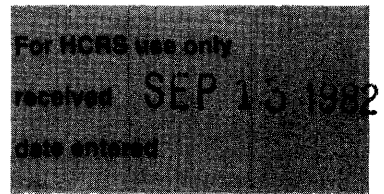


United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form



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

1. Name

historic E.G. Patterson Building

and/or common Capitol Theatre/Cinema Theatre

2. Location

street & number 412-414 Main Avenue not for publication

city, town Bismarck vicinity of _____ congressional district 1

state North Dakota code 38 county Burleigh code 015

3. Classification

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

4. Owner of Property

name Loren J. Anderson and Howard D. Gorder

street & number Box 334

city, town Bismarck vicinity of _____ state North Dakota

5. Location of Legal Description

courthouse, registry of deeds, etc. Burleigh County Courthouse

street & number 514 East Thayer

city, town Bismarck state North Dakota

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A federal state county local

depository for survey records N/A

city, town N/A state N/A

7. Description

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

Describe the present and original (if known) physical appearance

The E.G. Patterson Building is one of a row of attached two-story brick commercial structures that face south from the 400 block of Bismarck's Main Street. Built of cinder block with red brick veneer, it measures fifty by one hundred and ten feet and stands on a nine foot foundation of the same. The building is composed of two equal sized street-level commercial spaces separated by a centrally located enclosed stairwell to the second level. The second story is comprised of a large fifty by seventy foot ballroom in the north and two office spaces in the south, all enjoined by a small vestibule and two flanking restroom/coathalls at the top of the stairs. A small two-story cinder block and concrete rear addition (post 1929) encloses a stair from the Patterson Hotel kitchen to the northeast corner dressingroom of the ballroom.

The front (south) facade of the E.G. Patterson Building was originally a well balanced combination of neo-classical and popular nineteenth century elements superimposed on a face of white enameled brick. The street-level storefronts, typical of other turn-of-the-century storefronts in Bismarck, were made up of single sheet plate-glass display windows with fixed single pane transoms. The windows rested on low foundations of wood or iron, (original material not determinable), and extended the full height of the first story, terminating at the horizontal iron beam which supported the second story facade above. Each commercial space had centrally located recessed entries with encaustic tile floors and plate glass casement doors in hardwood frames with single pane transoms. The street-level entry to the enclosed central stairway was also slightly recessed and was framed in fluted iron pilasters with stylized leaf motif capitals which visually supported the horizontal iron beam above. A pair of tall casement doors and a large single pane transom opened to the stairwell within.

The second story of the front facade, nearly unchanged from its original appearance, is a symmetrical arrangement of two wood frame and hammered copper veneer bay windows and three simple one-over-one wood sash windows. Two horizontal bands of Bedford stone span the white brick facade and define the window fenestration. The lintel-height band visually supports three Roman arches of white enameled brick that frame one-piece moulded metal cornices and semi-circular coquillage above each of the three sash windows. The tall copper bay windows that dominate the front facade originally rested on a moulded copper shell-like bases and plain cornices. Each bay is crowned by a plain entablature and dentiled cornice which supports a second paneled entablature. The facade terminates with a copper entablature and cornice of the same order and a stepped parapet wall of white enameled brick with Bedford stone coping. Two incised sandstone plates in the parapet wall read "1905" and "E.G. Patterson",

Three historic photographs, dated approximately 1906, 1930 and 1940-1945, as well as an inventory of building permits reveal that the street-level commercial facades have been renovated several times while the second story facade remains relatively unchanged. By 1930, the single pane transoms of the east bay had been replaced by panels of translucent leaded glass. The west bay, newly occupied by the Capitol Theatre was more extensively renovated; the transoms were lowered and replaced with three vertical pane hopper-type transoms and, although the photograph is not distinct, it appears that the centered entry may have been replaced by a central ticket booth and flanking double door entries. Two tall sidelights framed the new facade on either side while a plain trapezoidal canopy of unknown material hung suspended on steel cables from the upper facade. The configuration of the double hung windows in the second story facade had changed from one-over-one to two-over-two. A sheet of galvanized tin, installed circa 1910 in the parapet wall still read "TRI-STATE INVESTMENT".

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

By the 1940's, the east bay transom had been covered with a metal advertisement for the occupant: Service Drug. It is undeterminable whether the glass transom was removed at that time. The Capitol Theatre, again extensively remodeled, had replaced the 1930's canopy with a larger streamlined marquee lit by many small electric bulbs. The transoms had become advertising space and two sets of double doors with chevron-shaped clear glass lights were installed on either side of a street-side ticket booth. Taller, but identical doors were applied to the central stair entrance. The second story wood sash windows returned to a one-over-one configuration with small sliding vents in the bottom. In 1947, Service Drug remodeled, moving the entrance several feet to the east but retaining its recessed position. The transom area, street-level window foundations, and east and west side walls were all veneered in pale peach structural glass panels commonly called Carrara glass. The attachment of these panels probably coincided with the removal of the copper shell-shaped base and cornice from the bay window above. The original white enameled brick finish, however, is still visible beneath the broken glass on the east wall. In 1966, the theatre space was remodeled again: the entire street-level facade was entirely glassed-in with two adjacent sets of plate glass doors in thin aluminum frames. Above the doors, the transom area was stuccoed and an aluminum canopy was attached directly to the facade behind it. Above the canopy, a sheet of corrugated aluminum spans the original transom area and may or may not have caused the removal of the shell-shaped base from the west side bay window. In addition, a mottled blue, white and brown ceramic face was applied to the side walls and around the central stairway entrance. Application to the latter may or may not have necessitated the removal of the fluted iron pilasters. A bright blue metal door now marks the entry.

The interior of the E.G. Patterson Building has not been extensively changed except for the main floor west side theatre space which has been renovated several times since its original use as a grocery. Its present state is the result of a 1966 renovation. The east side main floor commercial space retains its original elongated configuration, plaster walls, and maple flooring, still extant beneath a layer of felt paper and linoleum tile. The lowered acoustic ceiling tile and fluorescent lights (1965) conceal a partially intact pressed metal ceiling. A small room in the north end is separated from the main commercial space by a temporary wood frame wall. Before the construction of the rear cinder block and concrete addition (post 1929), this space opened directly to the alley via a double panel and single light door (still extant) located at the west end of the north wall. The room was lit by a set of two-over-two French style windows and two large two-over-two fixed windows in the same wall, all still extant. A cellar door in the maple floor opens to the basement.

The enclosed central stairwell, which leads to the second floor from the front facade, retains the original gold, white, brown and turquoise encaustic tile entry floor and oak stair treads. Painted beadboard wainscoting and an oak handrail line the stairwell to the second floor landing. The landing/vestibule is finished with

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RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

7

PAGE

2

the same beaded wainscoting and wide painted baseboards. Both office suites, directly accessible from the vestibule, retain original two panel and single light doors and single pane transoms. The interior of each suite is dominated by the bay windows in the south wall and is finished with original plaster walls, maple floors, and plain painted hardwood baseboards, window surrounds and door trim. Acoustic tile ceilings and fluorescent lights are recent (date unknown) renovations. Other alterations include the removal of original baseboards in the southeast corner room of the east suite and the addition in the same space of temporary frame walls and paneling.

The ballroom, largely original in material, lies north of the vestibule and retains its expansive maple tongue and groove floor, plaster walls and pilasters and elaborate pressed metal ceiling. A fake painted dado runs the perimeter of the room and is finished with plain hardwood baseboards and molding, all painted with red and black textured paint. Four plaster pilasters with acanthus leaf capitals rise from the east and west walls to meet two ceiling beams sheathed in paneled pressed metal. Two identical, but shorter, beams span the longer beams creating a square which encompasses the pressed metal dome above the center of the dance floor. All four beams, as well as the circumference of the dome, are punctuated by small colored light bulbs. The remainder of the ceiling is covered with pressed panels of two motifs, elaborate quatrefoils and shields embossed with winged serpentine figures. The ceiling is finished with a narrow ribbed border. The dome, protected by a glass skylight on the flat roof above, originally opened to a ventilator cap at the peak of the skylight. Although the ventilator remains, it is no longer functional. The two-tiered stage on the north ballroom wall has been enlarged at the first tier (date unknown) and while the second tier still has its original maple tongue and groove floor, the lower tier is covered with linoleum. The stage walls have been framed up with acoustic wall board, necessitating the removal of two original side pilasters and capitals. A small curved canopy with oversized electric bulbs originally lit the stage below. The canopy, as well as the plaster corner modillions that supported it, have been removed. Where two one-over-one double sash windows once flanked the stage, two small wood doors now open to two small dressing rooms in the rear addition. The ballroom is now lit by fluorescent lights. The main ballroom entrance in the south wall has been diminished in size (date unknown), the ornamental wooden door lintel removed, and a smaller louvered and paneled door incorporated. The appearance of the original door(s) is not known. Flanking the main doorway are two original four panel doors with single pane transoms which open to the coathalls. The second floor of the Patterson Hotel is accessible through the east coathall.

8. Significance

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

Specific dates 1905-06 **Builder/Architect** Milton Earl Beebe

Statement of Significance (in one paragraph)

The E.G. Patterson Building is the oldest of four existing structures built on the northwest corner of 5th and Main by Edward G. Patterson, well-known and sometimes notorious Bismarck entrepreneur. Constructed in 1905-06, it is significant for its association with Patterson, for a long history of social and political events that took place in its second floor ballroom and for its longevity as a viable commercial space on Bismarck's main thoroughfare. It is also significant as an outstanding example of turn-of-the-century commercial architecture in Bismarck and is one of a dwindling number of designs by Fargo architect Milton Earl Beebe.

Ed Patterson's commercial and political career spanned over a half century in Bismarck, from his arrival in 1882 at the age of 16 to his death in 1945. An expert at mixing business and politics, Patterson was able to combine his own interests as well as interests different from his own to make his sixty-two years in the hotel business prosperous. During his earliest years as proprietor of the Northwest Hotel (1883-1921), Patterson's political savvy allowed him to court the interests of personal friend and Northern Pacific Railroad lieutenant Alexander McKenzie, while simultaneously making the Northwest Hotel party headquarters for the agrarian based anti-railroad Non-Partisan League. Patterson's personal sphere of influence, dubbed by some "the Patterson Machine", included interests in two Bismarck papers, the Palladium and the Bismarck Review, and a long career of elected and appointed political positions: four years as a U.S. Deputy Sheriff, three terms as Mayor (1896-1902), twelve years as a City alderman and councilman (1892-1904) and an appointment as Burleigh County Sheriff. He served on the State Penitentiary Board and its pardon board and was an advocate of their work-release programs, taking advantage of prison labor in his own businesses. He was a staunch member of the Republican Party and served their interests as Chairman of the County's Republican Central Committee and as Chairman of many party conventions. Patterson's business interests through the years included a dairy farm and short-horn herd, a barbershop, a drugstore and a gymnasium, but it was the Patterson Block on 5th and Main that provided a lasting base for his influence.

The conversion of eight consecutive lots of frame buildings into four adjoining brick and concrete buildings known as the Patterson Block began with the construction of the E.G. Patterson Building and was followed by the four-story Soo Hotel (late 1906), the seven-story McKenzie Hotel (1911) and the two-story commercial space later known as Patterson's Peacock Alley (1916). With the conversion of the latter, all four buildings became accessible to one another via second story doorways. Although the second floor ballroom of the E.G. Patterson Building was popular before its connection to the McKenzie Hotel in 1916, it was after it became associated with Patterson's hotel business that it enjoyed its greatest notoriety. Its heyday lasted some ten years between 1921 and 1932.

9. Major Bibliographical References

1. The Palladium
2. The Bismarck Tribune
3. Fargo-Moorhead, A Guide to
Historic Architecture

March 24, 1905 through May 8, 1906
September 1, 1943 and November 15, 1945
Ron Ramsey, editor

10. Geographical Data

Acreeage of nominated property Less than one

Quadrangle name Bismarck

Quadrangle scale 1:24000

UMT References

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5	1	8	4	9	0	0
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Verbal boundary description and justification

Lots 11 and 12, Block 48, Original Plat to the City of Bismarck, North Dakota

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

state	N/A	code	N/A	county	N/A	code	N/A
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state	code	county	code
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11. Form Prepared By

name/title Jacqueline Sluss

organization N/A

date May 27, 1982

street & number 413 West Thayer

telephone (701) 258-9604

city or town Bismarck

state North Dakota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

James E. Sherry

title State Historic Preservation Officer

date August 17, 1982

For HCRS use only

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

Beth Grosvenor
Keeper of the National Register

date 10/20/82

Attest:
Chief of Registration

date

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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date entered

Continuation sheet

Item number 8

Page 3

When Patterson's Northwest Hotel burned in 1921, the Non-Partisan League, after four years at the Northwest, made the E.G. Patterson Building's ballroom its headquarters, and in the ensuing seven years, under the leadership of "Wild Bill" Langer, the party gained state-wide recognition and legislative seats. Langer was elected governor in 1932. The Non-Partisan League is recognized today as one of the nation's earliest and most successful grass-roots movements. In 1930, when the State capitol building burned, many State offices took up residence in the McKenzie Hotel (by then renamed the Patterson Hotel - see 1976 National Register of Historic Places nomination), and the ballroom evolved into an important meeting place for legislators of every political persuasion. When many State politicians moved into the new Capitol building in 1932, Patterson continued to make use of the ballroom space for his own political endeavors while continuing its commercial usefulness as "Convention Hall" for business, civic and fraternal organizations. The ballroom functioned in this capacity until approximately 1975. At his death in 1945, Ed Patterson's body was viewed by the public beneath the dome of the "silver ballroom".

Except for occasional vacancies in either the street-level storefronts or second floor suites, the E.G. Patterson Building enjoyed continuous use for seventy-two years until its condemnation in 1980. The west side main floor bay, almost exclusively occupied since 1910 by the Gem, Orpheum, Capitol and Cinema Theatres, is the oldest existing movie-house in Bismarck.

Although the E.G. Patterson Building is one of several existing turn-of-the-century two-story brick commercial buildings in the City center, its design remains distinctive for the striking combination of classical detail, white enameled finish and tall copper bay windows. The second floor ballroom is unequalled in the area, and perhaps the State, for its expansive pressed metal ceiling. Milton Earl Beebe (1822-1940), who designed the building for Patterson in 1905, was one of the State's earliest and most prominent architects. Schooled in the tradition of Classical Revival, Beebe designed many large single family residences and several public edifices throughout the State. Although a complete inventory of Beebe's work in North Dakota has not been made, of several public buildings accredited to Beebe, less than a handful survive.