

OWNER

OWNER

United States Department of the Interior **OPPOSITION**
Heritage Conservation and Recreation Service

OPPOSITION

**National Register of Historic Places
Inventory—Nomination Form**

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

1. Name

historic Rand Tower

OWNER

and/or common Dain Tower

OPPOSITION

2. Location

street & number 527-529 Marquette Avenue

N/A not for publication

city, town Minneapolis

N/A vicinity of

congressional district Fifth

state Minnesota

code 22

county Hennepin

code 053

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
 - private
 - both
- Public Acquisition**
- N/A in process
 - being considered

Status

- occupied
 - unoccupied
 - work in progress
- Accessible**
- yes: restricted
 - yes: unrestricted
 - no

Present Use

- agriculture
 - commercial
 - educational
 - entertainment
 - government
 - industrial
 - military
- museum
 - park
 - private residence
 - religious
 - scientific
 - transportation
 - other:

4. Owner of Property

name Dain Corporation - Towle Company/Morris B. Ebin

street & number 600 2nd Avenue South

city, town Minneapolis

N/A vicinity of

state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds, Hennepin County Government Center

street & number 300 South 6th Street

city, town Minneapolis

state Minnesota

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date N/A

N/A federal N/A state N/A county N/A local

depository for survey records N/A

city, town N/A

state N/A

7. Description

Condition		Check one	Check one	
<input checked="" 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 <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Rand Tower is located on the northeast corner of Marquette Avenue and South Sixth Street in the heart of Minneapolis' downtown business district. The twenty-six storey Art Moderne style office tower was designed by the prominent Chicago architectural firm of Holabird and Root and completed in 1929. Constructed of cut Indiana Bedford limestone with a base of Quincy granite, the structure was built by the Minneapolis firm of C. F. Haglin and Sons, Inc. at a cost exceeding \$130,000.00.

The tower is a setback skyscraper with the top cut back in sculptural masses, its corners splayed and its vertical piers rising through the mid-section. Rising 311 feet above the street, the structure's verticality is accentuated by the use of lead covered cast iron spandrels between the floors in the intermediate bays, cut stone spandrels in the pylons and ribbons of metal windows provided with vertical muntins.

The Art Moderne design is carried into the building's interior. Terrazzo floors in the lobby are decorated with nickel-plated brass ornaments in the shape of stars and crescents. Fossgaynelle marble walls have recessed panels which contain eighteen tubular lighting units which are covered with etched and frosted glass. Elevator doors are red and highlighted by nickel-plated ornament. "Wings," a modernistic figure symbolizing aviation is a distinctive feature of the lobby and celebrates the passion for flight of the building's original owner, Rufus R. Rand.

The building's exterior is unaltered except for ground floor shop windows and plans are being considered to restore those to their original design. The building is in excellent condition and stands on its original site.

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/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention	Architect: Holabird and Root	
Specific dates	1928 - 1929	Builder/Architect	Builder: C. F. Haglin & Sons, Inc.	

Statement of Significance (in one paragraph)

The Rand Tower is significant for its Art Moderne stepped skyscraper design by the nationally recognized firm of Holabird and Root. John August Holabird (1886–1945) and John Wellborn Root (1887–1963) were second generation Chicago school architects carrying on the firm's traditions. Their work in the late 1920's and 1930's included several stepped skyscrapers throughout the midwest including the Board of Trade Building and the LaSalle Wacker Building, both located in Chicago, Ill. Their design for the Rand Tower, completed in 1929, exemplifies the Art Moderne skyscraper style in massing, plan and architectural detailing. Today, the building's lobby interior represents one of the most intact examples of the Art Moderne style remaining in the city. The Rand Tower is the only building of its type in the city designed by Holabird and Root, and, along with the Foshay Tower (1926–29, N.R. 1978) and the Northwestern Bell Telephone Company Building (1930–32), became one of the three architectural elements which dominated the Minneapolis skyline until the 1950's. The idea for a modern office tower was the brainchild of Rufus R. Rand, Jr., a prominent businessman and a member of the famed Lafayette Escadrille. In 1930, Rand also built a forty-five room French Chateau style estate on 240 acres of land on Lake Minnetonka. The property was purchased by Cargill, Inc. in 1944 and today serves as the company's corporate headquarters.

9. Major Bibliographical References

- 1) Minneapolis Planning Department, Heritage Preservation Commission. Heritage Preservation Study: Dain Tower.
- 2) Telephone Interview with Alan Lathrop, Northwest Architectural Archives, University of Minnesota. March 15, 1982.

10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name Minneapolis South

Quadrangle scale 7.5

UMT References

A

1	5	4	7	8	2	6	0	4	9	8	0	7	8	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Southwesterly 82 1/2 feet of Lots 1 and 2 Block 88 Town of Minneapolis.

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Camille Kudzia

organization City of Minneapolis
Heritage Preservation Commission

date August, 1981

street & number 210 City Hall

telephone 612-348-6655

city or town Minneapolis

state Minnesota

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Russell W. Fridley

title Russell W. Fridley
State Historic Preservation Officer

date 11/30/83

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Rand Tower

MULTIPLE NAME:

STATE & COUNTY: MINNESOTA, Hennepin

DATE RECEIVED: 3/16/94 DATE OF PENDING LIST: 3/29/94
DATE OF 16TH DAY: 4/14/94 DATE OF 45TH DAY: 4/30/94
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 84003937

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: **N** PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4.14.94 DATE Entered in the National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



MINNESOTA HISTORICAL SOCIETY

MAR 16 1994

March 10, 1994

Ms. Carol Shull,
Chief of Registration
National Register of Historic Places
Interagency Resources Division
U.S. Department of the Interior
PO Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

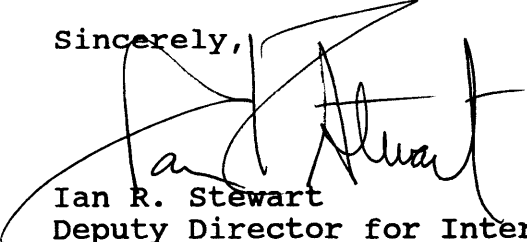
RE: Rand Tower, 527-529 Marquette Avenue, Minneapolis,
Hennepin County, Minnesota

The above property was determined eligible for listing on the National Register on 18 January 1984. It was not listed because the owner of the property, the Dain Corporation, officially objected.

The building has been acquired by the Rand/Thorpe Limited Partnership and the Rand Tower Holding Company, Inc. and they request that the objection be lifted and the property listed on the National Register. Please see their notarized letter.

If your staff have questions about this property, please contact Susan Roth, National Register Historian, at the address below. Her phone number is 612/296-5434.

Sincerely,



Ian R. Stewart
Deputy Director for Interpretive Programs
Deputy State Historic Preservation Officer
Minnesota Historical Society