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United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

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

1. Name

historic Leland Hotel

and/or common Leland Motor Inn

2. Location

street & number 900 South A Street N/A not for publication

city, town Richmond N/A vicinity of

state Indiana code 018 county Wayne code 177

3. Classification

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

4. Owner of Property

name Richmond Hotel, Ltd.

street & number 116 East Main Street

city, town Danville N/A vicinity of state Kentucky 40422

5. Location of Legal Description

courthouse, registry of deeds, etc. Wayne County Courthouse Records Office

street & number 4th and Main Streets

city, town Richmond state Indiana

6. Representation in Existing Surveys

Indiana Historic Sites and Structures Inventory has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Department of Natural Resources

city, town Indianapolis state Indiana

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 checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

The Leland Hotel occupies the northeast quadrant of the junction of South A and 9th Streets in downtown Richmond. It is a seven story, reinforced concrete building with a full basement and a light brown brick masonry exterior. The building is rectangular in plan on the first and second stories, and "U" shaped above. The building exterior is of Spanish Colonial Revival style and features many elements of the mission vocabulary. The west and south facades are symmetrical in design above the first floor. The corners of the building are defined by slightly projecting tower blocks, each side of which contains paired, double-hung windows on each level and is topped with curvilinear gables, with stone finials flanking the gables and a blind louvered lancet centered in each gable.

Along the west facade between the blocks are six window bays spaced equally, while along the south facade there are 10 window bays between the blocks spaced in a 2/1/4/1/2 pattern. Centered above the central two windows on the south facade is a curvilinear gable. The roof line is decorated with green tiles along the parapet between the blocks, and directly beneath is ornamental corbelled brick. The area between the sixth and seventh floors is decorated by a band of terra cotta, and churrigueresque designs are located below each window. The seventh floor windows in the corner blocks are topped with curved, ornamental terra cotta window hoods, and with small balconets decorated with terra cotta designs below.

Historic photographs reveal that the first floor projected slightly, and the area directly above was originally decorated with a shallow tile roof. The second floor corner windows also had balconets. Along the south facade there were originally six round arched windows set in groups of three at the east end, which corresponded to the formal dining room. To the west of these were three sets of rectangular, three-part windows which corresponded to the two story lobby. To the west of this was the entry vestibule, located beneath an arched entry canopy, and to the west of the entry were two rectangular shaped store bays. The area surrounding this fenestration originally was of a block masonry material. Along the west facade were two shop bays in the southwest corner. Next to this was the west entry vestibule covered with an arched entry canopy. Three shop bays completed the west facade.

As originally built, the interior was richly decorated with the finest materials available. Regrettably, in the mid-1960's the owner "modernized" the building and removed or covered many of the interior and exterior details. The area between the first and second floors is covered with a sign band of porcelain panels which spans the west and south facades, and ceramic tile covers the first floor. Modern aluminum shop windows have been installed on the first floor. The original 8 over 1 windows of the upper stories have been replaced on the south and west facades with 1 over 1, double-hung windows. Within the building, the original two-story lobby was removed to make a drive-in entryway, and much of the interior was covered with marble. Other spaces on the first floor were redecorated. The availability of the original plans of the building, as well as extensive descriptive newspaper accounts of the building opening should aid in its rehabilitation.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input checked="" 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 checked="" type="checkbox"/> social/ |
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| <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 1928

Builder Architect Charles Wheeler Nichols

Statement of Significance (in one paragraph)

The Leland Hotel, the tallest building in Richmond, is a prominent architectural landmark that played a significant role in the commercial development of Richmond and has, since its erection and until recent times, been a center of social activities in the community.

The site of the hotel on the corner of South A and 9th Streets has been the location of the Richmond Casket Company, which was owned and operated by Joseph Mills. It was Mills' idea to develop the site commercially, to draw business to the south of Main Street. In the late 1920's the Mills Holden Company was founded to construct a major hotel/shopping complex on the site of the old factory. Richmond businessman Gath Freeman was the principal stockholder in the corporation and was a driving force behind its development. He later ran the hotel until his death in the mid-1960's. Construction on the project began in 1927.

In selecting the site on the southern portion of the commercial area of the city, the owners revealed a knowledge of the changing trends in both transportation and hotel management. The selection of the site necessitated the widening and paving of both South A and South 9th Streets by the city. The hotel was a departure from the style of hotel that had been built in the late 19th century. Such hotels were designed to cater to the traveling salesmen and businessmen, and consequently tended to be located near the railroad station and to be male-dominated establishments. With the emergence of the automobile, the traditional style, 19th century hotel was in a state of decline by the 1920's. The Leland Hotel was designed to meet the challenge of the automobile. Although it was located several blocks away from the train station, it was just one block from the National Road (now U.S.40), and just one block from the proposed Appalachian Highway, which was to have linked Chicago with Florida. Its design also featured a 200-car, rooftop parking garage with facilities to provide gas and oil service for the hotel guests' vehicles. In another more unusual and progressive response to the changing modes of transportation, the roof of the hotel featured a large painted sign, visible only from the air, which directed passing aviators to the Richmond Airport, located just two miles to the south. It should be remembered that this was done just one year after Lindberg's flight across the Atlantic.

Richmond, in the 1920's, lacked an up-to-date hotel. The Westcott, Huntington, and Arlington Hotels had all been built prior to 1900 and lacked adequate space for business groups, convention facilities, and meeting areas for social, fraternal, and women's clubs and groups. The new hotel sought to fill this need.

In July, 1928, the Richmond Hotel Corporation entered into an agreement with the Continental Leland Corporation Hotel chain to handle the management of the facility. The chain operated seven other hotels across the country. The Richmond Leland Hotel formally opened on September 15, 1928. The Leland was the best equipped hotel in the city and was, by far, the most lavish building in the city at the time of its construction. It boasted 200 guest rooms, 14 apartments on the top floor, three private dining rooms/club rooms, an elegant formal dining room called the Tudor Room, capable of seating 186, a large, gaily decorated coffee shop, a ballroom seating 350 with a fully equipped stage, three sample rooms for salesmen, a beauty shop, cigar shop, candy shop, gift shop, bowling alley, billiard room, and lavish, two-story lobby.

9. Major Bibliographical References

"Rehabilitating Historic Hotels", U.S. Department of the Interior.
 Richmond Item. September 16 and 17, 1927.
 Richmond Palladium and Sunday Telegraph. September 16, 1927.
 Warren, James Belasco. Americans on the Road

10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name Richmond Quadrangle

Quadrangle scale 1:24000

UTM References

A

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Verbal boundary description and justification

The property occupies the northeast quadrant of the junction of South A and South 9th Streets.

See Continuation Sheet

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

| state | N/A | code | county | code |
|-------|-----|------|--------|------|
| | | | | |

| state | code | county | code |
|-------|------|--------|------|
| | | | |

11. Form Prepared By

| | | | |
|-----------------|--|-----------|-----------------|
| name/title | a. John Michael Smith | date | 2-10-84 |
| | b. Mark Miles | | |
| organization | a. Smith Design Group | date | 615/472-5039 |
| | b. Historic Landmarks Foundation of/ Indiana | | |
| street & number | a. 273½ Ocoee Street | telephone | 317/478-3172 |
| | b. P.O. Box 284 | | |
| city or town | a. Cleveland | state | Tennessee 37311 |
| | b. Cambridge City | | |

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

title Indiana State Historic Preservation Officer date 1-14-85

For NPS use only

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY—NOMINATION FORM

Continuation Sheet: Leland Hotel

Item No. 8

Page 1

Little expense was spared in the furnishing of the building. The lobby was ornately furnished with wrought iron railings and a massive fireplace decored with the crest of the Duke of Richmond. Jacobean, damask draperies and a large, 36' x 45' Saxony carpet, said to have been the largest carpet in Richmond, added richness to the furnishings of the building. The new hotel's equipment was considered to be first rate and included six locally built Starr pianos, 193 telephones in the building, two Haughten silent elevators, 14 electric Westinghouse ranges, and 14 Kelvinator refrigerators. Guest rooms were also well furnished for the day and each room was carpeted, equipped with a full or half bath, beds, dressers, chairs, tables, wardrobes, and telephone.

The building was designed by Charles Wheeler Nichols, a noted Chicago architect, and was built in a style that featured elements and ornamentation of the Spanish Colonial Revival style. The result is a building that fully expresses the post-Victorian appreciation of various "romantic" architectural styles.

The Leland served as the social hub of Richmond from its opening until the early 1960's. Virtually any social function, dance, prom, wedding reception, formal dinner, or women's club meeting held in Richmond was held in the Leland. President Truman spoke in the ballroom when he visited the city.

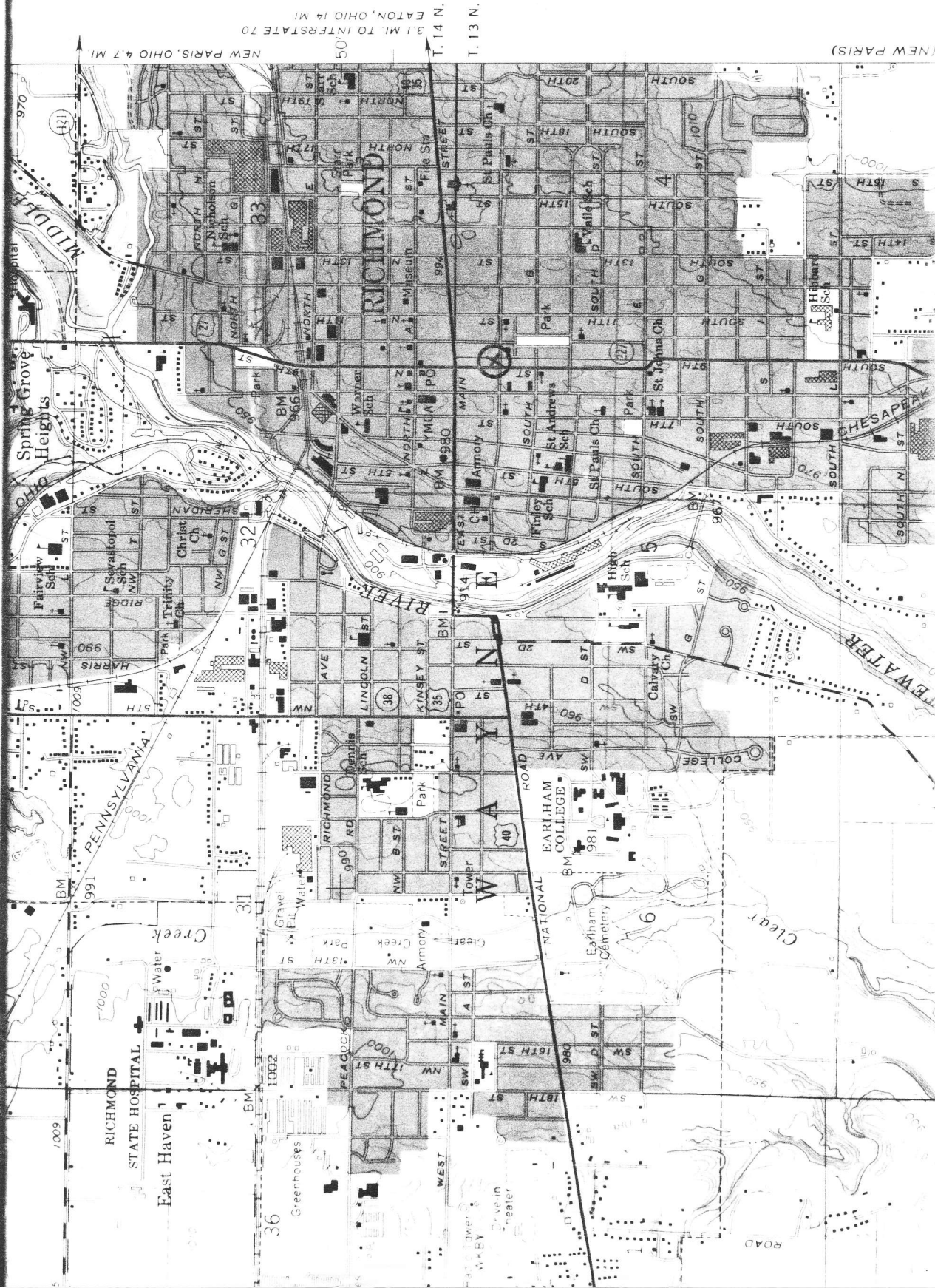
In the mid-1960's, after the death of Gath Freeman, the ownership of the hotel changed. The new owners attempted to modernize the building and extensive alterations were made to both the exterior and interior. This work was done in 1967 and the hotel was renamed the Leland Motor Inn. The changes resulted in the removal of the lobby space to create a drive-up entryway, and most of the fine detailing of the building's interior was either removed, covered up, or destroyed. These changes did little, however, to arrest the hotel's decline, and the opening of I-70 in the mid-1970's effectively killed the hotel's operation. The building has recently been purchased by new owners who intend to rehabilitate the building as a luxury hotel and attempt to recapture the grandeur and richness that was a part of the Leland's heritage.

Item 10

Beginning at the northeast corner of South A and South 9th Streets the boundary extends eastward to the eastern edge of the alley. It then extends northward to the northeast corner of the building. The northern boundary extends westward from this point to the eastern edge of South 9th, and the western boundary extends southward to the corner of A and 9th Streets.

Leland Hotel
Richmond, Indiana
UTM Reference:
16/680580/4410510

HOTEL
RICHMOND
INDIANA



NEW PARIS, OHIO 4.7 MI.
3.1 MI. TO INTERSTATE 70
EATON, OHIO 14 MI.
T. 14 N.
T. 13 N.