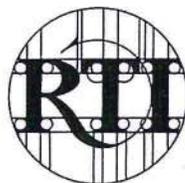


# HISTORIC ARCHITECTURAL INVENTORY AND EVALUATION OF DOWNTOWN BISMARCK, NORTH DAKOTA

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February 2000



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Historic Architectural Inventory and Evaluation  
of  
Downtown Bismarck, North Dakota

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## INTRODUCTION

Utilizing federal funds provided by North Dakota Department of Transportation (NDDOT), the City of Bismarck plans to reconstruct a 5-block segment of the city's Main Avenue (US Highway 10). The project corridor extends from Washington Street east to 7<sup>th</sup> Street, passing directly through Bismarck's historic downtown core (Figure 1). Proposed actions call for widening the existing road prism one foot to the south and three feet to the north between Washington and 3<sup>rd</sup> Streets and two feet to the north between 3<sup>rd</sup> and 6<sup>th</sup> Streets. Road work will include placement of a concrete road surface and replacement of curbs, gutters, sidewalks, street lights, traffic signals, and other related items. The City of Bismarck has contracted with Ulteig Engineers, Inc. of Bismarck to design the planned improvements.

Section 106 of the National Historic Preservation Act, as well as other federal and state legislation, requires NDDOT to determine if the Main Avenue construction project will affect any cultural resources properties that are eligible for listing in the National Register of Historic Places. Toward that end, in 1998 NDDOT contracted with LTA, Inc. of Laramie, Wyoming to conduct an inventory and evaluation of historic buildings and structures (i.e., resources 50 years in age or older) on both sides of Main Avenue in the project corridor. The project corridor included five properties already listed in the National Register; LTA completed an intensive-level inventory of 27 additional properties. LTA determined five of these eligible for National Register-listing and the remaining 22 not eligible. Four modern buildings were also noted in the project corridor.\*

On June 9, 1999, representatives of the City of Bismarck, NDDOT, the State Historic Society of North Dakota (SHSND), and Ulteig Engineers met to discuss the Section 106 status of the Main Avenue reconstruction project. The meeting was also attended by a representative of Renewable Technologies, Inc. (RTI), a cultural resources consulting firm of Butte, Montana. It resulted in general agreement that additional inventory and evaluation work was needed to determine if the project corridor was part of a historic district, which might include adjacent areas of Bismarck's downtown. Ulteig Engineers subsequently sub-contracted with RTI to complete a comprehensive historical and architectural inventory and evaluation of downtown Bismarck.

This report documents RTI's findings. It is presented in several sections, as follows:

- a detailed discussion of the methods RTI employed during its inventory and evaluation work;
- context statements discussing the historical development of Bismarck and the architectural evolution of the city's downtown;
- a National Register evaluation of the downtown Bismarck as an historic district; and
- and a description of National-Register eligible properties outside the historic district.

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\* The results of LTA's inventory are documented in: Dori M. Penny, *Results of a Historic Architectural Study Along Main Avenue Between Washington Street and 7<sup>th</sup> Street in Bismarck, North Dakota*, prepared by LTA, Inc., Laramie, Wyoming for North Dakota Department of Transportation, Bismarck, North Dakota, May 1998.

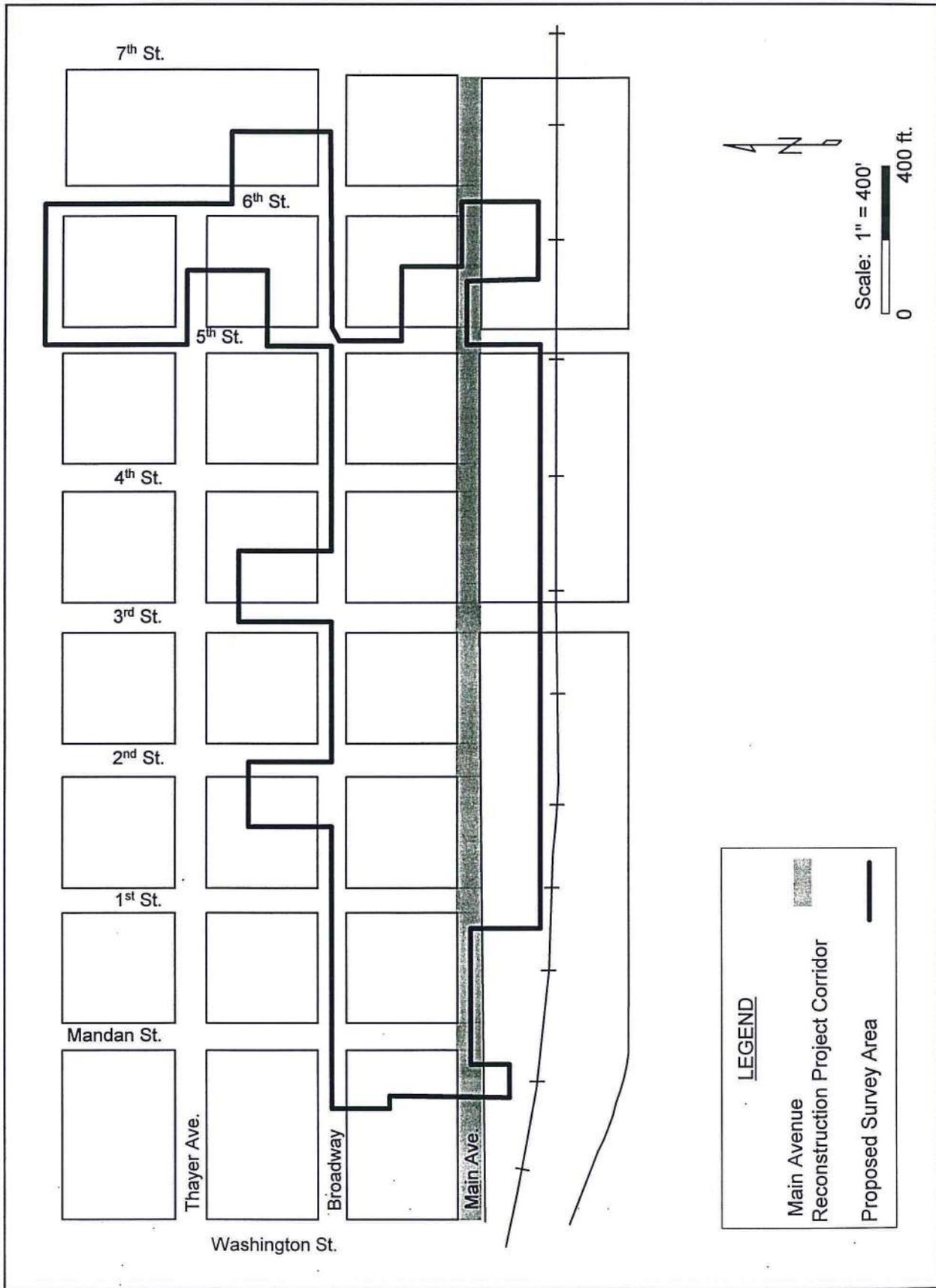


Figure 1. Location Map Showing Main Avenue Reconstruction Project Corridor and Proposed Survey Boundary for the Historic Architectural Inventory

## METHODOLOGY

A survey boundary for the inventory of downtown Bismarck was suggested by NDDOT and SHSND staff members. As proposed, it encompassed most of the reconstruction project corridor and adjacent blocks to the north between Main and Broadway Avenues. It also included several properties on the fringe of that area (see Figure 1).

SHSND proposed a two-level approach for recording properties in the survey area: an intensive-level inventory and reconnaissance-level inventory. An intensive-level inventory of a property collects sufficient information to fully complete a North Dakota Cultural Resource Site (NDCRS) architectural form. It was specified for the following types of properties in the survey area:

- those properties recorded by LTA that required an re-assessment of the eligibility determination; and
- all previously-unrecorded historic properties.

A reconnaissance-level survey collects less detailed information than intensive-level work and requires completion of only page 1 of a NDCRS architectural form. Properties in the survey area to be recorded at the reconnaissance level include:

- properties already distinguished by National-Register listing, and
- all modern buildings and structures.

No further investigation was required for LTA-recorded properties for which there was a consensus eligibility determination.

Architectural historian Mary McCormick served as RTI's project director for the downtown Bismarck inventory. McCormick completed the field work for the inventory during the last two weeks of July 1999. The effort began with a windshield inspection of the proposed survey area. During this investigation, McCormick noted the location and street address of each building in the area on a current computer-generated map of the downtown; this map shows the footprint of extant buildings in the area. The windshield inspection also looked at city blocks immediately outside of but adjacent to the proposed survey area. This was done to determine if other historic properties nearby could potentially contribute to a downtown historic district. It was found that the NDDOT/SHSND-determined survey area was appropriate, encompassing the full extent of a possible district.

The windshield inspection was followed by field survey work. Information gathered for properties recorded at the intensive level included a detailed description of a building's construction materials, architectural style and stylistic details, current condition, and any alterations since construction. Architectural elements of National-Register listed and modern properties recorded at

the reconnaissance level were noted in less detail. McCormick also photo-documented each property using 35mm color print film. All work performed was consistent with guidelines and standards set forth by the Secretary of the Interior and the SHSND.\*\*

A second component of the field work involved historic research. This effort attempted to determine the date of construction, original owner and/or occupant, architect, builder and current owner of each historic property. It also gathered broader-based information necessary to develop contexts on the historical and architectural evolution of downtown Bismarck. Repositories investigated included the Bismarck's Assessor's Office, the City Building Inspection Office, Bismarck Veterans Memorial Library, and the State Historic Society of North Dakota Library and Archives.

The names and addresses of current property owners were derived from computerized tax assessment records at the City's Assessor's Office. While these records also provided a date of construction for a property, these dates, in general, are estimates and can not necessarily be considered accurate. A noted exception is for properties built after about 1940. Consequently, RTI largely relied on these records to verify the construction dates of the modern properties recorded.

RTI also consulted building permits housed at the Building Inspection Office for site-specific information. While well-organized by street address, this collection contains relatively few of the original construction permits for buildings in the inventory area and virtually no permits for any construction work prior to the 1920s. However, information listed on the available permits proved invaluable; this includes permit date, property owner, and often the builder and the architect.

RTI consistently relied on the Sanborn Fire Insurance Company maps of Bismarck to verify construction dates. A complete collection of this map series is housed at the SHSND Library and Archives, and includes editions for the years 1884, 1888, 1899, 1904, 1908, 1912, 1919, 1927 and 1949. Each of these editions fully covered the survey area. Besides narrowing a building's construction date to a specific span of years, the Sanborn maps also provided information on construction materials, function, and the approximate date of major additions.

Bismarck city directories were reviewed to help to determine the original and/or subsequent occupants of a property. This effort was somewhat limited by the fact that the earliest available directory for Bismarck dates to 1910. In addition, a reverse index—a listing of business and residential occupants by street address—was only provided in directories published in the late 1930s and thereafter.

Other sources consulted included a variety of secondary and primary materials at the SHSND Library and Archives. These materials are listed in the bibliography section at the end of this report. In addition, interviews were conducted with several local informants. Ann Vadnie, Ed Kautzman, Amy Sakariassen, and Eric Sakariassen all generously gave of their time and knowledge.

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\*\* See: *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation* (48CFR19044730-44734) and J. Signe Snortland et al, *NDCRS Site Form Training Manual*, Bismarck: Division of Archeology and Historic Preservation, State Historical Society of North Dakota, 1989.

Preparation of the site forms took place after the completion of the field survey. Ulteig Engineers assisted in this effort by providing a base map from which RTI easily generated individualized site maps for each property. Copies of the forms were submitted to the SHSND for review and the assignment of site numbers in early December.

## HISTORIC CONTEXT

### Introduction

Bismarck is located in the south-central North Dakota on the east bank of the Missouri River. It is the Burleigh County seat and the state capital. Fargo, North Dakota's largest urban center, lies about 190 miles to the east. Geographically, Bismarck is situated within the Missouri Plateau region of the northern Great Plains. East of the Missouri River, the plateau is comprised of gentle rolling hills largely devoted to the production of agricultural crops. The plateau west of the river is more rugged and arid, and better suited for livestock raising. It is underlain by extensive oil and coal deposits.

The essential elements of North Dakota's physical and cultural geography have been the strongest factors impacting its historic patterns of settlement and growth. The state has been marked by a long-term, continued economic dependence on agriculture and extractive industry. Both of these endeavors are traditionally cyclical in nature, with years of profitability and favorable markets followed by periods of relative economic hardship. Simultaneously, North Dakota agriculture is further impacted by the harsh and variable climate that is characteristic of the northern Great Plains. These circumstances have resulted in a local economic and social history that is distinguished by varied but repeating cycles of boom and bust. The impacts of these cycles are felt statewide, primarily in rural regions but even in North Dakota's largest cities. The history of Bismarck is, in many ways, a reflection of this pattern, although its role as a governmental and medical center has provided it with relatively stable industries that somewhat tempered the region's turbulent economic climate. Bismarck's historic development, in turn, is embodied in the evolution of the built environment of its downtown core.

### Overview History of Bismarck

#### *Background to Initial Euro-American Activities in North Dakota*

The first Euro-American visitors to the future state of North Dakota were fur traders and explorers, arriving in the late eighteenth century. Over the next 50 years, representatives of several American and British companies and others developed thriving trade networks with the region's Native American populations. During that time, the great Missouri River—which cut through the western portion of the region—became a major transportation corridor for fur traders to ship and receive their goods. The Missouri's role as a transportation corridor expanded in the late 1850s and early 1860s, as steamboats worked upstream from St. Louis carrying passengers and provisions destined for the fertile valleys of the Pacific Northwest and newly-discovered gold fields in the Northern Rocky Mountains.<sup>1</sup>

Except for the fertile Red River Valley in far eastern Dakota adjacent to the Minnesota border, Euro-American activities in northern Dakota Territory remained largely transitory in nature and resulted in little permanent settlement before the early 1870s. A major factor limiting more intensive settlement was the lack of an efficient and reliable means of transportation into the region,

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<sup>1</sup> For a history of Euro-American activities in North Dakota before the early 1880s, see Elwyn B. Robinson, *History of North Dakota* (Lincoln: University of Nebraska Press, 1966), Chapter 3-5.

isolating northern Dakota Territory from the nation's major population centers and markets. While steamboat travel was well-established on the Missouri, the river was only open to traffic for a relatively short time each year, and travel by steamboat often proved not only unreliable but quite hazardous, given fluctuating water levels, shifting sandbars, and other obstructions. More importantly, riverboat travel only provided access to a narrow corridor through the territory.<sup>2</sup>

Conditions for increased Euro-American settlement in northern Dakota Territory began to improve in early 1870s, when the Northern Pacific Railroad started construction of the first railroad line into the region. This line was part of an ambitious plan by the Northern Pacific to establish an east-west railroad linking Minnesota with the Pacific Coast. In early 1872, the line reached Fargo in the Red River Valley, and work began to push it west across the southern portion of northern Dakota. The construction effort brought increased attention to the region, and immediately attracted new settlers and townsite development along the proposed route.<sup>3</sup>

### *Bismarck's Founding and Late-Nineteenth Century Development*

Bismarck is one of several North Dakota communities to owe its beginnings to the construction of the Northern Pacific's transcontinental railway. As early as winter of 1871-72, speculators and settlers began to flock to site where the railroad was expected to bridge the Missouri—a relatively narrow and easily-crossed segment of the river long-used as a natural ford by Native Americans. By the spring of 1872, some newcomers had set up a make-shift tent camp on the wide floodplain east of the river at the proposed crossing, anticipating the location of an end-of-the-line town there. The military also soon established a presence near the crossing, constructing an infantry post to house troops assigned the task of protecting railroad surveyors and other workers from Indian attacks. First known as Camp Greeley but soon renamed Camp Hancock, the post stood about one mile north of the settler's tent camp on a terrace well above the reach of Missouri River waters. Shortly after Camp Hancock became active in early August of 1872, representatives of the Northern Pacific platted a townsite named Edwinton in the immediate vicinity of the post. Much to the disappointment of the tent-camp dwellers, it soon became clear that railroad had dropped plans to build on the flood-prone river plain, and would instead route the railroad directly through Edwinton. By time the first railroad train reached the townsite in June 1873, it had been renamed Bismarck, in honor of the famous German Chancellor. The new name was an apparent attempt by railway officials to attract German capital to the financially-strapped railroad.<sup>4</sup>

In its first year, Bismarck boomed as literally hundreds of settlers and speculators swarmed to the new railhead. An estimated 1200 people lived in the community by 1874, and Bismarck boasted a thriving commercial district. Early enterprises included hotels, mercantiles, meat markets, bakeries, a drug store, restaurants, salons, livery stables and a host of other businesses common to a

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<sup>2</sup> Ibid., 90, 91, 99, 106-107.

<sup>3</sup> Ibid., 125-127.

<sup>4</sup> Ibid., 131; George F. Bird and Edwin J. Taylor, Jr., *History of the City of Bismarck, North Dakota, The First 100 Years 1872-1972* (Bismarck: Bismarck Centennial Association, 1972), 11-16; Ken Rogers, editor, *Bismarck by the River* (Bismarck: Bismarck Tribune, 1997), 4-6; Federal Writer's Project, *The WPA Guide to 1930s North Dakota* (Bismarck: State Historical Society of North Dakota, 1990), 114.

frontier town. In addition to the plethora of establishments offering food, shelter, and entertainment, Bismarck soon had numerous important social amenities including a public school, churches, as well as northern Dakota's first newspaper, the *Bismarck Tribune*. In 1873, Bismarck assumed its first significant civic role, that of the seat of government for newly-organized Burleigh County.<sup>5</sup>

Bismarck continued to prosper through the 1870s, ironically due largely to the misfortune of the Northern Pacific Railroad. After reaching the town in 1873, the company had experienced financial collapse and indefinitely suspended further construction of its transcontinental line. As a result, Bismarck retained its position as the end of the rail town, and soon became a major transportation hub and transshipment point for the northern frontier. Two important stage routes headquartered at Bismarck, one serving the newly-discovered gold fields in the Black Hills to the southwest and other Fort Keogh to the west near present-day Miles City, Montana. Much of the steamboat travel on the Missouri River, although less frequent than in earlier years, also started out of Bismarck rather than farther downstream as it had previously.<sup>6</sup>

In 1879, the Northern Pacific Railroad had financially recovered to the point that it was able to resume construction, marking the beginning of the end of Bismarck's role as a transportation and transshipment outpost. A further blow to the city came when the railroad chose to establish its local base of operation at the newly-platted townsite of Mandan, directly opposite Bismarck on the west bank of the Missouri. Despite this disappointment, however, as the major established commercial center in central Dakota Territory, Bismarck was well poised to benefit from a wave of new settlement sweeping into the region. The "Great Dakota Boom" resulted from a combination of events, including improvements in flour milling and agricultural implement technologies, and growing national demands for wheat and other agricultural products. The Northern Pacific and other railroads helped promulgate the boom, initiating intensive marketing campaigns designed to lure new settlers to lands served by their respective lines. While most new settlers favored the rich farmlands of eastern Dakota Territory, cattlemen began to locate ranching operations in the vast grasslands further west as early as the late 1870s. As the boom progressed in the early 1880s, the farming frontier spread west, and, naturally, Bismarck became the retail and trade center for the outlying agricultural community.<sup>7</sup>

Bismarck's position as a leading city in northern Dakota was further solidified in 1883 when it was designated the new capital of the territory. The effort to move the capital from its previous location at Yankton had been led by the Northern Pacific, which wanted the capital on its main line. In 1889, when the state of North Dakota entered the union, delegates struck a deal to keep the capital in Bismarck, cementing the town's role as the center of both county and state government.<sup>8</sup>

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<sup>5</sup> Bird and Taylor, *History of City of Bismarck*, 17-26; Rogers, *Bismarck by the River*, 6, 11.

<sup>6</sup> Bird and Taylor, *History of City of Bismarck*, 61-66; *WPA Guide to 1930s North Dakota*, 115-116.

<sup>7</sup> Bird and Taylor, *History of City of Bismarck*, 63; Robinson, *History of North Dakota*, 134, 144-145; 186-187.

<sup>8</sup> Robinson, *History of North Dakota*, 201, 210-211; Bird and Taylor, *History of the City of Bismarck*, 43-55.

The transformation of Bismarck from a rough-and-tumble frontier town to a prominent urban center was reflected by a wave of new construction in the city during the early to mid-1880s. Bismarck's designation as the territorial capital in 1883 was accompanied by the construction of a capitol building in town. About this same time, the county erected an impressive new two-story brick courthouse and jail at Bismarck. Many business owners demonstrated their faith in the city's rich future by investing in inventory, increased staff, and new buildings. Numerous types of business were added to those started in the 1870s, in particular businesses related to real estate development and construction.<sup>9</sup>

By the late 1880s, the Great Dakota Boom had come to an end, new settlement in North Dakota lagged, and the state entered into a period of economic depression. In Bismarck, the population fell from 3,167 in 1885 to 2,186 in 1890. As the economic depression gripped the entire nation and continued into 1890s, Bismarck fared somewhat better than other towns and cities in the state due to its importance as a regional trade and shipping center and the seat of state and county governments. By 1898, the city had regained its previous population loss. That same year, an intense fire consumed much of the downtown. Many entrepreneurs quickly rebuilt, providing a clear sign of Bismarck's economic vitality.<sup>10</sup>

### *The Second Dakota Boom, 1898-1918*

At the turn of the century, North Dakota entered into its second major boom period, which lasted until the First World War. Immigrants from troubled European nations swelled the populations of large eastern and Midwestern cities, creating an increased demand for food. In response, agricultural prices rose, which in turn led to a wave of new railroad construction and farm settlement in the Great Plains, including North Dakota. High wheat prices coupled with high yields encouraged most settlers to devote their efforts almost exclusively toward wheat production. North Dakota's population grew rapidly, from 270,000 in 1898 to 637,000 in 1915. During that period, the state's wheat yield increased from 69,000,000 to 159,000,000 bushels, and North Dakota became the nation's leading wheat-producing state. Also, the miles of railroad track in North Dakota almost doubled, increasing from 2,662 miles to 5,226, and the railroad network extended into nearly every corner of the state.<sup>11</sup>

The second Dakota Boom ushered in an unprecedented era of growth and prosperity at Bismarck, as the city reaped the rewards of its strategic position on the Northern Pacific mainline and rank as the largest trade center in the south-central reaches of the state. In the early 1900s, Bismarck became a regional distribution center for several concerns, most notably agricultural implement dealers and wholesale food distributors. Numerous seed and grain companies started doing business in the city as well. Commercial enterprises catering to the needs of Bismarck residents and the surrounding agricultural populations also increased in number, and in the array of

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<sup>9</sup> Robinson, *History of North Dakota*, 211; Bird and Taylor, *History of City of Bismarck*, 12, 44-49, 70-79; Sanborn Fire Insurance Company, "Map of Bismarck, North Dakota," 1884.

<sup>10</sup> Robinson, *History of North Dakota*, 153; Bird and Taylor, *History of City of Bismarck*, 103-107; Sanborn Company, "Map of Bismarck," 1899.

<sup>11</sup> Robinson, *History of North Dakota*, 235-236, 246-247.

goods and services provided. Of particular note, Bismarck saw the construction of several new grand hotels which quickly became unofficial board rooms for local and state politicians and businessmen alike. Civic improvements abounded, including the opening of new schools, a public library, city auditorium, and modernization of the city's municipal water and sewer systems. Bismarck also became established as an important regional medical center with the opening of a clinic in 1902 and the city's first hospital in 1909, and in 1913 it became the site of a federal courthouse and post office. By the late 1910s, Bismarck's population numbered nearly 11,000, almost fourfold over that of 1900.<sup>12</sup>

Bismarck's early twentieth-century boom further benefitted from the construction of additional railroad links to the city. One of the earliest was in 1901, when the newly-formed Bismarck, Washburn & Fort Buford Railway opened a line from the state capital north to Wilton and Washburn. The line tapped a promising coal field near Wilton, and provided a shipping outlet for agricultural producers. The new railway was soon acquired by a much larger firm, the Minneapolis, St. Paul, & Sault Ste. Marie (the "Soo Line"). The Soo Line was a large, Minnesota-based railroad that undertook an ambitious expansion plan across North Dakota during the early 1900s. The Washburn line eventually connected with other Soo trackage to the north, as well as a new Soo route built from Bismarck to southeastern North Dakota and Minnesota. This gave Bismarck the enviable position of boasting two through railway lines which competed for local traffic. The Northern Pacific remained the dominant local carrier, however, and solidified its position by building three new branch lines from the Bismarck/Mandan area to promising new agricultural and mining districts to the northwest (Killdeer), southwest (Mott), and southeast (Linton). Together, this expanding railway network radiating from Bismarck helped further solidify the city's position as a regional trade and distribution center.<sup>13</sup>

#### *Inter-War Years, 1918-1942*

The end of World War I in 1918 brought a drastic decline in agricultural prices and the collapse of North Dakota's wheat economy. The state's residents, in anticipation of a greater production of wealth than had ever occurred, mistakenly established too many farms, cities, and banks. Many farmers defaulted on their debts and left their lands. A number of banks, which had overextended credit to farmers, failed. The nationwide Great Depression of the 1930s compounded North Dakota's already precarious economic situation. Wheat production declined precipitously as drought and grasshopper plaques devastated crops. Moreover, agricultural prices continued to be low through the decade.<sup>14</sup>

Bismarck generally weathered the economic hardships of the 1920s and 1930s better than other areas of North Dakota, in particular the small rural towns. Its relatively diverse economic base helped support Bismarck during the years of depression. In common with North Dakota's urban centers, the population of Bismarck continued to grow as some farmers, who left their lands, sought

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<sup>12</sup> Bird and Taylor, *History of City of Bismarck*, 119, 123-129, 143, 152-159; Sanborn Company, "Map of Bismarck," 1904, 1908, 1912, and 1919.

<sup>13</sup> Robinson, *History of North Dakota*, 237-238.

<sup>14</sup> *Ibid.*, 372, 397-398.

employment in the town. Another important economic development was improvement of a transcontinental highway that passed directly through the downtown—U.S. Highway 10—and the construction of a bridge to carry the highway over the Missouri River between Bismarck and Mandan in 1922. During the period, Bismarck's role as a distribution center also attracted a number of automobile and farm implement dealerships that brought an infusion of cash to the city. Besides supporting a large automobile dealership industry in Bismarck, new car owners in surrounding hinterlands bolstered the city's economy in another, probably more important way. Automobiles greatly increased the mobility of rural dwellers, allowing them to take advantage of larger and more diverse commercial enterprises in the city, in addition to the recreational facilities available there. In addition to Bismarck's commercial and recreational offerings, institutions such as the county and state governmental offices, schools, and hospitals drew people to the city. They also provided stable employment for a relatively large number of workers.<sup>15</sup>

#### *World War II and the Early Post-War Boom, 1942-early 1950s*

Like the rest of the nation, the economy of North Dakota revived from the effects of the Great Depression in the early 1940s, when increased rainfall improved growing conditions and the onset of World War II brought increased demands for food products. Wheat production in North Dakota reached record levels throughout the war years, and both market demands and crop prices remained strong. Total personal income in the state nearly tripled. North Dakota's agricultural economy continued to burgeon after the end of the war, aided in large part by an ever-growing reliance on mechanized farming and the consolidation of farms into larger, more efficient operations which could more readily support a family. The process of rural population loss and urban gain established in previous decades continued at an even greater rate.<sup>16</sup>

In common with most major urban centers in North Dakota, Bismarck experienced both an economic and population boom in the post war years. Besides its traditional role as regional center of trade, distribution, and government, Bismarck benefitted from two new important developments. The first came in 1947, when the U.S. Army Corps of Engineers and Bureau of Reclamation started construction of Garrison Dam on the Missouri, a large irrigation and power-generation project. While the construction site lay 70 miles to the north, Bismarck was the closest big city to the project and met many of its needs for equipment and services. The post-war economic boom at Bismarck—already huge when compared to all previous developments—received another tremendous boost as large oil reserves were successfully tapped in western North Dakota starting in early 1951. Bismarck quickly became a center of oil leasing activities, and the home-base to a several major oil companies. A contemporary report of the flurry noted that “virtually all the

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<sup>15</sup> Ibid., 379; Bird and Taylor, *History of City of Bismarck*, 165-169, 175, 180-189; Sanborn Company, “Map of Bismarck,” 1927; “Census Shows Bismarck to be Fastest Growing City in North Dakota,” *Fargo Forum*, 11 December 1926..

<sup>16</sup> Robinson, *History of North Dakota*, 424-425; 443-445.

available office space [was] snapped up by independent brokers and landmen.” The oil boom remained strong through the decade, contributing to a near doubling of Bismarck’s population from 18,500 in 1950 to 27,600 in 1960.<sup>17</sup>

### *Epilogue*

Bismarck has continued to grow and prosper throughout the late twentieth century. Local, state, and federal government offices proliferated, providing much of the city’s economic base. Medical facilities also expanded. The railroad’s impact on the city has waned over the years, and trains no longer stop in the city. However, the construction of Interstate 94 through the Bismarck in the 1960s strengthened the city’s role as a transportation hub and commercial center. In the early 1990s, the population at Bismarck neared 53,000. Bismarck currently ranks as North Dakota’s second largest city, second only to Fargo.<sup>18</sup>

## **Architectural Evolution of Downtown Bismarck**

### *Developments of the Late Nineteenth Century*

Bismarck’s original townsite plat provided the basic grid for the city’s initial growth and was the focus of most commercial, industrial, and civic development in the city well into the twentieth century. Surveyed with a layout common among nineteenth-century Midwestern railroad towns, the Bismarck town plat reflected the importance of the Northern Pacific: the railway alignment precisely bisected the townsite, and was the focal point for intended development. Systematic grids of streets both north and south of the railway ran parallel and perpendicular to the tracks. The plat’s north sector occupied a relatively-flat terrace, making it an ideal location for townsite development. A commercial district—unimaginatively named “Main Avenue”—was laid out along the first parallel street north of the railroad tracks, with narrow business lots lining both sides of the thoroughfare. Several rows of residential blocks backed the commercial district. Less favorable building conditions were found in the plat’s southern sector, where a relatively steep slope dropped down to the floodplain. Consequently, the original townsite developers only surveyed the street alignments in the area, leaving further subdivision of blocks to the future.<sup>19</sup>

Camp Hancock, which stood at the west end of Main, served as the nucleus for much of the initial development at the fledgling townsite in late 1872 and early 1873. With the arrival of the Northern Pacific Railroad in Bismarck in June 1873, however, the railway’s depot at the corner of Main and Fifth became a second focal point for development. Commercial activities quickly spread along Main between Camp Hancock and the depot, and also began extending northward up the nearby cross streets. Bismarck’s earliest inhabitants built homes on residential lots adjacent to the

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<sup>17</sup> Ibid.,459-462; Bird and Taylor, *History of City of Bismarck*, 243, 261, 265, 275; “Bismarck Bursts its Seams,” *Bismarck Tribune*, 21 July 1972.

<sup>18</sup> “Top 24 ND Cities,” [www.growingnd.com](http://www.growingnd.com), 1999; “North Dakota at a Glance,” [www.nass.usda.gov](http://www.nass.usda.gov), 1999.

<sup>19</sup> Joseph E. Turner, surveyor, “Edwinton, Burleigh Co. D.T.,” plat map filed 8 February 1874, revised 19 February 1913.

commercial district, and the first civic buildings also appeared. In the early 1880s, the Burleigh County courthouse stood on townsite lots in the northeast corner of the plat, while the state capitol was located north of the city limits on land donated by the railroad. Townsite blocks south of the railroad tracks, for the most part, remained vacant.<sup>20</sup>

The architectural evolution of downtown Bismarck's built environment during the late nineteenth century was fairly typical of other quickly-developed railroad towns in the American West. Many of Bismarck's first business owners initially set up shop in tents, but those that stayed soon moved into buildings constructed of log or lumber. While these first buildings offered better shelter from the elements than tents did, most were little more than hastily-constructed one-story shacks lacking foundations, and with vernacular false fronts providing the only architectural detail. These first buildings were replaced relatively quickly, as Bismarck's initial boom progressed through the late 1870s and into the early to mid-1880s. This new construction phase was characterized by the appearance of larger, more substantial buildings, some two to three stories in height. The district's first brick-clad buildings also appeared during this era. Most new commercial buildings featured a storefront facade with large display windows. Ornamental details, in general, were limited to a simple projecting cornice with brackets. However, a few entrepreneurs built with an eye toward providing the downtown with a more sophisticated air, and erected richly-embellished buildings that reflected popular high-style architectural tastes of day, such as the Italianate, Renaissance Revival and Gothic Revival styles.<sup>21</sup>

Many of downtown Bismarck's late-nineteenth century buildings were destroyed in the city's infamous fire of 1898, while others succumbed to demolition in anticipation of new construction in subsequent years. Only a handful of pre-1898 commercial buildings are known to survive downtown today. While most of these buildings have been extensively remodeled to the point that they no longer retain their historic appearance, one—the Dakota Block (32BL156 at the northeast corner of E. Main and N. 2<sup>nd</sup> St.)—is largely intact and stands as a strong visual reminder of the high level of architectural sophistication achieved by some late nineteenth-century Bismarck landmarks. Built in the early 1880s, this three-story brick edifice features an elaborate corbeled cornice, prominent pilasters, and Gothic-point arches at the third story windows. Original iron columns remain at the storefront.

### *The Second Dakota Boom, 1898-1918*

The end of the nineteenth century proved to be a turning point for downtown Bismarck's built environment. While the 1898 fire saw the loss of many downtown buildings, the destruction provided an incentive to rebuild on a larger and more permanent scale. After the fire, virtually all new downtown construction utilized "fireproof" construction, and brick exterior walls became the standard. The fire year also coincided with the onset of the second Dakota Boom, which fostered a resurgence in the city's growth and greatly expanded economic development. As the boom progressed into the 1910s, the intensity of building construction in the downtown increased and new commercial construction spread into former residential areas, in particular, along Broadway Avenue,

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<sup>20</sup> See 1873 photograph of Main Avenue in: Rogers, *Bismarck By the River*, 6.

<sup>21</sup> Jim Christianson, ed., *Historic Downtown Bismarck* (Bismarck: The Downtowners, 1989), np; see photographs in: Bird and Taylor, *History of City of Bismarck*, 28, 51, 71, 79.

the first thoroughfare north of Main. Downtown businesses were supported by new warehouses and other industrial facilities, constructed along the Northern Pacific tracks. The city's increased importance was further signified by new civic buildings, many erected along the fringe of the commercial district.

The form and style of Bismarck's early twentieth-century commercial architecture varied somewhat depending on the tastes and financial resources of the builder, but, in general, were consistent with nationwide trends. Most of downtown Bismarck's new commercial buildings were relatively small two- to three-story edifices intended to house the business of one or two local merchants. Because most of Bismarck's businessmen lacked sufficient funds to retain the services of a professionally-trained architect, building designs tended to be the products of local contractors and craftsmen. Wood-frame buildings veneered by brick walls dominated during the boom's early years. Roofs were flat or slightly-sloped and hidden behind parapets. Buildings at the heart of the downtown stood side-by-side, often sharing party walls, and were aligned directly along the edge of the sidewalk without setback, creating a solid and cohesive streetscape. The street level of a building was reserved for store facilities, while apartments, hotel rooms, offices, or meeting halls occupied the upper stories. Storefronts typically displayed a recessed central entry flanked by full-width display windows, all under a band of transom windows; this arrangement provided the retail area with a source of natural light, and also allowed passerbys to view the goods displayed inside. Retractable cloth awnings at the storefront created a ceiling for pedestrian traffic. While decidedly vernacular in style, most new commercial buildings of the 1900s and early 1910s incorporated decorative elements suggestive of late-nineteenth century Victorian designs such as cornices of pressed metal or elaborately-patterned corbeled brick, paneled frieze work, sills and belt courses of stone, arched windows, and finished pilasters.

As the era progressed, however, significant evolutions in both architectural style and construction technology began to surface in Bismarck's commercial district. Exuberant, Victorian-era ornamentation fell from favor, and by the 1910s most new commercial buildings were sparsely adorned, with little more than shallow corbeling, plain cornices, and simple brick patterned courses. Fenestration patterns revealed a new focus on larger, rectangular-shaped window openings. Simultaneously, wood-frame or load-bearing brick construction methods were superceded by the development of commercial building designs utilizing steel or reinforced concrete structural skeletons. As with most historic influences on Bismarck's architecture, this change was a reflection of period national trends rather than local factors. Work by noted Chicago architect Louis Sullivan and others in the 1890s demonstrated the feasibility of steel-frame and reinforced-concrete construction for multiple-story buildings reaching "skyscraper" heights. The exterior walls of these structural skeletons were typically infilled with hollow clay tile blocks. Brick remained the preferred material for wall veneer, especially on street facades. The brick itself was harder and of better quality than that used in the 1800s, and came from a variety of sources, including the well-known brickworks in Hebron, North Dakota.

Several merchant-class vernacular-style commercial buildings of the period remain in downtown Bismarck today. While some have lost their historic storefront configuration to remodeling efforts, the upper story facades of most of these buildings still easily recall their early-twentieth-century heritage. Representative examples of the earlier, more elaborately detailed commercial brick style include the Sweet Shop (c.1900; 32BL226 at 408 E. Main), Knowles Jewelry Building (c.1900; 32BL196 at 119 N. 4<sup>th</sup> St.), Dahl Block (c.1905; 32BL167 at 410 E. Main), and the

Homan Building (c.1912; 32BL194 at 117 N. 4<sup>th</sup> St.). A selection of transitional-style commercial buildings includes the Lasken Block (c.1911; 32BL168 at the northeast corner of E. Main and N. 5<sup>th</sup> St.), BPOE (1918; 32BL159 at 206 E. Main), and the Annex Hotel (c.1910; 32BL220) at the northeast corner of E. Broadway and N. 5<sup>th</sup> St).

Bismarck's increasing prosperity during the second Dakota Boom also fostered the construction of several architectural landmarks in the downtown. These edifices were much larger than their merchant-class counterparts and, for the most part, featured a readily-identifiable high-style design. Nationally and in North Dakota, fresh classically-inspired designs and exotic revivals rather than the eclectic architectural forms of the late nineteenth century were favored. State-of-the art construction technologies dominated. The relatively sophisticated architectural appearance of these buildings, in general, reflected a reliance on professionally-trained architects rather than only local builders and craftsmen.

One of the most outstanding new buildings of the period was a combination freight and passenger depot erected by the Northern Pacific Railway in 1901. Designed by the nationally prominent architectural firm of Charles Reed and Allan Stem of St. Paul, Minnesota, the depot (32BL16 at 411 E. Main) was the first building in Bismarck built with a skeletal system of reinforced concrete. It was further distinguished by somewhat fanciful ornamentation rendered in the Mission Style, first popularized in California during the 1890s. A few of the depot's most noteworthy architectural elements included dome towers, a front portico framed by Tuscan columns, shaped parapets, and stucco wall veneer garnished with chips of marble once intended for use in the Minnesota State Capitol.<sup>22</sup>

Most major commercial projects of Bismarck's second boom were sponsored by the city's wealthiest capitalists. An early and important player was August McKenzie, an agent of the Northern Pacific who was credited with masterminding the relocation of the Dakota territorial capital to Bismarck. McKenzie financed the construction of one of the first and finest new commercial buildings erected in the downtown after the 1898 fire—the three-story brick Webb Brothers Block department store (32BL56 on the southwest corner of E. Main and N. 4<sup>th</sup> St.). Designed by architects Butler and Ryan of St. Paul, the Webb Brothers Block was notable for its rich display of Classical Revival-inspired embellishments.<sup>23</sup>

Edward G. Patterson perhaps made the greatest physical impact on the built environment of early-twentieth-century downtown Bismarck. A close associate of McKenzie, Patterson established himself as one of Bismarck's leading entrepreneurs of the early 1890s when he took over operation of a prominent local hotel. About this same time, he also entered into what was to become long

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<sup>22</sup> Dawn Maddox, "Northern Pacific Railway Depot," National Register of Historic Places-Nomination form, 1976; Frank E. Vyzralek, "Soo Hotel," National Register of Historic Places-Nomination form, 1983.

<sup>23</sup> Sabin Peterson and Kurt P. Schweigert, "Webb Brothers Block," National Register of Historic Places-Nomination form, 1983.

career in local politics. A few of the many political offices held by Patterson included four years as a U.S. Deputy Sheriff, three terms as Bismarck's Mayor (1896-1902), and many years as a city alderman. Patterson also ran a 1800-acre ranch near Bismarck.<sup>24</sup>

In a span of four years, Patterson provided the city with three exceptional new commercial buildings. His building career was launched in 1905 with the construction of a large two-story commercial block—the Patterson Building (32BL105) in the 400 block of East Main. This handsome Neoclassical edifice, with its second story oriel windows, pressed metal cornice, and white enameled brick veneer, was the design product of Fargo architect Milton Earl Beebe. Patterson again relied on Beebe for the design of his second building venture, the Soo Hotel (32BL58 at 112 N. 5<sup>th</sup> St.) completed in 1906. While not elaborately adorned, benefitting its status as a working-class facility, the four-story Soo Hotel for a short time stood as Bismarck's tallest building. It was even more noteworthy as the first major structure in the city with a structural system of reinforced concrete tied to concrete blocks. Patterson's building career culminated in 1910 with completion of his grandest project to date—the seven-story McKenzie Hotel (32BL20; now known as the Patterson Hotel) at the northwest corner of E. Main and N. 5th Street between the Patterson Building and Soo Hotel. The overall form and design details of the building, executed by St. Paul architect Herman Kretz, clearly reflected the Chicago-School skyscraper tradition refined by Louis Sullivan. These qualities included a skeletal frame of reinforced concrete, enabling the support of multiple stories; a greater building height than length; and facade treatment reflective of a classical column: a rusticated stone base (first story lobby and shops), smooth brick shaft (upper story hotel rooms and offices), and an accentuated capital (elaborate pressed-metal cornice). The McKenzie Hotel has remained the cornerstone of downtown Bismarck to the present day.<sup>25</sup>

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Edmund Hughes also contributed to the construction of large-scale commercial buildings in downtown Bismarck during the early twentieth century. One of North Dakota's most prominent entrepreneurs and industrialists, Hughes founded Bismarck's first electric utility with his father, helped pioneer the use of North Dakota's extensive deposits of lignite coal for power generation, and was involved with an early long-distance telephone company. He may have first delved into commercial developments at Bismarck in the early 1910s, but his first major project probably was the Van Horn Hotel (32BL59 at 114 N. 3<sup>rd</sup> St.; later renamed the Prince Hotel), completed in 1916. This attractive four-story steel and reinforced concrete building was faced with tapestry-finished brick and featured pilasters capped by terra-cotta capitals and a corbeled cornice underscored by dentils.<sup>26</sup>

Unlike McKenzie's and Patterson's buildings, the design of the Van Horn Hotel was the work of a local architect, Arthur Van Horn. Professionally trained in the fields of architecture and carpentry, Van Horn established a practice in Bismarck in the early 1900s, and quickly became one

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<sup>24</sup> Vyzralek, "Soo Hotel," "Patterson Hotel," National Register of Historic Places-Nomination form, c. 1976; Jacqueline Sluss, "E.G. Patterson Building," National Register of Historic Places-Nomination form, 1982.

<sup>25</sup> Ibid.

<sup>26</sup> Patricia M. Jessen and Kurt P. Schwigert, "Van Horn Hotel," National Register of Historic Places-Nomination form, 1984.

of the leading architects in the state. Hughes and Van Horn continued their association after the completion of Van Horn Hotel, and together made a profound impact of the built environment of downtown Bismarck in the 1920s.<sup>27</sup>

Bismarck's growing air of prosperity in the early twentieth century was further enhanced by the appearance of two new monumental civic buildings in the downtown area. In 1913, the federal government constructed a large three-story building (32BL24 at the northeast corner of E. Broadway at N. 3<sup>rd</sup> St.) on the northern fringe of the commercial district to house a federal post office and U.S. District Court, one of only four such facilities in North Dakota. Designed by John Knox, the supervisory architect for the U.S. Treasury Department, the steel-framed Bismarck federal building sported a limestone ashlar veneer, a distinctive red-tiled hipped roof, and a fairly rich array of Renaissance Revival adornments. The following year, the City of Bismarck built an equally-impressive civic building a few blocks down the street—a grand auditorium for the performing arts and public events. The design of the Bismarck Civic Auditorium (32BL18 at the northeast corner of E. Broadway and N. 6<sup>th</sup> St.) largely was the creation of local architect Arthur Van Horn, although the St. Paul architectural firm of Reed and Stem contributed to the original design concept. A two-story brick edifice, it was distinguished by a robust display of Beaux Arts ornamentation.<sup>28</sup>

Two warehouses also ranked among downtown Bismarck's largest new buildings of the period. One was constructed by the International Harvester Company (32BL150; today's L.J. Anderson Building) around 1910 to serve as the distribution center for its agricultural implements to dealerships throughout southwestern North Dakota and eastern Montana. This four-story brick block featured a rusticated base, smooth brick pilasters at the upper stories, a projecting pressed-metal cornice and other facade treatments reminiscent of the Chicago School Style. The contemporary counterpart of International Harvester building was a four-story warehouse built at the east end of the commercial district by the Bismarck Grocery Company, a regional distributor of wholesale foods. Completed in 1911, this warehouse (32BL174 at 521 E. Main) had a reinforced concrete structural system with brick veneer. Simple corbeling at the parapet and the areas of ashlar at the watertable, window sills, and main entry were its only embellishments. Both warehouses were constructed alongside Northern Pacific tracks, to facilitate product shipping and receiving.

#### *Inter-War Period, 1918-1942*

While the state's agricultural economy entered a period of economic depression after the end of World War I, its major urban centers continued to grow and, for the most part, experienced relative economic prosperity. This situation was especially true for Bismarck, and was perhaps best illustrated by the continued growth and evolution of the city's downtown. Much of the new commercial construction during the period occurred at the expense of the downtown's surviving late-nineteenth century buildings. Downtown real estate was at a prime, especially in the heart of the commercial district along Main Avenue. Commercial development continued north of Main, as

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<sup>27</sup> Ibid.

<sup>28</sup> "U.S. Post Office & Courthouse," National Register of Historic Places-Nomination form, c. 1980; Dawn Maddox, "Bismarck Civic Auditorium," National Register of Historic Places-Nomination form, 1976.

well. In particular, several street corner lots on Broadway proved to be good candidates for new construction projects; such sites were particularly attractive to developers since they provided frontage on two streetscapes.

In the years following World War I, Edmund Hughes continued his role as a primary developer of new commercial properties in downtown Bismarck. Between 1919 and 1925, he financed the construction of at least three important new commercial blocks. All were the design product of Arthur Van Horn. Each was erected on a Broadway street corner: the Little Building (1919-20; 32BL217) stood at the southwest corner of E. Broadway and N. 3<sup>rd</sup> Street; the Hughes Apartment Building (1922; 32BL216) at the northeast corner of E. Broadway and N. 2<sup>nd</sup> Street; and the Olympia Building (1925; 32BL218) at the southeast corner of E. Broadway and N. 2<sup>nd</sup> Street. All three buildings filled two or more lots and featured a prominent street-corner storefront as well as several additional storefronts facing toward the longer streetscape. Typical of the pattern established in the previous decade, each was a multi-story building divided horizontally into different functional zones; the two-story Little and Olympia buildings both had second-story office space, while the three-story Hughes Apartment building offered upper-story apartments. The architectural details displayed by each were suggestive of the restrained transitional brick style from the 1910s; however, the Hughes Apartments was somewhat more richly detailed with embellishments reminiscent of the Renaissance Revival style.

The three major commercial blocks developed by Hughes were largely reflective of the broader patterns of commercial construction in post-World War I Bismarck. Most 1920s building projects utilized construction technologies popularized locally during the 1910s. In general, new commercial blocks were two- to three-story buildings of either steel or reinforced concrete construction, and veneered by masonry walls comprised of hollow clay tile blocks with exterior brick facing. Relatively simple architectural ornamentation remained the norm, although the preferred style of detailing soon changed. Beginning in the late 1920s, the use of classical-inspired details was virtually eclipsed in favor of geometric forms suggestive of the Art Deco design—a modern, novel architectural style popularized in Europe. One of downtown Bismarck’s best examples of Art Deco-influenced commercial architecture is the c. 1930 Nicola Building (32BL219) at the southwest corner of E. Broadway and N. 4<sup>th</sup> Street.

While retail shops and stores continued to dominate business activities, broader societal changes of the period began to have significant impact on the character and composition of Bismarck’s downtown core. Easily the most profound of these developments was the widespread arrival of the automobile. Private cars made the downtown far more accessible to shoppers from Bismarck and elsewhere, while simultaneously vast new industries devoted to automobile sales and service became common. In downtown Bismarck, this was evidenced by the appearance of several automobile dealerships and repair garages. Most of these buildings shared strong commonalities of design, dictated both by their unique functional needs—the display, storage and repair of cars—as well as by a desire to stylistically represent the “modernity” of the automobile age. Most auto buildings were large one-story free-standing buildings made of load-bearing masonry. Garage doors and large areas of display windows were standard. Many were built on corner lots to increase visibility and improve automobile access. Again, Edmund Hughes was the most prolific developer of the downtown Bismarck’s auto buildings of the period, and relied on the architectural expertise of Arthur Van Horn for his building designs. Good examples of downtown Bismarck’s automobile-

related architecture of the era include the Hughes Auto Building (c.1920; 32BL214); Capital Chevrolet Building (1929; 32BL213); and the Universal Motor Company Building (c.1930; 32BL178), all located on corner lots at the intersection of E. Broadway and N. 1<sup>st</sup> Street.

Strong public sentiments also contributed to construction of new civic buildings at Bismarck in the early 1930s. In May 1929, the public responded to a perceived need to honor fallen heroes of World War I by voting in favor of a joint City-County project to erect a large public convention hall and gymnasium next to the City Auditorium. Completed in 1930, the World War Memorial Building (32BL212 at 215 N. 6<sup>th</sup> St.), with its massive stone entrance, and stylized floral and zig-zag adornments, featured a high-style Art Deco design, provided by the Minneapolis firm of Lienberg and Kaplen. About this same time, Burleigh County received public support for its plans to replace the 1880s courthouse. Construction of a new Art Deco edifice (32BL94 at 514 E. Thayer Ave.) on the old the courthouse grounds near the commercial district was completed in 1931. The design product of Minot architect Ira Rush, it was three-story building faced by granite and limestone and adorned by soaring stepped pilasters and aluminum spandrels.

As the 1930s continued, the dire economic effects of the Great Depression began to be felt locally. While the downtown was able to sustain a reasonably-high level of business activity, there was little basis for new growth. Major building projects in the area proved few and far between into the early 1940s. Those that did occur, however, covered a wide spectrum of endeavors, providing a good indication that the city's overall economy was still relatively vital. These included, for example, a new movie theater (1934; 32BL208 at 204 N. 6<sup>th</sup> St.), warehouse (1935; 32BL223 at 213 E. Main), and a large office building (1937; 32BL215 at 201 E. Broadway).

#### *World War II and the Early Post-War Boom, 1942-early 1950s*

The onset of World War II in the early 1940s marked the end of the Great Depression and a general renewal of prosperity nationwide, but labor and material shortages effectively stymied domestic construction projects not considered essential to the war effort. However, the years following the end of the war witnessed a revival of construction activities on an unprecedented scale throughout the nation, including North Dakota. The post-war construction boom at Bismarck continued without interruption into the 1950s and beyond, fueled in large part by the phenomenal growth of the regional oil and coal industries. The period was also a major turning point in the evolution of the Bismarck's built environment, as the overall boundaries of the city greatly expanded and the first significant commercial developments occurred outside the historic downtown core.

Bismarck's historic downtown continued to endure as the center of business activities during the late 1940s and early 1950s. While relatively few new buildings appeared in the area, the downtown's prosperity was clearly reflected by the number of business owners that remodeled their existing buildings to a more contemporary appearance. Both new construction and remodeling projects were strongly influenced by modernistic materials and designs that embraced functionalism over nonessential decoration. These design philosophies were initially apparent in the Moderne Style, a refrained interpretation of Art Deco popularized in the 1930s which emphasized smooth streamline surfaces. In the post-war era, they saw expression in other modernistic designs, including the brutally modern International Style which skewed all forms of ornamentation in place of stark

functionalism. While brick remained a preferred finishing treatment, especially for new construction, other materials that provided smooth clean wall finishes saw increased use such as porcelain enamel panels, thin slabs of highly-polished granite, and thinly-applied stucco veneers.

The downtown's new buildings of the late 1940s and early 1950s stood in sharp contrast to their early twentieth century counterparts. Most displayed an overall flat appearance only relieved by the window fenestration, typically arranged in a horizontal band. However, a few new buildings of the late 1940s had one or two minor Moderne-style touches. Good examples in the 1999 survey area include the Ward Motor Building (1948; 32BL153 at 222 W. Main) and the Fleck Oldsmobile Building (1949; 32BL165 at 301 E. Main).

Remodeling efforts of the late 1940s and early 1950s were typically limited to the removal or reconfiguration of a building's historic storefront. Common changes included the installation of aluminum-sash replacement windows and doors, addition of opaque materials such as ribbed aluminum sheeting over the transoms, and the application of panel veneering on the wall surfaces. Flat aluminum canopies were often installed in the place of historic retractable cloth awnings. Some property owners took on more extensive remodeling projects that included new wall veneer and reconfiguration of the fenestration at the upper stories, providing a building an "all new" facade. Representative examples of early twentieth century buildings with 1940s/50s-vintage storefronts include the buildings at 210, 212, and 214 E. Main (32BL160, 32BL162, and 32BL163); the Lasken Block (32BL168 at 101 N. 5<sup>th</sup> St.), and Bittis Billiard Hall (32BL206 at 118 N. 5<sup>th</sup> St.). Complete make-overs of the era include the Office Building (32BL198 at 124 N. 4<sup>th</sup> St.), a Moderne-style remodel, and the Hoskins-Meyer Building (32BL199 at 200 N. 4<sup>th</sup> St.), an International-style remodel.

### *Epilogue*

Since the 1950s, downtown Bismarck's role as the center of commercial activities for the city has diminished. Completion of Garrison Dam on the Missouri in 1957 effectively solved the problem of spring flooding on the broad flood plain south of the downtown and opened it to development. The city built a new civic center in the area in 1969, and soon thereafter local developers established the city's first shopping center, the Kirkwood Mall, nearby. In more recent years, Washington Street—the major artery between the downtown and the Kirkwood Mall—has become a focal point for commercial strip development, while the area south and east of Kirkwood Mall now serves as the city's industrial center. The interchange at the intersection of Interstate 94 and U.S. Highway 83 northwest of the downtown has also been extensively developed with commercial enterprises such as motels, restaurants and large chain stores. Despite these and other developments elsewhere in the city, the downtown Bismarck still serves as an important focal point of Bismarck and remains home to numerous offices, a variety of specialized businesses, and significant civic institutions.

## NATIONAL REGISTER EVALUATION OF DOWNTOWN BISMARCK

### Significance

As it exists today, downtown Bismarck reflects over a century of varied historic and architectural influences. Buildings in the area show a wide diversity of age, style, scale, and function. While perhaps less cohesive than the downtown of a city or town with a more narrow historical background, downtown Bismarck's built environment represents a fairly unique assemblage of historic architectural resources covering a broad continuum of the city's and North Dakota's past. Downtown Bismarck is significant for a variety of historic, personal, and architectural associations.

Downtown Bismarck is significant under National Register Criterion A for its strong association with the city's evolving patterns of economic, political, and social history during the nineteenth and twentieth centuries. Beginning with the city's establishment in 1872, Main Avenue served for decades as the focal point of retail trade in Burleigh County and beyond, as well as a vital hub of financial, warehousing, and other commercial activity. A variety of social and civic institutions also found homes in the downtown area. These activities ran nearly the full gamut of those developed at other North Dakota communities, and reflected Bismarck's perennial importance as a major urban center in the state. Although diminished, many of downtown Bismarck's important historic functions remain in place today, and historic infrastructure of the area continues to reflect the city's long-time significance.

Under National Register Criterion B, downtown Bismarck is significant as a reflection of the primary professional activities of three of central North Dakota's most prominent early twentieth century capitalists and entrepreneurs. August McKenzie, Edward G. Patterson, and Edmund Hughes all committed tremendous personal effort and financial resources toward the physical and economic improvement of Bismarck's downtown core. The development of nearly all of the city's largest and most imposing private building projects of the era were directly tied to one of these three men, and their powerful architectural legacies continue to survive along Bismarck's downtown streetscapes.

Downtown Bismarck is significant under National Register Criterion C for its status as a representation of the broad patterns of architectural evolution in the northern Great Plains during the late nineteenth and twentieth centuries. Bismarck's historic downtown core features an eclectic, yet largely historic architectural mix that includes quality examples of a variety of civic, industrial, and commercial building types. Included are individual resources dating from nearly every major period of the city's history, and displaying the architectural details and construction technologies characteristic of those eras. Individually and in combination, these structures are evocative of the long history of commercial construction in Bismarck, and comprise the largest historic commercial district in south-central North Dakota. The downtown also derives significance under Criterion C for its outstanding examples of the work of numerous important architects. Chief among these players is local architect Arthur Van Horn; Van Horn completed the design work for two of downtown Bismarck's most significant landmarks—the Van Horn Hotel and the City Auditorium—as well as several important commercial blocks and auto dealership buildings.

## **Integrity**

Substantial portions of downtown Bismarck retain sufficient integrity to recall the city's significant historic and architectural legacies. At the heart of downtown there are several block-long areas lined by relatively intact historic commercial buildings, including the 200 and 400 blocks on the north side of Main, the 200 block on the west side of N. 4<sup>th</sup> St., and 100 block on the west side of N. 5<sup>th</sup> Street. Such areas provide a fairly cohesive sense of a historic commercial street scape comprised of buildings of a fairly standard size and configuration, and set side by side. They also display a variety of architectural styles and influences that came in and out of vogue during the first half of the twentieth century. In addition to these relatively intact blocks, the historic commercial core is firmly anchored on all sides by architectural landmarks. The most prominent of these are the McKenzie Hotel, Soo Hotel, E.G. Patterson Building, Webb Brothers Block, Dakota Block, Hughes Apartment Building, and the Tribune Building.

Significant themes other than commerce in Bismarck's past are represented by historic buildings at the fringe of the downtown commercial core. These include warehouses and a transportation building found in or near the railroad corridor, large automobile dealerships primarily concentrated west of the commercial core in the vicinity of Broadway and 1<sup>st</sup> and 2<sup>nd</sup> Streets as well as several civic buildings to the north and west. Each of these resource groups is represented by one or more outstanding buildings that due to their large size, location and high-degree of architectural sophistication also serve as strong visual anchors to the historic downtown. Buildings of note are the Northern Pacific Railway Depot, L.J. Anderson warehouse, Hughes Auto Building, U.S. Post Office and Courthouse, Burleigh County Courthouse, Bismarck City Auditorium, the World War Memorial Building.

The historic architectural character of downtown Bismarck has suffered somewhat in recent years. Historic buildings have been lost on the western fringe of the area to make room for the construction of new hospital facilities and a large hotel complex. Both Main and Broadway Avenues have also been a focal point of new construction activities. One of the greatest impacts occurred in the late 1970s when the city razed the historic Masonic Temple and de Mores Ice House at the northwest corner of Main and 3<sup>rd</sup> Street and erected a huge multi-story parking garage in their place. Following a pattern established in previous decades, some business owners have chosen to remodel their historic buildings. Storefront upgrades have been the norm, although a few historic buildings have been more extensively altered and now have all modern facades. Such work typically has been done with little sympathy to a building's original qualities of design or materials.

## **Eligibility**

RTI has determined that a concentration of historic buildings in downtown Bismarck are eligible for listing in the National Register of Historic Places as a historic district. This district meets integrity requirements for National Register listing and has found to be significant under Criteria A, B, and C. The period of significance for the district begins in 1872 with the first townsite developments at Bismarck and ends in 1951, the year that western North Dakota's major oil boom commenced. The boundary for the district encompasses a slightly smaller area than the boundary for RTI's 1999 inventory. Excluded from the district boundary are fringe areas dominated by resources that do not contribute to the downtown's significant historic and architectural associations.

## Property Descriptions

The Downtown Bismarck Historic District contains 77 primary buildings and structures (Table 1). There also is one secondary building that serves an ancillary function to one of the primary properties. Fifty-three (69%) of the primary properties are considered contributing elements, i.e., resources that date to the district's period of significance and retain integrity. Ten of the district's contributing properties have already been individually listed in the National Register. An additional 17 contributing properties have also been determined individually eligible for National Register listing because they retain a high level of integrity and possess exceptional historical and/or architectural values. The 26 properties that merely contribute to the district, in general, have sustained more extensive alterations than the listed/contributing and individually eligible/contributing properties. This mostly includes buildings that have remodeled storefronts, but their upper story facades remains largely intact. Single-story buildings that have lost their historic windows or doors, but retain original openings and other important facade treatments were also considered to have sufficient integrity to contribute to the district.

The remaining 24 primary properties (31%) in the district are considered non-contributing elements. These include properties constructed after the period of significance and historic buildings that have been so extensively altered in recent years that they display very little, if any, of their original qualities of design, materials and workmanship to the street. The district's secondary property dates to the modern era, and thus is also considered a non-contributing element.

The following section provides brief historical information and a current physical description for each property in the Downtown Bismarck Historic District. These narratives are organized by site number. Information presented for properties already listed in the National Register has been summarized from nomination forms prepared by a number of different researchers over the last 25 years. Likewise, RTI has synthesized information provided by LTA for those properties in the Main Avenue Reconstruction Project Corridor for which there was a consensus on the eligibility determination. Properties recorded by RTI at the intensive level are described in detail. The district boundary and the National Register-status of each property are visually depicted by the map included as an appendix to this report.

*32BL16: Northern Pacific Railway Depot at 411 E. Main Ave.*

*Listed/Contributing*

The Northern Pacific Railway Depot is between Main Ave. and the railway tracks, surrounded by open parking areas (Figure 2). It was constructed by the railway in 1900 and 1901, replacing an earlier facility at the same site. Designed in a locally-unusual Mission Revival style by the noted St. Paul architectural firm of Charles Reed and Alan Stem, the structure has been a downtown landmark since its completion, and is noteworthy for its relatively-early use of structural concrete walls. It was nominated to the National Register of Historic Places in 1976.

The depot displays a three-part structural mass, with a two-story gabled central core flanked by long, single-story wings to the east and west. The wings are also gabled, with lower hipped extensions at the ends. The north elevation of the central mass is marked by prominent corner towers and a portico of Tuscan columns; further detail is provided by a number of patterned, terra-

Table 1. List of Properties by Site Number within the Downtown Bismarck Historic District

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL16	Northern Pacific Railway Depot	411 E. Main Ave.	1901	Mission	Listed/Contributing
32BL18	Bismarck Civic Auditorium	201 N. 6 <sup>th</sup> St.	1914	Beaus Art	Listed/Contributing
32BL20	McKenzie Hotel	422 E. Main Ave.	1910	Chicago School	Listed/Contributing
32BL24	US Post Office and Courthouse	304 E. Broadway Ave.	1913	Renaissance Revival	Listed/Contributing
32BL56	Webb Brothers Block	317 E. Main Ave.	1899	Classical Revival	Listed/Contributing
32BL57	Bismarck Tribune Building	222 N. 4 <sup>th</sup> St.	1920	Transitional Commercial	Listed/Contributing
32BL58	Soo Hotel	112 N. 5 <sup>th</sup> St.	1906	Neoclassical	Listed/Contributing
32BL59	Van Horn Hotel	114 N. 3 <sup>rd</sup> St.	1916	Transitional Brick	Listed/Contributing
32BL94	Burleigh County Courthouse	514 E. Thayer Ave.	1930	Art Deco	Listed/Contributing
32BL105	Patterson Building	412 E. Main Ave.	1905	Neoclassical	Ind. Eligible/Contributing
32BL148	Enterprise Car Rental	100 W. Main Ave	c.1927	Contemporary remodel	Non-Contributing
32BL149	Ulmen Motor Building	114 W. Main Ave	c.1947	Contemporary remodel	Non-Contributing
32BL150	LJ Anderson Building	200 W. Main Ave	c.1911	Chicago School	Ind. Eligible/Contributing
32BL152	Bureau of Reclamation Garage	212 W. Main Ave	c.1947	Contemporary remodel	Non-Contributing
32BL153	Ward Motor Building	222 W. Main Ave.	1948	Contemporary	Contributing
32BL154	GSA Garage	127 E. Main Ave.	c.1950	Contemporary	Contributing
32BL155	Corwin-Churchill Motors	122 E. Main Ave.	c.1915	Contemporary remodel	Non-Contributing
32BL156	Dakota Block	200 E. Main Ave.	c.1883	Gothic Revival	Ind. Eligible/Contributing
32BL157	Zimmerman's Building	201 E. Main Ave.	c.1920	Contemporary remodel	Non-Contributing
32BL158	Jacobsen Music	204 E. Main Ave.	c.1955	Contemporary	Non-Contributing

Table 1. List of Properties by Site Number within the Downtown Bismarck Historic District, continued

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL159	BPOE	206 E. Main Ave.	1918	Transitional Commercial	Ind. Eligible/Contributing
32BL160	Guitarland	210 E. Main Ave.	c.1912	Transitional Commercial	Contributing
32BL161	Stacey-Bismarck Warehouse	211 E. Main Ave.	c.1920	Transitional Commercial	Contributing
32BL162	Hedinger's	212 E. Main Ave.	c.1920	Transitional Commercial	Ind. Eligible/Contributing
32BL163	Vold's	214 E. Main Ave.	c.1927	Transitional Commercial	Ind. Eligible/Contributing
32BL164	Winston-Newell Building	223 E. Main Ave.	c.1898	Transitional Commercial	Contributing
32BL165	Fleck Oldsmobile Building	301 E. Main Ave.	c.1949	Contemporary	Contributing
32BL166	Woolworth's Department Store	402 E. Main Ave.	c.1913	Early Commercial	Non-Contributing
32BL167	Dahl Block	410 E. Main Ave.	c.1905	Early Commercial	Contributing
32BL168	Lasken Block	101 N. 5 <sup>th</sup> St.	c.1911	Transitional Commercial	Ind. Eligible/Contributing
32BL170	Lasken Apartments	506 E. Main Ave.	1927	Transitional Commercial	Contributing
32BL178	F1: Universal Motor Co. Bldg. F2: shop	122 N. 1 <sup>st</sup> St.	c.1930 modern	Transitional Commercial Contemporary	Contributing Non-Contributing
32BL179	Schranz Motor Garage	112 N. 2 <sup>nd</sup> St.	c.1925	Contemporary remodel	Non-Contributing
32BL180	Grant-Dadley Auto Bldg.	113 N. 2 <sup>nd</sup> St.	1927	Contemporary remodel	Non-Contributing
32BL181	Humphrey, Moule & Milhollan Print Shop	115 N. 2 <sup>nd</sup> St.	c.1929	Transitional Commercial	Contributing
32BL182	SBHO Law Office	116 N. 2 <sup>nd</sup> St.	1928	Contemporary remodel	Non-Contributing
32BL183	Bismarck Finance Office	110 N. 3 <sup>rd</sup> St.	1946	Contemporary	Contributing
32BL184	3 <sup>rd</sup> St. Parking Garage	117 N. 3 <sup>rd</sup> St.	c.1977	Contemporary	Non-Contributing
32BL185	Logan Building	120 N. 3 <sup>rd</sup> St.	c.1917	Contemporary remodel	Non-Contributing

Table 1. List of Properties by Site Number within the Downtown Bismarck Historic District, continued

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL186	Rodgers Appliances	121 N. 3 <sup>rd</sup> St.	c.1928	Transitional Commercial	Contributing
32BL187	Rose Apartments	215 N. 3 <sup>rd</sup> St.	c. 1916	Transitional Commercial	Ind. Eligible/Contributing
32BL188	Rue Building	217 N. 3 <sup>rd</sup> St.	1940	Transitional Commercial	Contributing
32BL189	Kramer Agency	108 N. 4 <sup>th</sup> St.	c.1898-99	Contemporary remodel	Non-Contributing
32BL190	Mathison's Building	112 N. 4 <sup>th</sup> St.	c.1898-99	Contemporary remodel	Non-Contributing
32BL191	Woodmansee Building	114 N. 4 <sup>th</sup> St.	c.1899	Contemporary remodel	Non-Contributing
32BL192	Old JC Penney's Store	115 N. 4 <sup>th</sup> St.	1930	Transitional Commercial	Contributing
32BL193	Centennial Plaza	116 N. 4 <sup>th</sup> St.	c.1900	Contemporary remodel	Non-Contributing
32BL194	Homan Building	117 N. 4 <sup>th</sup> St.	c.1912	Early Commercial	Ind. Eligible/Contributing
32BL195	Lucas Building	118 N. 4 <sup>th</sup> St.	c.1908	Contemporary remodel	Non-Contributing
32BL196	Knowles Jewelry Bldg.	119 N. 4 <sup>th</sup> St.	c.1900	Early Commercial	Contributing
32BL197	Cowan Building	123 N. 4 <sup>th</sup> St.	1890s/1957	Contemporary	Non-Contributing
32BL198	Office Building	124 N. 4 <sup>th</sup> St.	c.1908	Moderne-style remodel	Ind. Eligible/Contributing
32BL199	Hoskins-Meyer Building	200 N. 4 <sup>th</sup> St.	c.1899	International-style remodel	Contributing
32BL200	Hughes Building	206 N. 4 <sup>th</sup> St.	c.1912	Early Commercial	Contributing
32BL202	Gold Seals Building	208 N. 4 <sup>th</sup> St.	c. 1949	Contemporary remodel	Non-Contributing
32BL203	Dakota National Bank	212 N. 4 <sup>th</sup> St.	1920	Neoclassical	Ind. Eligible/Contributing
32BL204	Buman Building	216 N. 4 <sup>th</sup> St.	c.1949	Contemporary remodel	Non-Contributing
32BL205	Chop Suey Restaurant	116 N. 5 <sup>th</sup> St.	1912-13	Transitional Commercial	Contributing
32BL206	Bittis Billiard Hall	118 N. 5 <sup>th</sup> St.	1912-13	Transitional Commercial	Contributing

Table 1. List of Properties by Site Number within the Downtown Bismarck Historic District, continued

<i>Site Number</i>	<i>Site Name</i>	<i>Address</i>	<i>Year Built</i>	<i>Architectural Style</i>	<i>Historic District Status</i>
32BL207	Blackstone Club	120 N. 5 <sup>th</sup> St.	1912-13	Transitional Commercial	Contributing
32BL208	State Theater	204 N. 6 <sup>th</sup> St.	1934	Transitional Commercial	Contributing
32BL212	World War Memorial Bldg.	215 N. 6 <sup>th</sup> St.	1930	Art Deco	Ind. Eligible/Contributing
32BL213	Capital Chevrolet Bldg.	101 E. Broadway Ave.	1929	Transitional Commercial	Contributing
32BL214	Hughes Auto Bldg.	123 E. Broadway Ave.	c.1922	Transitional Commercial	Ind. Eligible/Contributing
32BL215	Old Provident Life Bldg	201 E. Broadway Ave.	1937	Moderne	Contributing
32BL216	Hughes Apartments	202 E. Broadway Ave.	1922/1926	Transitional Commercial	Ind. Eligible/Contributing
32BL217	Little Building	217 E. Broadway Ave.	1919-20	Transitional Commercial	Contributing
32BL218	Olympia Building	301 E. Broadway Ave.	c.1925	Transitional Commercial	Ind. Eligible/Contributing
32BL219	Nicola Building	413 E. Broadway Ave.	c.1930	Art Deco	Ind. Eligible/Contributing
32BL220	Annex Hotel	500 E. Broadway Ave.	c.1910	Transitional Commercial	Ind. Eligible/Contributing
32BL221	Kokkeler's Jewelry	514 E. Broadway Ave	c.1923	Contemporary remodel	Non-Contributing
32BL222	Johnnie's Gas Station	102 E. Main Ave.	c.1970	Contemporary	Non-Contributing
32BL223	Nash-Finch Warehouse	213 E. Main Ave.	1935	Art Deco	Ind. Eligible/Contributing
32BL224	Chapman & Chapman Law Office	313 E. Main Ave.	c.1895	Contemporary remodel	Non-Contributing
32BL225	Bismarck National Bank	322 E. Main Ave.	1990s	Contemporary	Non-Contributing
32BL226	Sweet Shop	408 E. Main Ave.	c.1900	Early Commercial	Contributing
32BL227	International Harvester Garage	122 N. Mandan St.	1928	Transitional Commercial	Contributing

cotta medallions. A sense of texture was imposed on the poured-concrete exterior walls by abrading the surface, and by adding marble chips to the aggregate. Other stylistic exterior features include Mission-shaped parapet walls, red tile roofing, and an arched first-floor fenestration pattern suggestive of an arcade.



Figure 2. Photograph of the Northern Pacific Railroad Depot (32BL16), built 1901 in the Mission Style.

*32BL18: Bismarck Civic Auditorium at 201 N. 6<sup>th</sup> St*

*Listed/Contributing*

The Bismarck Civic Auditorium is on the northeast corner of E. Broadway and N. 6th Street. The City of Bismarck constructed the building in 1914 to serve as an auditorium for public events and the performing arts. The noted St. Paul architectural firm of Reed and Stem worked on the original design concept, but the building's Beaux Arts design was largely the product of local architect Arthur Van Horn. The building was nominated to the National Register in 1976.

The auditorium is a two-story load-bearing masonry block veneered on the street facades by pressed cream-colored brick. Pilasters capped by heraldic-device capitals divide the facades into multiple bays and visually support an Ionic frieze. The roofline is capped by a pressed metal cornice underscored by medallions. Other exuberant Beaux Arts adornments of note include arched window headers with shell motif infill; wreaths, dentil, and egg-and-dart molding at the frieze; and a copper-crested shield and cartouche at the parapet. The only major alteration to the building in recent years has been the installation of anodized aluminum-sash replacement windows.

32BL20: *McKenzie Hotel at 422 E. Main Ave.*

*Listed/Contributing*

The McKenzie Hotel was constructed on the northwest corner of E. Main and 4<sup>th</sup> St. by local entrepreneur and politician, Edward G. Patterson, in 1914. Rendered in the Chicago School tradition by St. Paul architect Herman Krentz, the seven-story hotel stood as the tallest building in North Dakota upon its original completion, and was one of the first in the state to feature a skeletal frame of reinforced concrete. Patterson built a two-story addition on the west side of the hotel in the 1910s. By the late 1930s, the hotel itself had been enlarged into a ten-story building. The property has been listed in the National Register since the late 1970s.

The hotel has a rusticated first story of Bedford ashlar contrasted by smooth brick veneering at the upper stories. Design elements of note include a curved wall at the street corner and a massive pressed-metal cornice at the roof line of the original seven-story structure. There also is a richly-embellished entrance at the street corner; it features granite columns and a full entablature at the surround; side panels adorned by dolphins with acanthus leaf tails and a fruit compote raised on a ribbed column; and a stained glass transom window. A historic, if not original, half-light wood-frame door with a multi-light header also remains.

32BL24: *U.S Post Office and Courthouse at 304 E. Broadway Ave.*

*Listed/Contributing*

The Federal Government constructed this three-story building at the northwest corner of E. Broadway and N. 3<sup>rd</sup> St. in 1913 (Figure 3). Architectural plans for the edifice were prepared by the Treasury Department's supervisory architect James Knox. Upon completion, the Renaissance Revival-style building housed a federal post office and district court, one of only four such facilities in North Dakota. A three-story rear wing was added in 1937. The building was nominated to the National Register in the late 1970s or early 1980s.



Figure 3. Photograph of the U.S. Post Office & Courthouse (32BL24), built 1913 in the Renaissance Revival Style.

The U.S. Post Office and Courthouse is a steel framed structure veneered on the exterior by limestone ashlar. The Renaissance Revival character of the building is displayed by the rusticated stone work and large arch window openings at the first story; smooth stone finish and simple rectangular window openings at the second story; recessed window openings between paired stone columns at the third story; and quion details at the wall corners. The building is also distinguished by a prominent hip roof, covered by red tiles and featuring wide eaves underscored by press-metal medallions. The design of the 1937 addition is sympatric to the original.

*32BL56: Webb Brothers Block at 317 E. Main Ave.*

*Listed/Contributing*

This building was one of the first and finest replacements structures built in the aftermath of downtown Bismarck's 1898 fire. Its appearance at that time was the work of Arthur McKenzie, a local entrepreneur whose political dealings and association with the Northern Pacific Railroad have fueled local legends up to the present day. The St. Paul architectural firm of Butler and Reid rendered the building's Classical Revival design. A similarly-styled addition was added on the west end of the original building in 1906. The Webb Brothers Department Store was the main occupant from the time of the building's completion until 1945; Webb Brothers Funeral Parlor also operated here for many years. The building has been listed in the National Registers since the early 1980s.

The Webb Brothers Block is a long, rectangular-shaped two-story building with load-bearing brick walls. The main facade (north elevations) displays a variety of Classical-inspired adornments such as projecting press metal cornices, ornate frieze work, corbeled dentils, and blind arch-topped openings at the second story. Window sills and lintels are fashioned of red sandstone. Storefronts have aluminum-sash windows and doors and black Carrara glass wall panels installed in 1946.

*32BL57: Bismarck Tribune Building at 222 N. 4<sup>th</sup> St.*

*Listed/Contributing*

The Bismarck Tribune Building stands on the southwest corner of N. 4<sup>th</sup> St. and E. Thayer. After completion in 1920, it became home to the presses and staff of the Bismarck Tribune—North Dakota's oldest newspaper, founded in 1873. The newspaper remained at this location for the next 60 years. A National Register nomination form was prepared for the building in early 1980s.

Designed by Montana architect George H. Shanley, the Bismarck Tribune Building is a two-story reinforced concrete structure veneered by red Hebron brick walls. A fanciful terra cotta surround at the main entry (west elevation) stands out as the building's most notable architectural element. It features quions on each side of the opening and an overhead panel that depicts a polychromatic scene of monks practicing the printing craft on a hand press. Visual relief is also provided by projecting brick pilasters, and stringcourses and fretwork of cream-colored terra cotta near the roof line.

*32BL58: Soo Hotel Building at 112 N. 5<sup>th</sup> St.*

*Listed/Contributing*

The Soo Hotel building is located on the west side of N. 5<sup>th</sup> St. between Main and Broadway. Design by prominent Fargo architect Milton Beebe, the hotel was among several important downtown construction projects backed by Edward G. Patterson, one of the city's leading turn-of-the-century capitalists. Intended for working-class visitors to Bismarck, the Soo lacks exuberant

architectural detail, but still displays a dignified and straightforward Neoclassical facade. The building, a pioneering example of local concrete construction technology, was nominated to the National Register of Historic Places in 1983.

The hotel consists of a large, four-story rectangular mass with concrete exterior walls. Exterior detailing is limited to the primary (east) elevation, which is veneered with glazed Hebron brick. Brick string courses and limestone sill courses help articulate the horizontal levels of the facade, and a series of shallow pilasters divides the elevation into four equal bays. A corbeled dentil cornice caps the facade. Two storefronts occupy the street level, one of which replicates a period design.

*32BL59: Van Horn Hotel at 114 N. 3<sup>rd</sup> St.*

*Listed /Contributing*

The Van Horn Hotel is on the west side of N. 3<sup>rd</sup> St. between Main and Broadway Avenues. Local entrepreneur and industrialist, Edmond Hughes financed the construction of the original portion of the four-story hotel in 1916, and added a four-story wing to the north in 1926. Hughes relied on the services of local architect Arthur Van Horn for the design of both the 1916 hotel and 1926 wing. The Van Horn Hotel has been listed in the National Register since the early 1980s.

The hotel has a reinforced concrete frame and hollow clay tile walls faces by tapestry-finished Hebron brick. The handsome facade features brick pilasters adorned by terra cotta capitals, a simple corbeled cornice, and rusticated quions. These treatments appear on both the original building and the 1926 wing. Upper story windows are one-over-one double-hungs with brick header sills, and lintels. The street level facade has several large fixed pane windows topped by ribbed glass transoms.

*32BL94 Burleigh County Courthouse*

*Listed/Contributing*

The Burleigh County Courthouse is a three-story Art Deco-style edifice constructed in 1931 from designs prepared by Minot architect Ira Rush. It stands in the 500 block of E. Thayer at the same location as the 1880s courthouse it replaced. The Burleigh County Courthouse was nominated to the National Register in the early 1980s.

The courthouse rests on a pink granite base and has load-bearing masonry walls wrapped in a skin of Indiana limestone. Its Art Deco heritage is expressed by soaring stepped pilasters and aluminum spandrels etched with geometric motifs. A prominent centrally-placed entry dominates the facade. It features a pair of bronze doors enframed by a massive stone surround.

A large office annex was built at the rear of the courthouse in 1962. The annex links the courthouse to the county jail, a three-story brick building constructed at the same time as the courthouse. It has a stone veneer and is somewhat compatible to the courthouse's finishing treatments.

*32BL105: Patterson Building at 412 E. Main Ave.*

*Listed/Contributing*

The Patterson Building stands in a row of historic commercial blocks on the north side of E. Main between N. 4<sup>th</sup> and N. 5<sup>th</sup> Streets. Built in 1905, it was the first of three major building projects completed in the vicinity of Main and 5<sup>th</sup> by Edward G. Patterson. Facilities for two stores were provided at the street level, while the second story housed office suites and a ball room. One store space served as a movie theater from 1910 until 1980. Jacqueline Slues prepared a National Register nomination form for the Patterson Building in 1982.

Another design product of Fargo architect Milton Beebe, the two-story brick building displays well-balanced Neoclassical details superimposed on a facade of white enameled brick. Two copper-veneered oriel windows dominate the second story. These are framed by narrow double hungs, each adorned by an arched coquillage. Other architectural elements of note include a pressed-metal cornice and a parapet that rises to a central step. Both street-level storefronts have been renovated several times over the years.

*32BL148: Enterprise Car Rental at 100 W. Main Ave.*

*Non-Contributing*

This is the former Myers Service Station at the northwest corner of W. Main and N. 1<sup>st</sup> St. As built in 1927, it apparently was a brick cottage-like building that featured lath-and-plaster finishing treatments and other design attributes of the Tudor Revival Style. This quaint architectural form proved popular in the late 1920s and 1930s for residential construction as well as neighborhood filling stations. The Myers Service Station sold Sinclair gasoline and oil products; it was superseded at this location with a Conoco franchise by the late 1930s.

The building has been extensively remodeled in recent years and no longer conveys its identity as a late-1920s filling station. Exterior walls have been covered by horizontal siding of steel or vinyl, and all of the windows replaced. The garage entry has also been infilled with siding.

*32BL149: Ulman Motor Building at 114 W. Main Ave.*

*Non-Contributing*

This is a large one-story freestanding building on the north side of W. Main Ave. between N. Mandan and N. 1<sup>st</sup> Streets. Sanborn maps and city directories indicate that it was constructed by the Ulman Motor Company in the late 1940s. Ulman Motors sold and serviced automobiles at this location for only a few years.

Property owners extensively remodeled the building in 1992. A new brick veneer was affixed to the W. Main facade (south elevation) and both side walls. Also, some of the building's original display windows were either reconfigured or completely blocked.

*32BL150: LJ Anderson Building at 200 W. Main Ave.*

*Individually Eligible/Contributing*

The L.J. Anderson Building is a historic warehouse located on northwest corner of W. Main Ave. and N. Mandan St. (Figure 4). The International Harvester Company of America constructed it around 1910. At that time, the company ranked as the largest manufacturer of farm implements in the nation and was actively engaged in the distribution of its machinery to rapidly-developing

agricultural regions. This warehouse was opened to supply the company's farm dealerships in southwestern North Dakota and southeastern Montana. The company abandoned the warehouse in the late 1930s.



Figure 4. L.J. Anderson Building (32BL150), built c. 1911 in the Chicago School Style.

The four-story brick warehouse reflects a Chicago School Style of architecture design. The W. Main and N. Mandan facades (south and east elevations) display similar treatment. A visual pedestal is provided by a smooth concrete finish at the elevated base and rusticated brickwork finish to the sills of the second story windows. Both finishes are capped by stone stringcourses. Smooth brick pilasters divide the upper story facades into six vertical bays each. The top of each pilaster is decorated by a long brick panel that terminates at a stone block. All six bays have a large window opening on each floor. Most of these openings retain an original pair of six-over-one double hungs. Brick panels occupy the spandrel areas between the second and third story windows and the third and fourth story windows. Both facades are capped by a projecting cornice of pressed metal. Each also features a tall brick parapet that rises to a low step at each end. The face of both parapets have "L.J. ANDERSON BLDG." painted black on a white background.

The warehouse's main entry is offset to the east at the street level of the W. Main facade. It is marked by a brick surround. A three-light transom window enframed by a stylized stone pediment on short columns highlights the surround. A storefront flanks the main entry to the west. It is comprised of two banks of display windows separated by a brick pilaster. Windows are anodized aluminum-sash replacements. The storefront has been further altered by the installation of a plywood cover over the transom area.

The W. Main facade's finishing treatments wrap around the building's southwest corner and complete one bay on the west elevation. The remaining portion of the west elevation and the building's north wall are both veneered by an industrial brick and are without ornamental details. Each retains several six-over-one double-hung windows, mostly in paired settings. The west wall has two large freight entries that front a loading dock. One of these entries has been altered with a person door and infill. A small wood-frame room is cantilevered over the loading dock.

There is an original one-story brick wing on the north side of the warehouse. The N. Mandan facade (east elevation) of the wing probably was remodeled to its current appearance in the 1950s or 1960s. It sports a wall veneer of porcelain enamel panels. A small storefront bay at the south end of the facade has a display window and a door sheltered under a flat aluminum canopy. Fixtures are 1950s/60s-vintage aluminum-sash and glass.

*32BL152: Bureau of Reclamation Office and Garage at 212 W. Main Ave. Non-Contributing*

This is a large one-story building on the north side of W. Main Ave. between N. 1<sup>st</sup> and N. Mandan Streets. Built in 1947, it originally housed office and garage facilities used by the Department of the Interior's Bureau of Reclamation.

The building has been extensively remodeled in recent years. Stucco veneering has been applied to the exterior walls, and the W. Main facade (south elevation) was modified to accommodate two modern storefronts. The facade also now sports a false Mansard roof.

*32BL153: Ward Motor Building at 222 W. Main Ave. Contributing*

The Ward Motor Building is on the north side W. Main Ave. In March of 1948, the Ward Motor Company received a permit from the City of Bismarck to constructed an automobile dealership and repair garage at this location. Work on the free-standing one-story building was completed within the year. Ward Motor sold and serviced automobiles at this location for several years thereafter. The building's interior has been converted into retail space in recent years.

The building is comprised of a large L-shaped garage and a smaller slightly projecting showroom at the inset. The showroom occupies the southwest corner of the building. It has hollow clay tile walls veneered by orange brick. The southeast corner of the showroom is a canted wall topped by a very tall parapet with two lower steps to each side. Concrete coping caps the parapet. An original wood-frame full-light door is on the showroom's short east-facing wall. It is flanked by a large window opening that wraps around the canted wall and spans the full-width of the W. Main facade (south elevation). While this opening is original, it has been altered in recent years by the installation of several anodized aluminum-sash fixed-pane windows and vinyl siding infill.

The garage also has masonry load-bearing walls of hollow clay tiles. The W. Main facade is veneered by the same orange brick used on the showroom. A flat parapet with concrete coping stands at the roof line. Openings are original and include a garage entry to the west and two large windows to the east. A continuous lintel of header brick highlights the openings, and the windows each have a concrete sill. The garage entry has been altered by the installation of vinyl siding in place of a door, but the windows both retain original aluminum-sash units.

The GSA Garage is on the south side of E. Main Ave. It is a one-story free-standing building constructed by the federal government's General Service Administration (GSA) around 1950. The GSA apparently has used the garage to house and service vehicles in its motor pool since that time.

The garage is a metal-frame building topped by a front gable roof. The main facade (north elevation) displays a veneer of orange brick. A large garage entry is centered on the facade; it is marked by a beam lintel and holds an overhead garage door made of metal. There is a half-light metal person door and a window to the east of the garage entry and a window to the west. Both windows are metal-sash one-over-one double-hung units. The gable end displays the letters "GSA".

The building's side (east and west) and rear (south) elevations are veneered by corrugated metal. Fixtures on the rear elevation include a metal person door and two three-over-three metal-sash double-hung windows. There are no openings at the side elevations.

This is a one-story brick building on the northwest corner of E. Main Ave. and N. 2<sup>nd</sup> St. Reportedly built in 1915, it appears to represent one of the Bismarck's first automobile dealership buildings. Corwin-Churchill sold and serviced cars at this location for many years.

The building has been extensively remodeled on the exterior within the last 30 or so years. The street facades (south and east elevations) have both been stuccoed, and metal flashing installed over the parapets. A former garage opening on the Main Ave. facade (south elevation) has been altered by the installation of display windows and infill. However, the building does retain several historic industrial sash windows.

The Dakota Block, at the northeast corner of E. Main and N. 2<sup>nd</sup> St., represents one of the few pre-1898 buildings to survive in the downtown (Figure 5). An elaborately-detailed Gothic Revival Style edifice of the early 1880s, the three-story brick block originally was comprised of three 25-foot wide bays. However, the easternmost bay was razed, presumably in the mid-1950s or 1960s in anticipation of construction of today's building at 204 E. Main (32BL158).

Despite the loss of the eastern bay and other recent modifications, the Dakota Block still easily conveys its late-nineteenth century heritage. Both street facades are marked by fenestration patterns at the upper stories somewhat reminiscent of an arcade. Pointed-arch headers at the third-story windows enhance the building's Gothic Revival appearance. Other architectural elements of note include prominent pilasters adorned by patterned brickwork and inset panels of stone, corbeled brick cornice details, and iron storefront columns.



Figure 5. Dakota Block (32BL156), built c. 1883 in the Gothic Revival Style.

*32BL157: Zimmerman's Building at 201 E. Main Ave.*

*Non-Contributing*

The Zimmerman's Building is in the railroad corridor at the southeast corner of E. Main and 2<sup>nd</sup> St. It consists of two attached brick buildings: a one-story warehouse at the street corner and a four-story warehouse on 2<sup>nd</sup> St. These two buildings clearly were built at different times, but both likely date to the 1910s or 1920s. The city directory for the years 1938-39 lists the Bismarck Implement Company, a farm machinery distributor, at this address.

The property has lost integrity due to extensively remodeling in recent years. The one-story warehouse has been altered on both street facades by the installation of large banks of display windows and siding over the brick. Several former window openings in the four-story warehouse have been infilled and a receiving dock removed from the east elevation.

*32BL158: Jacobsen Music at 204 E. Main Ave.*

*Non-Contributing*

This one-story building stands on the north side of E. Main Ave. next door to the Dakota Block (32BL156), a three-story brick edifice of the early 1880s. Sanborn maps show that the easternmost bay of the Dakota Block occupied this location until at least 1949. That bay appears to have been razed and today's building constructed in its place sometime during the mid- to late 1950s or the 1960s.

32BL159: BPOE at 206 E. Main Ave.

*Individually Eligible/Contributing*

The BPOE stands in the row of adjoining commercial buildings that lines the north side of E. Main's 200 block. The two-story brick edifice was built by the Benevolent and Protective Order of Elks (BPOE) in 1918. The organization occupied the building's second story, and offered retail space at the street level for rent.

The building's second story facade (south elevation) remains virtually unaltered. The variegated brown brick wall features a highly symmetrical composition of rich embellishments. A dentil band of tan brick articulates the floor division, while the roof line is delineated by corbeled string courses. Fenestration consists of six windows tied by a continuous tan brick sill and each topped by a flat arch with keystone. A classically-inspired blind pediment adorns the central pair of windows. The parapet rises to a long central step. A stone block faces the parapet step and displays "B.P.O.E." in raised letters.

The street level facade has two storefronts divided by a brick pilaster. Both storefronts have been remodeled in a somewhat similar manner. Modifications likely date to the late 1940s or 1950s, and include aluminum-sash replacement fixtures and wall veneer of porcelain enamel panels.

32BL160: *Guitarland at 210 E. Main Ave.*

*Contributing*

This two-story building stands on the north side E. Main between the B.P.O.E. and Hedinger's. Sources consulted indicate that it was constructed in 1912. The original owners and/or occupant(s) remain identified, but the building likely was intended to house a retail store or some other type of commercial enterprise.

The second story facade (south elevation) is a red brick wall. While the bulk of the wall has been covered by a false front structure made of rough-cut vertical boards, several original architectural elements are at least partially exposed and appear to remain largely intact. These include a multi-stepped brick parapet that rise to a pediment at the center; light stone parapet coping; a stone frieze block that may hold a building name or construction year; probably window surrounds made of courses of light stone and light brick; and a thick stone belt course at the floor division.

There is a single storefront at the street level facade. It is a remodel that most likely dates to the 1940s or 1950s. Elements include a deeply-recessed aluminum-sash door at center and aluminum-sash display windows to each side. A veneer of porcelain enamel panels covers the bulkhead and outer walls, and a flat aluminum canopy is suspended over the sidewalk.

32BL161: *Stacey-Bismarck Warehouse at 211 E. Main Ave.*

*Contributing*

The Stacey-Bismarck Warehouse is a one-story block constructed in the railroad corridor (south side of E. Main) sometime between 1904 and 1908. The Stacey Fruit Company was an early, if not the original, owner of the warehouse and used the building as a storage and distribution center for wholesale fruit. In the early 1910s, Stacey Fruit may have either reorganized or merged with another business to form the Stacey-Bismarck Company. A wholesale distributor of groceries as well as fruits, Stacey-Bismarck remained in business at this location until the early 1930s. The

Nash-Finch Company took over the warehouse after Stacey-Bismarck. In 1935, Nash-Finch expanded its facilities by constructing a second warehouse next door to this one at today's 213 E. Main. It continued in business at this location for at least the next 20 years, if not longer.

The warehouse has hollow clay-tile walls veneered by brick. The main facade (north elevation) has been painted in recent years. However, important details of the brickwork remain evident, including a corbeled cap at the flat parapet and projecting stringcourses at the frieze. A large plywood sign has been hung at the center of the facade and, to each side of it, there are narrower long plywood signs under wooden arched hoods. Each narrow sign covers an original window opening, evidenced by a segmental-arch brick lentil and brick sill. A recessed entry at the west end of the facade appears to be an original opening, but it has been altered in recent years with an aluminum-sash and glass door, plywood paneling, and a wooden arched hood.

*32BL162: Hedinger's at 212 E. Main Ave.*

*Individually Eligible/Contributing*

This two-story brick commercial block is between Guitarland and Vold's on the north side of E. Main Ave. It reportedly was built in 1920.

The building displays a refrained use of ornamentation common to Bismarck's commercial architecture of the 1910s and 1920s. The brown brick second-story facade (south elevation) is minimally enlivened by light-colored concrete belt course sills, frieze, and parapet cap. The frieze course is underscored by a simple dentil band. Windows are adorned by thin concrete headers that terminate in a small block at each end.

The building's storefront probably was remodeled to its current appearance in the late 1940s or 1950s. Modifications include aluminum-sash replacement fixtures, wall veneer of porcelain enamel panels, and a flat aluminum awning. Plywood panels have also been placed over the former transom area.

*32BL163: Vold's at 214 E. Main Ave.*

*Individually Eligible/Contributing*

This one-story brick building is the easternmost of the commercial blocks that line the north side of E. Main Ave.'s 200 block. It reportedly was built in 1927.

The building's E. Main facade (south elevation) is a yellow brick wall pierced by a near full-width opening at the street level. It is topped by a parapet that rises to a long central step. Visual relief is limited simple to details in brown brick. These include corbeled stringcourses at the roof line, an elongated central panel at the frieze, and a corbeled parapet cap.

The street level opening contains three separate storefronts. Each has a similar configuration comprised of a recessed door flanked to one side by a large display window. All three retain historic aluminum-sash fixtures and yellow structural-glass panel veneering. However, each of the continuous transoms has been blocked in recent years with plywood panels.

The Winston-Newell Building is at the southwest corner of Main Ave. and 3<sup>rd</sup> St. It likely was constructed in late 1898 or early 1899, replacing a two-story brick building that was destroyed at this site in downtown Bismarck's 1898 fire. The new edifice also was a two-story brick building, but was distinguished from its early counterpart by a canted wall at the street corner. It housed the Palace Hotel from as early as 1908 until presumably January 1920. At that time, the building appears to have been at least partially damaged by fire.

While not fully verified, it appears that the Winston-Newell Company took over the building after the fire and refurbished it for use as a wholesale grocery. Modifications probably included a new facade and a one-story warehouse addition. Winston-Newell seems to have remained at this location until the early to mid-1930s. The building subsequently housed a county surplus depot in the late 1930s and early to mid-1940s, and a Sears Roebuck farm store for many years thereafter.

The Main Ave. facade (north elevation) is framed by brick pilasters. The west pilaster has a second pilaster, perhaps a remnant of the late 1890s building. The wall of the second story has been painted, but the brick details remain evident. A wide brick panel divides the wall into two bays. Each bay, in turn, has two large window openings divided by a brick post. The size and configuration of the window openings are historic, however, each has been altered by the installation of a small single pane window and glass block infill. The roof is trimmed by a parapet that rises to a long corbeled step at the center. There also is a short corbeled pier at the top of each pilaster. Other details include projecting belt courses at the cornice, window headers, and floor division.

A storefront occupies the street-level of the Main Ave. facade. It has a recessed central entry flanked on each side by long bands of windows that extend to the wall pilasters. A masonry surround at the entry has been stuccoed, but a dentil header remains evident. Fixtures at the storefront are modern anodized aluminum-sash replacements. Another recent modification has been the installation of vertical board siding over the transom area.

The Main Ave. facade's finishing treatments wrap around the street corner and complete one bay on the 3<sup>rd</sup> St. facade (east elevation). Projecting belt courses at the cornice and floor division carry the full-width of the wall. The first story of the 3<sup>rd</sup> St. facade has been stuccoed in recent years and lacks openings except for the storefront bay at the street corner. Brickwork at the second story has been painted, but not stuccoed. Second story windows at the 3<sup>rd</sup> St. bay have been altered with a small window light and glass block infill, similar to the Main Ave. bays. There are three historic multi-light double-hung windows toward the south end of the wall.

The Fleck Oldsmobile Building is a two-story edifice at the southeast corner of Main Ave. and 3<sup>rd</sup> St. The 1949 Sanborn map of Bismarck indicated that it was under construction that year. Plans for the building included a large automobile showroom and a service garage. An early, if not the original business at this location was Fleck Oldsmobile.

The building has load-bearing brick masonry walls veneered at the street facades by cream-colored glazed brick. Visual relief is limited to two to three courses of dark blue glazed brick at the foundation line and around the building's primary storefront. Fenestration at the second story facades consists of several regularly-spaced window openings. It has been altered in recent years by the installation of one-by-one metal-sash slider replacement windows.

The building's primary storefront occupies the street corner and has a large opening at both facades. It presumably was the display for the automobile showroom, but appears to have been altered by the installation of replacement fixtures, presumably in the 1960s. The opening at the Main Ave. facade (north elevation) now has doors and display windows for two separate businesses. Fixtures are all aluminum-sash and glass, and include a brightly-colored base panel at the display windows.

A second storefront is located at the east end of the Main Ave. facade. Sanborn maps indicate that it originally served as the business entry for the automobile service garage. The opening, while original, has modern anodized aluminum-sash fixtures. The former opening for the garage itself is at the south end of the 3<sup>rd</sup> St facade; it has an aluminum-sash person door and granite-panel infill in place of a garage door.

*32BL166: Woolworth's Department Store at 402 E. Main Ave.*

*Non-Contributing*

The Woolworth's Department Store is a large two-story brick block on the northeast corner of E. Main Ave. and N. 4<sup>th</sup> St. It was built in 1913 by the F.W. Woolworth Company which specialized in the sale of items priced at five and ten cents. Woolworth was one of the first companies to establish a chain of department stores throughout the United States and abroad.

The building has been extensively remodeled in recent years and no longer retains integrity. Both street facades have been veneered by a thick coat of stucco to the roof line. While the cornice, frieze and parapet trims remain exposed, this veneering has completely obscured most of the building's original details of design and materials, which probably were fairly elaborate. The second story fenestration pattern is intact, but the windows are all have been altered by the installation of modern fixed-pane units with reflective glass glazing. The storefront also has all-modern replacement fixtures.

*32BL167: Dahl Block at 410 E. Main Ave.*

*Contributing*

The Dahl Block stands in a row of adjoining buildings on the north side of E. Main Ave. (Figure 6). C.M. Dahl constructed this two-story building around 1905 to house a men's clothing store and tailor shop. At that time, he had lived in Bismarck for over 20 years and was considered the city's "Pioneer Clothier." The Dahl store remained in business at this location for the next 50 years, if not longer.

The street-level facade (east elevation) of the Dahl Block has been completely remodeled, and no longer retains a storefront configuration. Alterations date to the late 1960s, when the property owner joined this building and the one next door to the west (today's 408 E. Main Ave.) for use as a Chinese restaurant. The former storefront areas of the two buildings are now veneered together behind a solid wall of red brick. A full-width awning covered by green fake clay tiles



Figure 6. Sweet Shop (32BL226; at left) built c. 1900 and Dahl Block (32BL167; at right) built c. 1905, two early commercial vernacular style buildings.

surmounts the wall and extends over the sidewalk. Public access to the restaurant is provided by a pair of arched-topped slab doors offset to the east of center. There also a single slab door at the far east end of the wall and another at the far west end.

The second story facade is a light red brick wall fairly-richly embellished by ornamental elements popular to turn-of-the-century commercial architecture. It is composed of three bays articulated by a well-balanced tri-front window. Highly reminiscent of the Palladian motif, the tri-front window features a pair of narrow openings under a large arch-topped header at center and a single opening under a segmental-arch lintel at each side. The central arch header is adorned by a keystone and displays a fantail, presumably made of plaster. Between the openings there are thick brick posts with long drops of recessed brick. Fenestration at each opening has been modified in recent years by the installation of small fixed windows and infill. The roof line is surmounted by a pedimented parapet that rises in a step at the peak. Brick piers frame the step and each end of the parapet. The facade's tri-part treatment is further enhanced by a cornice of corbeled brick that rises in a step at the center. Frieze details include a large panel at center, and a band of checkerboard brick and a band of recessed brick in a crucifix motif at each side.

32BL168: *Lasken Block at 101 N. 5<sup>th</sup> St.*

*Individually Eligible/Contributing*

Sources consulted indicate that Herman Lasken built this two-story brick block on the northeast corner of 5<sup>th</sup> and Main sometime between 1910 and 1912. Upon the building's completion, Lasken and his wife Mae opened a billiard hall and soft drink parlor, and moved into an apartment at the second story. They remained in business at this location until at least the late 1920s. For 20 or more years after that, the building housed the Capital Drug Store.

The Lasken Block displays a veneer of reddish-brown brick to the streets. A canted wall dominates the street corner (Figure 7). It is topped by a curvilinear parapet that holds a metal name plate for the “Lasken Block.” Parapets at the street facades are low and flat. There is a single bay at the 5<sup>th</sup> St. facade (west elevation) framed at the north by a brick pilaster and two bays between brick pilasters at the Main Ave. facade (south elevation). The pilasters rise slightly above the parapet, and each is adorned at the top by a tan brick element in a crucifix motif. Second story fenestration is comprised of two windows at each bay. Openings appear in single settings, except for a paired opening at the westernmost bay of the Main Ave. facade. Windows are wood-sash fixed light-over-awning replacement units, presumably installed in the 1940s or 1950s. Each is shaded by an aluminum awning, another 1940s-50s-vintage modification. Rather than a second story window, the canted wall has a panel enframed by courses of tan brick. Other details of note include a simple corbeled cornice of tan brick at the roof line, diamond-shaped blocks of tan brick at the frieze, and tan brick window lintels and sills. Additionally, there is a thick belt course of stone at the floor division.

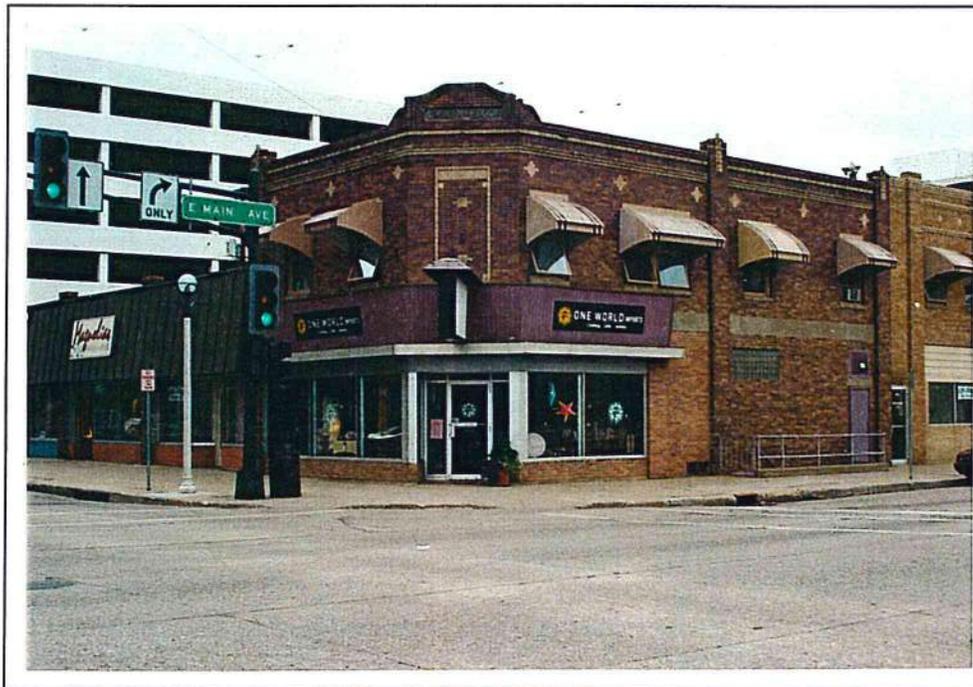


Figure 7. Lasken Block (32BL168), built c. 1911 in the transitional commercial vernacular style.

A storefront occupies the street corner. Fixtures appear to date to the late 1940s or 1950s, and include a canted aluminum-sash and glass door at the center and bays of aluminum-sash display windows at both street facades. There also is a continuous flat awning of ribbed aluminum. More recent alterations to the storefront include the installation of siding over the transom area and a brick veneer at the bulkhead.

The Lasken Apartments is on the north side of E. Main Ave. between N. 5th and N. 6<sup>th</sup> streets. The 1927 Sanborn map of Bismarck noted that this two-story building was “under construction” that year. The project likely was the undertaking of Herman Lasken, the owner of the Lasken Block next door. The “Lasken Apartments” opened for tenants in 1928. At that time, a “beverage parlor” also began business in the building’s street-level commercial space. The Ritz Bar superseded the beverage parlor in the late 1940s. It remained there through the mid-1950s, if not longer.

The Lasken Apartments is of wood-frame and masonry construction. The main facade (south elevation) is distinguished by a veneer of light brown brick, but otherwise is somewhat similar in design and detail to the neighboring Lasken Block. It has a wide primary bay to the east and a narrow side bay to the west. The primary bay is framed between brick pilasters, each of which rises slightly above the parapet. Visual relief at the frieze is provided by stringcourses of corbeled brick and four diamond-shaped brick blocks. Second-story fenestration includes a single and a paired set of window openings with header brick sills. Windows are wood-sash fixed light-over-awning replacement units, presumably installed in the 1940s or 1950s. Each is shaded by an aluminum awning, another 1940s-50s-vintage modification. There is a single storefront at the street level. It has been extensively modified in recent years by the installation of small aluminum-sash windows, a replacement door, brick infill, and siding at the transom.

The side bay of the facade holds an entry to the second story. This entry is marked by a brick dentil header. An aluminum-sash and glass replacement door has been installed at the entry in recent years. It has stenciling that reads “Morris Apartments.” The side bay’s second story is without openings and lacks ornamental detail, other than the corbeled parapet.

32BL178: *Universal Motor Co. Bldg. at 122 N. 1<sup>st</sup> St.*  
*Feature 1*

The Universal Motor Company Building (Feature 1), at the southwest corner of N. 1<sup>st</sup> St. and Broadway, is a free-standing, one-story building with a large garage addition at the rear. It was constructed around 1930 by Edmond Hughes, who reportedly relied on the services of Arthur Van Horn for the building’s design. Upon completion, the building housed the Universal Motor Company’s auto parts supply business and repair shop. Universal Motor Company remained in business at location until the early 1940s, when it sold the property to the Ulman Motor Company. Quanrud, Brink, & Reibold, Inc. took over the business soon after that and operated it for many years.

The Universal Motor Company Building has hollow clay-tile load-bearing walls veneered on the exterior by brick. The N. 1<sup>st</sup> St. and Broadway facades (east and north elevations) are both articulated into several bays by prominent brick pilasters that rise to the tops of the parapets. Each pilaster has a large beveled cap of concrete and is embellished on the face by a long vertical drop of concrete. Recessed frieze panels between the pilasters are framed at the top and bottom by two to three courses of corbeled brick and decorated by several small diamond-shaped blocks. However, those at several bays have been covered by plywood signs. The low flat parapets are capped by three courses of corbeled brick and concrete coping.

A storefront occupies a wide bay at the street-corner of the N. 1<sup>st</sup> St. facade. It is denoted by a low concrete pediment at the parapet. The configuration of the storefront appears original, consisting of a centered entry, large window openings with concrete sills, and a transom. However, the fixtures are modern replacements and include an aluminum-sash and glass door and narrow aluminum-sash windows between wide metal panels. The transom has also been blocked. The first two bays of the W. Broadway facade have been altered in a similar manner.

The garage addition, likely is a modern alteration, is a flat-roof structure. It is similar in scale to the original building and veneered by the same type of yellowish brick used at its rear elevations.

*Feature 2*

*Non-Contributing*

Feature 2 is a small radiator repair shop located behind (south of ) the Universal Motor Company Building's garage addition. The shop is a modern stuccoed-clad building with slab doors and metal-sash windows.

*32BL179: Schranz Motor Garage at 122 N. 2<sup>nd</sup> St.*

*Non-Contributing*

The Schranz Motor Garage occupies a full city lot on the west side of N. 2<sup>nd</sup> St. between E. Main and E. Broadway Avenues. This one-story brick block was constructed sometime between 1919 and 1927. It apparently first housed an auto dealership and a "18-car capacity" service garage. For at least a short time in the late 1930s, Equity Union Creamery was at this location. The Schranz Motor Company used the building as a garage again in the late 1940s.

The garage retains none of its original qualities of design or materials. The main facade (east elevation) has been stuccoed in recent years and the storefront altered by the installation of fix-pane windows and infill. It now appears as flat plain wall without any hint of decorative detail. The side and rear elevations also have a stucco veneer.

*32BL180: Grant-Dadley Auto Bldg. at 113 N. 2<sup>nd</sup> St.*

*Non-Contributing*

The Grant-Dadley Auto Building is a free-standing one-story block on the east side of N. 2<sup>nd</sup> St. between E. Main and E. Broadway Avenues (Figure 8). The City of Bismarck issued a permit for the construction of an auto garage at this location on June 5, 1927. Bismarck entrepreneur Edmund Hughes owned the property at that time. He engaged the local architectural firm of Van Horn and Ritterbush for the building design. John Larson of Bismarck served as the general contractor. By the late 1930s, if not sooner, the building housed the Grant-Dadley auto dealership and service garage.

None of the building's original qualities of design or materials remain evident. The main facade (east elevation) has been altered in recent years by the addition of a perma-stone veneer over the original brick wall. In addition, the front parapet has been covered by corrugated metal sheeting and the side and rear elevations stuccoed. Windows are all modern aluminum-sash replacements.



Figure 8. Grant-Dadley Auto Building (32BL180), 1927 building extensively remodeled in recent years.

*32BL181: Humphrey, Moule, and Millhollan Print Shop.  
at 115 N. 2<sup>nd</sup> St.*

*Contributing*

The Humphreys, Moule, and Milhollan Print Shop is on the east side of N. 2<sup>nd</sup> St. between E. Main and E. Broadway Avenues. Sources consulted indicate that this one-story building was constructed around 1929. It housed the Humphreys, Moule & Milhollan print shop from the late 1930s, if not sooner, until the early to mid-1950s.

The print shop has load-bearing walls of hollow clay tile. The main facade (west elevation) is veneered by variegated red brick. Brick pilasters frame a single storefront and a multi-stepped parapet rises at the roof line. Decorative details are minimal and include a concrete keystone at the storefront and a plain concrete drop at each pilaster. The storefront has been altered by the installation of a solid bank of modern anodized aluminum-sash windows—without an entry—and a large metal-frame plastic awning. However, the original metal-sash transom and metal crown molding remain intact. Other recent alterations to the building include a Dryvit cap at the front parapet and a complete veneer of Dryvit over the original brick walls at the south and east elevation. An entry on the east elevation currently provides the only means of access from the outside into the building. It holds a modern anodized aluminum-sash and glass door.

32BL182: SBHO Law Office at 116 N. 2<sup>nd</sup> St.

*Non-Contributing*

The SBHO Law Office is a one-story brick block on the west side of N. 2<sup>nd</sup> St. between E. Main and E. Broadway Avenues. The City of Bismarck issued a permit for the construction of a "50-foot by 130-foot garage" at this location on February 19, 1928. Bismarck entrepreneur Edmund Hughes owned the property at that time. Local contractor John Larson apparently was the builder. Following its completion, the garage housed an auto body repair shop for many years.

Very little of the building's original qualities of design or materials remain evident. The main facade (east elevation) has been stuccoed in recent years and the storefront reconfigured by the installation of alternative openings and replacement fixtures. The south and rear (west) elevations have also been stuccoed.

32BL183: Bismarck Finance Office at 110 N. 3<sup>rd</sup> St.

*Contributing*

The Bismarck Finance Office is a compact two-story business block on the west side of N. 3<sup>rd</sup> St. between E. Main and E. Broadway Avenues. On March 7, 1946, the Bismarck Finance Company received a permit from the City of Bismarck to construct a "brick and tile office building" at this location. Plans for the building reportedly were prepared by local architect and builder, H.M. Leonard. A short time after the building's completion, Bismarck Finance was taken over at this location by the Northwest Finance Company.

The Bismarck Finance Office has hollow clay-tile load-bearing walls veneered by brick. While the main facade (east elevation) has recently been stuccoed, the form of some original brickwork details remains evident. An entry at the first story and a second story window are framed together between vertical rows of raised brick. To the north of these there is a single window opening on each floor, both of which are under a projecting stringcourse header. Windows appear to be the original fixed-pane aluminum sash fixtures. Second story windows are framed by glass blocks.

32BL184: 3<sup>rd</sup> St. Parking Garage at 117 N. 3<sup>rd</sup> St.

*Non-Contributing*

The 3<sup>rd</sup> St. Parking Garage is in on the west side of N. 3<sup>rd</sup> St. between E. Main and E. Broadway Avenues. It is a massive four-level reinforced-concrete structure, built in the 1970s. 1993

32BL185: Logan Building at 120 N. 3<sup>rd</sup> St.

*Non-Contributing*

The Logan Building is on the west side of N. 3<sup>rd</sup> St. between E. Main and E. Broadway Avenues. The Logan Grocery was one Bismarck's first retail establishments and remained in operation at this general location for over 60 years. A.W. Logan opened the grocery at the corner of 3<sup>rd</sup> and Broadway in 1877. He prospered in business, and his ventures soon expanded to include a livery that stabled and sold horses and cattle and offered stud service. Logan had become sufficiently established to warrant construction of a new store on 3<sup>rd</sup> St. in 1881. After that building was destroyed in downtown's Bismarck's 1898 fire, he quickly rebuilt on-site.

Austin Logan's son, Roy Logan, ushered in a new-era of growth and prosperity for the family bakery and grocery after he purchased the business from his father in 1915. Two years later, Roy built the new "Logan Building" on N. 3<sup>rd</sup> St. for the grocery. This two-story brick building contained second story apartments. Soon after that, Logan became involved with other local businessmen in the construction of the Little Building next door at the corner of 3<sup>rd</sup> and Broadway. In addition to professional offices and retail shops, the Little Building housed Logan's new state-of-the-art bakery and candy factory. The Logan grocery remained in operation in the Logan Building until 1941. At that time, the family closed the business and apparently sold the building. The Logan Building was extensively damaged in 1980s, when a fire broke out in one of the businesses housed in the building. The property owners subsequently refurbished the building, adding a complete new facade.

The Logan Building's modern facade (east elevation) is, for the most part, sympathetic to architectural character of neighboring historic buildings. In particular, it is quite similar in design to the Little Building next door. Attributes shared by the buildings include a veneer of light tan brick, stringcourses, and a stepped parapet. However, the upper story windows of the Logan Building facade hold historically-inappropriate fixtures of fixed-pane glass. Likewise, the storefront has a historic-patterned configuration, but the door and windows are anodized aluminum-sash units.

*32BL186: Rodgers Appliance at 121 N. 3<sup>rd</sup> St.*

*Contributing*

This one-story building is on the east side of N. 3<sup>rd</sup> St. between E. Main and E. Broadway Avenues. Built around 1928, it appears to have original housed professional offices. Some businesses listed at this address in later years were the Palm Garden Restaurant (1938-39), Bernstein Beverages (1940-41), and Western Auto Parts (1948-49).

The main facade (west elevation) has a veneer of reddish-brown brick. Brick pilasters frame a single storefront and rise slightly above the flat parapet. Visible embellishments are limited to a diamond-shaped stone or concrete blocks at each pilaster. A full-width plywood sign covers the parapet and the frieze; it advertises the building's current business occupant: "Rodgers Appliance." The storefront has 1950s/60s-vintage aluminum-sash fixtures and a flat aluminum canopy that continues across the N. 3<sup>rd</sup> St. facade of the Olympia Building next door. It has been altered in recent years by the placement of an opaque material over the transom area and installation of a red brick veneer at the bulkhead. The transom area has also been blocked with an opaque material and bulkhead covered by a red brick veneer.

*32BL187: Rose Apartments at 215 N. 3<sup>rd</sup> St.*

*Individually Eligible/Contributing*

The Rose Apartments occupy a full city lot on the east side of N. 3<sup>rd</sup> St. between E. Broadway and E. Thayer Avenues. Sources consulted indicate that it was constructed in or around 1916, and originally contained seventeen one-bedroom units and a single efficiency apartment. In 1937, highway and bridge contractor Milton Rue purchased the Rose and renamed it the "Norma" after his wife. In the following year, Rue built a one-story office building (today's 217 N. 3<sup>rd</sup> St.) for his business on the north side of the apartments. He apparently owned and managed the Norma as an investment property for many years. The building continues to be used for apartments to the present day, and remains commonly known as the Norma.

The Rose Apartments is a three-story brick building over a full basement. The main facade (west elevation) is finished by a veneer of variegated brown brick. There is a low brick parapet adorned at the center by a stone gabled-pediment on stone pilasters. A stone cornice delineates the roof line. The third and second stories are framed together between stringcourses of stone. Fenestration consists of three symmetrically placed window openings on each floor. A continuous header of soldier-set bricks and stone lug sills highlight the third story window openings, while those on the second story have flat arch headers and stone lug sills. Each opening holds a metal-sash double-hung replacement window with one-over-one light glazing.

There is a recessed entry offset to the north on the street level facade. It is marked by a stone entablature supported at each end by a short round column of highly-polished granite. Each column stands on a brick pier. Centered above the entry there is a metal plate that reads "NORMA." A large slightly recessed window opening flanks the recessed entry to the south. It is framed between two round columns of highly polished granite. Each column stands on a short stone pedestal that is intersected by a stone stringcourse. The window opening retains an original eight-over-one double hung between narrow sidelights. A modern barrel-type awning spans the facade, sheltering the entry and window.

The south elevation features the same variegated brick veneer and similar finishing treatment as the main facade. However, it is distinguished by a cornice, belt courses, and window sills made of light buff-colored brick rather than stone. All three stories share a common fenestration pattern which, for the most part, consists of a single and a paired window set at each apartment unit. Windows are metal-sash double-hung replacements with one-over-one light glazing.

*32BL188: Rue Building at 217 N. 3<sup>rd</sup> St.*

*Contributing*

The Rue Building is a one-story business block on the west side of N. 3<sup>rd</sup> St. between E. Broadway and E. Thayer Avenues. Milton Rue applied for a permit from the City of Bismarck to construct a "brick and concrete office" at this site in early April 1940. He listed Rue Construction Company as the project's architect and contractor. The building housed the business office for Rue Construction upon its completion.

Born at Red Lake Falls, Minnesota in 1899, Milton Rue came to North Dakota with his parents in 1906. In 1919, he started building bridges and culverts in partnership with his brothers and father. The family's business steadily grew over the next several years, taking on large highway construction jobs. By the mid-1930s, Milton and his brother Charles had organized the Rue Construction Company. Milton became sole proprietor of Rue Construction in the early 1940s. By the time of his death in the late 1960s, he reportedly had built nearly 750 county bridges throughout North Dakota, in addition to 83 structures on Interstate 90.

The Rue Building is made of reinforced concrete veneered on the exterior by brick. It has a low parapets capped by concrete blocks. The main facade (west elevation) features decorative brick work comprised of alternating blocks of three soldier sets and three stretcher sets. There is an entry to the south and a large window bay to the north, both highlighted by concrete surrounds and sheltered under a common barrel-type plastic awning. The entry holds a wood-frame full light door topped by a multi-light transom window. At the window bay there is an original aluminum-sash

fixed-pane unit with a corrugated aluminum header. The building's north wall has four multi-light casement windows. There is a one-story brick addition at the rear (east side) of the building, presumably built in the 1950s or 1960s.

*32BL189: Kramer Agency at 108 N. 4<sup>th</sup> St.*

*Non-Contributing*

The Kramer Agency Building is a two-story brick block on the west side of N. 4<sup>th</sup> St. between E. Main and E. Broadway Avenues (Figure 9). It was built in late 1898 or 1899, replacing a three-story brick block destroyed in Bismarck's 1898 fire. Early business occupants included a stationary store, drug store, and a tobacco shop.



Figure 9. Kramer Agency (32BL189), c. 1899 building with all-modern facade.

A completely new street facade (east elevation) was added in recent years to the Kramer Agency Building. This facade is somewhat compatible with the historic architectural character of intact turn-of-the-century buildings in downtown Bismarck. Most notably, it has a red brick veneer, storefront, flat parapet, and period embellishments in the form of contrasting belt courses, frieze medallions, and fantail headers at the upper story windows. However, the upper story windows are historically-inappropriate fixtures of fixed-pane glass. Likewise, the storefront has a historic-patterned configuration, but the door and windows are anodized aluminum-sash units.

*32BL190: Mathison's Building at 112 N. 4<sup>th</sup> St.*

*Non-Contributing*

The Mathison's Building is on the west side of N. 4<sup>th</sup> St. between E. Main and E. Broadway Avenues. Sanborn maps indicate that this one-story brick building was constructed in late 1898 or 1899. It more than likely replaced a wood-frame building at this location that was destroyed in the 1898 fire. A grocery and meat market occupied this building for many years in early 1900s.

The Matheson's Building has been extensively remodeled on the exterior. Alterations to the main facade (east elevation) probably date to the 1960s and include replacement anodized aluminum-sash fixtures, stucco infill, and a flat aluminum canopy at the storefront. In addition, the front parapet and presumably the former transom windows have been obscured behind a gold-colored panel of corrugated metal. The south and west elevations have also been stuccoed.

*32BL191: Woodmansee Building at 114 N. 4<sup>th</sup> St.*

*Non-Contributing*

The Woodmansee Building is on the west side of N. 4<sup>th</sup> St. between E. Main and E. Broadway Avenues. This two-story brick block was constructed in or around 1899. It more than likely replaced a wood-frame building that was destroyed in Bismarck's 1898 fire. Upon completion, the building presumably housed the A.W. Lucas' Department Store—North Dakota's first and only locally-owned business of its type. It appears that Lucas' may have vacated this building and moved into the store next door to the north around 1908. Sometime relatively soon after that, this building became home to the Woodmansee's stationary shop and jewelry store. Woodmansee's continued to be a mainstay business in downtown Bismarck for decades thereafter.

As built, the Woodmansee Building had a standard tri-part storefront of the day, three large arched-top windows at the second story, corbeled cornice, and a corbeled parapet with a centered step. However, its original qualities of design and materials have been lost or obscured due to a complete remodel of the main facade (east elevation), presumably in the 1960s. The replacement storefront has ceramic-glazed panels at the bulkhead, aluminum-sash and glass fixtures, and a flat metal canopy. A panel of greenish-gold corrugated metal covers the entire second story to the top of the parapet.

*32BL192: Old JC Penney's Store at 115 N. 4<sup>th</sup> St.*

*Contributing*

The Old J.C. Penney's Store is located on two full city lots on the east side of N. 4<sup>th</sup> St. between E. Main and E. Broadway Avenues. The two-story building was constructed for J.C. Penney's in 1930, just a few years after the company had first located a store in Bismarck. Local entrepreneur W.H. Webb owned the property at that time, and hired Bismarck contractors Andrew Weinberger and James Guthrie to complete the construction project. Plans for the building reportedly followed a standardized store design prepared by J.C. Penney's architects in New York. The building housed Bismarck's J.C. Penney's Store until the mid-1950s. At that time, the company relocated to a new and larger store in the downtown area at the corner of 5<sup>th</sup> and Broadway.

The building is a reinforced concrete structure veneered by brick. The main facade (west elevation) is topped by a low parapet that rises to a single central step. A simple pressed metal cornice trims the roof line. Underscoring the cornice there is a wide concrete frieze embellished by recessed panels between plain medallions. Brick pilasters divide the second story facade into three bays. Window openings at the bays (one each) have been altered by the installation of small metal-sash fixed-pane windows in a Palladian motif and Dryvit infill. Decorative treatments of the main facade wrap around the building's southwest corner and finish one bay at the south elevation.

The street level facade is a recent remodel, and no longer has a storefront configuration. The wall space is covered by Dryvit to the sills of the second story windows. Openings include a recessed doorway to the north and three large windows to the south. Fixtures are all wood-sash multi-light replacement units.

*32BL193: Centennial Plaza at 116 N. 4<sup>th</sup> St.*

*Non-Contributing*

The Centennial Plaza Building is on the west side of N. 4<sup>th</sup> St. between E. Main and E. Broadway Avenues. This two-story brick building was first constructed around 1900. At that time, it was a small one-story brick edifice. Original occupants are unknown. However, around 1908, the building became part of the Lucas Department Store.

Soon after his arrival from St. Paul, Minnesota to Bismarck in 1899, A.W. Lucas opened the town's first department on N. 4<sup>th</sup> St (in today's Woodmansee Building). In 1905, he and partners C.H. Kohler and G.H. Kohler incorporated the A.W. Lucas Department Store Company. A few years later, around 1908, Lucas appears to have expanded the store into the one-story building at this location and a newly-constructed building next door at today's 118 N. 4<sup>th</sup>. Over the next several years, the Lucas Department Store grew to be the preferred shopping center for Bismarck residents as well as others in rural areas and towns throughout west-central North Dakota.

A.W. Mundy and E.O. Mundy took over the Lucas Department Store in the mid-1920s, following the death of A.W. Lucas. In 1949, the Lucas Department Store underwent another expansion. At that time, the building received a second story and additions were made at the rear of the store. The Lucas Department Store remained in the downtown until 1979, when the owners moved the business to Bismarck's Gateway Mall.

The main facade (east elevation) of the Centennial Plaza Building is a replacement structure, added in the 1980s. It has a full-height band of multi-light windows flanked on each side by red brick walls. The side walls are pierced by several fixed-pane windows on each floor and have a wide corbeled-like cornice of concrete. There is a full-width colonnade in front of the building; it has an arched passageway at center.

*32BL194: Homan Building at 117 N. 4<sup>th</sup> St.*

*Individually Eligible/Contributing*

The Homan Building stands in a row of several adjoining commercial blocks on the east side of N. 4<sup>th</sup> St. between E. Main and E. Broadway Avenues (Figure 10). John Homan constructed this two-story brick building around 1900, a short time after this area of downtown Bismarck was decimated by fire. Homan and his wife Mary opened a restaurant and bakery at this location. In 1906, they advertised the business as the "Leading Family Restaurant of the Capital City," noting "Meals served at all Hours." The Homans lived in the building's second story apartment where they raised four children. Mr. Homan was actively involved in civic affairs, serving as a volunteer fireman and holding terms in the North Dakota Legislature in the early 1910s. Homans Restaurant and Bakery closed sometime in the mid-to-late 1930s, presumably after the death of Mr. Homan.

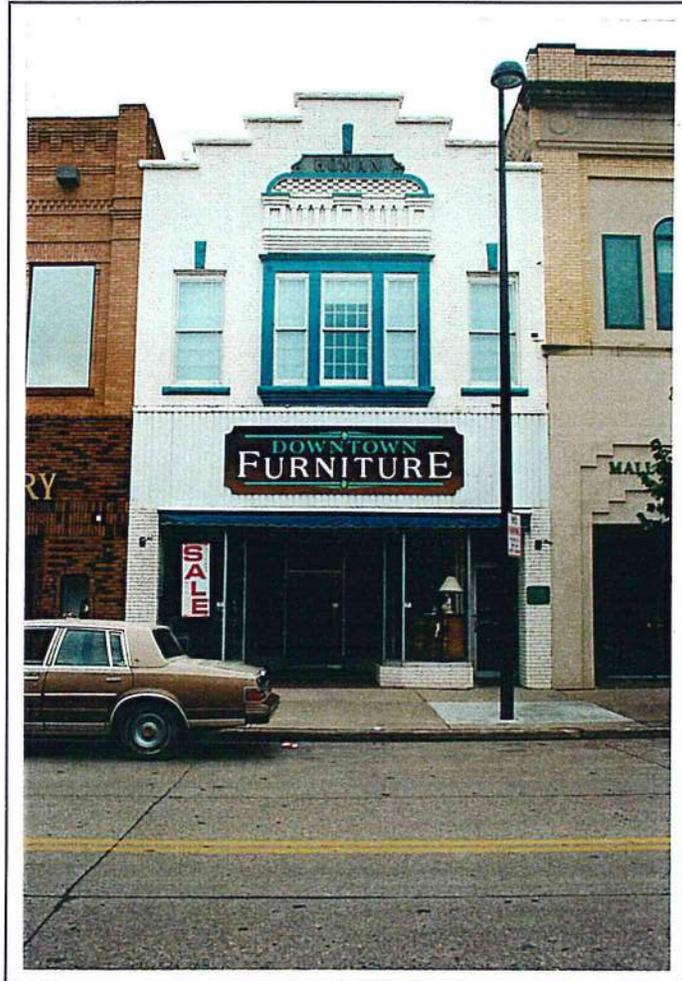


Figure 10. Homan Building (32BL194), built c.1912 in the early commercial vernacular style.

Mary Homan continued to own and live at the building for the next several years. In the early 1940s, she rented the storefront to Robinson Inc. which operated a woman's clothing store and beauty shop. Mrs. Homan died in 1946.

The second story facade (west elevation) remains largely intact, although the brick wall and most trim details have been painted. It is capped by a multi-stepped parapet with stone coping and features a triple-front window under a fanciful entablature. Elements of the entablature include a cornice of header bricks in a raised checkerboard pattern, an arcaded brick frieze, and an architrave band of corbeled brick. A pressed metal panel with the name "Homan" in relief surmounts the entablature. In turn, it is highlight by a keystone. The triple-front window is trimmed by a wood cornice, wood fluted pilasters, and a stone sill on wood molding. To each side of the triple-front window there is a single window opening. Both of these have a flat arch header with keystone and stone lug sill. Windows are all metal-sash double-hung replacements with false muntins.

The storefront is a replacement fixture, likely installed in the 1940s or 1950s. It has a deeply recessed door flanked on each side by large aluminum-sash display windows. There also is an historic retractable cloth awning. In more recent years, the bulkheads have been covered with a false brick veneer and vertical T-111 siding has been placed over the transom windows.

*32BL195: Lucas Building at 118 N. 4<sup>th</sup> St.*

*Non-Contributing*

The Lucas Building is on the west side of N. 4<sup>th</sup> St. between E. Main and E. Broadway Avenues. This two-story brick block was part of the Lucas Department Store (see 32BL193). Around 1908, A.W. Lucas appears to have expanded his store at the adjacent Woodman see Building into this building—then newly-constructed—and the building next door at today's 116 N. 4<sup>th</sup> St.

The main facade (east elevation) of the Lucas Building has been extensively remodeled. The entire second story is obscured behind a gold-colored corrugated metal panel, most likely installed in the 1960s. Alterations to the storefront appear more recent and include replacement anodized aluminum-sash fixtures, permastone wall veneer, and a flat wood canopy.

*32BL196: Knowles Jewelry Bldg. at 119 N. 4<sup>th</sup> St.*

*Contributing*

The Knowles Jewelry Building stands in a row of adjoining commercial blocks on the east side of N. 4<sup>th</sup> St. between E. Main and E. Broadway Avenues. It is a two-story L-shaped building located on two city lots. The Knowles Jewelry Building dates to the reconstruction effort following the 1898 fire. It graced this block by at least 1904, and was one of several commercial edifices featured in a 1906 promotional brochure of Bismarck. Commercial space offered by the two-story building included two storefronts, while the upper story may have originally been used as a social hall. Early business ventures included a jewelry shop and furniture store.

Knowles and Haney Jewelers appear to have succeeded J.B. Cook and Company at this location in the fall of 1907. Fred A. Knowles eventually became the sole proprietor of that business. He owned and operated Knowles Jewelry until he retired and sold the store in 1943. The business continued under the Knowles name, and has operated out of the building to the present day.

The street level facade (west elevation) has been remodeled in recent years by the addition of a brick veneer. In addition, window and doors at both storefronts are modern replacements, although the northernmost storefronts sports a design somewhat reminiscent of the turn-of-the century design.

The second story facade remains largely intact, however. This buff-colored brick wall features two large bays framed between pilasters and separated by a small central bay. Other architectural details of note include a flat parapet embellished by a corbeled cornice, a paneled frieze underscored by a brick dentils, and stringcourses of projecting brick at the capital of each parapet. Window openings retain stone lug sills. However, each has been altered with a fixed-pane replacement window of gold-tinged reflective glass.

The Cowan Building is on the southeast corner of N. 4<sup>th</sup> St. and E. Broadway Avenue. It is a long narrow brick building that towers five stories in height. The original core of this building was constructed in the 1890s. As built, it was a two-story brick block with a canted wall at the street corner. The building was the only structure left standing in this block of 4<sup>th</sup> Street after the 1898 fire. A two-story rear addition was added in the early 1900s.

Work to remodel and enlarge the building began in 1954. At that time, the property owner applied for a permit to add three stories and remodel the exterior. The five-story building was finally finished and ready for occupancy in 1957. Today, the Cowan Building stands as fine example of mid- to late 1950s commercial architecture. Design details of note include a curved-wall at the street corner and continuous window bands at each of the four upper stories. The building is also distinguished by its intact 1950s-vintage storefronts, each featuring a recessed entry, large aluminum sash display windows, and a bulkhead of glass blocks.

The two-story Office Building at this address occupies a full city lot at the southwest corner of N. 4<sup>th</sup> St. and E. Broadway Ave. The original core of this building dates to around 1908. It was a two-story brick edifice featuring a canted wall at the street corner. An early occupant was a mercantile business. By the late 1920s, a one-story brick addition stood at the rear (west end) of the lot.

The building became known as the "Office Building," sometime in the mid- to late 1940s (Figure 11). At that time, a second story was built at the rear addition, the street facades were remodeled to a contemporary "Moderne Style" appearance, and much of the building's interior refurbished into professional offices. Bismarck City directories show that a variety of medical clinics and insurance companies conducted business at the Office Building in the late 1940s and 1950s. In the meantime, Buttrey's, a woman's clothing store, occupied the storefront.

The Office Building is a brick structure veneered at the street facades by porcelain enamel panels. A canted wall dominates the street corner. Stylistic attributes of the Moderne Style include the horizontal bands in the walls, curved relief, and asymmetrical storefront treatment.

The N. 4<sup>th</sup> St. facade (east elevation) has a slightly-recessed storefront between pilasters covered by cream-colored panels. Fixtures include a double-door entry and display windows to the north and a door to the second story to the south. A slightly-projecting display window occupies the storefront bay at the canted street corner. Display windows are all historic aluminum-sash units, but the doors are modern replacements. The division between the first and second stories is highlighted by a projecting horizontal band of cream-colored panels that features three curved moldings at the side. This band curves around the street corner to the E. Broadway facade.



Figure 11. Office Building (32LB198), built c. 1908 and remodeled to its current Modern-style appearance in the late 1940s.

The street level of the E. Broadway facade (north elevation) has dark peach wall panels contrasted by black panels at the foundation line. Fenestration is limited to a pair of historic wood-frame full-light doors at the far west end of the wall. This entry is sheltered under a wide curve in the horizontal band at the floor division. Three narrow vertical bands of incised cream-colored panels span between the top of the entry and the horizontal band.

The second story facades are both veneered by light peach wall panels. Fenestration consists of fairly-regularly spaced wood-sash double-hung windows with a two horizontal-light-over-two horizontal-light glazing. Narrow horizontal bands of cream-colored panels frame the window openings. Additional horizontal relief is provided by a narrow band of cream-colored panels at the roof line and a cap of cream-colored panels at the parapet.

The second story of the canted corner is veneered by dark peach wall panels and features a narrow two-sided canted wall at center. Narrow double-hung windows pierce each side of the center cant. A vertical band of incised cream-colored panels spans between the top of each window and the top of the parapet. A long sign hangs from the canted wall; it reads “RD HAIRSTYLING COLLEGE” on both sides.

*32BL199: Hoskins-Meyer Building at 200 N. 4<sup>th</sup> St.*

*Contributing*

The Hoskins-Meyer Building stands at the northwest corner of N. 4<sup>th</sup> St. and E. Broadway Ave. It is a large two-story building occupying three full city lots. Sources consulted indicate that it consists of an early 1900s brick edifice at the street corner lot and a reinforced concrete addition to the north along 4<sup>th</sup> Street. The addition reportedly dates to the late 1940s or early 1950s.

This building served as the offices of the Bismarck Tribune, the city's most prominent newspaper, for nearly two decades in the early twentieth century. Owners of the newspaper built at this site after their office on Main Street was destroyed in the 1898 fire. As originally constructed, the two-story brick building occupied one city lot at the street corner. A large two-story brick "printing office and bindery" was added to the north in 1908. The Bismarck Tribune remained at this location until the late 1910s.

In addition to the Bismarck Tribune, another original occupant of the building was a book and stationary store owned and operated by Robert D. Hoskins. Presumably in the late 1910s or early 1920s, Phillip Meyers joined Hoskins in business. The partners expanded the store to include tobacco products, office supplies, and a floral business. They also offered apartments for rent in the second story of the "Hoskins-Meyers Building," as the building became known.

In 1925, Phillip Meyer started an experimental radio station at the Hoskins-Meyers Block, encouraged by an employee of the store. The station received a license under the call letters "KFYR" and transmitted its first commercial broadcast on February 8, 1926. According to a longtime employee, Meyer Broadcasting replaced the building's north addition with a two-story concrete structure in the late 1940s or early 1950s. It also remodeled the building's exterior at this time.

The Hoskins-Meyer Building has an International-style veneer at the street facades. This veneer was installed when the addition was constructed in the late 1940s/early 1950s, presumably to provide the building with a cohesive and modern appearance. It consists of thin granite panels at the first story and light-blue porcelain enamel panels at the second story. Window openings at the second story are framed between narrow horizontal bands of orange enamel porcelain panels, providing the building a horizontal emphasis. The building's International Style is further enhanced by a two-story entry feature on the N. 4th St. facade (east elevation). Made of orange porcelain enamel panels, it has tapered side walls and projecting flat-roofed hoods at the first and second stories. Second story windows and the entry feature have been altered in recent years by the installation of anodized aluminum-sash replacement fixtures.

There is a canted wall at the street corner of the building. It has a storefront at the street level that dates to the late 1940s/early 1950s remodel. The storefront features a deeply recessed double-door entry at center and long banks of display windows to each side. There also is an unusual element of note—a six-sided free-standing display window at the wall corner. The storefront's doors and windows are historic aluminum-sash and glass fixtures.

There are other storefronts on both the E. Broadway and N. 4<sup>th</sup> St. facades. Fixtures at these are mostly anodized aluminum-sash and glass replacements. Another recent alteration of note is a plastic awning that spans both facades at the floor division.

*32BL200: Hughes Building at 206 N. 4<sup>th</sup> St.*

*Contributing*

The Hughes Building is on the west side of N. 4<sup>th</sup> St. between E. Broadway and E. Thayer Avenues. The two-story brick block was built around 1912. Its construction likely was financed by prominent entrepreneur and industrialist Edmond Hughes. Early occupants included a stenographer's office, automobile parts dealership, and an electrical supply warehouse.

The storefront (east elevation) has been completely remodeled in recent years. It now appears as a solid brick wall under a false canopy of corrugated metal. Fixtures include two small octagonal-shaped windows to the south and a modern aluminum-sash glass door to the north.

The second story facade remains largely intact, however. It is a dark brown-colored brick wall pierced by a single large window opening at the center. The parapet has a center step flanked on each side by a stone scroll. A stone block at the frieze displays the name "HUGHES" in raised letters. Other architectural embellishments of note include a stone cornice underscored by a brick dentil band, a string of stone molding at the division between the first and second floors, and a corbeled brick header and stone sill at the window opening. The window opening has been altered with anodized aluminum-sash fixed-pane replacement windows and anodized aluminum infill.

*32BL202: Gold Seals Building at 208 N. 4<sup>th</sup> St.*

*Non-Contributing*

The Gold Seals Building is a two-story block on the west side of N. 4<sup>th</sup> St. between E. Broadway and E. Thayer Avenues. In February 1947, local contractor John W. Larson received a permit from the City of Bismarck to construct a "brick and steel" building at this location. The Scott "5 and 10 Cent" Store moved into the storefront following the building's completion. That business remained at this location for many years. In the early 1950s, the Gold Seals Company took over the building's second story for use as its main office. Owned and operated by Bismarck entrepreneur, Harold Schafer, Gold Seals produced a variety of cleaning supplies.

The building no longer retains integrity. The street-level facade (east elevation) no longer has its original storefront configuration. A veneer of permastone covers what is presumed to have been display windows, and the recessed entry has been altered by the installation of an anodized aluminum-sash replacement door and brick infill. In addition, there is a false canopy of corrugated metal over the former transom area. The second story facade presents a flat and unadorned brick wall pierced by several window openings. Each of these openings has been altered with an anodized aluminum-sash window comprised of a large fixed pane over three small lights.

*32BL203: Dakota National Bank at 212 N. 4<sup>th</sup> St.*

*Individually Eligible/Contributing*

The Dakota National Bank stands in a row of adjoining commercial blocks on the west side of N. 4<sup>th</sup> St. between E. Broadway and E. Thayer Avenues (Figure 12). It is a two-story building of wood-frame and masonry construction with a two-story modern addition at the rear. The First Guaranty Bank constructed this building to house its new financial institution at Bismarck in 1920. At that time, F.A. Leher of Bismarck headed the bank as its president and E.V. Lahr was the cashier. In 1929, First Guaranty Bank reorganized and assumed a new charter under the name of Dakota National Bank and Trust Company. Dakota National Bank remained at this building into the 1970s.

The main facade (east elevation) has a limestone ashlar veneer embellished by Neoclassical-style elements. It is dominated by a projecting central block comprised of three bays delineated by full-height round columns with stylized Corinthian capitals. On either side of the central block there is a single recessed bay framed by square Corinthian pilasters. The columns and pilasters support a full entablature comprised of: a narrow architrave with cap molding, a wide frieze decorated by

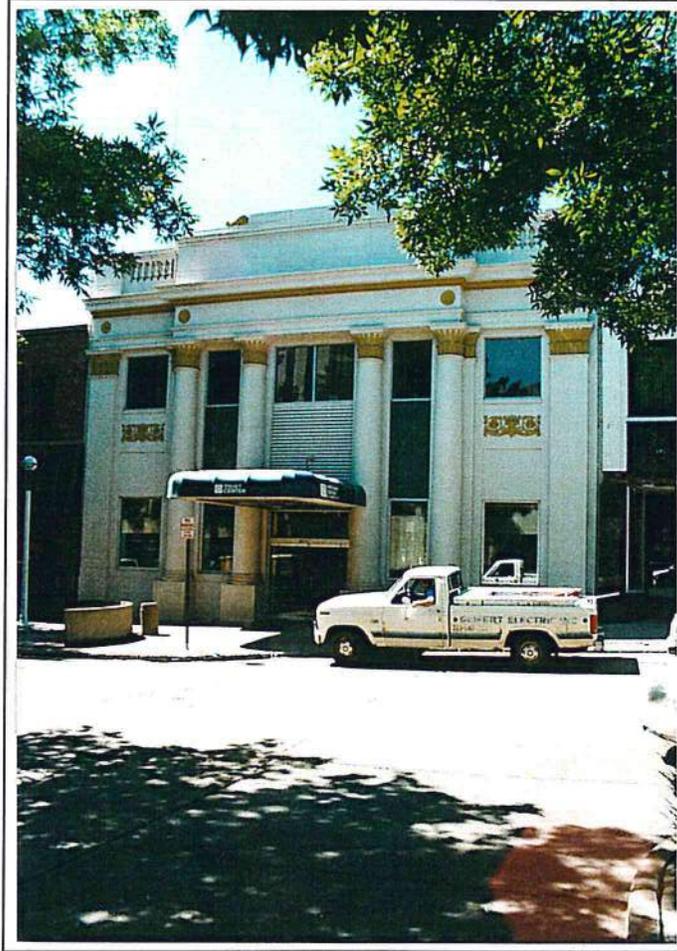


Figure 12. Dakota National Bank (32BL203),  
built 1920 in the Neoclassical Style.

round floral medallions and trimmed by cap molding with an egg-and-dart band, and a wide plain cornice flanked on each end by a false balustrade between square pilasters. The cornice, in turn, is surmounted by low central block that terminates at each end in a scroll bracket.

The center bay of the facade holds the building's main entry. It has been modified in recent years by the installation of a pair of double aluminum-sash glass doors. Other bays have a single window opening on each floor. Likewise, all windows are fixed-pane replacement units. Original spandrel panels embellished by a plant motif in relief remain between the first and second story windows of the outer two bays. However, spandrel areas at the central block have been covered by modern materials.

*32BL204: Buman Building at 216 N. 4<sup>th</sup> St.*

*Non-Contributing*

The Buman Building stands in a row of adjoining commercial blocks on the west side of N. 4<sup>th</sup> St. between E. Broadway and E. Thayer Avenues. Built in the late 1940s, the two-story building has facilities for two stores at the street level and second story office space.

The building has been extensively remodeled in recent years and no longer retains integrity. The second story facade (east elevation) has recently been stuccoed and lacks any evidence of decorative embellishments. It is pierced by a long narrow opening that holds a band of modern anodized aluminum-sash windows with single-light glazing. One of the building's two storefronts has all modern anodized aluminum-sash replacement fixtures. While it retains original aluminum-sash display windows and a wood-frame full-light door, the other storefront has been altered by a modern veneer of highly-polished granite slabs at the bulkhead.

*32BL205: Chop Suey Restaurant at 116 N. 5<sup>th</sup> St.*

*Contributing*

The Chop Suey Restaurant occupies a full city lot on the west side of N. 5<sup>th</sup> St. between E. Main and E. Broadway Avenues. It is the southernmost of three nearly-identical brick buildings that stand side by side; all were constructed in 1912-13. While they shared a common design, the three buildings were separated by brick party walls. Sanborn maps indicate that this building at 120 N. 4<sup>th</sup> St. originally housed a "chop suey restaurant." Anderson's Ace Hardware Store was the building's mainstay business in the 1940s.

The building's main facade (east elevation) has been partially remodeled in recent years. Alterations included the installation of anodized aluminum-sash and glass fixtures and a large barrel-type awning at the storefront, and a veneer of Dryvit panels to the window sill-level of the second story. In addition, the second story window opening (see below) has been modified by the installation of two sliding type windows, Dryvit infill, and barrel-type awnings.

The second story facade still displays much of its original qualities of design and materials. It is a red brick wall enlivened by a large orange brick panel. A single large window opening pierces the panel at the center and, in turn, is surrounded by projecting courses of red header. Details at the roof line include a corbeled cornice of red brick and a flat parapet with a long narrow panel of orange brick.

*32BL206: Bittis Billiard Hall at 118 N. 5<sup>th</sup> St.*

*Contributing*

This two-story building stands adjacent to the Chop Suey Restaurant on N. 5<sup>th</sup> St. Although nearly identical to its neighbor and built at the same time, the Bittis Billiard Hall is distinguished by its slightly taller parapet wall. The building's original occupant is unknown. However, by the late 1930s, if not sooner, the building housed a billiards hall operated by George Bittis. That business remained at this location until about 1950.

The Bittis Billiard Hall has a remodeled storefront (east elevation) that probably dates to the 1950s or 1960s. The storefront features a deeply recessed entry flanked on the south by a series of stepped display windows and a long narrow display window to the north. To the north of the storefront there is a door to the second story. All fixtures are aluminum-sash and glass replacements. A veneer of light-blue porcelain enamel panels covers the wall surface, including the former transom area. A flat metal canopy hangs above the storefront and second story door.

The second story facade is a brick wall dominated by a large central panel. It probably once displayed the same red and orange brick patterns as the two buildings next door, but has been painted in recent years. The central panel is pierced by a single large window opening. Projecting brick courses highlight the opening. The window is a modern bay-type replacement. Details at the roof line include a corbeled cornice and a flat parapet with a long narrow panel.

*32BL207: Blackstone Club at 120 N. 5<sup>th</sup> St.*

*Contributing*

This building is the third and northernmost of the three nearly-identical two-story brick buildings on N. 5<sup>th</sup> St. which were all constructed in 1912-13. Sanborn maps indicate that this building housed a grocery store into the 1920s. The Blackstone Club took over the storefront some time between then and the late 1930s. It remained at this location through the mid-1950s, if not longer.

The Blackstone Club has a remodeled storefront (east elevation) that probably dates to the 1950s or 1960s. The storefront has aluminum-sash and glass fixtures, and wall veneer of light-blue porcelain enamel panels that extends over the former transom area.

The second story facade is a red brick wall enlivened by a large orange brick panel. A single large window opening pierces the panel at the center and, in turn, is surrounded by projecting courses of red header and soldier brick. Details at the roof line include a corbeled cornice of red brick and a flat parapet with a long narrow panel of orange brick. The only notable alteration has been the installation of a triple set of metal-sash double hungs at the window opening.

*32BL208: State Theater at 204 N. 6<sup>th</sup> St.*

*Contributing*

The State Theater is two-story brick commercial building on the west side of N. 6<sup>th</sup> St. between E. Broadway and E. Thayer Avenues. In June of 1934, Peter S. Neilson received a permit from the City of Bismarck to construct a "theater and beauty parlor" at this location. Plans for the building reportedly were prepared by architect H.M. Leonard. Neilson hired Andrew J. Weinberger to serve as the general contractor. Upon completion, the building housed the State Theater cinema and a beauty school that was operated by Neilson's wife, Christie. In addition, Neilson established a print shop in a rear office. The State Theater and Christie's Beauty School remained at this location through at least the mid-1950s.

The main facade (east elevation) has a veneer of buff-colored brick and features Art Deco Style details, although limited. Slightly raised brick pilasters divide the second story into three bays. Each pilaster is framed on the side by a vertical course of black ceramic-glazed brick and topped by a cap of stepped bricks. A single window opening with a projecting brick sill pierces each bay. Windows are original wood-sash double hungs with six-over-six light glazing.

The storefront has two bays framed by buff-colored brick pilasters, each highlighted at the base by black ceramic-glazed bricks. The northernmost and wider of the two bays presumably once served as the frontis-piece of the movie theater. It holds a recessed canted wall of brick which is pierced by an aluminum-sash and glass door and a fixed-pane window. The south bay has been recently modified by the installation of an anodized aluminum-sash storefront door and display windows.

The World War Memorial Building is on the east side of N. 6<sup>th</sup> St. between E. Broadway and E. Thayer Avenues. It is a large free-standing building that occupies nearly five city lots. Bismarck's historic City Auditorium stands on the south side of the World War Memorial and the modern City-County Building is to the north. The World War Memorial Building houses a public basketball court and other recreational facilities.

Over a decade after the end of the First World War, Burleigh County and the City of Bismarck became partners in a project to honor the war's fallen heroes and veterans. Plans for the memorial detailed a state-of-the-art steel-frame and brick building designed in the Art Deco Style, one of the most favored architectural forms for public and commercial buildings at the time. Construction presumably commenced in the spring of 1930. Bismarck contractor Andrew Weinberger held the general construction contract; he soon took on another local builder, James Guthrie, as a partner. The World War Memorial Building was completed before the end of the year.

The building is designed in the Art Deco Style. The main massing is a tall, one-story steel-framed block over a basement. It is fronted on the west elevation by a lower central block which, in turn, is flanked on both sides by lower projecting wings. The building's flat roofs are behind parapets. Exterior walls are clad by a light buff-colored brick. Stringcourses of soldier brick define the watertable and enframe the parapets.

The central block features a massive door surround of smooth ashlar-faced stone centered at the elevated first story. The surround is comprised of three recessed bays delineated by plain square pilasters at the exterior and two engaged square fluted columns at the interior. Each column is capped by a capital panel incised in a stylized floral motif. Similar capital panels top the exterior pilasters and frame a wide frieze that rises slightly above the parapet. Large incised letters centered on the frieze read "World War Memorial." "RECREATION CENTER" in metal letters have been added below. All three recessed bays hold an original pair of metal-frame three-quarter light doors. Above each door there is chamfer-edged panel and a fluted frieze embellished by a band of zigzag molding. The panel at the center bay displays a stylized round medallion decorated by a wreath and "U.S." in a five-pointed star. The date "1930 A.D." is etched in the surround's south cornerstone. A concrete deck with stairs fronts the central block; it has recently been altered by a veneer of smooth concrete or stone blocks, wrought-iron rails, and Art Deco-like outdoor lamps.

The central block has a large brick panel on each side of the surround. The panels are both decorated by raised bricks in a diamond pattern. At the basement level of each panel there is a doorway enframed by a stone surround with zigzag molding at the cornice. An original metal-sash three-quarters light door remains at the doorway toward the south. However, the doorway toward the north has been cut-off from the sidewalk by a handicap ramp, and the opening infilled with concrete blocks.

The projecting side wings are highly symmetrically. The front wall (west elevation) the side wings each have a full-height stone window surround. These surrounds are both adorned by square fluted pilasters, capital panels in a stylized floral motif, a fluted frieze with zigzag molding, and stone coping. Window openings in each hold a band of multi-light wood-sash units, except the opening at the basement of the north wing which has been infilled with bricks.

The Capital Chevrolet Building is a free-standing one-story block, occupying three full city lots at the southeast corner of E. Broadway Ave. and N. 1<sup>st</sup> St (Figure 13). On April 22, 1929, Edmund Hughes received a permit from the City of Bismarck to construct a “140' long x 75' x 16' tall” building at this location. Hughes engaged the services of Arthur Van Horn for the design of the building. Local builder, John Larson was hired as the general contractor. The building was design and built to house an automobile dealership, with a capacity of 35 cars. Capital Chevrolet was an early, if not the original, occupant. It sold and serviced cars at this location from at least the late 1930s until sometime in the 1940s.



Figure 13. Capital Chevrolet Building (32BL213), built 1929 in the transitional commercial vernacular style.

The building has load-bearing walls made of hollow clay-tile blocks. The street facades feature a veneer of variegated red brick. The N. 1<sup>st</sup> St. facade (west elevation) is distinguished by a tall parapet that rises to a two-tiered step at the center. The parapet’s stone coping has is formed in a decorative curve cut at each end of the step. The facade is divided into three near-full height bays by projecting brick pilasters. Each pilaster has a geometrically-shaped stone capital underscored by three short drips of stone. The pilasters support a wide frieze embellished by simple diamond-shaped blocks above and between the pilasters. Other details include soldier course lintels and projecting header brick sills at each bay. All three bays have been modified in recent years by the installation of small metal-sash windows and infill.

The E. Broadway facade (north elevation) displays similar treatment to that of the N. 1<sup>st</sup> facade, but is divided into seven bays instead of three. All seven bays have been altered with replacement fixtures and infill. There is a deeply recessed entry at the two outer bays. The parapet at E. Broadway rises to a step at each end, rather than at the center.

*32BL214: Hughes Auto Bldg. at 123 E. Broadway Ave.*

*Individually Eligible/Contributing*

The Hughes Auto Building is a one-story block that occupies two full city lots at the southwest corner of E. Broadway Ave. and N. 2<sup>nd</sup> St. It was constructed by Edmond Hughes around 1920 to house an automobile dealership. Hughes reportedly relied on the services of Arthur Van Horn for the building's design. An early, if not the original, occupant was M.B. Gilman Company. It sold and serviced cars at this location from at least the late 1930s until the early to mid-1950s. In 1955, the Montana-Dakota Utility Company received a permit from the City of Bismarck to refurbish the Hughes Auto Building. It moved its offices and shops into the building within the year. Montana-Dakota remained at this location until 1968.

The Hughes Auto Building has hollow-clay tile walls veneered by light brown brick. The street facades (east and north elevations) are both enlivened by several courses of dark brown brick at the foundation and a stringcourse of alternating dark-green and light-brown header brick at the roof line. There is a canted wall at the street corner. It holds a historic full-light door enframed by sidelights. A semi-circular stoop made of red brick fronts the entry. Parapets are low and framed at each end by a short pier; the parapet at the canted wall is slightly raised. Coping is concrete or stone blocks.

The canted wall is flank by a single bay on the N. 2<sup>nd</sup> St. facade (east elevation) and seven bays between brick pilaster on the E. Broadway facade (north elevation). Most bays have been altered by the installation of modern anodized aluminum-sash windows and opaque transom panels. However, the center bay at the E. Broadway facade retains a historic half-light door and multi-light transom.

*32BL215: Old Provident Life Bldg. at 201 E. Broadway Ave.*

*Contributing*

The Old Provident Life Building is a two-story business block that occupies two full city lots at the southeast corner of E. Broadway and N. 2<sup>nd</sup> St. F.L. Conklin founded the Provident Life Insurance Company at Bismarck in the mid-1910s. At that time, the Company's offices consisted of a two-room suite in the First National Bank of Bismarck. It prospered through the 1920s and 1930s, expanding to markets in Minnesota, South Dakota, Montana, Washington, Oregon, Idaho, and California.

Provident Life's sound steady growth prompted construction of a new "home-of-its-own" in 1937. Bismarck entrepreneurs Edmund A. Hughes and Colonel C.B. Little reportedly financed the building project. When completed, the "two-story brick and glass wall building" was considered one of the finest additions to downtown Bismarck in years. It served as Provident Life's home office for the next seventeen years. In November 1954, the Company moved once again--this time to a newly constructed six-story building on the north fringe of the downtown.

The Old Provident Life Building is a red brick edifice designed in the Moderne Style. A broad curved wall at the street corner provides the building a streamline appearance. The first and second stories of the curved wall each have a large opening filled by glass blocks—a hallmark of the Moderne Style. Evenly-spaced paired window openings pierce the second-story street facades. These are framed between continuous brick headers and sills. Most windows are two-horizontal light-over-two-horizontal light double-hung units, that were presumably installed in the 1950s or 1960s in place of the original one-over-one units. There are long continuous bands of display windows and two storefront doors at the street level of the E. Broadway facade (north elevation) and another window band between glass block panels on the N. 2<sup>nd</sup> St. facade (west elevation). The display windows and storefront doors are modern anodized aluminum-sash and glass replacements. Other contemporary modifications to the facades are Dryvit covered-belt courses at the floor division, above the second story windows, and at the parapet cap. There also is a full-height Dryvit panel at the building's E. Broadway entry and several storefront signs of Dryvit.

*32BL216: Hughes Apartments at 202 E. Broadway Ave.*

*Individually Eligible/Contributing*

The Hughes Apartment Building is a free-standing three-story building at the northwest corner of E. Broadway Ave. and N. 2<sup>nd</sup> St. Edmond Hughes financed the construction of the original building in 1922, and reportedly relied on the services of Arthur Van Horn for its architectural design. The building included several retail shops on the first story, while the upper stories housed apartment-style living units. In 1926, the building received a large three-story addition that increased the total number of apartments to over 40 units. That addition became known as the "Mason Apartments."

The building has load-bearing masonry walls veneered at the street facades by white brick. The E. Broadway facade (south elevation) has four storefronts between brick pilasters. Each storefront has a deeply recessed entry flanked on both sides by large display windows—an historic configuration pattern. However, all four storefronts display modifications that probably date to the 1940s or 1950s, including aluminum-sash replacement windows, corrugated aluminum sheeting at the transom area, and a common flat aluminum canopy. Each storefront entry holds an historic wood-frame full-light door.

The upper stories of the E. Broadway facade are highly symmetrically. The two levels are framed horizontally together between stringcourses of stone and divided vertically into three main bays by stylized pilasters. Each pilaster is outlined by a raised course of brick and adorned by a simple stone pedestal and a keystone-shaped stone capital. Fenestration on both floors of the center bay consists of two sets of triple windows flanked by a paired window. Each vertical set of triple windows (one each floor) are enframed by stone quoins and keystone. Most window units are original wood-sash double hungs with a six-over-one light configuration. The roof line is delineated by a stone cornice underscored by courses of corbeled brick. The parapet is a low brick wall that rises into a single central step. It is adorned by bell-shaped stone blocks at the wall corners and above the division of the three main bays (one each). The center step displays a large block to the street, but it is without inscription.

The E. Broadway facade's finishing treatments carry around the street corner and continue on the N. 2<sup>nd</sup> street facade (west elevation). The upper two stories of the original building both have two sets of triple windows to the north and a paired, single and triple window set to the south. Each

vertical set of triple windows (one each floor) is enframed by stone quoins and keystones. Windows all are six-over-one double-hung units. A large former display window at the street level of the original building has been covered by Dryvit.

The 1926 addition is quite similar in design to the original building, but not identical. While upper story windows include triple and paired sets of six-over-one double hungs, fenestration deviates from the original building in that stone quoins are used at the paired windows sets, rather than the tripled. Keystones are used at triple window openings on the third story. Construction details at the street level include rusticated brickwork, paired and triple six-over-one windows, and an entry offset to the south—or near the current center of the building's N. 2<sup>nd</sup> St facade. This entry has a slightly recessed opening enframed by brick columns with stone quoins and a stone cornice topped by a scrolled pediment with carved scrolls at each end. The doorway, in turn, features a stone surround with a cornice supported on each end by scroll brackets and underscored by a dentil band. It has been altered with a modern aluminum sash replacement door. There is a flat 1940s/50s-vintage aluminum canopy suspended above the doorway.

*32BL217: Little Building at 217 E. Broadway Ave.*

*Contributing*

The Little Building is at the southwest corner of N. 3<sup>rd</sup> St. and E. Broadway Ave. Sources consulted indicate that the two-story building was constructed in 1919-20. The project presumably was largely financed by Edmund Hughes. Local builder John Larson served as the general contractor. The Little Building presumably was named in honor of Colonel C.B. Little, a prominent Bismarck businessman and one of Edmond Hughes' investment partners. Early enterprises to occupy the building included Rose Hoffman's dress shop, Hall's Drug Store, a candy factory, and a state-of-the-art bakery, the latter two operated by the Logan family which had a grocery in the building next door. The Logan bakery remained at this location through the 1920s and 1930s, until the family closed its grocery business.

The street facades are both veneered by a light tan brick. Each is divided into multiple vertical bays by brick pilasters, while a thick stringcourse of stone denotes the floor division. A pilaster is articulated by vertical courses of projecting brick, has a simple stone pedestal and capital, and features a simple dark-colored projecting block near the top. The exterior pilasters on the N. 3<sup>rd</sup> St. facade are further embellished at the upper story by an elongated torch-shaped inset with a dark green-painted background. A prominent pressed metal cornice trims the roof line. Parapets have a central step framed between short piers. "Logan" in metal letters has recently been added to the central parapet step of the E. Broadway facade. Each second story bay is pierced by a large window opening highlighted by a flat-arch lintel and a stone lug sill. Windows are historic, if not original, three-part fixed-pane and casement units with transom.

In the 1980s, the Little Building was partially damaged by a fire that broke out in the Logan Building next door. After that, the property owners refurbished the first story of the Little Building, installing modern anodized-aluminum sash fixtures at the storefronts. Modern barrel-type plastic awnings were also added.

The Olympia Building is a two-story block at the southeast corner of N. 3<sup>rd</sup> St. and E. Broadway Ave. Sources consulted indicate that it was constructed by Edmond Hughes around 1920; local architect Arthur Van Horn rendered the building's design. As built, the building (original known as the Hughes Building) had facilities for several stores at the street level, while the second story was divided into professional offices. Businesses to occupy the building as of the late 1930s were Ed Hempel's grocery store, Saks confectionary, a barber shop, shoe shop, and a men's apparel store.

The Olympia Building has load-bearing masonry walls veneered by variegated brown brick. Wall corners at the street level are articulated by brick pilasters. Courses of dark brown brick highlight the base and capital of each pilaster. The building has several storefronts at the street level, all of which open onto E. Broadway. The storefront at the street corner has display windows on both streets (north and west elevations). Each storefront has been modified in recent years to varying degrees with replacement doors and windows, and infill at the transom area. The roof line at the street facades is trimmed by a projecting pressed metal cornice and a wide plain frieze. A multi-step parapet rises at the E. Broadway facade and the parapet at the N. 3<sup>rd</sup> St facade has a single elongated step at the center. Each parapet step displays a simple elongated panel. A projecting course of dark brown brick caps the parapet. .

The N. 3<sup>rd</sup> St. facade (west elevation) is pierced at the second story by two window openings. Decorative details are provided by projecting courses of dark brown brick and include header surrounds at each opening, a continuous header sill, and a soldier frieze band embellished by decorative criss-crossed drops. Below the windows there also is an elongated panel outlined in projecting courses of dark brown brick. Windows are fairly recent metal-sash replacement units, each consisting of paired casements with transoms.

A second story bay at the street corner of the E. Broadway facade (north elevation) features decorative treatment similar to that of the N. 3<sup>rd</sup> St. facade. Second story fenestration at the remainder or eastern portion of the E. Broadway facade consists of several regularly-spaced window openings under a continuous lintel of dark brown brick courses. Each opening has a projecting sill of dark brown header brick. Two openings at the far east end of the wall are wider than the rest. Windows are all metal-sash replacements and include fixed-pane units with casement sidelights, in addition to paired casements.

The Nicola Building is at the southwest corner of N. 5<sup>th</sup> St. and E. Broadway Ave (Figure 14). Sources consulted indicate that the two-story building was constructed around 1930. Typical of many downtown Bismarck's business blocks of the period, it had space for several businesses at the street level, while the second story offered apartment-style accommodations. Two of the businesses at the Nicola in the 1930s and 1940s were the Tavis Music Store and the Oscar Westly's Jewelry.

The Nicola Building has light-tan brick walls adorned by Art Deco-style details. The N. 5<sup>th</sup> St. facade (east elevation) is framed by a set of double stepped pilasters and capped by a flat paneled parapet with thick stone coping. The interior pilaster of each set rises above the parapet. Stone caps



Figure 14. Nicola Building (32BL219), built c. 1930 in the Art Deco Style.

at the pilasters are each painted a dark green. Four window openings pierce the second story. Thin piers of reddish colored brick divide the window openings and extend to the parapet. Each is crowned by a dark-green stone block that bisects the parapet and spirals above it. The windows appear to be historic one-over-one double-hunt units, but the transom at each has been blocked or painted.

A single storefront occupies the street level of the N. 5<sup>th</sup> St. facade (east elevation). It has a recessed central entry flanked on each side by a large window opening enframed in brick. A surround at the entry features thin fluted wood columns with round capitals adorned by zigzags in relief and a wood entablature embellished by bands of diamonds. A multi-pane transom remains at the storefront, but is obscured behind a full-width plywood sign that advertises “Pocket Watch. Ltd.” The storefront windows have each been altered by the installation of a multi-light fixed-pane unit. A stringcourse of soldier brick delineates the division between the street level and the second story.

The E. Broadway facade (north elevation) is basically divided into three storefront bays. A large storefront bay at the street corner is quite similar in design and detail to the N. 5<sup>th</sup> street facade, although not identical. It terminates on the west at two street-level entries. These entries are each distinguished by a stone surround with stepped side walls, incised frieze, and a prominent stepped cornice. The westernmost entry holds an historic wood-frame full-light door and transom window behind a geometric-stylized screen. A modern aluminum-sash door with transom is now in the easternmost entry, in place of the original fixtures. The two storefront bays at the west end of the facade have both been remodeled in recent years.

The second story of the E. Broadway facade varies somewhat in design and detail from bay to bay. Most notable are several different pilaster and pier configurations in both brick and stone. The fenestration is highly asymmetrical and includes simple double-hungs, double-hungs with transom, large fix-pane units with double-hung side-lights and transoms, and modern replacement casements. Window openings are highlighted by soldier brick lintels and projecting header brick sills.

*32BL220: Annex Hotel at 500 E. Broadway Ave.*

*Individually Eligible/Contributing*

The Annex Hotel is a free-standing two-story building at the northeast corner of E. Broadway Ave. and N. 5<sup>th</sup> St. It was constructed sometime between 1908 and 1912. As built, it was divided into seven separate storefronts on the main level and housed the Annex Hotel on the second story. The Annex Hotel offered "European-style" accommodations, i.e., small bedrooms and shared baths. A business by that name operated at this location for at least 45 years.

The E. Broadway and N. 5<sup>th</sup> St. facades (south and west elevations) are both veneered by light brown brick. A simple stone cornice trims the roof line. It is surmounted by flat parapets that have stone coping capped by metal sheeting. The street corner at the second story is framed by a brick pilaster that terminates at a minimal stone capital. A stringcourse of soldier bricks defines the division between the first and second stories. There are also two recessed stringcourses between the second story openings. Fenestration at the second story includes fairly-regularly spaced window openings, each with a stone lug sill. Most of these retain an original one-over-one double-hung unit. Both street facades also have a second story balcony. Each balcony is a narrow platform supported on wrought iron brackets and protected by wrought iron rails. The doorway at the E. Broadway balcony holds a wood-frame full-light door, while there is a wood-frame full-light door with narrow one-over-one double-hung sidelights at the N. 5<sup>th</sup> balcony.

The E. Broadway facade is currently divided into three individual storefronts at the main level. The storefront at the street corner was likely remodeled to its current configuration in the late 1940s or 1950s. It has a cut-away entry, aluminum-sash display windows under a flat aluminum awning, and corrugated aluminum sheeting at the bulkhead. More recently, the transom area was covered by plywood. The facade's other two storefronts have been extensively remodeled in recent years.

The main level of the N. 5<sup>th</sup> St. facade has several small windows to the south and two side entrances toward the north. All of the windows set high on the wall and each has been blocked from the inside with plywood. The most prominent of the side entrances provides access to the stairway to the second story hotel. Sheltered under a large hip-roofed hood, it features a full-light door enframed by lead-glass sidelights and an arched transom with lead-glass glazing. The second side entry retains an original full-light door but has a transom covered by plywood.

The N. 5<sup>th</sup> St. facade also has a single storefront at the north end of the building. This fixture remains in near pristine condition. There is a deeply recessed entry offset to the north with large iron-sash display windows to each side. The entry holds a wood-frame full-light door with transom. Italian tiles cover the floor of the entry and the bulkhead at the display windows. A transom of prismatic glass panels further adorns the storefront.

32BL221: *Kokkeler's Jewelry at 514 E. Broadway Ave.*

*Non-Contributing*

Kokkeler's Jewelry Building is in on the north side of E. Broadway Avenue between N. 5<sup>th</sup> and N. 6<sup>th</sup> Streets. Built around 1923, it is a free-standing one-story building which has been extensively remodeled in recent years. Exterior walls are brick, but all four elevations sport a veneer of thick lumpy stucco. The main facade (south elevation) has been further altered by the reconfiguration of the window and door openings and the installation of historically-inappropriate fixtures.

32BL222: *Johnnie's Gas Station at 102 E. Main Ave.*

*Non-Contributing*

Johnnie's Gas Station stands at the northeast corner of 1<sup>st</sup> St. and Main Ave. One local informant reports that it was built in the late 1960s or 1970s.

32BL223: *Nash-Finch Warehouse at 213 E. Main Ave.*

*Individually Eligible/Contributing*

This one-story warehouse stands in the railroad corridor on the south side of E. Main Ave. The Nash-Finch Company received a permit for the City of Bismarck for its construction in September of 1935. Building plans and specifications were reportedly prepared by local architect H.M. Leonard, and contractor Andrew Weinberger handled the construction.

The Nash-Finch Company was a wholesale distributor of groceries and fruits. It appears to have started business in Bismarck in the early 1930s. At that time, the company took over the Stacey-Bismarck Warehouse on this west side of this property (today's 211 E. Main St.). The warehouse at this site was built a few years later, presumably in response to the company's growing business. Nash-Finch continued to operate at this location for at least the next 20 years, if not longer.

The warehouse is a one-story Art Deco-style building. Exterior walls are made of hollow clay-tile walls veneered by brick. The building rests over a slightly elevated basement and has a flat roof behind parapets. The main facade (north elevation) is articulated into six narrow bays by slightly-projecting brick pilasters. A pilaster is framed by vertical courses of stepped brick and rises to the top of the parapet, providing the building a vertical emphasis. Each bay is pierced by an elongated window opening. Windows are industrial sash-units comprised of a large central pane enframed by smaller lights; the central bottom light of each is a hopper fixture. In addition to a window, the opening at the easternmost bay has a wood-frame multi-light door at the street. The door features an Art Deco-style embellishment in the form of a multi-stepped hood with curved edges. There is a small industrial-sash window at the basement level of the other five bays.

32BL224: *Chapman & Chapman Law Office at 313 E. Main Ave.*

*Non-Contributing*

This building is a two-story brick block on the south side of E. Main Ave between 2<sup>st</sup> St. and 3<sup>rd</sup> St. It reportedly dates to mid-1895, but no longer has the appearance of a historic building, as the main facade (north elevation) was completely replaced within the last few years. This wall now sports a veneer of highly-polished thin granite panels and large arch-topped windows. The building was abandoned after its rear wall partially collapsed in the summer of 1999.

The Bismarck National Bank is at the northwest corner of E. Main Ave. and N. 4<sup>th</sup> St. (Figure 15). It is a two-story commercial block, built within the last few years.

1954



Figure 15. Bismarck National Bank (32BL225), a 1990s building.

The Sweet Shop stands in a row of adjoining buildings on the north side of E. Main Ave. between N. 4<sup>th</sup> St. and N. 5<sup>th</sup> St. (see Figure 6). It was built in the place of a wood-frame building destroyed in the 1898 fire, and graced this block of Main at least 1904. Sanborn maps indicate that the building originally housed a clothing and notion store. After that, perhaps in the 1910s, James White appears to have opened a candy store here, calling the business the “Sweet Shop.” The Sweet Shop remained at this location as late as the mid-1950s.

The Sweet Shop street-level facade (east elevation) has been completely remodeled, and no longer has a storefront configuration. Alterations date to the late 1960s, when the property owner joined this building and the one next door to the east (today’s 410 E. Main Ave.) for use as a Chinese restaurant. The former storefront areas of the two buildings are now veneered together behind a solid wall of red brick. A full-width awning covered by green fake clay tiles surmounts the wall and extends over the sidewalk. Public access to the restaurant is provided by a pair of arched-topped slab doors offset to the east of center. There also a single slab door at the far east end of the wall and another at the far west end.

The second story facade is a red brick wall fairly-richly embellished by ornamental elements popular to turn-of-the century commercial architecture. Narrow brick pilasters frame the wall; each is adorned by long drops of recessed brick and recessed brick in a crucifix motif. A corbeled cornice with dentil band trims the roof line and visually supports a gabled parapet. A well-balanced tri-front window serves as the facade's primary focal point. Highly reminiscent of the Palladian motif, it features a large arch-topped opening flanked on each side by a smaller opening under a segmental-arch lintel. Thick brick posts between the openings are adorned by long drops of recessed brick and recessed brick in a crucifix motif, similar to the pilasters. A prominent keystone crowns the center arch. It, in turn, is adorned by a projecting cap of light tan corbeled brick and a decorative red and tan brick element that rises to the peak of the gabled parapet. Additional visual relief is provided by other details of light tan brickwork, including a continuous header sill at the windows, a projecting course of header brick outlining the top of the window arches and posts, two corbeled stringcourses underscoring the cornice, and short piers at each end of the parapet. The only major modification to the facade has been the installation of small casement units and infill at the tri-front window.

*32BL227: International Harvester Garage at 122 N. Mandan St.*

*Contributing*

The International Harvester Garage stands at the southwest corner of N. Mandan St. and E. Broadway Ave. The International Harvester Company of America applied for a permit from the City of Bismarck to build a "service station" at this location in 1928. Plans for the garage reportedly were prepared by the company. "Redling and Hanson" were to serve as the builders. City tax assessment records list that the garage was completed in 1929. International Harvester trucks were apparently sold and serviced at the garage until the late 1940s.

The building is made of reinforced concrete. Both street facades are finished by red brick walls. The N. Mandan facade (east elevation) serves as the building's primary retail facade. It is distinguished by a parapet that rises to a central pediment between low steps. Original finishing details of note include stone coping at the parapet and enameled porcelain panels at the foundation line. The storefront nearly fills the main wall. It has a central recessed entry between brick panels which, in turn, are flanked by several banks of original aluminum-sash display windows. Modern alterations to the storefront include the installation of an aluminum-sash glass replacement door and the placement of corrugated metal sheeting over the transom area.

The storefront includes one finished bay at the front (east) end of the E. Broadway facade (north elevation). This bay has concrete coping on the flat parapet wall, a bank of aluminum-sash display windows, and porcelain enamel panels at the foundation line. Window transoms have been covered by corrugated metal sheeting.

## NATIONAL REGISTER PROPERTIES OUTSIDE THE DISTRICT BOUNDARY

The boundary for the Downtown Bismarck Historic District has been drawn to exclude fringe areas dominated by either modern properties or historic buildings that lack integrity. This has resulted in the isolation of two National Register-Eligible properties in the Main Avenue Reconstruction Project Corridor from the district. These are Camp Hancock at the west end of the corridor and the Bismarck Grocery Warehouse at the east end (see Appendix map).

### **32BL26: Camp Hancock at 101 W. Main Ave.**

Camp Hancock is the site of the infantry post established by the U.S. Army in late summer of 1872 to house troops assigned the task of protecting surveyors and other workers involved in the construction of the Northern Pacific's transcontinental railroad line. It served as the focal point for the first private commercial and residential developments at Bismarck in late 1872 and early 1873. One of Bismarck's as well as the state of North Dakota's most important historic sites, Camp Hancock was listed in the National Register of Historic Places in 1971.

Camp Hancock is comprised of three historic resources. The most significant of these are a log building and a stone retaining wall that date to the camp's founding in 1872; both are in close proximity to the current edge of Main Avenue. The other historic resource at the camp is St. George's Episcopal Church, built in 1879-80 at a site northwest of the downtown. It was donated to the State Historical Society and moved to Camp Hancock in 1951.

### **32BL174: Bismarck Grocery Warehouse at 521 E. Main Ave.**

#### *Historic Background*

Situated in the railroad corridor, this four-story brick building housed the offices and warehouse facilities of the Bismarck Grocery Company for more than 40 years. Members of the Patterson Family from Mankato, Minnesota, established this wholesale food distributorship in 1902, presumably attracted to the city by its good railroad connections. The company's first place of business was a warehouse situated at the intersection of Main Ave. and 2<sup>nd</sup> St. The Bismarck Grocery Company prospered over the next several years, opening branch warehouses in several other North Dakota cities and towns as well as locations in eastern Montana.

In response to ever-growing business, the Bismarck Grocery Company constructed a new warehouse and office building on Main Ave. between 5<sup>th</sup> St. and 6<sup>th</sup> St in 1911. Towering a full four-stories in height, the building stood as one of the tallest edifices in town. While relatively austere, the building presented a solid conservative face to the city. The Bismarck Grocery Company remained at this location and continued to be an important Bismarck business well into the 1950s.

#### *Description*

The Bismarck Grocery Warehouse is a reinforced concrete structure veneered on the exterior by dark red brick (Figure 16). The flat roof, reportedly partially collapsed, is behind parapets. There are two small concrete block additions at the building's rear (south) elevation. The building appears to have remained unoccupied for several years.



Figure 16. Bismarck Grocery Warehouse (32BL174), built 1911 in the transitional commercial vernacular style.

The Main Ave. facade (north elevation) features a four-bay division articulated by symmetrically-placed window openings on each floor. The two central bays are slightly recessed. Property owners have placed plywood over each window, in an apparent attempt to mothball the building. First-story window openings and those at the upper stories of the central bays are wide, suggesting that they were fitted with a central unit and sidelights; other windows presumably held a single unit. The building's main entry is positioned at the street-level of the westernmost bay. It features a lovely ashlar surround. Narrow wood-sash sidelights and a large wood-sash transom window at the entry are likely historic, if not original, elements. However, the door is a modern anodized aluminum-sash replacement unit. The facade's otherwise austere brick wall is enlivened by corbeled stringcourses at the parapet, a belt course of rough-faced ashlar at the watertable, and rough-faced ashlar lugs sill at the window openings.

### **National Register Evaluation**

The Bismarck Grocery Warehouse retains integrity and is eligible for listing in the National Register. The building derives historical significance under Criterion A for its association with economic growth and prosperity at Bismarck in the first half of the twentieth century. During that time, the Bismarck Grocery Company grew to be an important, if not a leading, wholesale grocery distributor serving North Dakota and eastern Montana. It remained in business at Bismarck for well over 50 years and occupied this building from 1911 to at least the mid-1950s. The building also is significant under Criterion C as a fairly well-preserved example of early-twentieth-century commercial warehouse architecture in North Dakota. Architectural elements of note are the building's reinforced concrete construction and the limited but tasteful use of details in ashlar to enliven the brick veneering.

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# DO MNTOWN BISMARCK HISTORIC DISTRICT



## LEGEND

- DISTRICT BOUNDARY
- LISTED / CONTRIBUTING PROPERTY
- INDIVIDUALLY ELIGIBLE/CONTRIBUTING PROPERTY
- CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY
- P1 PHOTO POINT

