

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

**National Register of Historic Places
Registration Form**



RECEIVED
APR 17 2014
by SHPO

286

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" on the appropriate line or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HOTEL CHIEFTAIN

other names/site number Chieftain Hotel, Bluffs Towers Apartment

2. Location

street & number 38 Pearl Street N/A not for publication

city or town Council Bluffs N/A vicinity

state Iowa code IA county Pottawattamie code 155 zip code 51502

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets does not meet) the National Register criteria. I recommend that this property be considered significant (nationally statewide locally). (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

18 APR 2014
Date

In my opinion, the property (meets does not meet) the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- Other, (Explain)

[Signature] Signature of Keeper Date of Action 6/6/2014

Chieftain Hotel
Name of Property

Pottawattamie County, Iowa
County and State

5. Classification

Ownership of Property **Category of Property**
(Check as many lines as apply) (Check only one line)

- | | |
|---|---|
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/hotel

COMMERCE/TRADE/business

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/

Classical Revival

LATE 19TH & 20TH CENTURY REVIVALS/

Italian Renaissance

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof SYNTHETICS/rubber

other TERRA COTTA

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Chieftain Hotel
Name of Property

Pottawattamie County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all the lines that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

1927-1962

Significant Dates

1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

H. L. Stevens Company

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- previous determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Record
- designated a National Historic Landmark
- recorded by American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historical Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository

Chieftain Hotel
Name of Property

Pottawattamie County, Iowa
County and State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1		<u>15</u>		<u>2</u>		<u>61200</u>		<u>4571195</u>	
Zone		Easting				Northing			
2		
Zone		Easting				Northing			
3		
Zone		Easting				Northing			
4		
Zone		Easting				Northing			

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title William C. Page, Public Historian
organization Bluffs Towers Apartments, L.L.C. date November 10, 2012
street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740 (Page)
city or town Des Moines state Iowa zip code 50313-5017

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs - Representative **black and white photographs** of the property.

Additional items - (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Bluffs Towers Apartments, L.L.C.
street & number 3270 Coolidge Highway telephone 248-703-4653 (Bruce Michael)
city or town Berkley state MI zip code 48076

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

GENERAL DESCRIPTION

Built between 1926-1927, the Hotel Chieftain is sited in downtown Council Bluffs, Iowa. The building features four components. The Main Block is an 8-story high-rise with three attached wings: the Dining Room, Trianon Ballroom, and Loggia. (See Figures 9 and 10.) Currently, the building bears the street address of 38 Pearl Street. Originally, it bore a First Avenue address. The building was converted from an hotel to an apartment building in the 1970s, as described below.

SITE

The Hotel Chieftain is located at the intersection of First Avenue and Pearl Street on the northeast corner of Bayliss Park in downtown Council Bluffs. Bayliss Park functions as the city's public square and occupies a full city block. Public, institutional, and commercial buildings of architectural pretension edge this park. A large water fountain stands at the center of the park with pedestrian walks providing access to it from all directions. The balance of the park is landscaped with lawn, trees, flowers, and historical markers situated along First Avenue on the north side. The Hotel Chieftain is the largest and the tallest building adjacent to this park. The building's massive size and the park's broad expanse create a strong sense of place and inform the visitor that this spot is at the heart of Council Bluffs. It should be noted that downtown Council Bluffs is laid out skewed to the cardinal points of the compass in this area. For clarity, however, this report gives directional information as if the plat were true to it.

MAIN BLOCK

The Main Block is the 8-story, masonry edifice, which is the largest component of the Hotel Chieftain. L-shaped in plan view, its footprint on First Avenue measures 304-feet (the long stroke of the "L") and 90-feet on Pearl Street (the short stroke of the "L").

The Main Block rests on a foundation of reinforced, poured concrete. Its walls are constructed of solid masonry with 8-inch brick. The Main Block features two front facades, one facing First Avenue on the south and one facing Pearl Street on the east. Originally, the primary entrance to the hotel was on First Avenue with a secondary entrance on Pearl Street. Today, the First Avenue entrance usually is locked.

The front facades of the building and portions of its north and west elevations feature dark red- and dark orangish-colored face brick with striated surface. This brick is laid in modified American bond with five

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

courses of stretchers alternating with one course of headers and laid in gray-colored mortar with moderately heavy aggregate. The mortar is struck flush with the brick. Portions of the north and west elevations feature light orange-colored common brick. This brick is laid in American bond and with mortar struck as on the other elevations of the building.

The south elevation is symmetrical in design. It features five bays on the first and second floors. Brick pilasters, resting on cast concrete plinths and capped with capitals of mixed orders, define these bays. The main entrance to the hotel is situated in the center bay. Its original doors have been replaced with aluminum doors, sidelights, and transom. Originally, this entrance featured a fixed canopy of metal situated between the first and second floors, but this has been removed and replaced with a canvas awning. A pair of windows surmounts the main entrance. The two bays that flank this entrance feature Palladian-style windows set in large, arched openings. The windows rest on a base of cast concrete about five feet above grade and are framed with cast concrete pilasters and cornices. The space above the Palladian windows and the arched openings are filled with a cast concrete panel with impressed Adam-influenced motifs of urns, garlands, medallions, and torches. Small panels of green-veined black marble are situated above the sidelights of the Palladian windows. The outside bay on the west end of the south elevation features a set of three windows with 3/3 double-hung wood sash. The center window opening is now covered with wood. A cast concrete panel surmounts this set of windows, which, in turn, is surmounted by a set of paired windows on the second floor. The original sash in these windows has been replaced with 1/1 double-hung vinyl sash. The outside bay on the east end of the south elevation features a commercial storefront. A canted entrance on the corner, now with a replacement aluminum door, provides the entrance to this room. Cast concrete bulkheads support original storefront wood framing that remains intact with replacement glass mounted in metal framing. The second floor treatment for this bay repeats its counterpart on the west end of this elevation.

A cast concrete cornice separates the first two floors and the upper six floors of the building. The upper floors feature ten window openings, but the arrangement of these openings is grouped in such a way as to suggest the five-bay configuration of the lower floors. Two windows are paired in the center bay, three windows flank this bay, and one window is situated above each of the outside bays. These windows originally featured 8/1 double-hung wood sash, as evident in historic images of the building. The 1970s renovation of the building removed these windows and replaced them with 1/1 double-hung vinyl sash, leaving the wood framing intact.

Cast concrete architectural detailing abounds on the south elevation. This detailing includes, on the lower floors, a cornice above the main entrance, impressed with an Adam-influenced medallion and garlands, and a set of two round panels, redolent of medallions. On the third floor, the outside bay windows feature volutes at their base, while the windows in the center bay are framed with cast concrete

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

surmounted by keystones. On the sixth floor, French balconies (exterior railings adjacent to windows but without decks) are situated at the two windows centered above the Palladian windows on the first floor. Two belt courses are situated between the seventh and eighth floors. They are set an inch or so proud of the building line. Small French balconies are situated at each of the windows on the outside bays. These windows are pedimented with cast concrete. A frieze and cornice of the same material crowns the eighth floor,

The east elevation repeats the symmetrical design and architectural detailing of the south elevation, with the exception that its first floor possesses six bays and the upper floors feature ten bays. On the first floor, the inset entrance to the building is situated in the third bay from the south. Aluminum doors, sidelights, and transom have replaced original materials. Originally, a metal canopy surmounted this entrance. It has been replaced with a canvas awning. Commercial rooms flank this entrance on both sides. The storefront windows on three commercial rooms to the north are now clad with cover-up materials. Original materials do not remain beneath this cladding. On the second floor, the two outside bays feature a set of paired windows. On the third through eighth floors, the two outside bays feature single windows with wide spaces between them and the interior bays. Each of the other four bays on the upper floors features a set of two windows. In other words, the vertical stacking of windows repeats the six bay arrangement of the first floor. The southern-most bay of the east facade projects slightly from the building line.

The north elevation shares a wall with an adjacent building on the lower floors. The upper floors feature two bays with windows. The belt courses between the seventh and eighth floors and the frieze and cornice are of the same material and dimension as on the primary facade of the building, but on this elevation these courses are set flush with the building line rather the several inches proud as on the south and east elevations. The rest of the north elevation remains unadorned.

The west elevation repeats the design of the north elevation, except that it possesses three bays. The southern-most bay of the west elevation projects slightly from the building line, visually tying it into the south facade of the building.

The north and west elevations within the el of the building repeat the design of the north elevation, except that they are constructed of common brick.

An elevator penthouse surmounts the eighth floor of the building and rises two stories. The elevator penthouse is faced with the same brick as on the south and east elevations of the Main Block and is covered with a flat roof. In 2001 or 2002, panel-type antennas for cellular telephones were installed on the sides of the elevator penthouse. The State Historical Society of Iowa determined that this

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 4

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

installation posed no adverse effect to the historical integrity of the property. (Porter) A metal panel now clads the east side of the elevator house.

A metal fire escape is attached at the top of the west elevation of the Main Block. It runs from the eighth to the second floor. Another metal fire escape is attached to the top of the north elevation of the Dining Room. This fire escape is hinged so it can swing down from the second floor to grade and complete this emergency exit.

A metal pipe chimney is situated on the roof of the building at its northwest corner.

During the 1950s, or perhaps earlier, a 6-story 60-foot vertical sign was mounted diagonally on the southeast corner of the Main Block. In red letters on a white field, it read "Hotel Chieftain." This sign was removed in 1971 "and hauled into a junk yard." (*The Daily Nonpareil*, June 16, 1971)

Several historic images of the Hotel Chieftain picture its exterior at various points in time. (See Figures 7 and 8.) A comparison of these with the present-day building reveals that, except for changes to several storefronts and the installation of replacement windows, the historic integrity of its exterior remains high.

TERRACE CAFÉ

The Terrace Café is a 1-story wing attached to the west elevation of the Main Block, the north elevation of the Loggia, and a small portion of the west elevation of the Ballroom. This wing served as the dining room for the hotel. Its footprint measures about 35-feet square. Its west elevation wall is clad with the same brick and laid in the same fashion as on the front facades of the building. The north wall of the Terrace Café is clad with the same brick and laid in the same fashion as the north elevation of the Main Block. A cast concrete cornice edges the top of the south, west, and north elevations of this wing. The Terrace Café is covered with a flat roof clad with synthetic rubber.

The Terrace Café features a large Palladian-style window on its west elevation. On the north elevation, three arched windows have been removed and their openings infilled with brick. As its name states, this component of the Hotel Chieftain was built to house the building's dining room.

The interior of this wing remains, by and large, as originally built, with plaster decorations on the walls. A bowl-shaped chandelier of glass brilliants is situated in the center of the ceiling and provides an elegant focal point to the space.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 5

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

When the Hotel Chieftain opened in 1927, a promotional brochure described the Terrace Café in a telegraphic style:

This room has a floor laid out in black and white terrazzo. Adam style of decorations and furnishing. Draperies are of classical French design, imported for use in this room. Directoire lamps on side table. The chandelier contains 23,000 pieces. Table service especially designed for the Terrace Café. (*Hotel Chieftain Tour Guide*)

The draperies are nonexistent and the table service has become collectors' items. None remains at the property.

TRIANON BALLROOM

The Trianon Ballroom is a 2-story wing situated in the east of the Main Block. The footprint of this wing measures 64 x 45 feet. Its exterior walls are clad with light tan-colored common brick. This component of the building was constructed to house a commercial operation on the first floor and the hotel's ballroom on the second floor. The latter function changed when the building was converted into an apartment building in the 1970s. A part of the ballroom was partitioned off to form an apartment. The balance of the ballroom became a community room for residents.

The Trianon Ballroom is the most opulent space in the hotel. It features a sprung (resilient underfoot) floor for dancing, walls with plaster-worked cartouches and mirrors, a cove ceiling, and French doors with elaborate surrounds. The 1970s remodeling of the building partitioned off the west end of this ballroom to convert the space into an apartment. In spite of this intrusion, the integrity of the Trianon Ballroom remains good. The apartment's ceiling is dropped. The ballroom was named to link its architectural design with the Trianon, an 18th century pavilion on the grounds of the Palace of Versailles. The ballroom's walls are presently painted the color of "Pepto-Bismol."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 6

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

LOGGIA

The Loggia is a 1-story wing attached to the west elevation of the Main Block and the south elevation of the Terrace Café. The footprint of the Loggia measures 36 x 20 feet.

When the Hotel Chieftain opened in 1927, a promotional brochure described the Loggia:

Here, in pleasant weather, diners can be served outdoors under the shade of gaily striped awnings or large eight-foot umbrellas. The tables and chairs are of metal. From this point, diners have an unobstructed view of Bayliss park. The Loggia is an innovation in the middle west, affording al fresco dining. (*Hotel Chieftain Tour Guide*)

This is not the form the Loggia presents today. Sometime—likely soon after the Chieftain opened—the Loggia was enclosed, no doubt to render it more useable in the Upper Midwest's 4-season climate.

As it appears today, the loggia's exterior walls consist of a limestone base, which rises about 5-feet above grade, supporting wood columns of rectangular section, supporting a wood frieze, moderately wide eaves, and a shallow hip roof, clad with terra cotta tile, with a broad deck, now clad with synthetic rubber. The south elevation features five bays, and the west elevation features three bays. Wood elements are now painted a rosy color. The center three bays of the south elevation retain original 8/8/8 triple-hung wood sash, now covered with vinyl storm windows. All of the bays likely featured these triple-hung windows, but sometime in the past their openings were covered up with plywood. Original sash might remain underneath cladding.

INTERIOR

Basement

Originally the public spaces in the basement included a staircase to the first floor, Elevator Lobby, barbershop, and beauty shop. The rest of the basement was given over to a kitchen and storage and mechanical rooms with a network of corridors providing access to all of these spaces. There is no basement under the loggia. A dumb-waiter remains situated on the north wall of the kitchen. It provided service to the Terrace Café. Likely in the 1970s, the barbershop was converted into a laundry room. Its

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 7

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

original black and yellow ceramic tile floor, worked in geometric patterns, remains intact. At the same time, the beauty shop was converted into men and women's restrooms. This renovation retained the space's original black and white tile floor, worked in geometric patterns. The other basement floors feature concrete surfaces. Wall and ceiling surfaces are painted plaster. All of these surfaces are in good condition. There is a basement void situated at the northwest corner of the Trianon Ballroom portion of the hotel. This sub-grade space likely served as a coal bin to fuel the building's boiler.

First Floor

An entrance on First Avenue leads to a Vestibule and the 1-Story Main Lobby. Originally this was the primary entrance to the hotel. Today, this entrance door is generally locked, except when used to gain access to a dance studio on the first floor. The Vestibule includes a partly partitioned space located on its east side. The floor of the Vestibule slopes gently upward and is carpeted. An image of a Native American chieftain—worked in polychrome mosaic tile and original to the building—is said to remain extant beneath the carpeting.

The hotel's original lobby was much larger than today, with spaces flowing into one another and occupying much of the building's first floor. In 1972, a series of partitions were constructed that subdivided this lobby into smaller spaces. These smaller spaces include a Foyer, 1-Story Main Lobby, 2-Story Main Lobby, and East Lobby. These are non-historic names devised to clarify the description of existing conditions. The Foyer stands at the top of a short flight of steps from the Vestibule. The Foyer provides access to the 1-Story Main Lobby and to a hallway to the East Lobby. The 1-Story Main Lobby articulates other spaces on the first floor containing the hotel's desk. Partitions now separate this space from the 2-Story Main Lobby, which is situated to the south. The ceiling of the 2-Story Main Lobby extends to the second floor. Originally, a Promenade on the second floor wrapped around this open space to form a U-shaped mezzanine. Guests could view activity in the space below from the mezzanine. In 1972, partitions on the second floor blocked this mezzanine off from the 2-story Main Lobby to form an apartment on the east, an apartment on the west, and a truncated Promenade on the north.

The 2-story Main Lobby remains one of the most elaborately decorated spaces in the hotel. It features pilasters along the walls surmounted with a plaster entablature, metal railing around the mezzanine, a riot of Robert Adam-inspired plasterwork on the coved-shaped ceiling—including medallions, fans, and other classically-inspired decorations—and a huge chandelier centered on the ceiling featuring many branches and an ormolu-like finish. All of these spaces are presently carpeted. Undoubtedly terrazzo flooring remains beneath this carpeting. Today, the 2-Story Main Lobby is used as a dance studio.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 8

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

The Loggia is situated to the west of the 2-Story Main Lobby. As indicated above, the Loggia was enclosed circa 1929, and its north wall originally served as an exterior wall. Three openings with French doors and surmounted with fan-shaped transoms are situated between the Loggia and the Terrace Café. Cast concrete columns with Doric capitals flank these doorways. The Loggia floor is carpeted, and its original flooring materials remain unknown. Today, the Loggia is used for storage.

The Terrace Café is situated to the north of the Loggia and features another Robert Adam-inspired ceiling of decorative plasterwork. A large chandelier, half-dome in shape and of clear-glass brilliants, is centered on the ceiling and original to the room. It is no longer in working order.

An entrance on Pearl Street leads to a Vestibule and East Lobby. This lobby includes two banks of passenger elevators situated on the west end of the north side. This lobby features plaster walls (with wainscot and panels), plaster ceiling, a wall-mounted, brass postal drop—it runs from the first to the eighth floor—and two passenger elevators. All of these features are original to the building. The floor of this lobby is carpeted, but terrazzo flooring remains extant underneath it. Today, this lobby provides the primary entrance to the upper floors of the building.

A commercial room is situated at the southeast corner of the first floor. It has served various businesses over the years. A doorway between it and the Vestibule has been blocked for many years. Another doorway to the East Lobby is also now blocked, but its outline is visible on the lobby wall. A restaurant is situated on the north side of the first floor. The interior of this restaurant has undergone many remodelings over the years. The remaining spaces on the first floor are used for storage and service purposes.

Second Floor

Originally, the public spaces on the second floor served as gathering places for social and commercial purposes. A Promenade was situated to the west of the Elevator Lobby. In addition to providing a corridor access to the Trianon Ballroom, the Promenade included a U-shaped mezzanine above the 2-Story Main Lobby. The 1972 remodeling partitioned off the mezzanine from the second floor to form apartments on the west and east. Another partition closed off the Promenade from the upper space in the 2-Story Main Lobby below. As a result, the Promenade became simply an east-west corridor. The ceiling of this corridor was also dropped, covering portions of the transoms above the French doors to the Trianon Ballroom. Although now covered by the dropped ceiling, the Promenade's original ceiling likely features decorative plasterwork as in other prominent locations in the hotel.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 9

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

The Trianon Ballroom is situated on the north side of this east-west corridor. Originally, this was the biggest room in the building. It features an array of plasterwork decoration in Adam-influenced style. This plasterwork includes pilasters, wall panel cartouches (some with mirrors), elaborate crown molding, and panels above French doors embellished with images of Lady Liberty, the Great Seal of Iowa, and other motifs. The Trianon Ballroom features a sprung floor for dancing that retains its original hardwood surface and pleasing patina. The 1972 remodeling partitioned off the west portion of this room, dropped its ceiling, and converted the space into an apartment.

An elevator lobby with two elevators is situated to the east of Trianon Ballroom. A north-south corridor abuts this lobby. Originally, this corridor provided access to four private dining rooms. These rooms were among the amenities stipulated by the Council Bluffs committee responsible for the hotel's construction. One of these rooms, known as the Iowa Corn Room, was located in the southeast corner of the second floor. The other private dining rooms were known as the State Suite, Pioneer Room, and Beaux Arts Room. Noted regionalist artist Grant Wood painted mural decorations for these rooms in 1927. All of these murals were removed in 1972 at the time that these rooms were converted into apartments. This artwork is no longer in the hotel and is owned by different parties. Apparently, the walls of these dining rooms were not full-height. On a ladder, one can see above the dropped ceiling from the south end of the second floor at least midway to the north end of the building. A plaster medallion is visible on this original ceiling. Grant Wood's artwork also included the words of the "Iowa Corn Song" painted on the crown molding around several of these rooms. Some time ago, over-flowing water from the apartment above the Corn Room damaged that room's ceiling and cornice and caused their partial collapse. Other portions of the crown molding and the Corn song's lyrics were also damaged when dropped ceilings were installed in these areas in the 1970s.

Upper Floors (3-8)

The upper floors of the building are generally plain and unadorned. They feature a floor plan laid out on double-loaded north-south and east-west corridors conforming to the L-shape of the building. Each floor features the same layout. The 1972 remodeling of the hotel used existing hotel rooms—or combined them in various ways—to form studio, 1-bedroom, and 2-bedroom apartments. All of these units feature carpeted floors, original plaster walls painted white, and plaster ceilings, which were covered with textured surfaces in the 1970s. Woodwork is plain, originally with natural wood finishes, and now painted white. Many of the bathrooms include original black and white ceramic tile floors in basket-weave design. Some original bathroom fixtures remain intact and in working order, but other units have replacement fixtures.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 10

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

1970s Renovation

In the 1970s, Bluffs Homes, Inc., the titleholder of the building, renovated the Hotel Chieftain to convert it into an apartment building for senior citizens. Designed by Roger L. Schutte & Associates and built by Audino Construction Co., this renovation removed all the original wood sashes and replaced them with vinyl windows (the original window openings remained intact), the canopies over the two main entrances were removed, and the commercial storefronts were altered with new aluminum materials or cover-up siding.

On the interior, the double-loaded floor plan of the hotel was preserved largely intact. Sadly, the public spaces in the hotel were compromised. The Trianon Ballroom was foreshortened, as described above, the four private dining rooms were converted into apartments, and Grant Wood's murals were removed from them.

Dates of Construction

The construction date of the Hotel Chieftain is documented by many newspaper accounts as indicated in Section 8 of this nomination.

PRESENT CONDITION AND INTEGRITY

The condition of the Hotel Chieftain remains very good with a few exceptions, as mentioned above. The exterior integrity of the building is higher than its interior integrity.

Integrity

The exterior of the Hotel Chieftain retains integrity in seven of its aspects. The building's interior retains integrity in six of its aspects.

Because the Hotel Chieftain remains on its original site, the level of integrity as it relates to *location* is excellent.

The integrity of the building as it relates to its exterior *design* is good. Although portions of the east storefronts have been changed, their original openings remain intact. While it is true that the building's

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 11

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

original 8/1 and 6/1 double-hung wood sash have been replaced, the 1/1 double-hung design of the vinyl replacements is simple, unadorned, and visually unassuming. (The 8/1 windows are placed on the corners of the upper floor walls, while the 6/1 windows make up the balance.)

The integrity of the hotel's interior *design* is good to fair in most instances and poor in one instance. The integrity of the floorplan is good to fair because of the subdivision of some public spaces on the first and second floors, as outlined above. The integrity of the Classical Revival decorative design, so prevalent in the public spaces and integral to their beauty, is good to fair because some of the decorative plasterwork is now masked by cover-up materials. The integrity of Grand Wood's artwork (an aspect of "design" or "workmanship," as you will) is poor. The lyrics of the "Iowa Corn Song" are badly damaged and his murals have been removed from the property.

The integrity of the Hotel Chieftains *setting* is excellent. These surroundings include Bayliss Park and commercial and semi-public buildings, which convey the late 19th and early 20th century backdrop for the Hotel Chieftain when it first opened for business.

The integrity of the Hotel Chieftain as it relates to exterior *materials* is very good. The building's materials—including brick, limestone, cast concrete, terra cotta, and marble—remain original. The hotel's interior integrity of *materials* in its public spaces is good. Original plaster walls, terrazzo and mosaic tile floors, staircases and railings, and other materials remain intact.

The integrity of the building's exterior *workmanship* is very good. The building's brick, limestone, cast concrete, terra cotta, and marble are carefully laid and neatly set in mortar.

The integrity of the building's interior *workmanship* is good to poor. This workmanship is most evident in the substantial construction of the building and its well-executed plaster decoration, particularly the ceilings of the Main Lobby, Dining Room, and Trianon Ballroom. Although flaking paint is an issue, this plasterwork remains in fairly good condition. Although the subdivision of the Trianon Ballroom to create an apartment is regrettable, even here the original ceiling above this apartment remains substantially intact along with its original plasterwork medallion and cornice.

The Hotel Chieftain retains a very good *feeling* of its historic function. Viewers today immediately perceive the building's original intended purpose as an hotel. Some commercial signage on the first floor on the south and east facades are visually distracting, but they can be removed. The interior of the building possess a good *feeling* as an hotel because of the double-loaded corridors on the upper floors and the large public spaces, in spite of their alterations.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 12

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

The building retains a high level of integrity as it relates to *association*. Visitors from the building's period of significance would readily recognize its exterior and surroundings today. The interior retains a good sense of *association*. Hotel guests from the building's period of significance would recognize the building's public spaces and the plain and simple double-loaded hall configuration of the upper floors. They also would be disheartened by the subdivision of the Main Lobby and its truncation from the Promenade on the second floor.

FUTURE PLANS

Developers are presently undertaking a rehabilitation of the Hotel Chieftain in its present use for low- and moderate-income housing. Federal and state historic preservation tax credits will play an important role in this rehabilitation. Because the building received tax credit assistance through the Iowa Finance Authority (IFA) in 2012, its rehabilitation also must follow the architectural guidelines for that program.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 13

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

SUMMARY OF SIGNIFICANCE

Begun in 1926 and first opened for business in 1927, the Hotel Chieftain is significant, locally and under National Register Criterion A, because of its association with boosterism and economic development in Council Bluffs during the early 20th century. In the wake of a devastating fire in 1926, which leveled a number of downtown businesses and Council Bluffs' premier hotel, several civic organizations—including the Greater Council Bluffs Business Association and the Council Bluffs Citizens' Committee—raised pledges exceeding one-third of the total cost to erect a new \$400,000 hotel to entice a developer to build an opulent new edifice. This astounding success calls attention to the vitality of boosterism in Council Bluffs during the prosperous years of the 1920s. This success also evidences the determination of local entrepreneurs and civic-minded residents to erect a landmark suitable for conventions, social events, and other commercial functions and to promote civic pride in Council Bluffs. The success of the fund-raising effort for the Hotel Chieftain is even more remarkable because it followed earlier capital campaigns in Council Bluffs that successfully promoted a YMCA and other social welfare programs in the city.

The Hotel Chieftain is significant, locally under National Register Criterion C, because of its architectural design. The hotel calls attention to its architect and builder—the H. L. Stevens Co. of Chicago, Illinois—a major North American contracting firm noted in the early 20th century for hotel design and construction. For the Hotel Chieftain, the firm used a reinforced concrete frame to create a fireproof high-rise building and manipulated several early 20th century revival stylistic influences to embellish its exterior and interior. On the exterior, these influences include Italian Renaissance and Classical Revival. On the interior, these influences include Adam, Beaux Arts, and Arts and Crafts. The Hotel Chieftain is of interest because regionalist artist Grant Wood decorated several of its rooms with murals, which, sadly, have been stripped off.

The Hotel Chieftain's period of significance, under Criterion A, is 1927-1962, the period when it served as a venue for social and commercial functions in Council Bluffs. The building's significance, under Criterion C, is the time when it was constructed. The year 1927 is a significant date because the building was completed in that year.

The Hotel Chieftain possesses one resource for a National Register nomination, the edifice itself, which is classified as a building.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 14

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

BOOSTERISM AND THE HOTEL CHIEFTAIN

The Hotel Chieftain is historically significant because it calls attention to boosterism in Council Bluff during the early 20th century, its efforts to promote economic development, and its success in the creation of a landmark and source of community pride.

Background

The late 19th century witnessed the rise of an American institution known as the "commercial hotel." Before this time, lodging facilities in the United States consisted either of inns, taverns, and small boarding houses of varying quality and service or opulent hotels in New York, Boston, and Chicago for the Gilded Age's super-rich.

As a new idea, the commercial hotel provided a mid-range of comfort, service, and price. With the nation's vast network of railroads, its growing middle class, and a rising economy, a cadre of traveling salesmen (known as "drummers") arose to market the products of American industry across the nation. The commercial hotel provided affordable accommodations for these men. According to one account:

This demand, fostered by the widespread advertising of railroads, chambers of commerce and boards of trade, has resulted in the typical American hotel. It is first of all a place of temporary residence. As such, it has tiers and tiers of bedrooms, all, or nearly all, with their own private baths. All the devices of modern mechanics are used to further the traveler's comfort. Electricity, elaborate plumbing, heating plants combine to give him a machine-made luxury. (Hamlin, 280)

Ellsworth M. Statler pioneered the development of the commercial hotel with the 1907-1908 construction of the Buffalo Statler in Buffalo, New York. Its opening

marked a new age in the American hotel industry – this was the birth of the modern commercial hotel. In this 'invention' (for as truly as Henry Ford invented the modern automobile, Ellsworth Statler invented the modern hotel) were embodied all the known techniques of the day, plus a lifetime of Statler's own experiences and ideas. . . . Many services and conveniences that are taken for granted today, but which were innovations then, were first introduced in this hotel: fire doors

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 15

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

protecting the two main stairways, a door lock with the keyhole above the knob so that it could be easily located in a dark hall, a light switch just inside the door to eliminate groping through the room in the dark, a private bath, a full-length mirror, and circulating ice water for every room, a free morning newspaper for each guest. . . . [T]he hotel contained many new structural and engineering designs, and because of them the Statler became the model for modern hotel construction for the next forty years. (Lattin, 8-9)

Tellingly, this account does not mention fireproofing in connection with the Buffalo Statler. The emergence at the turn of the 20th century of reinforced concrete and (a little later) structural steel as new building materials provided the means to provide this critical need, a *sine qua non* quality in an era exceedingly conscious of fire safety.

Council Bluffs, Iowa, prided itself as the eastern terminus of the Union Pacific Railroad, the nation's first transcontinental railroad to the Pacific Ocean. President Abraham Lincoln designated Council Bluffs as this terminus in 1863. The Union Pacific Railroad constructed a bridge across the Missouri River in 1872. As a result, Council Bluffs grew as a railroad and commercial center. In the 1870s, the same road also built a substantial hotel in Council Bluffs. Operated by proprietors Markel & Swobe, the Union Pacific Hotel featured masonry construction, a nineteen-bay front facade, mansard roofs, and accommodations to match in pretension. (This building is nonextant.) Other hotels in Council Bluffs followed, including the Creston House (215 South Main Street), Pacific House Hotel (430 Broadway) and Kiel's Hotel (South Main Street). These late 19th century institutions were two- and three-story brick blocks with dining rooms and other conveniences for guests. Lodgings of various other stripes offered travelers more economical accommodations with lesser comfort.

In 1891, another hotel—the Grand Hotel—arose in Council Bluffs. The intent of this new facility was to supplant the city's earlier hotels, now out-of-date, with a showplace of accommodation. The Grand Hotel lived up to its name. Located on a highly visible intersection in downtown Council Bluffs, the new hotel featured 6-stories, a glass-roofed hotel lobby, telegraph office, cigar stand, barber shop, two sample rooms for drummers (one on the first and one on the sixth floors), billiards hall and saloon, writing room, dining room on the sixth floor, two elevators, and laundry in the basement. The hotel also included an annex on the west with a doctor's office on the first floor and hotel rooms on its third and fourth floors. (Sanborn Map Company 1896) The destruction of the hotel by fire in 1926 left Council Bluffs bereft of this community institution yet conscious of its importance to the city.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 16

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

By the turn of the 20th century, the City of Omaha, located on the west side of the Missouri River across from Council Bluffs, had surpassed the Iowa city in population, commerce, and industry. Omaha's growth included new hotels, including the Fontenelle, an Eppley hotel, which successfully completed with those in Council Bluffs. The construction of the Chieftain Hotel consciously aimed to redress this fact. An advertisement for its grand opening in 1927 announced that the new hotel represented "Council Bluffs' Indomitable Spirit of Progress." (*Council Bluffs Nonpareil*, February 22, 1927)

This spirit emerged again in the late 20th century when Council Bluffs capitalized on the State of Iowa's legalization of gambling. Several gaming businesses chose Council Bluffs for the construction of casinos located on the Missouri River in the city. Several large hotels followed. Today, these lodgings compete successfully with hotels in nearby Omaha.

Boosterism Promotes a New Hotel

The destruction of the Grand Hotel in 1926, coupled with the high visibility of its site, spurred local business and civic leaders to action. The intent was to build a landmark hotel in Council Bluffs and bolster thereby the community's entrepreneurial spirit and pride. The fund-raising success and the construction of the new Hotel Chieftain, which arose on the ashes of the former edifice, occurred with an astonishing rapidity. Together, these events call attention to a cooperative spirit of historic proportion in Council Bluffs.

These events occurred during what one scholar has called "the second golden age of hotels" in America, writing that in the 1920s:

hotel construction reached an all-time peak, both in numbers built and dollars expended. Just as businessmen thought there was no limit to the nation's prosperity, so did hotelmen consider limitless the demand for hotel services and space, and during this brief period were built many of today's most famous hotels. . . Large cities and name hotels had no monopoly on the building fever of the twenties—cities and towns everywhere were acquiring new hotels. Some were financed by the communities, some by corporations, and some by private individuals, but the enthusiasm was shared by all. (Lattin: 9-10)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 17

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

The development of the Hotel Chieftain fits nicely into this historic context. As will be seen, its leaders blended community and corporate financing. These leaders were well aware of the commercial hotel as an institution and referenced it in their planning, but they also wished to create something superior. E. R. Jackson, one of Council Bluffs' civic leaders, described this intent:

Again, our needs in Council Bluffs call for a hotel of something more than a purely commercial type. We need a community type of a hotel, which shall be something of a civic center, where our clubs, committees and conventions can assemble. This requires making provisions for such places of assembly, or what is known as 'public space.' (*Hotel Chieftain Tour Guide*)

The committee identified and contacted a number of potential developers, but none agreed to the long list of committee requirements. In January 1926, a committee headed by Emmet Tinley, attorney and president of the Greater Council Bluffs Business Association, led the effort to find another hotel developer. Other committee members included J. Chris Jensen, George Spooner, E. P. Schoentgen, Frank Garrett, and E. H. Lougee. This group offered a bonus to a prospective operator. In part, the proposition called for private donations of \$150,000, which the committee hoped would induce a developer to take the risk of building the new hotel. With this fund, the citizens would purchase the old Grand Hotel site.

Eugene Eppley, a prominent Omaha attorney and head of The Eppley Hotels Co., accepted the deal and all its legal caveats. The Council Bluffs Citizens' Committee proposal called for a 125 to 150-room hotel to cost not less than \$400,000. It was to be modern in all appointments – and fireproof.

On March 22, 1926, all the parties involved in the hotel approved plans for the new building. It was to be eight stories tall with 156 guest and 12 resident guest rooms. The entire second floor was to be dedicated to public facilities, including a large ballroom, convention room, five private dining rooms, and other facilities. The entire building would include 825,000 cubic feet of space with a total cost of less than \$450,000. Eppley assured Council Bluffs that much of the work on the hotel would be sublet and that it was his company's policy to buy materials from local vendors and to use local labor. When the new hotel opened in early 1927, it had been built for about \$400,000 with the assistance of \$152,882 raised by Council Bluffs citizens. (*Ibid.*)

Whether from plan or from luck, the method to name the new hotel created a whirlwind of interest in Council Bluffs. The hotel promoters launched a public contest to solicit suggestions. (*Council Bluffs*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 18

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

Nonpareil, February 22, 1926) A spirited response ensued. Day after day, the local newspaper printed stories about the contest. Many suggestions had Native American associations. "Chieftain" won, and the mosaic of a chieftain, worked in polychrome tile, was installed prominently in the vestibule of the hotel's main entrance. Although now covered with carpeting, this mosaic likely remains extant.

When the Hotel Chieftain opened in 1927, the Eppley Hotels Company, Eugene Eppley's private firm, already owned hotels in Omaha (two hotels), Lincoln, Norfolk, and Columbus, Nebraska; Sioux City (two hotels), and Cedar Rapids, Iowa; and Sioux Falls, South Dakota. Eppley went on to create the largest privately owned chain of hotels in the United States, selling them in 1956 to the Sheraton corporation for \$30 million.

The events leading up to the opening of the Hotel Chieftain demonstrate the resounding success of Council Bluffs' boosterism and its successful efforts to create a landmark hotel in the community, to promote economic development, and to foster community pride. When completed, the Hotel Chieftain was the tallest commercial building in the city. It remains so to the present day—its close rival is the downtown 8-story Regal Towers apartment building at 505 South 6th Street, constructed in the late 20th century.

Over subsequent years and as the management changed at the Chieftain Hotel, the local newspaper typically published stories about these new faces. This again indicates the hotel's importance as an institution in community life.

H. L. STEVENS CO.

The Hotel Chieftain calls attention to the H. L. Stevens Company of Chicago, Illinois, the firm that designed and constructed the building. The H. L. Stevens Co. played a major role in hotel construction during the early 20th century in the United States. The firm offered local investors complete architectural design and construction services to simplify new hotel construction. The Hotel Chieftain in Council Bluffs is a representative example of Stevens' *modus operandi*.

In 1927, the Stevens firm erected the Stevens Hotel in Chicago. With 3,000 rooms, the hotel was known as "The World's Largest Hotel." (Lattin: 10) Based in Chicago with offices in New York and San Francisco, the H. L. Stevens Co. also designed and constructed apartment buildings and hotels, particularly in small cities across the Midwest and West. The firm's commissions included apartment hotels in Des Moines, Iowa, and Minneapolis, Minnesota; luxury apartment buildings in

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 19

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

Chicago, Pittsburgh, and Buffalo, New York; and hotels in Northampton and Salem, Massachusetts, Lincoln, Nebraska, Bakersfield, California, Port Jervis, New York, and Pittsburgh, Pennsylvania. (Pratt & Kummer) Other hotels include the Randolph (Minneapolis, Minnesota), Bonneville Hotel (Idaho Falls, Idaho), Randolph Hotel (NRHP, Des Moines, Iowa), Hotel Norfolk (NRHP, Norfolk, Nebraska), and Bothwell Hotel (NRHP, Sedalia, Missouri), among others. (*Ibid.*; Page 2008)

Eugene Eppley's previous experience with hotel development—in 1914 he had built the Hotel Fontenelle in Omaha and subsequently developed a chain of others—undoubtedly had made him aware of the Stevens firm. By February 1926, Eppley had contacted “a firm of Chicago hotel architects at work on his building” (*Indianapolis News*, February 2, 1926), undoubtedly the Stevens firm, as events quickly proved. That same month, Mr. H. L. Stevens himself met with the Council Bluffs committee. (*Council Bluffs Nonpareil*, February 7, 1926) In March of that year, “Architect Freudenn” of Chicago met with the hotel building committee. (*Ibid.*, March 5, 1926) Freudenn probably served as the Stevens firm's lead architect for this assignment.

As already indicated, the H. L. Stevens Co. offered both architectural design and construction services to clients. This vertical approach to building appealed to local boosters and investors, who could rely on the Stevens firm's reputation to complete this specialized type of construction without the requirement of extensive local oversight.

It was natural for Eppley to turn to the Stevens Co. for the design of the new Chieftain. Because the Grand Hotel had just burned, fireproofing was on everyone's mind. For this and other matters, Eppley and the hotel's building committee relied on the Stevens firm for guidance. When it came to cost, for example:

it was the builder's opinion, based upon experience in the building of thirty-two hotels in various parts of the country, that the hotel contemplated could be built for less than the amount stated. (*Ibid.*, March 22, 1926)

Another hotel designed by the H. L. Stevens Co. and comparable to the Hotel Chieftain in size and architectural character is the Hotel Norfolk in Norfolk, Nebraska. This five-story Georgian Revival building had a similar history of development by the local citizenry and has had a comparable influence on the local community as a commercial enterprise. (Pratt and Kummer) The Norfolk discontinued its use as a hotel operation in the mid-1960s and is now an apartment building, as is the Chieftain.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 20

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

The Hotel Bothwell in Sedalia, Missouri, provides another representative example of a small town hotel designed by the H. L. Stevens Co. According to its National Register of Historic Places nomination:

The Bothwell Hotel is the best local example of the Classical Revival influence in early 20th Century commercial architecture. The public nature of the development of the hotel and its location amongst the most significant public buildings in Sedalia is reflected in the hotel's architecture, which assumes the character of a public building. The Bothwell dominates the downtown area in its location on the town square directly across from the county courthouse. It is the tallest building in the community and its imposing seven-story makes a strong architectural statement contrasting earlier buildings in the surrounding streetscape. (*Ibid.*)

The siting of the Bothwell Hotel and its visual prominence in Sedalia parallel those of the Hotel Chieftain in Council Bluffs. The comment about the Bothwell's "character of a public building" applies equally to the Chieftain.

ARCHITECTURAL DESIGN

The architectural design of the Hotel Chieftain is significant because of its eclectic blend of stylistic influences intended to overwhelm the visitor with a sense of luxury and European sophistication and fulfill thereby the Council Bluffs Citizens' Committee's intention that the hotel serve as a civic center and boost the city's sense of community pride. The exterior of the building shows the influences of Italian Renaissance and Classical Revival styling, as applied to the Chicago tall-building format, while the interior presents an even more developed composition of eclecticism.

The overall thrust of the Hotel Chieftain's exterior design conforms to the Chicago tripartite configuration of a multi-story building—base, shaft, and capital—embellished with Classical Revival and Italianate Revival detailing. On the principal elevations, the base features symmetrical arrangements of bays with main entrances centered on them and a heavy cast concrete cornice capping the second floor. The south elevation features two prominent Palladian-influenced windows flanking the main entrance and set within arched-shaped bays embellished with Adam-inspired detailing. The upper floors—3 through 8—continue the symmetrical arrangement of bays. Although the windows, which originally featured 8/1 and 6/1 double-hung sash, added another note of Classical Revival styling to the composition, unfortunately they were replaced in the early 1970s

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 21

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

with 1/1 sash. Each of the principal elevations includes French balconies situated on the corners of the top floor. These, coupled with scrolled detailing that flank the base of the corner windows on the third floor, reiterate the influence of Italianate Revival styling. The eighth floor of the hotel presents the third of this building's tripartite elements. Here, a double belt course below the eighth floor windows suggests an architrave, the windows themselves act as a frieze, and the cast concrete cornice completes the feeling of a classically inspired entablature.

The interior continues this eclecticism of design. The Terrace Café, with its large Palladian window, black and white tiled geometrically patterned floor, and opulent glass chandelier suggest the influence of Adam styling. The Trianon Ballroom is a riot of French-inspired decoration with plasterwork on the walls

... acoustically decorated after the period of LOUIS XIV [sic]. It has a capacity of approximately 500. The hardwood floor is resilient [sprung, ed.] as well as sound-proof. At the windows hang graceful French draperies in coral and green. An elaborate lighting system is provided. The central chandelier has five complete electric currents lamped with amber, blue, red, green and yellow. Any one shade can be used independently of the others and all can be lighted at once. The two smaller chandeliers are each provided with two electric circuits. (*Hotel Chieftain Tour Guide*)

Every indication points to the fact that the Hotel Chieftain lived up to Council Bluffs' desire for "something more than a purely commercial type" of hotel. All facades of the building were faced completely with brick. This stands in contrast to the Randolph Hotel (NRHP) built in 1912 in Des Moines, another building erected by the H. L. Stevens Co., whose secondary elevations left exposed the building's concrete-clad steel framework. This cost-savings was not applied to the Hotel Chieftain.

When first opened, promotional brochures emphasized the Hotel Chieftain's luxurious furnishings:

Chippendale armchairs, Georgian brocaded friezes, 'French damask hangings of 18th century design,' 'decorated in modern French style sometimes known as Art Moderne or Art Nouveau'" (*Ibid.*)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 22

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

Although these furnishings are no longer in the hotel, their descriptions further document the eclectic spirit of the building's creation. While it is true that this name-dropping to create an air of sophistication reveals a naïveté, the construction of the Hotel Chieftain —still the tallest downtown commercial building in Council Bluffs—quickly became a source of pride for the community, one purpose for its construction.

GRANT WOOD

Iowa-born artist Grant Wood decorated four of the private dining rooms in the Hotel Chieftain in 1927. Eugene C. Eppley had commissioned Wood to paint murals for hotels he owned in Council Bluffs, Cedar Rapids, Waterloo, and Sioux City, Iowa. Wood accepted these commissions largely to finance further study in Europe. These murals became known as the Corn Room series. (Garland: 94, 103) Situated in the southeast corner of the Chieftain, the Iowa Corn Room in the Chieftain carried scenes typical of Iowa fields and rural life. Shocks of ripened corn, occasional pumpkins, inviting highways in the distance, and cozy, peaceful farm homes in perspective tell of Iowa's agricultural supremacy. Wood painted the lyrics to the chorus of the "Iowa Corn Song" on the crown molding of this and several other of the private dining rooms. Written by George E. Hamilton (1873-1945) and set to the tune "Traveling," it gained immediate popularity and quickly became the state's unofficial song.

*We are from I-o-way, I-o-way,
State of all the land,
Joy on ev'ry hand,
We're from I-o-way, I-o-way,
That's where the tall corn grows.*

The Iowa Corn Room was renovated in 1972, its ceiling was dropped, the murals were removed from its walls, and a large portion of the crown molding with its *Iowa Corn Song* lyrics painting was demolished.

Wood also decorated the Pioneer Room.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 23

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

On the walls are panoramas of the history of Council Bluffs during the periods of 1849, 1851, and 1860. On the south wall is a scene showing Council Bluffs built in between the two ranges of hills through which Broadway winds its way to the Missouri. A steamboat is seen in the distance. On the north wall is shown the old Block house, erected by early settlers as protection against Indians. A third scene depicts an early view of Council Bluffs from the foot of the southern range of hills which skirt Broadway. (*Hotel Chieftain Tour Guide*)

Wood's other Corn Room series fared better than the Chieftain's. His mural for the dining room in Sioux City's Martin Hotel is now located in the Sioux City Art Center, for example. Presently, the Bluffs Art Council in Council Bluffs launched a campaign in 2008 to identify and reassemble pieces of Wood's painting for the Hotel Chieftain. To date, 11 fragments have been acquired. When it was removed from the hotel in the early 1970s, the work was separated into approximately 25 pieces. (*Omaha World-Herald*, March 19, 2011)

SELECTION OF HISTORIC NAME

The name "Chieftain" for this new hotel in Council Bluff emerged in 1926 through a spirited public response to an invitation by the hotel's owners for suggestions. (*Council Bluffs Nonpareil*, February 22, 1926) Mrs. Frank Smith of Council Bluffs submitted the name "Chieftain," and it stuck. (*Ibid.*, March 24, 1926) The word "hotel" has been added to the Chieftain name in several ways, including Hotel Chieftain and Chieftain Hotel. The institution was also known in Council Bluffs simply as "The Chieftain." This nomination selected Hotel Chieftain as the building's historic name because that was its original usage.

REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS AND METHODOLOGY

Several Iowa Site Inventory forms have been prepared for this building. All have found it eligible for National Register listing.

In 1982, Jennings, Gottfried, Cheek, Preservationists evaluated the building as a "key structure/individually may qualify for the National Register," under Criterion C, and a contributing structure, under Criterion A. (Jennings, Gottfried, Cheek, Preservationists)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8

Page 24

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

In 2002, Environmental Resources Management of Solon, Ohio, evaluated the building as National Register eligible, under Criterion C, although misidentifying its construction date as 1910. The State Historical Society of Iowa concurred in this finding of eligibility

In 2012, Designsmiths of Rockford, Michigan, prepared an Iowa Site Inventory Form for the building. This five-page document found the building National Register eligible, under Criterion C, because of its architectural design.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The site's potential for archaeological significance is, as yet, unevaluated. Historical archaeological investigations appear to have limited potential for discovery, given the fact the land substantially was disturbed during the construction of the building. The potential for the site's pre-historic archaeological significance remains unassessed.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

The H. L. Stevens Co. of Chicago, Illinois, and its opus of hotels in Iowa and elsewhere deserve further research. Among the most prominent buildings in downtowns across the state, hotels stand as community landmarks. The contribution of the Stevens firm to the design and construction of this property type enriched the architectural design of many communities.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 25

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

BIBLIOGRAPHY

PRIMARY SOURCES

Baldwin, Sara Mullin

1929 *Who's Who in Des Moines, Biographical Sketches of Men and Women of Achievement.*
Robert M. Baldwin Corporation, Des Moines, IA.

CBRE/Hubbell

2011 "Offering Memorandum, Bluffs Towers Apartments." Real estate prospectus prepared
by CBRE Richard Ellis/Hubbell Commercial, Des Moines, Iowa.

Hotel Chieftain Tour Guide

1928 Privately printed, 8- page self-guided tour brochure prepared for public opening of Hotel
Chieftain. On file at Council Bluffs Public Library.

Pottawattamie County Assessor's Office

2012 Property Record Cards.

SECONDARY SOURCES

Architects in Iowa

n/a Files of State Historic Preservation Office of the State Historical Society of Iowa, Des Moines,
Iowa.

Designsmiths

2012 Iowa Site Inventory Form. On file at State Historical Society of Iowa, Des Moines, Iowa.

Environmental Resources Management

2002 Iowa Ste Inventory Form. On file at State Historical Society of Iowa, Des Moines, Iowa.

Garwood, Darrell

1944 *Artist in Iowa, A Life of Grant Wood.* W. W. Norton & Company, New York.

Hamlin, Talbot Faulkner

1926 *The American Spirit in Architecture.* ("Pageant of America" series) New Haven, Yale
University Press.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 26

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

Jennings, Gottfried, Cheek, Preservationists.

1982a Iowa Ste Inventory Form. On file at State Historical Society of Iowa, Des Moines, Iowa.

Jennings, Gottfried, Cheek, Preservationists.

1982b "Council Bluffs: A Plan for Historic Preservation." On file at State Historical Society of Iowa, Des Moines, Iowa.

Lattin, Gerald W.

1968 *Modern Hotel and Motel Management*. W. H. Freeman and Company, San Francisco and London. Second edition.

McAlester, Virginia and Lee

1996 *A Field Guide to American Houses*. Alfred A. Knopf, New York, New York.

Page, William C.

2008 "Hotel Randolph, National Register of Historic Places Nomination." On file at Iowa State Historic Preservation Office, Des Moines, Iowa.

Porter, Jack C.

2001 Letter of Correspondence from State Historical Society of Iowa to Environmental Resources Management. On file at State Historical Society of Iowa.

Pratt, Dana L., and Karen L. Kummer

1988 "Hotel Bothwell." National Register of Historic Places Nomination. On file at Missouri Department of Natural Resources and State Historic Preservation Office, Columbia, Missouri.

Pratt, Dana L.

1988 "Hotel Norfolk, National Register of Historic Places Nomination." On file at Missouri Department of Natural Resources and State Historic Preservation Office, Columbia, Missouri.

Shank, Wesley I.

1999 *Iowa's Historic Architects, A Biographical Dictionary*. University of Iowa Press, Iowa City, Iowa.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 27

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

Schutte, Roger L., & Associates

1970 "Bluffs Towers." (Architectural drawings for Bluffs Towers. Twelve sheets. Some drawings revised February 2, 1970.) Property Bluffs Towers, L.P.

NEWSPAPERS

Council Bluffs Nonpareil

1926 "Hotel Group & Eppley to begin Work Wednesday." February 7, 1926.

Council Bluffs Nonpareil

1926 "New Plans for Hotel Call For Eight Stories." March 5, 1926.

Council Bluffs Nonpareil

1926 "'The Chieftain' Name Given to New Holstery." March 24, 1926.

Council Bluffs Nonpareil

1927 "S.W Iowa Coming in On Hotel Name; Most of Week-End Suggestions Come From Friends Out Of Town." February 22, 1927.

Daily Nonpareil, The (Council Bluffs, Iowa)

1971 Photo feature, June 16, 1971.

Daily Nonpareil, The (Council Bluffs, Iowa)

2012 "Developer hopes to update Bluffs Towers, add to National Register of Historic Places." January 26, 2012.

Indianapolis News

1926 "Hotel Plans Here Last Of This Week." February 2, 1926.

Omaha World-Herald

2009 "Chasing Grant Wood's ghost." Story by Dane Stickney. July 11, 2009.

Omaha World-Herald

2011 "Bluffs kids learn about artist." Story by Dennis Friend. March 19, 2011.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 28

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

MAPS AND PLANS

Sanborn Map Company

“Council Bluffs, Iowa.”

1896. Grand Hotel, previous building Hotel Chieftain’s site, pictured.

1928. Hotel Chieftain pictured.

1928 updated to Sept. 1962. As 1928.

ORAL INFORMANT

Ford, Jean

2012 Communication with William C. Page. Ford worked in the kitchen and dining room of the Hotel Chieftain and shared information about the functioning of the building.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 29

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

VERBAL BOUNDARY DESCRIPTION

Lots Q-R-U, except Lots 1-2-7-11 and South 90 feet of vacated alley in Block 7 of Bayliss 1st Addition to the City of Council Bluffs, Iowa.

BOUNDARY JUSTIFICATION

The National Register boundary contains all land associated historically with the Hotel Chieftain.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 29

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

LIST OF PHOTOGRAPHS

1. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking northeast
William C. Page, Photographer
June 25, 2012
2. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking northeast
William C. Page, Photographer
June 25, 2012
3. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking southeast
William C. Page, Photographer
June 25, 2012
4. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking southwest
William C. Page, Photographer
June 25, 2012
5. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking west
William C. Page, Photographer
June 25, 2012
6. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking northwest
William C. Page, Photographer
June 25, 2012

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 30

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

7. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking north—detail of Palladian-style window on south elevation
William C. Page, Photographer
June 25, 2012
8. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking southeast—Dining Room
William C. Page, Photographer
June 25, 2012
9. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking east—former Promenade, second floor corridor
William C. Page, Photographer
June 25, 2012
10. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking east northeast—Trianon Ballroom
William C. Page, Photographer
June 25, 2012
11. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking west northwest—detail of Grant Wood “Iowa Corn Song” cornice
(dangling piece of crown mold, center near left)
William C. Page, Photographer
June 25, 2012
12. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking west northwest view of Loggia interior
William C. Page, Photographer
June 25, 2012

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 31

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

13. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking west, view of east-west corridor on seventh floor
William C. Page, Photographer
June 25, 2012

14. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking north northwest, view of Main Lobby
William C. Page, Photographer
June 25, 2012

15. 15. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking west southwest, view of Main Lobby
William C. Page, Photographer
June 25, 2012

16. 16. Hotel Chieftain
38 Pearl Street
Council Bluffs, IA 52502
Looking south southeast, view of representative hotel room
William C. Page, Photographer
June 25, 2012

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 32

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

SITE MAP



Figure 1

This map pictures the Hotel Chieftain (identified here as Bluffs Towers Apartments) and its context in Council Bluffs, Iowa.

Source: CBRE/Hubbell, 2011.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 33

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

1896 FIRE INSURANCE MAP

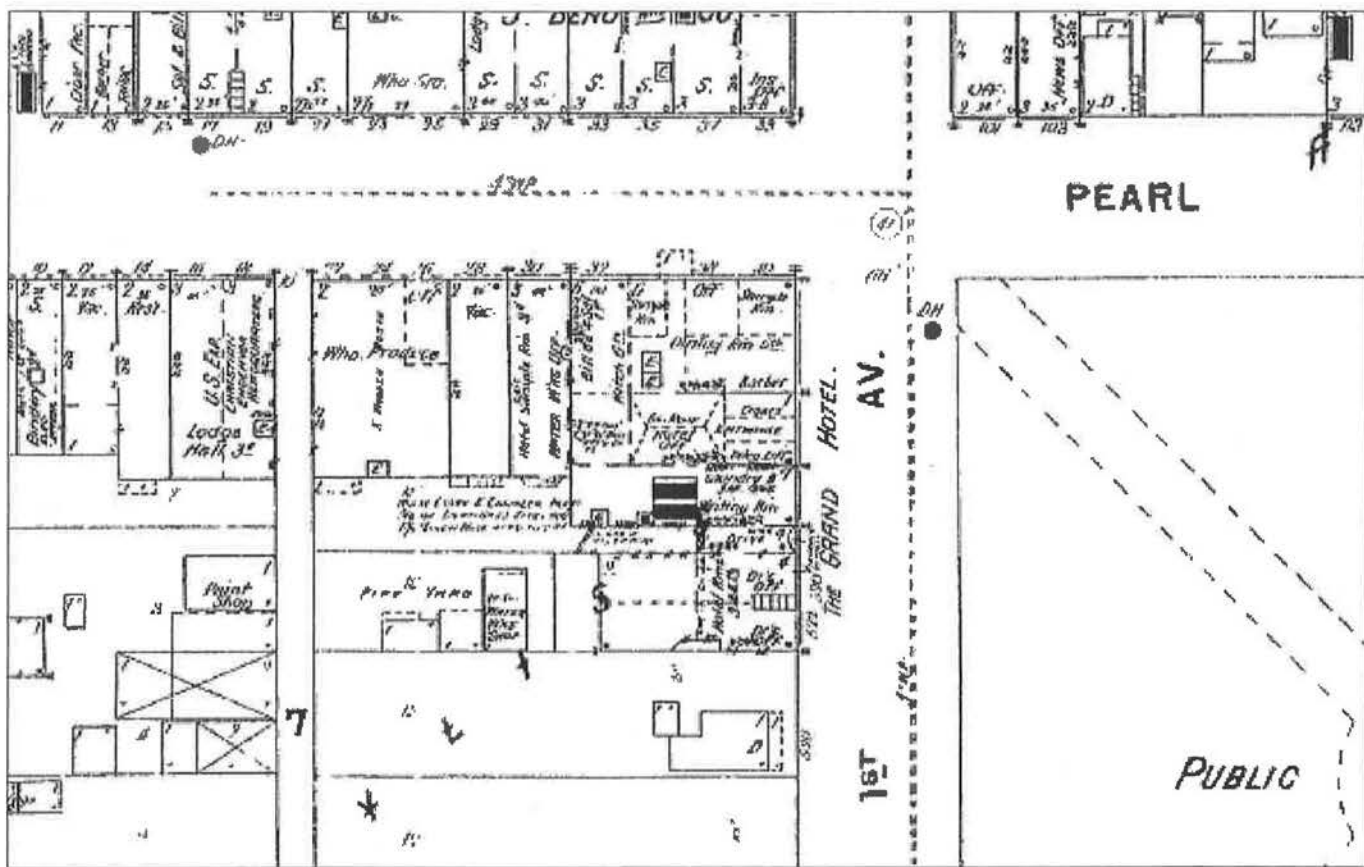


Figure 2

This map pictures the Grand Hotel (left of the public park) at the corner of First Avenue and Pearl Street. A fire destroyed this hotel in 1926. The site was quickly cleared and the Hotel Chieftain subsequently was erected on it.

Source: Sanborn Map Company, "Council Bluffs, Iowa," 1896, Sheet 10.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 34 _____

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

1928 FIRE INSURANCE MAP

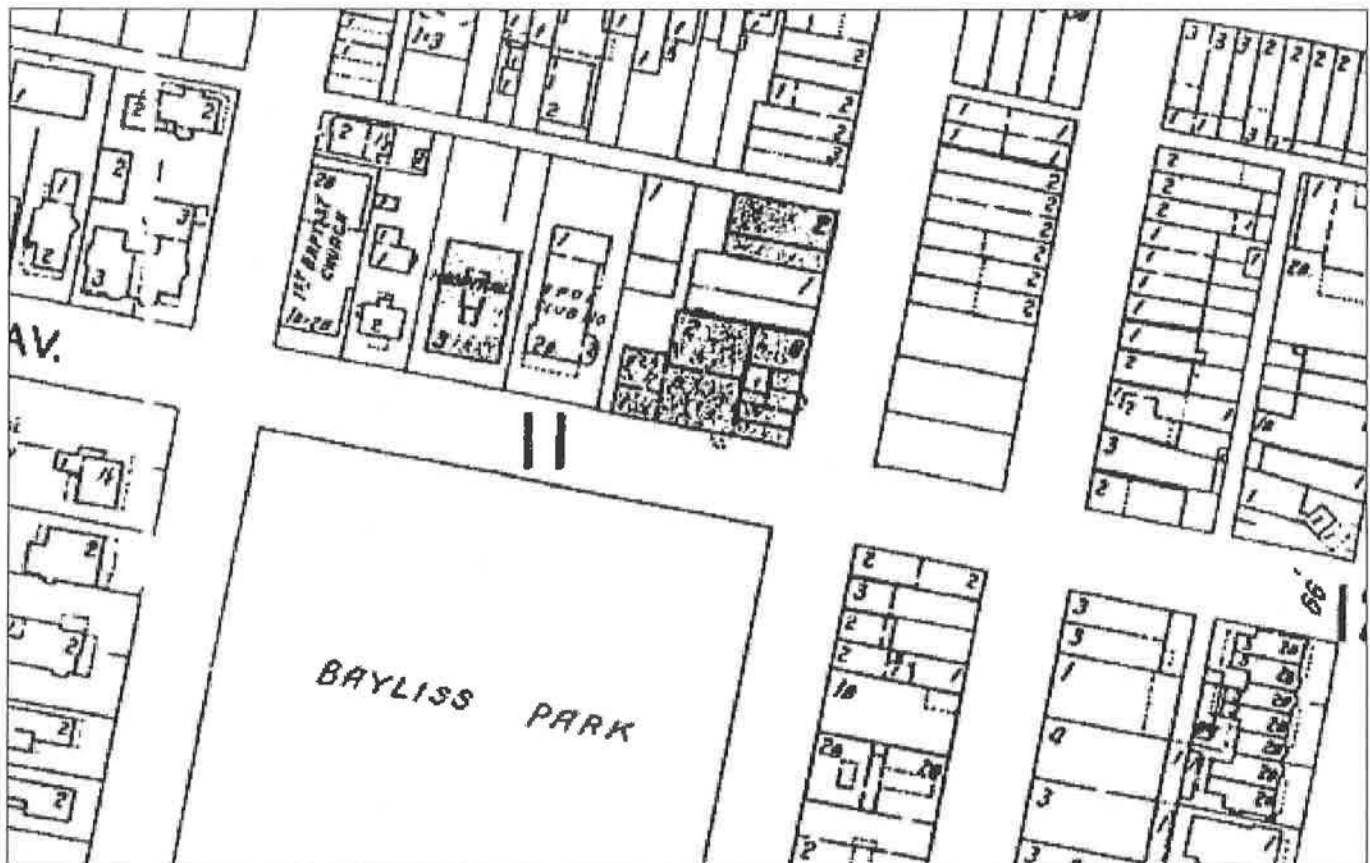


Figure 3

This map pictures the Hotel Chieftain (dark footprint above Bayliss Park) and its environs. Bayliss Park is city-block in size with many amenities including a water foundation at the center.

Source: Sanborn Map Company, "Council Bluffs, Iowa," 1928, Sheet 0b (sic).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 35

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

1928 FIRE INSURANCE MAP OF HOTEL FOOTPRINT



Figure 4

This footprint pictures the various components of the Hotel Chieftain: 1-story loggia and dining room (arrow), 2-story ballroom, and 8-story main block. The white square shown in the middle of the main block locates the open staircase between the second and the eighth floors. The building shown as "Hospital" (far left) is nonextant.

Source: Sanborn Map Company, "Council Bluffs, Iowa," 1928, Sheet 0b (sic).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 36

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

1928-SEPTEMBER 1962 UPDATED FIRE INSURANCE MAP

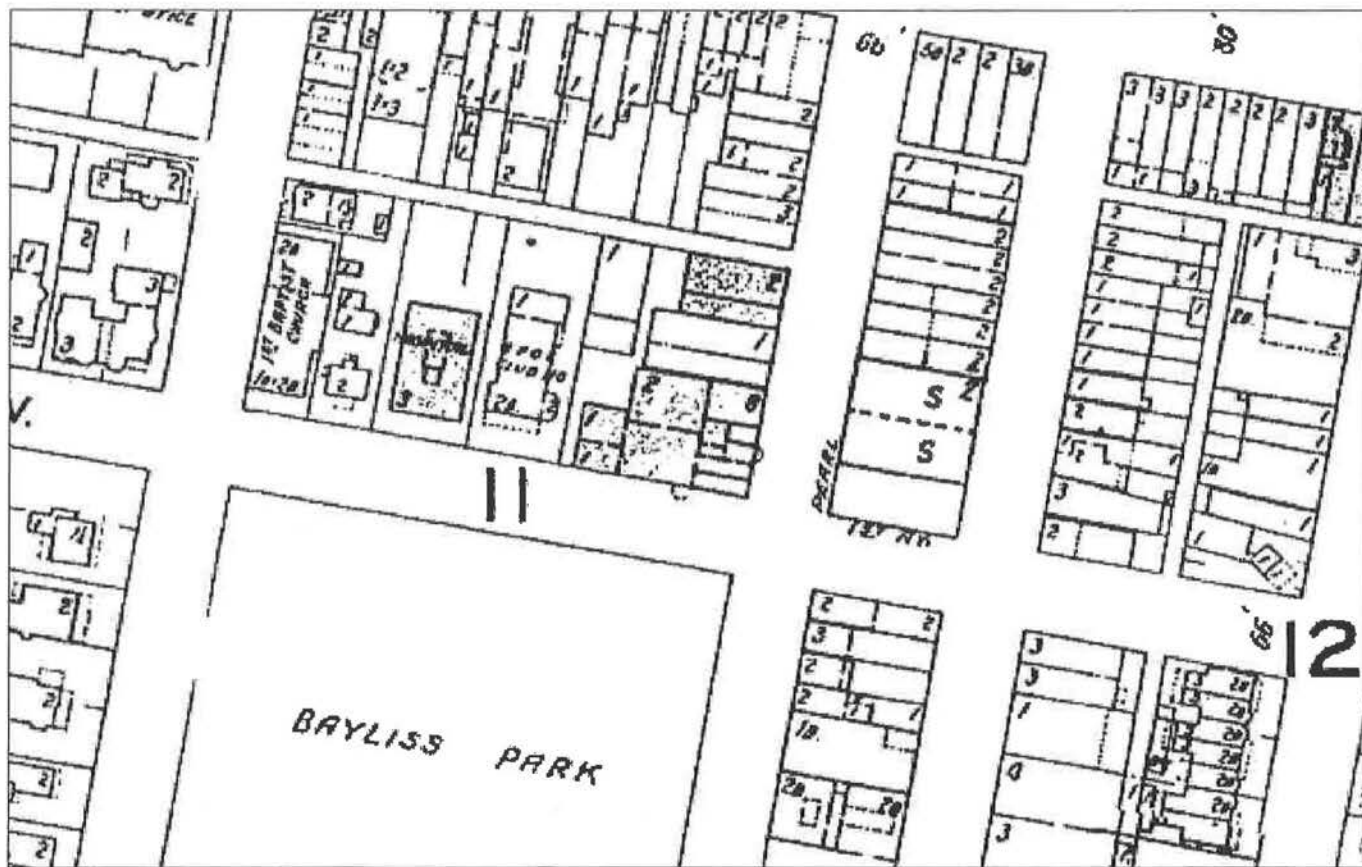


Figure 5

This map shows the Hotel Chieftain unchanged between 1928 and 1962.

Source: Sanborn Map Company, "Council Bluffs, Iowa," 1928 updated to 1962, Sheet 0d (sic).



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 37

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

HOTEL CHIEFTAIN CIRCA 1928



Figure 6

This postcard pictures the Hotel Chieftain soon after its opening in 1928. The view captures the dignity and massive size of the building and holds out the promise of an elegant and comfortable interior with personal services and luxurious accoutrements. Pictured within the context of Bayliss Park (lower left), a streetcar line (lower right), and downtown Council Bluffs, this view emphasizes the hotel's prominence and convenience within the community. Compare this presentation with the following image.

Source: Collection William Colgan Page.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 38

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

HOTEL CHIEFTAIN CIRCA 1954



Figure 7

Although unintentional, this postcard tells a different story from the previous figure.

Here, the Hotel Chieftain is pictured without surrounding context and cropped close to its sides. The view is focused solely on the hotel itself. A vertical sign reading "Hotel Chieftain" hangs diagonally on the hotel's southeast corner. This visual encroachment to the edifice's dignity, the necessity of signage to promote patronage, and the isolation of the building from the broader community are symptomatic of changes to the hotel's fortune during the late 1950s and 1960s, as its business declined and its historic role as a community institution waned. In 1971, this sign was removed from the building. In 1972, it was converted into an apartment building for senior citizens known as Bluffs Towers Apartments.

Source: Collection William Colgan Page.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 39

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

AERIAL VIEW CIRCA 2000



Figure 8

Looking to the northwest, this photograph pictures the Hotel Chieftain (boldly outlined) on the north side of Bayliss Park, the public square in Council Bluffs. The view shows the building's prominence in the streetscape.

Source: CBRE/Hubbell, 2011.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 40 _____

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

MAIN BLOCK FOOTPRINT

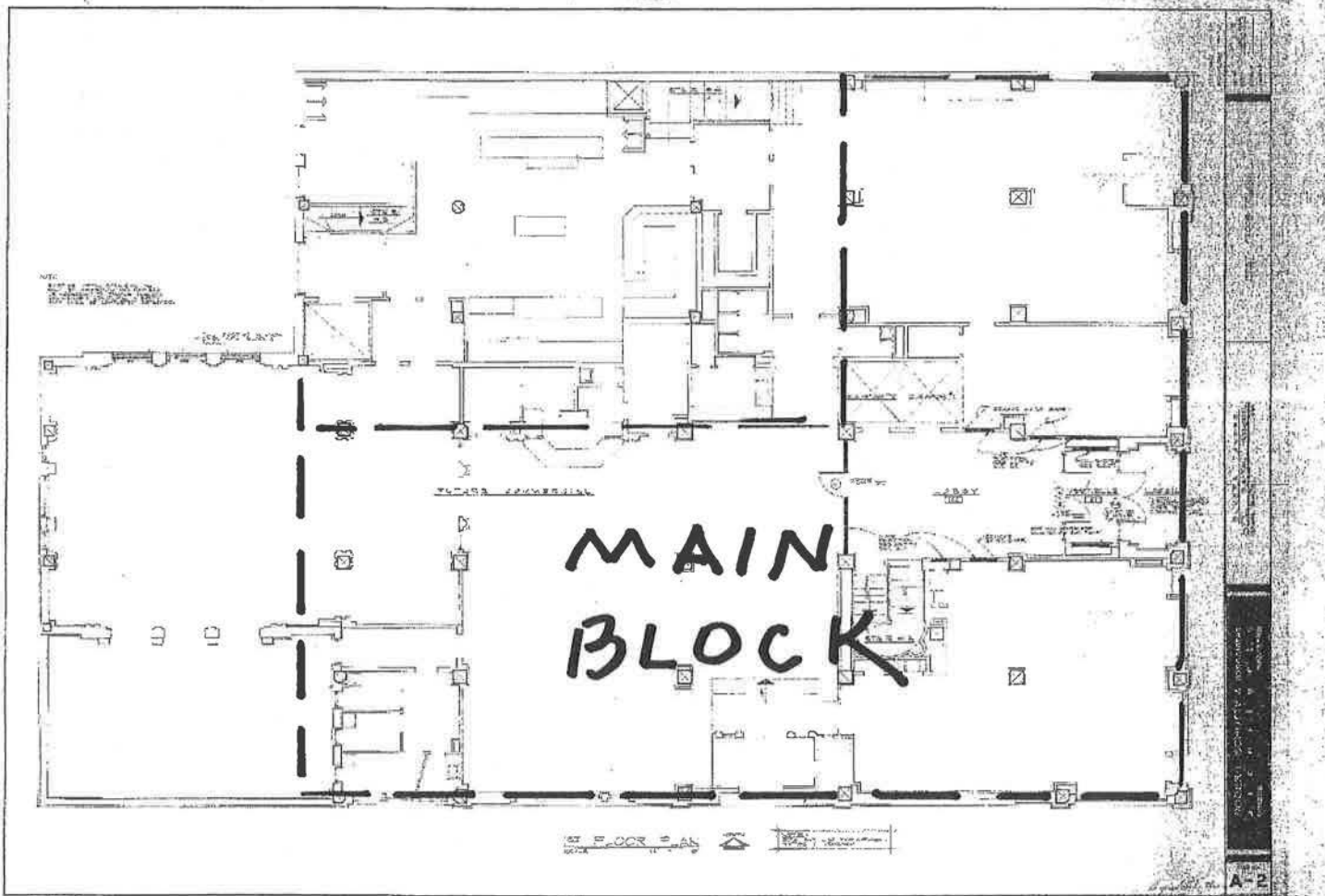


Figure 9



Source: Roger L. Schutte & Associates, 1970.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 41

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

EXISTING FIRST FLOOR PLAN

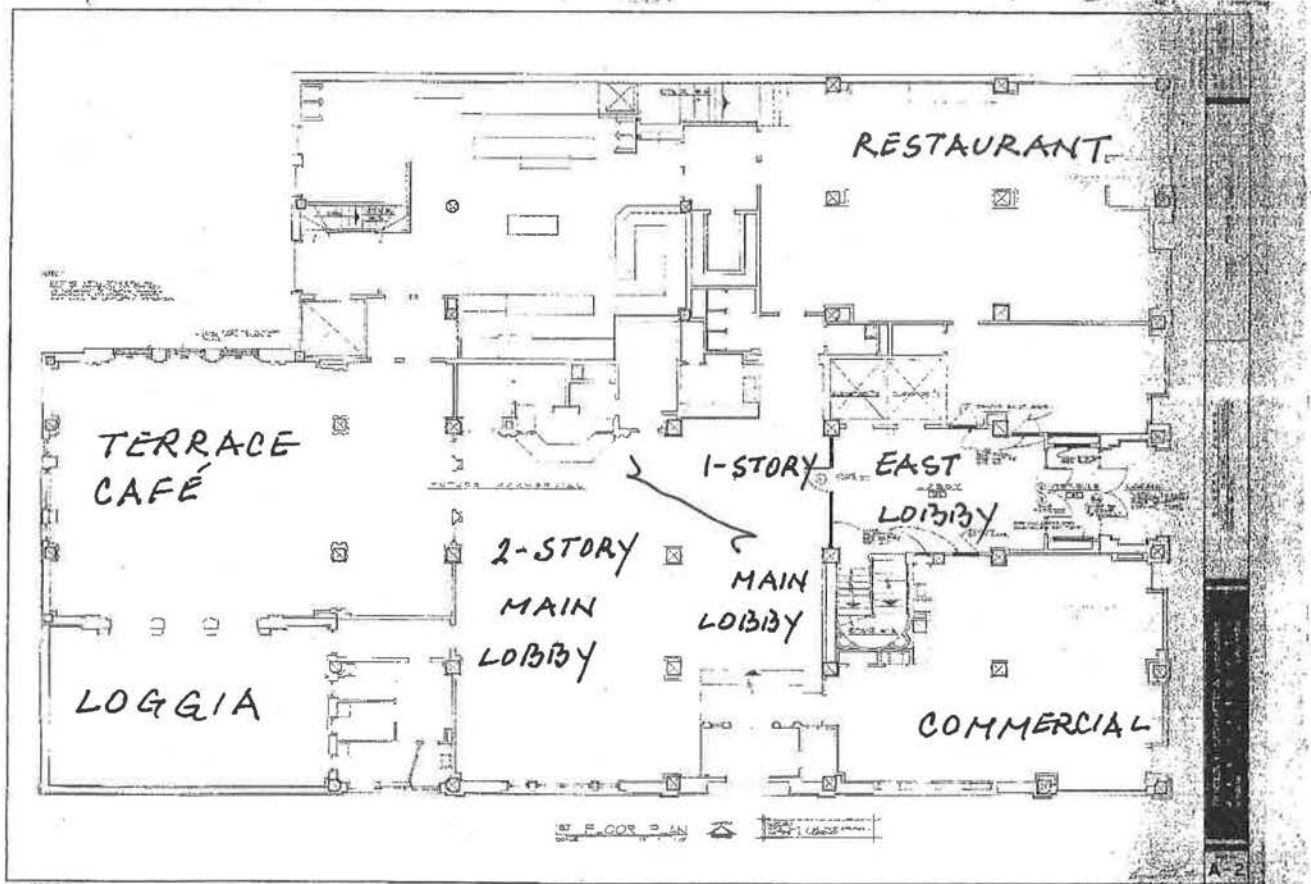


Figure 10

The heavy lines in this drawing (and those, which follow) show construction in the 1970s to convert the Hotel Chieftain into an apartment building. The east lobby in this drawing shows, for example, its partition from the main lobby.

Source: Roger L. Schutte & Associates, 1970.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 42

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

EXISTING SECOND FLOOR PLAN

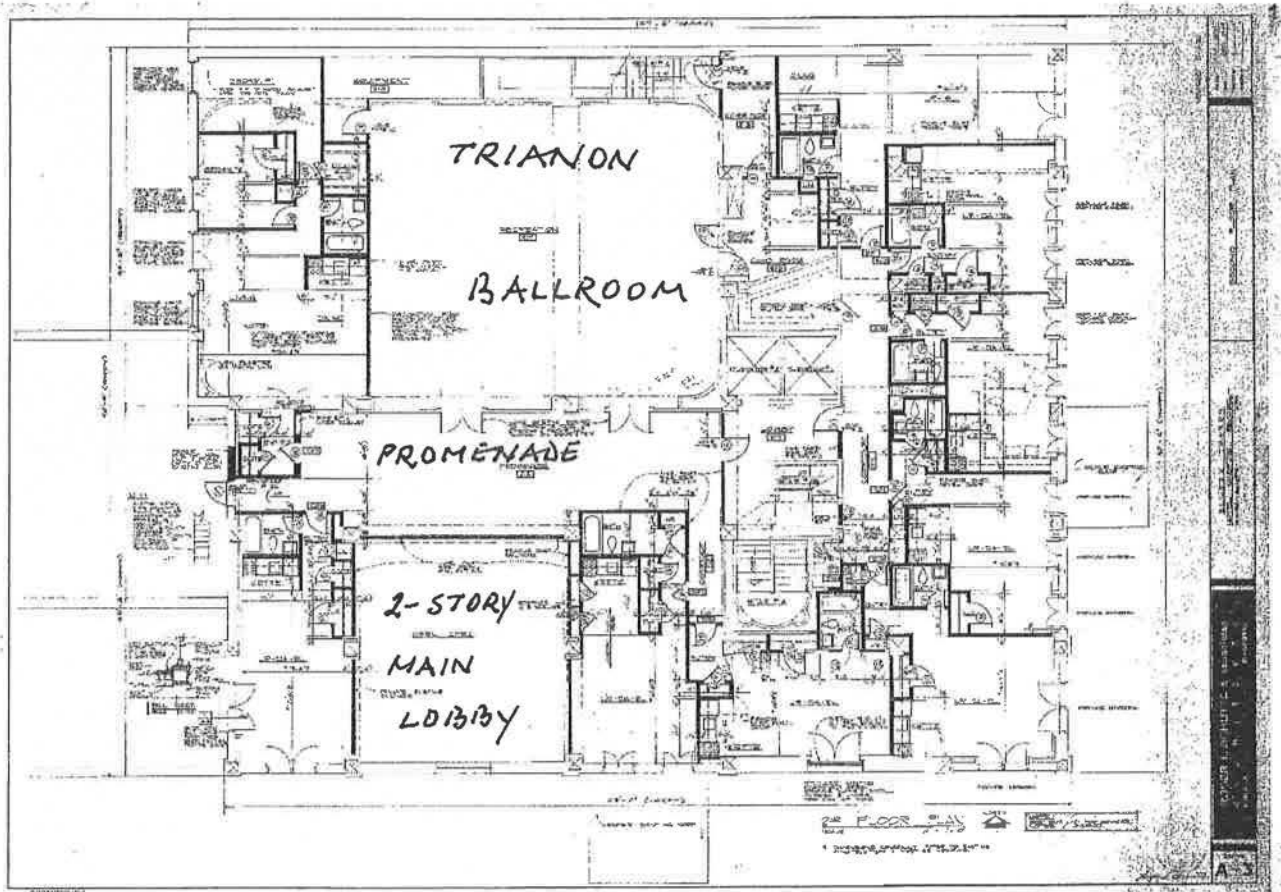


Figure 11

The floor plan shows how the Trianon Ballroom (large room top center) was partitioned in the 1970s to form an apartment on the west. The drawing also shows how the main lobby (bottom center) was enclosed and how four private dining rooms (top to bottom right) were converted into residential units.

Source: Roger L. Schutte & Associates, 1970.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number _____ Embedded Images _____ Page 43

CFN-259-1116

Hotel Chieftain, Pottawattamie County, Iowa.

EXISTING FOURTH FLOOR PLAN (TYPICAL)

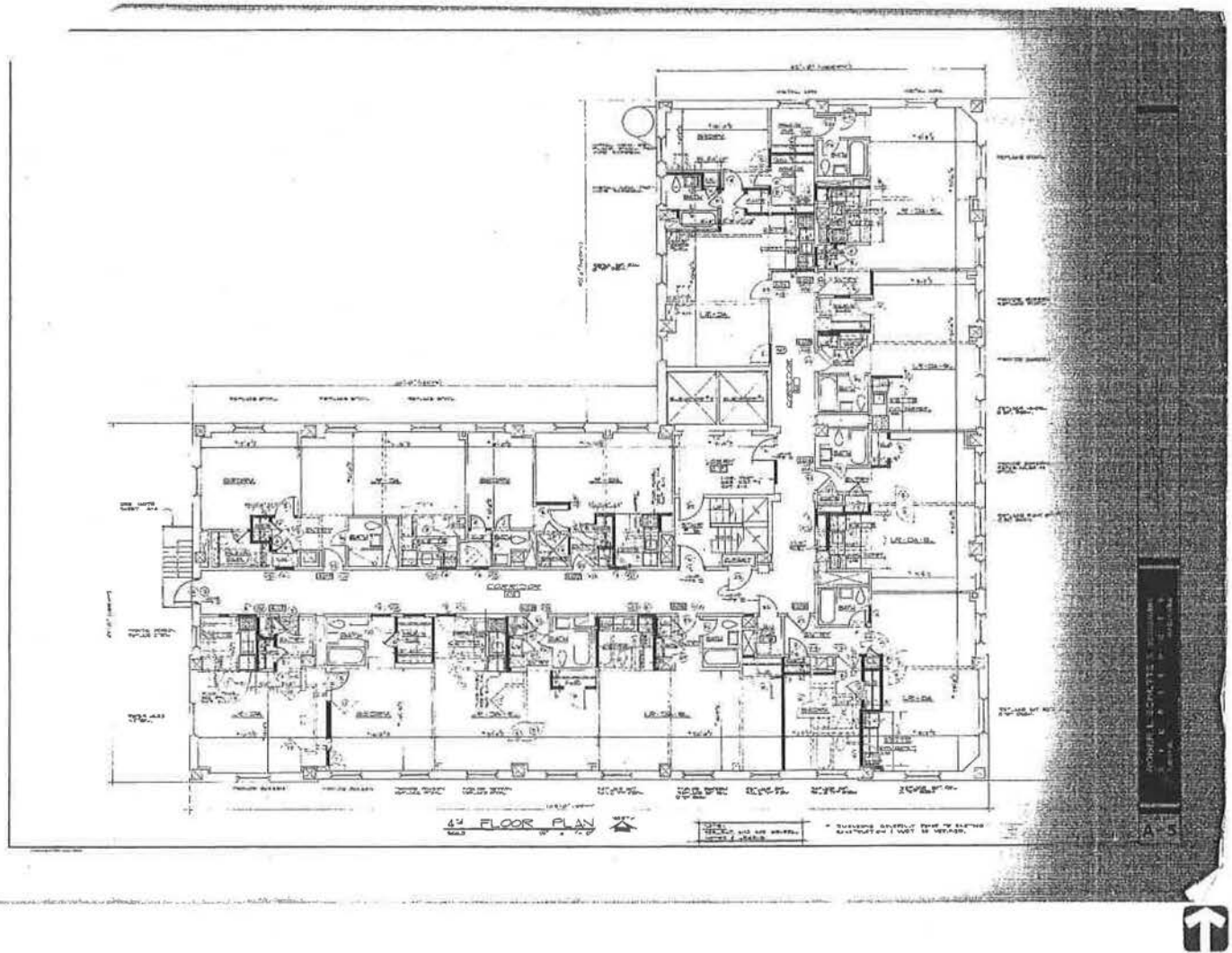
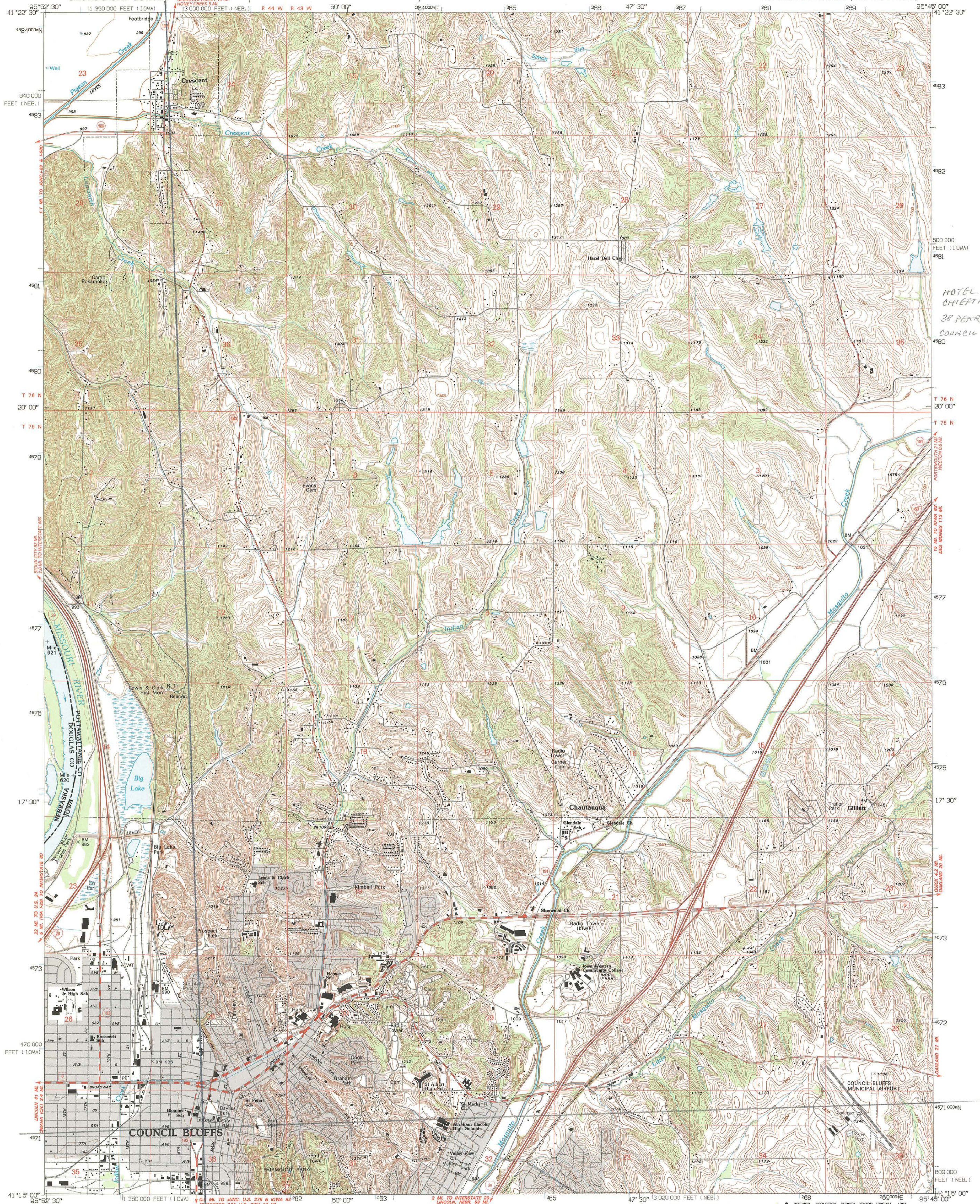


Figure 12

The existing fourth floor plan typifies the existing floor plans for floors three through eight.

Source: Roger L. Schutte & Associates, 1970.



Produced by the United States Geological Survey
Control by USGS, NOS/NOAA, and USCE

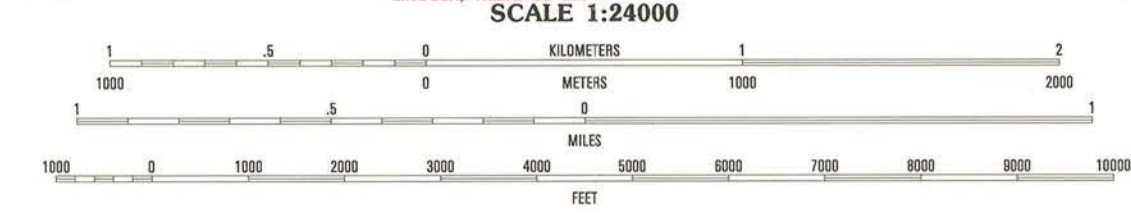
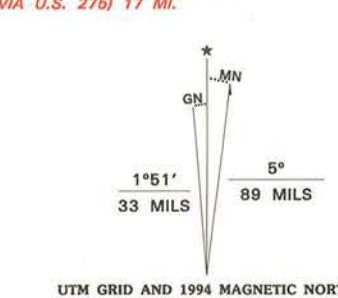
Topography by photogrammetric methods from aerial photographs taken 1956. Field checked 1956. Revised from aerial photographs taken 1990. Field checked 1992. Map edited 1994.

North American Datum of 1927 (NAD 27). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 15 10,000-foot grid ticks: Iowa coordinate system and Nebraska coordinate system, south zones

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Gray tint indicates areas in which only landmark buildings are shown visible on aerial photographs

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION

Primary highway	Light-duty road, hard or improved surface
Secondary highway	Unimproved road
Interstate Route	U.S. Route
	State Route

QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

COUNCIL BLUFFS NORTH, IOWA-NEBR.
41095-C7-TF-024
1994
DMA 6866 IV SE-SERIES V876

Complies with U.S. Geological Survey Standards for Spatial Accuracy - Class 2
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ADJOINING 7.5' QUADRANGLE NAMES







**PRIVATE
PARKING**
RESERVED FOR
OFFICE USE ONLY
NO OTHER VEHICLES
ALLOWED
VIOLATORS WILL
BE TOWED AT
OWNER'S EXPENSE
SEE SIGN ON ST. P.
D. J. [unreadable]





Celebrate CB

MIDSTATES BANK

Godfather's
Pizza

Godfather's
Pizza

TASTE OF CHINA

601-325-6118 CARRY-OUT & DEL.

22
Pearl St.



Godfather's
Pizza

ICE CREAM
& PIZZA
\$1.99

EAST OF CHINA

335-0118 HAPPY HUT 24



1888

1888

ONE WAY

STOP

NO LEFT TURN

KING OF CHINA

Godfather's























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hotel Chieftain
NAME:

MULTIPLE
NAME:

STATE & COUNTY: IOWA, Pottawattamie

DATE RECEIVED: 4/22/14 DATE OF PENDING LIST: 5/20/14
DATE OF 16TH DAY: 6/04/14 DATE OF 45TH DAY: 6/08/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000286

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6/6/2014 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A & C
REVIEWER Patrick Andrus DISCIPLINE Historian
TELEPHONE _____ DATE 6/6/2014

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF CULTURAL AFFAIRS

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR



IOWA
ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

April 18, 2014

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listing if acceptable.

- Hotel Chieftain, 38 Pearl Street, Council Bluffs, Pottawattamie County, Iowa
- Motor Mill Historic District (amended), Address not for Publication, Elkader vicinity, Clayton County, Iowa
- Harmon and LeValley NW Historic District, Area roughly by Cedar River, 1st Ave. NW, 7th St. NW and 6th Ave. NW, Waverly, Bremer County, Iowa

Sincerely,

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs