

## MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Property Location			
<b>Property Name:</b>	Hollywood Theatre	<b>Inventory No.</b>	ME-LTC-0009
<b>Address:</b>	210 Sibley Avenue North	<b>County:</b>	Meeker
<b>City/Twp:</b>	Litchfield	<b>PIN</b>	27-0726000
<b>T-R-S Quarter:</b>	T119N R31W Sec. 11 SW ¼	<b>Block:</b>	58
<b>USGS Quad</b>	Litchfield North, Minnesota	<b>Lot:</b>	11 and 12

Property Information			
<b>Architect:</b>	Liebenberg and Kaplan	<b>Style:</b>	Art Deco
<b>Date Const:</b>	1935	<b>Historic Context:</b>	Railroad and Agricultural Development 1870-1940
<b>Historic Use:</b>	Cinema/Store	<b>Present Use:</b>	Cinema
<b>Property Type:</b>	Building	<b>Survey Name:</b>	Downtown Historic Resources Resurvey
<b>NR Status:</b>	Contributing	<b>NR Recommendation:</b>	Contributing
<b>Prepared by:</b>	William E. Stark, based on National Register nomination by Susan Granger and Kay Grossman (1996)	<b>Survey Date:</b>	October 2009

### Description:

The Hollywood Theatre is an Art Deco style, two-story building. The main façade is faced with smoothly dressed coursed ashlar Kasota limestone on a polished granite base. It has rectangular window openings with replacement 1/1 sash and smoothly dressed limestone sills. The southern storefront, which enters the movie theater, has a stepped parapet. There is decorative fluting and two circular disks at the cornice level. Mounted on the façade is a dramatic marquee with a flat canopy with display lettering. A tall vertical marquee reads "Hollywood." The marquee has elaborate Art Deco detailing including rounded forms and stepped circular bands. The theater storefront has an intact ticket window, two double-leaf doors with porthole windows, and intact poster display cases. The northern side of the building is a storefront, now covered with grooved wood panels. An original door with transom leading to the upstairs apartment remains intact north of this storefront. There are no windows on the side and rear walls, which are built of gray common brick.

### History:

The Hollywood Theatre opened in the fall of 1935 and was operated by Fred and Lloyd Schnee. The northern storefront housed McIver's Shoe Store during the 1940s and 1950s, and later Burke Jewelers. The second floor offices housed at various times a beauty shop, the Federal Land Bank, and the National Farm Loan Association. Litchfield's Hollywood Theatre was designed by famed Minneapolis theater architects, Jack Liebenberg and Seeman Kaplan. Among other buildings, Liebenberg and Kaplan designed more than 200 motion picture theatres in the Upper Midwest, many in the Art Deco style. Undated working drawings, and possibly other related materials, are on file at the Northwest Architectural Archives at the University of Minnesota.

### Evaluation:

This building is a contributing property in the Litchfield Commercial Historic District.

### Integrity: Good

Several alterations have occurred to this building, even since its National Register listing in 1996. Most significantly, the original storefront with a Moderne arrangement of transom windows has been covered by wood panels, or possibly removed. The granite facing below that storefront has been removed. The second story windows are modern replacements, slightly undersized for their openings. Many of the building's most significant architectural features, such as the marquee, sign and other elements characteristic of the Art Deco style remain intact.

**Condition:**

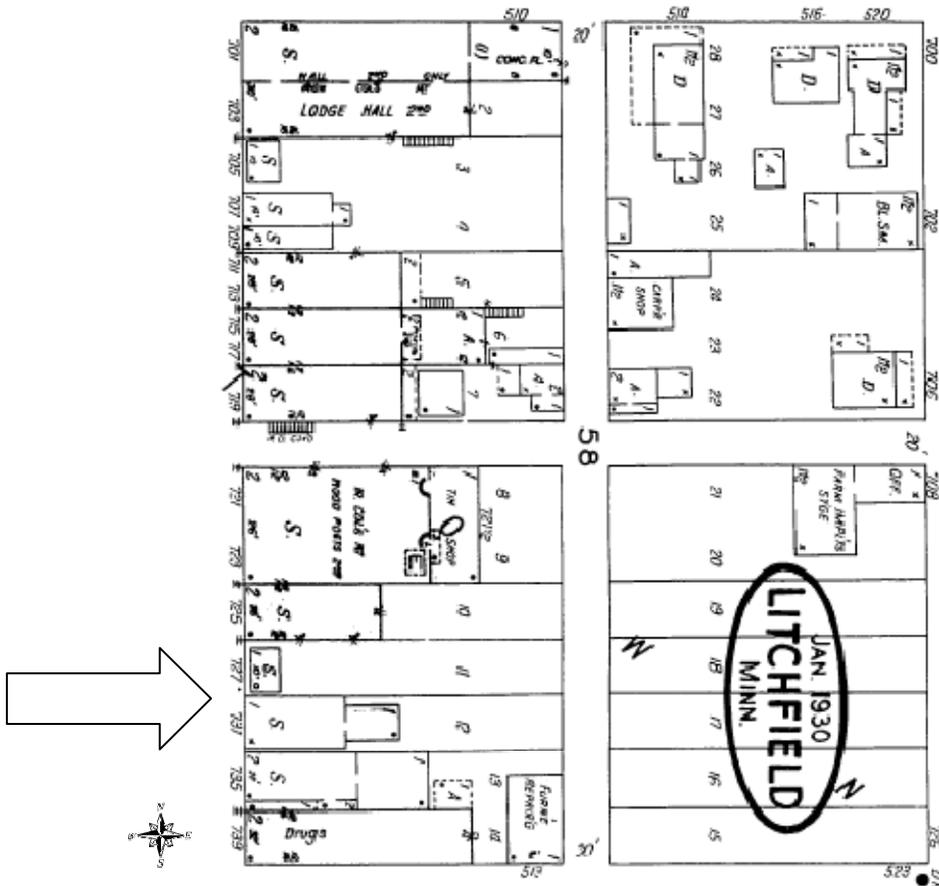
The marquee is showing signs of rust, possibly due to a leaking roof or clogged drain pipe. The roof should be checked for leaks and for proper drainage. Any necessary repairs should be made to the roof. Once the cause of the damage is fixed, repairs to rusted elements should be made. Damage has occurred on the corner, apparently where a vehicle collided with the marquee. The granite facing under the ticket booth is pulling away from the wall; the slab should be reset and affixed to the wall. Several painted surfaces, including the doors and metal window trim, show signs of wear and peeling; these should be cleaned and repainted. Mortar is missing in several stone joints and should be repointed.



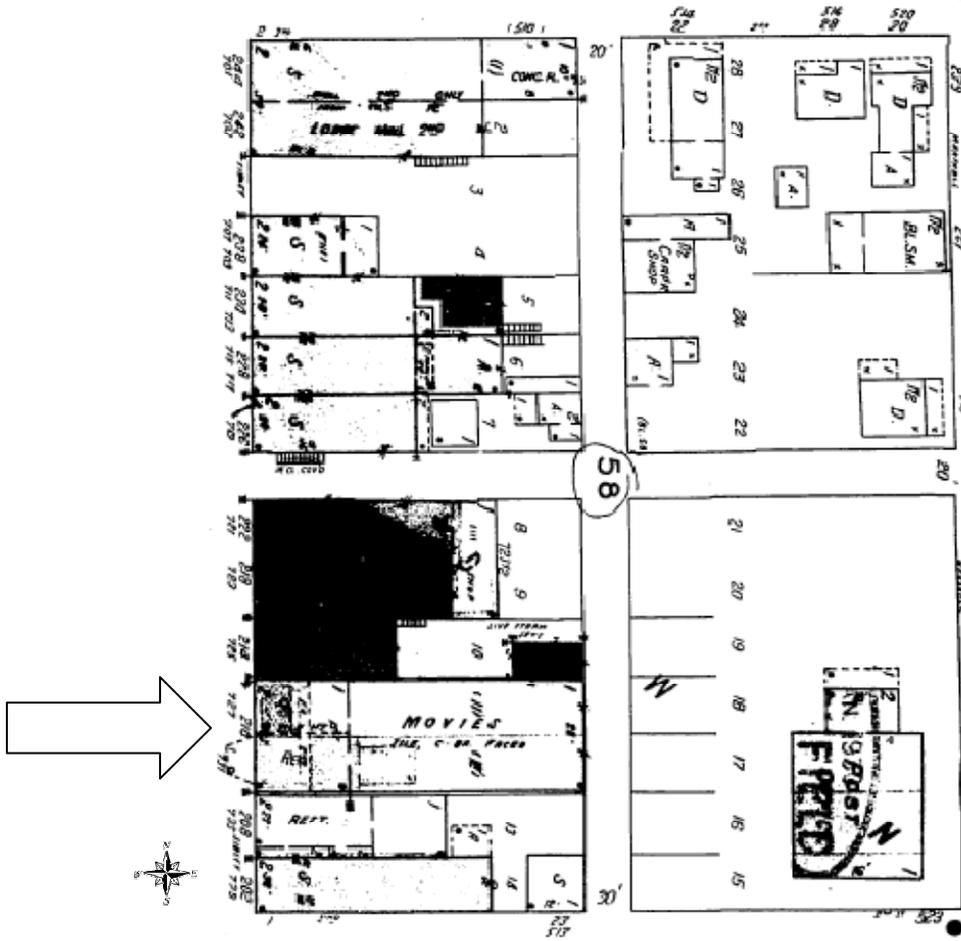
Facing E



Facing NW



1930 Sanborn (before construction of Hollywood Theatre)



1941 Sanborn