Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

Minneapolis
City of Lakes

MEMORANDUM

TO: Heritage Preservation Commission

FROM: Beth Elliott, Principal City Planner, (612) 673-2442

DATE: May 3, 2016

SUBJECT: National Register of Historic Places Nomination – Northstar Center (625 Marquette Avenue and 608, 618 and 618 ½ Second Avenue South)

Background

On February 29, 2016, the Minnesota Deputy State Historic Preservation Officer (SHPO) sent the Minneapolis Heritage Preservation Commission a letter requesting comments on the nomination of the Northstar Center to the National Register of Historic Places (Attachment A). The property is located at 625 Marquette Avenue and 608, 618 and 618 ½ Second Avenue South in Minneapolis.

As a Certified Local government, the Commission is required by federal law to participate in the National Register nomination process as follows:

- Afford the public a reasonable opportunity to comment on the nomination;
- Prepare a report as to whether or not the subject property is eligible for National Register listing; and
- Have the chief local elected official (the Mayor) submit this report and his/her recommendation to the Minnesota State Historic Preservation Officer within sixty days of notice from the SHPO.[1]

[1] More than a simple comment letter, this report provides the City with significant decision making power in the matter. If both the Commission and the chief local elected official recommend that the subject property should not be nominated to the National Register, the SHPO shall take no further action, unless within thirty days of the receipt of such recommendation by the SHPO an appeal is filed with the State. If such an appeal is filed, the State shall follow the procedures for making nomination pursuant to established procedures. Even then, the City's report and recommendations are included with the nomination submitted by the State to the Keeper of the National Register.

The owner has retained Hess, Roise and Company to nominate the subject property to the National Register of Historic Places as the first step in seeking financial aid for a rehabilitation of this property. The owner is seeking state historic preservation tax credits and federal historic preservation tax credits to accomplish this goal which will require:

- The property to be listed on the National Register of Historic Places;
- The work to consist of a substantial rehabilitation (an amount greater than the pre-rehabilitation cost of the building(s));
- The work meet the *Secretary of the Interior's Standards for Rehabilitation*; and
- The property's historic character be maintained for five years.

Attachment A includes a copy of the nomination, prepared by Hess, Roise and Company, for your review and comment.

Previous Reviews

The property was included in a 2011 reconnaissance survey by Mead & Hunt for the Central Core and was not recommended individually for intensive-level survey and research to determine eligibility for local and/or National Register designation as the property at the time did not possess historic significance.

Nomination Review

To be eligible for listing on the National Register of Historic Places, a property must be significant within a given context and retain its integrity, defined as its ability to communicate that significance.

Significance

The nomination has identified that the Northstar Center meets National Register Criterion A - the property is associated with events that have made a significant contribution to the broad patterns of our history. The area of significance identified is Community Planning and Development with a Period of Significance of 1963-1966.

The Northstar Center was developed in the early 1960s by Baker Properties and includes two buildings that occupy most of one city block between Marquette Avenue, 2nd Avenue, 6th Street south, and 7th Street South. The Pillsbury Building was built in 1916 as a 13-story structure and received a 7-story addition in the 1960s. The Cargill Building was constructed between 1961 and 1963 in three interconnected sections that included space for office, a hotel, a parking garage, and retail. The two buildings were connected by an underground loading dock and corridors on the 1st and 7th levels. The 1960s addition to the Pillsbury Building and the Cargill Building were designed by Edward Baker and Associates (no relation to the owner) and is an example of Corporate Modernism.

The Period of Significance from 1963-1966 is based on the year the center opened and ends when both the Cargill Building and Northstar Inn received additions due to the center's success and original capacity. The significance under the area of Community Planning and Development represents the Northstar Center as playing a key role in reviving the city's commercial core.

In the mid-1950s, civic and business leaders were jolted into action by large companies such as General Mills moving to Golden Valley and the construction of Southdale Mall in Edina. The business community formed the Downtown Council to develop priorities for reinvigorating Downtown and the City of Minneapolis created a Housing and Redevelopment Authority (HRA) to work on an Urban Renewal Plan for more than 20 blocks in what was known as the lower loop. When Baker Properties announced their project just two blocks from the newly-named Gateway District, it was identified as the largest undertaking in all of Hennepin County at that time with a $25 million price tag – the second largest project was for $13.5 million in new government-funded highways.

As the city's first mixed-use mega-block, the Northstar Center was able to offer a competitive option for office tenants and visitors with business, dining, lodging, entertainment, parking, and service facilities. It was called Minneapolis' new "city within a city". The Northstar Center was also the first building to be connected to adjacent blocks by skyways.

The Northstar Center is credited with keeping large corporate headquarters in Downtown and creating a new model of mixed-use urban development that continues to be prevalent in today's Downtown environment.

Please see the attached National Register Nomination prepared by Hess, Roise and Company, for a more detailed description of the building's history and significance.

Integrity

The National Register of Historic Places divides integrity into seven aspects: location, design, setting, materials, workmanship, feeling, and association. Possessing several, and usually most of these aspects allows resources to successfully communicate their historical significance within a given context.[2] The sign retains all aspects of integrity.

The Northstar Center has integrity of location. It has been at its current location since the Period of Significance.

It has integrity of design, materials, and workmanship. While the interior has experienced various renovations with trends in commercial tenancy, the exterior still retains its original stone, brick, granite, and metal features that are characteristic of the 1960s.

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[2] National Park Service, *How to Apply the National Register Criteria for* Evaluation (Washington: U.S. Government Printing Office, 1998) 44-49.

It has integrity of setting while also playing a role to establish the setting in its immediate area. It is still located in the heart of the Downtown office core but also was the originator of the skyway system which is a character-defining feature of Downtown today.

It has integrity of feeling and association. The 7th floor remains as the center of banquet and conference events and serves as the connection between the two buildings. The Northstar Center still has original circulation features such as the original skyway connections and escalators between the skyway, ground-level arcade, and the underground tunnel.

Staff Recommendation:

Staff recommends the Commission *adopt* this CPED report, *approve* the nomination to the National Register of Historic Places, and direct staff to transmit a letter summarizing the report to the State Historic Preservation Officer.

Attachments

A. Northstar Center National Register of Historic Places Nomination prepared by Hess, Roise and Company

Minnesota
Historical Society

Using the Power of History to Transform Lives
PRESERVING > SHARING > CONNECTING

February 29, 2016

Ms. Laura Faucher, Chair
Minneapolis Heritage Preservation Commission
250 So. 4th Street
Room 300
Minneapolis, MN 55415

Re: Certified Local Government Comment on the nomination of: **Northstar Center, 625 Marquette Avenue and 608, 618 and 618-1/2 Second Avenue South, Minneapolis, Hennepin County** to the National Register of Historic Places

Dear Ms. Faucher:

The above referenced property may be considered by the State Review Board for nomination to the National Register of Historic Places on May 17, 2016. Because the City of Minneapolis has been granted Certified Local Government (CLG) Status under the provisions of 36 CFR 61.5 and the Minnesota State Historic Preservation Office's "Procedures for Applying For and Maintaining Certified Local Government Status," the nomination (copy enclosed) is being sent to the Office of the Mayor and to the Heritage Preservation Commission for review at this time.

This nomination is classified as a historical nomination. After allowing a reasonable opportunity for public comment, the Commission may prepare a report indicating its opinion as to whether the property meets the National Register Criteria (copy enclosed). At least one Commission member who meets the Federal Standards for History (see Appendix A of the state CLG procedures) should participate in formulating that opinion.

If the Heritage Preservation Commission does not include a member who meets the Federal Standards, the city may choose not to comment on this nomination through the CLG review process (in which case please advise the Preservation Office of that choice), or the Heritage Preservation Commission may obtain the opinion of a qualified professional in the subject area and consider the opinion in its recommendations. The comment must include both the credentials and opinion of the consulted professional. If the city chooses not to comment under the CLG process outlined above, comments on a nomination may be submitted to the Preservation Office in as much as any interested party may submit comments.

The Mayor may transmit the report of the Heritage Preservation Commission together with his/her comments on the eligibility of the property to Barbara Mitchell Howard, Deputy State Historic Preservation Officer, at 345 Kellogg Blvd. W., St. Paul, MN 55102. This response must be received before the close of business on May 13, 2016. Pursuant to the National Historic Preservation Act, if both the Heritage Preservation Commission and the Mayor determine that the property does not meet the criteria, the nomination will not be further considered unless an appeal is filed with the state office.

We should note that the standard notification of State Review Board consideration of this property has been sent to the owner. Appropriate officials will be notified approximately one month before the scheduled meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Barbara Howard

Barbara Mitchell Howard
Deputy State Historic Preservation Officer

enc.: National Register Program
National Register Criteria
Copy of National Register Nomination

cc: PCCP NNN Northstar LLC, 608 Second Ave. So., #725, Minneapolis, MN 55402
2Yq LLC, 608 Second Ave. So., #725, Minneapolis, MN 55402

NPS Form 10-900 OMB No. 1024-0018

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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.

1. Name of Property

Historic name: Northstar Center

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 625 Marquette Avenue and 608, 618, and 618 1/2 Second Avenue South

City or town: Minneapolis State: MN County: 053 Hennepin

Not For Publication: N/A Vicinity: N/A

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 at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

_____

Signature of certifying official/Title: **Date**

_____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

_____

Signature of commenting official: **Date**

_____

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[x]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[x]
District	[ ]
Site	[ ]
Structure	[ ]
Object	[ ]

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

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions
(Enter categories from instructions.)
COMMERCE/TRADE/business
DOMESTIC/hotel
TRANSPORTATION/road-related (vehicular)

Current Functions
(Enter categories from instructions.)
COMMERCE/TRADE/business
DOMESTIC/hotel
TRANSPORTATION/road-related (vehicular)

7. Description

Architectural Classification
(Enter categories from instructions.)
CORPORATE MODERNISM

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
foundation: STONE/Granite, Limestone
walls: BRICK; STONE/Granite, Limestone; METAL/Aluminum
roof: SYNTHETICS/Rubber

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

See continuation sheet.

Narrative Description

See continuation sheet.

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.)

[x] 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.)

[ ] 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 old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance
1963--1966

Significant Dates
1963
1966

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Edward Baker and Associates (architect)
Naugle-Leck (contractor)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

See continuation sheet.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

See continuation sheet.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See continuation sheet.

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 #_____
____ recorded by Historic American Landscape Survey #_____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
_X_ Other
Name of repository: Minneapolis Photograph Collection, Hennepin County Central Library Special Collections, Minneapolis, Minnesota; Norton and Peel Photograph Collection, Minnesota Historical Society, Saint Paul, Minnesota; Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota.

Historic Resources Survey Number (if assigned): HE-MPC-9897, HE-MPC-7867, HE-MPC-9898

10. Geographical Data

Acreage of Property 2.16 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 44.976506 Longitude: -93.269704
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)
Tract A:

Parcel 1:

Lots 1, 2, and 3, Block 220, Brown and Jackins' Addition to Minneapolis, according to the plat thereof on file and of record in the office of the Hennepin County Recorder, together with that portion of vacated Seventh Street South, more particularly described below, lying Northwesterly of the Southwesterly extension of the Southeasterly line of said Lot 3. Said street was vacated by Resolution of the City Council, City of Minneapolis, a certified copy of which Resolution was recorded in the office of the Hennepin County Recorder, as Document No. 3257363, as amended by Resolution, as amended by Resolution, a certified copy of which Resolution was recorded as Document No. 3273026.

That part of Seventh Street South described as follows:

Commencing at the point of intersection of the Northeasterly line of Seventh Street South and the Northwesterly line of 2nd Avenue South; thence Northwesterly along the Northeasterly line of Seventh Street South 80 feet 1 1/2 inches to the actual point of commencement; thence deflecting to the left at an angle of 146 degrees a distance of 26 feet 10 inches, thence Northwesterly parallel with the Northeasterly line of Seventh Street South a distance of 168 feet; thence deflecting to the right at an angle of 135 degrees a distance of 21 feet 2 1/2 inches more or less to the Northeasterly line of Seventh Street South; thence Southeasterly along the Northeasterly line of Seventh Street South a distance of 130 feet 9 inches, more or less to the actual point of commencement and there terminating.

Parcel 2:

The Southwesterly 12 feet of Lot 10 and the Southwesterly 12 feet of that part of Lot 9 lying Northwesterly of a line drawn parallel with and 115 feet Southeasterly of the Northwesterly line of said Lot 10 and the Northeasterly extension thereof (measured along the Northeasterly line of Lot 9 and the Northwesterly extension thereof), Block 220, Brown and Jackins' Addition to Minneapolis, according to the plat thereof on file and of record in the office of the Hennepin County Recorder, Hennepin County, Minnesota.

Parcel 3:

The Southwesterly 12 feet of Lot 8 and the Southwesterly 12 feet of that part of Lot 9 lying Southeasterly of line drawn parallel with and 115 feet Southeasterly of the Northwesterly line of Lot 10, and the Northeasterly extension thereof (measured along the Northeasterly line of Lot 9 and the Northwesterly extension thereof), all in Block 220, Brown and Jackins' Addition to Minneapolis, according to the plat thereof on file and of record in the office of the Hennepin County Recorder, Hennepin County, Minnesota.

Parcel 4:

The Southwesterly 12 feet of Lot 6 and the Southwesterly 12 feet of the Southeasterly 1/2, front and rear, of Lot 7, Block 220, Brown and Jackins' Addition to Minneapolis.

Parcel 5:

The Northwesterly one-half, front and rear, of Lot 7, Lot 8 except the Southwesterly 12 feet thereof, and except that part of Lot 9 lying Southeasterly of a line drawn parallel with and 115 feet Southeasterly of the Northwesterly line of Lot 10, and the Northeasterly extension thereof (measured along the Northeasterly line of Lot 9 and the Northwesterly extension thereof), all in Block 220, Brown and Jackins' Addition to Minneapolis, according to the plat thereof on file and of record in the office of the Hennepin County Recorder, Hennepin County, Minnesota .

Parcel 6:

Lot 6, and the Southeasterly one-half, front and rear, of Lot 7, Block 220, Brown and Jackins' Addition to Minneapolis, except the Southwesterly 12 feet thereof.

Tract B:

Lot Four (4) and Lot Five (5), Block Two Hundred Twenty (220), Brown and Jackins' Addition to Minneapolis, together with that portion of the Northeasterly one-half (Nely 1/2) of Seventh Street South lying between the center line of Second Avenue South extended and the Northwesterly line of said Lot Four (4) extended and that portion of the Northwesterly one-half (Nwly 1/2) of Second Avenue South lying between the center line of Seventh Street South extended and the Northeasterly line of said Lot Five (5) extended;

Together with that portion of vacated Seventh Street South, more particularly described below, lying between the Northwesterly line of said Lot 4 extended Southwesterly and the Southeasterly line of said Lot 5 extended Southwesterly. Said street was vacated by Resolution of the City Council, City of Minneapolis, a certified copy of which Resolution was recorded in the office of the Hennepin County Recorder, as Document No. 3257363, as amended by Resolution, a certified copy of which Resolution was recorded as Document No. 3273026.

That part of Seventh Street South described as follows:

Commencing at the point of intersection of the Northeasterly line of Seventh Street South and the Northwesterly line of 2nd Avenue South; thence Northwesterly along the Northeasterly line of Seventh Street South 80 feet 1 1/2 inches to the actual point of commencement; thence deflecting to the left at an angle of 146 degrees a distance of 26 feet 10 inches, thence Northwesterly parallel with the Northeasterly line of Seventh Street South a

distance of 168 feet; thence deflecting to the right at an angle of 135 degrees a distance of 21 feet 2 1/2 inches more or less to the Northeasterly line of Seventh Street South; thence Southeasterly along the Northeasterly line of Seventh Street South a distance of 130 feet 9 inches, more or less to the actual point of commencement and there terminating.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries encompass all of the parcels historically associated with the Northstar Center.

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11. Form **Prepared By**

name/title: Jessica Berglin and Charlene Roise
organization: Hess, Roise and Company
street & number: 100 North First Street
city or town: Minneapolis state: MN zip code: 55401
e-mail: berglin@hessroise.com; roise@hessroise.com
telephone: 612-338-1987
date: November 22, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

See continuation sheet.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

DESCRIPTION

Summary

The Northstar Center, developed in the early 1960s by Baker Properties, comprises two buildings that occupy most of a city block bounded by South Sixth Street, Second Avenue South, South Seventh Street, and Marquette Avenue in downtown Minneapolis.[1] One building, which was constructed between 1961 and 1963, has three interconnected sections. Two of these sections, the Cargill Building and a hotel, are towers that rest on the third section, a parking garage, which forms a pedestal beneath them. Shared retail space and elevator lobbies dedicated to each use are on the first floor. An eighth-story rooftop courtyard, part of the hotel, forms an interstice between the hotel and the Cargill Building. Filling in the north end of the courtyard is the south wall of the second building, the Pillsbury Building. Erected in 1916, this thirteen-story structure has a seven-story addition from the 1960s that extends west over the parking garage. The two buildings are linked via an underground loading dock on the basement level and by corridors on the first and seventh floors. Second-floor skyways and underground tunnels connect the Northstar Center to buildings on adjacent blocks.

A retail corridor on the second floor of the Cargill Building also goes to a low-rise building on the northwest corner of the block that was erected as a bank and opened in 1949. This building was not redeveloped as part of the Northstar Center, nor did it come under the ownership of Baker Properties as the rest of the block did, so it is not included in this nomination.

Designed by Edward Baker and Associates (no relation to Baker Properties), the Northstar Center is an example of Corporate Modernism. When the center opened in 1963, it was Minneapolis's first mixed-use development offering office, retail, entertainment, and hotel functions. The Northstar Center created a new property type in downtown Minneapolis during the city's mid-twentieth-century renaissance. Heralded as a city within a city, it was described as "a collection of three separate buildings [Cargill, Northstar Inn, Pillsbury], linked together by a common ownership, shared retail and pedestrian walkway areas." The popularity of the office space and hotel led to both the Cargill Building and the Northstar Inn receiving two-story additions in 1966. Today, the Northstar Center continues the historic pattern of mixed uses and displays good integrity despite some inevitable alterations to meet commercial requirements in the late twentieth century.[2]

NARRATIVE DESCRIPTION

Exterior

The Northstar Center is unified by the use of black granite at its base. There is also a common vocabulary of materials for the construction done in the 1960s: buff-brick panels, limestone bands, and aluminum grilles. Using this common vocabulary, augmented by a few other materials, each section of

[1] The streets are not aligned on cardinal points, so this nomination assumes South Sixth Street to be north, Second Avenue South to be east, etc.

[2] "Northstar Center: Doing Double Duty as Multi-Use Complex," *Northstar Center Stage*, December 1987, 4.

the complex is uniquely articulated, with each design specifically related to the function of that section. Overall, the facades emphasize the verticality of the complex, with a horizontal element at the roof line serving as a cornice.

Hotel, Cargill Building, and Parking Garage

The hotel—historically known as the Northstar Inn and now part of the Crowne Plaza hotel group—is located at 618 1/2 Second Avenue South and occupies the southeast corner of the Northstar Center (Photograph 1). A commercial retail space and a hotel lobby are on the first floor, while the parking garage occupies the second through sixth floors. Hotel functions resume on the seventh floor and continue to the seventeenth floor.

On the east facade, the hotel entrance is in its original location but features a non-historic three-story surround made of stone, aluminum panels, and glass. This entrance is flanked by entrance and exit ramps to the parking garage. An original commercial retail space (Photograph 7) is in the southeast corner of the building on the ground level, next to the parking ramp and hotel entrance. Storefront windows alternate with tan-brick panels, and both elements are set atop a black, granite base. Buff-colored limestone "pilasters" rise from black granite bases on the first story to a flush, horizontal band at the cornice line. These vertical elements unify the facades of the six-story parking section and the eleven-story hotel section, the composition is further framed by a closer spacing of the pilasters at the corner bays. The walls between the pilasters are slightly recessed. On the garage section, they hold alternating vertical bands of tan brick and aluminum grilles. On the hotel section, dark brown brick spandrel panels separate horizontal bands of windows on floors seven through seventeen (Photugraph 1). On these levels, two pairs of windows flank a brick panel except for in the end bays, which hold three windows. In all of the bays, the bands of windows and the spandrel panels extend from pilaster to pilaster. The fenestration pattern carries over to the west wall of the hotel, which overlooks the hotel's rooftop courtyard (Photograph 11), but is interrupted by the partially projecting shaft of the hotel's elevator. The shaft rises above the hotel's flat roof and incorporates the elevator penthouse. On top of the penthouse is a historic metal sculpture with North Star iconography (Photograph 12) that was designed as part of the architects' branding scheme for the center. The shaft and penthouse display original brick sheathing as well as non-historic metal panels. At the base of the tower is a historic brick-and-glass-enclosed vestibule, which is the entrance to the eighth-floor courtyard. The east facade of the Cargill Building forms the west side of the courtyard and the windowless brick south wall of the Pillsbury Building is on the courtyard's north side. There is a metal railing along the courtyard's open (south) side. The courtyard is paved with brick and has planters with vegetation along the perimeter.

The south facade of the hotel is visually integrated with the facade of the garage floors beneath it, with the majority of both sheathed with brick panels (Photograph 2). The brick serves as the support for a historic metal sculpture with North Star iconography (Photographs 1 and 2). Like the sculpture atop the penthouse, this sculpture was designed as part of the architects' branding scheme for the Northstar Center. On the hotel section, a vertical row of windows and a limestone pilaster runs along each edge of the tower. The pilasters extend to the garage section, and the vertical line of the windows is continued by aluminum grilles. This resumes the pattern of brick, aluminum grilles, and stone from the garage's east

facade. The same pattern is repeated on the south and west facades of the garage section except when it is interrupted above the main entrance of the Cargill Building (Photograph 3).

Located at 625 Marquette Avenue, the Cargill Building occupies the southwest corner of the Northstar Center (Photographs 3 and 4). Commercial retail spaces are on the first floor and part of the second floor, while the parking garage occupies part of the second and all of the third through sixth floors. The seventh floor, which is shared with the hotel, holds offices and banquet rooms. Corporate tenants occupy offices on the eighth through seventeenth floors.

The main entrance on Marquette Avenue has original metal doors and a non-historic canopy and light fixtures. Steel paneling and a stone surround are above the historic entrance and date to a 1980s renovation. A historic panel of dark brown brick fills the garage facade above the entrance bay. A historic sculpture is missing from this panel. Another Marquette Avenue entry to the north was originally vehicular access for drive-in banking; it was subsequently infilled, but the chamfered corners are still visible. A panel of dark brown brick on the second story marks the location of a former skyway, the first of its kind in Minneapolis. The skyway burned in 1982 after a department store on an adjacent block caught fire on Thanksgiving Day. The fire also claimed the Northwestern National Bank Building. When the Norwest (now Wells Fargo) Center opened in 1989, a new skyway replaced the older one over Marquette Avenue, but it was attached to the former Midwest Federal Savings and Loan Building rather than the Cargill Building. Despite this, the brick panel and evidence of the earlier skyway connection on the Cargill Building remain.

An original secondary pedestrian entrance with metal doors is on South Seventh Street (Photograph 13). The entrance is beneath a historic glass and steel skyway, the oldest that survives in the Minneapolis skyway system (Photograph 8). Storefront windows are along the first story of both the west and south walls. The storefront bays are delineated by granite piers. A historic recessed pedestrian arcade runs beneath the Seventh Street entrance and exit ramps for the parking garage (Photograph 9).

On the south and west facades, windows for second-story commercial retail spaces were originally screened with aluminum grilles, which carry over to the parking garage section of the second story. Windows on the seventh story are recessed from the wall plane, clearly delineating the office use from the parking garage below. Rectangular window openings with brown-brick spandrel panels below form a regular fenestration pattern on the eighth through sixteenth stories. They are separated by slightly projecting vertical bands of tan brick and limestone pilasters. The brick bands stop below the seventeenth-floor windows, which are in bands recessed from the wall plane. As with the hotel, the pilasters are more closely spaced at the corner bays and they continue to a flat cornice capping the composition. This architectural pattern is carried over to the north wall of the Cargill Building above the seventh floor; the lower levels of this wall are obscured or completely covered by a former bank building on the northwest corner of the block, which is not historically associated with the Northstar Center (Photograph 4). The east wall of the Cargill Building overlooks the hotel's rooftop courtyard and features the same architectural pattern as the previously described walls (Photograph 11). A penthouse and mechanical equipment are on the flat roof.

The T-shaped parking garage extends to a section of the Northstar Center that fronts on South Sixth Street, where it forms a pedestal for the addition to the Pillsbury Building, which is described below. Entrance and exit ramps to the garage, as well as access to the basement loading dock area, are on Sixth Street (Photograph 5). The openings are trimmed with black granite. A commercial retail space with a precast-concrete storefront occupies part of the ground level of the parking garage. A doorway provided access to a bar that once occupied this space, but the unit is now vacant. The garage walls have vertical brick panels articulated by stone ribbing. Aluminum grilles fill the space between these panels. The west wall of the parking garage is obscured or completely covered by a former bank building on the northwest corner of the block, which is not historically associated with the Northstar Center (Photograph 5).

Pillsbury Building

The northeast corner of the Northstar Center is the Pillsbury Building, located at 608 Second Avenue South. The earliest section of the building is a thirteen-story, stone-clad, reinforced-concrete skyscraper that dates to 1916 (Photograph 6). Its design was substantially modified in the early 1960s in response to the development of the Northstar Center, so the building's appearance during the period of significance includes alterations from that renovation. In this description, the term original refers to features from the 1916 construction and the term historic refers to attributes from the 1960s update.

Elaborate stone detailing remains on the north and east facades from the original 1916 construction. Along the east facade, an original concrete and stone parapet with a pressed-metal cornice is set back from the primary wall surface (Photograph 28). Directly edging the sidewalks along South Sixth Street and Second Avenue South, two-story storefront bays from 1916 were altered by the 1940s and in the 1960s, and have been modified since. While they now hold non-historic windows and steel inserts, the storefront bays retain their original two-story configuration. The original stone piers separating the storefront bays have original granite bases (Photograph 10). The building has historically had a major entry on Second Avenue and another on Sixth Street. An entrance with original 1916 stone detailing and historic 1960s metal doors continues to serve as a primary entrance on Second Avenue South. A non-historic canopy and skyway are above this entrance (Photograph 10). The 1916 detailing has been removed from the Sixth Street entrance, which is in an original location but holds non-historic doors. Non-historic spandrel-glass windows have replaced all of the upper-story windows on both the north and east facades. In 1963, the seventh through thirteenth floors were extended to the west above the parking garage built for the Northstar Center, which was described in the previous section. The north and west facades of this addition feature historic vertical brick panels articulated by stone ribbing that rise to a flat cornice band. On the thirteenth floor, the historic stone ribbing separates a row of recessed, square windows. The floors below have vertically aligned rectangular window openings alternating with uninterrupted panels of brick (Photograph 5). Large mechanical equipment and a penthouse are on top of the Pillsbury Building's flat roof.

Interior

The internal configuration provides the rationale for dividing the Northstar Center into two separate buildings. The Cargill Building and the hotel share a floor plate on the subbasement, basement, first, and seventh levels, and the T-shaped parking garage occupies part of the second floor of the Cargill Building, the entire second floor of the hotel, and the third through sixth floors of each (Figures 11–16). These interconnections functionally and structurally unite the three sections into a single building. The 1916 Pillsbury Building and its seven-story office addition, which collectively form the second building within the Northstar Center, do not have the same inner connections to the rest of the center. Although the 1916 section of the Pillsbury Building is connected to the ground-level arcade and the seventh-floor hotel lobby, the linkages are openings in the wall instead of shared floorplates (Figures 11 and 14). The height of the floorplates in the Pillsbury Building are different than the rest of the center. The seven-story office addition above the parking garage is physically integrated with the upper levels of the 1916 section of the Pillsbury Building (Figures 14–16). This integration is this result of Pillsbury's expansion in the 1960s, when an original light court was filled in to extend the office building to the west on the seventh through thirteenth floors. Original partitions were removed, leaving only the north and east facades as evidence of the earlier configuration. Although the south wall of the Pillsbury Building abuts the Cargill Building and the hotel above the seventh floor, there are no internal penetrations between them (Figures 15 and 16).

Hotel, Cargill Building, and Parking Garage

The hotel basement holds hotel service areas as well as retail tenants and is connected to the former Minneapolis Athletic Club across Second Avenue South via a historic underground tunnel (Photograph 14). A historic escalator runs between the basement and the first floor, and the basement elevator lobby has historic marble wall panels, baseboards, and terrazzo floors. A historic metal sign is above the elevators. An elevator lobby on the first floor has non-historic finishes that were part of a recent renovation when the hotel became part of the Crowne Plaza brand. The hotel lobby on the seventh floor was renovated under the new brand as well (Photograph 21). Hotel offices, featuring historic wood-paneled walls, are located along the southern corridor of the seventh floor (Photograph 22), while the interior of the floor is dedicated to restaurant and banquet room functions. Two features from the 1960s lounges and club rooms remain in their original locations and were incorporated into the new banquet rooms during the most recent renovation: a bar area with wood-paneled walls (Photograph 23), and a fireplace with a wood-paneled mantel flanked by bookcases (Photograph 24). Both were in a club room historically occupied by the Hennepin County Bar Association. Although the restaurant and banquet and meeting rooms date to a recent hotel upgrade under a new brand, their function and location at the center of the floor are consistent with the historic design intent for the Northstar Center. The corridor connecting the hotel lobby with the Cargill Building's elevator lobby and the leasable offices along the perimeter walls are also consistent with the original design for the center. The eighth through seventeenth floors hold guest rooms. On these floors, the historic configuration of a single double-loaded corridor remains (Photograph 25), although the finishes were renovated under the new brand. Typical finishes throughout the updated hotel include carpeted and tiled floors, wallpapered and tiled walls, and gypsum-board and acoustic-tile ceilings.

At the ground level of the Cargill Building, the first and part of the second floors are occupied by retail tenants (Photograph 18 and 19). Part of the second floor and all of the third through sixth floors are occupied by the parking garage. The seventh floor has offices along the south and west perimeter walls and hotel banquet rooms at the interior. Floors eight through seventeen are occupied by corporate tenants.

Every floor has a central core consisting of elevators, restrooms, and a stairwell that runs from the subbasement to the roof. Elevator lobbies on the first and second floors received modifications during a 1980s renovation, but several historic materials remain. Textured steel elevator doors are historic elements, as are the tan marble wall panels, black marble base boards, triangular elevator indicator lights, and metal numbers above each door. Tiled floors, brown marble trim, and coffered ceilings with geometric pendant light fixtures are updates from the 1980s renovation (Photograph 15). Elevator lobbies on floors seven through seventeen were not updated as part of the 1980s renovation, but they have been updated since that time. Non-historic finishes include carpet flooring, gypsum-board walls that have been wallpapered, and gypsum-board or acoustic-tile ceilings. These are consistent with historic finishes on these floors, which were specified by office tenants and varied on each level.

A historic escalator (Photograph 17) near the first- and second-floor elevator lobbies connects the shared retail spaces, which were also modified in the 1980s and later in the twentieth century. The first floor was historically laid out as an arcade with a central hallway flanked by retail tenant spaces featuring floor-to-ceiling plate-glass windows and doors (Figure 11). This arrangement was modified in the 1980s, when the space was opened up as a retail and food court. Despite this change to the layout, corridors from the Pillsbury Building and entrance vestibules remain. The space was designed as an internal walkway to allow pedestrians to connect to the skyway system. Consistent with this intent, the space continues to function as a link between different sections of the Northstar Center and buildings within the skyway system.

A retail corridor on the second floor, which is also part of the skyway system, received updates to the finishes in the 1980s and later in the twentieth century. Despite these changes, the layout follows the historic configuration of a central corridor flanked by retail tenant spaces. A skyway bridge over Seventh Street is attached to the south wall of the building, while an internal doorway connects the Cargill Building to the adjacent building to the north, which was not redeveloped by Baker Properties and is not part of the Northstar Center. The linkage between the Cargill Building and the adjacent building to the north is marked by a short flight of steps because the floorplates of the two buildings are not the same height. Glass doors provide further separation between the two buildings.

The seventh floor of the Cargill Building is connected to the hotel lobby through a corridor that runs east from the elevator lobby. The shared seventh floor between the Cargill Building and the hotel has a restaurant and banquet and meeting rooms at the interior of the floor, while offices line the perimeter of the south and west walls, as described earlier.

The building was designed with a regular grid of square reinforced-concrete columns to accommodate a variety of layouts and provide maximum adaptability for office tenants on floors seven through

seventeen (Photograph 26). Typical finishes in the office spaces include gypsum-board walls that have been painted or wallpapered; carpet or tile flooring; and gypsum-board or acoustic-tile ceilings. These finishes are consistent with historic finishes in the building, which were specified by individual tenants and varied on each level.

The reinforced-concrete parking garage has access ramps from grade on the north, east, and south sides of the Northstar Center. It occupies part of the second level and all of the third through six levels of the building it shares with the hotel and Cargill Building. The garage is accessed internally through dedicated elevators that run from the basement to the seventh floor. The garage elevators are next to the elevators for the Cargill Building and the hotel. Beneath part of the garage is the Northstar Center's underground loading dock.

Pillsbury Building

The Pillsbury Building is thirteen floors above a basement and a subbasement. Originally U-shaped, the light court was filled in and the elevators and lobbies reconfigured during the Northstar Center development in the 1960s. The upper levels of the building, floors seven through thirteen, are extended to the west and sit atop the parking garage. The building features a regular grid of square, reinforced-concrete columns sheathed in gypsum board to accommodate a variety of layouts and provide maximum adaptability for tenants (Photograph 27). Every floor has a central core consisting of six elevator bays, restrooms, and maintenance closets, as well as an original stairwell along the south wall that runs from the basement to the roof. The elevator lobby on the first floor received modifications during a 1980s renovation; the lobbies on the upper levels were updated along with tenant transitions in the 1990s and early 2000s. In the first-floor lobby, stainless-steel elevator doors are historic 1960s elements, as are the black marble wall panels, black marble base boards, and the triangular elevator indicator lights. A tiled floor, white marble pilasters and trim around the elevators, mirrored wall panels, and a coffered ceiling with geometric pendant lights are from the 1980s renovation (Photograph 16). The Northstar Center's shared retail space is accessed through the west end of the first-floor lobby of the Pillsbury Building (Photograph 20). On the seventh floor, a corridor running south from the elevator lobby terminates at steps that go into the hotel lobby.

A non-historic skyway lobby was added to the second floor in the 1990s when a skyway bridge was installed over Second Avenue to the new Capella Tower across the street. The non-historic lobby replaced commercial office spaces. It expanded the footprint of the historic second-floor elevator lobby with the addition of a non-historic escalator, which connects retail spaces next to the first- and second-floor skyway lobbies.

On the upper levels of the Pillsbury Building, typical finishes in the commercial office spaces include gypsum-board walls that have been painted or wallpapered, carpet or vinyl-tile flooring, and gypsum-board or acoustic-tile ceilings (Photograph 27). These finishes are consistent with historic finishes in the building, which were specified by individual tenants and varied on each level.

INTEGRITY

The Northstar Center has good integrity despite alterations from the late twentieth century. The property has never been moved and remains at the heart of Minneapolis's business district, so its integrity of location and setting are intact. The Northstar Center has excellent material integrity on the exterior through the retention of original stone, brick, granite, and metal features, which are characteristic of the 1960s. The external arrangement of these materials visually distinguishes internal functions, a hallmark of the center's Corporate Modern design. Historic sculptural features with North Star iconography are intact, further underscoring the property's integrity of design. These elements contribute to the property's integrity of workmanship as well. Historic metal doors are intact at several entrances, and many of the elevator lobbies retain Modern design elements such as triangular elevator indicator lights and metal signage that were original to the 1960s scheme. Although the interior's material integrity has been affected by tenant customization, as is to be expected with this building type, the original design intent remains intact. The layout of the shared retail space on the first floor was altered in the 1980s and later in the twentieth century, but corridors from the Pillsbury Building and entrance vestibules remain. The space was designed as an internal walkway to allow pedestrians to connect to the skyway system and buildings within that system. Despite alterations to the layout, the shared retail space continues to serve this function and complements the architects' intent of creating a space flexible enough to remain commercially competitive in the ever-evolving downtown economic climate. The interiors of the office buildings were historically designed to have open floor plates with a central core to maximize flexibility in tenant arrangements (and rearrangements), while the hotel was designed with a central double-loaded corridor. These spatial relationships have not been severed despite alterations from tenant transitions and hotel updates over the years. The spatial relationships on the shared seventh floor—offices along the south and west perimeter walls with meeting rooms at the interior of the floor—also remain. Some historic materials are extant in these spaces including original wood furniture and millwork from one of the 1960s club rooms, and wood-paneled walls and plate-glass windows at the hotel offices. The historic pool, restaurants, and lounges were replaced with a new restaurant and hotel meeting and banquet rooms in the late twentieth century. Despite this, the seventh floor remains the center of banquet and conference events and continues to serve as a connecting link between the Pillsbury Building and the rest of the Northstar Center. Several historic circulation features including original skyway connections and escalators between the skyway, ground-level arcade, and underground tunnel are intact. As the birthplace of the Minneapolis skyway system, these connections were critical to the Northstar Center's design and functionality and they allow the building to continue operating as the multi-function, multi-building city-within-a-city its creators imagined. All of these considerations contribute to the integrity of feeling and association for the Northstar Center, an icon of Minneapolis's Modern renaissance in the 1960s.

STATEMENT OF SIGNIFICANCE SUMMARY PARAGRAPH (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The history of the multi-building Northstar Center is intertwined with the evolution of downtown Minneapolis in the mid-twentieth century. The Northstar Center is locally significant under Criterion A in the area of Community Planning and Development for its key role in successfully reviving the city's commercial core, which was threatened by blight in the decades after World War II as businesses moved to suburbia. The period of significance is 1963 to 1966, beginning in the year the center opened and ending in the year that the Cargill Building and Northstar Inn each received two-story additions because demand had exceeded their original capacities.

NARRATIVE STATEMENT OF SIGNIFICANCE (Provide at least one paragraph for each area of significance.)

The history of the Northstar Center is intertwined with the evolution of downtown Minneapolis in the mid-twentieth century.[1] According to historians Judith Martin and Antony Goddard, the city needed to reinvent itself as a "corporate city" to remain economically competitive after its milling and manufacturing industries started declining in the 1920s. This transition "greatly accelerated after the Depression and World War II," according to the authors of *Past Choices/Present Landscapes: The Impact of Urban Renewal on the Twin Cities*. They described the conditions of both downtown Minneapolis and Saint Paul as "cramped" and "worn," noting that "with a few exceptions . . . almost nothing new had been built in either downtown since the late 1920s." Martin and Goddard affirmed that "creating a corporate city required new, modern buildings" to serve the needs of a growing professional sector that replaced the industrial mainstays that built Minneapolis in the nineteenth century.[2]

Clearing the Way for a Modern Minneapolis

The biggest threat to Minneapolis's success in the first decades of the twentieth century was the "lower loop," an area roughly centered at the intersections of Hennepin, Nicollet, and Washington Avenues at the northern edge of downtown. Initially known as Bridge Square—and later the Gateway—the district was the heart of the business community in the city's pioneer days since it was at the foot of the Hennepin Avenue Bridge, the birthplace of Minneapolis in the mid-nineteenth century. As a journalist later noted, however, the city "was already pressing south at a rapid rate" by the 1890s "and the 'spit and polish' along Washington Avenue was doomed to decay." Writing in 1953, the journalist summarized the district's downward spiral as it became the "skid row" of Minneapolis:

> The department stores . . . led the southward parade and a few years later an electrified street car

[1] Parts of this section have been adapted from Charlene Roise and Erin Hanafin Berg, "Farmers and Mechanics Savings Bank," National Register of Historic Places nomination, July 2005.

[2] Judith Martin and Antony Goddard, *Past Choices/Present Landscapes: The Impact of Urban Renewal on the Twin Cities* (Minneapolis: Center for Urban and Regional Affairs, 1989), 58–60.

system cemented the trend. But the Gateway itself stood still. New elements began to move in and make use of the still sturdy buildings. On their heels came the migratory workers, harvest hands in summer, lumberjacks on their way to the woods in winter. Railroads recruited their section hands from offices set up near their depots. Inevitably, too, a new crop of shopkeepers moved into the district to cater to the wants of the migrants. There were saloons a-plenty, pawnshops, burlesque theaters and flophouses. Red lights began to wink through drawn shades. And, as the horseless carriage began to displace the traditional pair of spanking bays, members of the family-out-for-a-drive-on-Sunday began to become increasingly conscious of the idle men filling the streets of the lower loop, and of their rough clothes and rougher speech.[3]

Throughout the early twentieth century, civic groups and government officials developed a series of improvement projects to combat the plummeting condition of the lower loop, but these only achieved piecemeal results and did not have the widespread effects they desired. The leaders were not deterred, however, and by the mid-twentieth century they had the mechanisms in place to produce the changes they had long envisioned. In 1947, the state legislature established the Minneapolis Housing and Redevelopment Authority (HRA), which had the power to condemn privately owned properties for the public good. With condemnation power, the HRA could cut through the maze of property titles that impeded previous redevelopment efforts. As one newspaper explained, instead of seeing "tax title after tax title held in the name of a real estate firm or a security house acting as agent" for "dead buildings owned by dead people," the HRA could go to court for permission to take a property. Through the process, an appraiser would set the property's value, eliminating the need for "half-a-dozen heirs to agree on a purchase price," the article continued. If the court approved the taking, the housing authority received the property's title and it was "up to the old owners to carry the burden of court action, if they [sought] higher awards."[4]

Although this tool was meant to expedite acquisitions, years passed before any real signs of progress were visible in the lower loop due to a cumbersome bureaucratic process. First, the city planning commission would have to develop and adopt an urban renewal plan, which would then be submitted to the HRA so that agency could carry out an independent study of the subject area to ensure the proposed work met the program's urban renewal requirements. As Martin and Goddard describe, the HRA's renewal goals for downtown "were different from those strictly associated with [neighborhood] slum clearance. The primary focus was not on better housing or an improved social climate, but on *economic* redevelopment." If the city's proposed plan demonstrated that it could boost the stagnating economic climate of downtown, the housing authority would then request a subsidy from funds that Congress had earmarked for urban renewal initiatives. At that point, the federal government would then conduct another survey to evaluate the city's plan. Only after federal funds were committed could the HRA ask the court to condemn properties necessary to executing the plan.[5]

Minneapolis's urban renewal plan followed models from similar programs in Pittsburgh, Philadelphia, Chicago, and Saint Louis, as well as the recommendations of Robert Cerny, a prominent local architect.

[3] Frank Murray, "Gateway Built Too Well, Just Won't Give Up," *Minneapolis Star*, September 22, 1953.
[4] Frank Murray, "New Agency May Get Action," *Minneapolis Star*, September 26, 1953.
[5] Ibid; Martin and Goddard, *Past Choices/Present Landscapes*, 59.

Cerny, a principal at Thorshov and Cerny, was also a professor of architecture at the University of Minnesota and served as chairman of the Chamber of Commerce's Lower Loop Committee and executive secretary of the Civic Center Association. A disciple of renowned modernists Le Corbusier and Mies van der Rohe, Cerny envisioned the lower loop filled with curtain-wall high-rise buildings that were interlaced with pedestrian plazas and dedicated automobile networks. Central to the plan was a new civic center—complete with a public library, a federal courts building, a city hall annex, and a public health building—that would be placed along Fourth Street. Nearby, a 3,000-car parking garage would cover a two-block area and directly connect to a new sunken freeway running parallel to Washington Avenue South. Approximately 300 buildings would need to be demolished to carry out the city's proposed $85-million plan, which would be paid over the next twenty years with half of the money coming from private funds and the rest from federal, state, and local government sources. The plan was adopted by the city in 1952 and submitted to the HRA, which began its independent survey in early 1953 to evaluate whether the proposed work could be justified for the common good. The plan's review—first by the HRA and subsequently by the federal government—lasted six years before the first building in downtown Minneapolis was razed in the name of slum clearance. In the meantime, downtown's civic and business leaders presented a united front to garner support from the public and lobby for the plan's approval.[6]

Although the urban renewal initiative was led by the public sector, city officials knew they needed commitments from private developers and the business community to make their aggressive proposal a success. A concerted effort could also better demonstrate to federal reviewers the plan's value to the public, so the *Minneapolis Star* announced in September 1953 that "city hall and Marquette avenue [the heart of the business district] have at last joined hands in a broad objective. Their joint target is permanent improvement of an area roundly condemned by firemen as a 'potential holocaust'; by police as a stronghold of petty vice and crime; by medical men as a 'vicious health menace'; and by engineers as a 'house of cards, ready to collapse in the next big wind.'" No specifics were given, but the article affirmed that "mighty changes" were in the works.[7]

Civic and business leaders were initially slow to collaborate, but two major developments jolted them into action. In July 1955, General Mills—a long-time economic mainstay in downtown—announced that it would be relocating to a new corporate headquarters in Golden Valley, a western suburb of Minneapolis. Meanwhile, construction for Southdale Center—one of the first enclosed shopping malls in the nation—was underway in Edina, just southwest of the city. Determined to keep Minneapolis from following in the footsteps of so many other declining American cities, the united community leaders launched offensive strategies to keep an urban exodus at bay.[8]

Shortly after the General Mills announcement, business executives formed the Downtown Council to develop priorities for reinvigorating downtown. The group was soon collaborating with city hall on

[6] "Lower Loop Plan Adopted," *Minneapolis Journal*, September 19, 1952; Abe Altrowitz, "Lower Loop Plan to Cost $85,000,000," *Minneapolis Star*, February 15, 1952; Murray, "New Agency."
[7] Martin and Goddard, *Past Choices/Present Landscapes*, 18; Frank Murray, "Shadow of Doom Again Hovering over Gateway," *Minneapolis Star*, September 21, 1953.
[8] Linda Mack, "Gateways of Change," *Architecture Minnesota* 17 (May/June 1991): 36-39, 64-65.

recruiting new progressive thinkers to the planning department to address the issues that plagued downtowns in the modern era: increasing automobile congestion within older street networks, inadequate parking infrastructure, new freeway systems that were being planned, and suburban development that drastically outpaced construction in the city. As one writer described, "new construction in the central area . . . had been as scarce as snowballs in July. Within the past 11 years the amount of downtown office space had increased at an average rate of less than 1% a year (about 38,000 sq. ft. annually). At the same time, a very conservative estimate of growth for outlying areas showed an average rate of over 100% per year (75,000 sq. ft. annually)." Over the course of four years, the department's budget was increased over 300 percent to attract the brightest planning minds from leading universities across the country. Lawrence Irvin, the city's planning director, described the transformation as "a renaissance in planning for Minneapolis," which also brought two landscape architects, an engineer, and an expert in business administration and law to the team.[9]

With a progressive planning department in place, officials also took to the local newspapers to arouse public interest while the city's urban renewal plan was still undergoing review. A series of editorials in the *Minneapolis Star* appealed to readers' sensibilities. In the first article of the series, Mayor Eric Hoyer was quoted as saying "our first problem is to get people together, in agreement, on a plan of procedure" for clearing up "skid row," which was painted as a haven for transient criminals and panhandlers. Two weeks later, Robert Cerny warned readers that blight could spread and conditions worsen if no actions were taken. But he also described a positive alternative, calling the lower loop "potentially one of the most exciting and valuable areas in the region," and presented a redevelopment model as one potential solution for reinventing the district. A description of his proposal read: "The removal of blighted buildings in the lower loop and clearing a large unencumbered land area will provide a breathing space for the entire loop, and will provide areas for reorganizing traffic, for parking, for green areas and the construction of modern buildings planned organically in relation to each other."[10]

Both articles were published in July 1955. A month later, A. C. Godward, the executive director of the HRA, submitted to his board the agency's independent survey report, which recommended a 32-acre redevelopment area. The board, however, voted to double that size and suggested that the riverfront area—including Nicollet Island and the east bank—also be considered within the renewal district.[11]

Details were scrutinized for an additional three years before the HRA submitted an application to the federal urban renewal program. Federal reviewers dissected the plan even further, prompting a group of Minneapolis leaders to lobby their case in Washington, D.C. Their efforts were successful and the group returned to Minnesota with a commitment for funding. In December 1958, the front page of the *Minneapolis Star* proclaimed "New 'Gateway Center' Area Plan Revealed," both announcing the long-anticipated renewal plan and rechristening the twenty-two-block district, which was roughly bounded by Hennepin Avenue, South Fourth Street, Third Avenue South, and South First Street. According to

[9] Lawrence Irvin, "A Renaissance in Planning for Minneapolis," *Northwest Architect* 23 (March/April 1959): 31, 53-55; "Minneapolis Faces the Future," *Buildings* 55 (June 1961): 32-35.
[10] Jay Edgerton, "Can We Clear Up City's Skid Row?," *Minneapolis Star*, July 11, 1955; Robert Cerny, "Minneapolis Must Revitalize Its Lower Loop," *Minneapolis Star*, July 25, 1955.
[11] Paul Veblen, "Expansion of the Lower Loop Plan Asked," *Minneapolis Tribune*, September 2, 1955.

Robert Fischer, chairman of the Downtown Council's development committee, leaders hoped that rebranding the lower loop would bring a "psychological newness" to the area. In contrast to the predominantly small-scale commercial and retail blocks that lined the streets, planners announced that, after redevelopment, the neighborhood would be characterized by "large institutional office buildings, . . . hotels or motels, and multi-level parking ramps," in addition to the civic center that was already in the works. They reported: "Although there could well be some service and retail shops in the Gateway Center, we do not believe that major stores should be centered in this area. . . . Nor do we contemplate rental office buildings in the Center."[12]

With a commitment of federal funds in place, the HRA started to assemble property in the urban renewal district in February 1959. By the end of the year, the wrecking ball was set in motion as the Vendome Hotel at 17 South Fourth Street was reduced to rubble. One publication reported: "In one fell stroke 40% of Minneapolis' downtown area will be razed and built anew. The project . . . is billed as the nation's biggest single downtown development project." Altogether, the urban renewal area totaled sixty-eight acres, thirty-five of which were earmarked for private development. At the onset of demolition, it was anticipated that "more than $65 million in private funds and $16 million of public funds [with approximately three-quarters of that sum coming from the federal government] will be spent to redevelop the rundown area."[13]

The effects of this investment within the Gateway Center extended outside the boundaries of the district as well. As wrecking crews were getting into full swing in the lower loop, new developments throughout the greater downtown area were being announced. For the most part, the projects ranged from $350,000 to $8,000,000, but it was a new $20-million multi-use development that "assured downtown Minneapolis of a banner construction year in 1960."[14]

Private Urban Renewal at Its Best

On January 2, 1960, Baker Properties—one of the largest property owners in the central business district—announced conceptual plans for an innovative new project that would unite "four of the best blocks in downtown Minneapolis," according to Leslie Park, president of the firm and the mastermind of the new project. The proposed development (Figure 1) was located on the block between Marquette and Second Avenues South, and South Sixth and Seventh Streets, two blocks away from the nearby Gateway District. It consisted of a sixteen-story office tower that was dubbed the Cargill Building, a fifteen-story hotel and luxury apartment building, a 1,000-car parking garage, and a "glass-enclosed plaza and restaurant above the intersection of 7th and Marquette, connecting the four buildings at the corners" of the block. The plan was hailed as a "constructive approach to the problem of circulating people

[12] "City to Ask Grant for Lower Loop," *Minneapolis Star*, April 3, 1958; Randall Hobart, "New 'Gateway Center' Area Plan Revealed," *Minneapolis Star*, December 18, 1958; Martin and Goddard, *Past Choices/Present Landscapes*, 60.
[13] Abe Altrowitz, "City Starts Buying Lower Loop Area," *Minneapolis Star*, February 20, 1959; Daniel M. Upham, "Wrecking Crews Start Lower Loop Work This Week," *Minneapolis Tribune*, December 6, 1959; "Paul Bunyan Redevelopment Project: Gateway Center," *Buildings* 55 (June 1961): 36–38, 41; Charles Hanna, "Half of Land Acquired for Gateway Project," *Minneapolis Tribune*, July 8, 1960.
[14] Richard Saunders, "Downtown Enjoys 69-Million-Dollar Building Boom," *Minneapolis Tribune*, January 10, 1960.

efficiently through the heart of the loop," which was plagued with traffic congestion from increasing automobile use. More importantly, though, civic leaders praised it as "among the most important steps ever taken in strengthening the whole of downtown" and one that would "attract more interest" in the Gateway, where demolition was fully underway.[15]

Cargill, founded in 1865, grew from a small grain trading business into a diversified conglomerate that marketed and processed grain and other commodities. In the 1950s, it aggressively expanded internationally from its Minnesota headquarters. By the mid-1960s, the privately held company had a workforce of more than 5,000 worldwide and claimed gross sales of almost two billion dollars.[16]

Community leaders offered accolades for the project, which was "sparked by Cargill's need for new, long-term central office space," according to an article in the *Minneapolis Star*. David Roe, a representative for the Minneapolis Building and Construction Trades Council, commented on the importance of keeping this large corporation downtown during a time when suburban corporate campuses were growing in popularity: "The announcement of any new construction in downtown Minneapolis is always good news. But when it encompasses the fact that an established firm is placing its confidence in our city by expanding within the city, it carries even greater significance." One option that Cargill considered was to follow in the footsteps of General Mills and relocate its 650 downtown employees to the suburbs, but after reviewing "extensive studies of such factors as transportation surveys, location of employees' homes, availability of services and supplies, and real estate trends," the firm secured its position as the namesake tenant of the new office building. According to Cargill MacMillan, Jr., administrative officer for the company, downtown Minneapolis was "by far the best answer, all factors considered."[17]

George Martens, a city alderman, called the project "a wonderful thing for Minneapolis, . . . the kind of thinking we need to keep large firms in our downtown area." In addition to Cargill, Baker Properties secured leases with Campbell-Mithun—an advertising agency that ranked among the largest in the nation—and the Minnesota and Ontario Paper Company—a manufacturer of paper products that was headquartered in Minneapolis—to relocate from their existing offices in downtown to the Cargill Building once construction was complete. Campbell-Mithun and the Minnesota and Ontario Paper Company were each slated to occupy two floors, while Cargill would fill three or four floors. Northwestern National Bank, which was headquartered directly across Marquette Avenue, also announced plans for a drive-in banking facility on the ground level of the Cargill Building that would double its existing drive-through capacities.[18]

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[15] "Civic Leaders Hail 20-Million-Dollar Downtown Building Project," *Minneapolis Star*, January 4, 1960.
[16] "A Summary of Cargill's History," *Cargill Corporation*, http://www.cargill.com/wcm/groups/public/@ccom/documents/document/doc-cargill-history-summary.pdf (accessed December 3, 2015).
[17] Leonard Inskip, "$20,000,000 Project Planned Downtown," *Minneapolis Tribune*, January 3, 1960; "Civic Leaders Hail 20-Million-Dollar Downtown Building Project," *Minneapolis Star*, January 4, 1960. According to Inskip, Cargill executives would maintain offices in a "remodeled estate near Lake Minnetonka," but the company would "move about 650 employees into the new [Cargill] building from other downtown locations."
[18] Ibid.

When Baker Properties released the conceptual plans in January 1960, the development filled only the southern half of the block along South Seventh Street. The northern half was occupied by the Pillsbury Building in the northeast corner and the Minnesota Federal Savings and Loan Building in the northwest corner, with a smaller brick commercial building and a surface parking lot situated between the two. Baker Properties modified its development plans over the course of the year, however, in response to costs, the company's acquisition of the smaller commercial building and the surface parking on the northern half of the block, and Pillsbury's decision to join the project after it was initially conceived.[19]

Pillsbury's headquarters had been at the corner of Second Avenue and South Sixth Street since 1942, and the company's plan for a five-million-dollar renovation of its thirteen-story facility was a welcome complement to the project envisioned by Baker Properties. Like Cargill, Pillsbury had started in the grain business in the nineteenth century, but its specialty was flour milling rather than grain trading. Pillsbury, along with General Mills, was a major force in making Minneapolis the nation's flour-milling capital by the 1880s. During the twentieth century, Pillsbury had diversified into an array of processed food and other products.[20]

By January 1961, Baker's development had finally been "christened with a name" and had received "a new architectural face" that was strikingly different from the concepts that were released a year earlier. The name—Northstar Center—"immediately identifies the project with Minnesota, the North Star State," according to O. Harold Swanson, the company's vice president. Swanson also commented on the emblematic nature of the new designation: "Since the North Star is one of the oldest aids to navigation, the name symbolizes worldwide aspects of Minneapolis business and participating companies" such as Pillsbury and Cargill.[21]

Baker and Associates, a local architectural firm spearheaded by Edward Baker (no relation to Baker Properties), provided designs for the reimagined Northstar Center (Figures 2 and 3). Compared to the conceptual designs presented in 1960, Baker's designs included the "bold use of aluminum and limestone to provide . . . closer cohesion . . . to the major components of the block," according to the newspaper. The project received widespread media attention, with frequent articles in local news outlets. A model of the multi-building development appeared in the *Minneapolis Star*, which described the individual components of the Northstar Center as "the new 15-story Cargill Building, the Pillsbury Building plus a 13-story addition, a 200-room motel [Northstar Inn], a 1,000-car parking ramp, and a drive-in facility for Northwestern National Bank." The *Minneapolis Tribune* reported that the "buildings in the North Star [*sic*] block . . . will be connected by ground-floor arcades. . . . They also will be connected at the seventh or top parking level, since the T-shaped ramp extends through the entire new portion of the . . . block." The glass-enclosed plaza over the intersection of Marquette Avenue and South Seventh was "dropped as impractical," according to the article, but new pedestrian bridges were

[19] "$25,000,000 Downtown Office Project to Start," *Minneapolis Tribune*, January 15, 1961.
[20] "Pillsbury Buys Headquarters, Takes Over Metropolitan Building," *Minneapolis Daily Times*, November 11, 1946; William J. Powell, *Pillsbury's BEST: A Company History from 1869* (Minneapolis: Pillsbury Company, 1985), 141. Although Pillsbury relocated its headquarters to 608 Second Avenue South in 1942, the company did not purchase the building until 1946.
[21] "$25,000,000 Downtown Office Project," January 15, 1961.

proposed "in its place" to provide elevated connections to the Northwestern National Bank Building and the Roanoke Building on the neighboring blocks. The *Tribune* also described an underground tunnel that would connect the Northstar Inn to the Minneapolis Athletic Club across Second Avenue South. An article in the *Minneapolis Daily Herald* underscored the importance of these connections, noting that "when the project is completed, approximately 15,000 people employed in 10 large downtown office buildings will have access to the largest indoor parking facilities in Minneapolis, plus indoor access to restaurants, a motor hotel, shopping area of great magnitude, and the Minneapolis Athletic Club without having to set foot out of doors." The author reported that "the total four blocks tied together in this one convenient hub are valued at more than $75,000,000."[22]

Construction on the massive undertaking began in spring 1961, starting with the renovations to the original Pillsbury Building. This was followed by the parking garage, the addition to the Pillsbury Building over the garage, the Cargill Building, and finally the Northstar Inn, which was the "last major component to be completed in the Northstar Center." The multi-building development was labeled a "25 Million Dollar Superblock" by one publication, which also considered the project "evidence of the tremendous vitality of the city's private enterprise." It was "the loop's largest . . . building project" at the time.[23]

It was not only the largest undertaking in the downtown loop but in all of Hennepin County, according to data compiled by the Minneapolis Chamber of Commerce's Economic Research Department. In 1962, the group projected $177,236,827 in new construction throughout Minneapolis and the surrounding suburbs. Eight other projects were categorized as office buildings alongside the Northstar Center. Altogether, these totaled $40,925,000, with Northstar's $25-million price tag accounting for more than the other eight combined. The second-largest expense in any category was for new government-funded highways, which amounted to approximately $13.5 million for the year.[24]

News of the sophisticated project spread across the country, as *Buildings*, a national trade journal heralded Northstar Center as "private urban renewal at its best." After construction was complete in 1963, an extensive full-color advertising supplement was included in the *Sunday Tribune* to announce the opening of Minneapolis's new "city-within-a-city." A headline on the front cover proclaimed: "Minneapolis has today what other cities will have someday." The Northstar Center "offer[ed] a complete spectrum of business, dining, lodging, entertainment, parking, and service facilities . . . with the conveniences of everything tied together under one roof." At a time when new suburban corporate campuses and shopping malls lured companies outside the urban core, the Northstar Center was

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[22] Ibid.; "Model, Plans for 25-Million-Dollar Northstar Center Shown," *Minneapolis Star*, June 6, 1961; "Northstar Center Ready This Fall," *Minneapolis Daily Herald*, July 9, 1962.

[23] Minneapolis Building Permit No. A34399, March 8, 1961; Northstar Center construction photographs dated October 30, 1961, February 15, 1962, March 22, 1962, and April 13, 1962, Norton and Peel Photograph Collection, Minnesota Historical Society; *Minneapolis Tribune*, February 8, 1963; First National Bank of Minneapolis, Industrial Development Department, *Imploston in Minneapolis: An Invitation to Share in this Dynamic Market* (Minneapolis: The Bank [1962?]), n.p.;

[24] Minneapolis Chamber of Commerce Economic Research Department, General Economic and Market Data for Minneapolis-Saint Paul Standard Metropolitan Statistical Area, September 1962, Hennepin County Minneapolis Central Library Government Documents.

marketed as "more than a building": It was "an idea . . . a vote of confidence . . . in the future of Downtown Minneapolis."[25]

A Modern Paradigm

Part of that confidence came from Northstar Center's progressive design, which ushered in a new development pattern for downtown Minneapolis. The city's first mixed-use mega-block, Northstar Center united multiple buildings and a parking garage through interconnected retail arcades on the first, second, and seventh floors (Figures 4–6). True to its "city within a city" moniker, the Northstar Center created a place where professionals could conduct business and entertain visiting executives, who could stay right on site, without having to set foot outdoors. Service and retail tenants were located on the first and second floors, while the seventh floor provided an entertainment and dining hub for the center. Nicknamed the Northstar Seven Arcade, the floor featured a swimming pool that was surrounded by floor-to-ceiling windows. Dining rooms and lounges for multiple restaurants overlooked the pool area. The Rosewood Room, Rosewood Lounge, Copper Hearth, and Knife, Fork, and Spoon provided varied experiences ranging from upscale fine dining to after-work cocktails to comfortable counter service. The swimming pool and restaurants, as well as banquet and meeting rooms, filled the interior of the floor while leasable offices lined the south and west perimeter walls. Many of the tenants were smaller financial and legal firms that did not need the floor space required by the larger corporate enterprises that filled the upper levels.[26]

The Northstar Center was also connected to adjacent blocks via elevated pedestrian bridges, which were the first of their kind in Minneapolis. These above-street connections fostered the creation of retail arcades on the second floors of buildings connected to the skyway system, a pattern that still guides downtown development today. In conjunction with construction of the Northstar Center, the Minnesota Federal Savings and Loan Building, the center's immediate neighbor on the block, joined the skyway system through an internal second-floor connection to the Cargill Building. Although the bank became connected to the Cargill Building, the building never came under the ownership of Baker Properties and was redeveloped separately from the Northstar Center.[27]

Underground tunnels were also connective elements within the network, and a tunnel beneath Second Avenue South linked Northstar Inn to the Minneapolis Athletic Club. A similar tunnel was in place between the Northwestern National Bank Building and its neighbor, Donaldson's Department Store, thereby connecting the Northstar Center to the retailer by both elevated and below-grade features.[28] As

[25] "Northstar Center," *Buildings* 55 (June 1961): 48; "Northstar Center: City-within-a-City," *Minneapolis Tribune*, October 20, 1963, 1–12.
[26] "Northstar Seven Arcade Leads to Fine Restaurants, Inn, and Swimming Pool," *BP News: Of Buildings and People*, February 1963, 3.
[27] John Patrick Byers, "Breaking the Ground Plane: The Evolution of Grade-Separated Cities in North America (PhD diss., University of Minnesota, 1998), 108–110; Hennepin County, Minnesota, Recorder's Office, Mortgage Book 3223:257–266; Easement Agreement 3269389, December 23, 1960, Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota.
[28] Byers, "Breaking the Ground Plane," 108–110.

the birthplace of the skyway system, the Northstar Center became the hub of this elaborate network, "providing employment to some 5,000 persons and forming a core-area nucleus in connecting three surrounding blocks by overhead or underground passageways," according to the *Minneapolis Tribune*. The article continued: "A man can walk the two blocks from the Minneapolis Athletic Club on 2nd Av. S. to Nicollet Av. [the heart of the city's shopping district] without venturing out of doors." A ribbon-cutting ceremony was held to commemorate the completion of the Northstar Center's two skyways (Figure 7). Photographs of the event show developer Leslie Park alongside city officials and women wearing sashes that designated them as honorary representatives of the connected buildings. "Miss Pillsbury Building" joined "Miss Cargill Building" and others in celebrating the momentous occasion.[29]

Public officials touted the efficiency of the Northstar Center's linked arcades and skyways, saying they would "go a long way toward helping Minneapolis straighten out its traffic problems by demonstrating a practical method of harmonizing the flow of pedestrian and vehicular traffic." The skyways created a modern paradigm for downtown Minneapolis that its designers hoped would allow the inner city to better compete with suburbia. As one European scholar remarked, the skyways in Minneapolis were constructed "to counteract suburbanisation and to re-urbanise downtown" because "the city faced a serious decline and skyways would be *the* instrument to make downtown attractive for car traffic as well as for pedestrians."[30]

Shortly before the Northstar Center was completed, rival sister city Saint Paul claimed the metropolitan area's first skyway by opening an elevated pedestrian bridge between the Golden Rule Department Store and its private parking ramp across the street. The significance of Saint Paul's accomplishment, however, is diminished by that skyway's limited function. As author Maurice Harteveld explains in *Interior Public Space: on the Mazes in the Network of an Urbanist*, the Golden Rule's bridge only served customers of the department store, whereas Northstar Center's skyways were designed "intentionally to be used publicly; for all. The interior concourses on both sides of the skyway gave access to a variety of public facilities, rather than just one store, as was the case in Saint Paul." According to Harteveld, the skyways at Northstar Center were planned "to regenerate a larger part of downtown."[31]

They did just that. Nearly ten years after the center opened, Edward Baker was profiled in a publication appropriately titled *Skyway News*. The sketch relayed several of his various skyway projects, including his involvement with the Crystal Court at the nearby IDS Center, but the article underscored the Northstar Center's central role in the business district's mid-century renaissance: "Construction of the Northstar Center and its Skyways was the major catalyst for rejuvenation of the Downtown area. . . . It was the first new office building complex to be built in the center city business district, which influenced several key companies, employing large numbers of people, to keep their offices Downtown and thereby

[29] Pat McCarty, "Northstar Inn to Climax New Downtown 'City within a City,'" *Minneapolis Tribune*, January 13, 1963; "Skyway opening; attended by Minneapolis officials and women representing various downtown buildings," photograph dated 1963, Norton and Peel Photograph Collection, Minneapolis Historical Society.
[30] "Civic Leaders," January 4, 1960; Maurice Harteveld, *Interior Public Space: on the Mazes in the Network of an Urbanist* (Delft, the Netherlands: Delft University of Technology, 2014), 394.
[31] Harteveld, *Interior Public Space*, 397–398.

averted what could have been a major economic loss to the area."[32]

Other elements of the Northstar Center's design added to the project's success as well. As one reporter noted shortly before construction of the center was complete: "By providing spacious offices for some national companies headquartered in Minneapolis, the Northstar Center has been credited with helping discourage flight to the suburbs. Many feel that keeping the big, home-based companies downtown is important in maintaining a dynamic and responsive metropolis." By 1968, four of the twenty-four companies headquartered in downtown Minneapolis that employed more than five hundred workers were based out of the Northstar Center.[33]

These "spacious offices" were part of the Northstar Center's Corporate Modern design aesthetic. Architectural drawings for the center illustrate large open floor plates on the upper levels of both the Cargill Building and the Pillsbury Building that could accommodate a variety of modular office arrangements (Figures 11–16). Centered within each building was a core of elevators, restrooms, and service closets. Stairwells that ran from the basement to the roof were placed along perimeter walls. These principal facilities provided maximum flexibility to suit the evolving needs of current and future tenants. Public spaces such as first-floor elevator lobbies (Figure 8) received higher-quality finishes including marble and rosewood wall panels, terrazzo flooring, and illuminated ceilings. Internal floor-to-ceiling plate-glass windows were found throughout the retail arcades and restaurants in the hotel as well (Figures 9–10). Baker specified the materials found throughout these public spaces, but materials on the upper levels were customized by tenants. For the most part, finishes included "resilient" materials such as plywood paneling, vinyl fabric wall coverings, acoustic-tile ceilings, tile flooring, and carpet. This flexibility allowed tenants the ability to tailor their offices to meet their individual space needs and aesthetic preferences.[34]

This transition to Corporate Modernism is exemplified by changes made to the Pillsbury Building in the 1960s. Originally constructed in 1916 for the Metropolitan National Bank, the Pillsbury Building was a typical early-twentieth-century skyscraper: a thirteen-story, stone-clad, reinforced-concrete building with a U-shaped footprint to maximize natural light. The building's standard floor plate featured a primary corridor that followed this U shape. Architectural details included elaborate bronze grilles, marble floor inlays, decorative plaster, and intricate wood moldings. These elements were removed, however, as the Pillsbury Company abandoned its heavily ornamental aesthetic of old and adopted a Modern palette of smooth stone, metal, and glass surfaces when it joined the Northstar Center. Another major change that demonstrated Pillsbury's shift to Corporate Modernism came as the company filled the original light well in its building in exchange for additional floor space. By the mid-twentieth century, advanced lighting technologies made such features obsolete, and filling the light well along its western wall allowed the company to open its floor plans and expand its offices. The west and south

[32] "Downtowner Profile," *Skyway News*, June 21, 1972.
[33] Pat McCarty, "City Sparkles Below New Skyline," *Minneapolis Tribune*, January 13, 1963; Minneapolis Chamber of Commerce Economic Research Department, General Economic and Market Data for Minneapolis-Saint Paul Standard Metropolitan Statistical Area, 1968, Hennepin County Minneapolis Central Library Government Documents.
[34] Edward F. Baker and Associates, Drawings for The Center, 1962, Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota; "Northstar Center: city-within-a-city," 7.

exterior walls and interior partitions were removed, creating an open floor plate on the seventh through thirteenth floors above the new parking garage.[35]

In an era when both the volume of traffic and the size of automobiles were rapidly increasing, the availability of parking in close proximity to the workplace became a primary concern for large employers. Suburban office parks alongside newly mapped freeways could entice companies with their extensive surface parking lots and easy access routes. Within the urban core, however, land was at a premium and older street networks proved cumbersome to commuters. Safely separating vehicular and pedestrian traffic was also a considerable challenge for urban developments. The design for the Northstar Center's parking garage exhibited sophistication in all of these regards. The garage filled six levels, occupying an area of roughly ten acres that could accommodate up to 3,500 cars in a day. Its T-shape footprint created a pedestal for the upper levels of the Cargill Building, the Northstar Inn, and the addition to the Pillsbury Building, efficiently maximizing land use on the block. Because of this footprint, entrance and exit ramps were located on both Sixth and Seventh Streets, as well as on Second Avenue, to seamlessly access downtown's one-way street pattern. Furthermore, the ramp on Seventh Street featured a unique safety feature, a grade separation "in the form of a pair of scissors," that allowed automobiles to pass over a recessed pedestrian arcade without endangering anyone on the sidewalk.[36]

If connectivity, flexibility, and accessibility were measures of success for modern buildings, then the Northstar Center was a triumph. This victory was exemplified by two additions that came within three years of the mega-block's opening. In December 1965, Baker Properties announced its plans to expand both the Cargill Building and the Northstar Inn from fifteen to seventeen floors because each building had reached maximum capacity. An article in the *Minneapolis Tribune* relayed the necessity of both additions: "Demand for office space prompted the expansion of the 3 1/2-year-old Cargill Building, now 100 percent rented. . . . One hundred percent occupancy is actually more than building managers want, since it leaves no room for expansion by tenants. The addition to the Northstar Inn will increase its rooms from 180 to 230. Since it opened in February 1963, the inn has been the most successful hostelry in Minneapolis. Baker Properties said it is filled from Monday through Thursday and has a high weekend occupancy compared with other downtown hotels and motels." Construction on the addition to the Cargill Building was set to begin in January 1966, with work on the inn starting the following month. Each project was anticipated to take five months.[37]

In fall 1966, following completion of the two additions to the Northstar Center, Leslie Park retired from his long-time position as president of Baker Properties. In October, he received that year's Distinguished Citizen Award from the Minnesota Chapter of the Public Relations Society of America. His role in keeping corporate firms in downtown Minneapolis placed him among the ranks of Dr. Charles Mayo,

[35] Hewitt and Brown Architects, Drawings for the Metropolitan National Bank Building, 1916, Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota; Drawings for the Pillsbury Building, 1960, Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota. Drawings for the Pillsbury Building from 1960 indicate the building still largely followed a central-corridor arrangement that was carried over from its original design as the Metropolitan National Bank Building.

[36] "Northstar Center: City-within-a-City," 5-6; Baker and Associates, Drawings for The Center, 1962.

[37] Timothy Blodgett, "Northstar Center Will Add 2 Floors," *Minneapolis Tribune*, December 5, 1965.

one of the founding members of the Mayo Clinic, and George Dayton II, executive of the Dayton Corporation and grandson of the retail company's founder, who were both previous recipients of the award. The *Minneapolis Star* profiled Park, commenting that he "and the company he has headed since 1955 have enjoyed a close rapport with many of the most substantial and fast-growing companies in Minneapolis." Park was quoted as saying: "If I have played any role at all in the city . . . I think it has been to sell these companies on the advantages of downtown and the services our company can offer." Northstar Center was highlighted as Park's "brainchild" and "the proudest achievement of his working years." Parks, who modestly considered himself a "salesman," could "remember skeptics watching the steamshovels at work and betting the project would never get off the ground."[38]

But get off the ground it did, inspiring a new model of mixed-use urban development in downtown Minneapolis and cities across the nation. Within years, existing buildings near the Northstar Center were retrofitting their first and second floors to create public concourses and link with one another in a network of skyways. Baker Properties was purchased by Investors Diversified Services, which had provided $20 million in mortgage financing for the construction of the Northstar Center in the early 1960s and established its headquarters on an adjacent block in the following decade.[39]

Downtown construction soared skyward after the completion of Philip Johnson's iconic fifty-seven-story IDS Tower and the Northstar Center was soon eclipsed by lofty new buildings going up around it. One such project lured away one of the Northstar Center's signature tenants. In the 1970s, Pillsbury executives faced the same decision they did a decade earlier when the company's rapid expansion outpaced its available space: build in downtown Minneapolis, select a suburban site, or relocate to a different state. According to William Powell, author of *Pillsbury's BEST: A Company History from 1869*, the company was once again "motivated . . . by the desire to help maintain the vitality of the Minneapolis downtown area," so it decided to stay put. Instead of expanding its existing headquarters, however, Pillsbury signed an agreement to become the primary tenant of a new two-towered Pillsbury Center (now U.S. Bank Plaza), located diagonally across South Sixth Street and Second Avenue from the company's long-time post. Ground was broken in the summer of 1978 and the new Pillsbury headquarters opened in 1981.[40]

The Northstar Center suffered another blow in 1982 when a fire broke out at Donaldson's Department Store on Thanksgiving Day. The fire also claimed the neighboring Northwestern National Bank Building and the skyway that connected the bank to the Northstar Center. When the Norwest (now Wells Fargo) Center opened in 1989, a new skyway replaced the older one over Marquette Avenue, but it was attached to the former Midwest Federal Savings and Loan Building rather than the Cargill Building.[41]

Amidst these changes, Trizec Properties purchased the Northstar Center in 1986 and set out on a three-

[38] Dick Caldwell, "Leslie Park to Retire with 'Distinguished Citizen' Rank," *Minneapolis Star*, October 25, 1966.
[39] Byers, "Breaking the Ground Plane," 108–112; Harteveld, *Interior Public Space*, 401–411; "Leslie Park's Contributions," *Minneapolis Tribune*, November 29, 1973; "Northstar Center: City-within-a-City," 12.
[40] Powell, *Pillsbury's BEST*, 209–211.
[41] Larry Millett, *AIA Guide to the Twin Cities* (Saint Paul: Minnesota Historical Society Press, 2007), 32–33.

phase renovation plan to keep the multi-use block competitive in the shifting downtown market. New finishes in the elevator lobbies, pedestrian arcades, entrances, and storefronts date to this campaign in the late 1980s. Along with the alterations, the former Pillsbury Building—which had been renamed the 608 Building when the Pillsbury Company moved across the street--and the Cargill Building were rebranded as Northstar East and Northstar West, respectively. The hotel retained its original Northstar moniker throughout the rebranding process and is now part of the Crowne Plaza hotel group. The pool, restaurants, and lounges on the seventh floor were replaced with a new restaurant and banquet rooms in the late twentieth century. Despite this, the floor remains a hub for business meetings, conferences, banquets, and special events, and it continues to serve as a connecting link between the Pillsbury Building and the rest of the Northstar Center. Above this level, the rooftop courtyard continues to provide a unique outdoor amenity for guests.[42]

Despite the changes from the late 1980s and subsequent alterations, the Northstar Center retains good integrity and continues to operate as the multi-function, multi-building, city-within-a-city its creators imagined, proving its lasting legacy as an icon of Modern Minneapolis.

[42] Ann K. Ryan, "Developers Working to Make Northstar Center of Attention," *Skyway News*, July 5, 1988; Patrick Boulay, "Omni Northstar May Undergo Upgrade," *Skyway News*, September 9, 1988.

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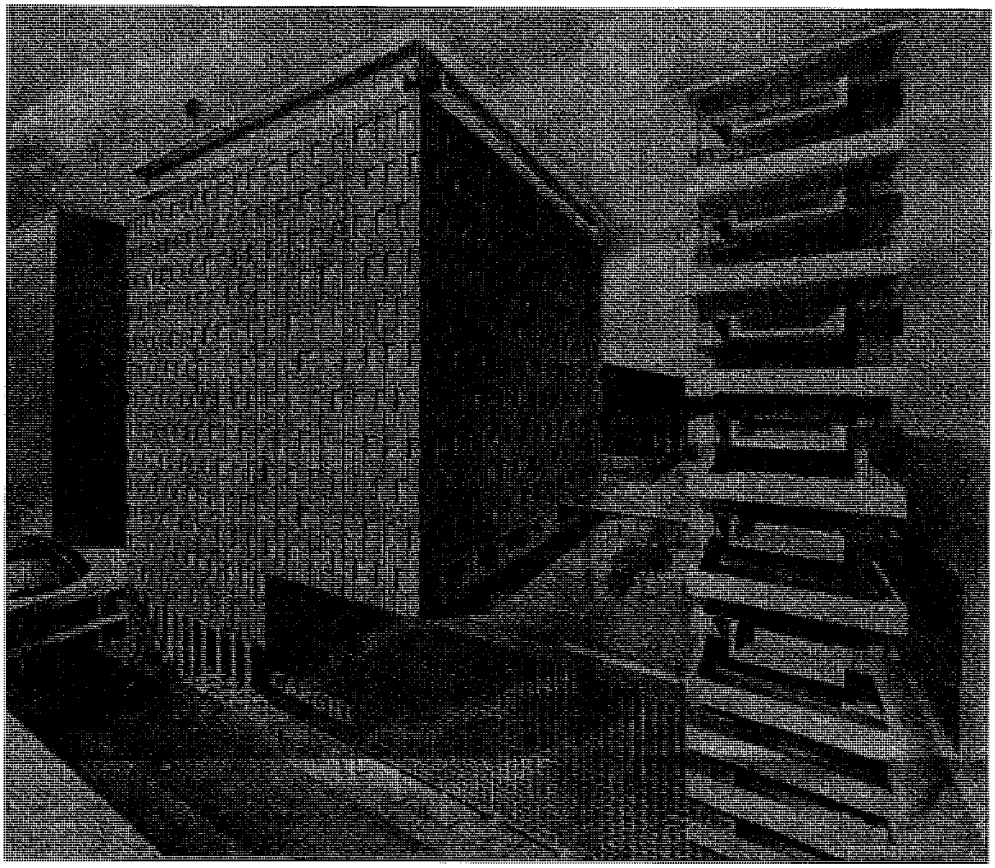


Figure 1: This futuristic conceptual drawing for a new multi-use development proposed by Baker Properties was featured in the *Minneapolis Tribune* in January 1960 under the headline "$20,000,000 Project Planned Downtown." The Cargill Building is to the left and the hotel is to the right. The project was initially slated to occupy only the southern half of the block between Marquette and Second Avenues South along South Seventh Street, but this arrangement changed after Baker Properties acquired land on the northern half of the block and Pillsbury announced it would join the Northstar Center in July 1960.

Image dated January 3, 1960. Source: Minneapolis Collection, Hennepin County Central Library Special Collections, Minneapolis, Minnesota.

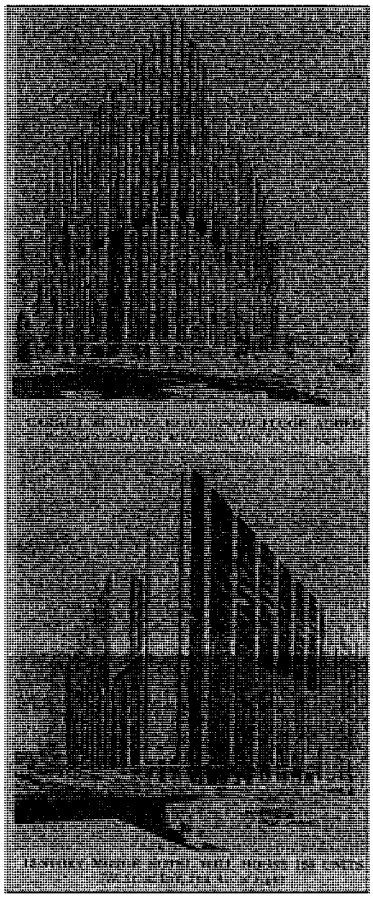


Figure 2: The redesigned and newly christened Northstar Center was announced in the *Minneapolis Tribune* in January 1961.

Image dated January 15, 1961. Source: Minneapolis Collection, Hennepin County Central Library Special Collections, Minneapolis, Minnesota.

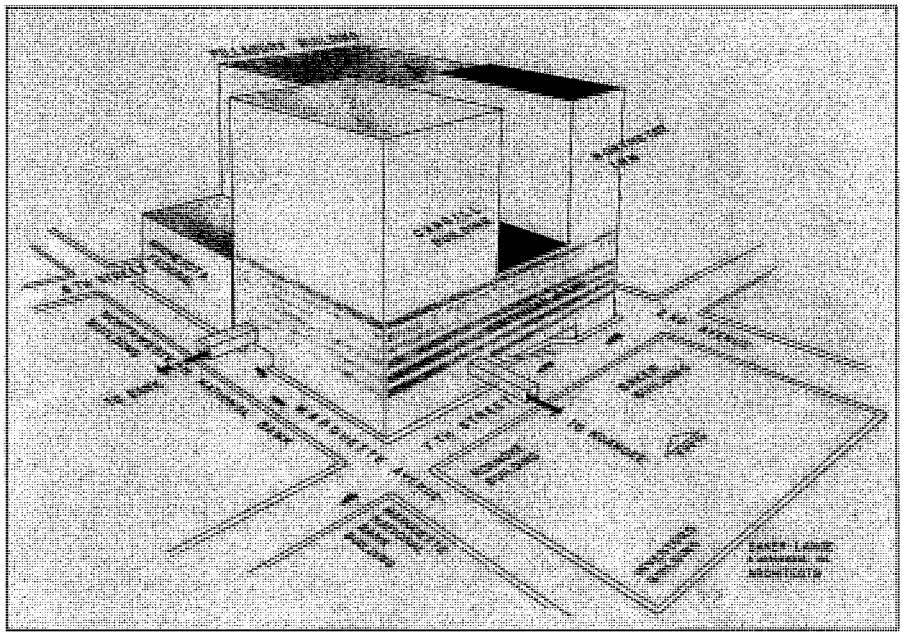


Figure 3: This circa 1961 diagram illustrates the relationship of the individual components of the Northstar Center—the Cargill Building, the Northstar Inn, the Pillsbury Building, and the parking garage. The diagram also shows the locations of the first two skyways built in Minneapolis.

Image dated circa 1961. Source: Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota.

Figure 4: The Pillsbury Building after the Northstar Center was completed in 1963.

Image dated 1963. Source: Minnesota Historical Society, Saint Paul, Minnesota.

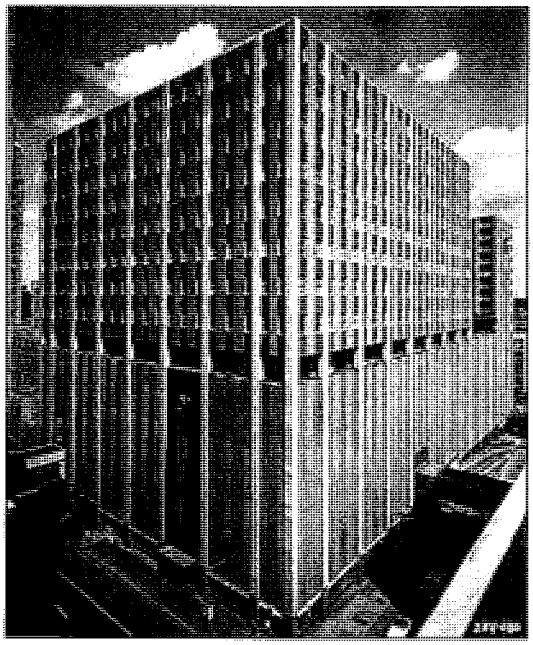


Figure 5: The Cargill Building after the Northstar Center was completed in 1963.

Image dated 1963. Source: Norton and Peel Photograph Collection, Minnesota Historical Society, Saint Paul, Minnesota.

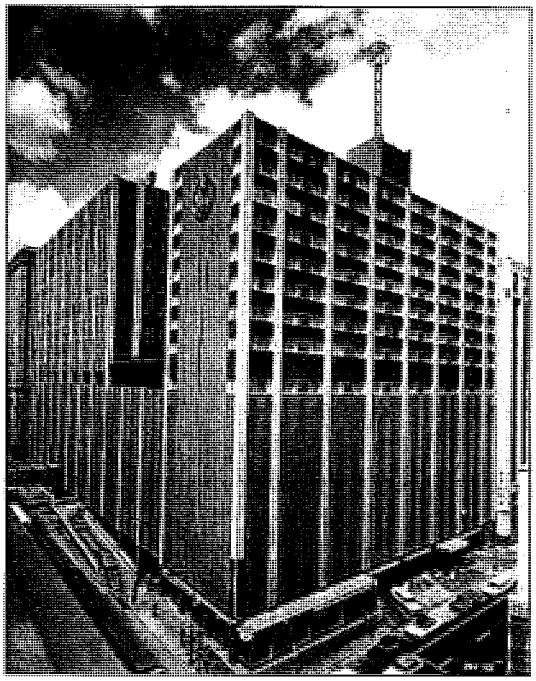


Figure 6: The Northstar Inn after the Northstar Center was completed in 1963.

Image dated 1963. Source: Norton and Peel Photograph Collection, Minnesota Historical Society, Saint Paul, Minnesota.

Figure 7: The ribbon-cutting ceremony celebrating the completion of the first two skyways in Minneapolis in 1963. Leslie Park, the development mastermind behind the Northstar Center, is the man on the left. He is joined by city officials and women representing buildings joined by the new skyways including Miss Pillsbury Building, Miss Northwestern National Bank Building, and Miss Cargill Building.

Image dated 1963. Source: Norton and Peel Photograph Collection, Minnesota Historical Society, Saint Paul, Minnesota.

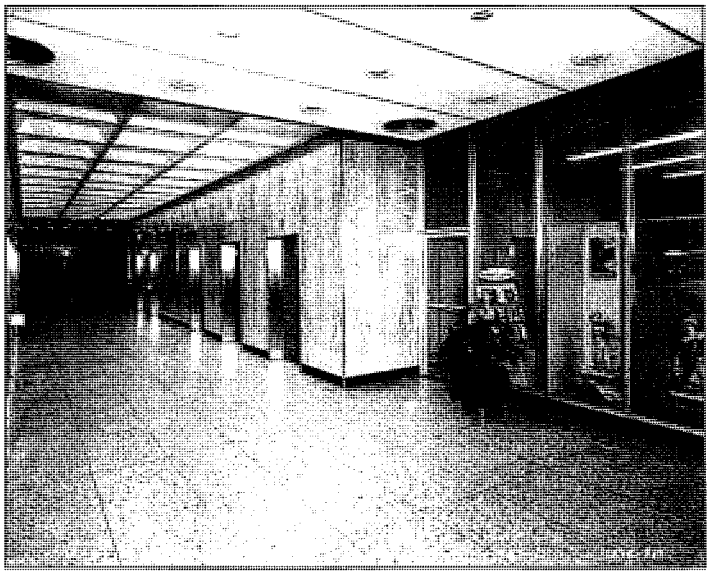


Figure 8: The first-floor elevator lobby of the Cargill Building.

Image dated 1964. Source: Norton and Peel Photograph Collection, Minnesota Historical Society, Saint Paul, Minnesota.

Figure 9: The first-floor retail arcade showing the lobby to the Northstar Inn in the center and the corridor to the Pillsbury Building on the left.

Image dated 1965. Source: Norton and Peel Photograph Collection, Minnesota Historical Society, Saint Paul, Minnesota.

Figure 10: The Rosewood Room at the Northstar Inn. This popular restaurant and other lounges and banquet rooms were located off of the hotel lobby on the seventh floor.

Image dated 1963. Source: Norton and Peel Photograph Collection, Minnesota Historical Society, Saint Paul, Minnesota.

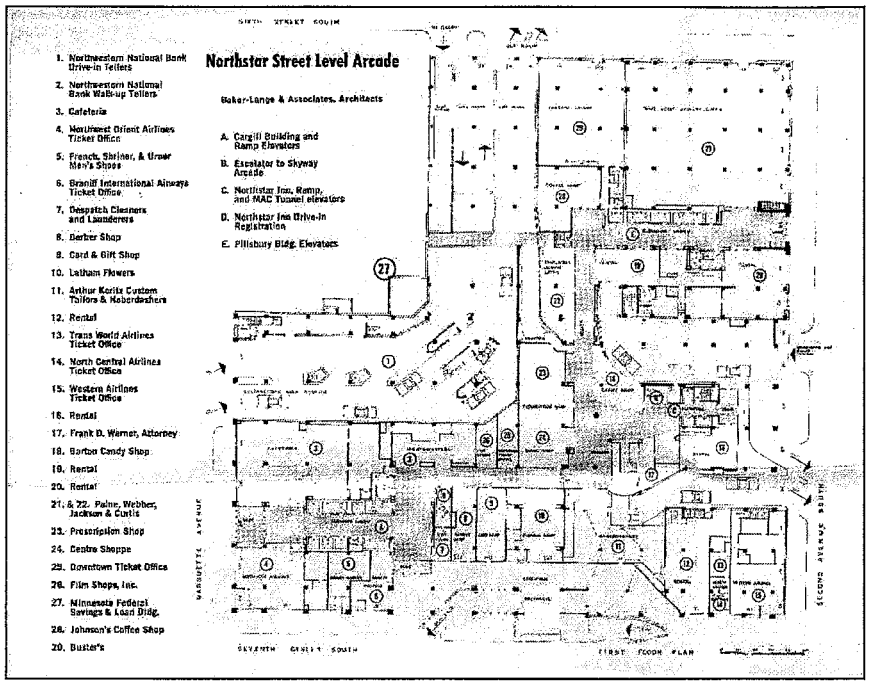


Figure 11: Diagram of the first-floor retail arcade at the Northstar Center, showing the connections between each of the buildings and the parking garage.

Image dated circa 1963. Source: Minneapolis Collection, Hennepin County Central Library Special Collections, Minneapolis, Minnesota.

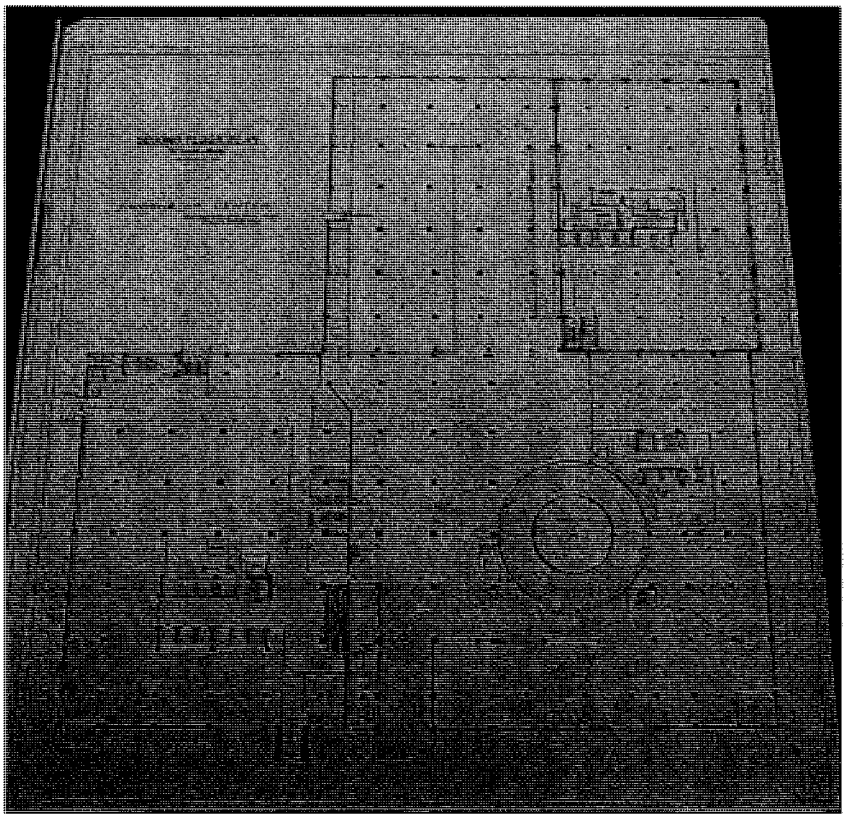


Figure 12: As-built drawing of the second floor, showing the skyway connections in the Cargill Building in lower left, the parking garage in the center and lower right, and the Pillsbury Building in the upper right.

Drawing dated 1969. Source: Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota.

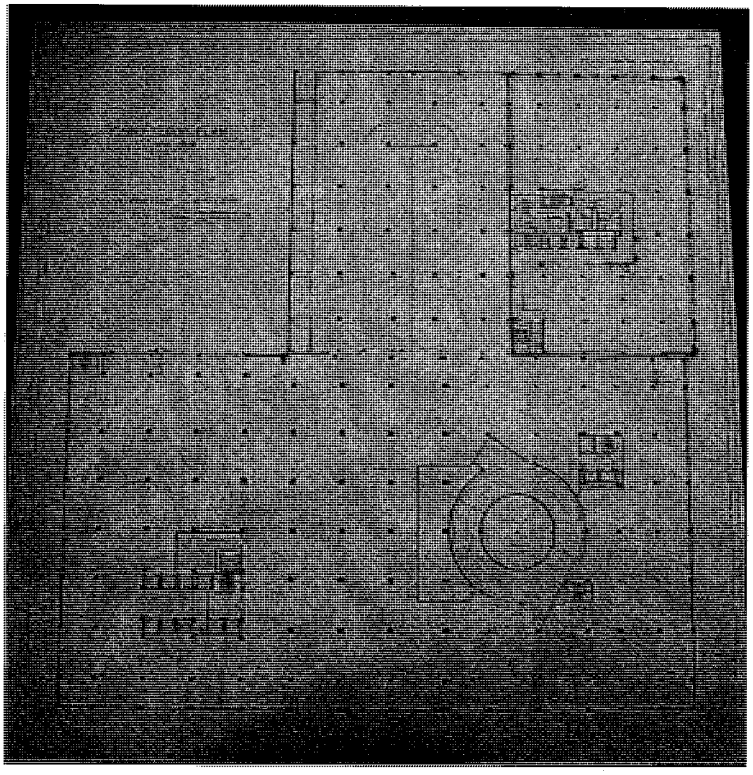


Figure 13: As-built drawing of the third floor, showing typical floor plans for the third through sixth floors of the Northstar Center, which is primarily the parking structure. The Pillsbury Building is in the upper right.

Drawing dated 1969. Source: Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota.

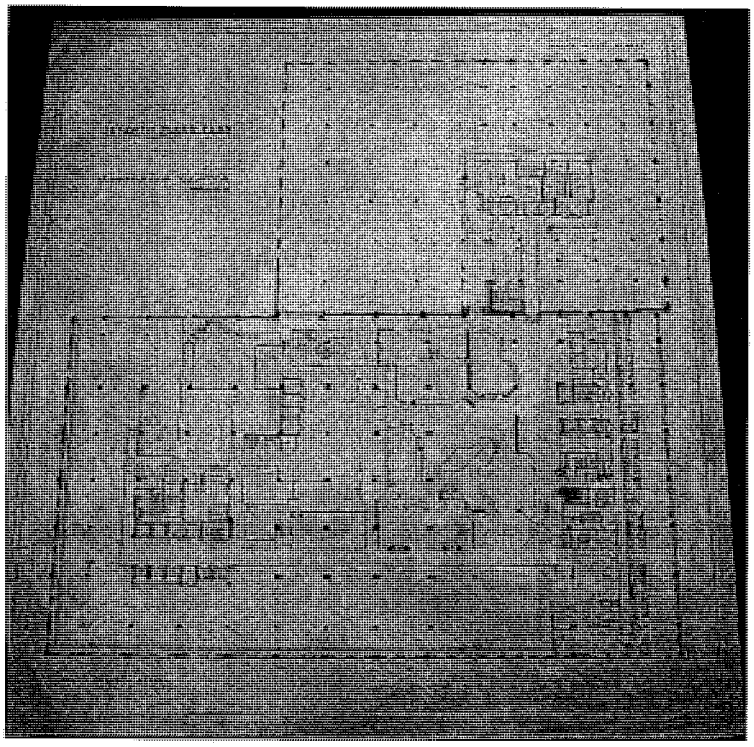


Figure 14: As-built drawing of the seventh floor. The Pillsbury Building is at the top. Hotel guest rooms are along the eastern wall of the Northstar Inn (lower right), while restaurants and banquet rooms occupy the interior of the floor.

Drawing dated 1969. Source: Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota.

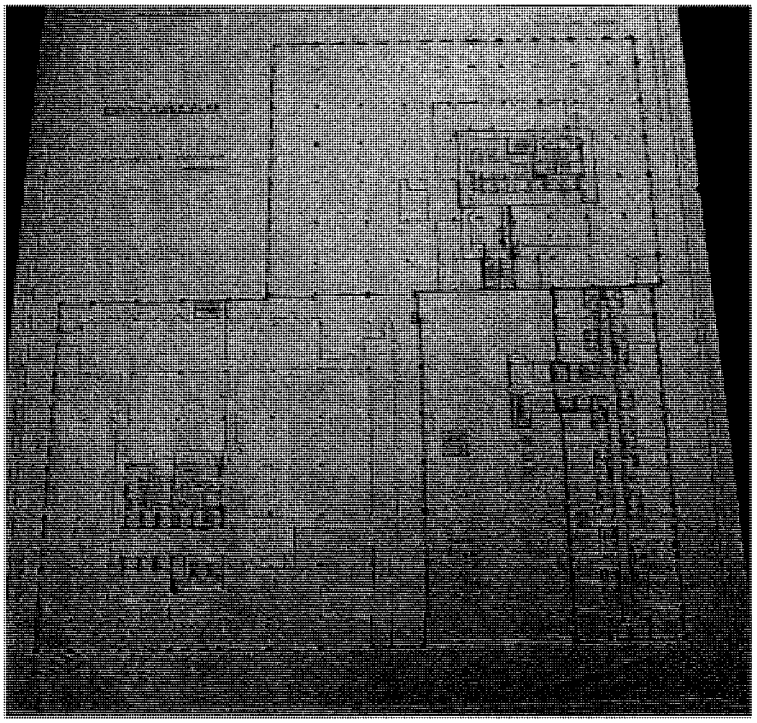


Figure 15: As-built drawing of the eighth floor, with the Pillsbury Building at the top, Cargill Building at the lower left, and Northstar Inn at the lower right. The hotel's rooftop courtyard—dubbed the Skygarden—fills the interstice between the buildings.

Drawing dated 1969. Source: Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota.

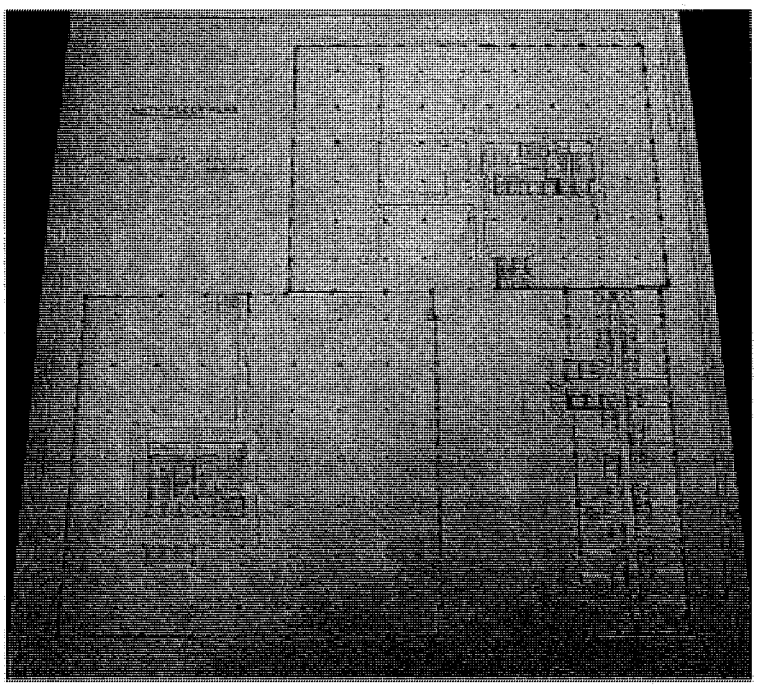
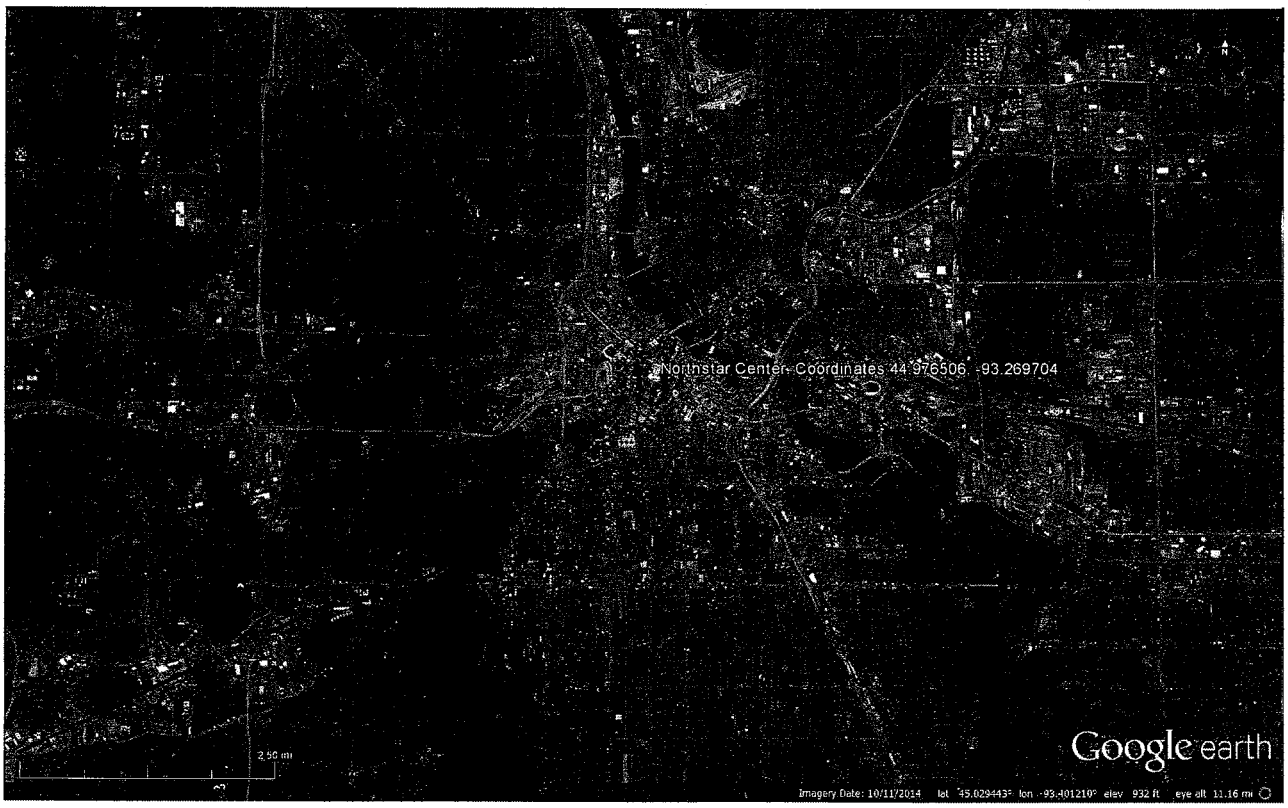


Figure 16: As-built drawing showing typical floor plates of the ninth floor and the levels above. The Pillsbury Building only has thirteen floors, while the Cargill Building and the hotel each have seventeen floors.

Drawing dated 1969. Source: Northstar Center Management Files, Northstar Center, Minneapolis, Minnesota.

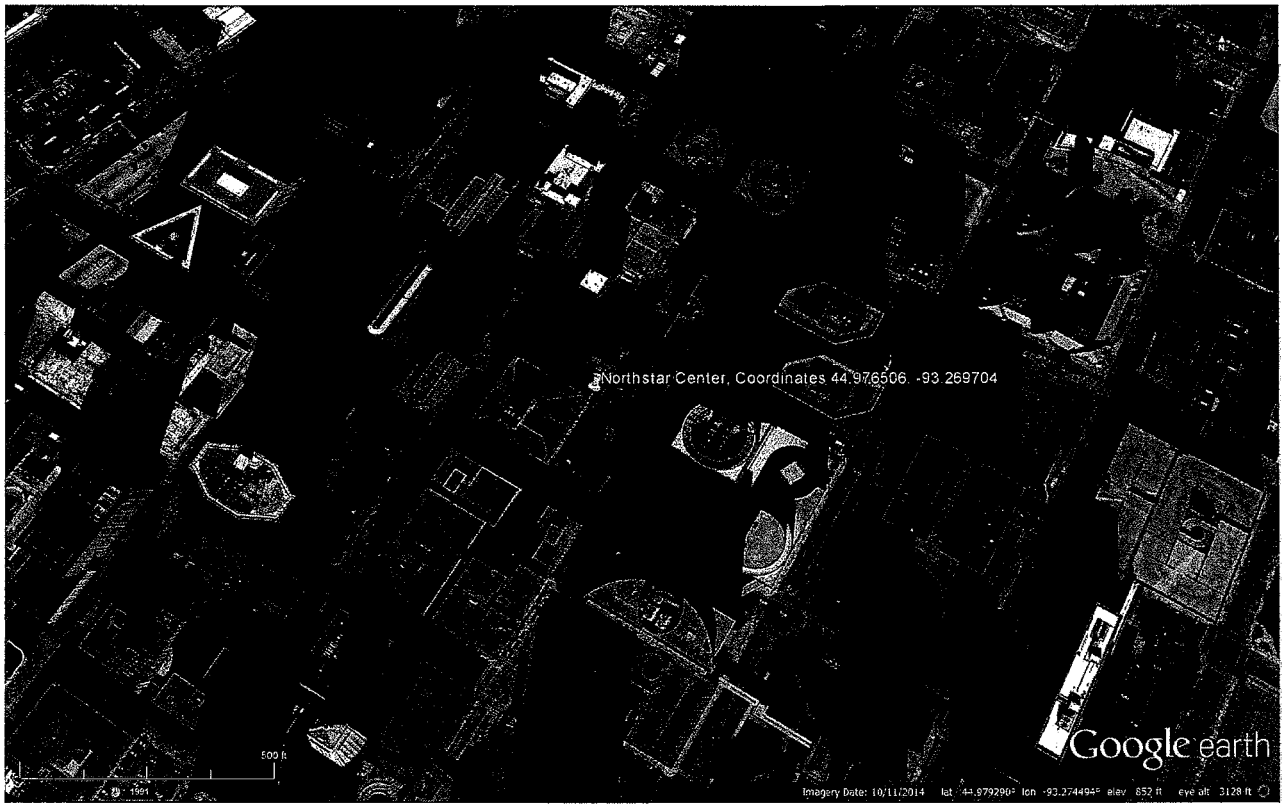
Northstar Center
Geographical Information
Datum: WGS84
Coordinates: 44.976506, -93.269704



2.50 miles

N

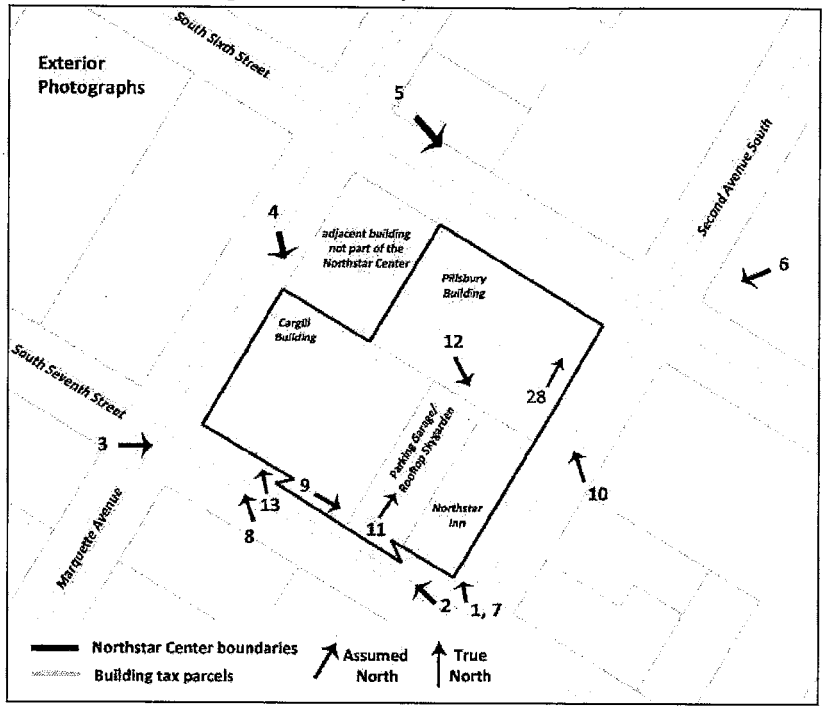
Northstar Center
Geographical Information
Datum: WGS84
Coordinates: 44.976506, -93.269704

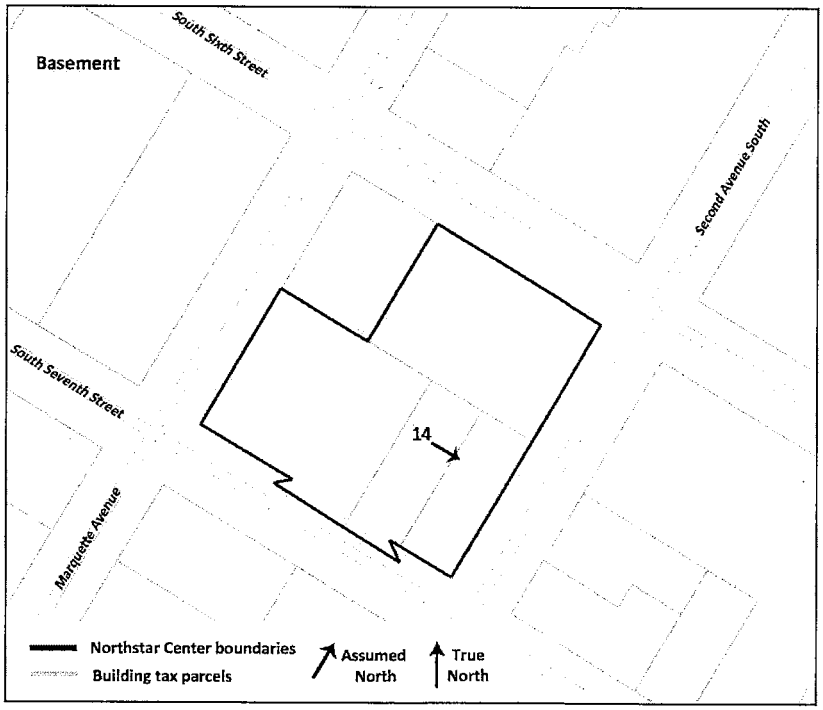


500 feet

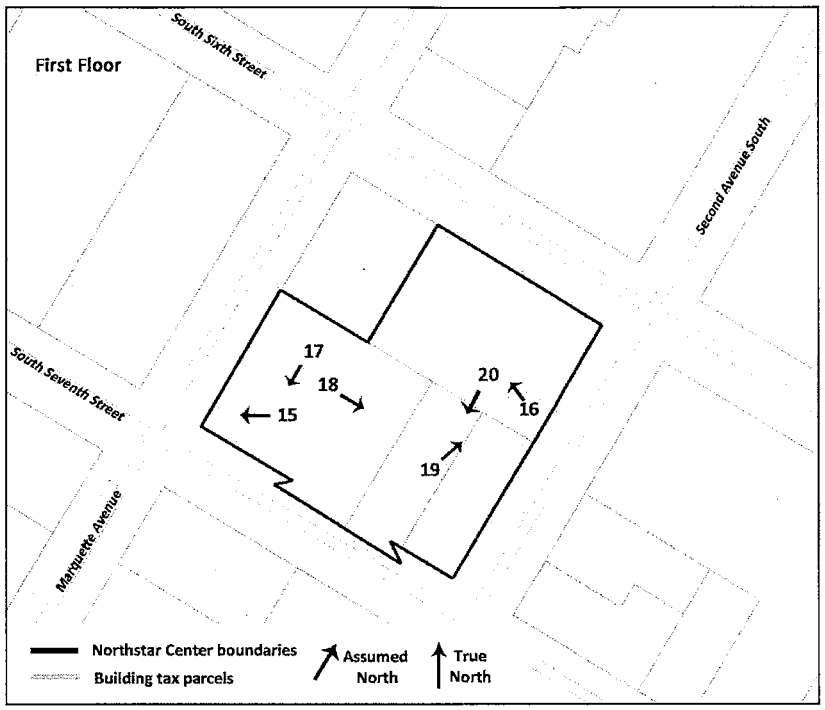
N

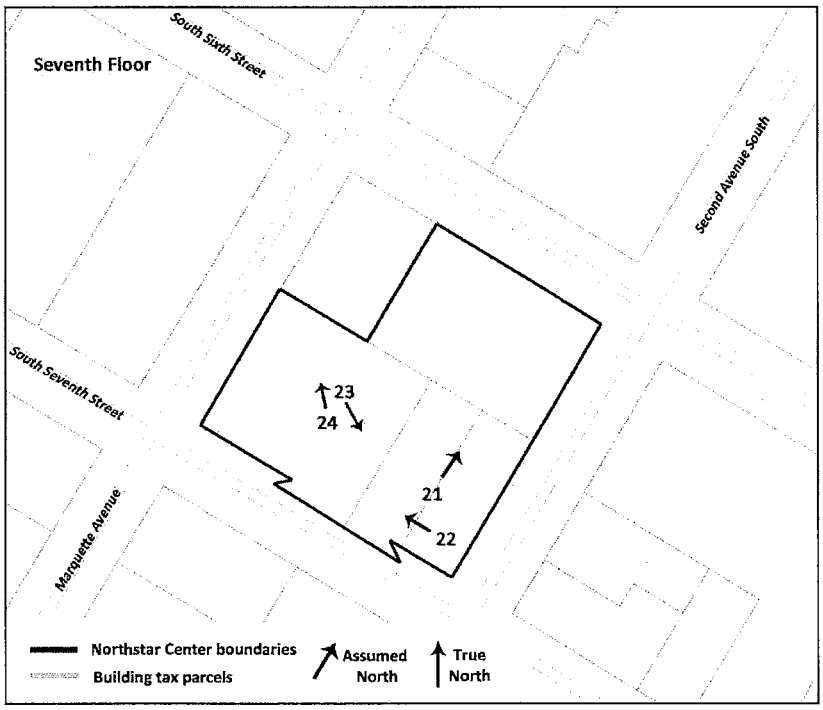
Northstar Center
National Register Nomination Sketch Map and Photo Keys



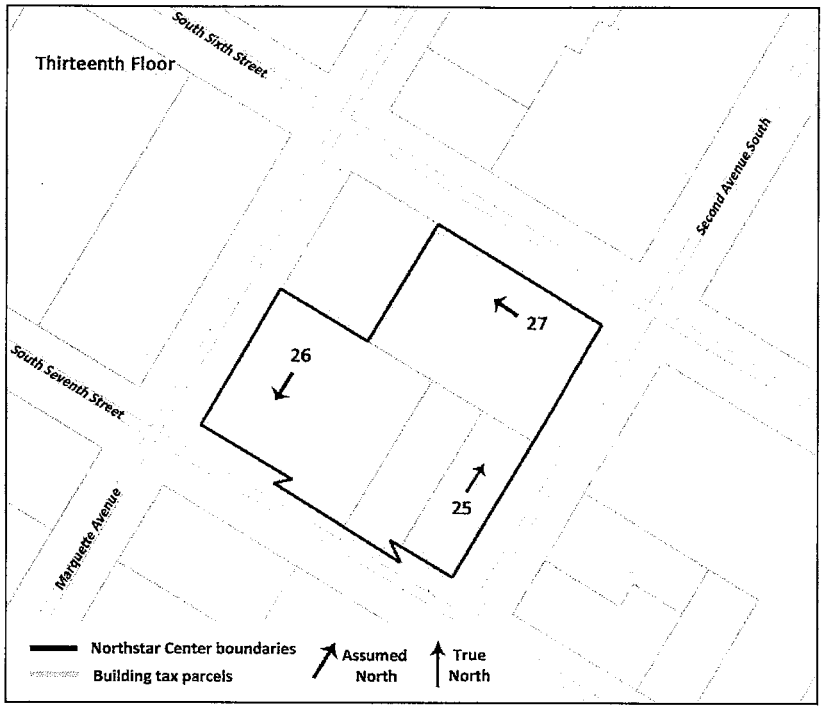


Northstar Center
National Register Nomination Sketch Map and Photo Keys





Northstar Center
National Register Nomination Sketch Map and Photo Keys



PHOTOGRAPHS
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

MN_Hennepin County_Northstar Center_0001
South (left) and east (right) facades of the hotel, located in the southeast corner of the Northstar Center, looking northwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0002
View of the Northstar Center along South Seventh Street, looking northwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0003
West (left) and south (right) facades of the Cargill Building, located in the southwest corner of the Northstar Center, looking northeast.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0004
North wall (center) and west facade (right) of the Cargill Building behind a low-rise condominium building with a curtainwall penthouse and a skyway that are not part of the Northstar Center, looking southeast.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0005
North (left) and west (right) walls of the parking garage and the office addition to the Pillsbury Building, looking southeast.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0006
North (right) and east (left) facades of the Pillsbury Building, looking southwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0007
Historical commercial space in the southeast corner of the Northstar Center, looking northwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0008
Commercial storefronts and 1963 skyway along South Seventh Street, looking northwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

MN_Hennepin County_Northstar Center_0009
Pedestrian arcade recessed behind ramp to parking garage along South Seventh Street, looking east.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0010
Storefront openings and non-historic skyway along Second Avenue South, looking northeast.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

MN_Hennepin County_Northstar Center_0011
Rooftop courtyard with the Cargill Building to the left, the hotel to the right, and the windowless wall of the Pillsbury Building in the background, looking north.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0012
View of hotel tower with historic North Star sculpture, looking southeast.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

MN_Hennepin County_Northstar Center_0013
Historic entrance on South Seventh Street with typical historic metal doors, looking northwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0014
Basement elevator lobby with historic wall and floor finishes, looking east.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: September 2015

MN_Hennepin County_Northstar Center_0015
Cargill Building elevator lobby on the first floor, looking southwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

MN_Hennepin County_Northstar Center_0016
Pillsbury Building elevator lobby on the first floor, looking northwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

MN_Hennepin County_Northstar Center_0017
Historic escalators in the retail arcade, looking south.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

MN_Hennepin County_Northstar Center_0018
Retail arcade on the first floor, looking southeast.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

MN_Hennepin County_Northstar Center_0019
Retail arcade on the first floor, looking northeast.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

MN_Hennepin County_Northstar Center_0020
Retail arcade on the first floor, looking south.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: January 2016

MN_Hennepin County_Northstar Center_0021
Seventh-floor hotel lobby, with stairs and doorway to Pillsbury Building in the background, looking north.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: January 2016

MN_Hennepin County_Northstar Center_0022
Corridor connecting the seventh-floor hotel lobby to the Cargill Building, looking west.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: January 2016

MN_Hennepin County_Northstar Center_0023
Hotel banquet room with historic bar and wood-paneled walls, looking southeast.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: January 2016

MN_Hennepin County_Northstar Center_0024
Hotel banquet room with historic fireplace, mantel, and bookcases, looking northwest.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: January 2016

MN_Hennepin County_Northstar Center_0025
Typical hotel corridor, looking north.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

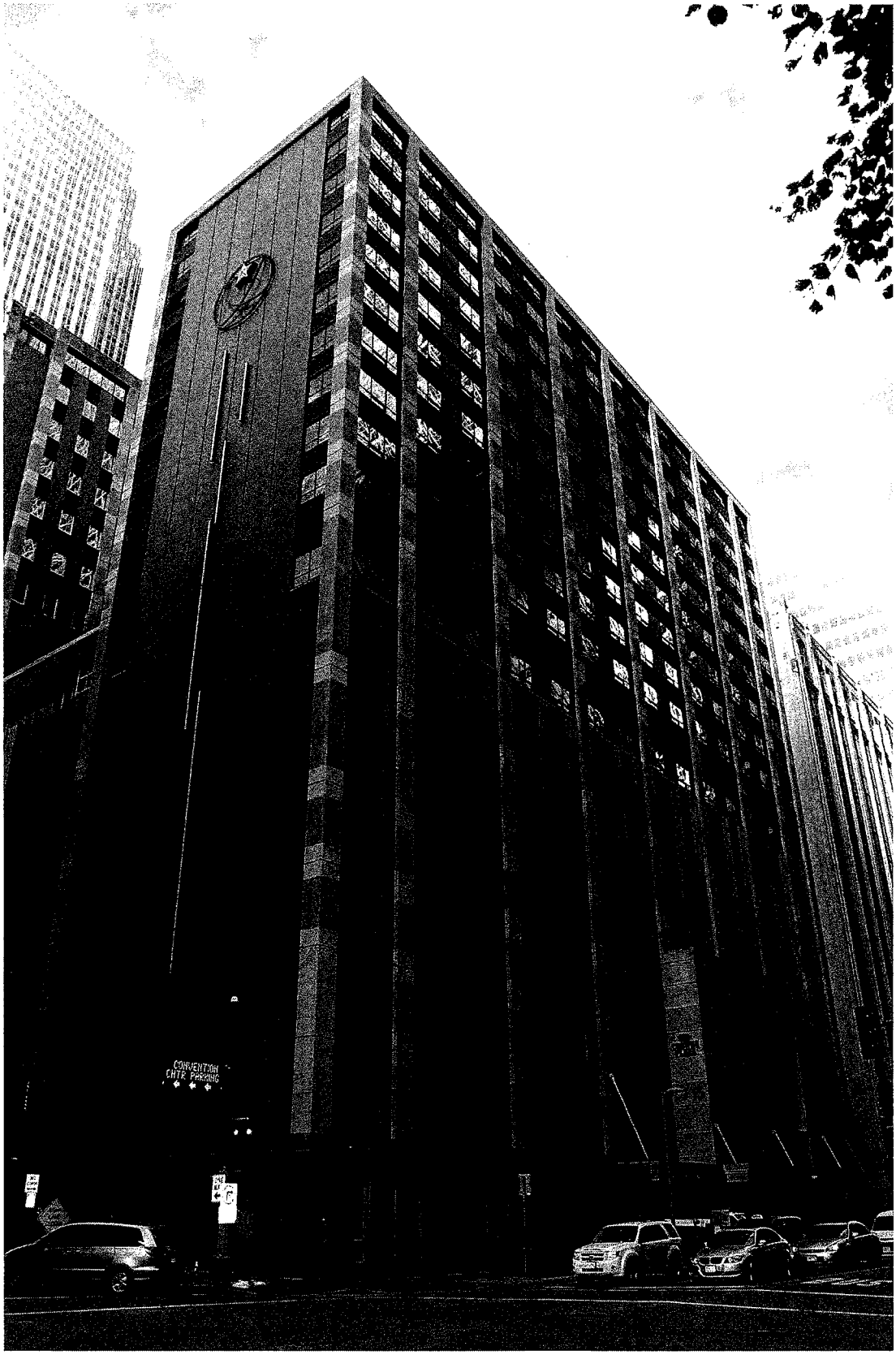
MN_Hennepin County_Northstar Center_0026
Typical office space in the Cargill Building, looking south.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: October 2015

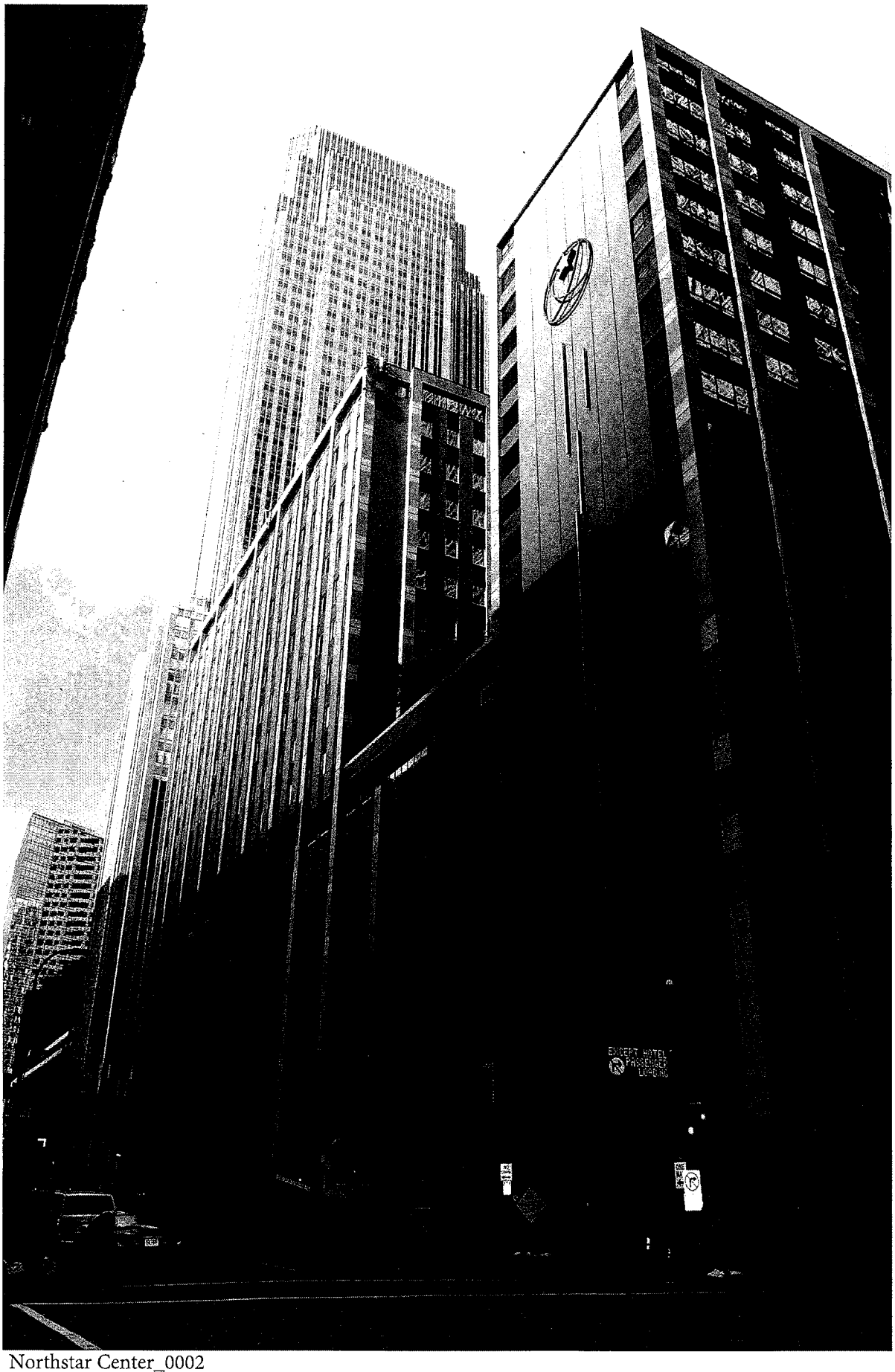
MN_Hennepin County_Northstar Center_0027
Typical office space in the Pillsbury Building, looking west.

Name of Property: Northstar Center
City or Vicinity: Minneapolis
County: Hennepin
State: Minnesota
Name of Photographer: Jessica Berglin
Date of Photograph: July 2015

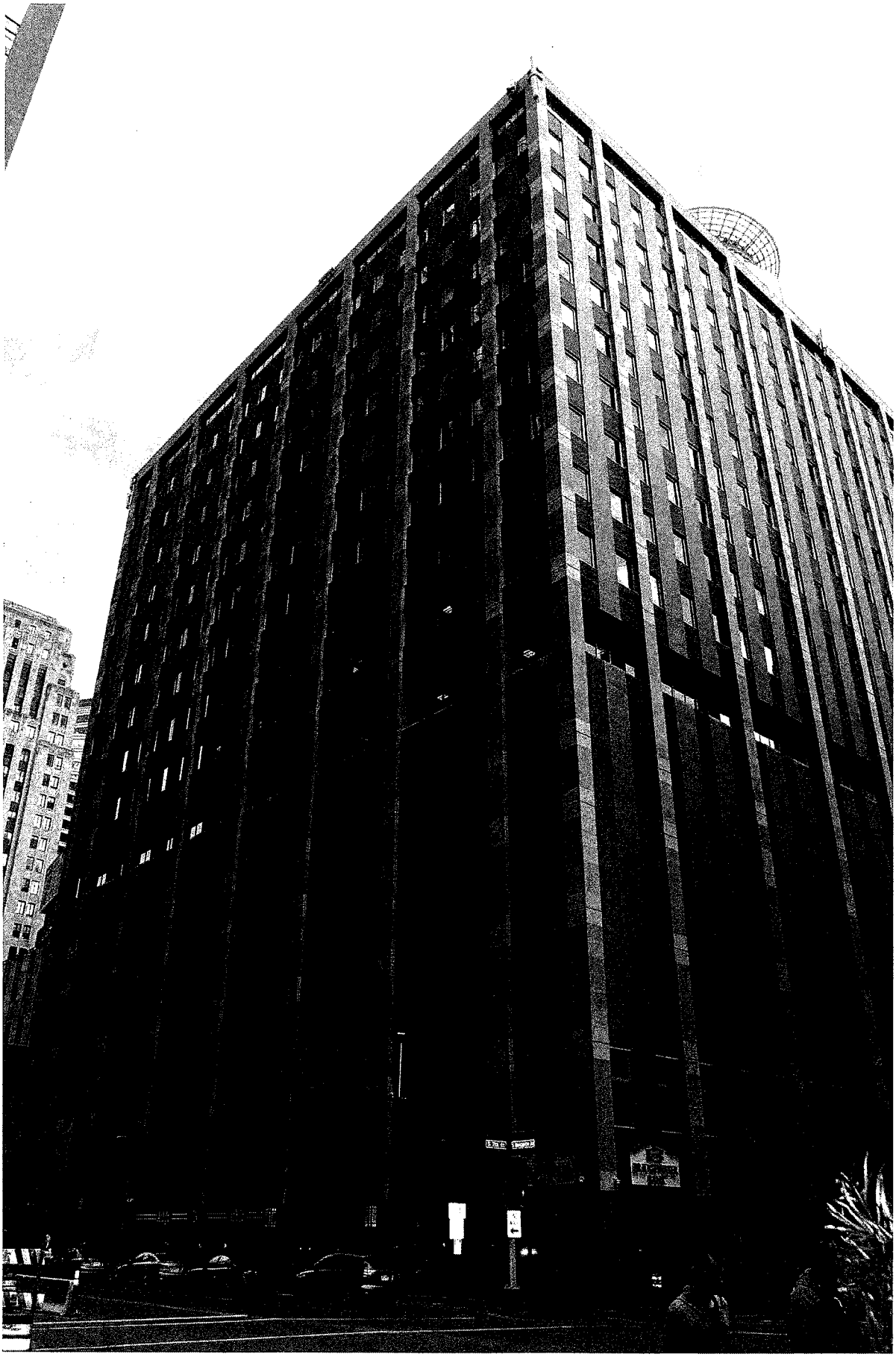
MN_Hennepin County_Northstar Center_0028
Parapet set back from the east wall of the Pillsbury Building, looking north.



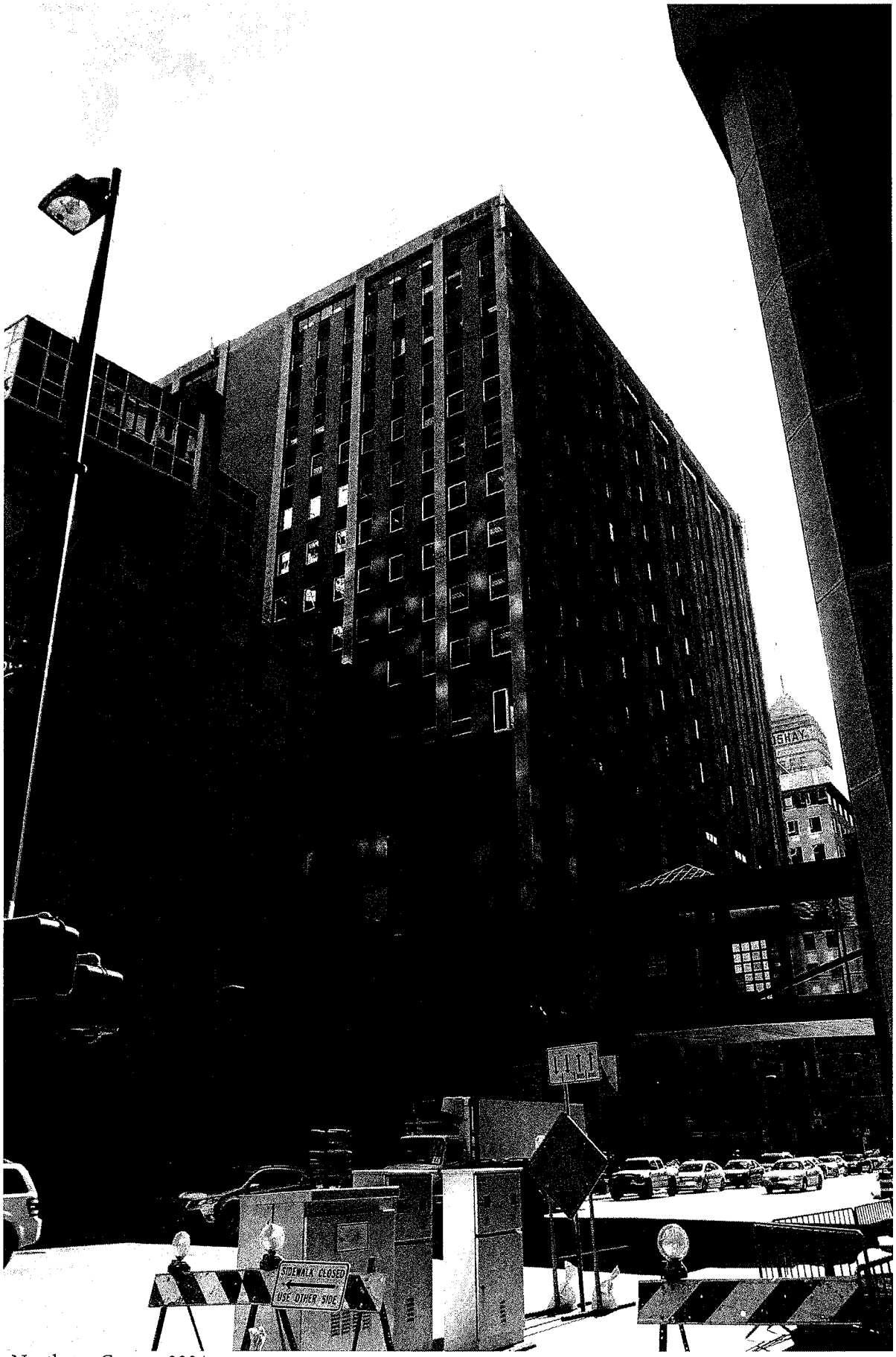
Northstar Center_0001
South (left) and east (right) facades of the hotel, located in the southeast corner of the Northstar Center, looking northwest.



Northstar Center_0002
View of the Northstar Center along South Seventh Street, looking northwest.

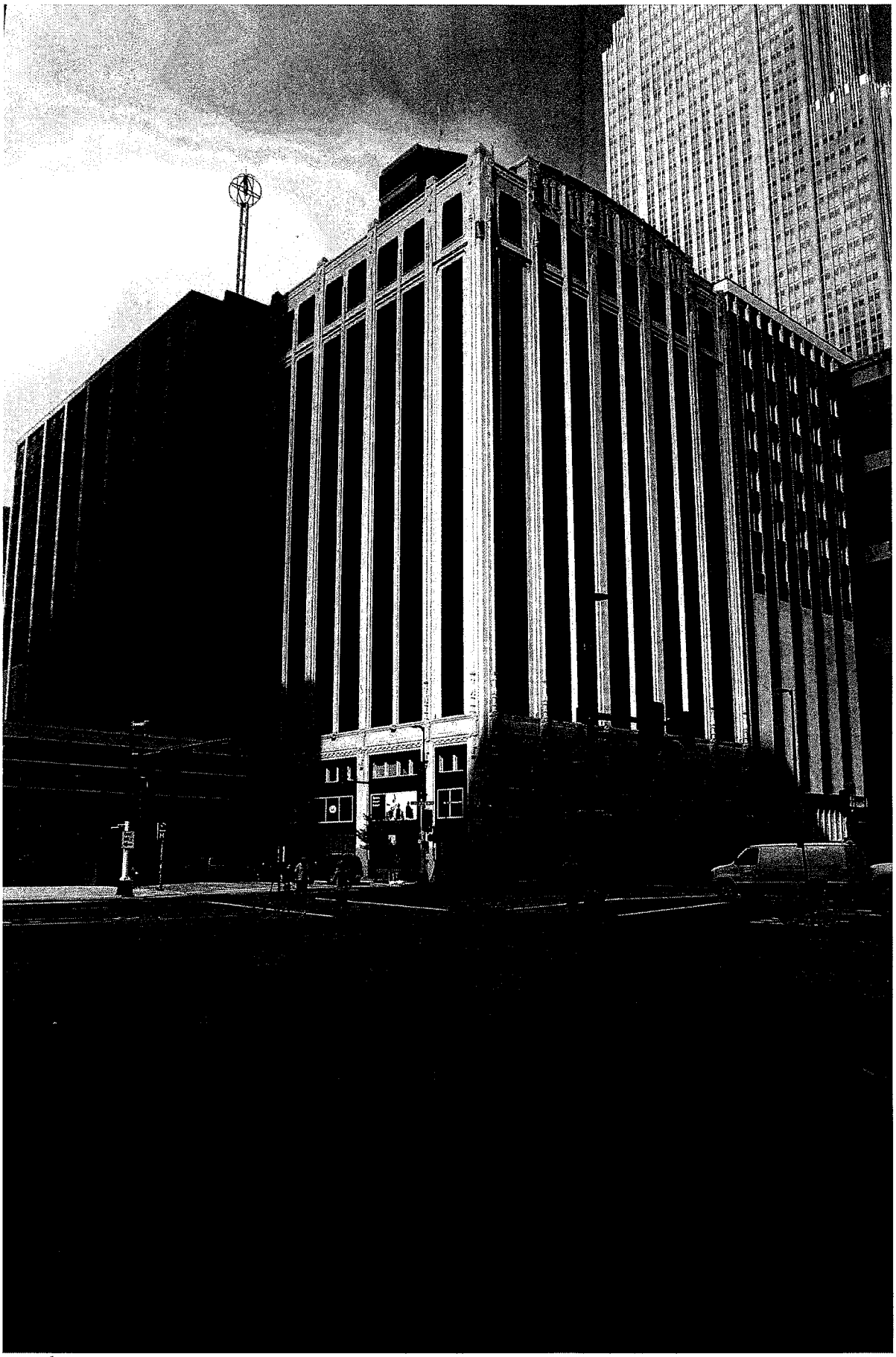


Northstar Center_0003
West (left) and south (right) facades of the Cargill Building, located in the southwest corner of the Northstar Center, looking northeast.



Northstar Center_0004
North wall (center) and west facade (right) of the Cargill Building behind a low-rise condominium building with a curtainwall penthouse and a skyway that are not part of the Northstar Center, looking southeast

Northstar Center_0005
North (left) and west (right) walls of the parking garage and the office addition to the Pillsbury Building, looking southeast.



Northstar Center_0006
North (right) and east (left) facades of the Pillsbury Building, looking southwest. 6 of 28

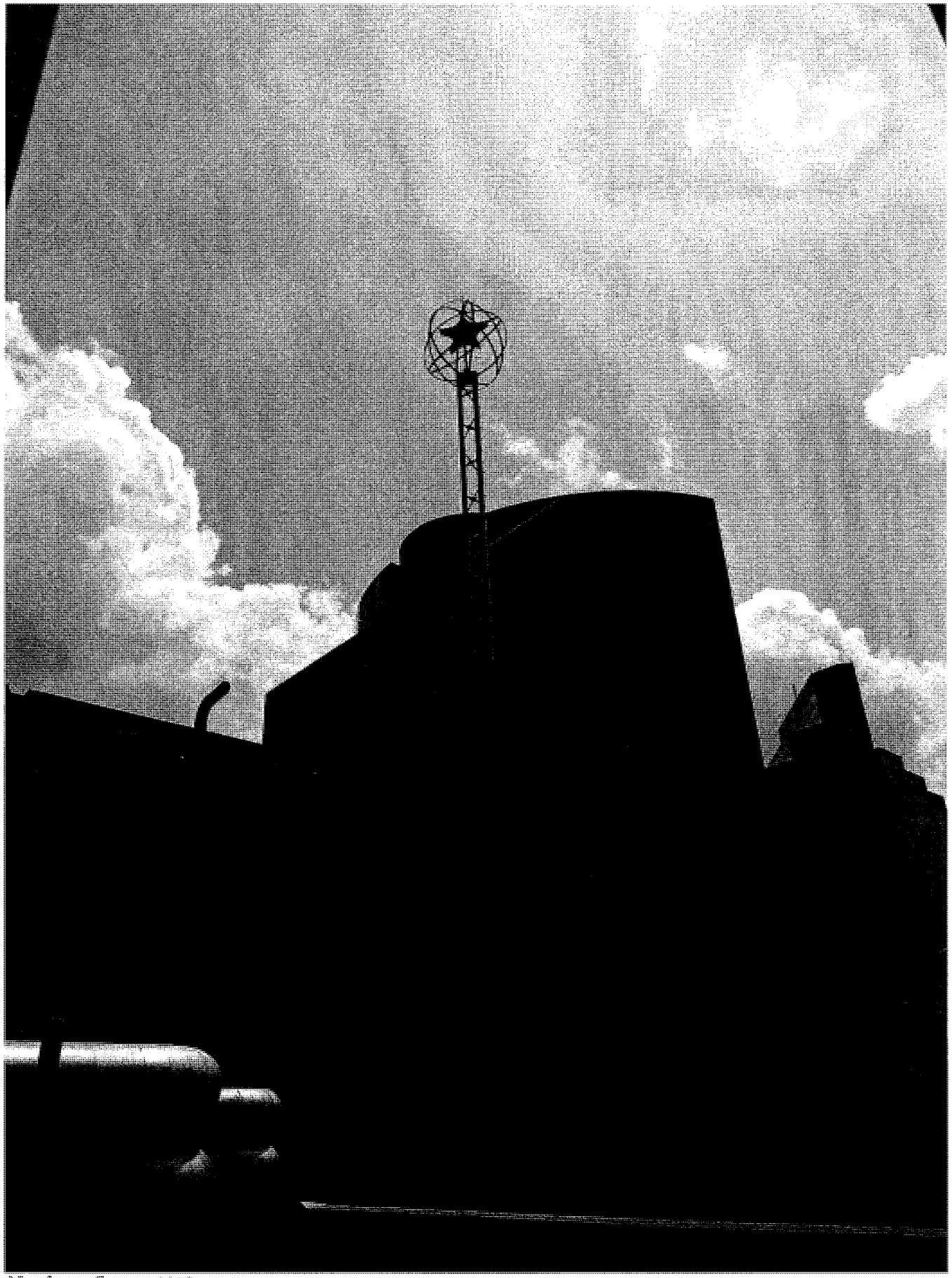
Northstar Center_0007
Historical commercial space in the southeast corner of the Northstar Center, looking northwest.

Northstar Center_0008
Commercial storefronts and 1963 skyway along South Seventh Street, looking northwest.

Northstar Center_0009
Pedestrian arcade recessed behind ramp to parking garage along South Seventh Street, looking east.

Northstar Center_0010
Storefront openings and non-historic skyway along Second Avenue South, looking northeast.

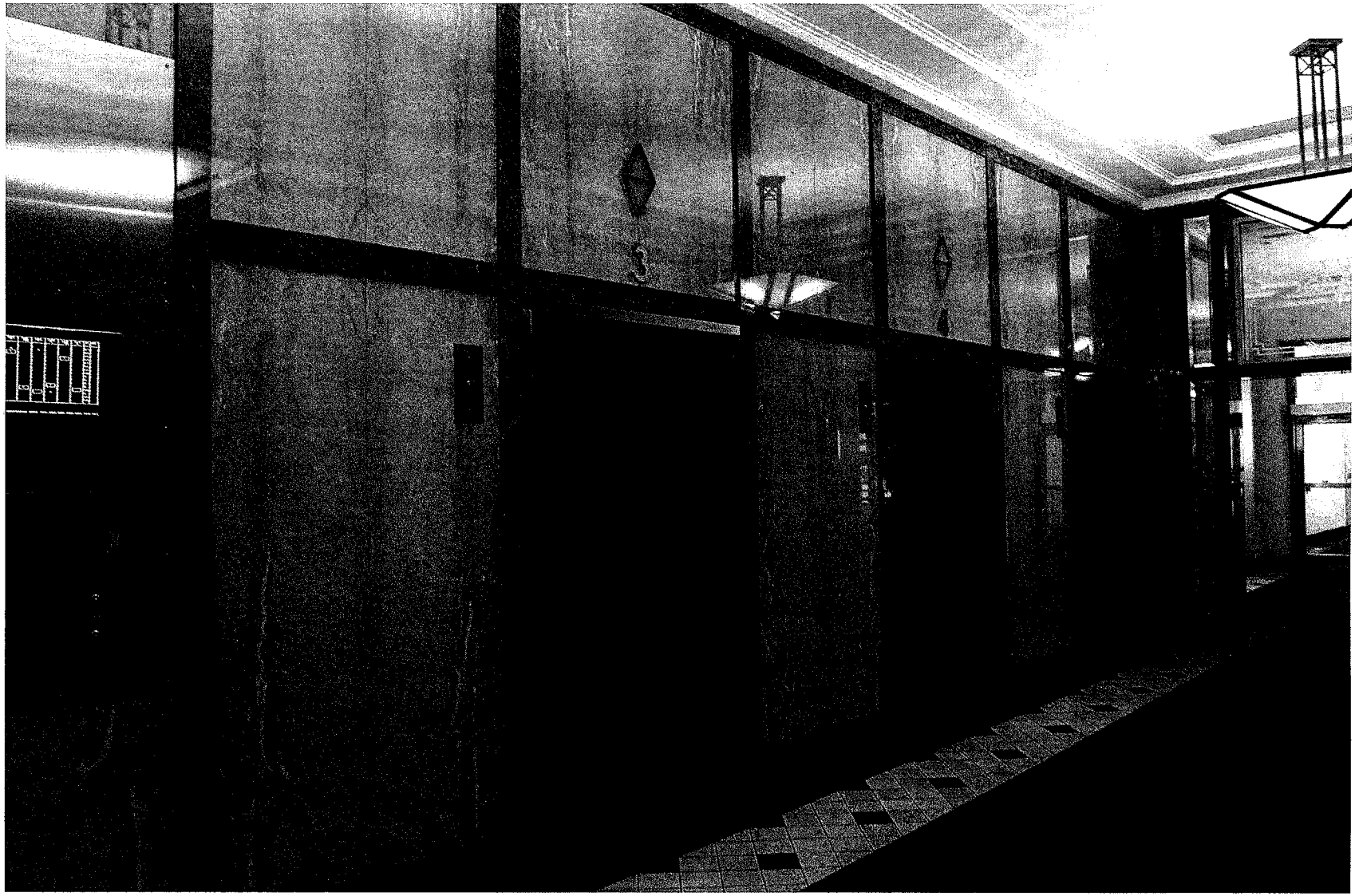
Northstar Center_0011
Rooftop courtyard with the Cargill Building to the left, the hotel to the right, and the windowless wall of the Pillsbury Building in the background, looking north.



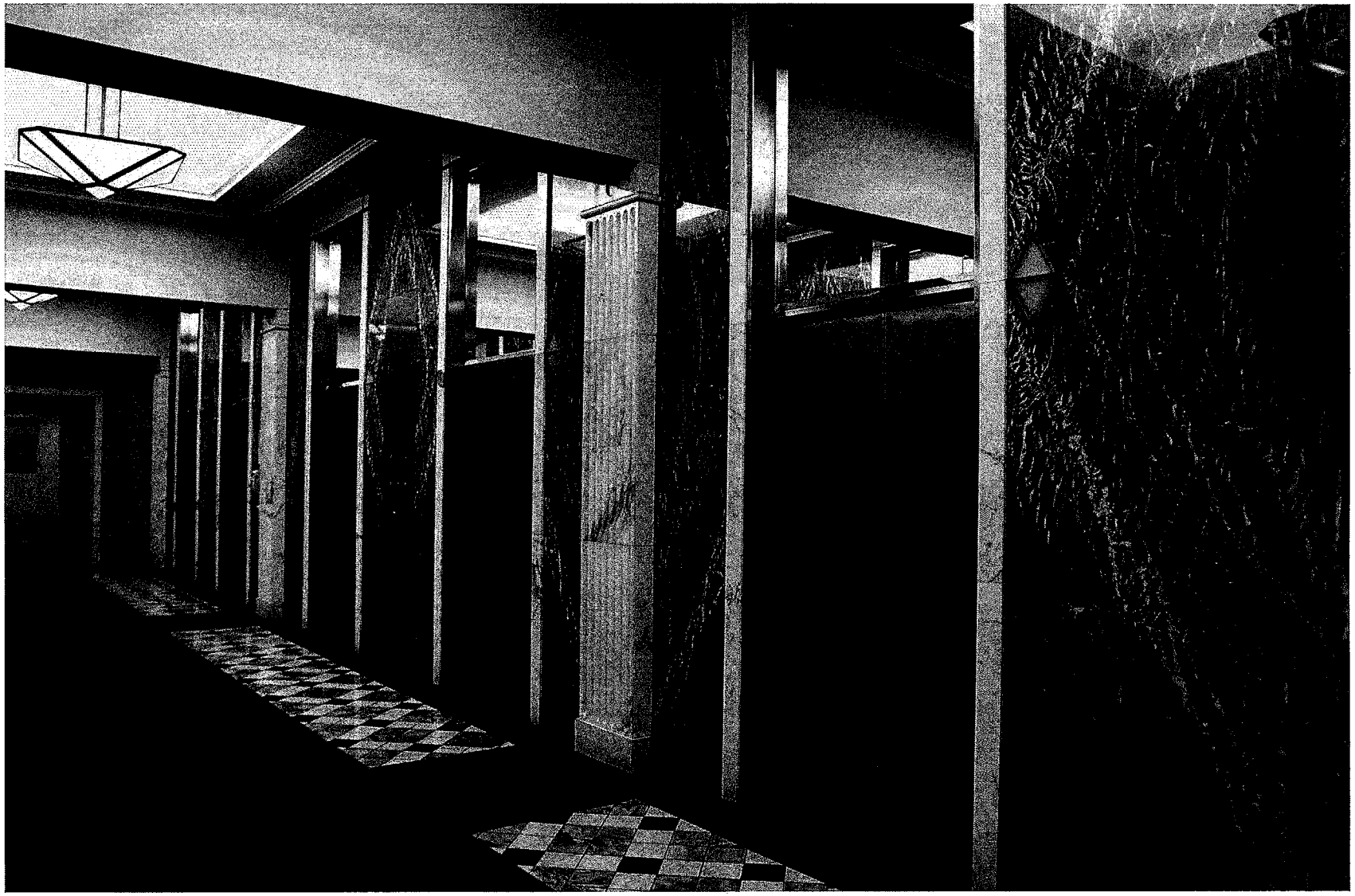
Northstar Center_0012
View of hotel tower with historic North Star sculpture, looking southeast.

Northstar Center_0013
Historic entrance on South Seventh Street with typical historic metal doors, looking northwest.

Northstar Center_0014
Basement elevator lobby with historic wall and floor finishes, looking east.



Northstar Center_0015
Cargill Building elevator lobby on the first floor, looking southwest.

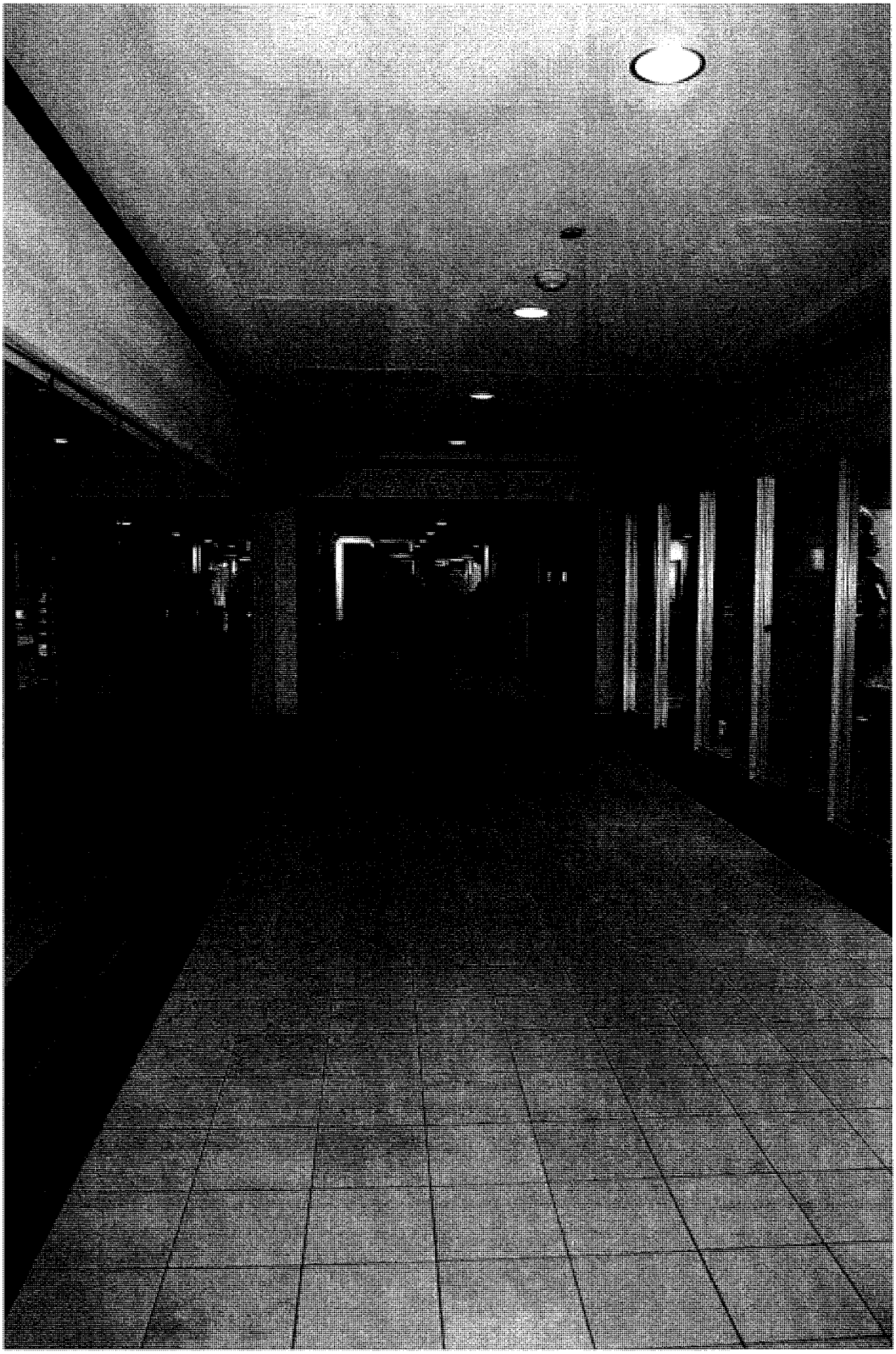


Northstar Center_0016
Pillsbury Building elevator lobby on the first floor, looking northwest.

Northstar Center_0017
Historic escalators in the retail arcade, looking south.

Northstar Center_0018
Retail arcade on the first floor, looking southeast.

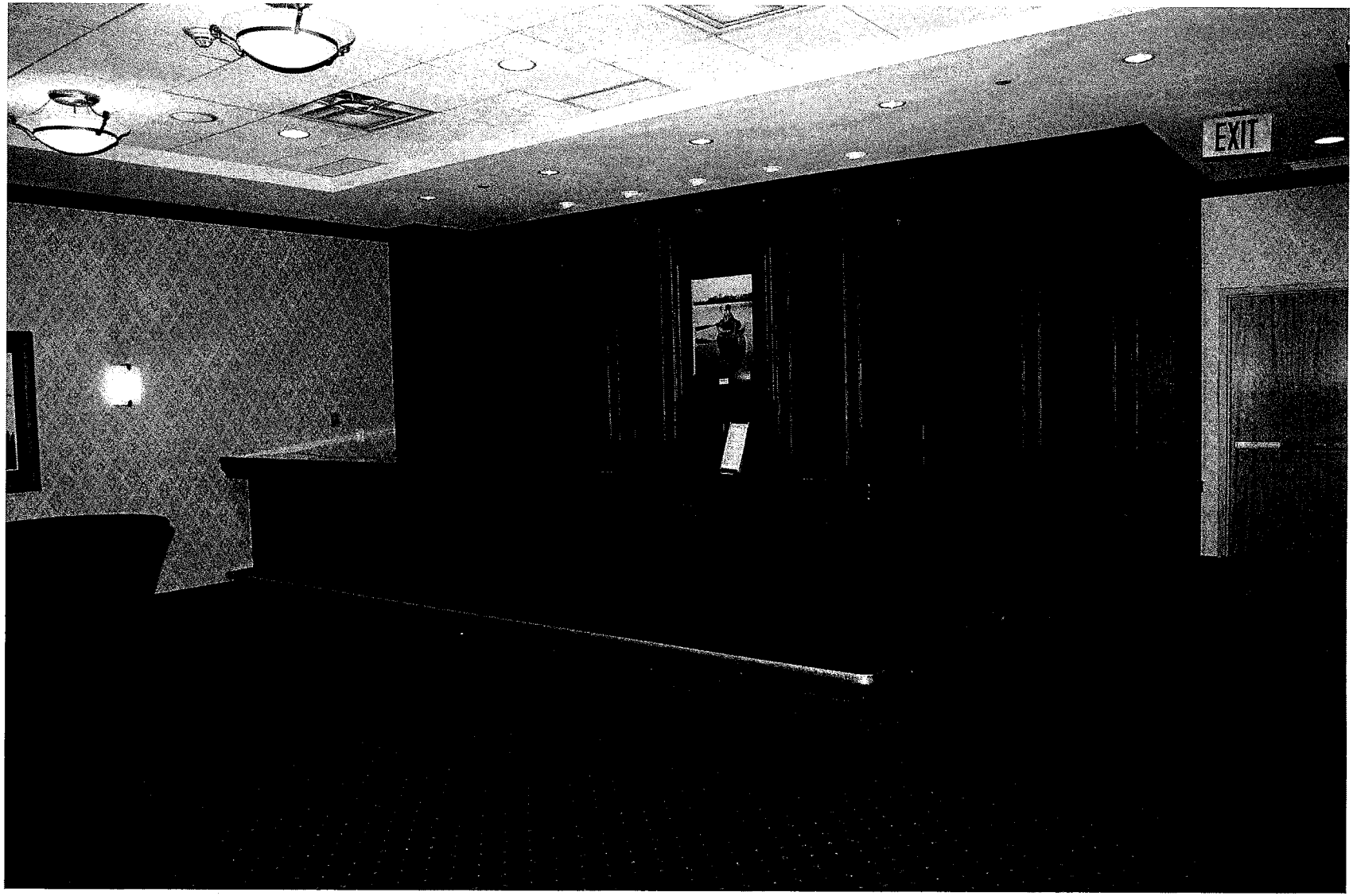
Northstar Center_0019
Retail arcade on the first floor, looking northeast.



Northstar Center_0020
Retail arcade on the first floor, looking south.

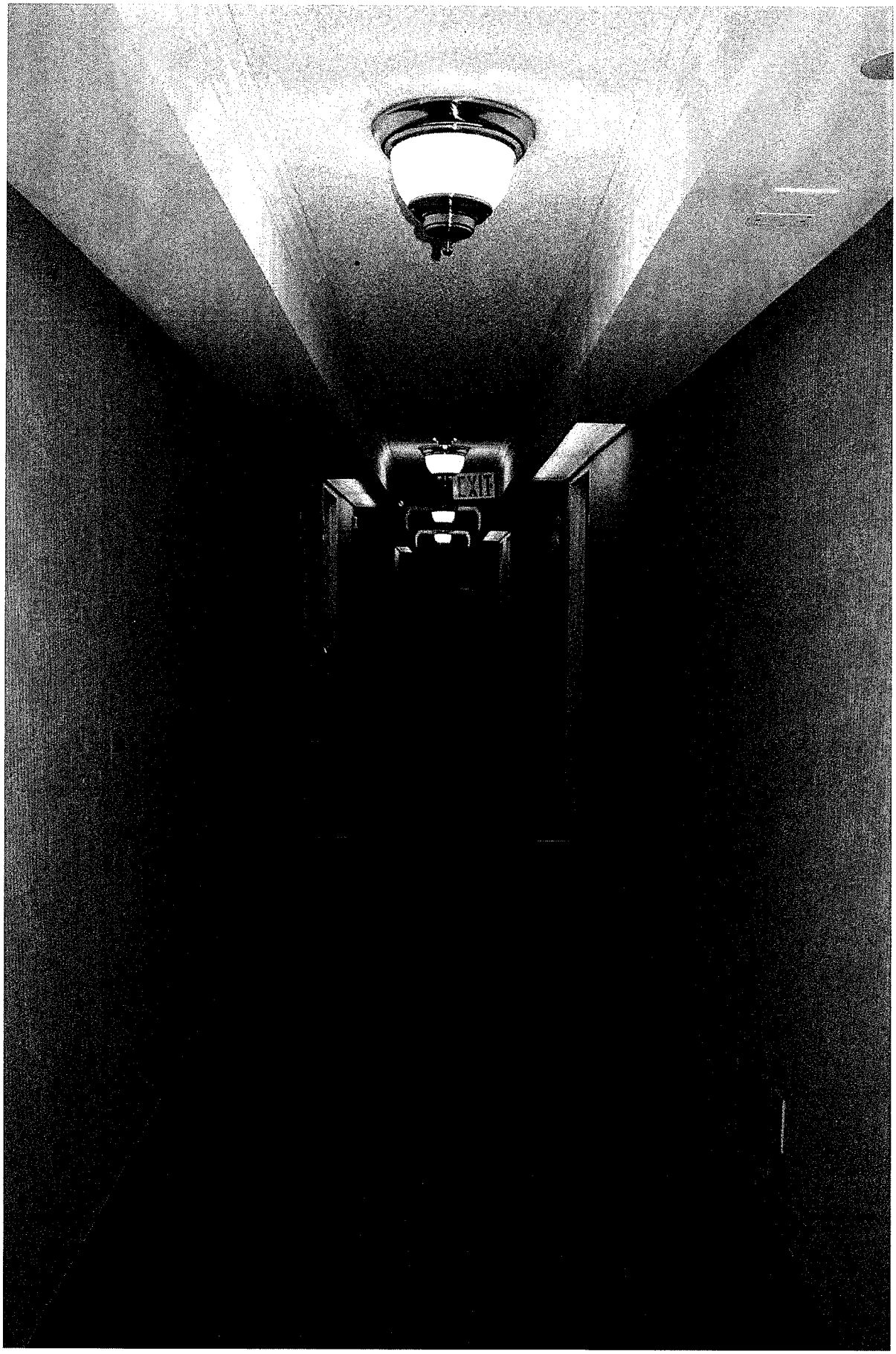
Northstar Center_0021
Seventh-floor hotel lobby, with stairs and doorway to Pillsbury Building in the background, looking north.

Northstar Center_0022
Corridor connecting the seventh-floor hotel lobby to the Cargill Building, looking west.



Northstar Center_0023
Hotel banquet room with historic bar and wood-paneled walls, looking southeast.

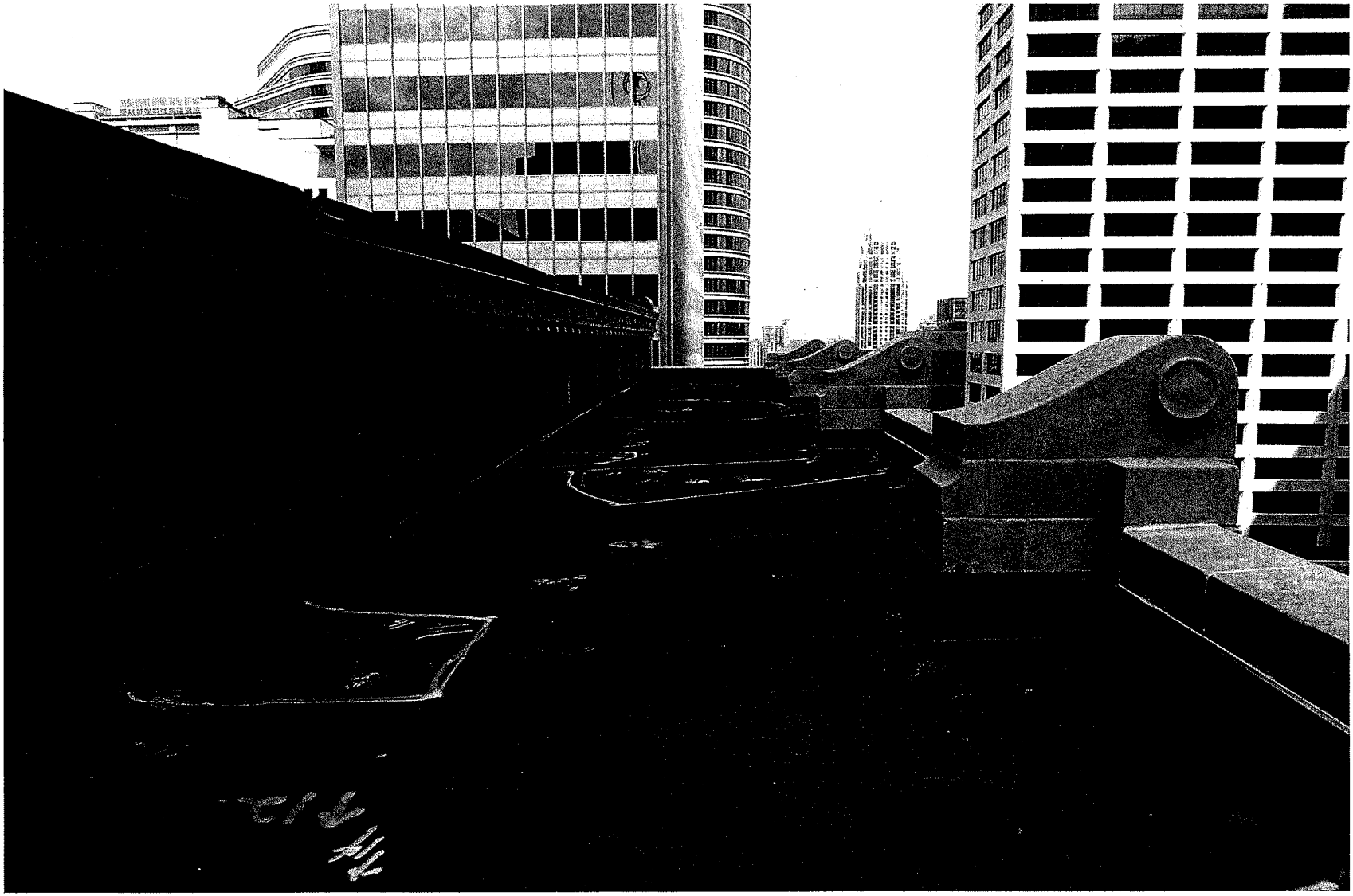
Northstar Center_0024
Hotel banquet room with historic fireplace, mantel, and bookcases, looking northwest.



Northstar Center_0025
Typical hotel corridor, looking north.

Northstar Center_0026
Typical office space in the Cargill Building, looking south.

Northstar Center_0027
Typical office space in the Pillsbury Building, looking west.



Northstar Center_0028
Parapet set back from the east wall of the Pillsbury Building, looking north.