

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

For NPS use only

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

received APR 11 1985

date entered MAY 9 1985

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

1. Name

historic Hotel Yancey (LN06-45)

and/or common Hotel Pawnee

2. Location

street & number 221 East 5th Street NA not for publication

city, town North Platte NA vicinity of

state Nebraska code 031 county Lincoln code 111

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<u>NA</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Richard W. Sanders

street & number 1216 State Street, Suite 610

city, town Santa Barbara NA vicinity of state California 93101

5. Location of Legal Description

courthouse, registry of deeds, etc. Lincoln County Courthouse, Register of Deeds

street & number NE Corner 3rd & Jeffers Street

city, town North Platte state Nebraska

6. Representation in Existing Surveys

title Nebraska Historic Buildings Survey has this property been determined eligible? yes no

date On-going federal state county local

depository for survey records Nebraska State Historical Society

city, town Lincoln state Nebraska

7. Description

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

Describe the present and original (if known) physical appearance

The Hotel Yancey is located in North Platte, the county seat of Lincoln County. Constructed in 1929, the hotel represents a fine example of the Georgian Revival style of architecture. Also known as the Hotel Pawnee, the building is presently used for retirement housing. Structural and historical integrity has been preserved except for minor alterations to the street facades where stone fronts have been modernized, and interior changes made as a result of past remodellings.

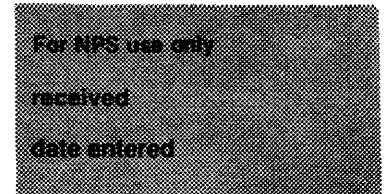
The Hotel Yancey is located in the downtown business district of North Platte (1983 population 24,509), situated approximately 224 miles west of Lincoln, the state capital. The "ell" shaped building is constructed of steel and brick and is eight stories in height with nine bays to the south and seven bays on the east. Overall the hotel is simplistic in its design with ornamentation found only in the first, second and top stories. The pronounced belt-course runs directly below the sill line of the top story window, visually dividing the story and making it the crowning feature in the building's design. The hotel is capped with a massive terra cotta cornice on the south and east facades and displays elaborate "projection-like" details at the corners. The rectangular shaped windows of six-over-one pane arrangement have elaborate terra cotta panels above of curvaceous forms executed in bas relief and the entire window unit is framed with terra cotta molding. A small decorative panel is centered above each window unit. The primary windows, found at the corners of the building, are also crowned with elaborate panels, but are surrounded by spirial columns with decorative capitals visually supporting an entablature crowned with a broken pediment. Balconets are featured at the base of each window opening. The second story window openings also show terra cotta surrounds executed in a "quoin-like" fashion with the central window showing an elaborate pedimented surround of terra cotta with a profusion of bas relief detailing. Again, fenestration consists of double-hung windows with six-over-one pane arrangement. All windows on the second level are joined at the hood and sill lines by continuous terra cotta belt-courses. The ground level, which houses the hotel entries and retail space, shows a massive wall cornice with a fret-work design in the frieze. The main entries are found on the south and east facades, each featuring a canopy reading "Hotel Pawnee." The entries are framed with terra cotta incised with geometric designs and also show wall fixtures of Art Deco design. The commercial spaces are separated by large brick piers which visually support the wall cornice. The five-story shaft, which is devoid of ornamentation, shows rectangular shaped window openings with double-hung sash of six-over-one pane arrangement with brick linteled hoods and terra cotta lugsills. Brick buttresses run the entire height of the building and are located near the southwest, southeast and northeast corners.

The hotel interior remains remarkably intact, with only minor changes being made since its completion in 1929. The front foyer, which features segmentally arched openings, leads into the main lobby.

"The room is English period design, the rugs, the furnishings and the wall coloring blending into a complete whole that gives it a distinct homelike touch. The whole is the work of a famous Chicago designer." (North Platte Evening Telegraph October 16, 1929). The mezzanine on second level encircles the entire lobby area and shows an elaborate wrought iron railing broken by massive fluted square columns with

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

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



Continuation sheet DESCRIPTION Item number 7 Page 2

decorative capitals. The lobby space is a profusion of Classical details including wall cornices, panels, dentils, wall sconces, ceiling medallions, chandeliers, brackets and other various surface enhancements, including an Egyptian running motif. The raised entry, which leads to the dining room, exhibits a round arched opening flanked by spiral columns with crocketed capitals supporting massive wall brackets. A wall panel crowns the door opening and again, ornamentation is abundant, showing design motifs of fruits, vegetables, foliage, dragons and shields. The dining room itself features elaborate ceiling medallions with ceiling and wall light fixtures reminiscent of the Art Deco style. The ballroom is located on the second level with access provided from the Mezzanine. The room displays ceiling medallions with crystal chandeliers, a stage, wood floors and wall panels surrounding and interspaced between the window openings. Room layout for the remaining floors is similar on each level, consisting of guest rooms with bathroom facilities, an elevator shaft, corridor and stairwell.

In November 1928, Mr. William Yancey of Grand Island signed an agreement with Keith Neville of North Platte and Alex Beck of Omaha for the lease of the new hotel. Construction began in March of 1929 with the hotel celebrating its grand opening on October 16, 1929.

The Hotel building was financed and erected by the North Platte Realty Company, headed by Neville and Beck. The Alex Beck Company, Omaha, served as the main contractors, with F. A. Henninger, also of Omaha, serving as architect.

The Hotel, presently known as the Pawnee Retirement Hotel, provides housing for retired and elderly persons.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1929 **Builder/Architect** Alex Beck/F. A. Henninger

Statement of Significance (in one paragraph)

Architecturally significant, the Hotel Yancey represents a fine example of the Georgian Revival style of architecture which was evident in America during the late 19th and early 20th century. Names for W. L. Yancey, and designed by Omaha architect F. A. Henninger, construction of the hotel was financed by Keith Neville and Alex Beck. Neville was a prominent businessman and civic leader in the community, serving as Governor from 1917-19. Beck, who was president of the North Platte Realty Company, served as the builder and contractor for the hotel. Historically, the building has played an important role in the commercial interests of North Platte and the surrounding community.

The Hotel Yancey represents a fine example of the Georgian Revival style of architecture which gained popularity from the 1880's through 1920. The style strove to restore order and discipline in architectural design and was characterized by formalism in plan, symmetry, rectangular window openings, and classical detailing.

Construction of the new hotel began in March of 1929 with the hotel celebrating its grand opening October 16 of that same year. Headlines in the North Platte Evening Telegraph stated:

North Platte's vision of a new hotel has at last come into reality. The Yancey will be formally opened tonight and the city's welcome to its visitors will hereafter be extended in a building of beautiful proportions, furnished in the best of modern equipment and with a spirit that truly expresses the city's hospitality....The Yancey is in every respect modern and up to date. The structure itself is in Georgian architecture, steel and concrete. It is eight stories in height with 143 rooms with bath.

The Hotel derives its name from William L. Yancey who served as proprietor of the hotel after signing a lease with Keith Neville and Alex Beck in the fall of 1928. Yancey, who had been engaged in the hotel business since he was a young teenager, gained experience working at hotels in Kansas City, Texas, Colorado and Iowa (Evening Telegraph, 1929, p. 1). In 1925, Mr. Yancey sold his interests out and devoted his time to the Hotel Yancey in Grand Island (see Hotel Yancey, entered National Register of Historic Places 12/13/84). Then following the completion of the Hotel in North Platte, Yancey handled the business affairs of both properties.

The hotel building was financed and erected by the North Platte Realty Company, headed by Keith Neville and Alex Beck. The company was incorporated by Neville and Beck on December 10, 1928.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property Less than one acre

Quadrangle name North Platte West, Nebraska

Quadrangle scale 1:24,000

UTM References

A

1	4	3	5	2	2	5	0	4	5	5	5	2	9	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

E 1/2 of Lot 7, all of Lot 8 in Block 114, Original Town North Platte, Nebraska, including all historically associated real estate.

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

state NA code county code

state code county code

11. Form Prepared By

name/title Joni Gilkerson, Preservation Historian

organization Nebraska State Historical Society date

street & number P.O. Box 82554 telephone (402) 471-4767

city or town Lincoln state Nebraska

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Marion E. Knott 3/28/85

title Director, Nebraska State Historical Society date

For NPS use only

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

J. Alton Byers
Keeper of the National Register

Entered in the
National Register

date 5/9/85

Attest: _____ date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet SIGNIFICANCE Item number 8 Page 2

"The principal place of transacting its business will be in the city of North Platte and State of Nebraska. The general nature of the business to be transacted by the corporation shall be to construct, own and operate hotel buildings, theatre buildings, store buildings and other buildings or improvements to real property, constructed for, or dedicated to, similar purposes, and to own and operate hotel and theatre businesses or other similar or related business." (The Evening Telegraph, December 13, 1928, p. 5).

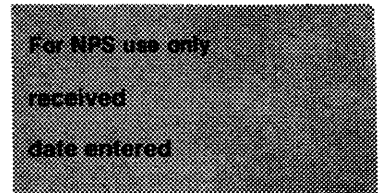
These two men were also responsible for the construction of the Fox Theater (being nominated simultaneously with the Hotel Yancey) which celebrated its grand opening in November 1929, only weeks after the hotel's opening. F. A. Henninger of Omaha, who served as the architect, designed both the theater and the hotel with the Alex Beck Company, also of Omaha serving as the main contractors. These two buildings, located at the intersection of 5th and Pine Streets have served as landmarks in North Platte representing the growth and prosperity of the town.

Keith Neville was born in North Platte, Nebraska February 25, 1884. He received his education at St. John's Academy and St. John's College at Annapolis, MD, returning home after graduation to manage the family farm and ranch interests. On October 21, 1908 he was married to Mary Virginia Neill in Charlestown, West Virginia. Mr. Neville became a prominent businessman and civic leader in the North Platte community. Known as the "boy governor," Neville was only 33 years of age when he took the governor's office in 1917 (North Platte Telegraph, 1959, p. 1). He became president of the First National Bank in 1931, and later served as the chairman, having been a member of the board of directors since 1910. During his career he also served as Nebraska's NRA Director during World War II, the Director of the Platte Valley Public Power and Irrigation District, chairman of the Nebraska Advertising Commission, president of the Nebraska's Sportsmen's Association and long-time member of the Lincoln County Wildlife Club. Mr. Neville was also affiliated with fraternal organizations including Masonic Lodge, Scottish Rite, BPOE, Tangier Shrine and AF and AM. Actively involved in sports, he served as the head coach of the North Platte High School football team for many years. Having wide holdings in city and county real estate, Mr. Neville was responsible for the construction of several substantial buildings in North Platte.

F. A. Henninger, born in 1865 in Albia, Iowa, received his formal training at the Chicago Art Institute. Moving to Lincoln, Nebraska he worked for a local architect until relocating to Omaha in the early 1890's. By 1895, Henninger had established himself as an architect with the F. C. Ledebink office and in 1896 purchased the business from Ledebink. Mr. Henninger served as an active architect in Omaha until his retirement in 1937, at which time the firm was taken over by his son, F. A. Henninger, Jr. Henninger designed major Omaha structures including the Securities Building, the U.S. National Bank Building, the Farm Credit Building, the West Farnam Apartments and numerous residences.

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

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



MAJOR BIBLIOGRAPHICAL

Continuation sheet

REFERENCES

Item number 9

Page 1

"Hotel Makes Formal Bow to Public Tonight" The Evening Telegraph, North Platte, Nebraska, Wed., October 16, 1929.

The Evening Telegraph, North Platte, Nebraska, Miscellaneous Newspaper Articles dating from Nov. 1928 through Oct. 17, 1929.

Whiffen, Marcus, American Architecture Since 1780, The M.I.T. Press, Cambridge, Massachusetts, (c. 1969).

Harris, Cyril M., Illustrated Dictionary of Historic Architecture, Dover Publications, Inc., New York, (c 1977).