

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

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

For NPS use only  
received APR - 7 1983  
date entered

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

**1. Name**

historic Hotel, McKenzie Hotel

and/or common Riverside (preferred)

**2. Location**

street & number 418 Main St. \_\_\_\_\_ not for publication

city, town New England \_\_\_\_\_ vicinity of

state North Dakota code 38 county Hettinger code 041

**3. Classification**

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

**4. Owner of Property**

name J. Eileen Gardner Rodel and Bernard Rodel

street & number 418 Main St.

city, town New England \_\_\_\_\_ vicinity of state North Dakota 58647

**5. Location of Legal Description**

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

street & number 336 Pacific Avenue

city, town Mott \_\_\_\_\_ state North Dakota

**6. Representation in Existing Surveys**

title North Dakota Cultural Resources Survey has this property been determined eligible?  yes \_\_\_ no

date September, 1982 \_\_\_ federal,  state \_\_\_ county \_\_\_ local

depository for survey records State Historical Society of North Dakota

city, town Bismarck \_\_\_\_\_ state North Dakota

## 7. Description

**Condition**

excellent  
 ~~good~~  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

Riverside is a two-and-a-half story wood frame building facing east on Main Street in New England, North Dakota. Built in 1887 as a small hotel located on the bank of the Cannonball River, the building was one of New England's first structures. The original building was enlarged by two additions that were constructed before 1923.

The entire hotel is constructed on a fieldstone foundation and is sided in narrow wood clapboards. The center section of the structure is the original hotel building and is capped by a north-south gable roof. On the west is a hip-roofed addition, which is slightly wider than the original section and was built soon after the hotel opened. A second addition was added sometime after 1901 and is a gambrel-roofed section attached to the east side of the building. The entire building's roof has original wood shingles which are in place under asphalt shingles.

The center section is essentially square in shape. Diagonal cut wood shingles fill the gable ends. Each gable end has a set of side-by-side wood frame one-over-one windows topped by a decorative gable pediment. A wide trim board separates the gable from the main body of the building. Trim boards continue down each side of the center section and cap the foundation. On the second floor are located two-over-two windows, three on the north elevation and two on the south. The first floor had two-over-two windows, two on each the north and south elevations, which were replaced with awning windows in the 1950s.

The west section of the hotel was built on ground which slopes towards the river, and the basement becomes a full, exposed story on the west elevation. Two-over-two windows are located on the second story, with 1950s awning windows replacing the two-over-two first story windows. Two-over-two windows, placed in line with second story windows, light the basement. On the north, a ground level entrance provides access to the basement.

The east addition is the hotel's most decorative section. The gambrel roof is pierced by three dormers on the north and south elevations. These hip-roofed dormers each have a one-over-one window. Three one-over-one windows are located in the gambrel end on the east facade. Three two-over-two windows are on the north and south elevations. The two-over-two windows on these elevations' first story have been replaced with awning windows.

The building's Main Street facade is covered by a three-story porch. The original porch was open, and the first and second stories of the porch once wrapped around the north elevation. The north sections were removed and the bottom story enclosed in the 1950s. The second story on the east facade retains its original carved columns and brackets. Both the second and third stories of the porch are guarded by a railing constructed of square spindles. The top floor has short carved newel-posts supporting the railing.

Access to the porch is from centrally placed doors on the east facade. The doors on the upper two stories are flanked by one-over-one windows. The lower, enclosed level of the porch has large plate glass windows in the northeast corner.

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On the east addition's south elevation is a low addition, probably built at the same time as the east section of the hotel. This addition has a roof even with the street level and provides additional access to the basement through an entrance on its west elevation.

The interior of the building originally consisted of three floors of hotel rooms which opened off a central east-west hall. Storage and mechanical rooms, as well as one small apartment are located in the basement. The main, or first, floor of the hotel was altered in the 1950s to create the owners' private living quarters. The original east-west hall and stairways were retained, but the hotel's partition walls were removed. Wide woodwork was replaced with narrow, light-colored wood trim.

The second floor retains its central hall and stairway, as well as small hotel rooms in the east portion. Apartments dating from a 1928 remodeling, exist in the west part of the building. Woodwork on this floor consists of wide window and door moldings, baseboards, four-panel doors, and plank floors. The rooms have simple plaster with paint finishes.

Hotel rooms on the third floor were extremely small rooms partitioned off by wallboard walls. Simple woodwork on the floor was similar to the second floor. The partition walls have been removed to accommodate future apartments and the woodwork salvaged and stored for future use.

Adjacent to Riverside to the south are three buildings; a livery barn, chicken house, and garage. All three are wood frame structures with wood siding. The livery barn, built at approximately the same time as the original hotel, was used to feed, stable, and care for horses belonging to the hotel's guests. The barn is a long gable-roofed structure in good condition and is currently used for grain and materials storage. The chicken house was built circa 1930 and is in deteriorating condition. The three-car garage, also circa 1930, is still in use as a garage.

# 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

OTTER 8/16/83 - see TP #3

**Specific dates** 1887 **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The significance of the building constructed as a hotel and commonly known as Riverside, is in the role it played in the early settlement of southwestern North Dakota and its association with persons prominent in New England, North Dakota's history. The original hotel building was one of the first buildings to be constructed during 1887, when the town of New England was founded. New England was colonized by a group of people from Massachusetts and Vermont and the town was established much earlier than other settlements in Hettinger County. A sailor from Vermont, Captain Perry, built the first section of the hotel during the summer of 1887. The hotel served as lodging for people moving to New England, and as a stopping point for settlers traveling to southwestern North Dakota in search of land on which to homestead.

In 1890, Horace W. Smith, originally from Middlesex County, Massachusetts, became proprietor of the hotel. It was not until 1898 that Smith was issued a patent for the land on which the hotel was located. It was probably during Smith's management of the hotel that the size of the building was doubled by a large addition on the west. Smith, as well as operating the hotel, served as postmaster for the town of New England.

Smith sold the hotel to William C. McKenzie in 1901, and the hotel became known as the McKenzie Hotel. McKenzie expanded the hotel's capacity to fifty people with a large addition attached to the east part of the building. McKenzie was a prominent figure in New England's early history. In 1909 he platted the original townsite of New England. It is interesting to note that the hotel was not included within the original city limits, but was annexed to the city by a later ordinance. During McKenzie's ownership, the hotel provided overnight lodging to ranchers, settlers, stagecoach drivers, and prominent visitors to the area. Notable among these was the 1908 stay of North Dakota Governor John Burke.

Besides the hotel business, McKenzie was active in other areas of New England life and contributed to the growth of the small town. He served as postmaster, mayor, and president of the school board. He owned and operated a general store located on New England's Main Street. As well as a businessman, McKenzie was also involved with local ranching. Business in New England began to decline in the 1920s, and in 1923 McKenzie sold his general store to the Catholic Church (it later became part of St. Mary's school). He then left his hotel business behind and moved to Montana.

William L. Gardner assumed the hotel's mortgage payments in 1928. In order to breathe new life into the dwindling hotel business, Gardner remodeled the interior into seven to eight apartments with the remaining space for rent as hotel rooms. This project also included the installation of a forced air central heating system, hot and cold running water, bathrooms, and electricity. The renovation cost Gardner well over \$3,000.00

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreege of nominated property 3.21 acres

Quadrangle name New England, N.Dak.

Quadrangle scale 1:24000

### UTM References

A 

1	4	6	6	3	4	6	5	5	1	5	5	4	8	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** NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 4, T135N; R97W, Hettinger County, North Dakota, beginning at a point 2,600' north and 1,300' west of SE corner of Section 4, then 350' west, 400' south, 350' east, and 400' north to point of beginning.

### 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

J. Eileen Gardner Rodel and Bernard Rodel  
name/title Bonnie J. Halda, Historical Architect

N/A  
organization State Historical Society of North Dakota date February, 1983

418 Main St. (701)579-4359

street & number North Dakota Heritage Center telephone (701)224-2672

New England. North Dakota

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. Shroy

title State Historic Preservation Officer (North Dakota) date 3/11/83

For NPS use only

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

James McClelland date 5/12/83  
by/keeper of the National Register

Attest: Patrick Andrus date 5/10/83  
by/Chief of Registration

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From the time of his arrival in New England in 1912, Gardner distinguished himself in the development of southwestern North Dakota. He was a partner in the Murphy-Gardner Land Company, a venture that encouraged homesteading in the 1910s. When his partner died, Gardner formed his own real estate and insurance company. A man who believed that North Dakota had great potential in its natural resources, Gardner championed this cause through his directorship of the Hettinger County Greater North Dakota Association as well as serving as the North Dakota representative to the Legislative Committee of the National Reclamation Association. These promotional efforts culminated in Gardner's chairmanship at the dedication of the Theodore Roosevelt National Memorial Park in 1949.

Gardner's son, Paul E. Gardner, assisted his father in operating the apartment/hotel business. Beginning in 1935, Paul Gardner lived in the building. After his father's death in 1956, he assumed full ownership of the hotel. Paul Gardner had the first floor of the hotel remodeled in the 1950s for use as his family's living quarters, and remained living in the building until he died in 1980.

Paul Gardner played an important part in New England's more recent history. He was in the hardware business, as part owner of the Gardner and Zeren Hardware Store, and was director of the North Dakota Retail Hardware Association. Paul Gardner's contributions to New England included serving on the city council, being a member of and Fire Chief of the New England Fire Department, and serving for over twenty-five years as director of the Hettinger County American Red Cross.

Riverside remains in the Gardner family and is currently owned by Paul Gardner's daughter Eileen. Eileen, her husband, Bernard Rodel, and their family live in the former hotel and plan to rehabilitate the building for use as apartments. The building that once served as lodging for early settlers, was later used by new families as their first home, will soon be in service as housing for New England residents.

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Hettinger County Herald, "New England 75th Anniversary Edition," June 29, 1961.

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Brown Printing Company, Waseca, Minnesota, 1958.

Theodore Roosevelt National Memorial Park Dedication Program, June 4, 1949.