

RECEIVED 2001

National Register of Historic Places Registration Form

1. Name of Property

Historic Name Downtown Bismarck Historic District

Other Name/Site Number

2. Location

Street & Number Generally bounded by Broadway Avenue and Thayer Avenue on the north; 5th Street on the east; Burlington and Santa Fe Railroad corridor on the south; and Washington Street and 2nd Street on the west.

___ not for publication

City or Town Bismarck

___ vicinity

State North Dakota Code ND

County Burleigh Code 015 Zip Code 58501

3. State/Federal Agency Certification

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

Merlan E. Paaverud, Jr.

8-30-01

Signature of certifying official/Title

Date

Merlan E. Paaverud, Jr., ND SHPO

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register
 - determined eligible for the National Register
 - determined not eligible for the National Register
 - removed for the National Register
 - other (explain)

Signature of the Keeper

Date of Action

Signature of the Keeper

10/28/01

5. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Name of Related Multiple Property Listing

N/A

Number of Resources with the Property

Contributing	Noncontributing	
56	21	buildings
	<u>1</u>	structures
56	22	Total = 78 (less the 11 previously listed)

Number of Contributing Resources Previously Listed in the National Register

8

6. Function or Use

Historic Functions

- DOMESTIC/ multiple dwelling
- COMMERCE/ business, professional, financial institution, specialty store, department store, restaurant, warehouse
- SOCIAL/ meeting hall
- GOVERNMENT/ government office, post office
- INDUSTRY/PROCESSING/EXTRACTION/ communications facility; industrial storage
- TRANSPORTATION/ rail-related

Current Functions

- DOMESTIC/ multiple dwelling
- COMMERCE/ business, professional, financial institution, specialty store, restaurant, warehouse
- GOVERNMENT/ government office, post office

7. Description

Architectural Classification

- No Style/ vernacular
- Late Victorian
- Late 19th and 20th Century Revivals
- Late 19th and 20th Century American Movement
- Modern Movement

Materials

- Foundation: brick, stone, concrete
- Walls: brick, clay tile, stone, metal, stucco, ceramic tile
- Other: terra cotta

**SEE CONTINUATION SHEETS*

8. Statement of Significance

Applicable National Register Criteria

- 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 possess 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.

Areas of Significance
 Commerce, Architecture
 Industry, Transportation,
 Politics/Government

Cultural Affiliation

Period of Significance
 1872-1951

Significant Dates
 1872
 1873
 1883
 1889
 1951

Criteria Considerations

Property is:

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

Significant Person
 Hughes, Edmund
 McKenzie, Alexander
 Patterson, Edward G.

Architect/Builder
 Van Horn, Arthur
 Beebe, Milton
 Shanley, George H.
 Reed, Charles and Alan Stem
 Krentz, Herman
 Knox, James
 Butler and Reid
 Larson, John
 Leonard, H. M.
 Redling and Hanson
 Rue Construction
 Weinberger, Andrew
 Guthrie, James

Narrative of Statement of Significance

* SEE CONTINUATION SHEETS

9. Major Bibliographical References

Bibliography

“Advice of Local Business Leader Started Lucas’s.” Newspaper clipping without the name of newspaper or publication date. On file at the North Dakota Heritage Center Library and Archives, Bismarck.

Bird, George F. and Edwin J. Taylor, Jr. *History of the City of Bismarck, North Dakota: The First 100 Years, 1872-1972*. Bismarck: Bismarck Centennial Association, 1972.

“Bismarck Bursts Its Seams.” *Bismarck Tribune*. 21 July 1972.

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“Bismarck Tribune Building.” National Register of Historic Places Inventory-Nomination Form, c.1983.

“Camp Hancock Historic Site.” National Register of Historic Places Inventory-Nomination Form, 1971.

“Census Shows Bismarck to be Fastest Growing City in North Dakota.” *Fargo Forum*. 11 December 1926.

Christianson, Jim, ed. *Historic Downtown Bismarck*. Bismarck: The Downtowners, 1988.

City of Bismarck. Building permits.

City of Bismarck. Tax assessment records.

“City’s Commercial Building Heavy.” *Bismarck Tribune*. ca. 1955. Undated newspaper clipping. On file at the North Dakota Heritage Center Library and Archives, Bismarck.

Conduit, Carl W. *A History of Commercial and Public Building in the Chicago Area, 1875-1925*. Chicago: The University of Chicago Press, 1964.

*SEE CONTINUATION SHEETS

Previous documentation on file (NPS)

Primary Location of additional data

- ___ 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 Building Survey #
- ___ recorded by Historic American Engineering Record #

- X State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local government
- ___ University
- ___ Other
- ___ Name of repository:

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Duemeland, Skip. Property manager for the Rose Apartments. Interview in Bismarck with Mary McCormick. 14 July 1999.

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"Impressive Services Mark Cornerstone Laying." *Bismarck Tribune*. 30 July 1930.

Jessen, Patricia M. and Kurt P. Schweigert. "Van Horn Hotel." National Register of Historic Places Inventory-Nomination Form, 1984.

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Kautzman, Ed. Bismarck resident and longtime associate of Meyer Broadcasting. Telephone interview with Mary McCormick. 17 November 1999.

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Robinson, Elwyn B. *History of North Dakota.* Lincoln: University of Nebraska Press, 1966.

Rodgers, Ken, ed. *Bismarck by the River.* Bismarck: Bismarck Tribune, June, 1997.

Sakariassen, Eric. Bismarck resident and part-owner of the Logan Building. Telephone interview with Mary McCormick. 22 November 1999.

Sanborn Fire Insurance Company. "Map of Bismarck, North Dakota." 1884. 1888. 1899. 1904. 1912. 1919. 1927. 1949.

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Turner, Joseph E., surveyor. "Edwinton, Burleigh Co. D.T." Plat map filed 8 February 1874, revised February 1913.

"U.S. Post Office & Courthouse." National Register of Historic Places Inventory-Nomination Form, c. 1980.

Vyzralek, Frank E. "Soo Hotel." National Register of Historic Places Inventory-Nomination Form, 1983.

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10. Geographical Data

Acreage of Property approximately 40 acres

UTM References

	Zone	Easting	Northing
1.	14	363200	5184010
2.	14	363700	5185140
3.	14	363860	5185000
4.	14	363450	5184840
5.	14	363160	5184900

Verbal Boundary Description

The district boundary is shown as the red line on the accompany map of downtown Bismarck (scale of 1 inch=100 feet) prepared by Ulteig Engineers, Inc.

Boundary Justification

The district boundary includes a concentration of commercial, social, professional, and governmental buildings in the historic downtown core of Bismarck that retain historic integrity. It is somewhat irregular, having been drawn to eliminate areas at the fringe of the downtown that are dominated by extensively remodeled historic buildings and/or buildings constructed within the last fifty years.

11. Form Prepared By

Name/title: Mary McCormick/Architectural Historian

Organization: Renewable Technologies, Inc.

Date: September 2000

Street & Address: 511 Metals Bank Building

Telephone: (406) 782-0494

City or town: Butte

State: Montana

Zip Code: 59701

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**Downtown Bismarck Historic District
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The city of Bismarck is located in south-central North Dakota on the east bank of the Missouri River. It is the Burleigh County seat and the state capital. Fargo, North Dakota's largest urban center, lies about 190 miles to the east. Geographically, Bismarck is situated within the Missouri Plateau region of the northern Great Plains. East of the Missouri River, the plateau is comprised of gentle rolling hills largely devoted to the production of agricultural crops. The plateau west of the river is more rugged and arid and better suited for raising livestock. It is underlain by extensive oil and coal deposits.

The Downtown Bismarck Historic District encompasses portions of eleven blocks in Bismarck's historic core. It is bounded by the historic North Pacific Railway mainline on the south and extends as far as 5th Street on the east, Thayer Avenue on the north and Washington Street on the west. The district contains seventy-one primary buildings and structures. There also is one secondary building that serves an ancillary function to one of the primary properties.

Fifty (70%) of the district's seventy-one primary properties are considered contributing elements, i.e., resources that date to the district's period of significance and retain integrity. Eight of the district's contributing properties have already been individually listed in the National Register. An additional sixteen contributing properties are considered individually eligible for National Register listing because they retain a high level of integrity and possess exceptional historical and/or architectural values. The twenty-six properties that merely contribute to the district, in general, have sustained more extensive alterations than the listed/contributing and individually eligible/contributing properties. This mostly includes buildings that have remodeled storefronts, but their upper story facades remain largely intact. Single-story buildings that have lost their historic windows or doors but retain original openings and other important facade treatments were also considered to have sufficient integrity to contribute to the district.

The remaining twenty-one primary properties (30%) in the district are considered non-contributing elements. These include properties constructed after the period of significance and historic buildings that have been so extensively altered in recent years that they display very little, if any, of their original qualities of design, materials and workmanship to the street. The district's secondary property dates to the modern era and thus is also considered a non-contributing element.

While perhaps less cohesive than the downtown of a city or town with a more narrow historical background, the Downtown Bismarck Historic District is a fairly unique assemblage of historic architectural resources covering a broad continuum of the city and North Dakota's past. At the heart of the district there are several block-long areas lined by relatively intact historic commercial buildings, including the 200 and 400 blocks on the north side of Main, the 200 block on the west side of North 4th Street and 100 block on the west side of North 5th Street. Such areas provide a fairly cohesive sense of a historic commercial streetscape comprised of buildings of a fairly standard size and configuration standing side by side. They also display a variety of architectural styles and influences that came in and out of vogue during the first half of the twentieth century. In addition to these relatively intact blocks, the historic commercial core is firmly anchored by architectural landmarks. The most prominent of these are the McKenzie Hotel, Soo Hotel, E.G. Patterson Building, Webb Brothers Block, Dakota Block, Hughes Apartment Building and the Tribune Building.

Significant themes in Bismarck's past are also represented by historic buildings at the fringe of the downtown commercial core. These include warehouses and a transportation building found in or near the railroad corridor, large

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automobile dealerships primarily concentrated west of the commercial core in the vicinity of Broadway and 1st Street and 2nd Street as well as several civic buildings to the north and west. Each of these resource groups is represented by one or more outstanding buildings that, due to their large size, location and high-degree of architectural sophistication also serve as strong visual anchors to the historic downtown. Buildings of note are the Northern Pacific Railway Depot, L. J. Anderson warehouse, Hughes Auto Building and U.S. Post Office and Courthouse.

A brief history and a current physical description for each property in the Downtown Bismarck Historic District follows: These narratives are organized by site number. A list of the sites and their status within the district is provided in table format at the end of the narratives.

32BL16: Northern Pacific Railway Depot at 411 East Main Avenue

Previously Listed/Contributing

The Northern Pacific Railway Depot is between Main Avenue and the railway tracks, surrounded by open parking areas. It was constructed by the railway in 1900 and 1901, replacing an earlier facility at the same site. Designed in a locally-unusual Mission Revival style by the noted St. Paul architectural firm of Charles Reed and Alan Stem, the structure has been a downtown landmark since its completion and is noteworthy for its relatively-early use of structural concrete walls. It was nominated to the National Register of Historic Places in 1976.

The depot displays a three-part structural mass, with a two-story gabled central core flanked by long, single-story wings to the east and west. The wings are also gabled, with lower hipped extensions at the ends. The north elevation of the central mass is marked by prominent corner towers and a portico of Tuscan columns; further detail is provided by a number of patterned, terra-cotta medallions. A sense of texture was imposed on the poured-concrete exterior walls by abrading the surface and by adding marble chips to the aggregate. Other stylistic exterior features include Mission-shaped parapet walls, red tile roofing and an arched first-floor fenestration pattern suggestive of an arcade.

32BL18: Bismarck Civic Center at 201 North 6th Street

Previously Listed/Contributing

The Bismarck Civic Auditorium is on the northeast corner of East Broadway Avenue and North 6th Street. The City of Bismarck constructed the building in 1914 to serve as an auditorium for public events and the performing arts. The noted St. Paul architectural firm of Reed and Stem worked on the original design concept, but the building's Beaux Arts design was largely the product of local architect Arthur Van Horn. The building was nominated to the National Register in 1976.

The auditorium is a two-story load-bearing masonry block veneered on the street facades by pressed cream-colored brick. Pilasters capped by heraldic-device capitals divide the facades into multiple bays and visually support an Ionic frieze. The roofline is capped by a pressed metal cornice underscored by medallions. Other exuberant Beaux Arts adornments of note include arched window headers with shell motif infill; wreaths, dentil, and egg-and-dart molding at the frieze; and a copper-crested shield and cartouche at the parapet. The only major alteration to the building in recent years has been the installation of anodized aluminum-sash replacement windows.

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32BL20: McKenzie (Patterson Hotel) at 422 East Main Avenue

Previously Listed/Contributing

The McKenzie (Patterson) Hotel was constructed on the northwest corner of East Main Avenue and 4th Street by local entrepreneur and politician, Edward G. Patterson in 1914. Rendered in the Chicago School tradition by St. Paul architect, Herman Krentz, the seven-story hotel stood as the tallest building in North Dakota upon its original completion and was one of the first in the state to feature a skeletal frame of reinforced concrete. Patterson built a two-story addition on the west side of the hotel in the 1910s. By the late 1930s, the hotel itself had been enlarged into a ten-story building. The property has been listed in the National Register since 1976.

The hotel has a rusticated first story of Bedford ashlar contrasted by smooth brick veneering at the upper stories. Design elements of note include a curved wall at the street corner and a massive pressed-metal cornice at the roof line of the original seven-story structure. There also is a richly-embellished entrance at the street corner. It features granite columns and a full entablature at the surround; side panels adorned by dolphins with acanthus leaf tails and a fruit compote raised on a ribbed column; and a stained glass transom window. A historic, if not original, half-light wood-frame door with a multi-light header also remains.

32BL24: U.S. Post Office and Courthouse at 304 East Broadway Avenue

Previously Listed/Contributing

The federal government constructed this three-story building at the northwest corner of East Broadway and North 3rd Street in 1913. Architectural plans for the edifice were prepared by the Treasury Department's supervisory architect, James Knox. Upon completion, the Renaissance Revival-style building housed a Federal Post Office and District Court, one of only four such facilities in North Dakota. A three-story rear wing was added in 1937. The building was nominated to the National Register in 1976.

The U.S. Post Office and Courthouse is a steel framed structure veneered on the exterior by limestone ashlar. The Renaissance Revival character of the building is displayed by the rusticated stone work and large arch window openings at the first story; smooth stone finish and simple rectangular window openings at the second story; recessed window openings between paired stone columns at the third story; and quoin details at the wall corners. The building is also distinguished by a prominent hip roof, covered by red tiles and featuring wide eaves underscored by pressed-metal medallions. The design of the 1937 addition is sympathetic to the original.

32BL26: Camp Hancock Historic Site at 101 East Main Avenue

Previously Listed/Contributing

Camp Hancock, a United States military post, was established along the route of the Northern Pacific Railway at Bismarck, Dakota Territory, on April 16, 1872. It guarded the construction of the Northern Pacific Railway through the area. The military history of Camp Hancock officially ended on April 16, 1894, when the War Department transferred the property to the Department of Agriculture.

Under the Department of Agriculture the facilities at Fort Hancock were used to house the Bismarck Weather Station until January 1940. The US Soil Conservation Service then moved in, occupying Camp Hancock until 1949. In May of 1951 a portion of the property (.92 acre) was deeded to the State of North Dakota with the State Historical Society as trustee.

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Included in this property was a two-story frame and log building which had been remodeled for use by the Weather Bureau. This building was the supply depot constructed in 1872, and appears to be the oldest structure in Bismarck and perhaps the western part of the State. The State Historical Society has utilized the building for use as a museum portraying the military significance and the history of early transportation in this area. In 1955 a 1909 vintage Northern Pacific locomotive was added to the grounds, in 1965 the old Bismarck St. George's Episcopal Church was moved to Camp Hancock.

St. George's Episcopal Church located on the site is a frame building consisting of a northex, nave, chancel, and two small vestries flanking the chancel. The church is gothic style and has siding of the "Mount Vernon" type. Originally the structure had a belfry which has since been removed. The original wood shingle roof has been covered with asphalt shingles. Siding has been removed from the rear where a later addition was located and a brick chimney was removed prior to moving the building. A number of the leaded glass windows were broken. The interior remains essentially in its original condition except for paneling of the ceiling with insulite.

32BL56: Webb Brothers Block at 317 East Main Avenue

Previously Listed/Contributing

This building was one of the first and finest replacement structures built in the aftermath of downtown Bismarck's 1898 fire. Its appearance at that time was the work of Alexander McKenzie, a local entrepreneur whose political dealings and association with the Northern Pacific Railroad have fueled local legends up to the present day. The St. Paul architectural firm of Butler and Reid rendered the building's Classical Revival design. A similarly styled addition was added on the west end of the original building in 1906. The Webb Brothers Department Store was the main occupant from the time of the building's completion until 1945; Webb Brothers Funeral Parlor also operated here for many years. The building has been listed on the National Register in 1983.

The Webb Brothers Block is a long, rectangular-shaped two-story building with load-bearing brick walls. The main facade (north elevations) displays a variety of Classical-inspired adornments such as projecting press metal cornices, ornate frieze work, corbeled dentils and blind arch-topped openings at the second story. Windowsills and lintels are fashioned of red sandstone. Storefronts have aluminum-sash windows and doors and black Carrara glass wall panels installed in 1946.

32BL57: Bismarck Tribune Building at 222 North 4th Street.

Previously Listed/Contributing

The Bismarck Tribune Building stands on the southwest corner of North 4th Street and East Thayer. After completion in 1920, it became home to the presses and staff of the Bismarck Tribune—North Dakota's oldest newspaper founded in 1873. The newspaper remained at this location for the next sixty years. A National Register nomination form was prepared for the building in 1982.

Designed by Montana architect George H. Shanley, the Bismarck Tribune Building is a two-story reinforced concrete structure veneered by red Hebron brick walls. A fanciful terra cotta surround at the main entry (east elevation) stands out as the building's most notable architectural element. It features quions on each

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32BL58: Soo Hotel Building at 112 North 5th Street

Previously Listed/Contributing

The Soo Hotel building is located on the west side of North 5th Street between Main and Broadway. Designed by prominent Fargo architect Milton Beebe, the hotel was among several important downtown construction projects backed by Edward G. Patterson, one of the city's leading turn-of-the-century capitalists. Intended for working-class visitors to Bismarck, the Soo lacks exuberant architectural detail, but still displays a dignified and straightforward Neoclassical facade. The building, a pioneering example of local concrete construction technology, was nominated to the National Register of Historic Places in 1983.

The hotel consists of a large, four-story rectangular mass with concrete exterior walls. Exterior detailing is limited to the primary (east) elevation, which is veneered with glazed Hebron brick. Brick stringcourses and limestone sill courses help articulate the horizontal levels of the facade and a series of shallow pilasters divides the elevation into four equal bays. A corbeled dentil cornice caps the facade. Two storefronts occupy the street level, one of which replicates a period design.

32BL59: Van Horn Hotel at 114 North 3rd Street

Previously Listed/Contributing

The Van Horn Hotel is on the west side of North 3rd Street between Main Avenue and Broadway Avenue. Local entrepreneur and industrialist, Edmond Hughes, financed the construction of the original portion of the four-story hotel in 1916 and added a four-story wing to the north in 1926. Hughes relied on the services of local architect Arthur Van Horn for the design of both the 1916 hotel and 1926 wing. The Van Horn Hotel has been listed in the National Register since 1984.

The hotel has a reinforced concrete frame and hollow clay tile walls faced by tapestry-finished Hebron brick. The handsome facade features brick pilasters adorned by terra cotta capitals, a simple corbeled cornice and rusticated quoins. These treatments appear on both the original building and the 1926 wing. Upper story windows are one-over-one double-hungs with brick header sills and lintels. The street level facade has several large fixed pane windows topped by ribbed glass transoms.

32BL94: Burleigh County Courthouse at 514 East Thayer Avenue

Previously Listed/Contributing

The Burleigh County Courthouse is a three-story Art Deco-style edifice constructed in 1931 from designs prepared by Minot architect Ira Rush. It stands in the 500 block of East Thayer Avenue at the same location as the 1880s courthouse it replaced. A prominent centrally-placed entry dominates the facade. It features a pair of bronze doors enframed by a massive stone surround.

A large office annex was built at the rear of the courthouse in 1962. The annex links the courthouse to the county jail, a three-story brick building constructed at the same time as the courthouse. It has a stone veneer and is somewhat compatible to the courthouse's finishing treatments.

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32BL105: Patterson Building at 412 East Main Avenue

Previously Listed/Contributing

The Patterson Building stands in a row of historic commercial blocks on the north side of East Main Avenue between North 4th Street and North 5th Street. Built in 1905, it was the first of three major building projects completed in the vicinity of Main and 5th by Edward G. Patterson. Facilities for two stories were provided at the street level, while the second story housed office suites and a ballroom. One store space served as a movie theater from 1910 until 1980. Jacqueline Slues prepared a National Register nomination form for the Patterson Building in 1982.

Another design product of Fargo architect Milton Beebe, the two-story brick building displays wellbalanced Neoclassical details superimposed on a facade of white enameled brick. Two copper-veneered oriel windows dominate the second story. These are framed by narrow double hungs, each adorned by an arched coquillage. Other architectural elements of note include a pressed-metal cornice and a parapet that rises to a central step. Both street-level storefronts have been renovated several times over the years.

32BL148: Enterprise Car Rental at 100 West Main Avenue

Non-contributing

This is the former Myers Service Station at the northwest corner of West Main Avenue and North 1st Street. As built in 1927, it apparently was a brick cottage-like building that featured lath-and-plaster finishing treatments and other design attributes of the Tudor Revival Style. This quaint architectural form proved popular in the late 1920s and 1930s for residential construction as well as neighborhood filling stations. The Myers Service Station sold Sinclair gasoline and oil products; it was superseded at this location with a Conoco franchise by the late 1930s.

The building has been extensively remodeled in recent years and no longer conveys its identity as a late 1920s filling station. Exterior walls have been covered by horizontal siding of steel or vinyl and all the windows have been replaced. The garage entry has also been infilled with siding.

32BL149: Ulman Motor Building at 114 West Main Avenue

Non-Contributing

This is a large one-story freestanding building on the north side of West Main Avenue between North Mandan Street and North 1st Street. Sanborn maps and city directories indicate that it was constructed by the Ulman Motor Company in the late 1940s. Ulman Motors sold and serviced automobiles at this location for only a few years.

Property owners extensively remodeled the building in 1992. A new brick veneer was affixed to the West Main Avenue facade (south elevation) and both side walls. Also, some of the building's original display windows were either reconfigured or completely blocked.

32BL150: L. J. Anderson Building at 200 West Main Avenue

Individually Eligible/Contributing

The L. J. Anderson Building is a historic warehouse located on northwest corner of West Main Avenue and North Mandan Street. The International Harvester Company of America constructed it around 1910. At that time, the company ranked as the largest manufacturer of farm implements in the nation and was actively engaged in the distribution of its machinery to rapidly developing agricultural regions. This warehouse was opened to supply the

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company's farm dealerships in southwestern North Dakota and southeastern Montana. The company abandoned the warehouse in the late 1930s.

The four-story brick warehouse reflects a Chicago School Style of architecture design. The West Main and North Mandan facades (south and east elevations) display similar treatment. A visual pedestal is provided by a smooth concrete finish at the elevated base and rusticated brickwork finish to the sills of the second story windows. Both finishes are capped by stone stringcourses. Smooth brick pilasters divide the upper story facades into six vertical bays each. The top of each pilaster is decorated by a long brick panel that terminates at a stone block. All six bays have a large window opening on each floor. Most of these openings retain an original pair of six-over-one double hungs. Brick panels occupy the spandrel areas between the second and third story windows and the third and fourth story windows. Both facades are capped by a projecting cornice of pressed metal. Each also features a tall brick parapet that rises to a low step at each end. The face of both parapets have "L. J. ANDERSON BLDG." painted black on a white background. The West Main facade's finishing treatments wrap around the building's southwest corner and complete one bay on the west elevation.

The warehouse's main entry is offset to the east at the street level of the West Main facade. It is marked by a brick surround. A three-light transom window enframed by a stylized stone pediment on short columns highlights the surround. A storefront flanks the main entry to the west. It is comprised of two banks of display windows separated by a brick pilaster. Windows are anodized aluminum-sash replacements. The storefront has been further altered by the installation of a plywood cover over the transom area.

There is an original one-story brick wing on the north side of the warehouse. The North Mandan facade (east elevation) of the wing probably was remodeled to its current appearance in the 1950s or 1960s. It sports a wall veneer of porcelain enamel panels. A small storefront bay at the south end of the facade has a display window and a door sheltered under a flat aluminum canopy. Fixtures are 1950s/60s-vintage aluminum-sash and glass.

32BL152: Bureau of Reclamation Office and Garage at 212 West Main Avenue

Non-Contributing

This is a large one-story building on the north side of West Main Avenue between North 1st Street and North Mandan Street. Built in 1947, it originally housed office and garage facilities used by the Department of the Interior's Bureau of Reclamation.

The building has been extensively remodeled in recent years. Stucco veneering has been applied to the exterior walls and the West Main facade (south elevation) was modified to accommodate two modern storefronts. The facade also now sports a false mansard roof.

32BL153: Ward Motor Building at 222 West Main Avenue

Contributing

The Ward Motor Building is on the north side of West Main Avenue. In March of 1948, the Ward Motor Company received a permit from the City of Bismarck to construct an automobile dealership and repair garage at this location. Work on the freestanding one-story building was completed within the year. Ward Motor sold and serviced automobiles at this location for several years thereafter. The building's interior has been converted into retail space in recent years.

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The building is comprised of a large L-shaped garage and a smaller slightly projecting showroom at the inset. The showroom occupies the southwest corner of the building. It has hollow clay tile walls veneered by orange brick. The southeast corner of the showroom is a canted wall topped by a very tall parapet with two lower steps to each side. Concrete coping caps the parapet. An original wood-frame full-light door is on the showroom's short east-facing wall. It is flanked by a large window opening that wraps around the canted wall and spans the full-width of the West Main facade (south elevation). While this opening is original, it has been altered in recent years by the installation of several anodized aluminum-sash fixed-pane windows and vinyl siding infill.

The garage also has masonry load-bearing walls of hollow clay tiles. The West Main facade is veneered by the same orange brick used on the showroom. A flat parapet with concrete coping stands at the roof line. Openings are original and include a garage entry to the west and two large windows to the east. A continuous lintel of header brick highlights the openings and the windows each have a concrete sill. The garage entry has been altered by the installation of vinyl siding in place of a door, but the windows both retain original aluminum-sash units.

32BL154: GSA Garage at 127 East Main Avenue

Contributing

The GSA Garage is on the south side of East Main Avenue. It is a one-story free-standing building constructed by the federal government's General Service Administration (GSA) around 1950. The GSA apparently has used the garage to house and service vehicles in its motor pool since that time.

The garage is a metal-frame building topped by a front gable roof. The main facade (north elevation) displays a veneer of orange brick. A large garage entry is centered on the facade; it is marked by a beam lintel and holds an overhead garage door made of metal. There is a half-light metal person door and a window to the east of the garage entry and a window to the west. Both windows are metal-sash one-over-one double-hung units. The gable end displays the letters "GSA".

32BL155: Corwin-Churchill Motor Building at 122 East Main Avenue

Contributing

This is a one-story brick building on the northwest corner of East Main Avenue and North 2nd Street. Reportedly built in 1915, it appears to represent one of Bismarck's first automobile dealership buildings. Corwin-Churchill sold and serviced cars at this location for many years.

The street facades (south and east elevations) have both been stuccoed within the last thirty or so years, however, the outlines of brick plasters are evident. A former garage opening on the Main Avenue facade (south elevation) has been altered by the installation of display windows and infill. However, the building does retain several historic industrial sash windows as well as its pressed metal ceiling.

32BL156: Dakota Block at 200 East Main Avenue

Individually Eligible/Contributing

The Dakota Block, at the northeast corner of East Main Avenue and North 2nd Street, represents one of the few pre-1898 buildings to survive in the downtown. An elaborately detailed Gothic Revival Style edifice of the early 1880s, the three-story brick block originally was comprised of three 25'-foot wide bays. However, the easternmost

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bay was razed, presumably in the mid-1950s or 1960s in anticipation of construction of today's building at 204 East Main Avenue (32BL158).

Despite the loss of the eastern bay and other recent modifications, the Dakota Block still easily conveys its late-nineteenth century heritage. Both street facades are marked by fenestration patterns at the upper stories somewhat reminiscent of an arcade. Pointed-arch headers at the third-story windows enhance the building's Gothic Revival appearance. Other architectural elements of note include prominent pilasters adorned by patterned brickwork and inset panels of stone, corbeled brick cornice details and iron storefront columns.

32BL157: Zimmerman's Building at 201 East Main Avenue

Non-Contributing

The Zimmerman's Building is in the railroad corridor at the southeast corner of East Main Avenue and North 2nd Street. It consists of two attached brick buildings: a one-story warehouse at the street corner and a four-story warehouse on North 2nd Street. These two buildings clearly were built at different times, but both likely date to the 1910s or 1920s. The city directory for the years 1938-39 lists the Bismarck Implement Company, a farm machinery distributor, at this address.

The property has lost integrity due to extensive remodeling in recent years. The one-story warehouse has been altered on both street facades by the installation of large banks of display windows and siding over the brick. Several former window openings in the four-story warehouse have been infilled and a receiving dock removed from the east elevation.

32BL158: Jacobsen Music at 204 East Main Avenue

Non-Contributing

This one-story building stands on the north side of East Main Avenue next door to the Dakota Block (32BL156), a three-story brick edifice of the early 1880s. Sanborn maps show that the easternmost bay of the Dakota Block occupied this location until at least 1949. That bay appears to have been razed and today's building constructed in its place sometime during the mid- to late 1950s or the 1960s.

32BL159: BPOE at 206 East Main Avenue

Individually Eligible/Contributing

The BPOE stands in the row of adjoining commercial buildings that lines the north side of East Main's 200 block. The two-story brick edifice was built by the Benevolent and Protective Order of Elks (BPOE) in 1918. The organization occupied the building's second story and offered retail space at the street level for rent.

The building's second story facade (south elevation) remains virtually unaltered. The variegated brown brick wall features a highly symmetrical composition of rich embellishments. A dentil band of tan brick articulates the floor division, while the roofline is delineated by corbeled stringcourses. Fenestration consists of six windows tied by a continuous tan brick sill and each topped by a flat arch with keystone. A classically-inspired blind pediment adorns the central pair of windows. The parapet rises to a long central step. A stone block faces the parapet step and displays "B.P.O.E." in raised letters.

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The street level facade has two storefronts divided by a brick pilaster. Both storefronts have been remodeled in a somewhat similar manner. Modifications likely date to the late 1940s or 1950s and include aluminum-sash replacement fixtures and wall veneer of porcelain enamel panels.

32BL160: Guitarland at 210 East Main Avenue

Contributing

This two-story building stands on the north side of East Main between the B.P.O.E. and Heidinger's. Sources consulted indicate that it was constructed in 1912. The original owners and/or occupant(s) are unknown, but the building likely was intended to house a retail store or some other type of commercial enterprise.

The second story facade (south elevation) is a red brick wall. While the bulk of the wall has been covered by a false front structure made of rough-cut vertical boards, several original architectural elements are at least partially exposed and appear to remain largely intact. These include a multi-stepped brick parapet that rises to a pediment at the center; light stone parapet coping; a stone frieze block that may hold a building name or construction year; probably window surrounds made of courses of light stone and light brick; and a thick stone belt course at the floor division.

There is a single storefront at the street level facade. It is a remodel that most likely dates to the 1940s or 1950s. Elements include a deeply-recessed aluminum-sash door at center and aluminum-sash display windows to each side. A veneer of porcelain enamel panels covers the bulkhead and outer walls and a flat aluminum canopy is suspended over the sidewalk.

32BL161: Stacey-Bismarck Warehouse at 211 East Main Avenue

Contributing

The Stacey-Bismarck Warehouse is a one-story block constructed in the railroad corridor (south side of East Main) sometime between 1904 and 1908. The Stacey Fruit Company was an early, if not the original, owner of the warehouse and used the building as a storage and distribution center for wholesale fruit. In the early 1910s, Stacey Fruit may have either reorganized or merged with another business to form the Stacey-Bismarck Company. A wholesale distributor of groceries as well as fruits, Stacey-Bismarck remained in business at this location until the early 1930s. The Nash-Finch Company took over the warehouse after Stacey-Bismarck. In 1935, Nash-Finch expanded its facilities by constructing a second warehouse next door to this one at today's 213 East Main Avenue. It continued in business at this location for at least the next twenty years, if not longer.

The warehouse has hollow clay-tile walls veneered by brick. The main facade (north elevation) has been painted in recent years. However, important details of the brickwork remain evident, including a corbeled cap at the flat parapet and projecting stringcourses at the frieze. A large plywood sign has been hung at the center of the facade and, to each side of it there are narrower long plywood signs under wooden arched hoods. Each narrow sign covers an original window opening, evidenced by a segmental-arch brick lenti and brick sill. A recessed entry at the west end of the facade appears to be an original opening, but it has been altered in recent years with an aluminum-sash and glass door, plywood paneling and a wooden arched hood.

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32BL162: Heidinger's at 212 East Main Avenue

Individually Eligible/Contributing

This two-story brick commercial block is between Guitarland and Vold's on the north side of East Main Avenue. It reportedly was built in 1920.

The building displays a refrained use of ornamentation common to Bismarck's commercial architecture of the 1910s and 1920s. The brown brick second-story facade (south elevation) is minimally enlivened by light-colored concrete belt course sills, frieze and parapet cap. The frieze course is underscored by a simple dentil band. Windows are adorned by thin concrete headers that terminate in a small block at each end.

The building's storefront probably was remodeled to its current appearance in the late 1940s or 1950s. Modifications include aluminum-sash replacement fixtures, wall veneer of porcelain enamel panels and a flat aluminum awning. Plywood panels have also been placed over the former transom area.

32BL163: Vold's at 214 East Main Avenue

Individually Eligible/Contributing

This one-story brick building is the easternmost of the commercial blocks that line the north side of East Main Avenue's 200 block. It reportedly was built in 1927.

The building's East Main facade (south elevation) is a yellow brick wall pierced by a near full-width opening at the street level. It is topped by a parapet that rises to a long central step. Visual relief is limited to simple details in brown brick. These include corbeled stringcourses at the roofline, an elongated central panel at the frieze and a corbeled parapet cap.

The street level opening contains three separate storefronts. Each has a similar configuration comprised of a recessed door flanked to one side by a large display window. All three retain historic aluminum-sash fixtures and yellow structural-glass panel veneering. However, each of the continuous transoms has been blocked in recent years with plywood panels.

32BL164: Winston-Newell Building at 223 East Main Avenue

Contributing

The Winston-Newell Building is at the southwest corner of Main Avenue and 3rd Street. It likely was constructed in late 1898 or early 1899, replacing a two-story brick building that was destroyed at this site in downtown Bismarck's 1898 fire. The new edifice also was a two-story brick building, but was distinguished from its early counterpart by a canted wall at the street corner. It housed the Palace Hotel from as early as 1908 until presumably January 1920. At that time, the building appears to have been at least partially damaged by fire.

While not fully verified, it appears that the Winston-Newell Company took over the building after the fire and refurbished it for use as a wholesale grocery. Modifications probably included a new facade and a one-story warehouse addition. Winston-Newell seems to have remained at this location until the early to mid-1930s. The building subsequently housed a county surplus depot in the late 1930s and early to mid-1940s and a Sears Roebuck farm store for many years thereafter.

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The Main Avenue facade (north elevation) is framed by brick pilasters. The west pilaster has a second pilaster, perhaps a remnant of the late 1890s building. The wall of the second story has been painted, but the brick details remain evident. A wide brick panel divides the wall into two bays. Each bay, in turn, has two large window openings divided by a brick post. The size and configuration of the window openings are historic, however, each has been altered by the installation of a small single pane window and glass block infill. The roof is trimmed by a parapet that rises to a long corbeled step at the center. There also is a short corbeled pier at the top of each pilaster. Other details include projecting belt courses at the cornice, window headers and floor division. The Main Avenue facade's finishing treatments wrap around the street corner and complete one bay on the 3rd Street facade (east elevation).

A storefront occupies the street level of the Main Avenue facade. It has a recessed central entry flanked on each side by long bands of windows that extend to the wall pilasters. A masonry surround at the entry has been stuccoed, but a dentil header remains evident. Fixtures at the storefront are modern anodized aluminum-sash replacements. Another recent modification has been the installation of vertical board siding over the transom area.

32BL165: Fleck Oldsmobile Building at 301 East Main Avenue

Contributing

The Fleck Oldsmobile Building is a two-story edifice at the southeast corner of Main Avenue and 3rd Street. The 1949 Sanborn map of Bismarck indicated that it was under construction that year. Plans for the building included a large automobile showroom and a service garage. An early, if not the original business, at this location was Fleck Oldsmobile.

The building has load-bearing brick masonry walls veneered at the street facades by cream-colored glazed brick. Visual relief is limited to two to three courses of dark blue glazed brick at the foundation line and around the building's primary storefront. Fenestration at the second story facades consists of several regularly-spaced window openings. It has been altered in recent years by the installation of one-by-one metal-sash slider replacement windows.

The building's primary storefront occupies the street corner and has a large opening at both facades. It presumably was the display for the automobile showroom, but appears to have been altered by the installation of replacement fixtures, presumably in the 1960s. The opening at the Main Avenue facade (north elevation) now has doors and display windows for two separate businesses. Fixtures are all aluminum-sash and glass and include a brightly-colored base panel at the display windows. A second storefront is located at the east end of the Main Avenue facade. Sanborn maps indicate that it originally served as the business entry for the automobile service garage. The opening, while original, has modern anodized aluminum-sash fixtures. The former opening for the garage itself is at the south end of the 3rd Street facade; it has an aluminum-sash person door and granite-panel infill in place of a garage door.

32BL166: Woolworth's Department Store at 402 East Main Avenue

Non-Contributing

The Woolworth's Department Store is a large two-story brick block on the northeast corner of East Main Avenue and North 4th Street. It was built in 1913 by the F. W. Woolworth Company which specialized in the sale of items priced at five and ten cents. Woolworth was one of the first companies to establish a chain of department stores throughout the United States and abroad.

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The building has been extensively remodeled in recent years and no longer retains integrity. Both street facades have been veneered by a thick coat of stucco to the roofline. While the cornice, frieze and parapet trims remain exposed this veneering has completely obscured most of the building's original details of design and materials, which probably were fairly elaborate. The second story fenestration pattern is intact, but all the windows have been altered by the installation of modern fixed-pane units with reflective glass glazing. The storefront also has modern replacement fixtures.

32BL167: Dahl Block at 410 East Main Avenue

Contributing

The Dahl Block stands in a row of adjoining buildings on the north side of East Main Avenue. C. M. Dahl constructed this two-story building around 1905 to house a men's clothing store and tailor shop. At that time, he had lived in Bismarck for over twenty years and was considered the city's "Pioneer Clothier." The Dahl store remained in business at this location for the next fifty years, if not longer.

The street-level facade (east elevation) of the Dahl Block has been completely remodeled and no longer retains a storefront configuration. Alterations date to the late 1960s, when the property owner joined this building and the one next door to the west (today's 408 East Main Avenue) for use as a Chinese restaurant. The former storefront areas of the two buildings are now veneered together behind a solid wall of red brick. A full-width awning covered by green fake clay tiles surmounts the wall and extends over the sidewalk. Public access to the restaurant is provided by a pair of arch-topped slab doors offset to the east of center. There also a single slab door at the far east end of the wall and another at the far west end.

The second story facade is a light red brick wall fairly-richly embellished by ornamental elements popular to turn-of-the-century commercial architecture. It is composed of three bays articulated by a well-balanced tri-front window. Highly reminiscent of the Palladian motif, the tri-front window features a pair of narrow openings under a large arch-topped header at center and a single opening under a segmental-arch lintel at each side. The central arch header is adorned by a keystone and displays a fantail, presumably made of plaster. Between the openings there are thick brick posts with long drops of recessed brick. Fenestration at each opening has been modified in recent years by the installation of small fixed windows and infill. The roofline is surmounted by a pedimented parapet that rises in a step at the peak. Brick piers frame the step and each end of the parapet. The facade's tri-part treatment is further enhanced by a cornice of corbeled brick that rises in a step at the center. Frieze details include a large panel at center, a band of checkerboard brick and a band of recessed brick in a crucifix motif at each side.

32BL168: Lasken Block at 101 North 5th Street

Individually Eligible/Contributing

Sources consulted indicate that Herman Lasken built this two-story brick block on the northeast corner of 5th and Main sometime between 1910 and 1912. Upon the building's completion, Lasken and his wife Mae opened a billiard hall and soft drink parlor and moved into an apartment at the second story. They remained in business at this location until at least the late 1920s. For twenty or more years after that, the building housed the Capital Drug Store.

The Lasken Block displays a veneer of reddish-brown brick to the streets. A canted wall dominates the street corner. It is topped by a curvilinear parapet that holds a metal name plate for the "Lasken Block." Parapets at the street facades are low and flat. There is a single bay at the 5th Street facade (west elevation) framed at the north by a

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brick pilaster and two bays between brick pilasters at the Main Avenue facade (south elevation). The pilasters rise slightly above the parapet and each is adorned at the top by a tan brick element in a crucifix motif. Second story fenestration is comprised of two windows at each bay. Openings appear in single settings, except for a paired opening at the westernmost bay of the Main Avenue facade. Windows are wood-sash fixed light-over-awning replacement units, presumably installed in the 1940s or 1950s. Each is shaded by an aluminum awning, another 1940s-50s-vintage modification. Rather than a second story window, the canted wall has a panel enframed by courses of tan brick. Other details of note include a simple corbeled cornice of tan brick at the roofline, diamond-shaped blocks of tan brick at the frieze and tan brick window lintels and sills. Additionally, there is a thick belt course of stone at the floor division.

A storefront occupies the street corner. Fixtures appear to date to the late 1940s or 1950s and include a canted aluminum-sash and glass door at the center and bays of aluminum-sash display windows at both street facades. There also is a continuous flat awning of ribbed aluminum. More recent alterations to the storefront include the installation of siding over the transom area and a brick veneer at the bulkhead.

32BL170: Lasken Apartments at 506 East Main Avenue

Contributing

The Lasken Apartments is on the north side of East Main Avenue between North 5th Street and North 6th Street. The 1927 Sanborn map of Bismarck noted that this two-story building was “under construction” that year. The project likely was the undertaking of Herman Lasken, the owner of the Lasken Block next door. The “Lasken Apartments” opened for tenants in 1928. At that time, a “beverage parlor” also began business in the building’s street level commercial space. The Ritz Bar replaced the beverage parlor in the late 1940s. It remained there through the mid-1950s, if not longer.

The Lasken Apartments is of wood-frame and masonry construction. The main facade (south elevation) is distinguished by a veneer of light brown brick, but otherwise is somewhat similar in design and detail to the neighboring Lasken Block. It has a wide primary bay to the east and a narrow side bay to the west. The primary bay is framed between brick pilasters, each of which rises slightly above the parapet. Visual relief at the frieze is provided by stringcourses of corbeled brick and four diamond-shaped brick blocks. Second-story fenestration includes a single and a paired set of window openings with header brick sills. Windows are wood-sash fixed light-over-awning replacement units, presumably installed in the 1940s or 1950s. Each is shaded by an aluminum awning, another 1940s-50s-vintage modification. There is a single storefront at the street level. It has been extensively modified in recent years by the installation of small aluminum-sash windows, a replacement door, brick infill and siding at the transom. The side bay of the facade holds an entry to the second story; it is marked by a brick dentil header.

32BL174: Bismarck Grocery Building at 521 East Main Avenue

Individually Eligible and Contributing

The Bismarck Grocery Building is on the south side of downtown Bismarck’s East Main Avenue. It is between 5th and 6th Streets and is bounded on the south by the main line of the historic Northern Pacific Railway. Built in 1911 it is a four-story building (75 feet wide by 110 feet long) on an elevated basement.

The reinforced concrete structure veneered on the exterior by dark red brick has a flat roof, reportedly partially collapsed, behind parapets. There are two small concrete block additions at the building’s rear (south) elevation. The building appears to have remained unoccupied for several years.

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The Main Avenue façade (north elevation) features a four-bay division articulated by symmetrically placed window openings on each floor. The two central bays are slightly recessed. First story window openings and those at the upper stories of the central bays are wide, suggesting that they were fitted with a central unit and sidelights; other windows presumably held a single unit. The building's main entry is positioned at the street-level of the westernmost bay. It features an ashlar surround. Narrow wood-sash sidelights and a large wood-sash transom window at the entry are likely historic, if not original elements. However, the door is a modern anodized aluminum-sash replacement unit. The façade's otherwise austere brick wall is enlivened by corbelled string courses at the parapet, a belt course of rough-faced ashlar at the watertable, and rough-faced ashlar lugs sills at the window openings.

The side (east and west) and rear (south) elevations are all characterized by symmetrical fenestration. Most window openings are covered with plywood, but stone lug sills remain evident. The façade's ashlar watertable continues on the east elevation.

*32BL178: Universal Motor Company Building at 122 North 1st Street
Feature One*

Contributing

The Universal Motor Company Building (Feature One), at the southwest corner of North 1st Street and Broadway Avenue, is a freestanding, one-story building with a large garage addition at the rear. It was constructed around 1930 by Edmond Hughes, who reportedly relied on the services of Arthur Van Horn for the building's design. Upon completion, the building housed the Universal Motor Company's auto parts supply business and repair shop.

Universal Motor Company remained in business at location until the early 1940s, when it sold the property to the Ulman Motor Company. Quanrud, Brink, & Reibold, Inc. took over the business soon after that and operated it for many years.

The Universal Motor Company Building has hollow clay-tile load-bearing walls veneered on the exterior by brick. The North 1st Street and Broadway Avenue facades (east and north elevations) are both articulated into several bays by prominent brick pilasters that rise to the tops of the parapets. Each pilaster has a large beveled cap of concrete and is embellished on the face by a long vertical drop of concrete. Recessed frieze panels between the pilasters are framed at the top and bottom by two to three courses of corbeled brick and decorated by several small diamond-shaped blocks. However, those at several bays have been covered by plywood signs. The low flat parapets are capped by three courses of corbeled brick and concrete coping.

A storefront occupies a wide bay at the street-corner of the North 1st Street facade. It is denoted by a low concrete pediment at the parapet. The configuration of the storefront appears original, consisting of a centered entry, large window openings with concrete sills and a transom. However, the fixtures are modern replacements and include an aluminum-sash and glass door and narrow aluminum-sash windows between wide metal panels. The transom has also been blocked. The first two bays of the West Broadway facade have been altered in a similar manner.

The garage addition, likely a modern alteration, is a flat-roof structure. It is similar in scale to the original building and veneered by the same type of yellowish brick used at its rear elevations.

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Feature Two

Non-Contributing

Feature two is a small radiator repair shop located behind (south of) the Universal Motor Company Building's garage addition. The shop is a modern stucco-clad building with slab doors and metal-sash windows.

32BL179: Schranz Motor Garage at 122 North 2nd Street

Non-Contributing

The Schranz Motor Garage occupies a full city lot on the west side of North 2nd Street between East Main Avenue and East Broadway Avenue. This one-story brick block was constructed sometime between 1919 and 1927. It apparently first housed an auto dealership and an "eighteen-car capacity" service garage. For at least a short time in the late 1930s, Equity Union Creamery was at this location. The Schranz Motor Company used the building as a garage again in the late 1940s.

The garage retains none of its original qualities of design or materials. The main facade (east elevation) has been stuccoed in recent years and the storefront altered by the installation of fixed-pane windows and infill. It now appears as flat plain wall without any hint of decorative detail. The side and rear elevations also have a stucco veneer.

32BL180: Grant-Dadley Auto Building, at 113 North 2nd Street

Non-Contributing

The Grant-Dadley Auto Building is a freestanding one-story block on the east side of North 2nd Street between East Main Avenue and East Broadway Avenue. The City of Bismarck issued a permit for the construction of an auto garage at this location on June 5, 1927. Bismarck entrepreneur Edmund Hughes owned the property at that time. He engaged the local architectural firm of Van Horn and Ritterbush for the building design. John Larson of Bismarck served as the general contractor. By the late 1930s, if not sooner, the building housed the Grant-Dadley auto dealership and service garage.

None of the building's original qualities of design or materials remain evident. The main facade (east elevation) has been altered in recent years by the addition of a permastone veneer over the original brick wall. In addition, the front parapet has been covered by corrugated metal sheeting and the side and rear elevations stuccoed. Windows are all modern aluminum-sash replacements.

32BL181: Humphrey, Moule and Millhollan Print Shop at 115 North 2nd Street

Contributing

The Humphrey, Moule and Millhollan Print Shop is on the east side of North 2nd Street between East Main Avenue and East Broadway Avenue. Sources consulted indicate that this one-story building was constructed around 1929. It housed the Humphrey, Moule and Millhollan print shop from the late 1930s, if not sooner, until the early to mid-1950s.

The print shop has load-bearing walls of hollow clay tile. The main facade (west elevation) is veneered by variegated red brick. Brick pilasters frame a single storefront and a multi-stepped parapet rises at the roof line. Decorative details are minimal and include a concrete keystone at the storefront and a plain concrete drop at each pilaster. The storefront has been altered by the installation of a solid bank of modern anodized aluminum-sash windows—without an entry—and a large metal-frame plastic awning. However, the original metal-sash transom and

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metal crown molding remain intact. Other recent alterations to the building include a Dryvit cap at the front parapet and a complete veneer of Dryvit over the original brick walls at the south and east elevation. An entry on the east elevation currently provides the only means of access from the outside into the building. It holds a modern anodized aluminum-sash and glass door.

*32BL182: SBHO Law Office at 116 North 2nd Street
(Smith, Bakke, Hovland, Opegard)*

Non-Contributing

The SBHO Law Office is a one-story brick block on the west side of North 2nd Street between East Main Avenue and East Broadway Avenue. The City of Bismarck issued a permit for the construction of a “50-foot by 130-foot garage” at this location on February 19, 1928. Bismarck entrepreneur Edmund Hughes owned the property at that time. Local contractor John Larson apparently was the builder. Following its completion, the garage housed an auto body repair shop for many years.

Very little of the building’s original qualities of design or materials remain evident. The main facade (east elevation) has been stuccoed in recent years and the storefront reconfigured by the installation of alternative openings and replacement fixtures. The south and rear (west) elevations have also been stuccoed.

32BL183: Bismarck Finance Office at 110 North 3rd Street

Contributing

The Bismarck Finance Office is a compact two-story business block on the west side of North 3rd Street between East Main Avenue and East Broadway Avenue. On March 7, 1946, the Bismarck Finance Company received a permit from the City of Bismarck to construct a “brick and tile office building” at this location. Plans for the building reportedly were prepared by local architect and builder, H. M. Leonard. A short time after the building’s completion, Bismarck Finance was taken over at this location by the Northwest Finance Company.

The Bismarck Finance Office has hollow clay-tile load-bearing walls veneered by brick. While the main facade (east elevation) has recently been stuccoed, the form of some original brickwork details remains evident. An entry at the first story and a second story window are framed together between vertical rows of raised brick. To the north of these there is a single window opening on each floor, both of which are under a projecting stringcourse header. Windows appear to be the original fixed-pane aluminum sash fixtures. Second story windows are framed by glass blocks.

32BL184: 3rd Street Parking Garage at 117 North 3rd Street

Non-Contributing

The 3rd Street Parking Garage is in on the west side of North 3rd Street between East Main Avenue and East Broadway Avenue. It is a massive four-level reinforced-concrete structure, built in the 1980s.

32BL185: Logan Building at 120 North 3rd Street

Non-Contributing

The Logan Building is on the west side of North 3rd Street between East Main Avenue and East Broadway Avenue. The Logan Grocery was one Bismarck’s first retail establishments and remained in operation at this general location for over sixty years. A. W. Logan opened the grocery at the corner of 3rd and Broadway in 1877. He

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prospered in business and his ventures soon expanded to include a livery that stabled and sold horses and cattle and offered stud service. Logan had become sufficiently established to warrant construction of a new store on 3rd Street in 1881. After that building was destroyed in downtown's Bismarck's 1898 fire, he quickly rebuilt on-site.

Austin Logan's son, Roy Logan, ushered in a new-era of growth and prosperity for the family bakery and grocery after he purchased the business from his father in 1915. Two years later, Roy built the new "Logan Building" on North 3rd Street for the grocery. This two-story brick building contained second story apartments. Soon after that, Logan became involved with other local businessmen in the construction of the Little Building next door at the corner of 3rd and Broadway. In addition to professional offices and retail shops, the Little Building housed Logan's new state-of-the-art bakery and candy factory. The Logan grocery remained in operation in the Logan Building until 1941. At that time, the family closed the business and apparently sold the building. The Logan Building was extensively damaged in the 1980s, when a fire broke out in one of the businesses housed in the building. The property owners subsequently refurbished the building, adding a complete new facade.

The Logan Building's modern facade (east elevation) is, for the most part, sympathetic to the architectural character of neighboring historic buildings. In particular, it is quite similar in design to the Little Building next door. Attributes shared by the buildings include a veneer of light tan brick, stringcourses and a stepped parapet. However, the upper story windows of the Logan Building facade hold historically-inappropriate fixtures of fixed-pane glass. Likewise, the storefront has a historic-patterned configuration, but the door and windows are anodized aluminum-sash units.

32BL186: Rodgers Appliance at 121 North 3rd Street

Contributing

This one-story building is on the east side of North 3rd Street between East Main Avenue and East Broadway Avenue. Built around 1928, it appears to have originally housed professional offices. Some businesses listed at this address in later years were the Palm Garden Restaurant (1938-39), Bernstein Beverages (1940-41) and Western Auto Parts (1948-49).

The main facade (west elevation) has a veneer of reddish-brown brick. Brick pilasters frame a single storefront and rise slightly above the flat parapet. Visible embellishments are limited to a diamond-shaped stone or concrete blocks at each pilaster. A full-width plywood sign covers the parapet and the frieze; it advertises the building's current business occupant "Rodgers Appliance." The storefront has 1950s/60s-vintage aluminum-sash fixtures and a flat aluminum canopy that continues across the North 3rd Street facade of the Olympia Building next door. It has been altered in recent years by the placement of an opaque material over the transom area and installation of a red brick veneer at the bulkhead. The transom area has also been blocked with an opaque material and bulkhead covered by a red brick veneer.

32BL187: Rose Apartments at 215 North 3rd Street

Individually Eligible/Contributing

The Rose Apartments occupy a full city lot on the east side of North 3rd Street between East Broadway Avenue and East Thayer Avenue. Sources consulted indicate that it was constructed in or around 1916 and originally contained seventeen one-bedroom units and a single efficiency apartment. In 1937, highway and bridge contractor Milton Rue purchased the Rose and renamed it the "Norma" after his wife. In the following year, Rue built a one-

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story office building (today's 217 North 3rd Street) for his business on the north side of the apartments. He apparently owned and managed the Norma as an investment property for many years. The building continues to be used for apartments to the present and remains commonly known as the Norma.

The Rose Apartments is a three-story brick building over a full basement. The main facade (west elevation) is finished by a veneer of variegated brown brick. There is a low brick parapet adorned at the center by a stone gabled-pediment on stone pilasters. A stone cornice delineates the roofline. The third and second stories are framed together between stringcourses of stone. Fenestration consists of three symmetrically placed window openings on each floor. A continuous header of soldier-set bricks and stone lug sills highlights the third story window openings, while those on the second story have flat arch headers and stone lug sills. Each opening holds a metal-sash double-hung replacement window with one-over-one light glazing.

There is a recessed entry offset to the north on the street level facade. It is marked by a stone entablature supported at each end by a short round column of highly-polished granite. Each column stands on a brick pier. Centered above the entry there is a metal plate that reads "NORMA." A large slightly recessed window opening flanks the recessed entry to the south. It is framed between two round columns of highly polished granite. Each column stands on a short stone pedestal that is intersected by a stone stringcourse. The window opening retains an original eight-over-one double hung between narrow sidelights. A modern barrel-type awning spans the facade, sheltering the entry and window.

32BL188: Rue Building at 217 North 3rd Street

Contributing

The Rue Building is a one-story business block on the west side of North 3rd Street between East Broadway Avenue and East Thayer Avenue. Milton Rue applied for a permit from the City of Bismarck to constructed a "brick and concrete office" at this site in early April 1940. He listed Rue Construction Company as the project's architect and contractor. The building housed the business office for Rue Construction upon its completion.

Born at Red Lake Falls, Minnesota in 1899, Milton Rue came to North Dakota with his parents in 1906. In 1919, he started building bridges and culverts in partnership with his brothers and father. The family's business steadily grew over the next several years, taking on large highway construction jobs. By the mid-1930s, Milton and his brother Charles had organized the Rue Construction Company. Milton became sole proprietor of Rue Construction in the early 1940s. By the time of his death in the late 1960s, he reportedly had built nearly 750 county bridges throughout North Dakota, in addition to eighty-three structures on Interstate 94.

The Rue Building is made of reinforced concrete veneered on the exterior by brick. It has low parapets capped by concrete blocks. The main facade (west elevation) features decorative brick work comprised of alternating blocks of three soldier sets and three stretcher sets. There is an entry to the south and a large window bay to the north, both highlighted by concrete surrounds and sheltered under a common barrel-type plastic awning. The entry holds a wood-frame full light door topped by a multi-light transom window. At the window bay there is an original aluminum-sash fixed-pane unit with a corrugated aluminum header. The building's north wall has four multi-light casement windows. There is a one-story brick addition at the rear (east side) of the building, presumably built in the 1950s or 1960s.

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32BL189: Shark's Menswear at 108 North 4th Street

Non-Contributing

The Shark's Menswear Building is a two-story brick block on the west side of North 4th Street between East Main Avenue and East Broadway Avenue. It was built in late 1898 or 1899, replacing a three-story brick block destroyed in Bismarck's 1898 fire. Early business occupants included a stationary store, drug store and a tobacco shop.

A completely new street facade (east elevation) was added in recent years to the Shark's Menswear Building. This facade is somewhat compatible with the historic architectural character of intact turn-of-the-century buildings in downtown Bismarck. Most notably, it has a red brick veneer, storefront, flat parapet and period embellishments in the form of contrasting belt courses, frieze medallions and fantail headers at the upper story windows. However, the upper story windows are historically-inappropriate fixtures of fixed-pane glass. Likewise, the storefront has a historic-patterned configuration, but the door and windows are anodized aluminum-sash units.

32BL190: Mathison's Building at 112 North 4th Street

Non-Contributing

The Mathison's Building is on the west side of North 4th Street between East Main Avenue and East Broadway Avenue. Sanborn maps indicate that this one-story brick building was constructed in late 1898 or 1899. It more than likely replaced a wood-frame building at this location that was destroyed in the 1898 fire. A grocery and meat market occupied this building for many years in early 1900s.

The Mathison's Building has been extensively remodeled on the exterior. Alterations to the main facade (east elevation) probably date to the 1960s and include replacement anodized aluminum-sash fixtures, stucco infill and a flat aluminum canopy at the storefront. In addition, the front parapet and presumably the former transom windows have been obscured behind a gold-colored panel of corrugated metal. The south and west elevations have also been stuccoed.

32BL191: Woodmansee Building at 114 North 4th Street

Individually Eligible/Contributing

The Woodmansee Building is on the west side of North 4th Street between East Main Avenue and East Broadway Avenue. This two-story brick block was constructed in 1899 and first housed a department store owned and operated by A. W. Lucas, a recent transplant to Bismarck from Minneapolis and his business partner, William O'Hara. The Lucas and O'Hara store reportedly was North Dakota's first and only locally-owned business of its type. It offered customers a wide range of household and personal goods such as notions, clothing, china and furniture. O'Hara only remained a partner in the business for a short time, but Lucas continued to operate at this location until about 1908 when he moved his store into the buildings next door at today's 116 and 118 North 4th Street.

The main level at this building at 114 North 4th Street appears to have seen almost exclusive use as a grocery for nearly the next twenty years following Lucas' departure, while the second story mostly housed professional offices. Known occupants include: Glitschka's Grocery, opened around 1908 by brothers, Charles and William, specializing in meats, fish and oysters; Brown and Jones Grocery, operating here by the late 1910s; and, by the late 1920s, Alba Clothiers Bismarck Food Market, G. E. McElain, osteopath, Evageline Boltan-Henry, osteopath and Frank Henry, insurance salesman. Mr. Henry reportedly owned the building at that time.

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After purchasing the building in 1929, William Harris and Harry Woodmansee moved their office supply store here, relocating the business from across the street where they had been in operation since 1914. Following the death of Mr. Harris in the early 1930s, Mr. Woodmansee became sole owner of the store and renamed the business, "Woodmansee Stationary." Through the years, Woodmansee's has remained a mainstay in the downtown Bismarck business community. It continues to be owned and operated at this location by family members to the present.

The Woodmansee Building was remodeled on the exterior in the 1960s. Alterations included the installation of an all-new storefront and the placement of a cover of greenish gold metal sheeting over the entire second story. However, in the year 2000, the owners removed the metal sheeting, revealing the original, second-story facade.

The second story facade is a brick wall, quite similar in design and ornamental detail to two of Bismarck's other surviving turn-of-the-century buildings: the Sweet Shop and Dahl Block which stand side-by-side at today's 408 and 410 East Main Avenue. It is composed of three bays articulated by a well-balanced tri-front window, highly reminiscent of the Palladian motif. The center unit of the tri-front has a large opening under an arch-topped header adorned by a keystone and a fanciful inset, presumably made of plaster. It is flanked on each side by a single opening under a segmental-arch lintel. Between the openings there are thick brick posts with long drops of recessed brick. Each opening is blocked by an opaque material at the upper half and has a multi-light operable window at the lower half. While not original to the building, these windows were installed by at least the early 1930s. The facade's tripart treatment is further enhanced by a cornice of corbeled brick that rises in a step at the center. The center bay of the cornice is underscored by a metal plate that read "HENRY"-the last name of the building's owner in the late 1920s. At the friezes of the outer two bays there is a band of recessed brick in a crucifix motif. As built, the roof line was trimmed by a low tri-part pediment. However, the peak of the pediment (at the center bay) is gone. Brick pilasters frame the facade from the ground to the parapet.

The replacement storefront has ceramic-glazed panels at the bulkhead, aluminum-sash and glass fixtures and a flat metal canopy. A former transom area is infilled with lumber.

32BL192: Old J. C. Penney's Store at 115 North 4th Street

Contributing

The Old J. C. Penney's Store is located on two full city lots on the east side of North 4th Street between East Main Avenue and East Broadway Avenue. The two-story building was constructed for J. C. Penney's in 1930, just a few years after the company had first located a store in Bismarck. Local entrepreneur W. H. Webb owned the property at that time and hired Bismarck contractors Andrew Weinberger and James Guthrie to complete the construction project. Plans for the building reportedly followed a standardized store design prepared by J. C. Penney's architects in New York. The building housed Bismarck's J. C. Penney's Store until the mid-1950s. At that time, the company relocated to a new and larger store in the downtown area at the corner of 5th and Broadway.

The building is a reinforced concrete structure veneered by brick. The main facade (west elevation) is topped by a low parapet that rises to a single central step. A simple pressed metal cornice trims the roofline. Underscoring the cornice there is a wide concrete frieze embellished by recessed panels between plain medallions. Brick pilasters divide the second story facade into three bays. Window openings at the bays (one each) have been altered by the installation of small metal-sash fixed-pane windows in a Palladian motif and Dryvit infill. Decorative treatments of the main facade wrap around the building's southwest corner and finish one bay at the south elevation.

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The street level facade is a recent remodel and no longer has a storefront configuration. The wall space is covered by Dryvit to the sills of the second story windows. Openings include a recessed doorway to the north and three large windows to the south. Fixtures are all wood-sash multi-light replacement units.

32BL193: Centennial Plaza at 116 North 4th Street

Non-Contributing

The Centennial Plaza Building is on the west side of North 4th Street between East Main Avenue and East Broadway Avenue. This two-story brick building was first constructed around 1900. At that time, it was a small one story brick edifice. Original occupants are unknown. However, around 1908, the building became part of the Lucas Department Store, owned and operated by Bismarck entrepreneur A. W. Lucas. Lucas quickly grew to be the preferred shopping center for Bismarck residents as well as others in rural areas and towns throughout west-central North Dakota.

A. W. Mundy and E. O. Mundy took over the Lucas Department Store in the mid-1920s, following the death of A. W. Lucas. In 1949, the Lucas Department Store underwent another expansion. At that time, the building received a second story and additions were made at the rear of the store. The Lucas Department Store remained in the downtown until 1979, when the owners moved the business to Bismarck's Gateway Mall.

The main facade (east elevation) of the Centennial Plaza Building is a replacement structure, added in the 1980s. It has a full-height band of multi-light windows flanked on each side by red brick walls. The sidewalls are pierced by several fixed-pane windows on each floor and have a wide corbeled-like cornice of concrete. There is a full-width colonnade in front of the building; it has an arched passageway at center.

32BL194: Homan Building at 117 North 4th Street

Individually Eligible/Contributing

The Homan Building stands in a row of several adjoining commercial blocks on the east side of North 4th Street between East Main Avenue and East Broadway Avenue. John Homan constructed this two-story brick building around 1900, a short time after this area of downtown Bismarck was decimated by fire. Homan and his wife Mary opened a restaurant and bakery at this location. In 1906, they advertised the business as the "Leading Family Restaurant of the Capital City," noting "Meals served at all Hours." The Homans lived in the building's second story apartment where they raised four children. Mr. Homan was actively involved in civic affairs, serving as a volunteer fireman and holding terms in the North Dakota Legislature in the early 1910s. Homan's Restaurant and Bakery closed sometime in the mid-to-late 1930s, presumably after the death of Mr. Homan. Mary Homan continued to own and live at the building for the next several years. In the early 1940s, she rented the storefront to Robinson Inc. which operated a woman's clothing store and beauty shop. Mrs. Homan died in 1946.

The second story facade (west elevation) remains largely intact, although the brick wall and most trim details have been painted. It is capped by a multi-stepped parapet with stone coping and features a triple-front window under a fanciful entablature. Elements of the entablature include a cornice of header bricks in a raised checkerboard pattern, an arcaded brick frieze and an architrave band of corbeled brick. A pressed metal panel with the name "Homan" in relief surmounts the entablature. In turn, it is highlighted by a keystone. The triple-front window is trimmed by a wood cornice, wood fluted pilasters and a stone sill on wood molding. To each side of the triple-front window there is

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a single window opening. Both of these have a flat arch header with keystone and stone lug sill. Windows are all metal-sash double-hung replacements with false muntins.

The storefront is a replacement fixture, likely installed in the 1940s or 1950s. It has a deeply recessed door flanked on each side by large aluminum-sash display windows. There also is an historic retractable cloth awning. In more recent years, the bulkheads have been covered with a false brick veneer and vertical T-111 siding has been placed over the transom windows.

32BL195: Lucas Building at 118 North 4th Street

Non-Contributing

The Lucas Building is on the west side of North 4th Street between East Main Avenue and East Broadway Avenue. This two-story brick block was part of the Lucas Department Store (see 32BL193). Around 1908, A. W. Lucas appears to have relocated his store from the today's Woodmansee Building (at 114 North 4th Street) into this newly-constructed edifice and the building next door at today's 116 North 4th Street.

The main facade (east elevation) of the Lucas Building has been extensively remodeled. The entire second story is obscured behind a gold-colored corrugated metal panel, most likely installed in the 1960s. Alterations to the storefront appear more recent and include replacement anodized aluminum-sash fixtures, permastone wall veneer and a flat wood canopy.

32BL196: Knowles Jewelry Building at 119 North 4th Street

Contributing

The Knowles Jewelry Building stands in a row of adjoining commercial blocks on the east side of North 4th Street between East Main Avenue and East Broadway Avenue. It is a two-story L-shaped building located on two city lots. The Knowles Jewelry Building dates to the reconstruction effort following the 1898 fire. It graced this block by at least 1904 and was one of several commercial edifices featured in a 1906 promotional brochure of Bismarck. Commercial space offered by the two-story building included two storefronts, while the upper story may have originally been used as a social hall. Early business ventures included a jewelry shop and furniture store.

Knowles and Haney Jewelers appear to have succeeded J. B. Cook and Company at this location in the fall of 1907. Fred A. Knowles eventually became the sole proprietor of that business. He owned and operated Knowles Jewelry until he retired and sold the store in 1943. The business continued under the Knowles name and has operated out of the building to the present.

The street level facade (west elevation) has been remodeled in recent years by the addition of a brick veneer. In addition, window and doors at both storefronts are modern replacements, although the northernmost storefronts sports a design somewhat reminiscent of the turn-of-the century design.

The second story facade remains largely intact, however. This buff-colored brick wall features two large bays framed between pilasters and separated by a small central bay. Other architectural details of note include a flat parapet embellished by a corbeled cornice, a paneled frieze underscored by brick dentils and stringcourses of projecting brick at the capital of each parapet. Window openings retain stone lug sills. However, each has been altered with a fixed-pane replacement window of gold-tinged reflective glass.

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32BL197: Cowan Building at 123 North 4th Street

Non-Contributing

The Cowan Building is on the southeast corner of North 4th Street and East Broadway Avenue. It is a long narrow brick building of five stories with 25 feet of frontage on North 4th Street and 140 feet of East Broadway Avenue frontage.

Sources consulted indicate that the original core of this building was constructed in the 1890s. It was a two-story brick block building with a canted wall at the street corner. This building was the structure left standing in this block after the infamous fire of August 8, 1898. The building saw a two-story addition to the rear in the early 1900s.

The present building was built around the previously mentioned structure between 1954 and 1957. It is an example of 1950s commercial architecture featuring a curved wall at the street corner, continuous window bands on the four upper stories and a recessed entry.

32BL198: Office Building at 124 North 4th Street

Individually Eligible/Contributing

The two-story Office Building at this address occupies a full city lot at the southwest corner of North 4th Street and East Broadway Avenue. The original core of this building dates to around 1908. It was a two-story brick edifice featuring a canted wall at the street corner. An early occupant was a mercantile business. By the late 1920s, a one-story brick addition stood at the rear (west end) of the lot.

The building became known as the "Office Building," sometime in the mid- to late 1940s. At that time, a second story was built at the rear addition; the street facades were remodeled to a contemporary "Moderne Style" appearance and much of the building's interior refurbished into professional offices. Bismarck city directories show that a variety of medical clinics and insurance companies conducted business at the Office Building in the late 1940s and 1950s. In the meantime, Buttrey's, a woman's clothing store, occupied the storefront.

The Office Building is a brick structure veneered at the street facades by porcelain enamel panels. A canted wall dominates the street corner. Stylistic attributes of the Moderne Style include the horizontal bands in the walls, curved relief and asymmetrical storefront treatment.

The North 4th Street facade (east elevation) has a slightly-recessed storefront between pilasters covered by cream-colored panels. Fixtures include a double-door entry and display windows to the north and a door to the second story to the south. A slightly-projecting display window occupies the storefront bay at the canted street corner. Display windows are all historic aluminum-sash units, but the doors are modern replacements.

The street level of the East Broadway facade (north elevation) has dark peach wall panels contrasted by black panels at the foundation line. Fenestration is limited to a pair of historic wood-frame full-light doors at the far west end of the wall. This entry is sheltered under a wide curve in the horizontal band at the floor division. Three narrow vertical bands of incised cream-colored panels span between the top of the entry and the horizontal band.

The second story facades are both veneered by light peach wall panels. Fenestration consists of fairly-regularly spaced wood-sash double-hung windows with a two horizontal-light-over-two horizontal-light glazing.

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Narrow horizontal bands of cream-colored panels frame the window openings. Additional horizontal relief is provided by a narrow band of cream-colored panels at the roofline and a cap of cream-colored panels at the parapet. The second story of the canted corner is veneered by dark peach wall panels and features a narrow two-sided canted wall at center. Narrow double-hung windows pierce each side of the center cant. A vertical band of incised cream-colored panels spans between the top of each window and the top of the parapet. A long sign hangs from the canted wall; it reads "RD HAIRSTYLING COLLEGE" on both sides.

32BL199: Hoskins-Meyer Building at 200 North 4th Street

Contributing

The Hoskins-Meyer Building stands at the northwest corner of North 4th Street and East Broadway Avenue. It is a large two-story building occupying three full city lots. Sources consulted indicate that it consists of an early 1900s brick edifice at the street corner lot and a reinforced concrete addition to the north along 4th Street. The addition reportedly dates to the late 1940s or early 1950s.

This building served as the offices of the Bismarck Tribune, the city's most prominent newspaper, for nearly two decades in the early twentieth century. Owners of the newspaper built at this site after their office on Main Street was destroyed in the 1898 fire. As originally constructed, the two-story brick building occupied one city lot at the street corner. A large two-story brick "printing office and bindery" was added to the north in 1908. The Bismarck Tribune remained at this location until the late 1910s.

In addition to the Bismarck Tribune, another original occupant of the building was a book and stationary store owned and operated by Robert D. Hoskins. Presumably in the late 1910s or early 1920s, Phillip Meyers joined Hoskins in business. The partners expanded the store to include tobacco products, office supplies and a floral business. They also offered apartments for rent in the second story of the "Hoskins-Meyers Building," as the building became known.

In 1925, Phillip Meyer started an experimental radio station at the Hoskins-Meyers Block, encouraged by an employee of the store. The station received a license under the call letters "KFYR" and transmitted its first commercial broadcast on February 8, 1926. According to a longtime employee, Meyer Broadcasting replaced the building's north addition with a two-story concrete structure in the late 1940s or early 1950s. It also remodeled the building's exterior at this time.

The Hoskins-Meyer Building has an International-Style veneer at the street facades. This veneer was installed when the addition was constructed in the late 1940s/early 1950s, presumably to provide the building with a cohesive and modern appearance. It consists of thin granite panels at the first story and light blue porcelain enamel panels at the second story. Window openings at the second story are framed between narrow horizontal bands of orange enamel porcelain panels, providing the building a horizontal emphasis. The building's International Style is further enhanced by a two-story entry feature on the North 4th Street facade (east elevation). Made of orange porcelain enamel panels, it has tapered sidewalls and projecting flat-roofed hoods at the first and second stories. Second story windows and the entry feature have been altered in recent years by the installation of anodized aluminum-sash replacement fixtures.

There is a canted wall at the street corner of the building. It has a storefront at the street level that dates to the late 1940s/early 1950s remodel. The storefront features a deeply recessed double-door entry at center and long banks

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of display windows to each side. There also is an unusual element of note—a six-sided free-standing display window at the wall corner. The storefront's doors and windows are historic aluminum-sash and glass fixtures.

32BL200: Hughes Building at 206 North 4th Street

Contributing

The Hughes Building is on the west side of North 4th Street between East Broadway Avenue and East Thayer Avenue. The two-story brick block was built around 1912. Its construction likely was financed by prominent entrepreneur and industrialist Edmond Hughes. Early occupants included a stenographer's office, automobile parts dealership and an electrical supply warehouse.

The storefront (east elevation) has been completely remodeled in recent years. It now appears as a solid brick wall under a false canopy of corrugated metal. Fixtures include two small octagon-shaped windows to the south and a modern aluminum-sash glass door to the north.

The second story facade remains largely intact, however. It is a dark brown-colored brick wall pierced by a single large window opening at the center. The parapet has a center step flanked on each side by a stone scroll. A stone block at the frieze displays the name "HUGHES" in raised letters. Other architectural embellishments of note include a stone cornice underscored by a brick dentil band, a string of stone molding at the division between the first and second floors and a corbeled brick header and stone sill at the window opening. The window opening has been altered with anodized aluminum-sash fixed-pane replacement windows and anodized aluminum infill.

32BL202: Gold Seal Building at 208 North 4th Street

Non-Contributing

The Gold Seal Building is a two-story block on the west side of North 4th Street between East Broadway Avenue and East Thayer Avenue. In February 1947, local contractor John W. Larson received a permit from the City of Bismarck to constructed a "brick and steel" building at this location. The Scott "5 and 10 Cent" Store moved into the storefront following the building's completion. That business remained at this location for many years. In the early 1950s, the Gold Seal Company took over the building's second story for use as its main office. Owned and operated by Bismarck entrepreneur, Harold Schafer, Gold Seal produced a variety of cleaning supplies.

The building no longer retains integrity. The street-level facade (east elevation) no longer has its original storefront configuration. A veneer of permastone covers what is presumed to have been display windows and the recessed entry has been altered by the installation of an anodized aluminum-sash replacement door and brick infill. In addition, there is a false canopy of corrugated metal over the former transom area. The second story facade presents a flat and unadorned brick wall pierced by several window openings. Each of these openings has been altered with an anodized aluminum-sash window comprised of a large fixed pane over three small lights.

32BL203: Dakota National Bank at 212 North 4th Street

Individually Eligible/Contributing

The Dakota National Bank stands in a row of adjoining commercial blocks on the west side of North 4th Street between East Broadway Avenue and East Thayer Avenue. It is a two-story building of wood-frame and masonry construction with a two-story modern addition at the rear. The First Guaranty Bank constructed this building to house its new financial institution at Bismarck in 1920. At that time, F. A. Leher of Bismarck headed the bank as its

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president and E. V. Lahr was the cashier. In 1929, First Guaranty Bank reorganized and assumed a new charter under the name of Dakota National Bank and Trust Company. Dakota National Bank remained at this building into the 1970s.

The main facade (east elevation) has a limestone ashlar veneer embellished by Neoclassical-style elements. It is dominated by a projecting central block comprised of three bays delineated by full-height round columns with stylized Corinthian capitals. On either side of the central block there is a single recessed bay framed by square Corinthian pilasters. The columns and pilasters support a full entablature comprised of a narrow architrave with cap molding, a wide frieze decorated by round floral medallions and trimmed by cap molding with an egg-and-dart band and a wide plain cornice flanked on each end by a false balustrade between square pilasters. The cornice, in turn, is surmounted by a low central block that terminates at each end in a scroll bracket.

The center bay of the facade holds the building's main entry. It has been modified in recent years by the installation of a pair of double aluminum-sash glass doors. Other bays have a single window opening on each floor. Likewise, all windows are fixed-pane replacement units. Original spandrel panels embellished by a plant motif in relief remain between the first and second story windows of the outer two bays. However, spandrel areas at the central block have been covered by modern materials.

32BL204: Buman Building at 216 North 4th Street

Non-Contributing

The Buman Building stands in a row of adjoining commercial blocks on the west side of North 4th Street between East Broadway Avenue and East Thayer Avenue. Built in the late 1940s, the two-story building has facilities for two stores at the street level and second story office space.

The building has been extensively remodeled in recent years and no longer retains integrity. The second story facade (east elevation) has recently been stuccoed and lacks any evidence of decorative embellishments. It is pierced by a long narrow opening that holds a band of modern anodized aluminum-sash windows with single-light glazing. One of the building's two storefronts has all modern anodized aluminum-sash replacement fixtures. While it retains original aluminum-sash display windows and a wood-frame full-light door, the other storefront has been altered by a modern veneer of highly-polished granite slabs at the bulkhead.

32BL205: Chop Suey Restaurant at 116 North 5th Street

Contributing

The Chop Suey Restaurant occupies a full city lot on the west side of North 5th Street between East Main Avenue and East Broadway Avenue. It is the southernmost of three nearly-identical brick buildings that stand side by side; all were constructed in 1912-13. While they shared a common design, the three buildings were separated by brick party walls. Sanborn maps indicate that this building at 120 North 4th Street originally housed a "chop suey restaurant." Anderson's Ace Hardware Store was the building's mainstay business in the 1940s.

The building's main facade (east elevation) has been partially remodeled in recent years. Alterations included the installation of anodized aluminum-sash and glass fixtures, a large barrel-type awning at the storefront and a veneer of Dryvit panels to the window sill-level of the second story. In addition, the second story window opening (see below) has been modified by the installation of two sliding type windows, Dryvit infill and barrel-type awnings.

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The second story facade still displays much of its original qualities of design and materials. It is a red brick wall enlivened by a large orange brick panel. A single large window opening pierces the panel at the center and, in turn, is surrounded by projecting courses of red header. Details at the roofline include a corbeled cornice of red brick and a flat parapet with a long narrow panel of orange brick.

32BL206: Bittis Billiard Hall at 118 North 5th Street

Contributing

This two-story building stands adjacent to the Chop Suey Restaurant on North 5th Street. Although nearly identical to its neighbor and built at the same time, the Bittis Billiard Hall is distinguished by its slightly taller parapet wall. The building's original occupant is unknown. However, by the late 1930s, if not sooner, the building housed a billiards hall operated by George Bittis. That business remained at this location until about 1950.

The Bittis Billiard Hall has a remodeled storefront (east elevation) that probably dates to the 1950s or 1960s. The storefront features a deeply recessed entry flanked on the south by a series of stepped display windows and a long narrow display window to the north. To the north of the storefront there is a door to the second story. All fixtures are aluminum-sash and glass replacements. A veneer of light-blue porcelain enamel panels covers the wall surface, including the former transom area. A flat metal canopy hangs above the storefront and second story door.

The second story facade is a brick wall dominated by a large central panel. It probably once displayed the same red and orange brick patterns as the two buildings next door, but has been painted in recent years. The central panel is pierced by a single large window opening. Projecting brick courses highlight the opening. The window is a modern bay-type replacement. Details at the roof line include a corbeled cornice and a flat parapet with a long narrow panel.

32BL207: Blackstone Club at 120 North 5th Street

Contributing

This building is the third and northernmost of the three nearly-identical two-story brick buildings on North 5th Street which were all constructed in 1912-13. Sanborn maps indicate that this building housed a grocery store into the 1920s. The Blackstone Club took over the storefront some time between then and the late 1930s. It remained at this location through the mid-1950s, if not longer.

The Blackstone Club has a remodeled storefront (east elevation) that probably dates to the 1950s or 1960s. The storefront has aluminum-sash and glass fixtures and wall veneer of light-blue porcelain enamel panels that extends over the former transom area.

The second story facade is a red brick wall enlivened by a large orange brick panel. A single large window opening pierces the panel at the center and, in turn, is surrounded by projecting courses of red header and soldier brick. Details at the roofline include a corbeled cornice of red brick and a flat parapet with a long narrow panel of orange brick. The only notable alteration has been the installation of a triple set of metal-sash double hungs at the window opening.

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32BL212: World War Memorial Building at 215 North 6th Street

Individually Eligible/Contributing

The World War Memorial Building is on the east side of North 6th Street between East Broadway and East Thayer Avenues. It is a large freestanding building that occupies nearly five city lots. Bismarck's historic City Auditorium stands on the south side of the World War Memorial and the modern City-County Building is to the north. The World War Memorial Building houses a public basketball court and other recreational facilities.

Over a decade after the First World War, Burleigh County and the City of Bismarck became partners in a project to honor the war's fallen heroes and veterans. Plans for the memorial detailed a state-of-the-art steel frame and brick building designed in the Art Deco Style, one of the most favored architectural forms for public and commercial buildings at the time. Construction presumably commenced in the spring of 1930. Bismarck contractor Andrew Weinberger held the general construction contract; he soon took on another local builder, James Guthrie as a partner. The World War Memorial Building was completed before the end of the year.

The building was designed in the Art Deco Style. The main massing is a tall, one-story steel-framed block over a basement. It is fronted on the west elevation by a lower central block which, in turn, is flanked on both sides by lower projecting wings. The building's flat roofs are behind parapets. Exterior walls are clad by a light buff-colored brick. Stringcourses of soldier brick define the watertable and enframe the parapets.

The central block features a massive door surround of smooth ashlar-faced stone centered at the elevated first story. The surround is comprised of three recessed bays delineated by plain square pilasters at the exterior and two engaged square fluted columns at the interior. Each column is capped by a capital panel incised in a stylized floral motif. Similar capital panels top the exterior pilasters and frame a wide frieze that rises slightly above the parapet. Large incised letters centered on the frieze read "World War Memorial." "RECREATION CENTER" in metal letters have been added below. All three recessed bays hold an original pair of metal-frame three-quarter light doors. Above each door there is a chamfer-edged panel and a fluted frieze embellished by a band of zigzag molding. The panel at the center bay displays a stylized round medallion decorated by a wreath and "U.S." in a five-pointed star. The date "1930 A.D." is etched in the surround's south cornerstone. A concrete deck with stairs fronts the concrete block; it has recently been altered by a veneer of smooth concrete or stone blocks, wrought-iron rails, and Art Deco-like outdoor lamps.

The projecting side wings are highly symmetrical. The front wall (west elevation) the side wings each have a full height stone window surround. These surrounds are both adorned by square fluted pilasters, capital panels in a stylized floral motif, a fluted frieze with zigzag molding, and stone coping. Window openings in each hold a band of multi-light wood-sash units, except the opening at the basement of the north wing which has been infilled with bricks.

32BL213: Capital Chevrolet Building at 101 East Broadway Avenue

Contributing

The Capital Chevrolet Building is a freestanding one-story block, occupying three full city lots at the southeast corner of East Broadway Avenue and North 1st Street. On April 22, 1929, Edmund Hughes received a permit from the City of Bismarck to construct a "140' long x 75' x 16' tall" building at this location. Hughes engaged the services of Arthur Van Horn for the design of the building. Local builder, John Larson was hired as the general contractor. The building was designed and built to house an automobile dealership, with a capacity of thirty-five cars.

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Capital Chevrolet was an early, if not the original, occupant. It sold and serviced cars at this location from at least the late 1930s until sometime in the 1940s.

The building has load-bearing walls made of hollow clay-tile blocks. The street facades feature a veneer of variegated red brick. The North 1st Street facade (west elevation) is distinguished by a tall parapet that rises to a two-tiered step at the center. The parapet's stone coping has a decorative, curved cut at each end of the step. The facade is divided into three near-full height bays by projecting brick pilasters. Each pilaster has a geometrically-shaped stone capital underscored by three short drips of stone. The pilasters support a wide frieze embellished by simple diamond-shaped blocks above and between the pilasters. Other details include soldier course lintels and projecting header brick sills at each bay. All three bays have been modified in recent years by the installation of small metal-sash windows and infill.

The East Broadway facade (north elevation) displays similar treatment to that of the North 1st Street facade, but is divided into seven bays instead of three. All seven bays have been altered with replacement fixtures and infill. There is a deeply recessed entry at the two outer bays. The parapet at E. Broadway rises to a step at each end, rather than at the center.

32BL214: Hughes Auto Bldg. at 123 East Broadway Avenue

Individually Eligible/Contributing

The Hughes Auto Building is a one-story block that occupies two full city lots at the southwest corner of East Broadway Avenue and North 2nd Street. It was constructed by Edmond Hughes around 1920 to house an automobile dealership. Hughes reportedly relied on the services of Arthur Van Horn for the building's design. An early, if not the original, occupant was M. B. Gilman Company. It sold and serviced cars at this location from at least the late 1930s until the early to mid-1950s. In 1955, the Montana-Dakota Utility Company received a permit from the City of Bismarck to refurbish the Hughes Auto Building. It moved its offices and shops into the building within the year. Montana-Dakota remained at this location until 1968.

The Hughes Auto Building has hollow-clay tile walls veneered by light brown brick. The street facades (east and north elevations) are both enlivened by several courses of dark brown brick at the foundation and a stringcourse of alternating dark-green and light-brown header brick at the roofline. There is a canted wall at the street corner. It holds a historic full-light door enframed by sidelights. A semi-circular stoop made of red brick fronts the entry. Parapets are low and framed at each end by a short pier; the parapet at the canted wall is slightly raised. Coping is concrete or stone blocks.

The canted wall is flanked by a single bay on the North 2nd Street facade (east elevation) and seven bays between brick pilaster on the East Broadway facade (north elevation). Most bays have been altered by the installation of modern anodized aluminum-sash windows and opaque transom panels. However, the center bay at the East Broadway facade retains a historic half-light door and multi-light transom.

32BL215: Old Provident Life Bldg. at 201 East Broadway Avenue

Contributing

The Old Provident Life Building is a two-story business block that occupies two full city lots at the southeast corner of East Broadway and North 2nd Street. F. L. Conklin founded the Provident Life Insurance Company at

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Bismarck in the mid-1910s. At that time, the company's offices consisted of a two-room suite in the First National Bank of Bismarck. It prospered through the 1920s and 1930s, expanding to markets in Minnesota, South Dakota, Montana, Washington, Oregon, Idaho and California.

Provident Life's sound steady growth prompted construction of a new "home-of-its-own" in 1937. Bismarck entrepreneurs Edmund A. Hughes and Colonel C. B. Little reportedly financed the building project. When completed, the "two-story brick and glass wall building" was considered one of the finest additions to downtown Bismarck in years. It served as Provident Life's home office for the next seventeen years. In November 1954, the Company moved once again--this time to a newly constructed six-story building on the north fringe of the downtown.

The Old Provident Life Building is a red brick edifice designed in the Moderne Style. A broad curved wall at the street corner provides the building a streamlined appearance. The first and second stories of the curved wall each have a large opening filled by glass blocks--a hallmark of the Moderne Style. Evenly spaced paired window openings pierce the second-story street facades. These are framed between continuous brick headers and sills. Most windows are two-horizontal light-over-two-horizontal light double-hung units that were presumably installed in the 1950s or 1960s in place of the original one-over-one units. There are long continuous bands of display windows and two storefront doors at the street level of the East Broadway facade (north elevation) and another window band between glass block panels on the North 2nd Street facade (west elevation). The display windows and storefront doors are modern anodized aluminum-sash and glass replacements. Other contemporary modifications to the facades are Dryvit covered-belt courses at the floor division, above the second story windows and at the parapet cap. There also is a full-height Dryvit panel at the building's East Broadway entry and several storefront signs of Dryvit. A lighted weather beacon is located on the roof of this building.

32BL216: Hughes Apartments at 202 East Broadway Avenue

Individually Eligible/Contributing

The Hughes Apartment Building is a free-standing three-story building at the northwest corner of East Broadway Avenue and North 2nd Street. Edmond Hughes financed the construction of the original building in 1922 and reportedly relied on the services of Arthur Van Horn for its architectural design. The building included several retail shops on the first story, while the upper stories housed apartment-style living units. In 1926, the building received a large three-story addition that increased the total number of apartments to over forty units. That addition became known as the "Mason Apartments."

The building has load-bearing masonry walls veneered at the street facades by white brick. The East Broadway facade (south elevation) has four storefronts between brick pilasters. Each storefront has a deeply recessed entry flanked on both sides by large display windows--an historic configuration pattern. However, all four storefronts display modifications that probably date to the 1940s or 1950s, including aluminum-sash replacement windows, corrugated aluminum sheeting at the transom area and a common flat aluminum canopy. Each storefront entry holds an historic wood-frame full-light door.

The upper stories of the East Broadway facade are highly symmetrically. The two levels are framed horizontally together between stringcourses of stone and divided vertically into three main bays by stylized pilasters. Each pilaster is outlined by a raised course of brick and adorned by a simple stone pedestal and a keystone-shaped stone capital. Fenestration on both floors of the center bay consists of two sets of triple windows flanked by a paired

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window. Each vertical set of triple windows (one each floor) are enframed by stone quoins and keystone. Most window units are original wood-sash double hungs with a six-over-one light configuration. The roofline is delineated by a stone cornice underscored by courses of corbeled brick. The parapet is a low brick wall that rises into a single central step. It is adorned by bell-shaped stone blocks at the wall corners and above the division of the three main bays (one each). The center step displays a large block to the street, but it is without inscription. The East Broadway facade's finishing treatments carry around the street corner and continue on the North 2nd Street facade (west elevation).

The 1926 addition is quite similar in design to the original building, but not identical. While upper story windows include triple and paired sets of six-over-one double hungs, fenestration deviates from the original building in that stone quoins are used at the paired windows sets, rather than the tripled. Keystones are used at triple window openings on the third story. Construction details at the street level include rusticated brickwork, paired and triple six-over-one windows and an entry offset to the south—or near the current center of the building's North 2nd Street facade. This entry has a slightly recessed opening enframed by brick columns with stone quoins and a stone cornice topped by a scrolled pediment with carved scrolls at each end. The doorway, in turn, features a stone surround with a cornice supported on each end by scroll brackets and underscored by a dentil band. It has been altered with a modern aluminum sash replacement door. There is a flat 1940s/50s-vintage aluminum canopy suspended above the doorway.

32BL217: Little Building at 217 East Broadway Avenue

Contributing

The Little Building is at the southwest corner of North 3rd Street and East Broadway Avenue. Sources consulted indicate that the two-story building was constructed in 1919-20. The project presumably was largely financed by Edmund Hughes. Local builder John Larson served as the general contractor. The Little Building presumably was named in honor of Colonel C. B. Little, a prominent Bismarck businessman and one of Edmond Hughes' investment partners. Early enterprises to occupy the building included Rose Hoffman's dress shop, Hall's Drug Store, a candy factory and a state-of-the-art bakery, the latter two operated by the Logan family which had a grocery in the building next door. The Logan bakery remained at this location through the 1920s and 1930s, until the family closed its grocery business.

The street facades are both veneered by a light tan brick. Each is divided into multiple vertical bays by brick pilasters, while a thick stringcourse of stone denotes the floor division. A pilaster is articulated by vertical courses of projecting brick, has a simple stone pedestal and capital and features a simple dark-colored projecting block near the top. The exterior pilasters on the North 3rd Street facade are further embellished at the upper story by an elongated torch-shaped inset with a dark green-painted background. A prominent pressed metal cornice trims the roofline. Parapets have a central step framed between short piers. "Logan" in metal letters has recently been added to the central parapet step of the East Broadway facade. Each second story bay is pierced by a large window opening highlighted by a flat-arch lintel and a stone lug sill. Windows are historic, if not original, three-part fixed-pane and casement units with transom.

In the 1980s, the Little Building was partially damaged by a fire that broke out in the Logan Building next door. After that, the property owners refurbished the first story of the Little Building, installing modern anodized-aluminum sash fixtures at the storefronts. Modern barrel-type plastic awnings were also added.

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32BL218: Olympia Building at 301 East Broadway Avenue

Individually Eligible/Contributing

The Olympia Building is a two-story block at the southeast corner of North 3rd Street and East Broadway Avenue. Sources consulted indicate that it was constructed by Edmond Hughes around 1920; local architect Arthur Van Horn rendered the building's design. As built, the building (original known as the Hughes Building) had facilities for several stores at the street level, while the second story was divided into professional offices. Businesses to occupy the building as of the late 1930s were Ed Hempel's grocery store, Saks confectionary, a barber shop, shoe shop and a men's apparel store.

The Olympia Building has load-bearing masonry walls veneered by variegated brown brick. Wall corners at the street level are articulated by brick pilasters. Courses of dark brown brick highlight the base and capital of each pilaster. The building has several storefronts at the street level, all of which open onto East Broadway. The storefront at the street corner has display windows on both streets (north and west elevations). Each storefront has been modified in recent years to varying degrees with replacement doors and windows and infill at the transom area. The roofline at the street facades is trimmed by a projecting pressed metal cornice and a wide plain frieze. A multi-step parapet rises at the East Broadway facade and the parapet at the North 3rd Street facade has a single elongated step at the center. Each parapet step displays a simple elongated panel. A projecting course of dark brown brick caps the parapet.

The North 3rd Street facade (west elevation) is pierced at the second story by two window openings. Decorative details are provided by projecting courses of dark brown brick and include header surrounds at each opening, a continuous header sill and a soldier frieze band embellished by decorative criss-crossed drops. Below the windows there also is an elongated panel outlined in projecting courses of dark brown brick. Windows are fairly recent metal-sash replacement units, each consisting of paired casements with transoms.

A second story bay at the street corner of the East Broadway facade (north elevation) features decorative treatment similar to that of the North 3rd Street facade. Second story fenestration at the remainder or eastern portion of the East Broadway facade consists of several regularly-spaced window openings under a continuous lintel of dark brown brick courses. Each opening has a projecting sill of dark brown header brick. Two openings at the far east end of the wall are wider than the rest. Windows are all metal-sash replacements and include fixed-pane units with casement sidelights, in addition to paired casements.

32BL219: Nicola Building at 413 East Broadway Avenue

Individually Eligible/Contributing

The Nicola Building is at the southwest corner of North 5th Street and East Broadway Avenue. Sources consulted indicate that the two-story building was constructed around 1930. Typical of many of downtown Bismarck's business blocks of the period, it had space for several businesses at the street level, while the second story offered apartment-style accommodations. Two of the businesses at the Nicola in the 1930s and 1940s were the Tavis Music Store and the Oscar Westly's Jewelry.

The Nicola Building has light-tan brick walls adorned by Art Deco-style details. The North 5th Street facade (east elevation) is framed by a set of double stepped pilasters and capped by a flat paneled parapet with thick stone coping. The interior pilaster of each set rises above the parapet. Stone caps at the pilasters are each painted a dark

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green. Four window openings pierce the second story. Thin piers of reddish colored brick divide the window openings and extend to the parapet. Each is crowned by a dark-green stone block that bisects the parapet and spirals above it. The windows appear to be historic one-over-one double-hung units, but the transom at each has been blocked or painted.

A single storefront occupies the street level of the North 5th Street facade (east elevation). It has a recessed central entry flanked on each side by a large window opening enframed in brick. A surround at the entry features thin fluted wood columns with round capitals adorned by zigzags in relief and a wood entablature embellished by bands of diamonds. A multi-pane transom remains at the storefront, but is obscured behind a full-width plywood sign that advertises "Pocket Watch. Ltd." The storefront windows have each been altered by the installation of a multi-light fixed-pane unit. A stringcourse of soldier brick delineates the division between the street level and the second story.

The East Broadway facade (north elevation) is basically divided into three storefront bays. A large storefront bay at the street corner is quite similar in design and detail to the North 5th Street facade, although not identical. It terminates on the west at two street-level entries. These entries are each distinguished by a stone surround with stepped sidewalls, incised frieze and a prominent stepped cornice. The westernmost entry holds an historic wood-frame full-light door and transom window behind a geometric-stylized screen. A modern aluminum-sash door with transom is now in the easternmost entry, in place of the original fixtures. The two storefront bays at the west end of the facade have both been remodeled in recent years.

32BL222: Johnnie's Gas Station at 102 East Main Avenue

Non-Contributing

Johnnie's Gas Station stands at the northeast corner of 1st Street and Main Avenue. One local informant reports that it was built in the late 1960s or 1970s.

32BL223: Nash-Finch Warehouse at 213 East Main Avenue

Individually Eligible/Contributing

This one-story warehouse stands in the railroad corridor on the south side of East Main Avenue. The Nash-Finch Company received a permit from the City of Bismarck for its construction in September of 1935. Building plans and specifications were reportedly prepared by local architect H. M. Leonard and contractor Andrew Weinberger handled the construction.

The Nash-Finch Company was a wholesale distributor of groceries and fruits. It appears to have started business in Bismarck in the early 1930s. At that time, the company took over the Stacey-Bismarck Warehouse on this west side of this property (today's 211 East Main Avenue). The warehouse at this site was built a few years later, presumably in response to the company's growing business. Nash-Finch continued to operate at this location for at least the next twenty years, if not longer.

The warehouse is a one-story Art Deco-style building. Exterior walls are made of hollow clay-tile walls veneered by brick. The building rests over a slightly elevated basement and has a flat roof behind parapets. The main facade (north elevation) is articulated into six narrow bays by slightly projecting brick pilasters. A pilaster is framed by vertical courses of stepped brick and rises to the top of the parapet, providing the building a vertical emphasis. Each bay is pierced by an elongated window opening. Windows are industrial sash-units comprised of a large central

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pane enframed by smaller lights; the central bottom light of each is a hopper fixture. In addition to a window, the opening at the easternmost bay has a wood-frame multi-light door at the street. The door features an Art Deco-style embellishment in the form of a multi-stepped hood with curved edges. There is a small industrial-sash window at the basement level of the other five bays.

32BL224: Chapman and Chapman Law Office at 313 East Main Avenue

Non-Contributing

This building is a two-story brick block on the south side of East Main Avenue between 2nd Street and 3rd Street. It reportedly dates to mid-1895, but no longer has the appearance of a historic building, as the main facade (north elevation) was completely replaced within the last few years. This wall now sports a veneer of highly-polished thin granite panels and large arch-topped windows. The building was abandoned after its rear wall partially collapsed in the summer of 1999.

32BL225: First National Bank at 322 East Main Avenue

Non-Contributing

The First National Bank is at the northwest corner of East Main Avenue and North 4th Street. It is a two-story commercial block, substantially remodeled in 1953 and 1991. It served as interim city hall in the 1980s.

32BL226: Sweet Shop at 408 East Main Avenue

Contributing

The Sweet Shop stands in a row of adjoining buildings on the north side of East Main Avenue between North 4th Street and North 5th Street. It was built in the place of a wood-frame building destroyed in the 1898 fire and graced this block of Main since at least 1904. Sanborn maps indicate that the building originally housed a clothing and notion store. After that, perhaps in the 1910s, James White appears to have opened a candy store here, calling the business the "Sweet Shop." The Sweet Shop remained at this location as late as the mid-1950s.

The Sweet Shop street-level facade (east elevation) has been completely remodeled and no longer has a storefront configuration. Alterations date to the late 1960s, when the property owner joined this building and the one next door to the east (today's 410 East Main Avenue) for use as a Chinese restaurant. The former storefront areas of the two buildings are now veneered together behind a solid wall of red brick. A full-width awning covered by green fake clay tiles surmounts the wall and extends over the sidewalk. Public access to the restaurant is provided by a pair of arch-topped slab doors offset to the east of center. There is also a single slab door at the far east end of the wall and another at the far west end.

The second story facade is a red brick wall fairly-richly embellished by ornamental elements popular to turn-of-the-century commercial architecture. Narrow brick pilasters frame the wall; each is adorned by long drops of recessed brick and recessed brick in a crucifix motif. A corbeled cornice with dentil band trims the roof line and visually supports a gabled parapet. A well-balanced tri-front window serves as the facade's primary focal point. Highly reminiscent of the Palladian motif, it features a large arch-topped opening flanked on each side by a smaller opening under a segmental-arch lintel. Thick brick posts between the openings are adorned by long drops of recessed brick and recessed brick in a crucifix motif, similar to the pilasters. A prominent keystone crowns the center arch. It, in turn, is adorned by a projecting cap of light tan corbeled brick and a decorative red and tan brick element that rises to the peak of the gabled parapet. Additional visual relief is provided by other details of light tan brickwork, including

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a continuous header sill at the windows, a projecting course of header brick outlining the top of the window arches and posts, two corbeled stringcourses underscoring the cornice and short piers at each end of the parapet. The only major modification to the facade has been the installation of small casement units and infill at the tri-front window.

32BL227: International Harvester Garage at 122 North Mandan Street

Contributing

The International Harvester Garage stands at the southwest corner of North Mandan Street and East Broadway Avenue. The International Harvester Company of America applied for a permit from the City of Bismarck to build a "service station" at this location in 1928. Plans for the garage reportedly were prepared by the company. "Redling and Hanson" were to serve as the builders. City tax assessment records list that the garage was completed in 1929. International Harvester trucks were apparently sold and serviced at the garage until the late 1940s.

The building is made of reinforced concrete. Both street facades are finished by red brick walls. The North Mandan facade (east elevation) serves as the building's primary retail facade. It is distinguished by a parapet that rises to a central pediment between low steps. Original finishing details of note include stone coping at the parapet and enameled porcelain panels at the foundation line. The storefront nearly fills the main wall. It has a central recessed entry between brick panels which, in turn, are flanked by several banks of original aluminum-sash display windows. Modern alterations to the storefront include the installation of an aluminum-sash glass replacement door and the placement of corrugated metal sheeting over the transom area.

The storefront includes one finished bay at the front (east) end of the East Broadway facade (north elevation). This bay has concrete coping on the flat parapet wall, a bank of aluminum-sash display windows and porcelain enamel panels at the foundation line. Window transoms have been covered by corrugated metal sheeting.

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List of Properties by Site Number within the Downtown Bismarck Historic District

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL16	Northern Pacific Railway Depot	411 E Main	1901	Mission	Previously Listed/Contrib.
32BL18	Bismarck Civic Auditorium	201 N 6 th	1914	Beaux Arts	Previously Listed/Contrib.
32BL20	McKenzie Hotel	422 E Main	1910	Chicago School	Previously Listed/Contrib.
32BL24	US Post Office and Courthouse	304 E Broadway	1913	Renaissance Revival	Previously Listed/Contrib.
32BL26	Camp Hancock Historic Site	101 E Main	1872	Vernacular	Previously Listed/Congrib.
32BL56	Webb Brothers Block	317 E Main	1899	Classical Revival	Previously Listed/Contrib.
32BL57	Bismarck Tribune Building	222 N 4 th	1920	Transitional Commercial	Previously Listed/Contrib.
32BL58	Soo Hotel	112 N 5 th	1906	Neoclassical	Previously Listed/Contrib.
32BL59	Van Horn Hotel	114 N 3 rd	1916	Transitional Brick	Previously Listed/Contrib.
32BL94	Burleigh County Courthouse	514 E Thayer	1931	Art Deco	Previously Listed/Contrib.
32BL105	Patterson Building	412 E Main	1905	Neoclassical	Previously Listed/Contrib.
32BL148	Enterprise Car Rental	100 W Main	c.1927	Contemporary remodel	Non-Contrib.
32BL149	Ulmen Motor Building	114 W Main	c.1947	Contemporary remodel	Non-Contrib.
32BL150	L. J. Anderson Building	200 W Main	c.1911	Chicago School	Ind. Eligible/Contrib.
32BL152	Bureau of Reclamation Garage	212 W Main	c.1947	Contemporary remodel	Non-Contrib.
32BL153	Ward Motor Building	222 W Main	1948	Contemporary	Contributing
32BL154	GSA Garage	127 E Main	c.1950	Contemporary	Contributing
32BL155	Corwin-Churchill Motors	122 E Main	c.1915	Transitional Commercial	Contributing
32BL156	Dakota Block	200 E Main	c.1883	Gothic Revival	Individually Eligible/Contrib.
32BL157	Zimmerman's Building	201 E Main	c.1920	Contemporary remodel	Non-Contrib.
32BL158	Jacobsen Music	204 E Main	c.1955	Contemporary	Non-Contrib.

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32BL159	BPOE	206 E Main	1918	Transitional Commercial	Individually Eligible/Contrib.
32BL160	Guitarland	210 E Main	c.1912	Transitional Commercial	Contributing
32BL161	Stacey-Bismarck Warehouse	211 E Main	c.1920	Transitional Commercial	Contributing
32BL162	Heidinger's	212 E Main	c.1920	Transitional Commercial	Individually Eligible/Contrib.
32BL163	Vold's	214 E Main	c.1927	Transitional Commercial	Individually Eligible/Contrib.
32BL164	Winston-Newell Building	223 E Main	c.1898	Transitional Commercial	Contributing
32BL165	Fleck Oldsmobile Building	301 E Main	c.1949	Contemporary	Contributing
32BL166	Woolworth's Department Store	402 E Main	c.1913	Early Commercial	Non-Contrib.
32BL167	Dahl Block	410 E Main	c.1905	Early Commercial	Contributing
32BL168	Lasken Block	101 N 5 th	c.1911	Transitional Commercial	Individually Eligible/Contrib.
32BL170	Lasken Apartments	506 E Main	1927	Transitional Commercial	Contributing
32BL174	Bismarck Grocery Building	521 E Main	1911	Commercial	Individually Eligible/Contrib.
32BL178	F1: Universal Motor Co. Bldg.	122 N 1 st	c.1930	Transitional Commercial	Contributing
	F2: shop		Modern	Contemporary	Non-Contrib.
32BL179	Schranz Motor Garage	112 N 2 nd	c.1925	Contemporary remodel	Non-Contrib.
32BL180	Grant-Dadley Auto Bldg.	113 N 2 nd	1927	Contemporary remodel	Non-Contrib.
32BL181	Humphrey, Moule and Milhollan Print Shop	115 N 2 nd	c.1929	Transitional Commercial	Contributing
32BL182	SBHO Law Office	116 N 2 nd	1928	Contemporary remodel	Non-Contrib.
32BL183	Bismarck Finance Office	110 N 3 rd	1946	Contemporary	Contributing
32BL184	3 rd Street Parking Garage	117 N 3 rd	c.1977	Contemporary	Non-Contrib.
32BL185	Logan Building	120 N 3 rd	c.1917	Contemporary remodel	Non-Contrib.
32BL186	Rodgers Appliance	121 N 3 rd	c.1928	Transitional Commercial	Contributing

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32BL187	Rose Apartments	215 N 3 rd	c. 1916	Transitional Commercial	Incl. Eligible/Contrib.
32BL188	Rue Building	217 N 3 rd	1940	Transitional Commercial	Contributing
32BL189	Shark's Menswear	108 N 4 th	c. 1898-99	Contemporary remodel	Non-Contrib.
32BL190	Mathison's Building	112 N 4 th	c. 1898-99	Contemporary remodel	Non-Contrib.
32BL191	Woodmansee Building	114 N 4 th	c. 1899	Early Commercial	Individually Eligible/Contrib.
32BL192	Old J. C. Penney's Store	115 N 4 th	1930	Transitional Commercial	Contributing
32BL193	Centennial Plaza	116 N 4 th	c. 1900	Contemporary remodel	Non-Contrib.
32BL194	Homan Building	117 N 4 th	c. 1912	Early Commercial	Individually Eligible/Contrib.
32BL195	Lucas Building	118 N 4 th	c. 1908	Contemporary remodel	Non-Contrib.
32BL196	Knowles Jewelry Building	119 N 4 th	c. 1900	Early Commercial	Contributing
32BL197	Cowan Building	123 N 4 th	1890s/1957	Contemporary	Contributing
32BL198	Office Building	124 N 4 th	c. 1908	Moderne-style remodel	Individually Eligible/Contrib.
32BL199	Hoskins-Meyer Building	200 N 4 th	c. 1899	International-style remodel	Contributing
32BL200	Hughes Building	206 N 4 th	c. 1912	Early Commercial	Contributing
32BL202	Gold Seal Building	208 N 4 th	c. 1949	Contemporary remodel	Non-Contrib.
32BL203	Dakota National Bank	212 N 4 th	1920	Neoclassical	Incl. Eligible/Contrib.
32BL204	Buman Building	216 N 4 th	c. 1949	Contemporary remodel	Non-Contrib.
32BL205	Chop Suey Restaurant	116 N 5 th	1912-13	Transitional Commercial	Contributing
32BL206	Bittis Billiard Hall	118 N 5 th	1912-13	Transitional Commercial	Contributing
32BL207	Blackstone Club	120 N 5 th	1912-13	Transitional Commercial	Contributing
32BL212	World War Memorial Building	215 N 6 th	1930	Art Deco	Individually Eligible/Contrib.
32BL213	Capital Chevrolet Building	101 E Broadway	1929	Transitional Commercial	Contributing

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<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL214	Hughes Auto Building	123 E Broadway	c.1922	Transitional Commercial	Individually Eligible/Contrib.
32BL215	Old Provident Life Building	201 E Broadway	1937	Moderne	Contributing
32BL216	Hughes Apartments	202 E Broadway	1922/1926	Transitional Commercial	Individually Eligible/Contrib.
32BL217	Little Building	217 E Broadway	1919-20	Transitional Commercial	Contributing
32BL218	Olympia Building	301 E Broadway	c.1925	Transitional Commercial	Individually Eligible/Contrib.
32BL219	Nicola Building	413 E Broadway	c.1930	Art Deco	Individually Eligible/Contrib.
32BL222	Johnnie's Gas Station	102 E Main	c.1970	Contemporary	Non-Contrib.
32BL223	Nash-Finch Warehouse	213 E Main	1935	Art Deco	Individually Eligible/Contrib.
32BL224	Chapman and Chapman Law Office	313 E Main	c.1895	Contemporary remodel	Non-Contrib.
32BL225	First National Bank	322 E Main	1990s	Contemporary	Non-Contrib.
32BL226	Sweet Shop	408 E Main	c.1900	Early Commercial	Contributing
32BL227	International Harvester Garage	122 N Mandan	1928	Transitional Commercial	Contributing

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SIGNIFICANCE STATEMENT

The Downtown Bismarck Historic District retains its integrity and is eligible for listing in the National Register of Historic Places under Criteria A, B and C. The period of significance for the district begins in 1872 with the first townsite developments at Bismarck and ends in 1951, the year that western North Dakota's major oil boom commenced.

The Downtown Bismarck Historic District is significant under National Register Criterion A for its strong association with the city's evolving patterns of economic, political and social history during the nineteenth and twentieth centuries. Beginning with the city's establishment in 1872, Main Avenue served for decades as the focal point of retail trade in Burleigh County and beyond, as well as a vital hub of financial, warehousing and other commercial activity. A variety of social and civic institutions also found homes in the downtown area. These activities ran nearly the full gamut of those developed at other North Dakota communities and reflected Bismarck's perennial importance as a major urban center in the state. Although diminished, many of downtown Bismarck's important historic functions remain in place today and historic infrastructure of the area continues to reflect the city's long-time significance.

Under National Register Criterion B, the district is significant as a reflection of the primary professional activities of three of central North Dakota's most prominent early twentieth century capitalists and entrepreneurs. Alexander McKenzie, Edward G. Patterson and Edmund Hughes all committed tremendous personal effort and financial resources toward the physical and economic improvement of Bismarck's downtown core. The development of nearly all of the city's largest and most imposing private building projects of the era were directly tied to one of these three men and their powerful architectural legacies continue to survive along Bismarck's downtown streetscapes.

The Downtown Bismarck Historic District is significant under National Register Criterion C for its status as a representation of the broad patterns of architectural evolution in the northern Great Plains during the late nineteenth and twentieth centuries. Bismarck's historic downtown core features an eclectic, yet largely historic, architectural mix that includes quality examples of a variety of civic, industrial and commercial building types. Included are individual resources dating from nearly every major period of the city's history, and displaying the architectural details and construction technologies characteristic of those eras. Individually and in combination, these structures are evocative of the long history of commercial construction in Bismarck, and comprise the largest historic commercial district in south-central North Dakota. The downtown also derives significance under Criterion C for its outstanding examples of the work of numerous important architects. Chief among these players is local architect Arthur Van Horn. Van Horn completed the design work for two of downtown Bismarck's most significant landmarks—the Van Horn Hotel and the City Auditorium—as well as several important commercial blocks and auto dealership buildings.

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HISTORIC CONTEXT

Background to Initial Euro-American Activities in North Dakota

The first Euro-American visitors to the future state of North Dakota were fur traders and explorers, arriving in the late eighteenth century. Over the next fifty years, representatives of several American and British companies and others developed thriving trade networks with the region's Native American populations. During that time, the great Missouri River—which cut through the western portion of the region—became a major transportation corridor for fur traders to ship and receive their goods. The Missouri's role as a transportation corridor expanded in the late 1850s and early 1860s, as steamboats worked upstream from St. Louis carrying passengers and provisions destined for the fertile valleys of the Pacific Northwest and newly-discovered gold fields in the Northern Rocky Mountains.¹

Except for the fertile Red River Valley in far eastern Dakota adjacent to the Minnesota border, Euro-American activities in northern Dakota Territory remained largely transitory in nature and resulted in little permanent settlement before the early 1870s. A major factor limiting more intensive settlement was the lack of an efficient and reliable means of transportation into the region, isolating northern Dakota Territory from the nation's major population centers and markets. While steamboat travel was well-established on the Missouri, the river was only open to traffic for a relatively short time each year and travel by steamboat often proved not only unreliable but quite hazardous, given fluctuating water levels, shifting sandbars and other obstructions. More importantly, riverboat travel only provided access to a narrow corridor through the territory.²

Conditions for increased Euro-American settlement in northern Dakota Territory began to improve in early 1870s, when the Northern Pacific Railroad started construction of the first railroad line into the region. This line was part of an ambitious plan by the Northern Pacific to establish an east-west railroad linking Minnesota with the Pacific Coast. In early 1872, the line reached Fargo in the Red River Valley and work began to push it west across the southern portion of northern Dakota. The construction effort brought increased attention to the region and immediately attracted new settlers and townsite development along the proposed route.³

Bismarck's Founding and Late-Nineteenth Century Development

Bismarck is one of many North Dakota communities to owe its beginnings to the construction of the Northern Pacific's transcontinental railway. As early as winter of 1871-72, speculators and settlers began to flock to where the railroad was expected to bridge the Missouri—a relatively narrow and easily-crossed segment of the river long-used as a natural ford by Native Americans. By the spring of 1872, some newcomers had set up a makeshift tent camp on the wide floodplain east of the river at the proposed crossing, anticipating the location of an end-of-the-line town there. The military also soon established a presence near the crossing, constructing an infantry post to house troops assigned

¹ For a history of Euro-American activities in North Dakota before the early 1880s, see Elwyn B. Robinson, *History of North Dakota* (Lincoln: University of Nebraska Press, 1966), Chapters 3-5.

² *Ibid.* 90, 91, 99, 106-107.

³ *Ibid.* 125-127.

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the task of protecting railroad surveyors and other workers from Indian attacks. First known as Camp Greeley but soon renamed Camp Hancock, the post stood about one mile north of the settler's tent camp on a terrace well above the reach of Missouri River waters. Shortly after Camp Hancock became active in early August of 1872, representatives of the Northern Pacific platted a townsite named Edwinton in the immediate vicinity of the post. Much to the disappointment of the tent-camp dwellers, it soon became clear that the railroad had dropped plans to build on the flood-prone river plain and would instead route the railroad directly through Edwinton. By the time the first railroad train reached the townsite in June 1873 it had been renamed Bismarck in honor of the famous German chancellor. The new name was an apparent attempt by railway officials to attract German capital to the financially strapped railroad.⁴

In its first year, Bismarck boomed as literally hundreds of settlers and speculators swarmed to the new railhead. An estimated 1,200 people lived in the community by 1874 and Bismarck boasted a thriving commercial district. Early enterprises included hotels, mercantiles, meat markets, bakeries, a drug store, restaurants, salons, livery stables and a host of other businesses common to a frontier town. In addition to the plethora of establishments offering food, shelter and entertainment, Bismarck soon had numerous important social amenities including a public school, churches, as well as northern Dakota's first newspaper, the *Bismarck Tribune*. In 1873, Bismarck assumed its first significant civic role; that of the seat of government for newly-organized Burleigh County.⁵

Bismarck continued to prosper through the 1870s, ironically due largely to the misfortune of the Northern Pacific Railroad. After reaching the town in 1873, the company had experienced financial collapse and indefinitely suspended further construction of its transcontinental line. As a result, Bismarck retained its position as the end of the rail town and soon became a major transportation hub and transshipment point for the northern frontier. Two important stage routes headquartered at Bismarck, one serving the newly-discovered gold fields in the Black Hills to the southwest and the other serving Fort Keogh to the west near present-day Miles City, Montana. Much of the steamboat travel on the Missouri River, although less frequent than in earlier years, also started out of Bismarck rather than farther downstream as it had previously.⁶

In 1879, the Northern Pacific Railroad had financially recovered to the point that it was able to resume construction, marking the beginning of the end of Bismarck's role as a transportation and transshipment outpost. A further blow to the city came when the railroad chose to establish its local base of operation at the newly-platted townsite of Mandan, directly opposite Bismarck on the west bank of the Missouri. Despite this disappointment, however, as the major established commercial center in central Dakota Territory, Bismarck was well poised to benefit from a wave of new settlement sweeping into the region. The "Great Dakota Boom" resulted from a combination of events, including improvements in flour milling and agricultural implement technologies and growing national

⁴ Ibid. 131; George F. Bird and Edwin J. Taylor, Jr., *History of the City of Bismarck, North Dakota, The First 100 Years 1872-1972* (Bismarck: Bismarck Centennial Association, 1972), 11-16; Ken Rogers, editor, *Bismarck by the River* (Bismarck: Bismarck Tribune, 1997), 4-6; Federal Writer's Project, *The WPA Guide to 1930s North Dakota* (Bismarck: State Historical Society of North Dakota, 1990), 114.

⁵ Bird and Taylor, *History of City of Bismarck*, 17-26; Rogers, *Bismarck by the River*, 6, 11.

⁶ Bird and Taylor, *History of City of Bismarck*, 61-66; *WPA Guide to 1930s North Dakota*, 115-116.

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demands for wheat and other agricultural products. The Northern Pacific and other railroads helped promulgate the boom, initiating intensive marketing campaigns designed to lure new settlers to lands served by their respective lines. While most new settlers favored the rich farmlands of eastern Dakota Territory, cattlemen began to locate ranching operations in the vast grasslands further west as early as the late 1870s. As the boom progressed in the early 1880s, the farming frontier spread west and, naturally, Bismarck became the retail and trade center for the outlying agricultural community.⁷

Bismarck's position as a leading city in northern Dakota was further solidified in 1883 when it was designated the new capital of the territory. The effort to move the capital from its previous location at Yankton had been led by the Northern Pacific, which wanted the capital on its main line. In 1889, when the state of North Dakota entered the union, delegates struck a deal to keep the capital in Bismarck, cementing the town's role as the center of both county and state government.⁸

The transformation of Bismarck from a rough-and-tumble frontier town to a prominent urban center was reflected by a wave of new construction in the city during the early to mid-1880s. Bismarck's designation as the territorial capital in 1883 was accompanied by the construction of a capitol building in town. About this same time, the county erected an impressive new two-story brick courthouse and jail at Bismarck. Many business owners demonstrated their faith in the city's rich future by investing in inventory, increasing staff and erecting new buildings. Numerous types of business were added to those started in the 1870s, in particular businesses related to real estate development and construction.⁹

By the late 1880s, the Great Dakota Boom had come to an end, new settlement in North Dakota lagged and the state entered into a period of economic depression. In Bismarck, the population fell from 3,167 in 1885 to 2,186 in 1890. As the economic depression gripped the entire nation and continued into 1890s, Bismarck fared somewhat better than other towns and cities in the state due to its importance as a regional trade and shipping center and the seat of state and county governments. By 1898, the city had regained its previous population loss. That same year, an intense fire consumed much of the downtown. Many entrepreneurs quickly rebuilt, providing a clear sign of Bismarck's economic vitality.¹⁰

⁷ Bird and Taylor, *History of City of Bismarck*, 63; Robinson, *History of North Dakota*, 134, 144-145, 186-187.

⁸ Robinson, *History of North Dakota*, 201, 210-211; Bird and Taylor, *History of the City of Bismarck*, 43-55.

⁹ Robinson, *History of North Dakota*, 211; Bird and Taylor, *History of City of Bismarck*, 12, 44-49, 70-79; Sanborn Fire Insurance Company, "Map of Bismarck, North Dakota," 1884.

¹⁰ Robinson, *History of North Dakota*, 153; Bird and Taylor, *History of City of Bismarck*, 103-107; Sanborn Company, "Map of Bismarck," 1899.

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The Second Dakota Boom, 1898-1918

At the turn of the century, North Dakota entered into its second major boom period, which lasted until the First World War. Immigrants from troubled European nations swelled the populations of large eastern and midwestern cities, creating an increased demand for food. In response, agricultural prices rose, which in turn led to a wave of new railroad construction and farm settlement in the Great Plains, including North Dakota. High wheat prices coupled with high yields encouraged most settlers to devote their efforts almost exclusively toward wheat production. North Dakota's population grew rapidly, from 270,000 in 1898 to 637,000 in 1915. During that period, the state's wheat yield increased from 69,000,000 to 159,000,000 bushels and North Dakota became the nation's leading wheat-producing state. Also, the miles of railroad track in North Dakota almost doubled, increasing from 2,662 miles to 5,226 and the railroad network extended into nearly every corner of the state.¹¹

The second Dakota Boom ushered in an unprecedented era of growth and prosperity at Bismarck, as the city reaped the rewards of its strategic position on the Northern Pacific mainline and rank as the largest trade center in the south central reaches of the state. In the early 1900s, Bismarck became a regional distribution center for several concerns, most notably agricultural implement dealers and wholesale food distributors. Numerous seed and grain companies started doing business in the city as well. Commercial enterprises catering to the needs of Bismarck residents and the surrounding agricultural populations also increased in number, and in the array of goods and services provided. Of particular note, Bismarck saw the construction of several new grand hotels that quickly became unofficial boardrooms for local and state politicians and businessmen alike. Civic improvements abounded, including the opening of new schools, a public library, city auditorium and modernization of the city's municipal water and sewer systems. Bismarck also became established as an important regional medical center with the opening of a clinic in 1902 and a new hospital in 1909, and in 1913 it became the site of a federal courthouse and post office. By the late 1910s, Bismarck's population numbered nearly 11,000, almost fourfold over that of 1900.¹²

Bismarck's early twentieth-century boom further benefited from the construction of additional railroad links to the city. One of the earliest was in 1901, when the newly formed Bismarck, Washburn & Fort Buford Railway opened a line from the state capital north to Wilton and Washburn. The line tapped a promising coalfield near Wilton and provided a shipping outlet for agricultural producers. The new railway was soon acquired by a much larger firm--the Minneapolis, St. Paul, & Sault Ste. Marie (the "Soo Line"). The Soo Line was a large, Minnesota-based railroad that undertook an ambitious expansion plan across North Dakota during the early 1900s. The Washburn line eventually connected with other Soo trackage to the north, as well as a new Soo route built from Bismarck to southeastern North Dakota and Minnesota. This gave Bismarck the enviable position of boasting two through railway lines that competed for local traffic. The Northern Pacific remained the dominant local carrier, however and solidified its position by building three new branch lines from the Bismarck/Mandan area to promising new agricultural and mining districts to the northwest (Killdeer), southwest (Mott) and southeast (Linton). Together, this expanding railway

¹¹ Robinson, *History of North Dakota*, 235-236, 246-247.

¹² Bird and Taylor, *History of City of Bismarck*, 119, 123-129, 143, 152-159; Sanborn Company, "Map of Bismarck," 1904, 1908, 1912 and 1919.

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network radiating from Bismarck helped further solidify the city's position as a regional trade and distribution center.¹³

Inter-War Years, 1918-1942

The end of World War I in 1918 brought a drastic decline in agricultural prices and the collapse of North Dakota's wheat economy. The state's residents, in anticipation of a greater production of wealth than ever had occurred, mistakenly established too many farms, cities and banks. Many farmers defaulted on their debts and left their lands. A number of banks, which had overextended credit to farmers, failed. The nationwide Great Depression of the 1930s compounded North Dakota's already precarious economic situation. Wheat production declined precipitously as drought and grasshopper plagues devastated crops. Moreover, agricultural prices continued to be low through the decade.¹⁴

Bismarck generally weathered the economic hardships of the 1920s and 1930s better than other areas of North Dakota, in particular the small rural towns. Its relatively diverse economic base helped support Bismarck during the years of depression. In common with North Dakota's urban centers, the population of Bismarck continued to grow as some farmers, who left their lands, sought employment in the town. Another important economic development was improvement of a transcontinental highway that passed directly through the downtown—U.S. Highway 10—and the construction of a bridge to carry the highway over the Missouri River between Bismarck and Mandan in 1922. During the period, Bismarck's role as a distribution center also attracted a number of automobile and farm implement dealerships that brought an infusion of cash to the city. Besides supporting a large automobile dealership industry in Bismarck, new car owners in surrounding hinterlands bolstered the city's economy in another, probably more important way. Automobiles greatly increased the mobility of rural dwellers, allowing them to take advantage of larger and more diverse commercial enterprises in the city, in addition to the recreational facilities available there. Besides Bismarck's commercial and recreational offerings, institutions such as the county and state governmental offices, schools and hospitals drew people to the city. They also provided stable employment for a relatively large number of workers.¹⁵

World War II and the Early Postwar Boom, 1942-early 1950s

Like the rest of the nation, the economy of North Dakota revived from the effects of the Great Depression in the early 1940s, when increased rainfall improved growing conditions and the onset of World War II brought increased demands for food products. Wheat production in North Dakota reached record levels throughout the war years and both market demands and crop prices remained strong. Total personal income in the state nearly tripled. North Dakota's agricultural economy continued to burgeon after the end of the war, aided in large part by an ever-

¹³ Robinson, *History of North Dakota*, 237-238.

¹⁴ *Ibid.*, 372, 397-398.

¹⁵ *Ibid.*, 379; Bird and Taylor, *History of City of Bismarck*, 165-169, 175, 180-189; Sanborn Company, "Map of Bismarck," 1927; "Census Shows Bismarck to be Fastest Growing City in North Dakota," *Fargo Forum*, 11 December 1926.

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growing reliance on mechanized farming and the consolidation of farms into larger, more efficient operations which could more readily support a family. The process of rural population loss and urban gain established in previous decades continued at an even greater rate.¹⁶

In common with most major urban centers in North Dakota, Bismarck experienced both an economic and population boom in the postwar years. Besides its traditional role as regional center of trade, distribution and government, Bismarck benefited from two new important developments. The first came in 1947, when the U.S. Army Corps of Engineers and Bureau of Reclamation started construction of Garrison Dam on the Missouri, a large irrigation and power-generation project. While the construction site lay seventy miles to the north, Bismarck was the closest big city to the project and met many of its needs for equipment and services. The postwar economic boom at Bismarck—already huge when compared to all previous developments—received another tremendous boost as large oil reserves were successfully tapped in western North Dakota starting in early 1951. Bismarck quickly became a center of oil leasing activities and the homebase to a several major oil companies. A contemporary report of the flurry noted that “virtually all the available office space [was] snapped up by independent brokers and landmen.” The oil boom remained strong through the decade, contributing to a near doubling of Bismarck’s population from 18,500 in 1950 to 27,600 in 1960.¹⁷

Epilogue

Bismarck has continued to grow and prosper throughout the late twentieth century. Local, state and federal government offices proliferated, providing much of the city’s economic base. Medical facilities also expanded. The railroad’s impact on the city has waned over the years and trains no longer stop in the city. However, the construction of Interstate 94 through the Bismarck in the 1960s strengthened the city’s role as a transportation hub and commercial center. In the early 1990s, the population at Bismarck neared 53,000. Bismarck currently ranks as North Dakota’s second largest city, second only to Fargo.¹⁸

¹⁶ Robinson, *History of North Dakota*, 424-425; 443-445.

¹⁷ *Ibid.*, 459-462; Bird and Taylor, *History of City of Bismarck*, 243, 261, 265, 275; “Bismarck Bursts its Seams,” *Bismarck Tribune*, 21 July 1972.

¹⁸ “Top 24 ND Cities,” www.growingnd.com, 1999; “North Dakota at a Glance,” www.nass.usda.gov, 1999.

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ARCHITECTURAL CONTEXT

Developments of the Late Nineteenth Century

Bismarck's original townsite plat provided the basic grid for the city's initial growth and was the focus of most commercial, industrial and civic development in the city well into the twentieth century. Surveyed with a layout common among nineteenth-century midwestern railroad towns, the Bismarck town plat reflected the importance of the Northern Pacific: the railway alignment precisely bisected the townsite, and was the focal point for intended development. Systematic grids of streets both north and south of the railway ran parallel and perpendicular to the tracks. The plat's north sector occupied a relatively-flat terrace, making it an ideal location for townsite development. A commercial district—unimaginatively named “Main Avenue”—was laid out along the first parallel street north of the railroad tracks, with narrow business lots lining both sides of the thoroughfare. Several rows of residential blocks backed the commercial district. Less favorable building conditions were found in the plat's southern sector, where a relatively steep slope dropped down to the floodplain. Consequently, the original townsite developers only surveyed the street alignments in the area, leaving further subdivision of blocks to the future.¹⁹

Camp Hancock, which stood at the west end of Main, served as the nucleus for much of the initial development at the fledgling townsite in late 1872 and early 1873. With the arrival of the Northern Pacific Railroad in Bismarck in June 1873, however, the railway's depot at the corner of Main and Fifth became a second focal point for development. Commercial activities quickly spread along Main between Camp Hancock and the depot, and also began extending northward up the nearby cross streets. Bismarck's earliest inhabitants built homes on residential lots adjacent to the commercial district, and the first civic buildings also appeared. In the early 1880s, the Burleigh County courthouse stood on townsite lots in the northeast corner of the plat, while the state capitol was located north of the city limits on land donated by the railroad. Townsite blocks south of the railroad tracks, for the most part, remained vacant.²⁰

The architectural evolution of downtown Bismarck's built environment during the late nineteenth century was fairly typical of other quickly-developed railroad towns in the American West. Many of Bismarck's first business owners initially set up shop in tents, but those that stayed soon moved into buildings constructed of log or lumber. While these first buildings offered better shelter from the elements than tents did, most were little more than hastily-constructed one-story shacks lacking foundations, and with vernacular false fronts providing the only architectural detail. These first buildings were replaced relatively quickly, as Bismarck's initial boom progressed through the late 1870s and into the early to mid-1880s. This new construction phase was characterized by the appearance of larger, more substantial buildings, some two to three stories in height. The district's first brick-clad buildings also appeared during this era. Most new commercial buildings featured a storefront facade with large display windows. Ornamental details, in general, were limited to a simple projecting cornice with brackets. However, a few entrepreneurs built with an eye toward providing the downtown with a more sophisticated air and erected

¹⁹ Joseph E. Turner, surveyor, “Edwinton, Burleigh Co. D.T.,” plat map filed 8 February 1874, revised 19 February 1913.

²⁰ See 1873 photograph of Main Ave. in: Rogers, *Bismarck By the River*, 6.

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richly-embellished buildings that reflected popular high-style architectural tastes of the day, such as the Italianate, Renaissance Revival, and Gothic Revival styles.²¹

Many of downtown Bismarck's late-nineteenth century buildings were destroyed in the city's infamous fire of 1898, while others succumbed to demolition in anticipation of new construction in subsequent years. Only a handful of pre-1898 commercial buildings are known to survive downtown today. While most of these buildings have been extensively remodeled to the point that they no longer retain their historic appearance, one—the Dakota Block (32BL156 at the northeast corner of East Main Avenue and North 2nd Street)—is largely intact and stands as a strong visual reminder of the high level of architectural sophistication achieved by some late nineteenth-century Bismarck landmarks. Built in the early 1880s, this three-story brick edifice features an elaborate corbeled cornice, prominent pilasters and Gothic-point arches at the third story windows. Original iron columns remain at the storefront.

The Second Dakota Boom, 1898-1918

The end of the nineteenth century proved to be a turning point for downtown Bismarck's built environment. While the 1898 fire saw the loss of many downtown buildings, the destruction provided an incentive to rebuild on a larger and more permanent scale. After the fire, virtually all new downtown construction utilized "fireproof" construction and brick exterior walls became the standard. The fire year also coincided with the onset of the second Dakota Boom, which fostered a resurgence in the city's growth and greatly expanded economic development. As the boom progressed into the 1910s, the intensity of building construction in the downtown increased and new commercial construction spread into former residential areas, in particular, along Broadway Ave., the first thoroughfare north of Main. Downtown businesses were supported by new warehouses and other industrial facilities, constructed along the Northern Pacific tracks. The city's increased importance was further signified by new civic buildings, many erected along the fringe of the commercial district.

The form and style of Bismarck's early twentieth-century commercial architecture varied somewhat depending on the tastes and financial resources of the builder, but, in general, were consistent with nationwide trends. Most of downtown Bismarck's new commercial buildings were relatively small two- to three-story edifices intended to house the business of one or two local merchants. Because most of Bismarck's businessmen lacked sufficient funds to retain the services of a professionally-trained architect, building designs tended to be the products of local contractors and craftsmen. Wood-frame buildings veneered by brick walls dominated during the boom's early years. Roofs were flat or slightly-sloped and hidden behind parapets. Buildings at the heart of the downtown stood side-by-side, often sharing party walls and were aligned directly along the edge of the sidewalk without setback, creating a solid and cohesive streetscape. The street level of a building was reserved for store facilities, while apartments, hotel rooms, offices, or meeting halls occupied the upper stories. Storefronts typically displayed a recessed central entry flanked by full-width display windows, all under a band of transom windows; this arrangement provided the retail area with a source of natural light and also allowed passersby to view the goods displayed inside. Retractable cloth awnings at the storefront created a ceiling for pedestrian traffic. While decidedly vernacular in style, most new commercial buildings of the 1900s and early 1910s incorporated decorative elements suggestive of

²¹ Jim Christianson, ed., *Historic Downtown Bismarck* (Bismarck: The Downtowners, 1989), np; see photographs in: Bird and Taylor, *History of City of Bismarck*, 28, 51, 71, 79.

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late-nineteenth century Victorian designs such as cornices of pressed metal or elaborately-patterned corbeled brick, paneled frieze work, sills and belt courses of stone, arched windows and finished pilasters.

As the era progressed, however, significant evolutions in both architectural style and construction technology began to surface in Bismarck's commercial district. Exuberant, Victorian-era ornamentation fell from favor and by the 1910s most new commercial buildings were sparsely adorned, with little more than shallow corbeling, plain cornices and simple brick patterned courses. Fenestration patterns revealed a new focus on larger, rectangular-shaped window openings. Simultaneously, wood-frame or load-bearing brick construction methods were superseded by the development of commercial building designs utilizing steel or reinforced concrete structural skeletons. As with most historic influences on Bismarck's architecture, this change was a reflection of period national trends rather than local factors. Work by noted Chicago architect Louis Sullivan and others in the 1890s demonstrated the feasibility of steel-frame and reinforced-concrete construction for multiple-story buildings reaching "skyscraper" heights. The exterior walls of these structural skeletons were typically infilled with hollow clay tile blocks. Brick remained the preferred material for wall veneer, especially on street facades. The brick itself was harder and of better quality than that used in the 1800s and came from a variety of sources, including the well-known brickworks in Hebron, North Dakota.

Several merchant-class vernacular-style commercial buildings of the period remain in downtown Bismarck today. While some have lost their historic storefront configuration to remodeling efforts, the upper story facades of most of these buildings still easily recall their early-twentieth-century heritage. Representative examples of the earlier, more elaborately detailed commercial brick style include the Sweet Shop (c.1900; 32BL226 at 408 East Main Avenue), Knowles Jewelry Building (c.1900; 32BL196 at 119 North 4th Street), Dahl Block (c.1905; 32BL167 at 410 East Main Avenue) and the Homan Building (c.1912; 32BL194 at 117 North 4th Street). A selection of transitional-style commercial buildings includes the Lasken Block (c.1911; 32BL168 at the northeast corner of East Main Avenue and North 5th Street), BPOE (1918; 32BL159 at 206 East Main Avenue) and the Annex Hotel (c.1910; 32BL220 at the northeast corner of East Broadway and North 5th Street).

Bismarck's increasing prosperity during the second Dakota Boom also fostered the construction of several architectural landmarks in the downtown. These edifices were much larger than their merchant-class counterparts and, for the most part, featured a readily-identifiable high-style design. Nationally and in North Dakota, fresh classically-inspired designs and exotic revivals rather than the eclectic architectural forms of the late nineteenth century were favored. State-of-the art construction technologies dominated. The relatively sophisticated architectural appearance of these buildings, in general, reflected a reliance on professionally-trained architects rather than only local builders and craftsmen.

One of the most outstanding new buildings of the period was a combination freight and passenger depot erected by the Northern Pacific Railway in 1901. Designed by the nationally prominent architectural firm of Charles Reed and Allan Stem of St. Paul, Minnesota, the depot (32BL16 at 411 East Main Avenue) was the first building in Bismarck built with a skeletal system of reinforced concrete. It was further distinguished by somewhat fanciful ornamentation rendered in the Mission Style, first popularized in California during the 1890s. A few of the depot's most noteworthy architectural elements included dome towers, a front portico framed by Tuscan columns, shaped

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parapets and stucco wall veneer garnished with chips of marble once intended for use in the Minnesota State Capitol.²²

Most major commercial projects of Bismarck's second boom were sponsored by the city's wealthiest capitalists. An early and important player was Alexander McKenzie, an agent of the Northern Pacific who was credited with masterminding the relocation of the Dakota territorial capital to Bismarck. McKenzie financed the construction of one of the first and finest new commercial buildings erected in the downtown after the 1898 fire—the three-story brick Webb Brothers Block department store (32BL56 on the southwest corner of East Main and North 4th Street). Designed by architects Butler and Ryan of St. Paul, the Webb Brothers Block was notable for its rich display of Classical Revival-inspired embellishments.²³

Edward G. Patterson perhaps made the greatest physical impact on the built environment of early-twentieth-century downtown Bismarck. A close associate of McKenzie, Patterson established himself as one of Bismarck's leading entrepreneurs of the early 1890s when he took over operation of a prominent local hotel. About this same time, he also entered into what was to become a long career in local politics. A few of the many political offices held by Patterson included four years as a U.S. Deputy Sheriff, three terms as Bismarck's Mayor (1896-1902) and many years as a city alderman. Patterson also ran an 1800-acre ranch near Bismarck.²⁴

In a span of four years, Patterson provided the city with three exceptional new commercial buildings. His building career was launched in 1905 with the construction of a large two-story commercial block—the Patterson Building (32BL105) in the 400 block of East Main Avenue. This handsome Neoclassical edifice, with its second story oriel windows, pressed metal cornice and white enameled brick veneer, was the design product of Fargo architect Milton Earl Beebe. Patterson again relied on Beebe for the design of his second building venture, the Soo Hotel (32BL58 at 112 North 5th Street) completed in 1906. While not elaborately adorned, benefiting its status as a working-class facility, the four-story Soo Hotel for a short time stood as Bismarck's tallest building. It was even more noteworthy as the first major structure in the city with a structural system of reinforced concrete tied to concrete blocks. Patterson's building career culminated in 1910 with completion of his grandest project to date—the seven-story McKenzie Hotel (32BL20; now known as the Patterson Hotel) at the northwest corner of East Main Avenue and North 5th Street between the Patterson Building and Soo Hotel. The overall form and design details of the building, executed by St. Paul architect Herman Krentz, clearly reflected the Chicago School skyscraper tradition refined by Louis Sullivan. These qualities included a skeletal frame of reinforced concrete, enabling the support of multiple stories; a greater building height than length; and facade treatment reflective of a classical column: a rusticated stone base (first story lobby and shops); smooth brick shaft (upper story hotel rooms and offices); and an accentuated capital

²² Dawn Maddox, "Northern Pacific Railway Depot," National Register of Historic Places-Nomination form, 1976; Frank E. Vyzralek, "Soo Hotel," National Register of Historic Places-Nomination form, 1983.

²³ Sabin Peterson and Kurt P. Schweigert, "Webb Brothers Block," National Register of Historic Places-Nomination form, 1983.

²⁴ Vyzralek, "Soo Hotel;" "Patterson Hotel," National Register of Historic Places-Nomination form, c. 1976; Jacqueline Sluss, "E.G. Patterson Building," National Register of Historic Places-Nomination form, 1982.

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(elaborate pressed-metal cornice). The McKenzie Hotel has remained the cornerstone of downtown Bismarck to the present day.²⁵

Edmund Hughes also contributed to the construction of large-scale commercial buildings in downtown Bismarck during the early twentieth century. One of North Dakota's most prominent entrepreneurs and industrialists, Hughes founded Bismarck's first electric utility with his father, helped pioneer the use of North Dakota's extensive deposits of lignite coal for power generation and was involved with an early long-distance telephone company. He may have first delved into commercial developments at Bismarck in the early 1910s, but his first major project probably was the Van Horn Hotel (32BL59 at 114 North 3rd Street; later renamed the Prince Hotel), completed in 1916. This attractive four-story steel and reinforced concrete building was faced with tapestry-finished brick and featured pilasters capped by terra-cotta capitals and a corbeled cornice underscored by dentils.²⁶

Unlike McKenzie's and Patterson's buildings, the design of the Van Horn Hotel was the work of a local architect, Arthur Van Horn. Professionally trained in the fields of architecture and carpentry, Van Horn established a practice in Bismarck in the early 1900s and quickly became one of the leading architects in the state. Hughes and Van Horn continued their association after the completion of Van Horn Hotel and together made a profound impact on the built environment of downtown Bismarck in the 1920s.²⁷

Bismarck's growing air of prosperity in the early twentieth century was further enhanced by the appearance of new monumental civic buildings in the downtown. In 1913, the federal government constructed a large three-story building (32BL24 at the northeast corner of East Broadway Avenue at North 3rd Street) on the northern fringe of the commercial district to house a federal post office and U.S. District Court, one of only four such facilities in North Dakota. Designed by John Knox, the supervisory architect for the U.S. Treasury Department, the steel-framed Bismarck federal building sported a limestone ashlar veneer, a distinctive red-tiled hipped roof and a fairly rich array of Renaissance Revival adornments.²⁸

Two warehouses also ranked among downtown Bismarck's largest new buildings of the period. One was constructed by the International Harvester Company (32BL150; today's L. J. Anderson Building) around 1910 to serve as the distribution center for its agricultural implements to dealerships throughout southwestern North Dakota and eastern Montana. This four-story brick block featured a rusticated base, smooth brick pilasters at the upper stories, a projecting pressed-metal cornice and other facade treatments reminiscent of the Chicago School Style. The contemporary counterpart of the International Harvester building was a four-story warehouse built at the east end of the commercial district by the Bismarck Grocery Company, a regional distributor of wholesale foods. Completed in 1911, this warehouse (32BL174 at 521 East Main Avenue) had a reinforced concrete structural system with brick

²⁵ Ibid.

²⁶ Patricia M. Jessen and Kurt P. Schwigert, "Van Horn Hotel," National Register of Historic Places-Nomination form, 1984.

²⁷ Ibid.

²⁸ "U.S. Post Office & Courthouse," National Register of Historic Places-Nomination form, c. 1980.

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vener. Simple corbeling at the parapet and the areas of ashlar at the watertable, window sills and main entry were its only embellishments. Both warehouses were constructed alongside Northern Pacific tracks, to facilitate product shipping and receiving.

Inter-War Period, 1918-1942

While the state's agricultural economy entered a period of economic depression after the end of World War I, its major urban centers continued to grow and, for the most part, experienced relative economic prosperity. This situation was especially true for Bismarck and was perhaps best illustrated by the continued growth and evolution of the city's downtown. Much of the new commercial construction during the period occurred at the expense of the downtown's surviving late-nineteenth century buildings. Downtown real estate was at a prime, especially in the heart of the commercial district along Main Avenue. Commercial development continued north of Main, as well. In particular, several street corner lots on Broadway proved to be good candidates for new construction projects; such sites were particularly attractive to developers since they provided frontage on two streetscapes.

In the years following World War I, Edmund Hughes continued his role as a primary developer of new commercial properties in downtown Bismarck. Between 1919 and 1925, he financed the construction of at least three important new commercial blocks. All were the design product of Arthur Van Horn. Each was erected on a Broadway street corner: the Little Building (1919-20; 32BL217) stood at the southwest corner of East Broadway Avenue and North 3rd Street; the Hughes Apartment Building (1922; 32BL216) at the northeast corner of East Broadway Avenue and North 2nd Street; and the Olympia Building (1925; 32BL218) at the southeast corner of East Broadway Avenue and North 2nd Street. All three buildings filled two or more lots and featured a prominent street-corner storefront as well as several additional storefronts facing toward the longer streetscape. Typical of the pattern established in the previous decade, each was a multi-story building divided horizontally into different functional zones; the two-story Little and Olympia buildings both had second-story office space, while the three-story Hughes Apartment building offered upper-story apartments. The architectural details displayed by each were suggestive of the restrained transitional brick style from the 1910s; however, the Hughes Apartments was somewhat more richly detailed with embellishments reminiscent of the Renaissance Revival style.

The three major commercial blocks developed by Hughes were largely reflective of the broader patterns of commercial construction in post-World War I Bismarck. Most 1920s building projects utilized construction technologies popularized locally during the 1910s. In general, new commercial blocks were two- to three-story buildings of either steel or reinforced concrete construction and veneered by masonry walls comprised of hollow clay tile blocks with exterior brick facing. Relatively simple architectural ornamentation remained the norm, although the preferred style of detailing soon changed. Beginning in the late 1920s, the use of classical-inspired details was virtually eclipsed in favor of geometric forms suggestive of the Art Deco design—a modern, novel architectural style popularized in Europe. One of downtown Bismarck's best examples of Art Deco-influenced commercial architecture is the c. 1930 Nicola Building (32BL219) at the southwest corner of East Broadway Avenue and North 4th Street.

While retail shops and stores continued to dominate business activities, broader societal changes of the period began to have significant impact on the character and composition of Bismarck's downtown core. Easily the most profound of these developments was the widespread arrival of the automobile. Private cars made the downtown far more accessible to shoppers from Bismarck and elsewhere, while simultaneously vast new industries devoted to

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automobile sales and service became common. In downtown Bismarck, this was evidenced by the appearance of several automobile dealerships and repair garages. Most of these buildings shared strong commonalities of design, dictated both by their unique functional needs—the display, storage and repair of cars—as well as by a desire to stylistically represent the “modernity” of the automobile age. Most auto buildings were large one-story freestanding buildings made of load-bearing masonry. Garage doors and large areas of display windows were standard. Many were built on corner lots to increase visibility and improve automobile access. Again, Edmund Hughes was the most prolific developer of the downtown Bismarck’s auto buildings of the period and relied on the architectural expertise of Arthur Van Horn for his building designs. Good examples of downtown Bismarck’s automobile-related architecture of the era include the Hughes Auto Building (c.1920; 32BL214); Capital Chevrolet Building (1929; 32BL213); and the Universal Motor Company Building (c.1930; 32BL178), all located on corner lots at the intersection of East Broadway Avenue and North 1st Street.

As the 1930s continued, the dire economic effects of the Great Depression began to be felt locally. While the downtown was able to sustain a reasonably-high level of business activity, there was little basis for new growth. Major building projects in the area proved few and far between into the early 1940s. Those that did occur, however, covered a wide spectrum of endeavors, providing a good indication that the city’s overall economy was still relatively vital. These included, for example, a new movie theater (1934; 32BL208 at 204 North 6th Street), warehouse (1935; 32BL223 at 213 East Main Avenue) and a large office building (1937; 32BL215 at 201 East Broadway Avenue).

World War II and the Early Postwar Boom, 1942-early 1950s

The onset of World War II in the early 1940s marked the end of the Great Depression and a general renewal of prosperity nationwide, but labor and material shortages effectively stymied domestic construction projects not considered essential to the war effort. However, the years following the end of the war witnessed a revival of construction activities on an unprecedented scale throughout the nation, including North Dakota. The postwar construction boom at Bismarck continued without interruption into the 1950s and beyond, fueled in large part by the phenomenal growth of the regional oil and coal industries. The period was also a major turning point in the evolution of the Bismarck’s built environment, as the overall boundaries of the city greatly expanded and the first significant commercial developments occurred outside the historic downtown core.

Bismarck’s historic downtown continued to endure as the center of business activities during the late 1940s and early 1950s. While relatively few new buildings appeared in the area, the downtown’s prosperity was clearly reflected by the number of business owners that remodeled their existing buildings to a more contemporary appearance. Both new construction and remodeling projects were strongly influenced by modernistic materials and designs that embraced functionalism over nonessential decoration. These design philosophies were initially apparent in the Moderne Style, a restrained interpretation of Art Deco popularized in the 1930s that emphasized smooth streamline surfaces. In the postwar era, they saw expression in other modernistic designs, including the modern International Style that eschewed all forms of ornamentation in place of functionalism. While brick remained a preferred finishing treatment, especially for new construction, other materials that provided smooth clean wall finishes saw increased use, such as porcelain enamel panels, thin slabs of highly-polished granite and thinly-applied stucco veneers.

The downtown’s new buildings of the late 1940s and early 1950s stood in sharp contrast to their early twentieth-century counterparts. Most displayed an overall flat appearance only relieved by the window fenestration,

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typically arranged in a horizontal band. However, a few new buildings of the late 1940s had one or two minor Moderne-style touches. Good examples in the 1999 survey area include the Ward Motor Building (1948; 32BL153 at 222 West Main Avenue) and the Fleck Oldsmobile Building (1949; 32BL165 at 301 East Main Avenue).

Remodeling efforts of the late 1940s and early 1950s were typically limited to the removal or reconfiguration of a building's historic storefront. Common changes included the installation of aluminum-sash replacement windows and doors, addition of opaque materials such as ribbed aluminum sheeting over the transoms and the application of panel veneering on the wall surfaces. Flat aluminum canopies were often installed in the place of historic retractable cloth awnings. Some property owners took on more extensive remodeling projects that included new wall veneer and reconfiguration of the fenestration at the upper stories, providing a building with an "all new" facade. Representative examples of early twentieth-century buildings with 1940s/50s-vintage storefronts include the buildings at 210, 212 and 214 East Main Avenue (32BL160, 32BL162 and 32BL163); the Lasken Block (32BL168 at 101 North 5th Street) and Bittis Billiard Hall (32BL206 at 118 North 5th Street). Complete make-overs of the era include the Office Building (32BL198 at 124 North 4th Street), a Moderne-style remodel and the Hoskins-Meyer Building (32BL199 at 200 North 4th Street), an International-style remodel.

Epilogue

Since the 1950s, downtown Bismarck's role as the center of commercial activities for the city has diminished. Completion of Garrison Dam on the Missouri in 1957 effectively solved the problem of spring flooding on the broad flood plain south of the downtown and opened it to development. The city built a new civic center in the area in 1969 and soon thereafter local developers established a large shopping center—the Kirkwood Mall—nearby. In more recent years, Washington Street—the major artery between the downtown and the Kirkwood Mall—has become a focal point for commercial strip development, while the area south and east of Kirkwood Mall now serves as the city's industrial center. The interchange at the intersection of Interstate 94 and U.S. Highway 83 northwest of the downtown has also been extensively developed with commercial enterprises such as motels, restaurants and large chain stores. Despite these and other developments elsewhere in the city, the downtown Bismarck still serves as an important focal point of Bismarck and remains home to numerous offices, a variety of specialized businesses and significant civic institutions.

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BIOGRAPHICAL SKETCHES OF SIGNIFICANT ARCHITECTS/BUILDERS

Arthur Van Horn

Arthur Van Horn was born in 1860. In 1883, at the age of twenty-three, he came to then Dakota Territory from New York when Bismarck was named territorial capital. He first worked in Bismarck as an estimator, draftsman and architect with Weaver Lumber Company. In 1892 he married Jessie McKinney.

Van Horn opened his first private practice in Bismarck in 1899. He became the North Dakota Penitentiary architect and superintendent of buildings in 1902 and returned to private practice in 1907. Van Horn was a principal in the Van Horn and Loven architectural firm from 1917 to 1919. In 1920 he joined in the Van Horn and Ritterbush firm that subsequently became Ritterbush Brothers Architects in 1931.

Arthur Van Horn worked in the western area of North Dakota but spent much of his time working in Bismarck. He designed at least fourteen buildings for Edmund Hughes and designed the City Auditorium and Van Horn Hotel buildings in Bismarck. Van Horn died in 1931.

Milton Earl Beebe

Milton Beebe was born on November 27, 1840. He was a carpenter assistant before the Civil War. Beebe worked for architects in Chicago and New York from 1865 to 1873 before returning to his native Buffalo, New York to work from 1873 to 1897.

Beebe was active in Bismarck between 1898 and 1907 working on an addition to the GP Hotel, the City National Bank building, the Soo Hotel and the Remington Block among others. He also did extensive work in Fargo, North Dakota during the same period.

Herman Krentz

Herman Krentz came to Bismarck from St. Paul, Minnesota. His principal work in Bismarck was the Patterson Hotel then known as the McKenzie Hotel in the early 1900s.

John W. Larson

John Larson was born in Mankato, Minnesota on May 11, 1902. He married Theodosia Fitch of Casselton, North Dakota in 1925. A 1922 graduate of the University of Wisconsin, Larson went to work for his father in the construction business (John L. Larson Construction) and became the owner of the farm, changing the name to Larson Construction. This firm is responsible for a great number of commercial buildings in Bismarck.

Herman M. Leonhard

Herman Leonhard was born in New Salem, North Dakota on June 17, 1894. After service in World War II, he returned to Bismarck to establish the architectural firm of Leonhard and Askew in 1955. He remained with this firm until 1968.

Leonhard's work includes the Professional Building, St. George's Episcopal Church, Bismarck Junior College administrative building, Northern National Life building, the US Post Office and Federal Building. Each of the last

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two buildings received an award from the North Dakota chapter of the American Institute of Architects in 1965. Leonhard died in 1974.

Milton Rue

Milton Rue was born in Red Lake Falls, Minnesota on September 28, 1899. He married Norma Craven in Bismarck on September 27, 1924.

Rue started in the construction business with his father and stayed with the firm, J.J. Rue and Sons until 1932. At this time he started the firm of Rue Construction Company, becoming very influential in the construction industry in Bismarck.

Milton Rue was also vice-president of Universal Motor Company. Republican National Committeeman from North Dakota and Republican State Chairman. He served two years in the North Dakota House of Representatives and fourteen years in the North Dakota Senate.

Andrew J. Weinberger

Andrew Weinberger was born in South Russia August 24, 1885. He came to the United States in 1906, settling in Kentucky with his parents. He moved to Glen Ullin and Beach, North Dakota before settling in Bismarck in 1926.

Weinberger was active in the residential and commercial building industry in western North Dakota. He was the contractor for the World War Memorial Building, the Professional Building, the J.C. Penney store, and Capitol Motors among others. Andrew Weinberger died on September 22, 1954.

James W. Guthrie

James Guthrie was born at Lansing, Minnesota on September 7, 1881. He married Edith Turpenning in 1908 and together they had four children. She died in 1923, and Guthrie married Agnes Lefler. He was an ardent spokesman for the Izaak Walton League, organizing the Bismarck chapter and was county war bond chairman.

Guthrie first came to Bismarck in 1913 to build St. Alexius Hospital. Later he joined Andrew Weinberger to build the World War Memorial Building and the J.C. Penney store. He was building the Cathedral of the Holy Spirit at the time of his death. He was a two-term North Dakota state senator. He died on January 5, 1945.

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List of Property Owners in the Downtown Bismarck Historic District

<i>Site Number</i>	<i>Site Name</i>	<i>Site Address</i>	<i>Property Owner & Address</i>	<i>Historic District Status</i>
32BL16	Northern Pacific Railway Depot	401 E Main Avenue	Burlington Northern c/o Depot Association 401 E Main Avenue Bismarck, ND 58501	Previously Listed/Contrib.
32BL18	Bismarck Civic Auditorium	201 N 6 th Street	City of Bismarck PO Box 5503 Bismarck, ND 58506-5503	Previously Listed/Contrib.
32BL20	McKenzie Hotel	422 E Main Avenue	McKenzie HTL c/o Reilly Mortgage 2000 Corporate RDG #925 McLean, VA 22102-7805	Previously Listed/Contrib.
32BL24	US Post Office and Courthouse	304 E Broadway Avenue	Government Services Administration PO Box 2237 220 E Rosser Avenue Bismarck, ND 58502	Previously Listed/Contrib.
32BL26	Camp Hancock Historic Site	101 E Main Avenue	Historic Preservation Division State Historical Society of ND North Dakota Heritage Center 612 E Boulevard Avenue Bismarck, ND 58505-0830	Previously Listed/Contrib.
32BL56	Webb Brothers Block	317 E Main Avenue	Burlington Northern c/o Colins Gunville Partnership 317 E Main Avenue Bismarck, ND 58501	Previously Listed/Contrib.
32BL57	Bismarck Tribune Building	222 N 4 th Street	Historic Tribune Building, Inc. 414 E Main Avenue Bismarck, ND 58501-4042	Previously Listed/Contrib.
32BL58	Soo Hotel	112 N 5 th Street	Historic Housing Partners, LTD PO Box 1097 Bismarck, ND 58502-1097	Previously Listed/Contrib.

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32BL59	Van Horn Hotel	114 N 3 rd Street	Kensington Cottages Corp. c/o Sunrise Assisted Living 9401 Lee Highway Fairfax, VA 22031-1803	Previously Listed/Contrib.
32BL94	Burleigh County Courthouse	514 E Thayer Avenue	County of Burleigh 514 E Thayer Avenue Bismarck, ND 58501	Previously Listed/Contrib.
32BL105	Patterson Building	412 E Main Street	James D. Christianson PO Box 1097 Bismarck, ND 58502-1097	Previously Listed/Contrib.
32BL148	Enterprise Car Rental	100 W Main Avenue	Boutrous, A Inc. 220 E Avenue A Bismarck, ND 58501-3809	Non-Contrib.
32BL149	Ulmen Motor Building	114 W Main Avenue	Annie Ulmen c/o Rolf Eggers 116 W Main Avenue Bismarck, ND 58501-3851	Non-Contrib.
32BL150	LJ Anderson Building	200 W Main Avenue	E. Anderson c/o Herman Eggers 615 W Thayer Avenue Bismarck, ND 58501-3785	Individually. Eligible/Contributing
32BL152	Bureau of Reclamation Garage	212 W Main Avenue	Charles B. Hale, et al PO Box 687 Bismarck, ND 58502-0687	Non-Contrib.
32BL153	Ward Motor Building	222 W Main Avenue	Herman Eggers 615 W Thayer Avenue Bismarck, ND 58501-3785	Contributing
32BL154	GSA Garage	127 E Main Avenue	General Service Administration PO Box 2237 220 E Rosser Avenue Bismarck, ND 58502	Contributing

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<i>Site Number</i>	<i>Site Name</i>	<i>Site Address</i>	<i>Property Owner & Address</i>	<i>Historic District Status</i>
32BL155	Corwin-Churchill Motors	122 E Main Avenue	Corwin Churchill Motors, Inc. PO Box 1078 Bismarck, ND 58502-1078	Contributing
32BL156	Dakota Block	200 E Main Avenue	Joe Andresen c/o SDKD Properties 823 Munich Drive Bismarck, ND 58504-7043	Individually Eligible/ Contrib.
32BL157	Zimmerman's Building	201 E Main Avenue	Zimmerman's Furniture 201 E Main Avenue Bismarck, ND 58501	Non-Contrib.
32BL158	Jacobsen Music	204 E Main Avenue	Jacobsen Music Inc. 1067 3 rd W Dickinson, ND 58601-3802	Non-Contrib.
32BL159	BPOE	206 E Main Avenue	Alice M. Joyce & 1 st Trust Company PO Box 1816 Bismarck, ND 58502-1816	Individually Eligible/ Contrib.
32BL160	Guitarland	210 E Main Avenue	RBT & Wangler, Simon Wiest 210 E Main Avenue Bismarck, ND 58501-3848	Contributing
32BL161	Stacey-Bismarck Warehouse	211 E Main Avenue	Burlington Northern Lease c/o Gene and Lillian Zimmerman 3000 Ithaca Drive Bismarck, ND 58501	Contributing
32BL162	Heidinger's	212 E Main Avenue	Robert Wiest & Simon Wangler 210 E Main Avenue Bismarck, ND 58501-3848	Individually Eligible/ Contrib.
32BL163	Vold's	214 E Main Avenue	Rolf Eggers 116 W Main Avenue Bismarck, ND 58501-3851	Individually Eligible/ Contrib.

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32BL165	Fleck Oldsmobile Building	301 E Main Avenue	Dakota Community Bank 1727 State Street Bismarck, ND 58501	Contributing
32BL166	Woolworth's Department Store	402 E Main Avenue	MLBW LLC 3341 Gallatin Drive Bismarck, ND 58504-8989	Non-Contrib.
32BL167	Dahl Block	410 E Main Avenue	Henry W. Shiu 410 E. Main Avenue Bismarck, ND 58501-4042	Contributing
32BL168	Lasken Block	101 N 5 th Street	Susan, Dwir & Sally Morris 229 Dent Drive Naples, FL 34112-5254	Individually Eligible/ Contrib.
32BL170	Lasken Apartments	506 E Main Avenue	Susan, Dwir & Sally Morris 229 Dent Drive Naples, FL 34112-5254	Contributing
32BL174	Bismarck Grocery Building	521 E Main Avenue	McDonald's 204 W Thayer Avenue Bismarck, ND 58501	Individually Eligible/ Contrib.
32BL178	Universal Motor Co. Bldg.	122 N 1 st Street	Hedahl Inc. PO Box 1038 Bismarck, ND 58502-1038	Contributing/ Non-Contrib
32BL179	Schranz Motor Garage	112 N 2 nd Street	Gene D. and Lillian A. Zimmerman 3000 Ithica Drive Bismarck, ND 58501-0153	Non-Contrib.
32BL180	Grant-Dadley Auto Building.	113 N 2 nd Street	George and Alice Seifert 801 N Griffin Street Bismarck, ND 58501-3476	Non-Contrib.
32BL181	Humphrey, Moule & Milhollan Print Shop	115 N 2 nd Street	J & L Development 3134 Winnipeg Drive Bismarck, ND 58501-0451	Contributing

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<i>Site Number</i>	<i>Site Name</i>	<i>Site Address</i>	<i>Property Owner & Address</i>	<i>Historic District Status</i>
32BL183	Bismarck Finance Office	110 N 3 rd Street	ND School Boards Association, Inc. 110 N 3 rd Street Bismarck, ND 58501-3828	Contributing
32BL184	3 rd St. Parking Garage	117 N 3 rd Street	Bismarck Municipal Parking PO Box 5503 Bismarck, ND 58506-5503	Non-Contrib.
32BL185	Logan Building	120 N 3 rd Street	Logan Centre Partnership PO Box 1857 Bismarck, ND 58502-1857	Non-Contrib.
32BL186	Rodgers Appliance	121 N 3 rd Street	Rodger & Mavis Buchholz Family Trust 1800 97 th NE Bismarck, ND 58501-9761	Contributing
32BL187	Rose Apartments	215 N 3 rd Street	Duemelands Norma Apartments c/o Glenn Sayler, et al 2105 23 rd Street SW Minot, ND 58701-6804	Individually Eligible/ Contrib.
32BL188	Rue Building	217 N 3 rd Street	Gladys M. Bain 19500 N. Hidden Canyon Drive Suprise, AZ 85374-5144	Contributing
32BL189	Shark's Menswear	108 N 4 th Street	Bismarck National Bank PO Box 2316 Bismarck, ND 58502-2316	Non-Contrib.
32BL190	Mathison's Building	112 N 4 th Street	TIC Investments PO Box 333 Fargo, ND 58107-0333	Non-Contrib.
32BL191	Woodmansee Building	114 N 4 th Street	Jon Joersz & Joe Woodmansee 114 N 4 th Street Bismarck, ND 58501-4001	Individually Eligible/ Contrib.

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32BL193	Centennial Plaza	116 N 4 th Street	Bismarck National Bank PO Box 2316 Bismarck, ND 58502-2316	Non-Contrib.
32BL194	Homan Building	117 N 4 th Street	Scott A. Johnson 3600 River Road Bismarck, ND 58501-9005	Individually Eligible/ Contrib.
32BL195	Lucas Building	118 N 4 th Street	Raymond Grismer 124 N 4 th Street Bismarck, ND 58501-4001	Non-Contrib.
32BL196	Knowles Jewelry Bldg.	119 N 4 th Street	JRP LLP 1005 N 1 st Street Bismarck, ND 58501-3519	Contributing
32BL197	Cowan Building	123 N 4 th Street	Cowan Drug 405 E Broadway Avenue Bismarck, ND 58501-4040	Contributing
32BL198	Office Building	124 N 4 th Street	R. Grismer c/o RD Hairstyling College 124 N 4 th Street Bismarck, ND 58501-4001	Individually Eligible/ Contrib.
32BL199	Hoskins-Meyer Building	200 N 4 th Street	STC Broadcasting, Inc. PO Box 1738 Bismarck, ND 58502-1738	Contributing
32BL200	Hughes Building	206 N 4 th Street	STC Broadcasting, Inc. PO Box 1738 Bismarck, ND 58502-1738	Contributing
32BL202	Gold Seal Building	208 N 4 th Street	STC Broadcasting, Inc. PO Box 1738 Bismarck, ND 58502-1738	Non-Contrib.
32BL203	Dakota National Bank	212 N 4 th Street	Thomas E. and Marjorie Gunderson PO Box 2796 Bismarck, ND 58502-2796	Individually Eligible/ Contrib.

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32BL205	Chop Suey Restaurant	116 N 5 th Street	J. Senger c/o Duane Steffes 2924 Essex Loop Bismarck, ND 58504-7675	Contributing
32BL206	Bittis Billiard Hall	118 N 5 th Street	Leroy Walker 118 N 5 th Street Bismarck, ND 58501-4025	Contributing
32BL207	Blackstone Club	120 N 5 th Street	Daniel & Claudia Masseth 91 Country Club Drive Bismarck, ND 58501-9374	Contributing
32BL212	World War Memorial Building	215 N 6 th Street	Bismarck Park District 420 E Front Avenue Bismarck, ND 58504	Individually Eligible/ Contrib.
32BL213	Capital Chevrolet Building	101 E Broadway Avenue	City of Bismarck c/o Evan Lips, et al PO Box 775 Bismarck, ND 58502-0775	Contributing
32BL214	Hughes Auto Building.	123 E Broadway Avenue	Hanson Broadway Investment LLC 2100 E Broadway Avenue Bismarck, ND 58501-4928	Individually Eligible/ Contrib.
32BL215	Old Provident Life Building	201 E Broadway Avenue	J & L Development 3134 Winnipeg Drive Bismarck, ND 58501-0451	Contributing
32BL216	Hughes Apartments	202 E Broadway Avenue	Schirber, R-Shelter PTNRS c/o Goldmark PO Box 7220 Bismarck, ND 58507-7220	Individually Eligible/ Contrib.
32BL217	Little Building	217 E Broadway Avenue	Logan Centre Partnership PO Box 1857 Bismarck, ND 58502-1857	Contributing

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32BL219	Nicola Building	413 E Broadway Avenue	Rick & Theresa Kiemele 417 E Broadway Avenue Bismarck, ND 58501-4040	Individually Eligible/ Contrib.
32BL222	Johnnie's Gas Station	102 E Main Avenue	Robert J. & Debra A. Petryszyn 519 N 32 nd Street Bismarck, ND 58501-3214	Non-Contrib.
32BL223	Nash-Finch Warehouse	213 E Main Avenue	Burlington Northern c/o Gene and Lillian Zimmerman 3000 Ithaca Drive Bismarck, ND 58501	Individually Eligible/ Contrib.
32BL224	Chapman and Chapman Law Office	313 E Main Avenue	Burlington Northern c/o CFF;LLC PO Box 3212 Bismarck, ND 58501	Non-Contrib.
32BL225	Bismarck National Bank	322 E Main Avenue	Bismarck National Bank PO Box 2316 Bismarck, ND 58502-2316	Non-Contrib.
32BL226	Sweet Shop	408 E Main Avenue	Henry W. Shiu 410 E Main Avenue Bismarck, ND 58501-4042	Contributing
32BL227	International Harvester Garage	122 N Mandan Street	Manns Automotive Supply 1539 S Broadway Minot, ND 58701-5934	Contributing