown in the 1920s. This is backed-up by the fact that while the Ottawa Hotel, a half a block away and serving the same rail-travelling crowd, charged just two dollars a day, the Hotel Chippewa charged \$3.50-\$4.00/day²¹.

The Hotel Chippewa continued to function as a hotel into the 1960s. It was then used as apartments for several years, and then sat vacant until the current rehabilitation project.

Comparison to other hotels in Chippewa Falls:

There are five extant buildings that were once hotels in Chippewa Falls; these are:

The Sheeley House, located at 236 River Street is a three story Italianate building that historically functioned more as a working class boarding house and saloon than a hotel. Situated near the railroad and major lumber mill in the city, the boarding house was conveniently located for workers. A saloon was located on the first floor, and rooms, rented by the night, week or season were on the two upper floors. The price of rooms included a meal which was served communally, and the owners kept a full safe for the cashing of pay vouchers²². This boarding house was the center of social life for the workers who lived here, but its patrons were very different than those who stayed at the Hotel Chippewa.

The Irvine Hotel at 1612 Ludgate is far removed from the other hotels in Chippewa Falls. Located a couple of miles west of the others, it would have served the same purpose as the Sheeley house, except it would have housed those who worked at the roundhouse, which was across the street. This building, though extant, lacks the architectural distinction of the Sheeley House and has also lost much of its original integrity.

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Hotel Chippewa
Chippewa Falls
Chippewa County, Wisconsin

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The Northern Hotel, at 6 West Grand, is located in the heart of downtown Chippewa Falls. This was the last of the historic hotels constructed in the city, being built in the 1920s. The building is distinct; it is the tallest building in the downtown and was clearly more stylish, elegant and expensive than any other hotel in Chippewa Falls. All other extant hotels are simply not in this class. It is more of a big city hotel than those that would typically be found in a city the size of Chippewa Falls. Also, being several blocks away from the railroad depot, this would not be considered a railroad hotel.

The Hotel Anderl at 508 North Bridge Street, is the closest to the Hotel Chippewa in size, scale, and design. However, the hotel (now apartments) has lost quite a bit of integrity having infilled windows and a modified storefront. Also, it too is located downtown, several blocks from the railroad depot, so it could not be classed as a railroad hotel.

These hotels simply played a different role in Chippewa Falls than the Hotel Chippewa. Either working class boarding houses, or downtown establishments, they did not generally attract the same patrons as the Hotel Chippewa would have.

Statement of Significance:

The Hotel Chippewa is significant for architecture--as embodying the distinctive characteristics of a hotel-type building. More specifically, it finds its significance as the last remaining railroad hotel built for the travelling public in Chippewa Falls. In the late 19th and early 20th centuries, the railroad expanded westward, encouraging people and making it easier for them to travel. Nearly every town the railroad passed through had a depot and businesses that catered to travelers. Perhaps one of the most visible of these was the railroad hotel--located convenient to a travellers point of arrival and departure. Usually located within a block or two of the depot, these hotels filled a different historical niche than the "downtown" hotels or boarding houses that many towns already had. These new railroad hotels served the newly mobile clientele of travelling businessmen with appointments in the city or those simply passing through on their way to points further east or west. The railroad hotels were usually comfortable but rarely extravagant (like the "downtown" hotels sometimes were); and they often had a restaurant, but usually not a saloon (as the boarding houses frequently did).

In Chippewa Falls, there were at least 15 hotels that operated in the city at one time or another; of these 7 could have been considered "railroad" hotels, as they were located within a couple of blocks of the depots and advertised themselves as such. Of these 7, only the Hotel Chippewa remains. Located just a block from where the old depot once stood, early newspaper articles expounded its modernity, and appeal to the travelling public specifically. It had two lobbies on the first floor for social or business interaction as well as a restaurant--

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Chippewa Falls
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but no saloon; the rooms were comfortable (some with washrooms and others without), but far from luxurious. It was a typical railroad hotel, and although the old Chippewa Falls railroad depot is no longer extant, the Hotel Chippewa stands as the last remaining railroad hotel in a city that at one time, had as many as seven.

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Hotel Chippewa
Chippewa Falls
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Endnotes

1. The period of significance for the Hotel Chippewa begins with the year of construction.
2. Chippewa Falls Weekly Herald, 24 September, 1915.
3. Intensive Survey Report of Chippewa Falls, WI, p. 8.
4. Ibid., p. 55.
5. Ibid., p. 58.
6. Ibid., p. 21.
7. Chippewa Falls Telephone Directory, 1920.
8. Intensive Survey Report of Chippewa Falls, WI, p. 11.
9. Sanborn-Perris Map, Chippewa Falls, WI, 1883.
10. Chippewa Falls Weekly Herald, 9 April, 1915.
11. Ibid., 23 April, 1915.
12. Ibid., 30 April, 1915.
13. Ibid., 25 June, 1915.
14. Ibid., 16 July, 1915.
15. Ibid., 13 August, 1915.
16. Ibid., 24, September, 1915.
17. Ibid.
18. Ibid., 1 October, 1915.

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19. Ibid., 24 September, 1915.
20. Ibid.
21. Chippewa Falls Telephone Directory, 1920.
22. NRHP nomination for Sheeley House.

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Hotel Chippewa
Chippewa Falls
Chippewa County, Wisconsin

Section 9 Page 1

Bibliography

- "Chippewa Falls to Have Fine New Hotel." Chippewa Falls Weekly Herald, 23 April, 1915.
- City Directories for Chippewa Falls, WI. 1920-1965.
- "Hotel Royal to be 3 Stories." Chippewa Falls Weekly Herald, 14, May, 1915.
- "Hotel Telephone Exhibit." Chippewa Falls Weekly Herald, 16, July, 1915.
- "New Chippewa Hotel is Now Ready for Roomers." Chippewa Falls Weekly Herald, 24 September, 1915.
- "New Chippewa Opens Soon." Chippewa Falls Weekly Herald, 10 September, 1915.
- "New Chippewa Serves Meals." Chippewa Falls Weekly Herald, 15 October, 1915.
- "Putting on Fire Escapes." Chippewa Falls Weekly Herald, 13 August, 1915.
- Rausch, Joan, and Sundberg, Sara Brooks. Intensive Survey Report: Chippewa Falls, WI. October, 1985.
- "Royal Hotel Burns." Chippewa Falls Weekly Herald, 9 April, 1915.
- Sanborn-Perris Fire Insurance Maps. 1883-1946. On file at the State Historical Society of Wisconsin Archives, Madison, WI.
- "Sheeley House". National Register of Historic Places Nomination.
- "Telephone in Every Room." Chippewa Falls Weekly Herald, 25 June, 1915.

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Hotel Chippewa
Chippewa Falls

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Chippewa County, Wisconsin

Verbal Boundary Description

The boundary consists of the property's legal description:

That part of Lot 12 in Block 15 of the Original Plat of the City of Chippewa Falls, described as follows: Commencing at the most Northerly corner of said Lot 12, thence Southeasterly along the Southwesterly line of Bay Street, 42 feet, thence at right angles across said Lot 12 to the line between Lot 9 and Lot 12 in said Block, thence at right angles Northwesterly along the line between said Lots 9 and 12 to the line of the alley in said Block 15 thence at right angles Northeasterly along the line of said alley to the place of beginning.

AND

That part of Lot 9 in Block 15 of the Original Plat of the City of Chippewa Falls, described as follows: Commencing at the most Northerly corner of said Lot 9 thence Southeasterly along the line between said Lot 9 and Lot 12 in said Block, 42 feet; thence at right angles Southwesterly 18 feet; thence at right angles Northwesterly to the line of the alley in said Block 15; thence at right angles Northeasterly along the line of said Alley 18 feet to the place of beginning.

AND

A part of Lot 11 in Block 15 of the Original Plat of the City of Chippewa Falls, described as follows: Beginning at Bay Street at the East corner of Lot 11 Block 15 of the City of Chippewa Falls, thence 66 feet along the alley to the corner of Lots 10 and 11; thence 52 feet at right angles on the line between Lots 10 and 11; thence 66 feet at right angles across Lot 11 to Bay Street; thence 52 feet at right angles along Bay Street to the place of beginning.

Boundary Justification

The boundary includes the entire area historically associated with the hotel.