

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED NOV 2 1976

DATE ENTERED DEC 8 1976

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

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC McKenzie Hotel

AND/OR COMMON Patterson Hotel (Preferred)

**2 LOCATION**

STREET & NUMBER 422 East Main Avenue

CITY, TOWN Bismarck VICINITY OF CONGRESSIONAL DISTRICT 1

STATE North Dakota CODE 38 COUNTY Burleigh CODE 015

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" 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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Rose Patterson Estate

STREET & NUMBER 422 East Main Avenue

CITY, TOWN Bismarck VICINITY OF STATE North Dakota 58501

**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 58501

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE North Dakota Historic Sites Survey

DATE 1976  FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS State Historical Society of North Dakota  
Liberty Memorial Building

CITY, TOWN Bismarck STATE North Dakota 58505

# 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

The Patterson Hotel as originally built was seven stories high with a frontage of 75 feet on Main Avenue and 150 feet on Fifth Street (south and east elevations, respectively). There are no loadbearing walls in the structure, which has a framework of steel-reinforced concrete with interior partitions and floors of cast concrete slabs. The facing of the second through the seventh stories is custom-made 12-inch bricks, backed with hollow clay tiles. The first story is overlaid with cream-colored Bedford stone and concrete, culminating in the enrichment of the diagonally placed main entrance which visually anchors the curved juncture of the street facades. A pair of polished granite engaged Doric columns on plinths support a full entablature above the doorway and are themselves flanked by decorative panels. The classical/fantastical theme of the latter is expressed by dolphins with blossoming acanthus-leaf tails framing a fruit-filled compote raised on a ribboned column. An ornamental iron balustrade originally enclosed the curved roof of the entrance but has been removed. Between the fifth and sixth stories, on both the Main Avenue and the Fifth Street facades and on the rounded corner between them, there are stone panels once lettered The McKenzie but now reading Ed Patterson, after the hotel's builder. In the original roof treatment, prior to the construction of additional stories, the conventionality of a galvanized metal cornice was carried to novel extremes of both scale and ornament. Massive consoles, braced by guttae and hung with swags, interrupted a dentiled molding to support at intervals a uniformly dense series of modillions. The latter in turn carried a projecting corona with its wave-molding surface topped by Greek antefixae.

In 1920 a roof garden was built atop the seventh floor of the hotel, with the dance floor enlarged and an enclosed dining room added the following year. An eighth floor was walled and roofed over in 1924 but not completed until after 1930, when a ninth floor was also added following occupancy of the second floor by state offices displaced by the burning of the North Dakota Capitol. A partial tenth floor constructed during the 1930's includes two rooms for public entertainment: the Sky Room and the Tiptop Lounge. Both feature interior neon lighting, with an especially colorful scheme in the Sky Room consisting of recessed and diffused ceiling fixtures which alternately glow red, pink and silver. Two elevator towers (passenger and freight) dominate the roofline, with two penthouses occupying the upper stories of the south (passenger elevator) tower.

After 1913 a 2-story addition was built on the west elevation of the hotel. The drugstore which occupied the street level of the addition continued the pattern of mixed use originally established in the hotel block by a store in the west end of the Main Avenue facade and various shops in the basement. Following Prohibition, <sup>replaced</sup> the first floor of the addition was remodeled into the Peacock Alley Bar and Grill, which acknowledged the contemporary Art Deco style in its glass block facade and the cubistic flavor of its bar appointments and painted walls. Under a more prosaic name, the Patterson Bar and Lounge still operates, but the impact of its 1930's décor has been diminished by changes over the years.

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

The first floor interior of the hotel has two major public spaces, both of which appear nearly as built: the lobby and the dining room. The former, measuring 36 by 64 feet, features large plate glass windows with transoms of stained leaded glass, beveled and etched. The flooring is terra cotta; the walls consist of murals, gilt cornices, and buff-colored Kasota marble wainscoting; and the wood finish in mahogany. Square columns and pilasters support gilt-edged beams and are themselves embellished with gilt Ionic capitals and mahogany-framed mirrors at eye level. The ceiling, formerly gilt-painted burlap, is now green. The clerk's desk was at first located on the west wall but has been moved to the north wall, adjacent to the dining room. The latter is 42 by 56 feet, and its décor coordinated with that of the lobby in terms of tile flooring, murals, and mirrored Ionic columns and pilasters supporting beams. Plate glass mirrors above mahogany wainscoting encompass the room, with the brilliance of the effect augmented by leaded glass panels in the doors between dining room and lobby. The square dining tables for four are original, as is the earliest of three increments of bentwood side chairs, imported from Austria. Whereas the lobby chandeliers are new (replacing circular fluorescent fixtures which in turn replaced chandeliers installed when the hotel was built), the six brass and crystal dining room chandeliers, as well as the small wall lamps, are original. Both dining room and lobby are overlooked by a mezzanine, now partially converted to hotel offices but formerly serving as a writing area. On the dining room (north) wall of the mezzanine are leaded glass casement windows which match the glass dining room doors directly below and which, when opened, permit the use of the mezzanine as a musicians' gallery.

The main stairway of the hotel, a half-turn with landings leading up from the northwest corner of the lobby, is built of Kasota marble with brass balustrade. In the layout of the upper floors (which includes hallways 12 feet wide, 116 transient rooms, and 30 apartments), the optimum accommodations are the 8 suites on floors two through nine which occupy the rounded corner locations at Main Avenue and Fifth Street. Of these, the suites on the second and third floors are the most notable, with Suite 200 being a former setting for political caucuses but presently the offices of a local attorney. The parlor therein is approximately 21 feet square, with a brick fireplace in the southwest corner and a later enlargement to the alcove originally provided by the rounded wall construction. The same alteration occurred in Suite 300, directly above, where a screened balcony was brick-enclosed. The plan of Suite 300, which was the living quarters of Edward G. Patterson, also includes a circular foyer, parlor, dining room, bedroom, bathroom, office, and kitchen with pantry. The décor repeats that of the formal areas of the hotel in the extensive use of mahogany trim and beveled, mirrored glass.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input checked="" type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Services
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1910 BUILDER/ARCHITECT Edward G. Patterson (Builder)  
Herman Kretz (Architect)

## STATEMENT OF SIGNIFICANCE

For over 65 of Bismarck's 103 years of existence, the central business district of the city has been dominated by the Patterson Hotel, which at the time it was erected was the tallest building in North Dakota. It was the first project in the state to exploit the technology of steel-reinforced concrete and thus represents an innovative feat of structural engineering. As first executed, it was also identifiable as an adaptation of the late nineteenth century skyscraper form refined by Louis Sullivan. In proportions (length greater than height) and curved projecting corner, the original configuration of the Patterson bore a resemblance to Sullivan's Schlesinger and Mayer Building (Carson, Pirie, Scott and Company), Chicago, 1894. The hotel also illustrated Sullivan's early analogy of the skyscraper to a free-standing classical column composed of base (lobby and shops); shaft (stacked offices); and capital (embellished attic story). Sullivan's emphasis on architectural ornament was detectable in the dolphin panels and cornice of the hotel, although the bizarre aspects of these elements and their lack of organic, structural validity derived not from Sullivan but presumably were attributable to Edward G. Patterson and his architect, Herman Kretz of St. Paul.

The Patterson Hotel survives as a monument to the ambitions of its builder, one of North Dakota's most active pioneer entrepreneurs and political figures, and to the social and governmental practices of a past era. Edward G. Patterson (1866-1954), a native of Cleveland, Ohio, came to Bismarck in 1882, working first as a barber and later engaging in real estate activities. In 1893 he leased the Sheridan House, then Bismarck's principal hotel and its unofficial political headquarters since 1883, when the city was made the capital of Dakota Territory. In 1900, in order to make way for a new Northern Pacific Railway depot, the Sheridan House was moved from its location on the southwest corner of Main Avenue and Fifth Street to the southeast corner of the same intersection (and diagonally across from the future site of the Patterson Hotel). The 1877 frame building was then brick-veneered and opened by Patterson as the Northwest Hotel. It served as the headquarters of the Nonpartisan League (a product of the agrarian reform movement) from 1917 until it was destroyed by fire in 1921. In 1906 Patterson built the Soo Hotel (then the only 4-story structure in Bismarck) on the west side of Fifth Street between Main Avenue and Broadway; it is still a property of the Patterson estate, now operated as the Dakotan Hotel.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Maddox, Dawn. Personal interviews with Robert Therrien, Manager, Patterson Hotel, March 10 and 12, 1976.  
 . Personal inspection, March 12, 1976.  
 State Historical Society of North Dakota, Liberty Memorial Building, Bismarck, North Dakota, 58505: Patterson Hotel Photograph and Subject Files.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre  
 UTM REFERENCES

A	1,4	3,6,3,8,3,0	5,1,8,4,9,2,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE: Dawn Maddox, Architectural Historian  
 ORGANIZATION: State Historical Society of North Dakota  
 STREET & NUMBER: Liberty Memorial Building  
 CITY OR TOWN: Bismarck  
 DATE: October 26, 1976  
 TELEPHONE: (701)224-2666  
 STATE: North Dakota 58505

# 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.

FEDERAL REPRESENTATIVE SIGNATURE

*James E. Sherry*

TITLE: State Historic Preservation Officer

DATE: October 27, 1976

FOR NPS USE ONLY	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER	
<i>James E. Sherry</i>	DATE: 10/28/76
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION	DATE: 12/8/76
ATTEST:	
<i>[Signature]</i>	
KEEPER OF THE NATIONAL REGISTER	

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CONTINUATION SHEET

ITEM NUMBER 8

PAGE 5

The Patterson Hotel was built in 1910, opening for business on January 1, 1911, in time for the state legislative session that year. The name was originally the McKenzie Hotel, in honor of political figure Alexander McKenzie (1849-1922), Patterson's close friend. McKenzie, sheriff of Burleigh County and alleged agent for the interests of the Northern Pacific Railway Company, had been instrumental in the removal of the capital of Dakota Territory from Yankton (now in South Dakota) to Bismarck. Patterson came to be known as one of his most trusted lieutenants, having come in contact with McKenzie in the course of political activities of his own which had begun in 1892. That year Patterson became alderman from Bismarck's first ward, and two years later he was elected alderman from the fourth ward. The latter included the Sheridan House and became the power base for Patterson's future political endeavors because from it he could deliver the votes. He served three terms as mayor of Bismarck, 1896-1902, and was regularly elected to the city council until 1909, when Bismarck adopted the commission form of government in which commissioners were elected at large rather than from wards. Patterson lost the 1909 election but won a 4-year commission seat two years later. He had also broadened his interests to county government by 1906, when he was elected to the Burleigh County Commission. He was re-elected regularly and served continuously through 1926, acting as chairman for many of those years. Following an intensely bitter county election campaign in 1922 and the deaths of Alexander McKenzie that same year and Patterson's first wife, Agatha Slattery Patterson, in 1923, Patterson's interest in politics waned. He devoted his remaining years to operating his hotels and an 1800-acre ranch east of Bismarck.

Although the relationship of the Patterson Hotel to the politics of its time and place was initially established by the identity of its builder, the hotel ultimately assumed, within a larger political context, a role exceeding Patterson's own sphere of influence and lasting even after his death. The Nonpartisan League, for example, transferred its headquarters to the Patterson from the Northwest Hotel after the latter burned. A convention hall in the second story of a Main Avenue commercial block built by Patterson in 1906 and connecting with the Patterson Hotel on the west was recognized as the League's domain. It was ruled by future North Dakota governor and United States senator William ("Wild Bill") Langer (1886-1959), the League's most celebrated and controversial spokesman. After the 1883 North Dakota State Capitol burned in 1930, and in the two years before completion of the present Capitol, a number of state officers rented space in the Patterson Hotel, including the Attorney General, Commissioner of Immigration, Superintendent of Public Instruction, and Commissioner of Agriculture and Labor. The House Appropriations Committee continued to meet in the Patterson's Gold Room, a basement banquet

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 6

facility, for many years, and the Senate Appropriations Committee rented Suite 200, locally known as "the decision-making room," in the 1940's and early 1950's. Because so much of North Dakota's future was determined at political conclaves held at the Patterson, it eventually became identified in the public mind as something of an extension of the Capitol. The correlation was confirmed by one interviewee of the current North Dakota Oral History Project, who recalled that "You could always tell what went on at the Capitol by what had gone on the night before at the Patterson." (Interview with Ed Haag, Fredonia, Logan County, North Dakota; February 9, 1974; Tape Number 11, State Historical Society of North Dakota.)

From the time of its construction, the Patterson Hotel has occupied a prominent place in the social as well as the political milieu of Bismarck and North Dakota. In the 1920's its famous roof garden was advertised as the only such facility for dining and dancing between Minneapolis-St. Paul and the west coast. Public balls with elaborate menus, as well as private parties and banquets, filled the hotel's schedule, and over the years a succession of famous guests was entertained, including Theodore Roosevelt, Calvin Coolidge, Al Jolson, Jack Dempsey, Joe Louis, Lyndon B. Johnson, and John F. Kennedy. For thirty years after his death, until her own in 1975, Patterson's second wife, Rose Judge Patterson, operated the hotel, although on a diminishing scale dictated by changing economic conditions. Her heirs are presently directing a general refurbishing of the building, including the conversion of some transient rooms to apartments and repairs to the electrical and plumbing systems. Their aim is not only to restore the viability of a commercial enterprise, but also to insure the continued existence of an architectural and historic landmark.

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*p. 11.2.76*

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CONTINUATION SHEET

ITEM NUMBER 8

PAGE 6a

*Bonleigh Co.*  
McKenzie Hotel/Patterson Hotel, Bismarck, North Dakota.

Amendment: The name of the McKenzie Hotel was changed to the Patterson Hotel in 1928.