

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received APR 9 1984
date entered

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

1. Name

historic Van Horn Hotel

and/or common Prince Hotel

2. Location

street & number 114 North Third Street N/A not for publication

city, town Bismarck N/A vicinity of

state North Dakota code 38 county Burleigh code 015

3. Classification

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

4. Owner of Property

name Bismarck Investors -- C/O John Rapaport, General Partner

street & number 200 City Place, 730 Hennepin Avenue

city, town Minneapolis N/A vicinity of state Minneapolis, MN

5. Location of Legal Description

courthouse, registry of deeds, etc. Burleigh County Courthouse

street & number 514 East Thayer Avenue

city, town Bismarck state North Dakota

6. Representation in Existing Surveys

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

date N/A N/A federal N/A state N/A county N/A local

depository for survey records N/A

city, town N/A state N/A

7. Description

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

Describe the present and original (if known) physical appearance

The Prince Hotel was constructed in two major four-story divisions with two additions. The original portion of the hotel, designed by Arthur Van Horn and built in 1916, includes the south wing and south 50' of the facade. The general construction of the building is steel frame with reinforced concrete. Foundation material is concrete block. The cement and tile walls are faced with tapestry-finished brick from Hebron, North Dakota. This long, rectangular building was constructed in two bays. The handsome facade and approximately 50' of the south elevation feature pilasters surmounted by terra-cotta capitals serving as cornice supports. Windows are double-hung one-over-one with brick header sills, jambs, and lintels. A brick string course separates the first and second floors. The street-level windows have large fixed panes with ribbed glass transoms. Several recessed brick courses are located between these windows. The rear bay of the original building is brick, unadorned except for brick header window sills. A cornice of two simple string courses and one string course with brick dentils surrounds the entire building.

The 1926 north wing is also of concrete and steel construction. This wing was designed to fit the approximately 25' space between the hotel and the Logan Building to the north. The facade brickwork and design match that of the original building, with cornice, string courses, and rusticated quoins. Fenestration in the north wing also matches that of the south wing. The north wing contained a restaurant/lounge known as the Blue Blazer and three floors of rooms. In 1928, the north wing was extended 50' to the west. This concrete construction, brick-sided addition contained a large-multi-purpose room known as the Princess Room and three floors of rooms. In 1966, a small one-story addition was constructed between the north and south wings. This addition extended the kitchen facilities of the hotel and added a boiler room for the purpose of converting the hotel to gas heat.

Today the appearance of the facade's ground floor is somewhat altered. The ribbed glass transoms have been covered, and aluminum frame and plate glass doors have replaced the originals. The Blue Blazer windows have been covered by a simple granite and latex diaper-work facade. A large neon sign proclaims the hotel's identity.

The interior of the Prince Hotel has been remodeled several times. The original 1916 building contained 93 rooms, lobby with raised writing room at the rear, cafe, and kitchen. When the hotel was remodeled in the 1920's, bathrooms and clothes closets were added to several rooms. This was accomplished by converting some bedrooms into pairs of bathrooms and closets. In 1946, following a fire in the Blue Blazer lounge, the hotel was redecorated and refurnished by Boutell's of Minneapolis, Minnesota, decorators of that city's Nicolett, Dykeman, and Curtis hotels. In 1966, the hotel's public areas were remodeled, and kitchen facilities were consolidated on the first floor. During this phase of remodeling, the facade entrance to the Blue Blazer was moved slightly south to the position where it is located today.

Though the public areas and hallways have undergone change, the Prince Hotel rooms retain a high degree of integrity of design and material, dating to the original dates of construction and the 1920's plumbing installation. Original doors, woodwork, hardware, plaster, and most of the original plumbing fixtures remain unchanged, except for placing blocking panels over each room's hall transom. The original public restrooms and baths continue to be utilized, as not all rooms were remodeled in the 1920's to include these facilities. In several rooms, a raised plaster frieze of roses and leaves borders the upper walls.

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The Prince Hotel and its north wing additions were designed by Bismarck architect Arthur Van Horn and his architectural firm Van Horn and Ritterbush. The south wing general contractor was Meinecke Building Company of Fargo and Bismarck. John L. Larson of Bismarck served as general contractor for the Princess Room addition. The 1960's kitchen and boiler room addition, as well as Blue Blazer and lobby remodeling, was designed by Bismarck architect Al F. Kosir with Meisner Construction Company of Bismarck serving as general contractor.

8. Significance

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

Specific dates 1916/1926/1928/1966 **Builder/Architect** Arthur W. Van Horn; Al F. Kosir

Statement of Significance (in one paragraph)

The Prince Hotel was founded as the Van Horn Hotel by Bismarck Improvement Company, the partnership of Arthur Van Horn and Edmund A. Hughes, two of Bismarck's most prominent early developers and businessmen. The only pre-1920 Bismarck hotel building to remain active in its original use, the Prince has housed guests and noted dignitaries, served as a meeting place for local organizations, and provided popular dining facilities for more than 60 years.

Arthur Van Horn, who designed the Prince Hotel building in 1915-1916, was one of the city's earliest and most prolific architects. Academically trained as an architect, and skilled as a carpenter, Van Horn established himself in Bismarck as an architect, contractor, and builder. From 1902 to 1907 he was architect and superintendent of buildings for the North Dakota State Penitentiary where he designed and supervised construction of the prison warden's residence, hospital building, twine plant, officer's dormitory, and other buildings. From 1907 until his death in 1931, Van Horn served as architect for all school buildings constructed in Bismarck. He designed many commercial buildings in Bismarck and Mandan, including the Bismarck Civic Auditorium (National Register 1976), Bismarck City Fire Hall (National Register 1978; demolished), and several buildings at the State Industrial School.

Van Horn formed the architectural firm of Van Horn and Ritterbush, with brothers R.A. Ritterbush and C.W. Ritterbush in 1920, which firm is now known as Ritterbush Associates. Van Horn was an organizer of Bismarck's first volunteer fire department and was a member of the North Dakota Architects Association, the American Institute of Architects, and the Ancient Order of Workmen. At his death the Bismarck Daily Tribune carried an editorial eulogy which read in part "There probably is no one in western North Dakota who has left more lasting monuments to his life's work than has Arthur Wesley Van Horn, designer and supervising architect of scores of buildings, both public and private, as well as hundreds of residential dwellings in this section of the state" (Bismarck Daily Tribune, April 21, 1931).

Edmund A. Hughes was the son of Alexander Hughes, who headed the selection commission that moved the Dakota Territorial Capital from Yankton to Bismarck in 1883. Edmund Hughes became one of the most influential financiers and industrialists in North Dakota. He and his father established the Hughes Electrical Company in 1895 when they purchased a generating plant at Bismarck. Hughes expanded the company operations to provide electricity to 25 western North Dakota communities and to parts of Montana and Minnesota. The company also supplied commercial steam heat in Bismarck, Fargo, Dickinson, and Glendive, Montana.

Hughes pioneered in the use of lignite coal for generating electricity, and in so doing he became one of the principal developers of coal mining in North Dakota. He founded the Knife River Mining Company, and by the mid-1920's his mine near Beulah was producing 1500 tons of coal per day to feed Hughes's electric generating plant there (Bismarck Daily Tribune, October 9, 1970). Hughes helped found the North Dakota Independent Telephone Company in 1906, which built long-distance telephone lines from Bismarck to Fargo and eventually tied in to lines serving Grand Forks and Minneapolis.

(See Continuation Page)

9. Major Bibliographical References

See Continuation Page.

10. Geographical Data

Acreeage of nominated property Less than 1 acre

Quadrangle name Bismarck, N. Dak.

Quadrangle scale 1:24,000

UTM References

A

1	4	3	6	3	6	0	0	5	1	8	4	9	5	1	0
Zone		Easting				Northing									

B

Zone		Easting				Northing									

C

Zone		Easting				Northing									

D

Zone		Easting				Northing									

E

Zone		Easting				Northing									

F

Zone		Easting				Northing									

G

Zone		Easting				Northing									

H

Zone		Easting				Northing									

Verbal boundary description and justification

Lots 4, 5, and 6 of Block 52, Original Plat of Bismarck

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

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Patricia M. Jessen and Kurt P. Schweigert

organization Cultural Research & Management, Inc.

date January 27, 1984

street & number P.O. Box 2154

telephone (701) 258-1215

city or town Bismarck

state North Dakota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

James E. Sherry

title State Historic Preservation Officer (North Dakota)

date March 29, 1984

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

date

5/10/84

Keeper of the National Register

Attest:

date

Chief of Registration

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Hughes was well known for his philanthropic efforts. In 1925 he purchased the site of the present Hughes Junior High School and Edmund A. Hughes Athletic Field, and donated the site to the Bismarck School system. Churches, hospitals, and other benevolent organizations in Bismarck and Mandan received large donations from Hughes. In 1962 he bequeathed \$1,000,000 for a fine arts center at the University of North Dakota, and a further bequest of the Prince Hotel to the University of North Dakota was a provision of Hughes's will on his death in 1970.

Hughes held interests in many businesses in Bismarck and Dickinson, North Dakota, including serving as director of the First National Bank and of the Provident Life Insurance Company in Bismarck. His contribution to the physical development of downtown Bismarck was great. The Bismarck Daily Tribune reported that "during a 10-year period that included World War I, the only major buildings constructed in Bismarck in which Hughes did not have a hand were the Post Office ... and the Liberty Memorial Building on the capitol grounds." (Bismarck Daily Tribune, October 9, 1970).

Some of the buildings constructed by Hughes, and designed by Van Horn, include the Mason Apartments (1922) and Hughes Office Building (now MDU offices)--both located at the corner of Second Street and Broadway; the Little Block and Olympia Building (formerly Hughes Electric and Telephone, now Capitol Trophy)--both at the corner of Third Street and Broadway; the Logan Building (1920) adjacent to the Prince Hotel on Third Street; the Quanrud, Brink, Reibold Auto Building (now Hedahl's) at First Street and Broadway; and the Webb Building (now Coast to Coast) on Fourth Street. Of the Hughes-Van Horn buildings, only the Prince Hotel became a business venture in which both men actively participated together. In 1928, Hughes gained complete ownership of the hotel, which he retained until his death in 1970.

The Prince Hotel opened for business as the Van Horn Hotel on November 11, 1916. The Bismarck Daily Tribune hailed the Van Horn as an "important addition to Bismarck's splendid group of hostelries" (Bismarck Daily Tribune, October 29, 1916). These hostelries, according to the 1916-1917 Bismarck City Directory, were the Grand Pacific Hotel (demolished), the Soo Hotel (National Register, 1983), Bismarck Hotel (demolished), McKenzie Hotel (National Register, 1976), and Palace Hotel (demolished). Of these hotels, the Prince has remained in operation continuously, housing celebrities and dignitaries including Shirley Temple, Eleanor Roosevelt, General George C. Marshall, and Roy Rogers and Dale Evans. The hotel's dining room for many years was considered to be Bismarck's finest restaurant, and is still a favorite meeting place for downtown businessmen, as it has been throughout its history.

The Prince Hotel's distinguished facade retains a high degree of original design elements. The edifice remains a physical manifestation and visual reminder of the aspirations of Arthur Van Horn and Edmund A. Hughes and their important contributions to the history and development of Bismarck.

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Major Bibliographical References

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Sharkey, F. S.

1984 Personal Communication with F.S. Sharkey, former bell-man and desk clerk of the Prince Hotel in 1944-1954, January 20, 1984.

Hetland, Leonard

1984 Personal Communication with Leonard Hetland, former bell-man and desk clerk of the Prince Hotel in 1937-1957, January 23, 1984.

1916 Bismarck Daily Tribune; October 29, 1916, page 1.

1918 Bismarck Daily Tribune; June 3, 1918, page 1.

1926 Bismarck Daily Tribune; December 14, 1926, page 1.

1946 Bismarck Daily Tribune; August 6, 1946, page unknown.

1966 Bismarck Daily Tribune; July 29 and November 25, 1966, pages unknown.

1970 Bismarck Daily Tribune; October 9, 1970, pages 1 and 13.