

Nicollet Hotel
235 Hennepin Avenue
Minneapolis
Hennepin County
Minnesota

HABS No. MN-122

HABS
MINN
27-MINAP,
33-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Building Survey
National Park Service
Rocky Mountain Region
P.O. Box 25287
Denver, Colorado 80225

HISTORIC AMERICAN BUILDINGS SURVEY

NICOLLET HOTEL

Location: 235 Hennepin Avenue, (convergence of Nicollet and Hennepin Avenues), Minneapolis, Hennepin County, Minnesota.

USGS Minneapolis South, Minnesota, Universal Transverse Mercator Coordinates:
Zone 15 Easting 478840 Northing 4980740

Present Owner: Chase Manhattan Bank

Significance: [The Nicollet Hotel was razed in February and March, 1991.] The significance was prepared for a tax certification project which was never completed.

The Nicollet Hotel is one of two remaining early twentieth century hotels in Minneapolis today. Unlike the Leamington Hotel, however, which is slated for demolition as part of the new convention center development, the Nicollet was built as a conscious attempt at modern hotel design by 1924 standards. It has the better remaining integrity of the two hotels, and was not a product of accretion over the years, as the Leamington, Curtis, and Radisson hotels were.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1923-1924 The building's construction is well documented by dated photographs, newspaper articles, and blueprints. A lengthy article, "The New Nicollet Hotel, Minneapolis, Minn." appeared in The Hotel Monthly, in November, 1924.
2. Architect: Holabird & Roche: William Holabird and Marvin Roche, Chicago, Illinois.
3. Builders, Suppliers:
 - a. Builder: C. F. Haglin & Sons, St. Paul, Minnesota.
 - b. Suppliers: A. C. Ochs Brick, Springfield, Minnesota provided the face brick. Interior Tennessee marble floors and verde antique bases were provided by Twin City Tile & Marble Company. The American walnut panelling in the lobby and main promenade was provided by Aaron Carlson, Inc.

Huston & Hughes, Minneapolis, installed the plumbing. The three boilers were provided by Murray Iron Works, Burlington, Iowa. William A. French and Company were the original decorators. Henkle and Best designed the dining room chandeliers.

4. Original plans and construction: The original plans, including linen architects' drawings are at the Chicago Historical Society, Chicago, Illinois. A complete set of construction blueprints are in the Haglin Construction Company Papers, Northwest Architectural Archives, University of Minnesota, St. Paul, Minnesota.
5. Alterations and additions: The hotel had undergone several changes through the years, but had very good external integrity. Polished reddish marble panels infilled some of the original cast-iron storefronts on the first floor. Others were bricked up. On the Hennepin Avenue side, some windows were boarded up. All windows had aluminum storms. The date of the first story window alterations and the addition of the aluminum storm windows is unknown, but they appear to have been made in the 1950s by Ellerbe architects of Minneapolis. At the south facade of the building there were no windows except in the light court. A solid brick two story loading dock and ramp were added to the south facade 20-30 years ago. There had been some tuckpointing, especially on the south facade, which matched the original mortar in color but not in size. In 1962, the firm of Leibenberg and Kaplan added 13th and 14th floors, infilling the space between the original penthouses, to accommodate the Standard Club, a Jewish men's social club². Stone finials on the corner piers at the top of the eighth floor and the original penthouses had been removed.

The interior of the hotel had poor integrity, having been altered in the 1930s and having had major renovations in the 1950s. Blueprints by Ellerbe Architects of Minneapolis indicate that alterations were made by them in 1936 and 1937 which included: changes to the Chatter Box cafe; a room on the third floor for the Traffic Club (which was moved from the first floor); updating to the Jolly Miller kitchen; installation of air conditioning to the Nicollet Bar; revisions to the Minnesota Room; and some exterior alterations to entrances. In the 1970s, the building was used by Soul's Harbor Church. When that closed, salvage companies stripped remaining original materials and removed the walnut panelling in the lobby and promenade levels. The building then stood vacant and open to vandals and

transients for five years before it was razed in 1991. In 1989, the last owner, Historic Landmarks for Living, Inc., Philadelphia, Pennsylvania, demolished the interior preparatory to beginning a tax certification rehabilitation. All that was left was the concrete floors on each story and the exterior walls.

B. Historical Context:

Context: Urban Renewal of the Gateway Area, 1891-1924

Construction of the new Nicollet Hotel occurred within the historic context of the development and renewal of the Gateway area of Minneapolis. From the mid-1850s to the 1880s, the area around Bridge Square was the focal point of the city. As the prime commercial area of downtown Minneapolis dispersed up Nicollet and Hennepin avenues, the Gateway area began to decline. First attempts at urban renewal date from 1891, and they continued sporadically until 1962, when most of the old buildings in the Gateway fell to wholesale demolition.

By 1900 the area around Bridge Square had become an embarrassment to the civic leadership of Minneapolis. The 1888 city hall at Bridge Square was replaced by the new city hall-courthouse in 1905. The old city hall was razed in 1912, together with all the buildings on the block. In 1915, this triangular area at the apex of Hennepin and Nicollet avenues became a park and the site of the Greco-Roman Gateway Pavilion with tourist information and public toilets. Also in 1915, the new post office at Second Street and Washington Avenue (William Knox Taylor) was completed. Finally, on July 4, 1917, the Daughters of the American Revolution dedicated to the city the George Washington Memorial Flagpole in Gateway Park.³ This flagpole, still standing in front of the Towers apartments at about its original location, was a 110-foot steel shaft, in a bronze socket supported by a heavy granite base on concrete.⁴ Incoming train travelers came out of the Milwaukee railroad station (1897-98) at Washington and Third Street South or the Great Northern railroad station (1912) at the top of Hennepin Avenue (both designed by Charles Frost), and negotiated their way through several blocks of cage hotels, saloons, and brothels to reach the respectable commercial center of the city.⁵

In 1917, under the direction of Edward Bennett, Daniel H. Burnham and Minneapolis planners produced the 1917 plan for Minneapolis. A civic committee without legal authority commissioned Chicago architect Bennett to make a plan. Both Bennett and Burnham were the leading proponents of the City Beautiful movement, whereby a

well-ordered civic life would produce a "city useful" as well as a "city beautiful." The mood in 1917 was one of optimism: Minneapolis, according to the plan, would continue to grow to a city of 1.5 million by 1960 as a financial capital of a large economic region stretching from Chicago to the Rockies. The 1917 plan "had considerable impact on the collective mind of Minneapolis, and [this] spirit moved a large section of the city's leadership.

Part of the 1917 plan called for sprucing up Gateway Park and extending it with a new diagonal street southeast to the new city hall. Bennett and Burnham were particularly concerned with the rail depots, which they considered inaccessible, dingy, and inconvenient. The one bright spot: they considered the Gateway area, with its park, flagpole, pavilion, and the Great Northern Depot to be a fine beginning to solving the depot district's problems.

During the 1920s, the magnificent 1917 plan for Minneapolis was ignored, and the Gateway area continued its decline. Workers in the lumber and milling industries lost jobs as the white pine ran out and grain milling moved to its new center, Buffalo, New York. The unemployed in great numbers gravitated to the lower loop and Gateway area to live and idle near the 109 liquor stores, bars, and saloons, and the 113 flophouse hotels. Legislative attempts on the part of city and state officials to close down bars and brothels and prohibit the serving of free lunches in saloons did not change the character of the lower loop. This section of the city became Skid Row.

The new Nicollet Hotel was the 1920s answer to the problems of the Gateway. It was "the city's boldest move to anchor 'respectability' into the area and halt the blight that appeared to be creeping up Nicollet Avenue." The new post office, the Great Northern depot, Gateway Park and the pavilion, legislation, and the Nicollet Hotel all played a part in reducing the slum aspects of the area. But these measures were not enough to change the aspect of the district until wholesale urban renewal in the period 1959-1962 put an end to the neighborhood and put up new commercial structures. While the effort of the 1920s was less than successful, the Nicollet Hotel, opened in 1924, is credited with containing the rundown area to the north side of Washington Avenue.¹⁰

The idea of a new Nicollet Hotel to replace the 1858 original had been discussed for many years prior to 1922. The old Nicollet House had been closed in 1923 because it could not comply with new fire ordinances which required a sprinkling system.¹¹ It is not a coincidence that the new Nicollet was built on the site of the old. It represented in the minds of those who raised the money for its construction a continuation of the "same spirit of civic pride and fraternal cooperation, the same strong faith in its home city the same optimism for the hotel's future" which was embodied in the old Nicollet House.¹² The Nicollet House was credited with shaping the city in the period 1858-1922. The new Nicollet was seen as the city's salvation. Citizens looked forward to an increasingly prosperous and and growing city which needed new, larger hotels. The new Nicollet Hotel was expected to "be a beneficiary of this larger Northwest, and at the same time [to be] a contributor in its making."¹³

The Nicollet Hotel Company, a private corporation sponsored by a representative group of Minneapolis businessmen, was formed to erect a new community-owned hotel on the site of the old Nicollet House. This form of financial underwriting was unprecedented in Minneapolis hotel history. The executive committee, board of directors, and advisory board all served without pay. A fund drive was initiated in December, 1922, which was organized on lines similar to the Community Fund drive. Teams were organized, headed by captains, and the whole program was organized with an allotment of names of business firms and individuals. The city was divided into districts for purposes of solicitation. For sale were lease-hold bonds and \$1.25 million of preferred stock. The first stock was sold in February, 1923, and \$3.5 million was raised in record time when the drive concluded on March 5, 1923. The old hotel was razed in May, 1923, and construction was begun

on the new hotel in June of that year. The building was completed approximately a year later, and had its grand opening on June 17, 1924.¹⁴

Context: Evolution of early twentieth century Minneapolis hotels
The Nicollet Hotel is one of two remaining early twentieth century hotels in Minneapolis today. Unlike the Leamington Hotel, however, which is slated for demolition as part of the new convention center development, the Nicollet was built as a conscious attempt at modern hotel design by 1924 standards. It has the better remaining integrity of the two hotels, and was not a product of accretion over the years, as the Leamington, Curtis, and Radisson hotels were.

Unless specifically noted, the following discussion is based on diverse material listed in separate file folders under the hotel name in the Minneapolis History Collection, Minneapolis Public Library, and is meant to establish a historical context for the Nicollet Hotel. In 1924, Minneapolis was host to many traveling salesmen and travelers who came to the "capitol of the midwest" for business and pleasure. The subscribers to the new Nicollet Hotel venture recognized a need for a new, modern, and larger hotel in downtown Minneapolis. The aging Nicollet House had only 70 rooms; the aging West Hotel at Hennepin Avenue and Fifth Street, completed in 1884, had 400 rooms, but it was in economic difficulty and was razed in 1940.¹⁵ In 1924 the remaining respectable hotels in the city were the Nicollet House, the Curtis, the Radisson, the Dyckman, the Andrews, and the Leamington. Except for the Nicollet House and the West Hotel, these establishments had their beginnings in the years 1907-1914. The Curtis and Leamington were begun as apartments, later expanding through additions and new management into hotels. Before 1924, the largest of the newer hotels (i.e., the Leamington, Dyckman, Andrews, Radisson, and Curtis) offered only around 200-250 rooms. All but the Leamington were razed between 1979 and 1984.

The Nicollet Hotel was unique in its role in the civic life of Minneapolis. Funds to raze the Nicollet House and build a new 637-room modern hotel were raised as a cooperative, civic-minded, private effort - the first and only such venture in the history of the hotel business in Minneapolis. Not only did Minneapolis need a new, larger hotel, but the twin symbols of the historic hotel site and the desire to improve the Gateway and stop the deterioration from moving up Nicollet Avenue made it easy to

raise the money. It took only three months, and included contributions from over 1,600 private citizens.¹⁶

Finally, the Nicollet Hotel was the center of civic and business associations. In the annals of Minneapolis hostelry, only four hotels have been such centers: the original Nicollet House, 1858-1884; the West Hotel, 1884-1924; the Nicollet Hotel, 1924-1955; and the Leamington, from 1955 until it was razed.

The Nicollet House served as the center of Minneapolis civic and social life from its construction in 1858 until the opening of the West Hotel in 1884. Charles West successfully managed the Nicollet House in the 1870s under a lease held by his uncle, Col. John T. West. Col. West was a wealthy Cincinnati capitalist who purchase the site of the West Hotel in 1881 and opened the hotel in 1884. The West Hotel became the premier facility in the city, playing an important part in the 1892 Republican National Convention, as well a hosting organizations such as the farm implement and grain dealers, casket manufacturers, and lumberman.¹⁷

In 1924, the West Hotel was in a state of decline and it had financial problems which made its renovation infeasible. The new Nicollet Hotel replaced the West as the "headquarters" of the civic life of Minneapolis. WLAG and WCCO had radio stations on the top floor. The facility hosted such groups as the Rotary, Kiwanis, Traffic, Business Leaders, Zuhrah, Minneapolis Advertising Clubs, Association of Manufacturers' Representatives, Tent 12 of the Variety Club, Officers Club of the American Red Cross, Automotive Dealers, and Minneapolis Grain Shippers association, among others. The Nicollet continued to be a first-class hotel, despite the squalor of the Gateway and the Depression years. In the 1950s, however, it was replaced by the Leamington. The Leamington was modernized in 1941 and extensively remodelled in 1955-58, when all its rooms were refurbished and the Norse Room, Hall of Cities, and Hall of States were completed. The Leamington then took over as the chief civic and social center. This transition included the moving the Waikiki Dining Room from the Nicollet to the Leamington in 1973, mute testimony to the decline of the Nicollet.¹⁸

Context: Minneapolis urban design, twentieth century pre-Depression

The form and massing and lack of decorative architectural elements on the Nicollet Hotel are closely related to two trends in early twentieth century Minneapolis urban design. The first

is its location in the Gateway area, providing as it did a backdrop and setting for the Gateway Pavilion, as well as fitting into the ideal of streetscapes befitting the "City Beautiful" movement. The second is its revolutionary use of setbacks provided by its H-shape, to insure light and air to all its hotel rooms, to maximize the efficiency of hotel functions, and to eliminate the expensive necessity for architectural decoration.

Chicago architects Holabird and Roche had several factors to contend with in designing the hotel, only one of which was time and money constraints. In particular, money constraints were very real, and affected the design. Another factor was the size and shape of the lot. Yet another was that the site commanded an unrestricted across the triangular area of Gateway Park. The park was both an opportunity and the setting for the hotel. "Such a site called for the erection of a building that would be imposing in mass and silhouette/¹⁹

The size of the lot presented its own problem. It was large enough to accommodate a 1,000-room hotel. The designers had therefore to decide between a "long, low building, to be spread out over the entire lot, or a taller²⁰ structure with its area broken by large courts and setbacks."

According to the architects,

The latter scheme was chosen because of the many advantages, both artistic and commercial, which it offered. Such a structure would pile up well en masse and be more imposing as seen from every direction. Setbacks, the newest development in city architecture, give character to the exterior of a building. Open courts are much more satisfactory than interior courts because they afford outside exposure to all rooms and permit a good view from all windows. Another and most important reason for choosing this arrangement was its economy. The "box" type of edifice demands elaborate decoration and ornament, and in building the Nicollet the ornamentation was sacrificed to insure a building that was right in proportion and general design.²¹

The hotel was designed with setbacks, the first such building in Minneapolis, because the architects wished to take advantage of the vistas provided by Hennepin, Nicollet, and Washington avenues; knew that setbacks would not necessitate expensive ornamentation; and were aware that in proportion and general design, the building would provide a fitting backdrop to the Gateway Pavilion. This is graphically borne out by historical

views of Gateway Park looking south toward the hotel.

Setbacks were specified in New York City codes in 1917, but no such codes were in force in Minneapolis when the construction of the Nicollet began in 1923. In fact, Minneapolis did not adopt its first setback code until August, 1924, two months after the Nicollet's grand opening.²² Holabird and Roche, said one source,

relied for interest upon silhouette and mass rather than upon extensive use of ornament.... Use of costly architectural detail has been minimized to allow for the extra expense incurred in creating a building which is complete from all sides.... Although Minneapolis has not yet adopted the zoning setback regulation in vogue in New York, the architects deemed it advisable to be a step in advance of the time, and have accordingly planned setbacks on Washington Avenue and on the alley side, as well as a shallow light court on the Hennepin Avenue front, thus affording light and air.²³

Holabird and Roche were well known for their hotel designs in the first quarter of the twentieth century. William Holabird died in 1924 and Marvin Roche died in 1927, but the firm continued with their sons under the name "Holabird and Roche." According to Professor Robert Breugmann of the University of Illinois, who is studying the firm, the Nicollet Hotel falls at the top of the second tier of H & R-designed hotels in quality, design, and size, but is considerably better than their run-of-the-mill hotel designs. The first-tier H & R hotels from the period include their Palmer House (1923-25, 1927) and the Stevens (1925-1927), both located in Chicago and the world's largest hotels when they were built. The Nicollet achieved neither the fame nor the design quality of these structures.

Part II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: Built in 1923-24, the Nicollet Hotel was designed in what was described as "English Renaissance" style. It is known today as Colonial Revival style. The building was designed with a series of set-backs toward the upper floors to provide a setting for the Beaux Arts pavilion which set directly north on the adjacent block. This area was known as "The Gateway." The architectural character of the building is intimately bound to the setting in the Gateway.

From the 1850s to the 1880s it was the heart of the business

district. One block to the north was located Bridge Square, where Nicollet and Hennepin meet in a triangular block. At the apex of this triangle the first Minneapolis city hall was built. On Block 53, the Nicollet House, the grandest hotel in Minneapolis, stood from 1858 until it was razed in 1923 to make way for the new Nicollet Hotel. As the city spread out south on Nicollet and Hennepin avenues in the 1890s, Bridge Square and the Gateway began a long downhill slide. During the 'teens, the old city hall and other buildings on the block were razed to make Gateway Park. The Gateway Pavilion was constructed in 1915 and the George Washington flagpole was erected at the north end of the park in 1917. From the 1910s to until the 1960s, the area was part of "Skid Row." The pavilion was razed in 1961, by which time Gateway Park had become known as a lounging area for derelicts and the unemployed and was littered with trash. Between 1959 and 1962 the city of Minneapolis began acquisition, relocation, and demolition programs in the lower loop. This program became known as "Gateway Center." On the block north of the Nicollet Hotel, Second Street was vacated and two buildings were constructed: the Northwestern National Life Insurance Company building and the Tower apartments. A small public park was retained west of the apartments. During this time, the older commercial buildings facing Hennepin south of the Nicollet Hotel were razed. This area is an unpaved parking lot today. Only the flagpole and the Nicollet Hotel remain the immediate area.²⁴

2. Condition of fabric: The building was razed in February and March, 1991.

B. Description of Exterior:

1. Overall dimensions: The building sat on a half block bounded by Washington, Nicollet and Hennepin Avenues. It was "H" in shape and measured 170 feet along Hennepin, 164 feet along Nicollet, and 184 feet along Washington Street. The structure was built 12 stories high in 1924 and contained 637 rooms. The floor plan was H-shaped from floors three through twelve. Setbacks occur at the eighth and tenth floors. Two symmetrically-placed penthouses project above the roof.

2. Foundation: The foundation was spread footings of reinforced concrete, bearing on sand, with the exception of column footings around the boiler room which extended through the overlying sand and bore on solid rock. The veneer was face brick identical to the exterior walls.

3. Walls: The walls are reddish vitrified brick with stone and terra cotta trim. The brick bond was American. In 1924 the style of architecture was described as "English Renaissance" Windows were generally wood one-over-one double-hung, except where code required wire glass and steel with three vertical lights in the upper sashes. The stone and terra cotta trim were generally flat and limited to balustrades at the second floor window spandrels and the parapet at the eighth floor; flat panels with swags, window sills and lintels; keystones; copings; and running courses at the second and eleventh floors. The A.C. Ochs Brick and Tile Company made the face brick at their Springfield, Minnesota plant, and the cream-colored terra cotta at their Heron Lake, Minnesota plant.

4. Structural system and framing: The Nicollet Hotel was built of skeleton concrete construction. It was fireproof with interior hollow tile walls. Floors were solid concrete slabs, spanning the widths of the rooms, with beams located on the partition lines.

ENDNOTES, PART 1 AND 2:

- 1 "The New Nicollet Hotel," *The Hotel Monthly*, 32: 380 (November 1924), pp. 26-57.
- 2 Minneapolis Tribune, February 5, 1962.
- 3 John Borchert, et. al., The Legacy of Minneapolis, pp. 30; Rosheim, The Other Minneapolis, p. 95.
- 4 "Memorials and Markers" file, Minneapolis Public Library, Special Collections.
- 5 Borchert, et. al., pp. 124-129.
- 6 Borchert, et. al., p. 32.
- 7 Borchert, et. al., p. 36.
- 8 Rosheim, "Radicals and Idlers," pp. 26-30.
- 9 Minneapolis Star, September 22, 1953.
- 10 Ibid.; Cummings.
- 11 Rosheim, The Other Minneapolis, p. 106.
- 12 Forward, "Nicollet Hotel Pictorial Souvenir," n.p.

- 13 Minneapolis Tribune, April 20, 1923, p. 14.
- 14 Hotel Bulletin, August, 1944; see also, "Nicollet Hotel: folder's newspaper clippings, Hennepin County Historical Society.
- 15 Thorstenson, Hennepin County History, Fall, 1978; Spring, 1979.
- 16 "Nicollet Hotel" folder, miscellaneous articles, Hennepin County Historical Society.
- 17 Thorstenson, passim.
- 18 Twin Cities Reader, February 19, 1986, pp. 8, 9.
- 19 "Nicollet Hotel Pictorial Souvenir," n.p.
- 20 Ibid.
- 21 Ibid.
- 22 Interview, Buildings Inspections Office, City of Minneapolis, June 15, 1987 by Norene Roberts.
- 23 The Architectural Forum, p. 287.
- 24 Gateway Center Progress Report, September, 1961.

PART III. SOURCES OF INFORMATION

- A. Original architectural drawings: The Nicollet Hotel is extremely well-documented. The original architectural drawings are located in the Chicago Historical Society under the firm Holabird and Roche and number 285 pieces. They are Job number 1912; Accession number 1979.242. This collection consists of a complete ink on linen set, a tissue set, details, renting plans, structural set, mechanical set, electrical set, and two plat plans.

In addition, the Northwest Architectural Archives, University of Minnesota, has a complete set of construction contractor blueprints catalogued under Haglin Construction Company and listed below. Finally, the Northwest Architectural Archives also has 1936-1937 alteration plans and details under the Ellerbe Architects collection, Job Numbers 355, 356, 356a, and 363a.

Haglin Construction Company construction blueprints, Northwest
Architectural Archives, University of Minnesota, Minneapolis, MN.

Roll 378

Sheet

E-1 Electrical feeder diagram.
E-1 Electrical feeder diagram.
E-2 Main switchboard.
F-12 Details for setting tile lined inspection door.
F-13 Stoker and hopper setting.
M-1 Plumbing riser diagram.
M-1 Plumbing riser diagram.
M-2 Boiler, pump and fan rooms.
M-2 Boiler, pump and fan rooms.
M-3 Basement piping plan.
M-3 Basement piping plan.
M-4 Basement plan - heating and ventilation.
M-4 Basement plan - ventilation.
M-4 Basement plan - heating and ventilation.
M-4A Part plan of basement - heating, ventilating and plumbing.
M-5 1st floor - heating, ventilating and plumbing.
M-5 1st floor - heating, ventilating and plumbing.
M-5 1st floor - heating, ventilating and plumbing.
M-6 2nd floor - heating, ventilating and plumbing.
M-6 2nd floor - heating, ventilating and plumbing.
M-6 2nd floor - heating, ventilating and plumbing.
M-5A/6A Part 1st and 2nd floor plans - heating and ventilating.
M-5B/6B Part 1st and 2nd floor plans - plumbing.
M-7 Typical 3rd thru 8th floors - heating, vent. & plumbing.
M-7 Typical 3rd thru 8th floors - heating, vent. & plumbing.
M-7 Typical 3rd thru 8th floors - heating, vent. & plumbing.
M-8 9th thru 11th floors - heating, vent. & plumbing.
M-8 9th thru 11th floors - heating, vent. & plumbing.
M-9 12th floor and attic piping - heating, vent. & plumbing.
M-9 12th floor and attic piping - heating, vent. & plumbing.
M-10 Roof, penthouse and toilet ventilation.
M-10 Roof, penthouse and toilet ventilation.
M-11 Heating riser diagram.
M-11 Heating riser diagram.
M-12 Typical plan & section radiator in bathroom - 3rd thru 8th fl.
M-13 Section & elev. radiator in bathroom - 3rd thru 8th floor.
M-14 Section and elevation 3rd thru 8th floor.

Haglin Construction Company
Blueprints

Tube 146

Broadcasting Studio in Nicollet Hotel

Sheet

1	Steel details.
1	Steel details.
1	Floor plan.
2	Roof section and details.
3	Washington Avenue elevation.
4	Alley elevation.
5	Section.
1	Floor plan.
2	Roof plan.
3	Washington Avenue elevation.
4	Alley elevation.
5	Section.
E-1	Erection diagram.
E-1	Erection diagram.

Specifications.

Roll 314

Sheet

3	Driveway to mixer plant.
5	Concrete plant.
1	Contractor's office

Unnumbered sheet

Rigging for assembly of steel towers.

Tube 138

Sheet

1	Folding partition doors.
2	Sections.
3	1st floor plan.
B	Broadcasting studio in Nicollet Hotel.
D-1	Store front construction.
N-10	Store: Hennepin Avenue.

Haglin Construction Company
Blueprints

Unnumbered sheets

Suggestion for apartment arrangement.
West half of 3rd floor plan.
Washington Shirt Company.
Dining room panels.
Roof canopy.
Plat.
Alterations to battery and telephone rooms.
Plats of lots.
Floor mat frames.
Coal bunkers and ventilation system.
Survey.
Coal bunkers and ventilation system.
Revised basement plan.
Kitchen and coffee shop.
9th, 10th, and 11th floors.
Changes in billiard room.
West half of 2nd floor plan.
Hotel entrance doors.
Iron work details on receiving tank.
Broadcasting studio.
1st floor plan.
Boiler room floor plan.
Ballroom assembly and promenade.
Broadcasting studio.
Barber shop.
Hotel elevation.
East half of 4th thru 8th floor plans.
Receiving tank for deep well.
East half of 3rd floor plan.
12th floor plan.
East half of 2nd floor plan.
West half of 4th thru 8th floor plans.

Tube 140

Sheets

S1 Foundation plan.
S2 Basement framing plan.
S3 1st floor framing plan.
S4 2nd floor framing plan.
S5 3rd floor framing plan.
S6 Typical framing plan.

Haglin Construction Company
Blueprints

SBA Hanger rod for marquise detail.
S7 9th floor framing plan.
S8 8th floor framing plan.
S9 12th floor framing plan.
S10 13th, 14th, 15th floor framing plan.
S11 Column schedule.
S12 Banquet hall trusses.
S13 Foyer girder and smoke stack.

Roll 321

Sheet

3 Erection diagram: 30' portable derrick boom.
3 Rigging for steel towers.
2 Steel tower plan.
2 Concrete distribution plant.
2 Mixer/batch hopper.
5 Concrete plant, plan, section.
3 Driveway to mixer plant.
4 Structural hopper details.
3 Structural hopper details.
2 Erection diagram steel mast boom plant.

Unnumbered sheets

Paver governor guard.
Plan, elevations.
50' boom chute and open steel boom.
Concrete hoisting tower.
36 - Q.S. boom plant sliding frame.
Mast hoist with steel mast.
Water piping for mixer.
Erection diagram: 7' mast hoist bucket and elevator.
Erection diagram: gin pole.

Roll 391

Sheet

1 Sub-basement plan.
2 Basement plan.
3A Basement plan, revisions.
3 1st floor plan.
3A 1st kitchen plan.
3B 1st floor plan.

Haglin Construction Company
Blueprints

- 4 2nd floor plan.
- 4A Kitchen plan.
- 5 3rd floor plan.
- 5B 3rd floor roof plan.
- 6 Typical floor plan.
- 7 9th, 10th, 11th floor plan.
- 8 12th floor and penthouse plan.
- 9R Roof and penthouse plan.
- 10 Nicollet Avenue elevation.
- 11 Hennepin Avenue elevation.
- 12 Alley elevation.
- 13 Longitudinal section.
- 14 Transverse section thru center.
- 15 Transverse section thru wings.
- 16 Typical section and exterior details.
- 18 Lobby and promenade details.
- 18 Dining room details.
- 19 Banquet and ball room.
- 19A Revised banquet and ball room.
- 20 Plan, sections, and details of stairs.
- 21 Typical interior details.
- 22 Barber shop and toilet.
- 23 General details.
- 24 Door schedule.
- 25 Exterior details.
- 25 Door schedule.
- 25B Marquise.
- 25L Revised marquise.
- 27 10th floor detail plan.
- 26 Typical floor detail plan.
- 27 Floor plan detail.

Unnumbered sheets

- Revision plans and details.
- Typical floor plan details.

Chicago Historical Society

In addition, the Chicago Historical Society [Clark Street at North Avenue, Chicago, Illinois 60614, (312) 642-5035, Ext. 361] under Accession Number 1979.242 for the architectural firm of Holabird and Roche, Job #1912 (Nicollet Hotel) has the following items not catalogued individually by sheet description:

The architectural set in ink on linen; also 80 full and 80 scale

details of ornamentation; 2 plat plans; a rendering and two colored perspective drawings; 285 drawings, not itemized individually by sheets, but mostly date 1923--comprising 5 rolls and 1 (one) folder and including complete mechanicals, electricals, and structurals.

The Chicago Historical Society has the Nicollet Hotel prints indexed as follows:

Roll 1: Architectural set HR1912-1 through 36 (linens)
Roll 2: Architectural set 1 through 70 (tissues)
Roll 3: Details 71 through 162
Roll 4: Full Scale details 165-244
Roll 5: Renting plans 246 through 252
Structural set 253 through 265
Mechanical set 266 through 280
Electrical set 281 through 282
Plat Plan 285 and unnumbered black linen/vellum of plat
Folder 1 of 1: renderings 283 (gouache/ paper) and 284
photostat of gouash

A. Early Views: Photographs documenting the Nicollet Hotel's entire existence can be found at the following locations:

- 1.) Minneapolis Public Library, Special Collections.
- 2.) Minnesota Historical Society, A-V Collection, St. Paul, MN.
- 3.) Hennepin County Historical Society, Minneapolis, MN.

C. Bibliography:

1. Secondary and published sources:

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Collections.

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November, 1925 (Vol. XLIII, No. 5), pp. 287-288, Plates 81-84.

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February 7, 1991, B1.

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Company, 1924. On file: Minneapolis Public Library, Special
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Rosheim, David. The Other Minneapolis. Maquoketa, Iowa: Andromeda
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Thorstenson, Ruth Zalusky. "The West Hotel" Parts 1 and 2. Hennepin
County History, Fall, 1978, pp. 3-9; Spring, 1979, pp. 3-11.

Twin Cities Reader, February 19, 1986, pp. 8, 9.

"Two Decades as a Civic Center - Record of 'New' Nicollet Hotel." The
Hotel Bulletin, August, 1944.

Zalusky, Joseph. "Through the Years: Hotel Nicollet." Hennepin County
History, Winter, 1968, pp. 9-13.

D. Likely Sources Not Yet Investigated:

The Minnesota Historical Society, Minneapolis Public Library, Special Collections, and the Hennepin County Historical Society have numerous secondary general sources on the history of Minneapolis which mention the Nicollet Hotel. They add little of substance, however to the present documentation. The Cass Gilbert Papers at the Minnesota Historical Society also contain information and renderings of his Beaux Arts 1917 plan for Minneapolis. The plan pre-dates the construction of the Nicollet Hotel, but does contain background on the Gateway area which provides context to the history of the Nicollet.

Part IV. PROJECT INFORMATION

This project was sponsored by Historic Landmarks for Living, Inc. and the Chase Manhattan Bank, current owners of the property. They elected to do a HABS submittal because the property was on the National Register of Historic Places.

The Nicollet Hotel was placed on the National Register in 1987 as part of a tax certification project. The developer ran into financial problems as a result of the changes in the Tax Reform Act of 1986 and the project was stopped. Repeated attempts to find a new developer also failed.

The Minneapolis Heritage Preservation Commission did not see fit to place the building on local designation. Consequently, there was no way to deny a demolition permit. No public funds had been used or planned in the course of commencement of the certified rehabilitation.

The building was razed during February and March, 1991.

Prepared by Dr. Norene A. Roberts
Historical Research, Inc.
7800 Tessman Drive
Brooklyn Park, Minnesota
April 4, 1991

MINNEAPOLIS SOUTH QUADRANGLE

MINNESOTA-HENNEPIN CO.

7.5 MINUTE SERIES (TOPOGRAPHIC)

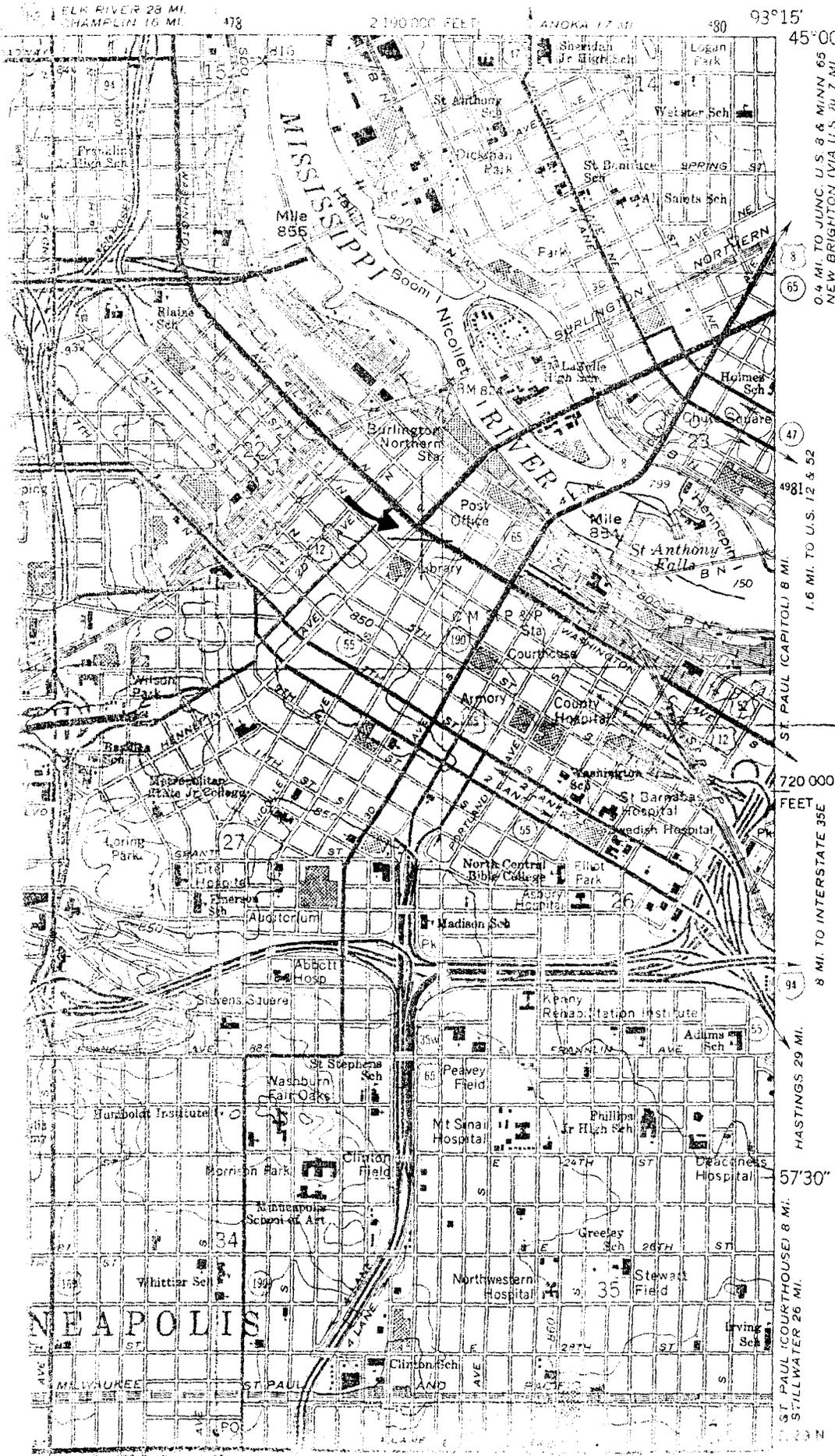
NE 1/4 MINNEAPOLIS 15' QUADRANGLE

7374 II SW
(NEW BRIGHTON)

NICOLLET HOTEL

HABS MN-122

p. 21



Nicollet Hotel
LTM 15 47840 4980740

93°15'

45°00'

0.4 MI. TO JUNC. U.S. 8 & MINN 65
NEW BRIGHTON VIA U.S. 30 7 MI.

65

47

4981

1.6 MI. TO U.S. 12 & 52

8 MI. TO INTERSTATE 35E

720 000
FEET

94

HASTINGS 29 MI.

57°30'

ST. PAUL (COURTHOUSE) 8 MI.
ST. ILLWATER 26 MI.

MINNEAPOLIS

MILWAUKEE ST. PAUL AND

1874