

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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" in the appropriate box 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 Calhoun Beach Club
other names/site number Calhoun Beach Club and Hotel; Calhoun Beach Club and Apartments

2. Location

street & number 2730 West Lake Street not for publication
city or town Minneapolis vicinity
state Minnesota code MN county Hennepin code 053 zip code 55416

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.)

Ian R. Stewart 11/5/03
Signature of certifying official Ian R. Stewart Date
Deputy State Historic Preservation Officer, Minnesota Historical Society
State or Federal agency and bureau

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 this 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): _____

Edson H. Beall 12/23/03
Signature of the Keeper Date of Action

Calhoun Beach Club
Name of Property

Hennepin County, MN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)
 private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)
 building(s)
 district
 site
 structure
 object

Number of Resources within Property		
(Do not include previously listed resources in the count)		
Contributing	Noncontributing	
1		buildings
		sites
		structure
		objects
1	0	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)

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling
COMMERCE/restaurant
SOCIAL/clubhouse
OTHER/health club

DOMESTIC/multiple dwelling
COMMERCE/restaurant
SOCIAL/meeting hall
OTHER/health club

7. Description

Architectural Classification
(Enter categories from instructions)
Late 19th and 20th Century Revivals/
Colonial Revival/
Georgian Revival

Materials
(Enter categories from instructions)
foundation concrete
walls brick
terra cotta
roof asphalt
other clay tile mansard roof
metal cornice and soffit

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes 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 a 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

Period of Significance

1927-1929

1946

Significant Dates

1927-1929

1946

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Nicol, Charles Wheeler

Magney & Tusler

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical 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):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property 2.128

Minneapolis South, Minn. 1967, revised 1993

UTM References

(Place additional UTM references on a continuation sheet)

1.	<input type="text" value="1"/> <input type="text" value="5"/>	<input type="text" value="4"/> <input type="text" value="7"/> <input type="text" value="5"/> <input type="text" value="4"/> <input type="text" value="9"/> <input type="text" value="3"/>	<input type="text" value="4"/> <input type="text" value="9"/> <input type="text" value="7"/> <input type="text" value="7"/> <input type="text" value="5"/> <input type="text" value="4"/> <input type="text" value="8"/>
	Zone	Easting	Northing
2.	<input type="text"/>	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4.	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

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	Diane Trout-Oertel, Vice President		
organization	Oertel Architects, Ltd.	date	March, 2003
street and number	1795 St. Clair Avenue	telephone	651/6965186
city or town	St. Paul	state	MN
		zip code	55105

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 the SHPO or FPO.)

name	AIMCO Calhoun, LLC (contact: Brad Hodack, Senior V.P.)		
street & number	Stanford Place 3, 4582 S. Ulster St. Parkway	telephone	303/691-4310
city or town	Denver	state	CO
		zip code	80237

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 the 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 Project (1024-0018), Washington, DC 20503

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Calhoun Beach Club

Name of property

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The Calhoun Beach Club and Hotel (opened as the Calhoun Beach Club and Apartments) is a nine-story building largely constructed in 1928-29 and completed in 1946. It is set on a prominent, irregularly shaped, sloping site at the northeast corner of West Lake Street and Dean Parkway (originally Dean Boulevard) on the north side of Lake Calhoun. When the building opened in 1946, 2925 Dean Boulevard was used as the primary address; 2730 West Lake Street is now used as the primary address.

The building was designed by Chicago architect Charles Wheeler Nicol in the Georgian Revival style in 1928 and has two major facades. That facing west on Dean Boulevard (now Dean Parkway) was designed as the primary residential facade. That facing south on Lake Street was to provide access to the commercial spaces as well as views from the upper stories towards Lake Calhoun. The building has a steel-frame, reinforced concrete structure that is faced in dull-glazed cream-colored terra cotta simulating stone at the first story and rough-textured red-brown brick, laid in stretcher bond, on the remaining eight stories. Contrasting terra-cotta detail accents the window openings and marks the division between the public and residential floors. The hipped roof is clad in red tile coped with a sheet-metal cornice; the sheet-metal soffits are adorned with console brackets. A metal dentil course extends around the building. The exterior of the building, apart from some modifications to the doors and windows and an extension to the apartment units at the southeast corner, reflects its appearance at the time initial construction halted in 1929 and retains a high degree of integrity.¹

Dean Parkway Facade: The facade fronting Dean Parkway is generally symmetrical with two projecting wings flanking a central entrance pavilion that contains some of the major public spaces at the second- and third-story levels. The first story is faced with rusticated terra cotta, simulating stone, above a water table, also terra cotta but glazed to simulate dark gray granite. The central entrance with paired doors is framed in bronze and green marble, executed with Georgian Revival detail, and surmounted by a tiered canopy that extends out over the steps to the sidewalk. The marble was added in 1946, and the current canopy dates from the 1980s or later. The existing pre-finished bronze aluminum doors, installed in 2002, maintained the same configuration of the previous bronze doors, which had been installed at an unknown date. (The bronze revolving door shown on the original drawings had apparently been replaced with double doors at some point.) To the left of the entrance are black-anodized storefront windows that were installed in 2002 and which light the swimming pool. They replaced bronze-framed storefront windows that were painted black. The original drawings indicate that these openings originally contained display cases. A series of bronze-framed windows dating from 1929 open into various commercial spaces to the right. A wide terra cotta band course punctuated by balustrades below window openings, sets off the second story. The band course becomes a full balustrade, surmounted by urns, shielding an open terrace at the left (north). At the double-height second story of the central pavilion, large arched openings, framed in terra cotta and flanked by brick pilasters, contain paired multi-light casement windows with transoms set below carved wood entablatures and fanlights. To the south of the central pavilion, a similar arched opening, flanked by square-headed openings marked by raised terra-cotta entablatures and terra-cotta roundels, contains paired multi-light casement windows. To the north of the central pavilion, openings fronting on the terrace at this location have raised terra-cotta entablatures and contain paired multi-light French doors and windows set below multi-light transoms. These openings are surmounted by narrow window openings with paired sash. The central pavilion is surmounted by a terra-cotta entablature carrying an urn-topped balustrade. The

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entablature continues as a band course on the flanking wings; the band course has a centrally placed terra-cotta balcony on each side with terra-cotta swags below the flanking windows.ⁱⁱ

The residential floors above are faced in brick and have regularly spaced window openings. The projecting wings flank the recessed central section, and brick quoins mark the corners. The window openings have terra-cotta lintels. In some places, brick has replaced the terra cotta. Installed in 2002, the current windows on floors four through eight are six-over-one single-hung sash that restore the appearance of the original windows, which had been replaced by one-over-one double-hung windows in 1976-77. (When the building opened in 1946, the windows were six-over-one double-hung sash as shown on Nicol's 1928 elevation drawings.) The ninth floor, planned to house the never-executed Marine Dining Room, is given a grander treatment with arched openings framed in terra cotta and brick containing multi-light casement windows set below multi-light transoms and fronted by balustrades. The arched openings are flanked by terra cotta framed square-headed openings set above swag-adorned terra-cotta panels. The current windows on the ninth floor, also installed in 2002, restore the appearance of the original casement windows, many of which had been replaced in 1976-77.

Lake Street Facade: The facade fronting West Lake Street is designed to accommodate the diagonal line of the thoroughfare, although many of the features are repeated from the Dean Parkway facade. The first story, faced with rusticated terra cotta above a terra-cotta water table, projects from the main mass of the building to follow the street line. Large openings contain storefronts that look into the commercial spaces. Some of the storefronts consist of bronze-framed windows and doors that date from 1929, while others are later anodized-aluminum storefronts. The large opening at the eastern end contains a wood overhead door, which was installed in 2002 to recall the original purpose of this opening. (There originally was a service bay at this location and the opening contained a wood folding door.) The current overhead door replaced unsympathetic metal panels installed in this opening at an unknown date; it has a hollow metal door cut into it to provide access to the utility room on the inside. The marble-framed, canopied entrance to the building is similar to that on the Dean Parkway facade, and the dates of all the components are the same. The urn-topped balustrade surmounting the first story shields an open terrace. Historic cast-iron light standards, installed in 1977, are placed at various points on the terrace. The balustrade continues as a wide terra-cotta band course to the west. Large arched openings, framed in terra cotta, contain paired multi-light French doors that open onto the terrace. The French doors are set below carved wood entablatures and fanlights. Brick pilasters flank the window openings. In the west bay at this level, a square-headed opening marked by a raised terra-cotta entablature and terra cotta roundel, contains paired multi-light French doors. The two bays at the east have window openings with raised terra-cotta entablatures and contain paired multi-light windows set below multi-light transoms. These openings are surmounted by narrow window openings with paired sash. A wide terra-cotta band course surmounts this double-height story.

Like the Dean Parkway façade, the residential stories are faced in brick with the corners and end bays articulated by brick quoins, and the window openings in the end bays have splayed terra-cotta lintels with keystones. Again, like the Dean Parkway façade, the current windows on floors four through eight, are six-over-one single-hung sash that restore the appearance of the original windows. The ninth story has large arched openings with paired sash fronted by balustrades, similar to those on the Dean Parkway facade. The window openings in the end bays, set above swag-adorned panels, are similar to

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those on the Dean Parkway facade. The easternmost bay on this facade reflects two later additions to the original design. When construction resumed on the building in 1946, the apartment in the southeast corner (Apartment 416) was extended eastward onto the flat roof of a third-floor dining room. The apartments on floors five through eight were similarly extended in 1976-77 with the eighth story terminating in a brick and terra cotta parapet.ⁱⁱⁱ The window openings in this later construction are filled with fixed plate glass with flanking casements.

East Side: Because of the building's height and location, the east side is highly visible, although various additions and service wings indicate its secondary status. In plan it is an irregular C. The southern arm of the C contains the mass of the building that fronts West Lake Street. The brick-faced 1946/1976-77 extension is very prominent when viewed from this side. At the ninth story, arched and square-headed window openings provide access to a terrace situated on the roof of the eighth-story apartment. The north wall of the Lake Street block and the east wall of the main block are punctuated by regularly spaced window openings (some blind) that have terra-cotta lintels and light the apartments. Like the main façades, the current windows on floors four through eight, are six-over-one single-hung sash that restore the appearance of the original windows. The lower public floors are obscured by a brick-faced wing (part of the original design) that contains service and athletic facilities. Another brick-faced service stack (part of the original design) extends at the north end rising to the eighth story. The ninth story is articulated by arched and square-headed openings, similar to those seen on the Dean Parkway and West Lake Street facades. A brick-faced service bulkhead is set on the east slope of the roof.

North Side: A narrow driveway leads from Dean Parkway along the north side of the building. Because it is fairly close to the smaller apartment building at 2915 Dean Parkway (not a part of this site), this side of the building is harder to view. Nonetheless, it is articulated in a manner that recalls the major facades. Rusticated terra-cotta blocks above a terra-cotta water table mark the first story. Wide terra-cotta band courses mark the second and third stories. The window openings are like those fronting the terrace on the north end of the Dean Parkway facade. The window openings in the six residential floors are also like those in the north end of the Dean Parkway facade.

An outdoor tennis court sited to the northeast of the building is on the same parcel of property. To the east of the building, and on the same property parcel, is a raised, landscaped terrace that covers a one-story parking garage added around 1953. The terrace serves as the forecourt of the twelve-story apartment building at 2900 Thomas Avenue South (on a different parcel of property). Both the terrace and the apartment building were completed in 1998.

Interior: The interior spaces reflect the complex program set forth by the original client, the promoters of the Calhoun Beach Club. A variety of public spaces were provided on three floors for entertainment, recreation, and commercial use—amenities characteristic of the residential apartment hotel property type—join six floors of residential space. The major interior spaces on the three public floors were constructed in 1928-29 largely as designed, although not all the finishes were put into place. Some were modified when the building was completed in 1946 and further modified in 1976-77 and in 2001-02. The plan and basic finishes of the residential spaces were completed in 1929 when construction halted, then were modified and finished in 1946. The apartments were further modified in 1976-77 and again in 2001-02.

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First Story: This floor is partially devoted to commercial spaces intended to provide services to the building's residents. These commercial spaces are entered from the interior arcade that extends through the building from West Lake Street. The interior finishes of the commercial spaces have been modified over the years as tenants have changed and were most recently refurbished in 2002. The floor of the arcade itself leads upward following the slope of the site. The plaster wall surfaces and green marble floor finishes seem to date largely from 1946. The entrance off Dean Parkway leads into a small vestibule that has the original mailboxes installed in alcoves. The entrance off West Lake Street has been modified on the interior with the addition of a ramp and accessible mailbox area. The hallways leading from the two entrance vestibules intersect near the center of the building, where the main elevator lobby and stairway are located. The service desk at the intersection is a recent installation. A childcare facility (originally a locker room) and the swimming pool area, which retains some of the original 1929 details (although it remained unfinished until 1946), are located in the northwest corner. The main staircase, which has cast-iron steps with egg-and-dart moldings and cast-iron balusters and terrazzo treads, leads from the basement level up through the public floors. The staircase was in place by 1929.^{iv}

Second Story: This floor contains the major public rooms of the Calhoun Beach Club. The Boulevard Room, facing Dean Parkway, functions as the ballroom. In the 1928 plans this was designated as the lobby lounge (what would have been a grand lobby in a transient hotel). The arched window openings on the west wall are reflected by the openings of the mezzanine at the third-floor level. The balustrades fronting the mezzanine balconies were installed by 1929. Other finishes in this room have been modified since then. The original 1929 ceiling plasterwork was modified in 1946, and the present ceiling and lighting fixtures appear to date from that period. The plaster walls have been redecorated several times and the north wall is completely mirrored. The curving staircase that leads down from the mezzanine was salvaged from Minneapolis North High School and installed in 1977. The Solarium, facing West Lake Street, is the main dining room. Like the Boulevard Room, the details are a mixture of 1929, 1946, 1977 and 2002 features. The Hidden Terrace Room, a smaller dining room, is located in the northwest corner. Designated as the billiard room in the 1928 plans, this room has been redecorated several times. The eastern section of this floor contains the gymnasium and squash courts, as well as the main kitchen area.^v

Third Story: The mezzanine level of the Boulevard Room contains several public spaces that are used for dining and entertainment purposes. The basic plan is depicted on the 1928 drawings. The rooms have been redecorated several times since the building opened in 1946. The upper areas of the Boulevard Room, Solarium, and gymnasium extend into this level. Two offices spaces, originally dining and card room spaces, are located on the east side above the kitchen.

Fourth through Ninth Stories: When completed in 1946, floors four through seven contained fifteen one-bedroom apartments per floor. Each had a dining room, kitchen, and tiled bathroom. When the building opened in 1946, the eighth floor contained thirty-four hotel rooms for transient guests. In a 1976-77 remodeling, these were converted into eight apartment units. The ninth floor also contained eight apartment units, created in 1946. In 2001-02, the 76 apartments that had resulted from previous remodels were converted into 57 apartment units. The basic configuration of the hallways and the

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original character of the residential floors is maintained by the wood-paneled hallway doors leading into the apartment units.

Basement: The basement contains locker rooms for athletic use, exercise studios and the boiler room.

ⁱ The original plans for "Calhoun Beach Hotel and Club, Minneapolis, Minnesota, Charles Wheeler Nicol, Architect, Chicago, Magney & Tusler, Associate Architect, Minneapolis, Completed May 28, 1928" are in the possession of AIMCO Calhoun, LLC, the current owners. Copies are available from Elness Swenson Graham Architects Inc., Minneapolis. Compass directions identify the elevations. The entrances on both the west and south elevations are called out as "main entrance."

ⁱⁱ Herb Paul, "The Luxurious Fulfillment of a 1928 Calhoun Dream," *Minneapolis Star-Journal*, January 1, 1946, 17, discusses changes to the entrances when the building was completed. "Dedicated to Healthful Recreation," *CBC News*, August 1987, 3, discusses some of the interior changes made in 1976-77, and the installation of historic architectural artifacts from other Minneapolis buildings.

ⁱⁱⁱ A photograph of the building taken in 1963 when it was known as Calhoun Beach Manor shows the fourth-story apartment extension, as well as the original window sashes. It is available from the Minnesota Historical Society Visual Resources Database. The work carried out in 1976-77 was carried out under Minneapolis Building Permit 8465742, issued September 29, 1976.

^{iv} See original plans; Paul; "Dedicated to Healthful Recreation" for a description of various conditions and changes. The original staircase is illustrated in Lewis C. Mills, "Calhoun Club Fate Rests with County Board," *Minneapolis Tribune*, August 13, 1944.

^v See original plans; Paul; "Dedicated to Healthful Recreation." Photographs listed under the heading "Calhoun Beach Hotel," taken in 1944, available in the Minnesota Historical Society Visual Resources Database, illustrate many of the public interior spaces. The decor of the ballroom, then called the lobby lounge, and the main dining room, when the building opened in 1946, are illustrated in *Crest 1* (November 1946).

Note: This Narrative Description was substantially prepared by:

Marjorie Pearson
Hess, Roise and Company
100 North First Street
Minneapolis, Minnesota 55401
September 2002

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The Calhoun Beach Club and Hotel is significant under National Register Criterion C in the area of Architecture. Initially constructed in 1927-29 and finally completed in 1946, the building displays distinctive characteristics of a type and period of construction. It is an important and rare local example of the nationally significant residential apartment hotel property type of the 1920s. It falls within the Minnesota statewide context "Urban Centers, 1870-1940," and within the local contexts "Minneapolis Architecture: City of Neighborhoods, 1893-1929," "Minneapolis Architecture: Post War Minneapolis, 1945-1991," and "South Minneapolis."ⁱ

Minneapolis in the 1920s: New Ways of Living

The idea for a social and recreational club situated in a specially built apartment hotel in a premiere location on the north shore of Lake Calhoun was conceived at the height of the city's economic and construction boom in the 1920s. During the decade from 1920 to 1930 the population of Minneapolis increased from 380,582 to 464,356, and in 1927 the boundaries of the city attained their present geographical extent. Minneapolis had been established as the commercial, banking, and insurance center of the Upper Midwest when it was named the headquarters of the Ninth District of the Federal Reserve Bank in 1914. This status was accompanied by the concurrent construction of large downtown office buildings (the Baker Block, Rand Tower, and Foshay Tower are all of the 1920s) and the construction or expansion of large downtown hotels serving transient guests. Some apartment hotels were also located at the edges of the downtown area. Hennepin Avenue and Seventh Street became the Broadway of the Upper Midwest, and Nicollet Avenue consolidated its position as the center of the retail trade. Minneapolis was becoming increasingly urbanized.ⁱⁱ

By the 1920s Minneapolis had a few exclusive clubs for social and recreational purposes. The Minneapolis Club, founded in 1908, and the Minneapolis Athletic Club, founded in 1912, catered to downtown businessmen, primarily of white, Protestant, Old-Stock American backgrounds. The Minikahda Club, founded in 1898 on the west shore of Lake Calhoun, was primarily a golf club with accompanying social facilities. The composition of its membership was similar to that of the downtown clubs.ⁱⁱⁱ

In the atmosphere of burgeoning civic pride and nascent cosmopolitanism of the 1920s, the founders of the Calhoun Beach Club and Hotel sought to appeal to prosperous, middle-class Minneapolitans of more diverse backgrounds who wanted the facilities of a private club but also sought to emulate the lifestyle and living patterns of other larger, American cities, such as Chicago and New York. Living in an apartment hotel, a building type that offered the amenities available in a hotel or club was a pragmatic choice for those who did not wish the burdens or risks of home ownership.^{iv} In his 1929 book on this building type, architect R.W. Sexton stated "The apartment hotel appeals to those who would be relieved of the cares and worries of housekeeping, who prefer the service of hotel life, but who enjoy the suggestion of home life which the apartment house offers."^v

In 1924 the City of Minneapolis had adopted a zoning ordinance that established a large number of areas that would allow multiple dwellings, although with height limitations, as well as many commercial and manufacturing districts. While Minneapolis had seen a major increase in multiple dwellings between 1912 and 1924, most were flats, ranging from four to twelve units, and rarely more than three

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stories high. Even larger buildings that extended over several platted lots and contained twenty-five or more units usually rose no more than four stories. A number of these were apartment hotels, clustered at the edges of downtown Minneapolis.^{vi}

The north shore of Lake Calhoun was included in a multiple-dwelling district. After many years of work by the Minneapolis Board of Park Commissioners under the superintendence of Theodore Wirth, Lake Harriet, Lake Calhoun, and Lake of the Isles and their linking parkways (at that time called boulevards) had become among the finest recreational spaces in the city. They formed part of the Grand Rounds, and the surrounding real estate had become among the city's most valuable. The area northeast of Lake Calhoun at the intersection of Hennepin Avenue and Lake Street had become a thriving commercial hub, today known as Uptown.^{vii}

The Establishment of the Calhoun Beach Club and Its Building

The Calhoun Beach Club was conceived by Harry S. Goldie (1893-1960), born in Minneapolis to Russian-Jewish immigrants. A former featherweight boxing champion and boxing instructor at the University of Minnesota, Goldie had established an outdoor boxing training camp on the site of the future club in 1916. Goldie acquired Lots 1 through 10 of the Lagoon Heights Addition on the east side of Dean Boulevard, north of West Lake Street, in 1923, and appeared at several meetings of the City Planning Commission to present the idea of an apartment hotel building called the Calhoun Beach Club at that location. At the time Goldie was an insurance executive and an officer of the Continental Finance and Mortgage Company. With a prime location just north of Lake Calhoun and a ready market, Goldie and other promoters of the club began to solicit club memberships.^{viii}

In 1926 D. D. Kroder of Los Angeles, who had promoted similar clubs in other cities according to the local press, and Earle Buell, secretary of the club, presented the idea for a club to the Hennepin-Lake Business Association. Buell was also an editor at the *Minneapolis Star*. Among the early club members were W. I. Nolan, the Minnesota lieutenant governor, and his predecessor Louis Collins and former Minneapolis mayor George Leach, who helped gain political support for the project. To attract others, honorary memberships were given to such notables as heavyweight boxing champion James J. Corbett, French tennis champion Suzanne Lenglen, aviator Charles A. Lindbergh, baseball player Babe Ruth, and pilot Charles Holman. The supporters hoped to sell enough life memberships to raise sufficient capital to construct a twelve-story building with apartment units and ample facilities and public spaces that would offer year-round opportunities for indoor and outdoor recreation and socializing.^{ix}

Because the zoning ordinance adopted in 1924 only allowed a six-story building on the site, a variance was needed from the City Council. It was granted in April 1927, and the first construction permit was taken out later that month with the groundbreaking occurring in June. At that time the club only had raised enough capital to construct an eight-story building (actually nine stories, as the mezzanine floor, today's third story, added another story), but the membership voted to proceed anyway.^x

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The Architect and the Apartment Hotel Type

Architect Charles Wheeler Nicol (1888-1959) of Chicago was given the commission, although existing records do not indicate why. Nicol, born in Cincinnati, had been educated at Purdue University and the University of Illinois. Around 1920 he had designed an office building for the Service Motor Truck Company, Wabash, Indiana; the house of Marshall Haywood, Lafayette, Indiana; and the Women's Art Building, Indianapolis. He also designed the Electrical Engineering Building on the Purdue University campus, completed in 1926. Subsequently he designed the Roshek Department Store and Office Building (1930) in Dubuque, Iowa. He served as president of the Architectural Club of Chicago between 1936 and 1939. After World War II, he designed a number of public schools including the Community High School in Blue Island, Illinois, and the Elmwood Park High School in Elmwood Park, Illinois.^{xi}

Magney and Tusler of Minneapolis were named as associate architects. Their predecessor firm, Chapman and Magney, had designed the Calhoun Beach pavilion, located across the street from the Calhoun Beach Club site, for the Minneapolis Board of Park Commissioners. Magney and Tusler had experience with commercial and public buildings and also were designing the Minneapolis Women's Club Building (1927).^{xii}

Two commissions relate more specifically to Nicol's work at the Calhoun Beach Club. His plan for the nine-story Hotel Gary, Gary, Indiana, completed in 1926, was very similar to that he subsequently used at the Calhoun Beach Club. Both employ revival styles, although the Tudor Gothic details of the Hotel Gary differ from the Georgian Revival details of the Calhoun Beach Club. Both buildings have two major facades articulated with bays at the corners. One facade is organized with projecting wings containing the residential spaces, above an entrance pavilion that contains public spaces. The other facade contains commercial spaces and an entrance at the ground level with residential spaces above. At about the same time he received a commission for the thirteen-story Farcroft Apartments on the far north side of Chicago, located on a mid-block site close to the shore of Lake Michigan. Completed in 1928, the Farcroft has vertical bays articulated with Tudor Revival detail above a ground-level entrance arcade.

As a Chicago-based architect, Nicol would have been aware of a significant tradition of apartment hotel building in that city, which had begun about 1890. Chicago architects Benjamin Marshall and Howard Van Doren Shaw were among the architects active in the design of apartment buildings and the introduction of the Georgian Revival and Tudor Gothic styles for such buildings. In the years after World War I, Chicago apartment hotels had become taller, often ten to twelve stories, and larger, spread over lots ranging in size from one-quarter to one and one-half acres. Many were situated in neighborhoods close to the desirable lakefront of Lake Michigan. South of downtown Chicago, significant clusters were built in the neighborhood of East Hyde Park. Others were built north of downtown along and near Lake Shore Drive and its adjacent parkland. With the larger size came even more of the amenities and services that the residents of such buildings found desirable. In 1928, Baird and Warner, a local real estate firm, published *A Portfolio of Fine Apartment Homes* to aid its clients in finding apartments "suitable both as to location and layout." Among its entries, the portfolio includes eight buildings located close to the lakefront and described as apartment hotels ranging in height from fifteen to twenty-two

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stories, accompanied by photographs and floor plans. All are designed in revival styles, the Georgian Revival style predominating. The style, because of its associations with domesticity and the country's early architectural forms, was widely used for hotels and apartment buildings of the period. The plans take the form of a U, L, or T, with entrance pavilions, shops, and such public spaces as large lobbies and dining rooms, characteristic of apartment hotels, filling in the corners or center of the plans at the ground level of the buildings. These plans also allow ample light to the one- and two-bedroom units arranged along double-loaded corridors on the residential floors.^{xiii}

Chicago was not the only Midwestern city with a tradition of apartment buildings. Between the late 1890s and the 1920s, Kansas City, Missouri, had developed a particular expression of the form, the colonnaded apartment building, with multi-story colonnaded porches. While the apartment hotel seems not to have been a significant variant of the Kansas City apartment type, many of the buildings were located along the city's boulevards and parkways, thus enhancing their desirability.^{xiv}

In developing apartment buildings and apartment hotels, Chicago had followed in the tradition of such East Coast cities as New York and Washington, D.C. Much of the streetscape of both cities was filled with multi-story apartment buildings and apartment hotels in the years before and after World War I, continuing through the 1920s. They were designed in revival styles, with the Beaux-Arts and variations on the Classical Revival styles, such as the Georgian Revival, being particularly popular. Plans for apartment hotels included grand public lobbies, dining rooms, reception rooms, and spaces for residential services such as hairdressers and drycleaners. Unlike standard apartment buildings, apartment hotels tended to have smaller units with only one or two bedrooms.^{xv}

At the time that the Calhoun Beach Club was conceived, there were no exactly comparable apartment hotel buildings in Minneapolis. The closest in type were the few contemporary downtown hotel buildings that were similar in size, scale, and amenities. Among them was the Curtis Hotel (demolished 1984), which advertised itself as the "Largest Hotel in the Upper Midwest." With 800 rooms (at one time organized into 242 one- and two-room apartments), it served both a residential and transient clientele. Initially built in 1903 as the Curtis Court Apartments, it was expanded with two twelve-story wings, one designed by Lindstrom and Almars in 1911 and the other by Long and Lamoreaux in 1919. The six-story Ogden Apartment Hotel (NRHP 1992), built in 1910 at South 12th Street and LaSalle Avenue, is a surviving example of an apartment hotel of an earlier era. It is smaller in scale, designed with only seventy-one apartments on its six floors, with fewer spaces for amenities. The rectangular plan has shallow indentations for light courts. Rather than a grand lobby, it had a reception room and office on the first floor. The dining room, which would have been on the first floor or mezzanine in a larger apartment hotel, was located in the basement.^{xvi}

Another Minneapolis apartment hotel, the Groveland, 510 Groveland Terrace, is located at the edge of Loring Park and just south of downtown. Completed in 1927, the Groveland was designed by the Minneapolis firm of Larson and McLaren in a restrained Classical Revival style. The T-shaped plan incorporates forty-seven apartments with a grand foyer, lobby, lounge, ladies parlor, and dining rooms on the first story. The style, the plan, and the amenities are all characteristic features of the apartment hotel type.^{xvii}

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The construction of the Calhoun Beach Club superstructure was begun in 1928. By then, Nicol had developed plans, elevations, and detail drawings for a nine-story building of the apartment hotel type, designed in the popular Georgian Revival style. The two major facades capitalized on its location; facing Lake Calhoun, it also fronted the landscaped Dean Boulevard and related parkland (a link between Lake Calhoun and the Lake of the Isles in the Grand Rounds of the Minneapolis park system). Nicol's plans called for three stories of public, social, recreational, and commercial space, five stories of residential space (four stories for hotel apartments and one story of transient hotel rooms), plus the never-executed Marine Dining Room on the ninth story. In this respect it followed Sexton's description of an apartment hotel: "It is, perhaps, in the general arrangement of the first floor that the apartment hotel differs most from the apartment house. Here the apartment hotel takes on a greater similarity to the hotel. There is, in most every case, a large foyer, a lounge, a main dining room and a grill room, and often private dining rooms as well." However, Nicol extended these facilities over several floors, in part to accommodate the varying elevation of the site. The commercial space, situated on the first story and accessible from Lake Street, was intended to supply rental income to the club, provide amenities and services for the members and their guests, and attract local business from the surrounding community. The public spaces for recreation and entertaining were on the first through third floors and generally approached through the Dean Boulevard entrance. However, the dining rooms and terraces were located on the south side of the building with views of Lake Calhoun. The primary residential facade was oriented towards the broad, landscaped parkland of Dean Boulevard. The revival style, the plan with its provision for public spaces and amenities, the arrangement of the residential floors with one-bedroom units, and the lakefront location all recall Chicago apartment hotels of this period.^{xviii}

The cornerstone was laid in 1928, at southwest corner of the building, bearing the inscription "Dedicated to Healthful Recreation, A. D. 1928." Construction continued through 1929, resulting in the completion of all of the exterior features including entrances, shop fronts, and windows, and much of the interior, including such public spaces as the lobby, dining rooms, and staircases. However, the stock market crash in October led to a lack of financing that halted construction.^{xix}

Subsequent Completion of the Calhoun Beach Club

Even though the building was very close to completion, the entrances and shop fronts were boarded up while the club members waited for conditions to improve. Goldie organized the Edgewater Beach Building Corporation in 1938 to sell more memberships to raise additional capital, and sought federal loans. The project seemed poised to begin again. Then World War II intervened with federal government restrictions on private construction projects. The club officers sought additional financing on the grounds that completing the building would alleviate the wartime housing shortage.^{xx}

Finally a refinancing plan brought \$550,000 to finish the building. The Edgewater Beach Holding Company filed for a building permit in August 1945, with E. B. Croft of Minneapolis as the architect. The building was to open in 1946 as the Calhoun Beach Club and Apartments (listed as such in the Minneapolis City Directory), catering to club members who wanted the convenience of the apartment hotel lifestyle. Only the eighth floor was devoted to short-term hotel space. The other residential floors, including the ninth floor, were organized into sixty-eight apartment units. The major public rooms, which had been largely completed in 1929, were finished and redecorated by interior designer Karl

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Humphrey, Jr., although most of Nicol's original spaces and major architectural features were retained for their intended functions. (Much of Humphrey's decor was removed in later remodeling.) Also Apartment 416 on the east side of building was enlarged and extended over a third-floor dining room.^{xxi}

Later History

The Calhoun Beach Club's initial tenure as a private club with apartment hotel accommodations for its members was a short one, primarily because of financial difficulties. In 1953, manufacturer Frank Griswold, who owned the Northwest Automatic Products Company, purchased the property, added a one-story parking garage immediately to the east, and converted the club to an apartment hotel without membership requirements.^{xxii}

Griswold sold the building in 1963 to the United Church Homes. Under that ownership it served for ten years as the Calhoun Beach Manor, containing apartments for elderly residents. After United Church Homes defaulted on its mortgage, the property reverted back to Griswold. He finally sold it in 1976 to Robert Mecoy and Gary Benson, who revived the idea of an athletic and social club that would be marketed as a benefit to tenants in the accompanying rental apartments. Mecoy and Benson hired Arvid Elness, Architects, Inc., to oversee their rehabilitation of the building. The apartments on the fifth through eighth floors above Apartment 416 were enlarged. The swimming pool, which had been closed off during the Calhoun Beach Manor period was reopened, and the gymnasium, which had served as a television studio for a number of years, was returned to its original function. The outdoor tennis court was also added. Interior designer Gary Wheeler of Wheeler/Hildebrand of Minneapolis redecorated the major public rooms on the second floor, adding architectural details that had been salvaged from demolished Minneapolis buildings. The Club Corporation of America purchased the club business in 1980, but Benson and Mecoy retained ownership of the property and subsequently redeveloped the adjacent property to the east of the Calhoun Beach Club with a twelve-story apartment building, designed by the Minneapolis architectural firm KKE. After the new building was completed in 1998, Benson and Mecoy sold both parcels to the Apartment Investment and Management Company (AIMCO) of Denver, which undertook a rehabilitation of the historic Calhoun Beach Club that included restoring the windows to their original appearance.^{xxiii}

Conclusion

The apartment hotel building created by the Calhoun Beach Club has endured as an important and rare local example of a nationally significant property type. In its Georgian Revival design, plan, provision for amenities and incorporation of grand public spaces, the Calhoun Beach Club displays the distinctive characteristics of the residential apartment hotel type of the 1920s as seen in many United States cities. Even with changes in interior decor, these distinctive characteristics remain intact. Further, its location by Lake Calhoun and frontage on Dean Parkway, part of the Grand Rounds, gives the building an additional distinction that relates to the expression of the type in such cities as Chicago.

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ⁱ Thomas R. Zahn, "Context: Architecture, 1848-Present," in "Preservation Plan for the City of Minneapolis," prepared by Thomas R. Zahn and Associates for the City of Minneapolis, 1990; Marjorie Pearson, "South Minneapolis: An Historic Context," prepared by Hess, Roise and Company for the Minneapolis Heritage Preservation Commission, 2000.

ⁱⁱ John R. Borchert, David Gebhard, David Lanegran, and Judith A. Martin, *Legacy of Minneapolis: Preservation Amid Change* (Minneapolis: Voyageur Press, 1983), 64, 112-114; Larry Millett, *Lost Twin Cities* (Saint Paul: Minnesota Historical Society, 1992), 241-248, 288-291; Marjorie Pearson, "Downtown Minneapolis: An Historic Context," prepared by Hess, Roise and Company for the Minneapolis Preservation Commission, 2000, 23-30.

ⁱⁱⁱ Marion Daniel Shutter, *History of Minneapolis, Gateway to the Northeast* (Chicago and Minneapolis: S. J. Clarke Publishing Co., 1923), 647-652; David A. Lanegran and Ernest R. Sandeen, *The Lake District of Minneapolis: A History of the Calhoun-Isles Community* (Saint Paul: Living History Museum, 1979), 62-64. For a discussion of Old-Stock Americans in Minnesota culture, see John G. Rice, "The Old-Stock Americans," in *They Chose Minnesota: A Survey of the State's Ethnic Groups*, ed. June Drenning Holmquist (Saint Paul: Minnesota Historical Society Press, 1981), 65-72.

^{iv} Paul Groth, *Living Downtown: The Residential Hotels in the United States* (Berkeley: University of California Press, 1994), chapters 1 and 2, provides a useful discussion of the benefits and amenities associated with apartment hotel and club living. He equates living in a club with living in an apartment hotel.

^v R. W. Sexton, *American Apartment Houses, Hotels, and Apartment Hotels of Today* (New York: Architectural Book Publishing Co., Inc. 1929), 6.

^{vi} Minnesota Works Progress Administration, *1940 Atlas of the City of Minneapolis, Minnesota* (Minneapolis: City of Minneapolis, 1941) contains the language of the zoning ordinance and the zoning map. Philip Kent Wagner, "The Historical Geography of Apartment Housing in Minneapolis, Minnesota, 1870 to 1930" (Ph.D. diss., University of Minnesota, 1991), 232-245, discusses the zoning ordinance and related legislation. Wagner, chapters 3 and 4, also discusses the characteristics and geographic distribution of Minneapolis apartment buildings.

^{vii} Theodore Wirth, *Minneapolis Park System, 1883-1944* (Minneapolis: Board of Park Commissioners, 1945), 118-124, describes the development of the parks and parkways around the lakes. See also Charlene K. Roise and Denis P. Gardner, "Making the City Itself a Work of Art: An Historical Context for the Grand Rounds, Minneapolis," prepared for Minneapolis Park and Recreation Board, 2000. Lanegran and Sandeen, 42-44, discuss the commercial district.

^{viii} For information on Goldie see, "Harry S. Goldie, Calhoun Beach Club Backer, Dies," *Minneapolis Tribune*, December 12, 1960, 33; "H. S. Goldie, Beach Club Backer, Dies," *Minneapolis Star*, December 12, 1960, 4B; Minneapolis City Directories, 1925-1950. The property was transferred on July 25, 1923, but the transactions not recorded until November 14, 1923, in the Hennepin County property records. Goldie and architect Alexander Rose appeared at the City Planning Commission on May 31, June 14, and June 28, 1923. The original request was to construct a seven-story apartment building for the Calhoun Beach Club on a site that allowed only for a three-story building since it fronted parkland. While the request was denied on September 27, 1923, it was subsequently approved on October 11, 1923.

^{ix} *Lake District Advocate*, November 12, 1926, December 10, 1926, April 8, 1927. The idea of selling memberships to raise capital to construct the building was a method similar to that employed by tenant-shareholders of contemporary cooperative apartment buildings to finance their projects.

^x *Lake District Advocate*, June 3, 1927, June 7, 1927, June 24, 1927, September 30, 1927. Minneapolis City Council, *Proceedings*, April 8, 1927.

^{xi} For more information on Nicol, see George S. Koyl, ed. *American Architects Directory* (New York: R. R. Bowker, Co., 1955); listings in the Periodical Index, Avery Architectural and Fine Arts Library, Columbia University.

^{xiii} For information on Magney and Tusler, see records of the firm in the Northwest Architectural Archives, Elmer L. Anderson Library, University of Minnesota.

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^{xiii} For further discussion of apartment hotel contexts for Chicago, see Peter Rathbun and Charles Kirchner, "Hyde Park Apartment Hotels, Chicago, Illinois," 1985, Multiple Property Submission, National Register of Historic Places Registration Form; Carl W. Condit, *Chicago 1910-29* (Chicago: University of Chicago Press, 1973), 157-164; W. Carroll Westfall, "Chicago's Better Tall Apartment Buildings 1871-1923," *Architectura* 21 (1991), 177-208; and John Zukowsky, "Catalogue," *Chicago Architecture and Design 1923-1993: Reconfiguration of an American Metropolis* (Munich: Prestel Verlag, 1993). See *A Portfolio of Fine Apartment Homes*, compiled by the Michigan Erie Office of Baird and Warner, Inc. (Chicago: Baird and Warner, 1928).

^{xiv} For a discussion of Kansas City apartment types see Linda F. Becker and Cydney E. Millstein, "Colonnaded Kansas City Apartment Buildings (Phase I): A Study," prepared for Kansas City Landmarks Commission, 1990.

^{xv} For a discussion of apartment hotel contexts in Washington, D. C., see Emily Hotaling Eig and Laura Harris Hughes, "Apartment Buildings in Washington, D. C. 1880-1945," 1993, Multiple Property Submission, National Register of Historic Places Registration Form, prepared by Tracerics, Chevy Chase, Maryland. For New York examples, see Andrew Alpern, *Apartments for the Affluent* (New York: McGraw-Hill, 1976); Andrew Alpern, *Historic Manhattan Apartment Houses* (New York: Dover, 1996); and Andrew Alpern, *Luxury Apartment Houses of Manhattan* (New York: Dover, 1992). For a broader discussion see Elizabeth Hawes, *New York, New York: How the Apartment House Transformed the Life of the City, 1869-1930* (New York: Knopf, 1993).

^{xvi} Wagner, chapters 3 and 4, analyzes types of apartment buildings and patterns of construction in Minneapolis during the 1920s. For the Curtis see Larry Millett, *Twin Cities Then and Now* (Saint Paul: Minnesota Historical Society Press, 1996), 56-57, and Michael Koop, "Ogden Apartment Hotel," 1991, National Register of Historic Places Registration Form, available at Minnesota State Historic Preservation Office, especially Sect. 8-3 through 8-4. Koop, of course, discussed the Ogden in great detail.

^{xvii} Sexton, 261-262; Koop, Sect. 8-3.

^{xviii} Information on the plans is found in note 1. For the quote, see Sexton, 6.

^{xix} The cornerstone is illustrated in "Dedicated to Healthful Recreation."

^{xx} "Liens on Calhoun Beach Club Upheld," *Minneapolis Star*, January 26, 1934. "'Unfinished Dream' May Be Completed; See New Era at Calhoun Beach Club," *Minneapolis Times Tribune*, April 12, 1940; this article is illustrated with many photographs showing the interior public spaces. "Calhoun Club Fate Rests with County Board," *Minneapolis Tribune*, August 13, 1944. "Calhoun Beach Club Asks Tax Ease to Tame Lakeside White Elephant," *Minneapolis Tribune*, August 24, 1944.

^{xxi} Don Hearn, "The Calhoun Beach Club," *Northwest Life*, August 1946, describes the completed building and the Humphrey decorating scheme.

^{xxii} Landmark, "Calhoun Beach Club Sold: Garage to Be Built; Improvements Set," *Minneapolis Tribune*, July 12, 1953.

"City Firm Protests Calhoun Beach Club Tax Ruling," *Minneapolis Tribune*, July 19, 1956.

^{xxiii} "Calhoun Beach Hotel Sold to Church Group," *Minneapolis Tribune*, December 6, 1962. "Calhoun Manor Ruled Taxable," *Minneapolis Star*, February 17, 1970. Gwentyth Jones, "Court Rules Tax Must Be Paid on Calhoun 'Manor'," *Minneapolis Star*, February 25, 1972. "Architectural Notes," *Architecture Minnesota*, May-June 1976. Peter Ackerberg, "Calhoun Beach to Be Club, Apartment Site," *Minneapolis Star*, November 25, 1976. Barbara Flanagan, "Greenery Riseth," *Minneapolis Star*, November 25, 1976. Carl Griffin, Jr., "What's Going On?," *Minneapolis Tribune*, December 3, 1976. "Calhoun Beach Athletic Club to Open," *Skyway News*, May 24, 1977. Don Morrison, "Amazing Grace," *Minneapolis Star*, July 15, 1977. Margaret Morris, column, *Minneapolis Tribune*, July 20, 1977. "Calhoun Beach Complex Sells for Sky-High Price," *City Business*, January 25, 1999. Jim Buchta, "Apartment Amenities Draw Honors," *Minneapolis Star-Tribune*, October 16, 1999.

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September 2002

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Original plans for "Calhoun Beach Hotel and Club, Minneapolis, Minnesota", Charles Wheeler Nicol, Architect, Chicago, Magney & Tusler, Associate Architect, Minneapolis, Completed May 28, 1928. (Note: Plans are in the possession of AIMCO Calhoun, LLC, the current owners, and copies are available from Elness Swenson Graham Architects Inc., Minneapolis.)

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VERBAL BOUNDARY DESCRIPTION:

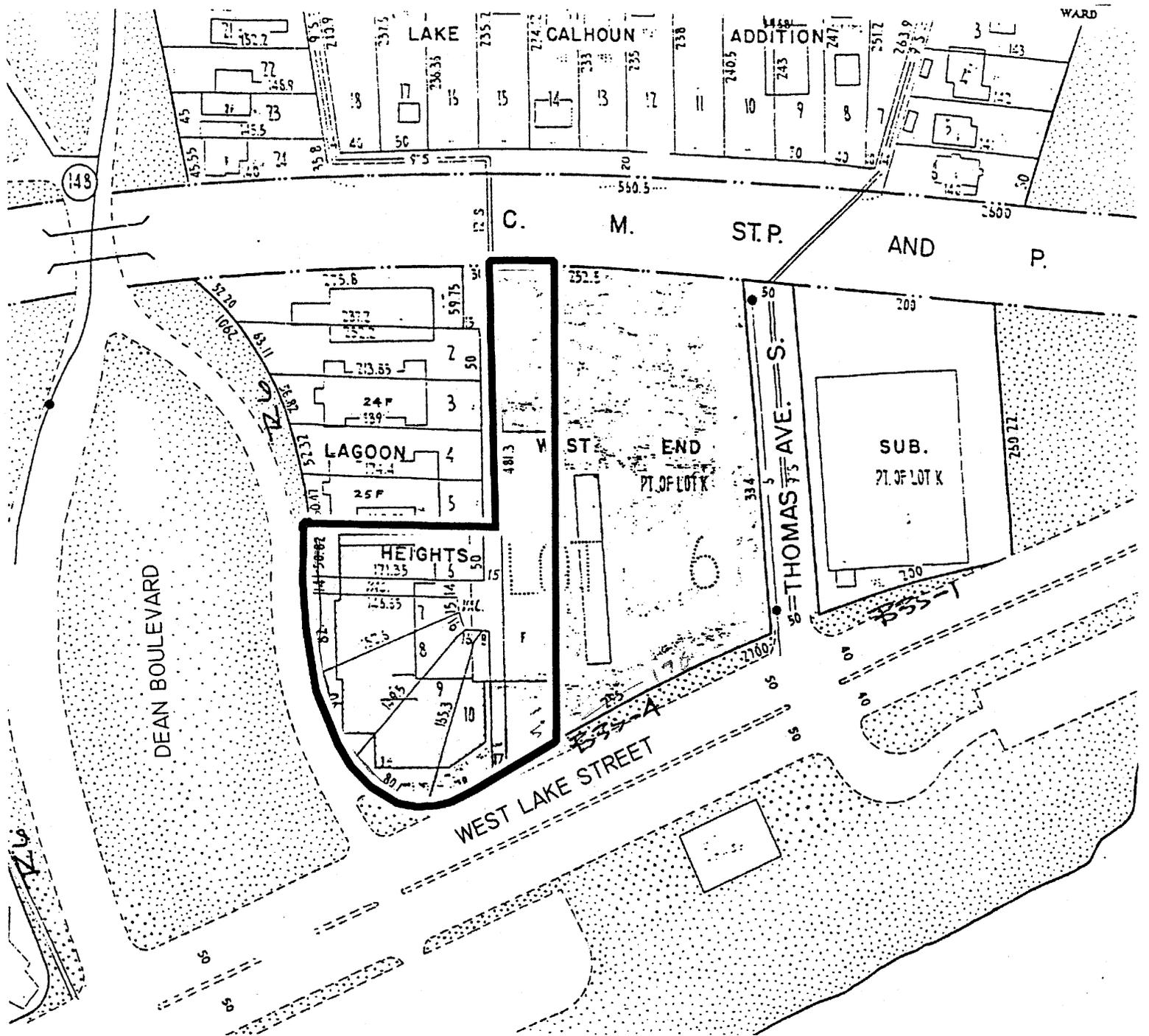
The nominated property occupies Lots Six, Seven, Eight, Nine and Ten, plus the south five feet of Lot Five, of the Lagoon Heights Addition in the City of Minneapolis, including all of the adjacent vacated alley, plus a part of Lot K of the adjacent West End Subdivision described as follows:

Beginning at a point along the south property line of Lot K that is 938.73 feet westerly as measured along the south property line from the southeast corner of Lot K, thence northerly to a point on the north property line of Lot K that is 940.5 feet westerly as measured along the north property line from the northeast corner of Lot K, thence westerly along the north property line of Lot K to the east property line of the Lagoon Heights Addition, thence southerly along the east property line of the Lagoon Heights Addition to the south property line of Lot K, thence easterly along the south property line of Lot K to the beginning point.

Note: The heavy black line on the attached map graphically defines the boundary of the nominated property.

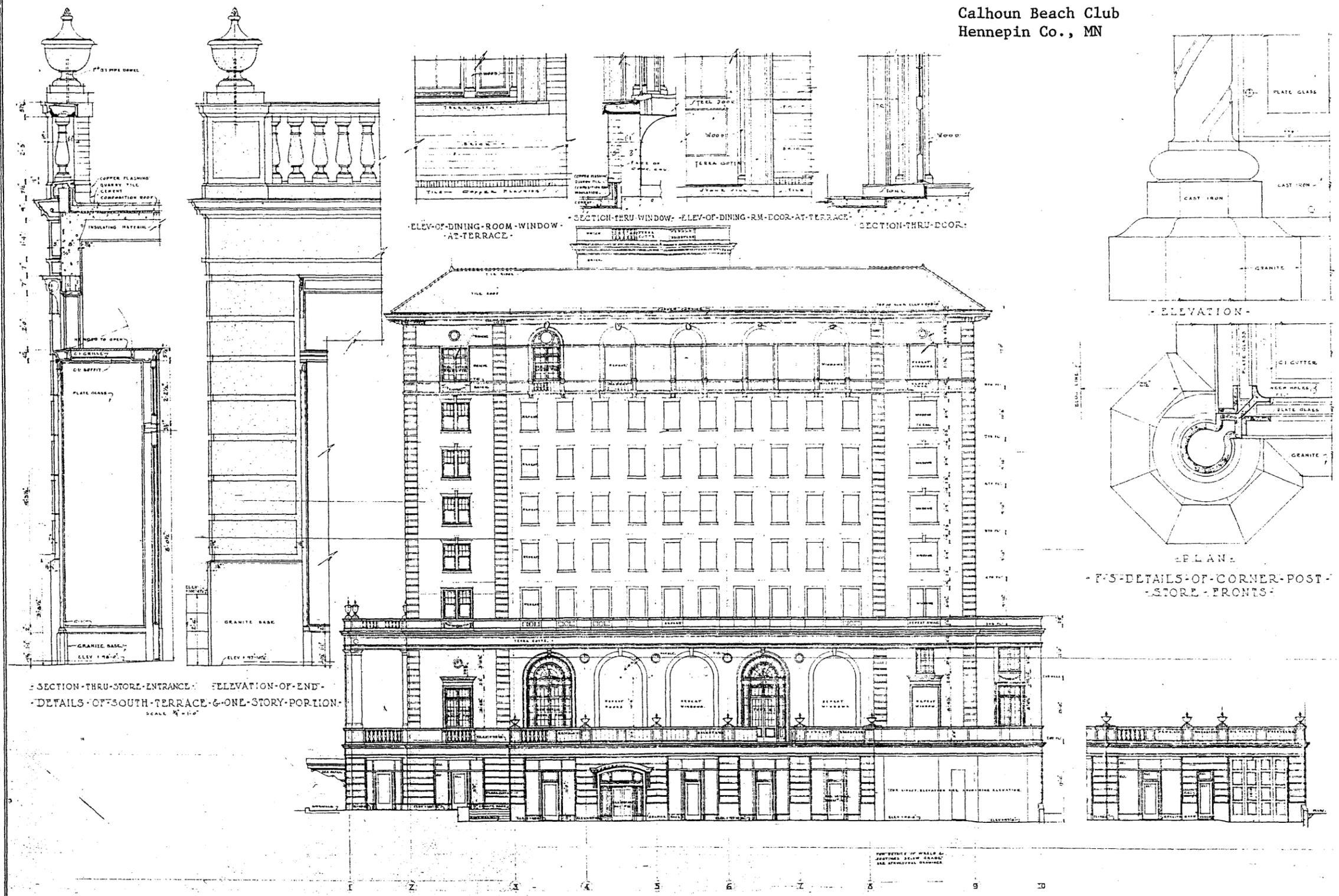
BOUNDARY JUSTIFICATION:

The boundary includes the entire area that has historically been associated with the property. Specifically, the boundary includes the original parcel (Lots Six through Ten, plus the south five feet of Lot Five, of the Lagoon Heights Addition) plus that portion of Lot K of the adjacent West End Subdivision that contains the garage built in the 1950's and the terrace built in 1998.



**CALHOUN BEACH CLUB
 LOCATION MAP
 2730 WEST LAKE STREET
 HENNEPIN COUNTY, MN**

Calhoun Beach Club
Hennepin Co., MN



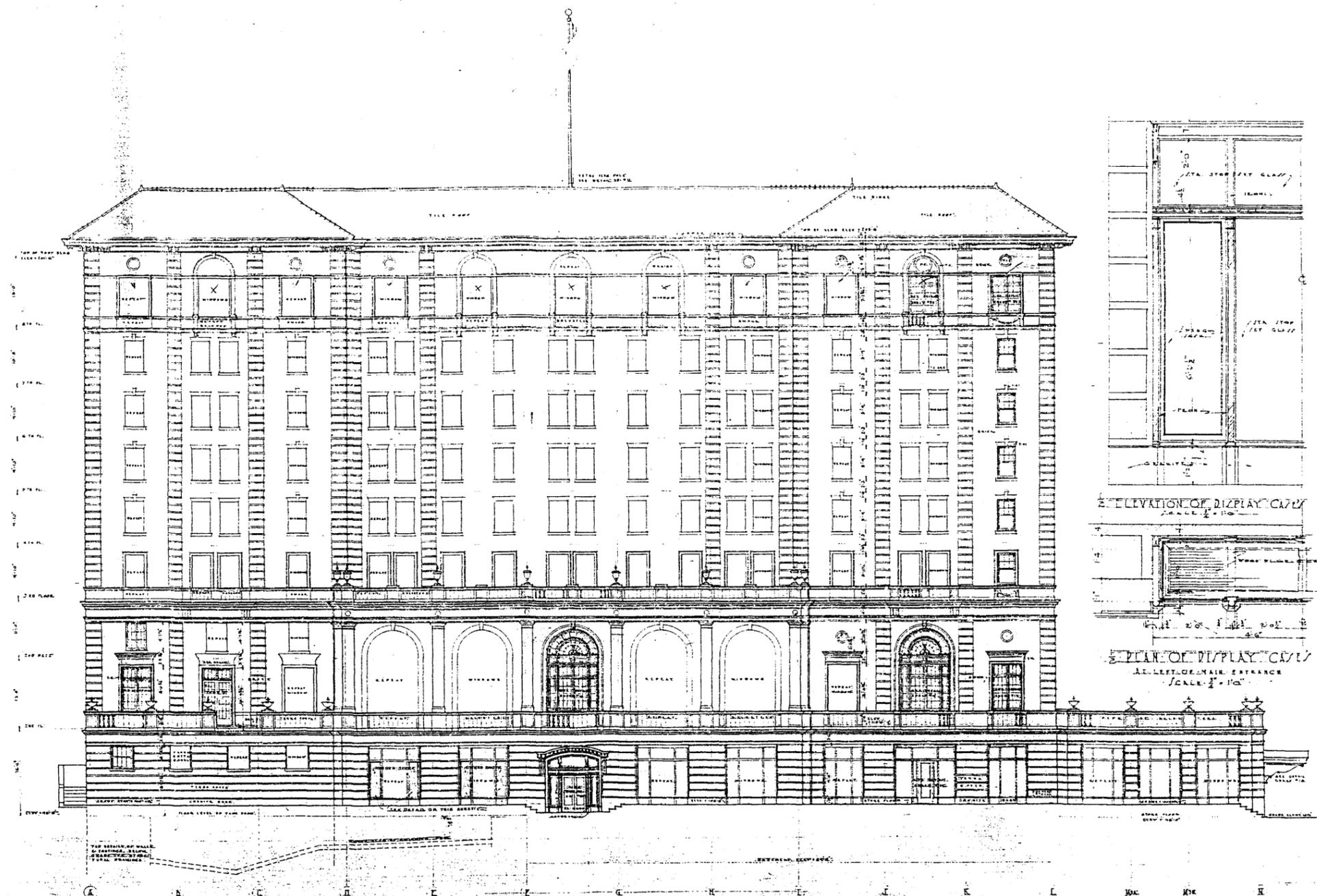
SOUTH ELEVATION
SCALE 1/8" = 1'-0"

C. J. W. RECEIVED

MAY 8 2000
MEYER BURGMAN
AND JOHNSON INC
CONSULTING ENGINEERS

CALHOON BEACH HOTEL & CLUB	
MINNEAPOLIS	MINNEAPOLIS
CHARLES WHEELER NICOL ARCHITECT	
215 ST. PAUL ST. CHICAGO	
MAGNEY & TUSLER INC.	
ASSOCIATE ARCHITECT - MINNEAPOLIS	
PLANS COMPLETED	CHECKED BY
MAY - 28 - 1928	COMM NO 2801
APPROVED BY	SHEET NO
	13

Calhoun Beach Club
Hennepin Co., MN



WEST ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION OF DISPLAY CASE
SCALE 1/4" = 1'-0"

ELEVATION OF DISPLAY CASE
AT LEFT CORNER ENTRANCE
SCALE 1/4" = 1'-0"

C.I.W.K.S.

RECEIVED
MAY 8 2008

MEYER BORGMAN
AND JOHNSON, INC.
CONSULTING ENGINEERS

CALHOUN BEACH HOTEL & CLUB	
MINNEAPOLIS - MINNESOTA	
CHARLES W. WHEELER	ARCHITECT
EDWARD STRAUS	ASSOCIATE ARCHITECT
M. A. G. NEY & TUSLER	MINNEAPOLIS
PLANS COMPLETED	CHECKED BY
APPROVED BY	