

United States Department of the Interior National Park Service

JUL 12 1989

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Barrington Apartments other names/site number N/A

2. Location

street & number 219 Twelfth Street South city, town Fargo state North Dakota code ND county Cass code 017 zip code 58102

3. Classification

Ownership of Property: private, public-local, public-State, public-Federal. Category of Property: building(s), district, site, structure, object. Number of Resources within Property: Contributing 1, Noncontributing 0 buildings, sites, structures, objects. Total 1. Name of related multiple property listing: N/A. Number of contributing resources previously listed in the National Register: 0.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet. Signature of certifying official: James E. Sperry, State Historic Preservation Officer (North Dakota), Date: June 27, 1989. State or Federal agency and bureau: State Historical Society of North Dakota.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: State or Federal agency and bureau:

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:). Signature of the Keeper: Beth Boland, Date of Action: 7/27/89.

6. Function or Use

Historic Functions (enter categories from instructions)

Multiple Dwelling

Apartment building

Current Functions (enter categories from instructions)

Multiple Dwelling

Apartment building

7. Description

Architectural Classification

(enter categories from instructions)

Elizabethan Revival

Materials (enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt

other N/A

Describe present and historic physical appearance.

The Barrington Apartments, located at 219 Twelfth Street South, Fargo, North Dakota, were built in 1923 and expanded in 1927 by Fargo businessman Abraham Solow. The original 12-unit apartment complex was built at a cost of \$28,421 and the 1927 addition with seven units cost \$22,000 (see appendices A and B). The Barrington is a three-story rectangular structure with a raised basement and four tower forms on the east facade. The towers serve as dominant features on the primary facade (see photo 1). The original building was designed by Fargo architect Joseph E. Rosatti, and constructed by the contracting firm of Anderson and Olson (see appendix C). The 1927 addition was constructed by C. L. Johnson and Son. The building's interior and exterior are of excellent integrity as few alterations have taken place since 1927. This structure constitutes a single building nomination.

The Barrington is 116 feet long and 41 feet wide on the south elevation and 42 feet wide on the north elevation. A basement apartment on the 1927 addition, apartment number 13, was converted into a laundry room in the 1950s, so the Barrington currently contains 18 one- and two-bedroom units.

The east, north, and south elevations are constructed of course red brick in running bond. The mortar joints have one-half inch joints. The mortar joints are course and still retain a light coloration achieved perhaps by adding lime or marble dust to the original mortar. The west elevation (rear of the building) is built in common brick with running bond. Portions of the common brick on the lower one-third of the west elevation have been painted red. Two bands of soldier coursing surround the perimeter of the Barrington with the exception of the recessed rear exit area. Soldier coursing also forms a cornice and head for both basement and upper level windows (see photo 3).

The three tower forms on the south end of the east facade are symmetrical; each is seven foot four inches deep and nine foot two inches wide. These towers contain an assortment of six/six, four/four, and three/one double hung windows (see photos 1 and 2). An approximate 16 inch square of stacked bond indenture also appears centered above the cornice and below the parapet surrounding the towers (see photo 2). The north tower is part of the 1927 addition and differs from the south towers in size and window

 See continuation sheet

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style (see photo 3). The north tower is 14 foot 2 inches wide and 8 foot 4 inches deep. The east facade of the north tower features four/four double hung windows while the east facade of the other three towers feature 12/12 sliders. The north elevation of the north tower has three four/four double-hung windows and one three/one double-hung window while the north elevation of the other towers have three 12/12 sliders. Although the north tower is larger and the windows are different, it is hard to discern the north tower as being part of an addition. The soldier coursing provides a head for basement and upper level windows in the north tower and stacked bond indentures are again found between windows and above the cornice.

Another tower like structure appears at the southeast elevation of the building. This three-sided tower resembles a bay window and juts out from the east facade and south elevation approximately six feet. The angled, staggered pocket corners accentuate the vertical appearance of the south and east elevations. The windows in this corner bay area are similar to those on the east facade towers and contain four/four and three/one double hung windows. Stacked bond indentures are also found above the cornice and between the windows in this bay area.

Because of the towers on the east facade, the two main entrances on the east are distinctive due to their deeply recessed appearance (see photo 1 and 38). Both entries on the east facade incorporate beige terra cotta which is in excellent condition. A rectangular medallion is centered above the door, flanked by shields, both of which further the Elizabethan appearance. The wooden door forms a three pointed arch at the top and features 12 window lights over a rectangular wood panel. The top three lights have beveled edges.

The north entrance to the Barrington apartments is part of the 1927 addition and provides access to the six apartments and laundry room (see photo 39). This entrance is of neo-classical design and much different than the east entrances. The name "Barrington" appears on a concrete panel below a strong concrete and brick overhang. The panel is supported by two pillars constructed of brick and concrete. The strong concrete and brick cornice terminates the Greek quality of this portal. The wooden door consists of six lights on the upper half and two rectangular panels on the bottom.

All entrances direct traffic to main floor landings which contain mailboxes and stairways leading to upper and lower level apartments. One original ceiling fixture appears in the north entrance landing. The

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massive pine staircases are simple in design and construction (see photo 8).

The apartments within the Barrington are all intact and appear to be spacious and well lighted. Many apartments have access to the area within the four towers facing the east facade or have access to the bay window area in the southeast corner of the structure. The towers are utilized as porches by most residents although the porch area in the basement is used for several purposes including storage and bathroom facilities. Textured plastered walls and maple flooring are found throughout the apartments. Flush pine with raised edges is used for trim throughout the apartment complex. Most of the trim has been painted. Nine foot ceilings appear in most apartments. However, several ceilings are now only eight foot four inches high as these were lowered. The ceiling tiles installed for that lower ceiling level appears to be 1950 vintage. Originally hot water supplied heat to the Barrington, but the apartments have since been converted to electric baseboard heat.

Several living rooms contain "Murphy" beds inside double doors secured with surface dead bolts. The bay area formed by the southeast tower form provides additional living room area for those four apartments on the south elevation of the building (see photo 14). Access to the porch areas within the four towers on the east facade is gained primarily through the living room. Porch ceilings are double beaded wainscoting and the porch walls are painted brick.

Some of the dining rooms retain original lighting fixtures while others have been replaced with more modern fixtures (see photo 17). Bedrooms contain built in closets and most bedroom floors are carpeted. Many bathrooms contain original bathtubs and water closets while others have been replaced with newer fixtures.

Kitchens were furnished with appliances which are still evident (see photo 20). A distinctive feature of many kitchens was an entrance door hung on a double mounted pivot hinge. Access to rear entry at the west elevation was gained through a kitchen door located at the west end of the kitchen (see photo 20). Basement apartments gained access to the west elevation fire escapes through the laundry rooms.

The rear exit fire escapes of the original 1923 building are deeply recessed and stairs and landings are used to service the top three levels (see photo 23). A smaller and narrower recessed stairway on the west elevation provides the exit route for units in the 1927 addition. The recessed area where the narrow stairway exists also marks the division

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point of the 1923 original structure and the 1927 addition. The only original north wall remaining from the 1923 structure is the 16 foot section to the south of the narrow fire escape. Basement units are serviced by concrete steps under the overhanging upper level fire exits.

The roof of the Barrington is flat with a continuous crenelated parapet. A plain brick chimney extends above the parapet near its north end. The chimney was at the north end of the 1923 building, but now the 1927 addition extends to the north of the chimney stack.

Other than the 1927 addition to the Barrington, few other alterations have taken place. A wooden patio deck was added on the north end of the west elevation in approximately 1975. Minor repairs were made on the fire escapes in 1960 and again in 1982, and roof repairs were made in 1985. The 1927 addition was so masterfully completed that it does not detract from the overall integrity of the building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

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Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A NATIONAL REGISTER

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1923-1927

Significant Dates
1923
1927

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Joseph E. Rosatti - Architect
Anderson and Olson - Builders

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The BARRINGTON APARTMENTS are significant for representing the brief trend in apartment construction in Fargo, ND between 1915-1930 that responded to growing tastes for greater sophistication and quality of design in multiple unit housing. Stylistic affectations and esteemed names, the hallmarks of apartments built during this era, were used as marketing devices to overcome negative associations with multiple dwellings from the early period of settlement.

Empirically, the developers learned that image, as well as location, was important in attracting the right kind of tenants. Therefore, they sought out the help of the community's small architectural profession and asked for buildings which were affectations of another, more esteemed, time and place. Thus, these apartments represent a variety of styles, from the stature of the neoclassical, to the romanticism of several regional gothic favorites. Like much of the eclectic architecture of the 1920's, there is in the Barrington a certain regional superficiality in the adaptation of the Elizabethan theme.

The Barrington is typical of this building trend and exhibits a very high degree of integrity today. Other similar buildings have been extensively remodeled or demolished in recent decades.

During the period of settlement, from 1870 through 1915, residential development in the City of Fargo clearly favored single family dwellings as was typical of the American ideal in that era. Multiple dwellings were available only in boarding houses and residential hotels located "between the tracks," and usually above commercial property. Catering to a transient population of salesmen, and itinerant workers who moved seasonally between summer farm work in North Dakota and winter lumbering

See continuation sheet

9. Major Bibliographical References

"Article Cites Fargo Architect." The Forum. June 10, 1959.

Fargo Building Permits, 1920-1987. Building Inspector's Office, Fargo City Hall. April 6, 1986.

Gronaas, Mrs. Oscar M. Interview on July 16.

"Historic Resources of North Side Fargo," National Registration, 1987.

"Joseph Rosatti, Architect, Funeral Monday," The Forum.

Lounsberry, Clement, North Dakota: Historic and People. Chicago: S. J. Clarke Publishing Company, 1917.

See continuation sheet

Previous documentation on file (NPS): N/A

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

Division of Archeology and Historic Preservation

10. Geographical Data

Acreeage of property Less than one acre.

UTM References

A 14 667850 5193070
Zone Easting Northing

C _____

B _____
Zone Easting Northing

D _____

N/A See continuation sheet

Verbal Boundary Description

The Barrington Apartments are located on the east 1/2 of the south 1/2 of Block 28 of the original townsite of Fargo, Cass County, North Dakota.

N/A See continuation sheet

Boundary Justification

The boundary includes all the east 1/2 of the south 1/2 of Block 28 of the original townsite that has historically been associated with the property.

N/A See continuation sheet

11. Form Prepared By

name/title John Wall/Private

organization Meide and Son, Inc.

street & number RR #3 Box 19

city or town Wahpeton

date 4/20/89

telephone (701)642-2103

state ND

zip code 58075

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in northern Minnesota, these downtown dwellings quickly acquired an image of instability and social unattractiveness. They were, for the most part, frame or simple brick buildings, dominated by the gross signage of a booming commercial environment. Such places were no place for unaccompanied young ladies to be seen after dark, to say nothing of living there. More refined gentlemen also sought other quarters.

As stable and style-conscious single-family neighborhoods began to take shape outside the downtown area by the early teens, a concurrent market developed for quality multiple residential units to serve the growing population of middle-class professionals who eschewed downtown as a satisfactory living environment.

Fargo benefited from a significant increase in population in the 1920's, reflecting the beginning of the rural to urban shift in the state which continues even today. This trend was reinforced by a statewide economic depression brought on by falling wheat prices in the post WWI era. Census data shows that between 1920 and 1930, rural habitation in North Dakota declined .5%, while the urban sector (2500+) increased by 28%. Fargo's population grew from 22,000 in 1920 to 32,000 in 1930. By 1923, Fargo had the highest valuation for business and residential real estate in the state, establishing its predominance as the urban center of the state. As the state's urban service center, the city attracted an inordinate share of young professionals and quasi-professionals to staff the governmental agencies, hospitals, schools and colleges of an expanding city. A review of City Directories for the 1920's and 30's illustrates a predominance of residents of the Barrington employed in nursing, teaching, and similar services and professions.

Real estate developers responded quickly to this new market, building new apartment buildings to serve this more discriminating clientele. Almost all were located just outside the commercial area, within walking distance of downtown and nearby institutions, yet firmly rooted in solid residential neighborhoods. Many replaced older settlement period homes which were beginning to show their age.

The Barrington can also be cited for architectural significance as typical of late Romantic Revivalism that cast off artistic conviction in favor of often non-academic and highly eclectic works. Barrington architect, Joseph E. Rosatti, redeemed the otherwise prosaic form and massing of the Elizabethan style apartment with skillful manipulation of brick and other masonry elements. As with the Barrington, Rosatti gave distinction to his Revivalist themes with an adept assemblage of brick and stone units into recognizable decorative treatments.

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Fargo architect Joseph E. Rosatti provided the designs for the Barrington in the English gothic, "Elizabethan" style. Rosatti stacked the small porch enclosures of each unit to create tower-like elements on the east (primary) facade, and set elegant contrasting terra cotta framed entrances between them to achieve an orderly but just slightly romantic character. A crenolated parapet reinforces the effect. Complex brick patterns and the raked velour dark red brick further the romantic feeling.

The use of brick patterns to enrich the wall texture and define spandrels, water tables, and cornice lines is typical of Rosatti's work. In numerous other projects in the area by Rosatti, one can see the same skill at intricate brick patterning for romantic effect and a penchant for well delineated entrances which seem always to almost stand in front of the wall and clearly declare themselves as portals.

Rosatti moved to North Dakota in 1917 after a brief stint with an architectural firm in Wassau, Wisconsin after graduating from the University of Michigan. he soon formed a practice with Ole E. Braseth, a partnership which endured until 1924, when Rosatti began to practice alone. In 1941, Rosatti left the practice of architecture to become an investment counselor. Two of his residential works are listed on the National Register of Historic Places as components of the Fargo South Eighth Street Historic District (H. Lashkowitz House G.S. VonSein House). Rosatti also designed St. Mary's School in Fargo, the McCormick Block at Fargo's Fifth Street, Jackson Hall at Oak Grove Lutheran Seminary, the Farmers Bank building in Breckenridge, Minnesota, the Roosevelt Junior High building, the old Moorhead City Hall, and the old American State Bank in Moorhead. According to family members still residing in Fargo, Rosatti left his practice for another field because business was poor at that time, but also because his quiet personality was not well suited to architecture. Rosatti had served for four years on the State Board of Architecture when he retired from practice. He died in 1969.

The 1927 addition to the Barrington continued the same romantic characteristics, but the north entrances added at that time is framed by a portal of far more neoclassical origins. It is in that architrave that the name Barrington was first applied. The 1928 edition of the City Directory is the first to apply the name to that address. Sanborn Insurance maps were not prepared between 1923 and the original construction, so no references to the building appears. When it does appear in the 1929 edition, it is referred to as the "Barrington Apartments". The precise origin of the name is not known, although suggestively, the property abstract does show a Barrington J. King as a public notary who affixed his seal to a transaction in 1912.

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By whatever etymology, the name represents the trend common to the other similar apartments of the area: the application of esteemed, often British, names above doors. Apparently it was felt that tenants would be more attracted to dwellings with names of stature and quality. Thus other apartments in the area exhibit names like "Blenheim" and "Stratford" and "Monticello" and "Mount Vernon". Others are derived less of architectural or historical origin but still sound "classy", such as the "Osgood". "Barrington" fits into this pattern as well. The pattern was apparently not yet established when the building was built in 1923, but by 1927 it was clearly the norm.

While perhaps not the works of a master, Rosatti's brick compositions reflect an understanding of the potential marketing value of Romantic Revivalist architecture. His projects do mirror the architectural taste for eclecticism applied more as a marketing tool than an artistic conviction common to the 1920's and well represented in the Barrington Apartments.

More importantly, the significance of the Barrington lies in its role in the social history of Fargo as the small city emerged from a settlement boom town to an established community with ambitious, but very middle class values. In a community otherwise constructed largely of modest single-family homes, the Barrington apartment documents a period in Fargo when changing social attitudes and heightened aesthetic awareness dictated the style, form and character of apartment dwellings.

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Lund, Mrs. Alvin. Telephone interview on July 24, 1987.

Pettibone's Fargo and Moorhead City Directory, 1922-1927.

Polk's Fargo and Moorhead City Directory, 1928-1923.

Ramsey, L. M. Ronald. An Historic Sites Inventory for Fargo, N.D. Filed with State Historical Society of North Dakota, 1979.

Roberts, Norene. "Downtown Fargo, North Dakota District." National Register Nomination, 1982.

Roberts, Norene. Fargo's Heritage. Fargo: Fargo Heritage Society, 1983.

Robinson, Elwyn B. History of North Dakota, 5th Ed. Lincoln: University of Nebraska Press, 1982.

Rosatti, Joseph (Buzz). Telephone interview on July 28, 1987.

Sanborn Fire Insurance Maps, 1922-1929.

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Barrington Apartments
219 Twelfth Street South
Fargo, ND 58102
Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

East elevation showing four tower forms, recessed entrances.

Looking northwest.

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Barrington Apartments
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Fargo, ND 58102
Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

Southeast corner perspective showing south tower and bay area.

Looking northwest.

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Barrington Apartments
219 Twelfth Street South
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Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

North elevation.

Northwest looking southwest.

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Barrington Apartments
219 Twelfth Street South
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Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

East elevation showing recessed entry between two towers.

East looking west.

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Barrington Apartments
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Fargo, ND 58102
Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

North entrance of 1927 entrance.

Looking south.

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Barrington Apartments
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Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

North entrance on east facade, showing door and decorative trim.

Looking west.

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Barrington Apartments
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Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

Plain stairway on main level.

Looking west and upward.

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Barrington Apartments
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Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

Basement living room in southeast corner of the building, showing utilization of bay area.

North looking south.

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Barrington Apartments
219 Twelfth Street South
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Site #23CS1730

Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

Typical kitchen, door opens to rear exit fire escape.

East looking west.

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Barrington Apartments
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Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

Lighting fixture in dining room, note original nine foot plastered ceiling.

Looking northeast and upward.

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Barrington Apartments
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Photo credit: John Wall
Date of Photo: August, 1987
Location of negative: State Historical Society of North Dakota
North Dakota Heritage Center
612 E Boulevard Avenue
Bismarck, ND 58505

Recessed rear entry fire escapes on 1923 building,.

Northwest looking southeast.

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