

REVIEW REQUESTED

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received **JAN 1 1983**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hotel Kaddatz

and/or common Hotel Wm. Barkley

2. Location

street & number 111-113 West Lincoln Avenue N/A not for publication

city, town Fergus Falls N/A vicinity of

state Minnesota code 22 county Ottertail code 111

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Robert Dieseth

street & number 314 West Stanton Avenue

city, town Fergus Falls N/A vicinity of state Minnesota 56537

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds/Ottertail County Courthouse

street & number N/A

city, town Fergus Falls state Minnesota

6. Representation in Existing Surveys

title Statewide Historic Sites Survey has this property been determined eligible? yes no

date September 1982 federal state county local

depository for survey records Minnesota Historical Society -- Fort Snelling History Center

city, town St. Paul state Minnesota 55111

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The general exterior appearance of the Hotel Wm. Barkley is of a Renaissance Revival brick building. It is of solid brick and tile, three stories in height fronting on Lincoln Avenue, fifty feet in width, and occupying two full lots.

The hotel construction began in 1914 and the Hotel Kaddatz was opened in 1915 on its present site. The name was changed to Hotel Wm. Barkley sometime after Barkley purchased the hotel in 1920.

The exterior brick used was a new type for the Fergus Falls area and the Hotel Kaddatz was the first building in town constructed with this type of brick. It had a rough, dark finish and considered to be almost as hard as stone. It was manufactured at Coon Creek in Ottertail County.

The hotel consisted of a section presently facing West Lincoln Avenue and an annex located to the rear and across the alley. The annex to the building was constructed first to provide a location for the Kaddatz Restaurant.

Later, the annex housed the hotel bakery and the sample rooms. It was of brick and three stories high, connected to the main hotel facing Lincoln Avenue by an underground tunnel and an overhead enclosed bridge. Because of its dangerously dilapidated condition, it was condemned as unsafe by the City of Fergus Falls and demolished in 1981.

In approximately 1936 the first story of the hotel building was remodeled to house a shoe shop on the west side and a haberdashery on the east side. The lobby was made smaller, with the coffee shop in the back of the building.

In 1940, the entire ground floor became the home of the Scott-Burr department store which featured an art-deco style first floor store front on the original facade.

Although the ground floor was altered in 1936 and the original hotel lobby reduced in size, the two upper guest room floors remain essentially intact. These floors contained 75 sleeping rooms, each equipped with hot and cold running water; 30 rooms have private baths. Woodwork, including doors and mouldings, is of mahogany. An ornately carved mahogany fireplace and multi-light chandelier remain in the former Womens' Parlor on the second floor street-front. The present lobby finish consists of oak woodwork, terrazzo floor, and light tan Tennessee marble wainscoting.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1914-1915 **Builder/Architect** George Hancock

Statement of Significance (in one paragraph)

In 1886 Charles W. Kaddatz, one of the earliest pioneers of Fergus Falls and one of its most energetic business men, came to Fergus Falls and established a fruit and confectionery business. "From this he branched into the bakery business which he conducted with success until 1914 at which time he built the large hotel, long famed as 'The Kaddatz'. This /hotel became/ one of the leading hotels of western Minnesota." (Mr. Kaddatz's other interests were extensive, including the Red River (flour) Milling Company of Fergus Falls, the First State Bank, the Bank of Foxhome, Minnesota, and the Fergus Falls Casket Factory.)

Mr. Kaddatz' decision that a modern, up-to-date hotel was necessary in Fergus Falls was in response to the Federal Court considering a move to a community with better accommodations. The building of the Hotel Kaddatz was instrumental in keeping the Federal Court in Fergus Falls as the judges and other court officials constantly made use of the hotel's facilities. Keeping the Federal Court in town was a major factor in promoting Fergus Falls as the center of activity in the northwestern region of Minnesota.

The hotel also featured sample rooms for traveling salesmen to display their wares. As a result, Fergus Falls became the busiest merchandising center in western Minnesota.

The construction and expansion of the Hotel Kaddatz was a significant event in the economic growth of Fergus Falls. The Fergus Falls Weekly Journal stated on February 11, 1915, "The completion of such a hotel as this marks a new era in the history of the city. Gatherings of every kind will hereafter find ample accommodations here, and traveling men from far and near will find accommodations equal to those of the finest hotels in the Twin Cities or Chicago."

The hotel was a major area employer along with Otter Tail Power Company and Fergus Falls State Hospital. It was a showcase for all the then modern conveniences. The top two floors featured 75 sleeping rooms, all equipped with hot and cold running water, with thirty of them having private baths. It also featured a private telephone system with a phone in each room and a central switchboard. The Northwestern Telephone Co. also had two long distance booths in the hotel for long distance telephoning. The dining room was electrically illuminated by an indirect lighting system.

The fact that a superior businessman, such as Mr. Kaddatz, found a potential for investment in a major hotel operation was considered a turning point in the economic development of Fergus Falls. The city changed within a decade from a prairie town to an urban center with a sense of permanent economic stability. The impact of the river, the railroad and the growing highway system all contributed to the modern development of Fergus Falls evidenced by the construction of the city's first major hotel, The Kaddatz.

9. Major Bibliographical References

See continuation sheet - page 1

10. Geographical DataAcreage of nominated property less than 1 acreQuadrangle name Fergus Falls QuadQuadrangle scale 7.5

UTM References

A

1	5	7	2	5	3	5	0	5	1	2	9	4	6	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

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D

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Verbal boundary description and justification

Lots 6 and 7, Block 20 of the Original Plat of the City of Fergus Falls, Minnesota.

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/Astate N/A code N/A county N/A code N/A**11. Form Prepared By**name/title Charles W. Nelson, Historical Architectorganization Minnesota Historical Society date 3 November 1982street & number Fort Snelling History Center telephone (612) 726-1171city or town St. Paul state Minnesota 55111**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Russell W. Fridleytitle Russell W. Fridley
State Historic Preservation Officerdate 12/27/82

For NPS use only

I hereby certify that this property is included in the National Register

date 2/24/83

Keeper of the National Register

Attest:

date

Chief of Registration

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

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Hotel Kaddatz, Fergus Falls, Ottertail County, MN

Continuation sheet

Item number 9

Page 1

BIBLIOGRAPHY:

Original assessor's plate.

Current assessor's plate.

Abstract of Title.

Newspaper articles from Fergus Falls Weekly Journal 1914-1957.

Collection of papers (re. Hancock Brothers) - North Dakota Institute for
Regional Studies.

Fargo-Moorhead. A Guide to Historic Architecture by Ronald Lanier Ramsey,
editor. Copyright 1975.

History of Ottertail County by John W. Mason.

Personal interview with Katheryn Kimball, daughter of Charles W. Kaddatz.
October 22, 1982.