

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 Knerr Block, Floyd Block, McHench Building, and Webster and Coe Building

and/or common N/A

2. Location

street & number 13, 15, 17-19, and 21-23 8th St. S. not for publication

city, town Fargo vicinity of

state North Dakota code 38 county Cass code 017

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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> no	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A		<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Duane and Carol Rogne

street & number 801 N. 31st Avenue

city, town Fargo vicinity of state North Dakota 58102

5. Location of Legal Description

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

street & number 211 S. 9th Street

city, town Fargo state North Dakota 58102

6. Representation in Existing Surveys

title Knerr, Floyd, McHench and Webster and Coe Building has this property been determined eligible? yes no

date Winter, 1983 federal state county local

depository for survey records State Historical Society of North Dakota

city, town Bismarck state North Dakota 58505

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input 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

Buildings and photographs are keyed to the following numbers:

1. Knerr Block
2. Floyd Block
3. McHench Building
4. Webster and Coe Building

The (#1) Knerr Block, (#2) Floyd Block, (#3) McHench Building, and (#4) Webster and Coe Building are two story brick commercial structures of compatible design located on the west side of Eighth Street South between Main Avenue and First Avenue South, at 13, 15, 17-19, and 21-23 8th St. S., respectively.

The oldest is (#4) the Webster and Coe Building at 21-23, built in 1900. It is faced on the front facade with red pressed brick and stone trim and was built originally to accommodate two stores with apartments above. The front facade is symmetrical with a narrow central bay and a gracefully-arched recessed central brick entry leading to the apartments above. This entry divides two storefronts of equal width. Window openings are narrow with brick jack-arched lintels and red sandstone sills. The building has distinctive high-relief corbelled brick work at and below the cornice which continues on the south elevation, where the building is common cream brick. Central and end piers originally projected slightly above the parapet, but have been removed. The (#4) Webster and Coe building was constructed by Martel of Moorhead, Minnesota at a cost of \$9,400.00 in 1900. Martel was probably a carpenter or local contractor.

The next building north is the (#3) McHench Building at 17-19. Built in 1902 to accommodate two stores and apartments, it was designed for Andrew J. McHench by the Hancock Brothers, an early Fargo architectural firm. Of pressed red brick, its chief design feature is an arched arcade of brick which ties together six windows at the second story with a brick running course at the springing line of the arches. The cornice is detailed with dentils and a continuous panel of alternatingly recessed and projecting brick. It has a plain brick parapet, into which was originally inset a raised stone name block "McHench Bldg."

The next building to the north is the (#2) Floyd Block at 15, built in 1910. Also of red pressed brick, this building has a single bay, plain stone window lintels and sills, a running course above the windows, a paneled and dentiled brick cornice, and a plain brick parapet, capped with stone, with a metal name block "Floyd."

The northernmost building is the (#1) "F. O. Knerr" building (1910) at 13 8th St. South, so designated by the name block set in an arched parapet. This building is faced in yellow pressed brick with a butter joint. Plain stone sills and lintels tie together pairs of windows in two sets at the second story. This building also has elaborate corbeling and dentiling at the cornice.

The four buildings have been undergoing a certified tax rehabilitation. Part I was approved on April 10, 1982, and Part II was approved on December 15, 1982.

The owner is rehabilitating the buildings to provide 14 apartments on the second floor and commercial space on the first. This approved rehabilitation consists of removing panels and materials applied to the first stories. In the case of the (#1)

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Description, continued:

Knerr building, which was previously stuccoed and half-timbered on the first story, the stucco is being repainted. The buildings, all of common cream brick on west, north, and south elevations, are being stuccoed on the west and north. The first story on the south, where the brick was formerly painted, is being repainted. New refurbishing is being undertaken on the west elevation (rear) where apartment entries are located. The second story apartments are being partially gutted and new materials, wiring, sheetrock, and general updating is being added. New anodized and glass windows with greater energy efficiency and that match the original window's configuration are being installed in the apartments. The owner has been consulting the Division of Archeology and Historic Preservation in Bismarck as the certified rehabilitation progresses.

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/
<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 1900 to 1910 **Builder/Architect** (3) Hancock Bros; (#1 & 2) unknown
 (4) Martel (builder)

Statement of Significance (in one paragraph)

These four adjacent buildings constitute a solid front of excellent early turn-of-the-century commercial structures, displaying a continuity of fenestration and decorative brickwork. Because they are on a one block commercial street south of downtown they have survived and are the best example in Fargo of the former appearance of streetscapes all over town at the turn-of-the-century. They represent very well the feel and associations of early commercial Fargo, and demonstrate the compatibility of different patterns of brick detailing in buldings of the same scale and massing.

Because they lie south of Main Avenue, the early commercial street in downtown Fargo, these brick commercial blocks have survived recent efforts of the city of upgrade the downtown area. They represent the appearance of once-unbroken streetscapes in the downtown area and the elaborate brick detailing, rich in texture, which once typified downtown commercial buildings. These particular blocks were originally built as a response to the 1898 erection of the Cass Gilbert-designed Northern Pacific depot (National Register, 1975) on Main Avenue at the head of 7th St. S. The new station spurred a general upgrading of business construction in the immediate area of the station, including the unit block of 8th St. S.

The (#3) McHench Building is one of two buildings associated with Andrew J. McHench, early Fargo speculator, who erected the commercial Gothic style Masonic Block in 1884. The Masonic Block is located immediately to the north across the alley from the (#1) Knerr Block at 11 8th St. S. McHench was the second actual settler of the Fargo townsite and he served as the first Superintendent of Schools in Fargo. The McHench Building represents an excellent example of early Hancock Brothers designs. The Hancocks were an early architectural firm in Fargo who practiced there from 1882 to 1929. They favored classical designs, including the arched arcade motif represented on the McHench Building. The Masonic Block was placed on the National Register in 1979 and is compatible with the present four buildings to the south which are the subject of this nomination.

The Knerr Block is associated with the Frank O. Knerr creamery. It was the second location of the Knerr creamery, which simultaneously operated another building on Northern Pacific Avenue (razed) in 1911. The creamery grew rapidly after 1900. It represented a successful attempt to diversify production in the predominantly agricultural Red River Valley, which drew much of its wealth from the cash crops raised in the rich alluvial soil. The (#1) Knerr Block was quickly outgrown. In 1920, the Knerr creamery moved to a larger building, designed by William Gillespie, Fargo architect, at 822-24 Main Avenue nearby.

For the past 60 years, these 4 buildings have survived because they housed a succession of small businesses which serviced the large residential area to the south of First Avenue South.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreege of nominated property less than 1 acre

Quadrangle name Fargo South, N. Dak.

Quadrangle scale 7.5' Series

UTM References

A

1	4	6	6	8	3	6	0	5	1	9	3	3	0	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

All of Lots 11 and 12, Block 8, Original Townsite (see attached plat map) Fargo, North Dakota.

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 Norene A. Roberts, Ph.D.

organization Historical Research, Inc.

date February 12, 1983

street & number 5535 Richmond Curve

telephone (612) 929-2921

city or town Minneapolis

state Minnesota 55410

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

date 3/22/83

For NPS use only

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

by Linda McClelland
Keeper of the National Register

date 5/12/83

Attest: Patrick Andrews
Chief of Registration

date 5/10/83

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Bibliography:

City Assessor's Office. Permit #1053 (McHench building), dated May 16, 1902 and Permit #1026 (Webster and Coe building), dated July 26, 1900; and City Assessor's computer list or property owners for 1982. Fargo City Hall, Fargo, North Dakota.

Fargo City Directories (variously published by Pettibone and Co. and R.L. Polk and Co.) 1900-1945.

Fargo Forum. Centennial Section 3 "Webster House Built in 1884." Sunday, June 15, 1975, p. 12.

Glimpses of Cass County, North Dakota. Fargo: A. J. Schaus and R.C. Williams, 1917, p. 144 (McHench Building photograph).

Masonic Block National Register Nomination. Dated June 18, 1979. On File: State Historical Society of North Dakota, Bismarck, N.D.

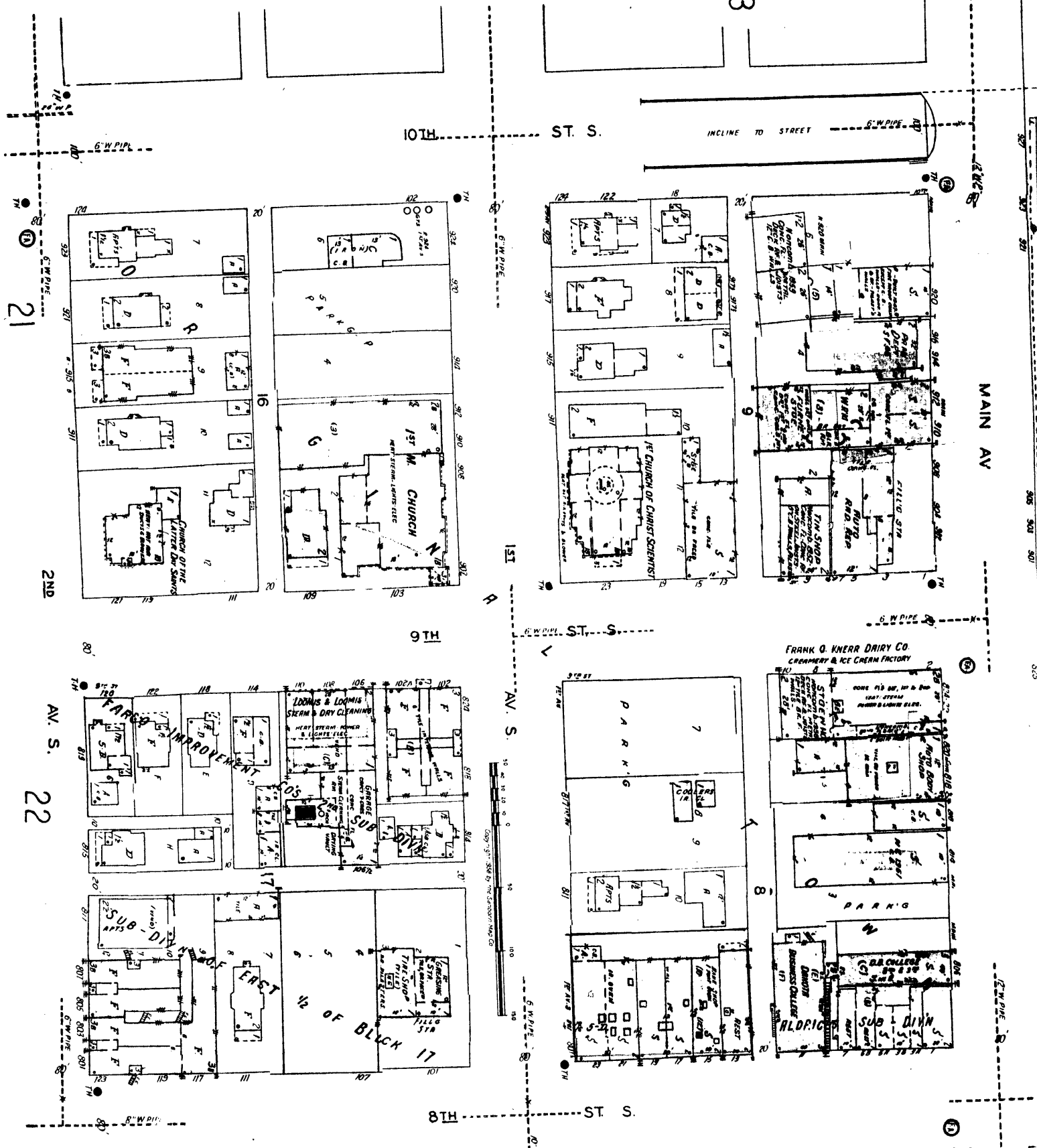
Sanborn Insurance Maps. 1901, 1905, 1910, 1916, 1922, and 1928 updated to 1970.

Tax Certification for Knerr, Floyd, McHench and Webster and Coe Buildings, U.S. Department of the Interior, dated 3/23/1982.

8th St. S. bldgs.

Sanborn Map,
1958 updated to
1970, p. 14

North
Scale: 1/2" = 50'



21

2ND

AV. S.

22

13

10TH ST. S.

INCLINE TO STREET 6" W. PIPE

MAIN AV

9TH

8TH ST. S.

AV. S.

8TH

ST. S.

N.P. AVE

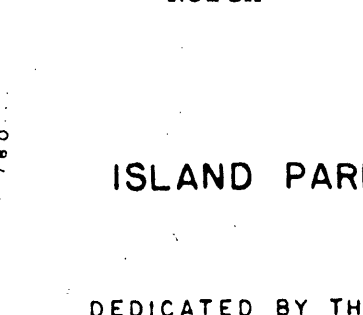
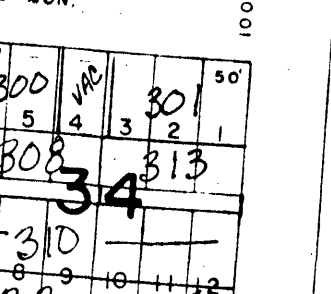
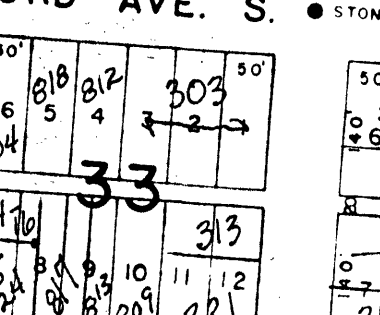
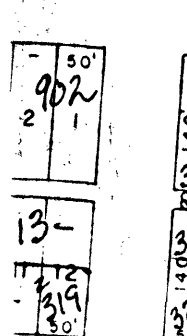
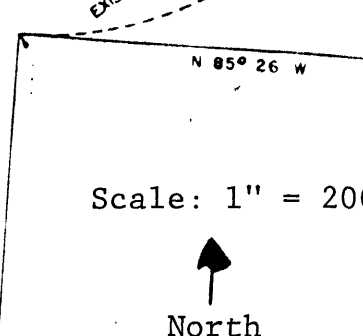
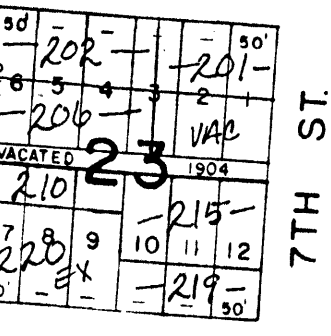
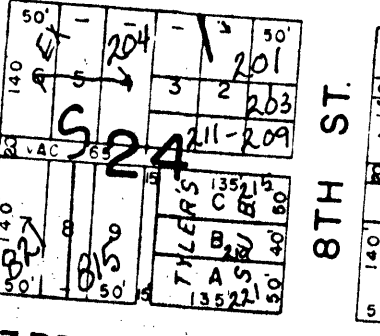
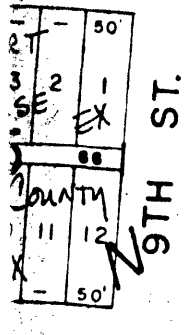
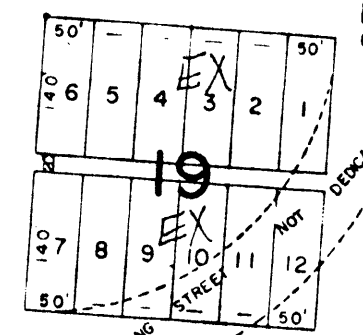
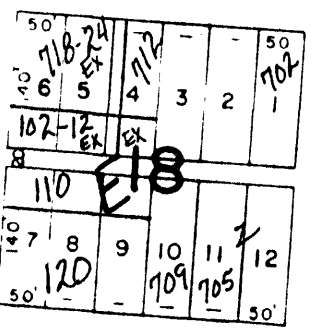
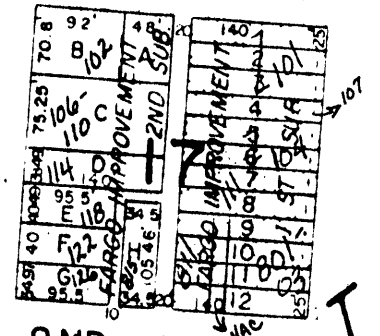
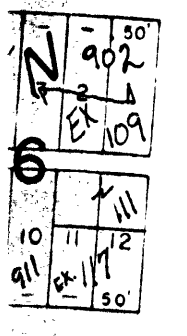
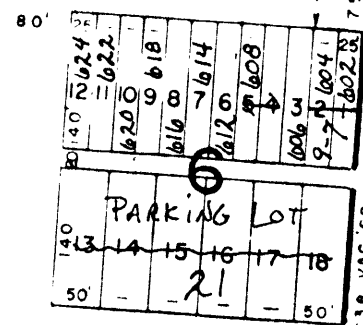
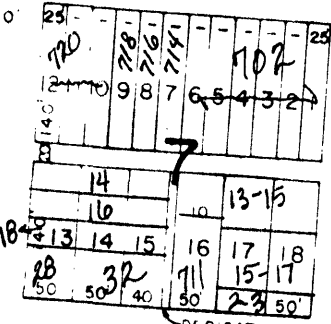
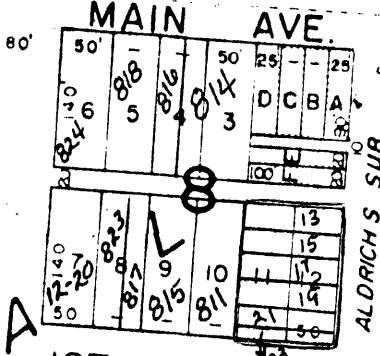
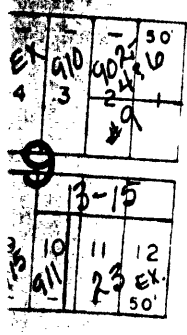
1/4 COR.

R.R. OUTLOT NO. 3

NORTHERN PACIFIC R.R.

BROADWAY

OF MAIN AVENUE



Scale: 1" = 200'



ISLAND PARK

DEDICATED BY THE