

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

For NPS use only

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

received MAY 14 1986

date entered JUN 13 1986

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

1. Name

historic Androy Hotel

and/or common N/A

2. Location

street & number 592 East Howard Street

N/A not for publication

city, town Hibbing

N/A vicinity of

state Minnesota

code 22

county St. Louis

code 137

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input 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 type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name City of Hibbing

street & number City Hall - East 21st Street and 4th Avenue East

city, town Hibbing

N/A vicinity of

state Minnesota 55746

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds - St. Louis County Courthouse

street & number 101 Courthouse

city, town Duluth

state Minnesota

6. Representation in Existing Surveys

title Hibbing Historic Sites Survey

has this property been determined eligible? yes no

date May, 1984

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	N/A
<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

Constructed in 1921 at the corner of Howard Street, Hibbing's principal commercial axis, and East Fifth Avenue, the Androy Hotel is a prominent architectural anchor of the central business district. Executed in a variant on the Renaissance Revival Style, the building is four stories in height and is comprised of three rectangular pavilions resembling back-to-back E's in plan. The principal facade forms a continuous wall running in length for about one half block along Howard Street, whereas the Fifth Avenue elevation is divided into three distinct projecting masses. The exterior materials consist of a red tapestry brick with an Indiana Bedford stone trim; the roofline is accentuated by a red tile, pent-roof supported by regularly spaced brackets. The fourth story is also defined by a secondary stone cornice and by a diamond mosaic brick patterning. Windows on the fourth story are also distinguished by an arrangement of pairs of semi-circular arched units within single semi-circular blind arcades. The arcade/loggia motif is also the dominant treatment of the ground level storefronts and entries.

With the exception of the removal of the Howard Street entry canopy and two bulbous finials and a flagpole on the apex of the parapet on this elevation, the exterior appearance of the Androy Hotel appears today much as it did in the 1920s. The only other alteration of note occurred with the addition of a penthouse over the central pavilion of the Fifth Avenue facade in 1954.

Although the interior finishes are in a state of deterioration from years of vacancy, the interior retains its original floorplan and much of the original detailing and millwork. The lobby is embellished by clustered piers and beams finished in dark-stained hardwood. Directly opposite the entry across the lobby is a grand staircase linking the lobby to the second floor hallway and public rooms as well as to the basement ballroom/banquetroom. Other spaces originally housed the hotel offices, coffeeshop, dining rooms and small shops on the ground floor.

Upper floors retain original floor plans which give a clear definition of various room sizes and arrangements into single and suite combinations; as well as rooms with and without baths.

The Androy Hotel, although vacant for a number of years, retains a significant degree of architectural and structural integrity and is exemplary of the original 1920s design.

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 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 checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1921 **Builder/Architect** Architects of the Oliver Mining Company

Statement of Significance (in one paragraph) Builder: Charles F. Haglin & Sons

The Androy Hotel, built in 1921, is architecturally significant as a good local example of a large Renaissance Revival style hotel constructed under the direction of the Oliver Mining Company to serve the social and hostelry needs of a growing mining community. Historically, the building has served as a visual and commercial focal point in downtown Hibbing since the 1920s, contributing to the city's development as a regionally important trade and mining operations center.

Located in the heart of the Mesabi Range on St. Louis County's western border, Hibbing was named for Frank Hibbing, who had been active in the exploration of ore deposits since 1888. In 1891, he became the first person to establish a mining camp in proximity to what was to become the city bearing his name. Hibbing's exploration and subsequent leasing of land led to the development of the Hull-Rust-Mahoning Mine (NHL 1966) and, with his financial partner, A.J. Trimble, he became leaseholder of the original city of Hibbing. (The original location of Hibbing was 1 mile north of the present city.) It was here that Hibbing hired a civil engineer to plat the town in 1892. Before the year was out, the townspeople held elections and in 1895, the first ore left Hibbing on rails to Lake Superior.

Hibbing was a mining town, "a place wherein mining was supreme and all other considerations secondary."¹ Neither the city nor its residents owned the land. Rather, it was owned initially by mining entrepreneurs and, in 1899, its mineral rights were leased to the Oliver Mining Company.

Among the mining companies that evolved on the Mesabi Range, the Oliver Mining Company figures the most prominently in the history and the development of Hibbing. Formed in 1892 by Henry W. Oliver, the Oliver Mining Company leased many tracts of land from which iron ore was transported to Pittsburgh furnaces. In 1896, a majority of the Oliver Mining Company stock was transferred to the Carnegie Steel Company. With the support of Carnegie, more land and leases were eventually acquired. In 1901, the Carnegie Steel company organized into the United States Steel Company merging the Oliver Mining Company into its framework. Now a subsidiary of United States Steel, the Oliver Mining Company became the principal mining firm on the Mesabi Range and as such had a significant impact on Hibbing's present appearance.

¹ Van Brunt, Walter. Duluth and St. Louis, Minnesota, V. 2, Chicago and New York: The American Historical Society (1921): 538-539.

9. Major Bibliographical References

See Continuation Sheet - page 3

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Hibbing, Minnesota

Quadrangle scale 1:24000

UTM References

A 15 504820 5252440
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Lots 6,7,8,9, and 10, Block 8, Central Addition, City of Hibbing

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 State Historic Preservation Office

organization Minnesota Historical Society

date March 1986

street & number Fort Snelling Historical Society

telephone 612-726-1171

city or town St. Paul

state Minnesota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X 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. Fridley

title Russell W. Fridley
State Historic Preservation Officer

date 5/8/86

For NPS use only

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

Entered in
National Register

for Alvarn Byer
Keeper of the National Register

date 6/13/86

Attest:

Chief of Registration

date

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

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

Androy Hotel, Hibbing, MN; St. Louis County

Continuation sheet

Item number 8

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received

date entered

During the first two decades of the 20th century, the community of Hibbing grew dramatically. From a population of 326 when the city was platted in 1893, it grew to over 15,000 by 1920. The mining camp grew into a community with a city hall, banks, library, a district courthouse and scores of residences. By 1916, Hibbing had used mining tax revenues to provide 2.5 million dollars worth of public and civic improvements. This development occurred in spite of the knowledge that Hibbing was located over prime iron ore. Townspeople were well aware that the ore located and mined to the west, north, and east of the city was also located under its principal business district.

In 1899, the Oliver Mining Company had acquired mineral rights to parts of the town and, in 1919, the company began to buy surface rights. By 1921 the company owned a majority of the lots and buildings in an eight block area. In 1918, a proposal to move the community of Hibbing to the south had been accepted by the city council. Moving a mining town was not without precedent; parts of Eveleth had been moved around 1900 for the ore beneath. Moreover, Hibbing was a practical community realizing that the mining of ore was the economic mainstay of the community and assuming correctly that any move was going to be underwritten by the mining company.

In 1919, the first buildings were moved from north Hibbing to their new location. In the succeeding years, the mining company relocated about 200 structures to new south Hibbing, including 185 houses and 20 business buildings. With this move, Hibbing's commercial focal point became Howard Street. New construction characterized this heart of the new business district, with buildings erected primarily between 1919 and 1925. The mining company erected many of the buildings for re-sale or long term lease to local business owners, underwriting most of the costs of construction of many buildings including the Androy Hotel.

The Androy Hotel opened on June 30, 1921, its name taken from a combination of the first names of Roy Quigley and Andrew Doran, officers in the Quigley-Doran Hotel Company, who managed the hotel. The hotel featured 142 rooms, a main dining room, three private dining rooms, reception rooms, sample rooms, and shops, in addition to providing space for Red Cross Offices and the Chamber of Commerce.

The Renaissance Revival design of the hotel is credited in a contractor's periodical, The Improvement Bulletin to Spencer S. Rumsey, the mining company's chief engineer. Rumsey lived in Duluth and, in 1904, became a civil engineer for the company. From 1917 to 1927, he served as the chief engineer working in the mining company's main offices located in Duluth.

(see continuation sheet)

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Androy Hotel, Hibbing, MN; St. Louis County

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Charles F. Haglin and Sons received contracts to construct a majority of the buildings on Howard Street and are known to have constructed the Androy. Haglin began his work in Minneapolis in 1873 working with F.B. Long and F.S. Corser. He then began working as a contractor, later establishing a partnership with his sons in 1918. The firm is still in existence.

The Androy Hotel, regarded as the "Grand Hotel of Northern Minnesota" for half a century, was central to much of the city's political, commercial and social activity, playing host to local banquets, balls, graduation and wedding receptions, and political conventions. However, a depressed iron ore economy and a subsequent downturn in the local economy resulted in the hotel's bankruptcy and eventual purchase by the city. On November 30, 1977, the hotel closed, and since that time it has been vacant. Recently renewed interest in the adaptive re-use of the hotel has opened discussions with a potential developer who has proposed rehabilitating the hotel into a mixed residential and commercial use.

Built as a result of the expansion of the Oliver Mining Company, the commercial buildings located along Howard Street from 1st to East 5th Avenue form a historically contemporary grouping of buildings designed by architects of the mining company and built between 1919 and 1925. Most are two stories tall exhibit similar styles and building materials, and feature modest stylistic treatments popular in 1920s commercial architecture. The most notable among these buildings is the Androy, located near the center of the business district. Its prominence is enhanced by refined execution of Renaissance Revival treatments and imposing four story mass. While the physical landscape of the surrounding area of Hibbing is very graphic evidence of the significant impact of open pit mining, the Hibbing business district; particularly the Androy, typifies the efforts of the mining company to create and shape a city which reflected a sense of affluence, permanence and stability. The Androy continues to serve the community as the anchor in its downtown commercial landscape.

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The Androy Hotel Nomination contains one
contributing building.

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Androy Hotel, Hibbing, MN; St. Louis County

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DeMillo, Lorraine. A Photo Essay of an Iron Mining Community. Gilbert, Minnesota: Iron Range Historical Society, 1982.

Hibbing Daily News and Mesaba Ore. "Historical Edition." October 1, 1921.

"Hibbing's \$750,000 Hotel Will Be Formally Opened Tonight With Elaborate Banquet And Ball," Hibbing Daily News, June 30, 1921.

Landis, Paul H. Three Iron Mining Towns. Ann Arbor: Edwards Brothers Inc., 1938.

Murphy, Patricia and Gary Phelps. "Hibbing Historic Sites Survey." Prepared under the direction of the State Historic Preservation Office, Minnesota Historical Society, May 1984.

The Improvement Bulletin, 1918-1923.

Van Brunt, Walter. Duluth and St. Louis County, Minnesota. 3 vols. Chicago and New York: The American Historical Society, 1921.

86001290

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Androy Hotel
St. Louis County
MINNESOTA

Working No. _____
Fed. Reg. Date: 2/3/87
Date Due: 6/13/86 - 6/28/86
Action: ACCEPT 6-13-86
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Entered in the _____
~~National Register~~ _____

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

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

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____