

**NORTH DAKOTA HIGHWAY 13**

**Dakota Avenue, Wahpeton,  
from 12<sup>th</sup> Street  
to the  
Bois de Sioux River Bridge**

**Project No. SU-8-013(037)390  
PCN: 16281**

**A Class II Standing Structures Inventory**

prepared for

**Interstate Engineering, Inc.,  
Wahpeton, North Dakota**

by

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## **Inventory Location and Description of the Proposed Undertaking**

The inventory area is located in the City of Wahpeton, Richland County, North Dakota. It includes all buildings fronting Dakota Avenue from the Bois de Sioux River on the east to 12<sup>th</sup> Street on the west. The proposed undertaking envisions reconstruction of Dakota Avenue between those two points and from one edge of the right of way to the other – sidewalks, curb, gutter, and roadway.

## **Methodology**

Prior to the conduct of field survey we conducted a file search in the records of the North Dakota State Historic Preservation Office. In addition, we reviewed historic photographs of Wahpeton held in the collections of the State Historical Society of North Dakota. At the society we also reviewed and copied pertinent portions of Sanborn Fire Insurance Company Maps for use in our fieldwork and analysis. The maps available at the society are for the years 1884, 1886, 1891, 1898, 1904, 1910, 1916, 1927, and 1949. These maps were particularly useful in helping determine construction dates, and in some cases alterations dates. However, none of the maps show any of the project area west of 9<sup>th</sup> Street.

Field survey was conducted in two phases, from May 1 – 5 and 15 – 18, 2006. At the onset of field survey we examined files in the offices of the *Wahpeton Daily News* for articles and photographs that might shed light on the construction of, and alterations to, the building's fronting Wahpeton's Dakota Avenue. We also visited the Richland County Historical Society Museum and examined its collection of historic photographs and post-cards, and the Leach Public Library. In each location we found useful information.

During the course of our fieldwork we also reviewed assessor's records for practically every building fronting Dakota Ave. We found those records useful in helping us date building alterations, for they contain the dates, numbers, cursory descriptions of work, and estimated costs of building permits issued beginning in the mid-1950s or thereabout. The descriptions of work contained in those records, however, frequently characterizes permitted work only in the most general of terms, such as "interior remodeling" or "storefront remodel" or "addition to building" or "20' x 40' addition to building". The records are, consequently, generally of limited value in providing any detailed understanding of the materials used or design of the alterations permitted. In addition to the records themselves, we found two very useful framed historic photographs on a wall outside the city assessor's office that helped us determine the early appearance of a number of extant buildings within the project area.

We completed North Dakota Cultural Resource Site Forms for two buildings – 506 and 517 Dakota Ave., 32RI 849 and 32RI848 respectively – not previously recorded within the project area that are fifty years old and older, and that retain, in our opinion, requisite integrity to be either individually eligible and/or eligible for listing as contributing elements in a district that is, in our opinion, eligible for National Register designation.

Other previously unrecorded buildings within the project area that are now fifty years old or older, but that lack requisite integrity for National Register listing are described in this report and photographs of them are included in the report, but no site forms were completed. Those properties are 90, 411, 620, 911, and 913 Dakota Ave.

### **Previous Research**

The most comprehensive previous effort to record architectural sites in Wahpeton occurred in 1981, when the State Historical Society of North Dakota, State Historic Preservation Office, funded a project aimed, in part, at recording all properties then aged fifty years or older in Wahpeton's central business district. While rudimentary information about legal location, building age, and a photograph was provided about the buildings then recorded, no survey report was produced as a result of that project. The project recorded a total of seventy-eight sites fronting Dakota Ave. from the Bois de Sioux River to 12<sup>th</sup> Street. In the intervening years, twenty-two of those sites have been demolished.

Also in the intervening years since the 1981 survey was conducted, two sites fronting Dakota Ave., the U.S. Post Office at 620 Dakota Ave. (32RI634) and the Wahpeton Hospital at 720 Dakota Ave. (32RI642) have been listed in the National Register of Historic Places.

The only other survey effort related to properties presently fronting Dakota Ave. between the river and 12<sup>th</sup> Street was performed in 1987 by James Schimmer as part of another State Historical Society of North Dakota funded project aimed at recording of the churches in a five county area. That project resulted in once again recording of St. John's Catholic Church (32RI580). Schimmer's findings were reported on in *Final Report Field Reconnaissance Survey of Churches in Barnes, Ransom, Richland, Sargent and Steele Counties of North Dakota*.

A number of additional cultural resources surveys have been conducted in the general area in which the Dakota Ave. reconstruction project is located (Sections 7 and 8, Township 132N,

Range 47W). None of those surveys, however, included the recording of any extant buildings fronting Dakota Ave. between the river and 12<sup>th</sup> Street. Those surveys are reported on in:

Lewis, *Northwest Archeological Survey, Richland, Barnes, Oliver, McLean, Morton, Dickey, Ransom, LaMoure, Stutsman, Benson, Grand Forks, Walsh, & Pembina Co., ND, 1890.*

Larson, *Results of a Class III Cultural Resource Inventory for NDDOT Project Areas NHU-8-210(007)000, NH-8-013()379 and NH-8-013()380, Richland County, ND, 1998.*

Stine, *et al., Phase I Cultural Resource Investigation of Proposed Levee Alignments at the City of Wahpeton, Richland, Co., ND, 2000.*

Fassler, *Phase II Cultural Resource Investigation of Site 32R1790 at the City of Wahpeton, Richland Co., ND, 2000.*

Nienow and Breakey, *Phase I Archaeological Investigations of Proposed Levee Alignments and Ponding Areas in the City of Wahpeton, Richland Co., ND, 2002.*

Stine, *Highway 127: A Class III Cultural Resource Inventory in Richland Co., ND, 2005.*

Stine, *Dakota Avenue: A Class III Cultural Resource Inventory in Richland Co., ND, 2006.*

## **Historical Context**

Like many North Dakota towns, Wahpeton can trace its genesis to the railroads. Though the town's first settler arrived in 1869, a dozen years earlier a railroad charter had been granted to the Minnesota and Pacific Railway Company to construct a main line through southern Minnesota to Breckenridge, just opposite Wahpeton, on the Red River of the North. Shortly after the town's first settler, Morgan T. Rich, was ensconced on the west bank, the railroad (under a successor company to the Minnesota and Pacific – the St. Paul and Pacific Railway Company) had reached Breckenridge. Rich was in reality a squatter until 1873, for all of Richland County was included until then among the lands of the Wahpeton-Sisseton bands of the Dakota. Neither Rich nor any of the other settlers in the town-to-be could file for lands squatted upon until the bands relinquished their claims to the area in 1873. Within a year of that relinquishment there were two business buildings fronting what is today Dakota Avenue, and two years later a schoolhouse, Richland County's first, had been built in the town.

In the summer of 1880 the railroad crossed the Red River at Wahpeton and commenced constructing a line extending northwest from the town. And two years later a second rail line, this constructed by the Northern Pacific, Fergus and Black Hills Railway crossed the river and built due west off Wahpeton. The following year, 1883, saw the arrival of the Fargo and Southern Railroad's line in Wahpeton on its Fargo to Ortonville, MN route. By the end of the decade the

county's population had increased by 300%, from approximately 3,500 to 10,700. The coming of the railroad, the burgeoning reputation of the Red River Valley as a premier wheat-growing region of the country, and the availability of land are the factors that largely inspired this growth.

The decade of the 1890s saw the establishment in Wahpeton of the Methodist-owned Red River Valley University. By the end of the decade its enrollment would be almost 150. When, in 1905, the school merged with the University of North Dakota, moving its operations to Grand Forks, its Wahpeton campus was acquired by the State of North Dakota to be used as the State School of Science. By the mid-1930s the school had an enrollment in excess of 550. Also in the 1890s the Wahpeton Indian Boarding School was established. Its enrollment by the mid-1930s had reached 300. Both of these institutions have contributed substantially to the town's economic stability and growth, as has its status as the county seat.

It is sometimes said that the best-preserved towns are those whose property owners are too poor to upgrade their properties or are wealthy enough (and interested enough in historic building preservation) to spend the kind of money to do it right. By that standard, Dakota Avenue's property owners have been decidedly middle-class. Dakota Avenue today looks a great deal like many mid-western towns of similar size -- an amalgam of buildings varying from one to three stories in height, constructed at different time periods, in a variety of architectural styles (mostly indistinguishable today unless one is willing to look above the first floor storefront level), a good many of which have been so altered, often multiple times, as to bear little resemblance to their original selves.

It is of some interest to note that twenty-two buildings fronting Dakota Avenue between the Bois de Sioux River and 12<sup>th</sup> Street have been demolished since the first cursory architectural survey of the community was conducted for the State Historical Society, Historic Preservation Office, in 1981. One of the results of that demolition and the construction/development in the intervening years has been the removal of a number of small private dwellings that a quarter century ago stood west of 8<sup>th</sup> street. In the four blocks between 8<sup>th</sup> and 12<sup>th</sup> streets only two buildings in excess of fifty years of age remain (911 and 912 Dakota Ave., constructed in 1946, and 1948 respectively). The third oldest building in that stretch of Dakota Ave. was constructed in 1963.

As at the west end of the project area, where single family dwellings have disappeared to be replaced by commercial businesses and parking lots, so the once residential nature of the extreme east end of the project area, the first block west of the Bois de Sioux River, has become primarily commercial, with only one single family dwelling, 86 Dakota Ave., and one multi-family dwelling, 85 Dakota Avenue (originally a bottling plant) remaining in that block.

Perhaps the major streetscape change to occur along Dakota Avenue since the town's creation has been the closing off of 5<sup>th</sup> Street at the alleyway between Dakota Avenue and 2<sup>nd</sup> Avenue North and the subsequent massive in-fill construction called Town Center Square. This work dates to the mid-1985 and was part of an apparent one-man, or one family, effort at downtown development and revitalization led by local developer, Jerry Meide. That effort included acquisition of all but two of the buildings fronting Dakota Ave. In the 400 block, with extension of the Town Center Square construction along the back side of the buildings on the north side of the 400 block to "square off" the construction, expand commercial space, and provide attractive back-wall commercial entries into existing stores. On the Dakota Ave. side of this block, on both sides of the street, an attempt to "unify" many of the storefronts of contiguous buildings of disparate architectural styles has been made by applying storefronts of uniform materials and design to them.

#### **Inventory Results and National Register Evaluations**

Two buildings fronting Dakota Ave. between the Bois de Sioux River and 12<sup>th</sup> Street are presently listed in the National Register of Historic Places: the old U.S. Post Office Building located at 602 Dakota Ave. (32RI634), and the old Wahpeton Hospital Building located at 720 Dakota Ave. (32RI642).

We identified, as a result of our survey, an additional five sites that are, in our opinion, individually eligible under Criterion C, for National Register designation. They are as follows: 86 Dakota Ave.(32RI570), 322 Dakota Ave.( 32RI601), 416 Dakota Ave.(32RI618), 418 Dakota Ave. (32RI619), and 509 Dakota Ave. (32RI627).

We also identified fourteen additional sites that, while not individually eligible for National Register designation, are, in our opinion, eligible as part of a Dakota Ave. historic district that contains a concentration of buildings portraying the range and evolution (some would say devolution) of masonry techniques, designs, and skills characteristic of those found along main streets of the upper Midwest during roughly the first half of the 20<sup>th</sup> Century. For a listing of those sites please refer to the table on pages 65 through 66 of this report.

The sites surveyed, with our evaluations of their National Register significance are as follow.

85 Dakota Ave. (32(RI569) – Anchor Properties Apartments

*Building Type:* Multi-family dwelling

*Legal Location:* Original Town Site, Block 4, Lot 4 and parts of lots 11, 12, and 13

*Description:* This is a two-story apartment dwelling. It is a flat-roofed, wood frame building of approximately rectangular plan. It sits atop a poured concrete foundation. The building has a basement. The façade is sided with NOVA brick from grade to door head level. Above that the siding appears to be lapped vinyl. Façade windows at first floor level are "picture" windows paired with 6/1 double-hungs. At second floor level they are Chicago style windows – "picture" windows coupled with 4/1 double-hungs on either side. Side walls are covered with asbestos shingles. Side wall windows are a variety of 1/1 double-hungs, paired 1/1 double-hungs, and sliders, and, on the west wall as well a "picture window flanked by 1/1 double-hungs and several single light deadlights or casements.

The oldest portion of the building has a flat roof and measures 34' x 62'. On its rear wall is a 20' x 33' two-story shed-roof addition. Attached to the south wall of the shed-roof addition is a one-story 12' x 33' enclosed porch along the east wall of which is an open stairway and landing leading to the second floor of the shed-roof addition.

Assessor's records attribute an estimated 1902 construction date to this building. Sanborn maps, however, show a building at this location since at least 1891. Until at least 1949 the building housed a soft-drink bottling operation. Today the building serves as an apartment dwelling with a three-bedroom single family dwelling on the first floor and the apartments on the second floor, one a two-bedroom apartment and the other a single bedroom apartment.

The building appears to have undergone numerous changes, particularly to the façade. A ca. 1975 photo of the building in assessor's records, for example, shows a façade combining corrugated aluminum, Carrara glass, glass block, and asbestos shingles. We have found no early photos of the building to allow us to determine the full extent of changes to the building's exterior.

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the alterations described above and its conversion from use as a bottling plant to an apartment house sometime between 1950 and 1975. There is little about the building's appearance today to

suggest it was ever a bottling plant or even that its construction predates the mid-20<sup>th</sup> Century. The building lacks sufficient integrity to satisfy National Register designation requirements.

86 Dakota Ave. (32RI570) -- Single family dwelling

*Building Type:* Single family dwelling

*Legal Location:* Original Town Site, Block 3, Lot 13

*Description:* This is a single-family dwelling. Assessor's records attribute a 1898 construction date to the house, but it does not appear on the Sanborn map of Wahpeton for that year. It does show up on the 1904 Sanborn map, however. Suffice to say it was constructed around the turn of the century. It is a two-story, wood frame, gable-roofed house with a hip-roofed dormer and a conical roofed turret on its façade and a hip-roofed dormer centered on its rear roof slope. Spanning the façade is an enclosed porch beneath the extended slope of the main roof. The house is sided at first floor level with lapped wood siding having a somewhat wider reveal than that of the siding at second floor level. At the first, second, and attic floor beltlines on the building's sidewalls are broad trim boards with molded caps; at first floor level the trim board extends around the façade and rear walls as well. Attic walls are covered with fish scale shingles. Centered on the east wall at first-floor level is a segmented bay with a shallow hipped roof. Centered on the east wall of the bay are paired 2/2 windows. Centered on the west wall is a two story bay -- semi-circular in plan at the first story level and rectangular in plan on the second floor level. Windows are primarily 1/1 double-hungs -- paired and tripled in some instances and, at the front porch, in a ganged band of five.

A flat-roofed one-story addition of L-plan has been constructed adjoining the house's north and west walls. Several feet to the north of this addition, and at the northwest corner of the lot, is a free-standing single-stall garage and storage building that appears to be contemporary to the house.

*Recommendation:* This site retains integrity of location. It has suffered, in varying degrees, loss of integrity of materials, design, workmanship, feeling, and association resulting from construction of the flat-roofed addition. However we do not believe the inroads made on the building's integrity negate its National Register eligibility under Criterion C as an excellent remaining example of the Queen Anne Style in the Wahpeton context. Among the characteristics of that style exhibited by this building are its complex roof shape, turret and dormers, bay

windows, diversity of window combinations, and the diversity of materials used on its exterior wall surfaces.

89 Dakota Ave. (32R1571) -- B & K Computer Services

*Building Type:* Two-story single-family dwelling converted to commercial office space (1<sup>st</sup> floor) and residential rental (2<sup>nd</sup> floor)

*Legal Location:* Original Town site, Block 4, Lot 5

*Description:* This is a two-story building of wood frame construction. It sits atop a poured concrete foundation. It is sided with vinyl and its roof is asphalt shingled. The building is essentially of L-shaped plan, measuring 34' x 39'. The original part of the building (the north half of the two-story north-facing gable section could date from sometime between 1886 and 1891. The Sanborn map for the latter date shows a two-story wood frame building of rectangular plan at this approximate location. By 1904 a two story, wood frame addition with a single-story extension from its south wall had been added. The façade of the addition was recessed from that of the original structure, and a single story open porch ran around the walls of the el thus created. Sometime after 1949 the one story gable entry vestibule and the cat-slide roof infill of the el was constructed. This probably occurred in 1980, for assessor's records list a "H.U.D" remodel in that year (Building Permit #2443) costing approximately \$9,400. In 1996 a two-story addition, 15' x 11'4" was constructed on the south wall of the original building (B.P. #4580). In 1996 the existing wood landing and steps at the building's entry were constructed to replace concrete steps (B.P. #4574). A 12' x 12' storage shed, which stands at the southeast corner of the lot, was added to the site in 1999.

*Recommendation:* While the building continues to read as the single-family dwelling for which purpose it was constructed, the alterations made to the building since 1980, as discussed in the previous paragraph, have rendered its materials, design, and workmanship integrity inadequate for National Register eligibility requirements. Not eligible for National Register designation.

90 Dakota Ave. -- Dairy Delight

*Building Type:* Commercial; food service

*Legal Location:* Original Town site, Block 3, the E. 32' of Lot 12

*Description:* The building is a concrete block structure sitting atop a reinforced concrete foundation. Interior partition walls are wood frame with sheetrock wall surfaces. It has a flat, built-up composition roof. A mansard-roofed canopy covered with plastic in a shake design surrounds the building. At the "kick" walls are brick, smooth-faced concrete block, and quarry-faced concrete block. Wall surfaces above the "kick" are covered with lapped vinyl siding.

The building was constructed in 1954 and since that time has been altered on several occasions. A ca. 1975 B/W photograph in the assessor's records shows the building with a flat roof, narrow (i.e., estimated 1" high) fascia, a doorway at the east end of the façade with display and service windows spanning the remainder of the façade. Exterior wall surfaces were covered with lapped siding with a broad (approx. 8") reveal. According to assessor's records, in 1966 an 8' x 32' addition increased the building's size to 24' x 32'. The building now measures 24' x 42', so at some post-1966 point the building was once again added onto. It should be noted, however, that none of the building permits listed in the assessor's records are dated 1966, and none of those that are listed signify additions to the building. What are listed are seven building permits issued between 1957 and the present. Likely the building's present appearance dates from 1992 when Building Permit #3964 was issued for a \$5,000 remodeling.

The building is barely fifty years of age at this time. As far as we know, the building has always functioned as a curbside drive-up ice cream/food service outlet. It's 1954 construction date associates it with the early Post-World War II expansion of food service outlets in the United States, (itself associated with such themes as post-war prosperity and the boom in post-war automobile sales and increased use of the automobile) many of the first of which, in the days when main streets frequently carried primary highway traffic through town and city centers, were located, as is this facility, at one end or another of a community's main thoroughfare. Consequently, we believe that a case could be made that the building is eligible for National Register consideration under Criterion A. However, the building's multiple expansions and frequent remodeling has rendered it ineligible on the grounds of loss integrity of materials, design and workmanship.

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, setting, and feeling, and association as a result of the changes described above. Not eligible for National Register designation.

202 Dakota Ave. (32R1580) – St. John's Catholic Church

*Building Type:* Church

*Legal Location:* Original Town Site, Block 12, Lots 10, 11, 12, 13, and 14

*Description:* This large brick structure was constructed in 1893. A large one-story, flat-roofed, L-shaped educational addition surrounds and engulfs the rear of the original building, and two substantial additions to the east and west transepts, constructed since the late 1990s, have resulted in substantial alterations to the original church plan. In conjunction with the transept additions, the original entry on the south wall between the bell-towers has been moved to the west wall of the west tower.

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, and association as a result of the additions and alterations to the building described above. In our opinion the building no longer retains sufficient integrity to satisfy National Register designation requirements.

203 Dakota Ave. – Buhl's Dry Cleaners

*Building Type:* Single-story commercial dry cleaner

*Legal Location:* Original Town site, Block 13, N. 75' of Lot 1 and E. 11.51" of N. 75' of Lot

2

*Description:* Wahpeton City Assessor's records contain conflicting construction dates for this building – 1937 in one instance and 1955 in another. The 1927 and 1949 Sanborn Fire Insurance Company maps show a masonry filling station, square in plan, at this approximate location in those years. That building was square in plan with a canopy, also square in plan, extending from the east wall of the station. The existing building could encompass that earlier building. A ca. 1975 black and white photograph in the assessor's records shows the building at this location to have been sided with what appear to be porcelainized metal panels, plate glass windows to the east of the doorway and on the chamfer wall, and without the pent roof that caps the building's east and north walls today.

*Recommendation:* While the building's location on the lot and its footprint mark is as a one-time filling station, the alterations to the building represented by its brick re-facing, removal of plate glass windows, and addition of the pent roof have resulted in a loss of materials and design integrity too great for this building to warrant consideration for National Register designation. It is not eligible for National Register designation.

215 Dakota Ave. – Anthony's Hairplace/Wahpeton Electric/ Direct Check Cash

*Building Type:* Two-story and one-story commercial building

*Legal Location:* Original Town Site, Block 13, Lot 4 and the W. ½ of lot 3

*Description:* The building consists of a three sections: a two-story section measuring 30' x 50', which is the oldest part of the building, thought to have been built in 1937; a one-story addition, measuring 14' x 50', to the original building's west wall, and; 3) a 1963 addition, measuring 30' x 50', to the south wall of the original building. A ca. 1975 photograph of the building shows a stucco-sided building with a low-stepped and metal-capped parapet. Where today there is a six-light window on the second floor façade, in ca. 1975 there was a Chicago Style window. First floor storefront walls in 1975 were covered with panels, probably of metal, and a shallow canopy ran across the façade at first floor ceiling level. The storefront display windows were plate glass and the building had deeply recessed customer entrances. Between 1953 and 2003 seven building permits were issued for remodeling and for the construction of the additions mentioned previously. In 2003 the building was remodeled to its present appearance: stucco walls have been covered with metal, windows have been replaced at both floor levels, and what was once a plate glass storefront today is essentially a storefront of decorative concrete block in quarry-faced and striated patterns. Metal, shed-roofed canopies are mounted over first floor window and door openings.

*Recommendation:* We have found no evidence to suggest the building meets any of the Criteria for listing properties in the National Register of Historic Places. In any event, the building has lost so much integrity of materials, design, and workmanship that we do not believe it satisfies the integrity requirements for National Register designation. It is not eligible for National Register designation.

219 Dakota Ave. (32R1584) – Veteran's Club; originally the Hafner-Miller-Ross Post #20

*Building Type:* Military Veterans' Lodge

*Legal location:* Old Town Site, block 13, Lot 5

*Description:* This building was constructed in 1944. It is a one-story building of clay tile construction sitting atop a poured concrete foundation. It is of rectangular plan, with the original building measuring 44' x 96', and a 44' x 32' shed roof addition added to the building's south wall in 1964. The façade is of face brick laid in running bond. At the facade ends are brick pilasters with limestone or concrete caps, and identical pilasters flank the doorway. The flat cornice cap is also of limestone or concrete. Originally the façade had a glass block transom and sidelights at the entrance and glass block windows where now signs carrying the symbols of the Veterans of Foreign Wars and the American Legion, the two organizations who make up Wahpeton Veterans, Inc. that use the building, are displayed. The transom and sidelight glass block has been removed as part of a 1993 front entryway remodel and the openings filled with recessed panels of brick laid in a basket-weave design; it is possible that the glass block windows are still intact. A soldier course spans the façade at window head level between the pilasters. The building's interior partition walls are of wood frame covered with lath and plaster; ceilings are acoustical tile. A substantial plumbing and interior remodel was done in 1984. An original flagpole mounted on the building's facade, which carried the Stars and Stripes at an angle over the sidewalk, has been replaced by one perpendicular to the sidewalk.

*Recommendation:* This building retains integrity of location. It has suffered, in varying degrees, loss of integrity of materials, design, workmanship, feeling, and association as a result of the removal of the glass block transom and sidelights and possibly of the glass block windows as well. While we have found no information that would support National Register eligibility of this building individually, it is, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks of Dakota Ave.

222 Dakota Ave. (32R1586) – Parsonage

*Building Type:* Dwelling

*Legal Location:* Original Town Site, Block 12, Lot 9

*Description:* This is a two-story, wood-frame, gable-roofed dwelling of L-shaped plan. Attached to the building at the west end of its north wall is an enclosed passageway connecting to a double-stall, gable-roofed, garage of concrete block construction. The house has been sided with vinyl. Since first being recorded in 1981 a wooden balustrade has been removed from the roof perimeter of the L-shaped one-story porch, inoperative decorative shutters have been added to the windows, and a brick chimney has been removed. Windows are a combination of single and paired 1/1 double-hungs.

*Recommendations:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association resulting from the alterations and additions described above. The integrity loss has been substantial enough to render the site ineligible for National Register designation.

225 Dakota Ave. (32R1588) -- Efficiency One-Bedroom Apartments

*Building Type:* Apartment dwelling

*Legal Location:* Original Town Site, Block 13, Lot 7 and the north 33' of lots 8, 9, 10, and

11

*Description:* This is a two-story, flat-roofed apartment dwelling of rectangular plan, measuring 44' x 126'. It is a brick building that has been stuccoed sometime, apparently, after 1952, when the front half of the building, according to assessor's records, was damaged by fire.

The oldest portion of the building, of L-shaped plan, has been located on this site since sometime between 1891 and 1898. By 1904 a two-story addition, measuring 59' x 44' had been constructed to the south wall of the original building, resulting in a building of U-shaped plan. In 1947 a one-story addition, 17' x 39' was constructed to close the "U", resulting in a building of rectangular plan. In 1949 an addition of clay construction tile measuring 30' x 44" was constructed on the south wall of the first addition, resulting in the building of rectangular plan and dimension found today. It contains fifteen one-room efficiency apartments and seven one-bedroom apartments.

The building was originally the City Hotel, with rooms on the second floor and an office, parlor, dining room, and kitchen on the first floor. Sometime between 1916 and 1927 the building was converted to use as a filling station and garage, with the filling station located at the building's northwest corner. By 1949 the building had become a cream station. Subsequently it housed, perhaps among other things, a State Employment Office.

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the alterations described above and its conversion from use as an hotel to garage/filling station to office building to apartments. There is little about the building's appearance today to suggest it was ever a hotel or filling station/garage or even that its construction predates the mid-20<sup>th</sup> Century. The building lacks sufficient integrity to satisfy National Register designation requirements.

301 Dakota Ave. (32R1589) – The Electric Washboard Coin Laundry/North Coast Tanning

*Building Type:* Commercial

*Legal location:* Original Town Site, Block 16, Lot 2

*Description:* This building was constructed in 1946 to house a Coast-to-Coast Hardware Store. The original building was of rectangular plan, measuring 44' x 70'. In 1949 a 44' x 59' addition was built on the original building's south wall. Both original building and addition are flat-roofed with poured concrete foundations. The original building was constructed of clay tile, with a steel deck roof and a brick façade. A ca. 1975 photograph of the building in the assessor's records shows a building with a plate glass storefront with a low (approx. 6") kick, and a deeply recessed entry centered on the façade. Display windows were chamfer-stepped to the recessed entry. Above the display window and reaching to the roofline and extending part way down the sidewalls of the building was a light colored metal wall covering. The building's secondary walls were unpainted.

The east wall of the rear addition is faced with wire-face brick and has an unembellished, metal-capped cornice. Its foundation is poured concrete. On the east wall of the addition a soldier course spans the east wall of the addition at door lintel level. Two pedestrian doorways on the east wall have been in-filled – one with brick and the other with plywood. The rear and west walls

of the addition are of clay construction tile, though of differing types. Mounted in the west wall of the addition are three glass block windows with poured concrete sills.

Today the façade is predominately brick, and the entry is no longer recessed nor centered on the façade, and all of the glass visible in the ca. 1975 photo is gone. The façade and part of the sidewalls above window lintel level are covered with metal, though of more recent vintage than that visible in the ca. 1975 photo.

Between 1973 and 2003 eight building permits were issued for work on the building, including a 1982 storefront remodel, a 1986 interior remodel, a 1995 remodel of the building to a Laundromat, and a 1996 remodel of the rear portion of the building as a tanning salon.

*Recommendation:* The effect of the storefront remodel of this building, described above, has been to deprive it of the integrity of materials, design, workmanship, and feeling requisite for National Register designation. It is not eligible for National Register designation.

302 Dakota Ave. (32R1590) -- Vacuum Cleaner and Sewing Center

*Building Type:* Retail Business

*Legal Location:* Original Town Site, Block 17, E. 24' of Lot 14

*Description:* This is a two-story, flat-roofed, wood frame building of rectangular plan, measuring 24' x 49', with a one story shed-roofed extension measuring 14' x 24' on its north wall. The building's west wall is of brick or brick veneer. The two-story portion sits atop a poured concrete foundation. The building is sided with asbestos shingles. Windows are single and paired 1/1 double-hungs. Three 1/1 double-hungs are centered on the façade at second story level; at the first floor level is a centered, recessed entry; above a high plywood-faced kick are plate glass display windows in aluminum frames. Sign panels are mounted at the transom level, obscuring or replacing the transom glass, and an air-conditioner is mounted at transom level above the recessed door.

At the rear of the lot is a flat roofed six-stall garage of rectangular plan, measuring 24' (E/W) x 50' (N/S). Its north, south and west walls are of concrete block and its east wall, on which the segmented, overhead, recessed paneled garage doors are mounted, is of frame construction. The garage was constructed in 1959 according to tax assessor's records.

Assessor's records assign a 1902 construction date to this building. However, it appears, based on an examination of the Sanborn maps of Wahpeton available to us, that there has been a two-story wood frame building at this location since 1884. We cannot, however, say with certainty that the existing building is the same that was here in 1884. The 1884 and '86 Sanborn maps show the building as housing the post office on the ground floor, with offices on the second. In 1891 it is shown as an office building, in 1898 as housing a flour and feed store, in 1904, 1910, and 1916 as a grocery, and in 1927 and 1949 as simply a store. A ca. 1975 photograph of the building in assessor's records show it as housing a stationery and school supplies store.

A 1936 photograph hanging in the city offices, reproduced from a postcard produced by the A. Pearson Company, shows the building as a grocery store sided with lapped siding. The façade windows were 2/2 double-hungs with hoods. The façade carried a wooden cornice supported at its ends by scrolled brackets. Rising from the center of the cornice cap was a tall, tapered, wooden flagpole with a ball finial. A roof pent spanned the façade just above the transom. The kick appears to have been of glass lights set in wood frames.

*Recommendation:* The building retains integrity of location. It has lost too much integrity of materials, design, workmanship, setting, feeling, and association to warrant consideration for National Register designation.

304 Dakota Ave. (32RI591) -- Sportsman's Bar & Lounge

*Building Type:* Retail Business

*Legal Location:* Original Town Site, Block 17, W. 20' of Lot 14

*Description:* This is a one-story, flat-roofed, brick building of rectangular plan. The storefront has a recessed entry with an insulated metal door at the east end, with a wall extending on a diagonal to the west corner of the façade. The high "kick" is covered with 8" x 8" ceramic tiles laid in white grout. Above the "kick" is a twelve-light window, with lights deeply recessed in a heavy wood or metal frame. Wall surfaces at façade corners are covered with aluminum panels stamped in a fluted pattern. At the transom level is an arched fixed canopy. Above the canopy the wall is covered with plywood and wood strips in a board and batten pattern.

A ca. 1936 photo hanging on a wall inside the city offices outside the assessor's office shows this building with an entry centered on the façade, a kick with recessed panels, and a rather tall, clear glass transom. On the wall space above the transom were three recessed panels, and above them a corbelled cornice. Assessor's records assign a 1902 construction date to this building. However, Sanborn maps show no brick building at this location as late as 1910, but one there in 1916, so we assume a post-1910 construction date for this building.

*Recommendation:* The building bears so little relationship to that shown in the aforementioned ca. 1936 photograph as to be unrecognizable. It has suffered too much loss of integrity of materials, design, workmanship, feeling, and association to satisfy National Register integrity standards. It is not eligible for National Register designation.

308 Dakota Ave. (32RI593) -- Barber Shop

*Building Type:* Retail Business

*Legal Location:* Old Town Site, Block 17. W. ½ of Lot 13

*Description:* This is a two-story, wood frame, gable-roofed building of rectangular plan. It has a one-story flat-roofed addition on its north wall. The first floor entry is at the west end of the façade and is deeply recessed. The façade "kick" and wall surfaces at the display window level are covered with porcelainized gray enamel squares. Storefront display windows are set in aluminum frames. At the east end of the façade is a doorway leading to the enclosed stairway to the upper floor. A flat, fixed, canopy supported by steel rods running diagonally to the second story level projects from the façade at display window head level. Three one-over-one double-hung windows are symmetrically arranged on the façade at second floor level. Walls at the second story level are covered with asbestos shingles. The roof is covered with asphalt shingles, while the building's east wall is covered with rolled asphalt in a common bond brick pattern.

A ca. 1936 photo hanging on a wall inside the city offices outside the assessor's office shows this building with lap siding, a high kick, entry at the west end of the façade and a heavy, projecting, flat-roofed wooden cornice supporting -- strange as it sounds -- a gable-roofed dormer.

Though assessor's records assign a 1902 construction date to this building, there has been a two-story, wood-frame, structure at this location since at least 1884, and it seems quite possible that this could be the same building. If it is the same building it has served variously as a hostelry

(the Washington House), a family dwelling, a millinery shop, and a cobbler shop, and likely other functions as well as its present-day use as a barber shop.

*Recommendation:* While the building's wood frame construction, massing, and boom-town front mark it as one of the town's early buildings, it has suffered sufficient loss of materials, design, workmanship feeling and associational integrity that it fails to meet requirements for National Register designation.

312 Dakota Ave. (32R1595) -- Wahpeton Floral and Gift

*Building Type:* Retail business

*Legal Location:* Old Town Site, Block 17, Lot 12

*Description:* This is a two-story building combining two originally separate buildings, the eastern-most of which was originally a one-story building. Both buildings are of brick construction. The building has a flat roof with a single-step cornice on its façade, which conforms to the disparity in contemporary roof heights of the two buildings that are now one. At the second floor level are two shallow gable-roofed oriels. The smaller of the two contains a three-part window; the larger oriel contains two three-part windows. At display window-head level a flat-roofed wooden canopy supported by four posts, square in section, projects from the façade. At post tops are decorative scrolled brackets. Display windows are fixed within heavy vertical frames and backed by a grid-work of wood. Oriels are faced with wide lapped siding; otherwise façade walls are covered with irregular butt-cut wooden shingles.

This building has a somewhat complicated construction history. The west 26' x 60' portion was built in 1920, as was the east 18' x 60', but they were built as separate buildings. The larger building was two stories in height, as was the south 35' of the east building. Subsequently a 21' x 25' wood frame addition was constructed on the larger building's north wall. In approximately 1959 the two buildings were combined, and in 1963 the wood frame addition was removed and replaced by a one-story 23' x 44' concrete block addition, thus giving the building its present rectangular footprint. The storefront was remodeled to its present appearance in 1987.

*Recommendation:* The building has lost too much integrity of materials, design, workmanship, feeling, and association to satisfy integrity requirements for listing properties in the National Register of Historic Places.

314 Dakota Ave. (32RI596) -- Vacant movie theater

*Building Type:* Movie Theater

*Legal Location:* Original Town Site, Block 17, E. 10' of Lot 10 and all of Lot 11

*Description:* This is a brick building of rectangular plan, measuring 44' x 130'. The south portion of the building is two stories; the northern portion is one story. The building's façade is dominated by a shallow canopy that extends from the top of the storefront display level to the façade roofline. The canopy is sheathed with plywood and faced with painted corrugated fiberglass panels. Beneath the canopy the storefront is faced with stucco or Dry-Vit. Centered on the façade is a tripartite door arrangement with an access door flanked by egress doors set in aluminum frames. At the east end of the façade is a small display window and doorway providing access to a barbershop. At the west end of the façade is another doorway. To either side of the theater entry are poster display cases and single light deadlights. Assessor's records indicate that the building has undergone several remodels, including a \$6,000 storefront remodel in 1979, a \$6,000 storefront remodel in 1983, and a \$30,000 remodel of the building in 1988 to convert the building to bar/lounge use.

Assessor's records contain a ca. 1975 photograph of the storefront showing a second story and marquee very similar in appearance to that shown in the attached illustration of an architect's elevation rendering. However, the façade at ground level appears to have been substantially altered by that time, at least by comparison to the architect's rendering.

The building was erected by Anton Gilles, sometime shortly after 1927, as the Gilles Theater.

*Recommendation:* This building has suffered too much loss of integrity -- materials, design, workmanship, feeling and association -- to satisfy requirements for listing properties in the National Register of Historic Places.

318 Dakota Ave. (32RI598) -- Bar

*Building Type:* Bar/Tavern

**Legal Location:** Original Town Site, Block 17, E. ½ Lot 10 less E. 10'

**Description:** This is a single story, flat roofed building or rectangular plan, measuring 21' x 72', sitting atop a poured concrete foundation. The corner pillars, kick and the wall space between the top of the display windows and the bottom of the transom are covered with stucco or Dry-Vit. The display windows, set in heavy aluminum frames, appear to be of ca. 1955 vintage, and their relationship, projecting as they do, to the wall planes surrounding them is very similar to that found in the building at 506 Dakota Ave. (Olson's Jewelers), the present storefront of which was constructed in that year. The transom space is covered with corrugated galvanized metal panels carried in a wood frame. Above the transom level the façade exhibits three recessed panels with corbelled upper edges. A dentil band of bull headers spans the façade above the recessed panels and a second dentil band of headers forms the cornice cap.

The building was constructed sometime between 1910 and 1916. Its façade above storefront display level exhibits the same design as that of the two buildings to its immediate west, though the brick used in the façade of this building is a buff color, whereas the brick in the other two are a dark red.

Substantial remodels costing approximately \$10,000 and \$25,000 occurred in 1989 and 2004, but assessor's records contain no information about what kind of work they entailed.

In earlier years the building has been used as a café (Del Rio's) and a sporting goods store (Kostka's).

**Recommendation:** The building's façade at the display window level has been substantially altered, resulting in the loss of materials, design, workmanship, feeling, and association. While we have found no information that would support National Register eligibility of this building individually, it is, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks of Dakota Ave.

320 Dakota Ave. (32R1601) -- Dakota Chiropractic Clinic. **Please note:** *This building and 322 Dakota Ave. were recorded originally as a single site. We have described them here separately*

*because they house distinctly different businesses, are under separate ownership, and one is evaluated as being eligible for National Register designation while the other is not.*

*Building Type:* Health Care, Chiropractic

*Legal Location:* Original Town Site, Block 17, W. ½ of Lot 10

*Description:* This is a single story, flat-roofed building of irregular plan atop a poured concrete foundation. The original building, constructed sometime between 1910 and 1916, measured 22' x 85". In 1945 an addition, measuring 24' x 40', was added to the rear wall of the original building. City assessor's records indicate that building remodels occurred in 1968 and 1978, but give no details about their nature or extent.

The original plate glass storefront display and entry space has been removed in its entirety and replaced by a wall of white, quarry faced brick with an aluminum-framed glass door at the façade's east end. Above the storefront display level, the façade has been covered with tongue and groove cedar laid in a chevron design. In its center, in relief, is the Vitruvian Man symbol, also rendered in cedar.

A postcard in the Richland County Historical Society Collections shows this building sometime between 1910 and 1916 with a façade (i.e., that portion above window display level) of exactly the same design as the storefront at 322 Dakota Ave. In fact, the two buildings were almost certainly built at the same time as a single commercial block intended to house two separate businesses – a function which it has served throughout its history, as far as we can determine. Early in its life this half of the building housed Westrom's Meat Market.

*Recommendation:* The storefront has lost integrity of materials, design, workmanship, feeling, and association as a result of the wholesale remodel. It does not retain sufficient integrity to warrant consideration for National Register designation. Not eligible for National Register designation.

322 Dakota Ave. (32R1601) – Bookhaven Used Books. *Please note: This building and 320 Dakota Ave. were recorded originally as a single site. We have described them here separately because they house distinctly different businesses, are under separate ownership, and one is evaluated as being eligible for National Register designation while the other is not.*

*Building Type:* Bookstore

*Legal Location:* Old Town Site, Block 17, E. 20' of Lot 9

*Description:* This is a single story, flat-roofed building, brick building that sits atop a poured concrete foundation. It is of rectangular plan, measuring 20' x 85'. The façade carries a centered, recessed entry with plate glass display windows to either side over a kick faced with unglazed buff-colored tiles of two sizes. Centered in the face of the kick are two well-recessed three-light wired glass windows, one to either side of the recessed entry. Above the display glass is a shallow, tall, pent roofed awning, on the face of which the store's name is prominently displayed. The brickwork above the storefront is quite decorative, featuring symmetrically placed recessed panels, stepped panel-top borders, and two dentil bands of different proportions, one just above the recessed panels and the other at the top of the cornice. Assessor's records indicated that the building underwent a \$10,000 interior remodeling in 1986.

The building was constructed sometime between 1910 and 1916. A postcard in the Richland County Historical Society Collections shows this building sometime between 1910 and 1916 with a façade (i.e., that portion above window display level) of exactly the same design as the storefront at 320 Dakota Ave. In fact, the two buildings were almost certainly built at the same time as a single commercial block intended to house two separate businesses – a function which it has served throughout its history, as far as we can determine. This half of the building initially housed a clothing store, but by the early 1950s was apparently housing a McLaughlin Grocery Co. store. It subsequently housed a men's clothing store and then a Montgomery Wards Catalog Store before becoming a used bookstore.

The only historic photographs we have found of this storefront shows it with a large canvas awning that obscures most of the display window area. It appears to us that the display windows and frames have been replaced, but this is one of the few early 20<sup>th</sup> Century buildings on Dakota Ave. that appears to retain a relatively high degree of integrity of materials, design, workmanship, feeling and association. On those grounds we believe it retains sufficient integrity to qualify it for National Register consideration.

*Recommendation:* The building is a good example in the Wahpeton context of the Transitional Brick Commercial Style rendered in a small commercial building. It is eligible for National Register listing under Criterion C.

324 Dakota Ave. (32RI604) -- General Dentistry

*Building Type:* Medical Office

*Legal Location:* Original Town Site, Block 17, W. 24' of Lot 9

*Description:* This is a flat-roofed, one-story, brick-walled building of rectangular plan, measuring 24' x 129', sitting atop a concrete foundation. City Assessor's records assign a 1910 construction date to this building, but there is nothing visible about its façade that would suggest such a date. The display window level of the façade is composed of a tripled window set in an aluminum frame. The windows are backed with removable muntin bars giving them a multi-light appearance. At the east end of the storefront is the entry, a plate glass door with transom above, both of which are set in aluminum frames. Beneath the windows is a low "kick" of variegated brown brick. Above display window level the façade is faced with enameled corrugated metal panels.

The building has undergone several interior remodels according to assessor's records. The most recent of these was in 2005, when the building was converted for use as a dentist's office at an estimated cost of \$35,000.

Known previous building uses have been as a Gamble's Store and as an office of Great Plains Natural Gas.

*Recommendation:* This building has lost integrity of materials, design, workmanship, feeling and association. It retains too little integrity to satisfy requirements for listing in the National Register of Historic Places.

326 Dakota Ave. (32RI605) -- Driftwood Lounge

*Building Type:* Bar/Tavern

*Legal Location:* Original Town Site, Block 17, E. 20' of Lot 8

*Description:* This building is a wood frame building, rectangular in plan, measuring 20' x 103'. The flat-roofed building sits atop a poured concrete foundation. The oldest portion of the building measures 20' x 68'. To the rear of the original portion is a one-story, flat-roofed, wood

frame addition constructed sometime between 1910 and 1916 according to Sanborn maps. The storefront appearance today dates essentially from a 1968 remodeling. There is a deeply recessed entry at the west end of the façade. To its east and centered on the wall are paired double light slider windows above a brick kick. Plywood in a butted board pattern covers the first floor wall space not consumed by kick and windows. A tall, shallow, pent roof canopy covered with shakes extends almost to the flat metal-capped cornice; between the top of the canopy and the cornice, the wall is covered with plywood.

According to Sanborn maps, there has been a two-story metal clad, wood frame building at this location since at least 1898, though assessor's records assign a 1907 construction date to the building. A postcard image we can definitely date between 1907 and 1918 shows a two-story building at this location, but with a gable roof and cornice line substantially higher than the existing building's. We assume that the building was remodeled at some time unidentified in assessor's records, and that the roof was then lowered. The aforementioned postcard illustrates a two-story building with a projecting center-gabled cornice, two paired windows with pronounced hoods symmetrically arranged at second-floor level, and a first floor storefront with a deeply recessed entry, with large plate glass display windows over a low, paneled kick to either side of the entry. A canvas awning obscures the view of the transom area and the upper portion of the display window area.

Sanborn maps show the building housing a bakery and restaurant from 1898 to 1904; by 1910 it is listed as only a bakery; by 1916 as housing a confectionary shop and billiards parlor; by 1927 and through 1949 as simply a store.

*Recommendation:* Though we believe that there is the carcass of a very early commercial building hidden behind the present-day storefront, there is little, if anything, that alerts us to the fact when viewing the storefront today. In any event, assuming the building does date from the late 19<sup>th</sup> or early 20<sup>th</sup> Century, we can only conclude that the loss of materials, design, workmanship, feeling, and associational integrity of this building is so great as to preclude its consideration for National Register designation. Not eligible for National Register designation.

328 Dakota Ave. (32RI606) – Women's Uptown Fitness

*Building Type:* Commercial Gym (1<sup>st</sup> floor); Residential rental (2<sup>nd</sup> floor)

*Location:* Original Town Site, Block 17, W. 24' of Lot 8

*Description:* This is a two-story, wood frame, flat-roofed building sitting atop a poured concrete foundation. It is of irregular plan, measuring 21' x 102'. The building has a recessed corner entry of tinted glass set in aluminum frames. It is flanked by display windows mounted beneath a tall metal or vinyl-covered "kick". The south and west walls of the building – its primary facades – are covered with vinyl in a drop siding pattern. A molded cornice of metal (or possibly wood) spans the primary facades. That portion of the building's east wall exposed to the weather is covered with stamped metal panels in a bonded brick pattern; they are possibly part of the original construction. The west wall second story level contains five 1/1 double hung windows of modern manufacture; the first floor level contains two fixed light windows, one considerably larger than the other, and a deeply recessed glass door in a metal frame, all of which are or recent manufacture. The building's north wall is of brick.

Though city assessor's records list this building as having a 1902 construction date, Sanborn maps show a two story, wood frame building at this location as early as 1891. Through 1904 the building use identified on Sanborn maps was as a drug store. The 1910 map lists it as a meat market, with an electric motor shop in a one-story addition to the building's rear. By 1916 the one story addition had been replaced by a larger two story addition, the entire building is labeled as having been stuccoed, and the building's use identified simply as "restaurant". On the 1927 and 1949 Sanborn maps the building's use was identified as store and restaurant, respectively.

Assessor's records list the building as having undergone major remodels in 1980, 1995, and 2001.

A postcard in the collections of the Richland County Historical Society Museum shows the façade (south wall) of this building in ca. 1910. At the building's southwest corner was a pillar, apparently square in section, supporting the 2<sup>nd</sup> story overhang above the recessed corner entry. Plate glass display windows reached to the first floor ceiling level. At second floor level were two large 1/1 double-hung windows. The window openings were arched and appear to be surmounted by window hoods.

*Recommendation:* The building has lost so much integrity of materials, design, workmanship, feeling, and association as a result of its exterior remodeling to have rendered it ineligible, in our opinion, for National Register designation. It is not eligible for National Register listing.

403 Dakota Ave. (32R1608) – Vacant Building (Originally the Wahpeton Opera House)

*Building Type:* Opera House; Retail Store; Funeral Parlor

*Location:* Original Town Site, Block 39, Lots 1 and 2 and Metes and Bounds #55

*Description:* This building was constructed in ca. 1892 as an opera house and retail space. The original retail spaces occupied the first floor level, while the performance facility occupied the two upper floors. A confectionery and cigar shop occupied a portion of the retail space in the building's early years, but its most prolonged retail use was as a furniture store, which function it served from the early 1920's until the mid 1990's. For many of those years the building also housed a funeral parlor – furniture and the funeral services being a common business combination in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries.

The building is a three-story brick structure, measuring 55' x 120'. Its segmented arch roof, still visible from the rear of the building, is all that marks it today as a center of the town's early theatrical entertainment. The extent to which any of the building's upper floor facades have been altered is impossible to tell. They have been encased in decorative expanded metal panels and, while many of the features of the building that contributed to its distinction as a Romanesque Revival presence on Wahpeton's main street, may remain, the panels would have to be removed to ascertain as much. Obviously missing is the broad, open, stairway entrance to the second story opera house that was centered on the façade and the plate glass display windows and deeply recessed centered entries to the retail spaces that originally flanked the aforementioned staircase. Also missing is the balcony above that opening and the heavy scrolled brackets that supported it. A final obvious loss is the façade's cornice, though it is possible that some of the original parapet (which had been somewhat altered by the early 1970s) remains in place. The first floor brick has been coated with stucco, and the original window and door openings in-filled. A one story addition spans the building's rear wall.

In late-July 2006, subsequent to our fieldwork, the building suffered partial roof and wall collapse apparently resulting from structural failure of one of the roof trusses. As of August 10 stabilization of the building was underway. The stabilization plan envisioned removing the building's south wall down to the third floor level and the failed truss and other framing over to the next roof truss to the north and reinforcing the south wall with steel supporting members.

*Recommendation:* This building retains integrity of location. It has apparently lost too much integrity of materials, design, workmanship, feeling and association to be eligible for listing in the National Register of Historic Places.

404 Dakota Ave. (32R1609) – Ben Franklin

*Building Type:* Retail Business

*Location:* Original Town Site, Block 38, Lot 5

*Description:* This is a two-story, flat-roofed, masonry structure of rectangular plan. While it is an excellent recreation of an early 20<sup>th</sup> Century commercial building of masonry construction, it is, in fact, in essence a new building dating from 1995, when Wahpeton developer, Jerry Meide, added a second story to an existing one-story brick structure. The first floor storefront contains no entry; the storefront has been turned over exclusively to display windows on the ground floor. The "kick" is comprised of clear glass panels – they and the display windows above are mounted in heavy metal frames. Above the display windows is a fixed metal awning which fills the space originally consumed by the upper portion of the display windows and, perhaps, partially by the original transom. The existing transom area provides signboard space. At the second story a continuous stone or (more likely) concrete windowsill band spans the façade. Paired 1/1 double-hung sash with clear glass fixed transoms above are symmetrically arranged on the second floor façade. The windows of each pair are divided by brick mullions. Window lintels are of the same material as used in the windowsill band. A broad corbel band supporting a flat parapet above spans the façade.

City Assessor's records attribute an 1885 construction date to this building – that is, to what little of the original portion that remains. Sanborn maps, while not conclusive, suggest the building may have been constructed between 1916 and 1927. In any event, the building as it stands today owes its appearance to the extensive 1995 remodel mentioned in the previous paragraph.

*Recommendation:* The building retains integrity of location. It has lost integrity of materials, design, workmanship, setting, feeling, and association as a result of the extensive first floor remodeling and the addition of a second story, both of which occurred in 1995. The building has lost too much integrity to be considered eligible for National Register designation.

405 Dakota Ave. (32R1610) – Benda Block (presently vacant)

*Building Type:* Retail Business

*Location:* Original Town Site, Block 39, Lot 3 and Metes and Bounds #54

*Description:* This is a two-story, flat-roofed, brick building of rectangular plan, with a one-story addition along the building's rear wall. In its entirety the building measures 25' x 120'. The one-story portion measures approximately 25' x 40'. The face brick of the first floor façade has been sandblasted to remove the white with which it was previously painted. The storefront display space has been renovated, though to what degree of historical accuracy we have not been able to determine. At the west end of the storefront, where once a doorway led to a stairwell, there is now a "kick", display window and clear glass transom in a heavy anodized aluminum frame. To the east of that space is a new storefront entry and display configuration, with centered recessed entry. The "kick", display windows and transoms are framed here, too, in the same, heavy, anodized aluminum framing previously mentioned. At second floor level four 1/1 double-hung windows sit within a slight recess above a corbel band with a quarry-faced stone cap. Windowsills are limestone (or possibly concrete). Window lintels are formed by a course of alternating soldiers and stacked bull headers. At the top of the recessed panel is a corbelled soldier course capped by a slightly projecting stretcher course, above which is a stepped parapet. A limestone (or possibly concrete) name block, set within a projecting band of bull headers and headers, is centered on the parapet face and announces the building's name, "Benda Block". At the top of the parapet face, in its corners and center, are stylized swag designs worked in the brick around limestone blocks.

According to assessor's records, the building was constructed in 1916; we found no record to substantiate a construction date for the one-story addition, but assuming the accuracy of Sanborn maps, it was apparently constructed sometime after 1949, and given its window treatments and exterior finishes, it could have been built in the last ten years or so.

The building at present is vacant, but it has housed cafes by two different names (Kelly's and Clem's) and a True Value Hardware Store in past years.

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, setting, feeling and association as a result of the first floor brick sandblasting and the replacement of original storefront materials. We have found no historic photos to illustrate the building's storefront design. Nor have we found any

information about this building that suggests it satisfies any of the criteria for listing properties in the National Register of Historic Places. As storefront renovations go on Wahpeton's Dakota Ave., we believe this is probably one of the better. That is, it is one of those that might meet federal design standards, except for the sandblasting of the first floor façade brick, necessary for receipt of investment tax credits for rehabilitation of National Register properties. Consequently, we believe the building is not individually eligible for National Register listing. We do believe, however, that it is eligible as a contributing element in a group of buildings fronting Dakota Avenue that exhibit the range of masonry styles, bonding patterns, and decorative detailing popular and typical of those once found in many North Dakota communities.

407 Dakota Ave. -- (32R1612) -- Beyond's China Buffet

*Building Type:* Restaurant

*Location:* Original Town Site, Block 39, Lot 4, all except N. 50' of the E 1 3/4', and Metes and Bounds 54A

*Description:* This building was constructed in approximately 1891 according to assessor's records. That date seems reasonable given what information we can glean from Sanborn Fire Insurance maps, and the building's gable-roofed, wood frame construction provides further credence for such a date. From Dakota Ave., however, those construction details are hidden behind a handsome brick façade added sometime between 1910 and 1916. The existing display windows and entry are of modern materials configured to lend the appearance of a convincing early 20<sup>th</sup> Century storefront design. At the west end of the façade is a recessed entry with two glass doors, one leading to the second floor stairway and the other to the first floor restaurant space. The "kick" is faced with vertically laid bead-board recessed in a simple wood frame. Display windows are in anodized aluminum frames. The transom level serves as a signboard, with a wood backing covering the transom area used as a mount for contemporary signage. At either end of the storefront are brick piers atop bevel-capped limestone (or poured concrete) bases. Pier tops are slightly corbelled at the transom head level and several courses above that is a second corbel, capped with a bull-header course, which spans the façade and serves as the sill for the second story windows. The windows are 1/1 double-hungs symmetrically arranged. Above each window is a recessed panel with corbelled edges. Brickwork within the panels is reticulated in a chain-mail pattern. Several courses above these panels is a dentiled and stylized modillion band atop which sits a flat-topped cornice with a course

of bull headers used as a coping. It should be noted that the brick at the first floor level appears to have been sandblasted to remove one or more layers of white paint.

In 1961 a 22' x 30' flat-roofed addition was added to the building (B.P. # 52). Assessor's records list four other permits issued for unspecified work on the building between 1961 and 1997. The latter date is presumably when the storefront renovation discussed above occurred.

The building has been used for a variety of purposes – originally as the Central Hotel and subsequently at various times as a restaurant, meat market, a Sears Roebuck Order Store, U.S. Army Recruiting Center and as offices for the Southeastern North Dakota Community Action Agency.

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling, and association as a result of the alterations to the first floor storefront. While we have found no information that would support National Register eligibility of this building individually, it is, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks of Dakota Ave.

406 – 408 Dakota Ave. (32R1611) – Ben Franklin

*Building Type:* Retail Business

*Location:* Original Town Site, Block 38, Lots 6 and 7

*Description:* This site is composed of two buildings constructed approximately a decade apart. The east half was constructed in 1902 and the west half in around 1912.

The east half of the building is a two-story, flat-roofed, brick building of rectangular plan measuring 25' x 132'. The first floor storefront contains a centered recessed entryway with double leafed glass doors. The "kick" is comprised of clear glass panels – they and the display windows above as well as the entry doors are mounted in heavy metal frames. Above the display windows is a fixed metal awning which fills the space originally consumed by the upper portion of the display windows and, perhaps, partially by the original transom. The existing transom area

provides signboard space. Tripled 1/1 double-hung windows with clear glass transoms are symmetrically arranged on the façade. The tripled windows are composed of a large double-hung between two narrower flanking double-hungs. The windows are separated by wood mullions with column caps and bases. The windows are deeply set in the wall. Their depth is emphasized by projecting surrounds or bays of brick with classical decorative elements: pilaster bases and caps, friezes, and corbelled cornices.

The west half of the building is a two-story, flat-roofed, brick building of rectangular plan measuring 25' x 132' on the first floor and 25' x 100'. The first floor storefront contains a recessed entryway at the west end of the façade. The "kick" is comprised of clear glass panels -- they and the display windows above as well as the entry doors are mounted in heavy metal frames. Above the display windows is a fixed metal awning which fills the space originally consumed by the upper portion of the display windows and, perhaps, partially by the original transom. The existing transom area provides signboard space. A continuous windowsill band of quarry-faced sandstone spans the façade at the second floor level. Two sets of paired 1/1 double-hung windows, with a single lunette transom above each set, are symmetrically arranged on the façade. A broad sandstone band spans the façade at the impost of the arched window openings. The impost band is capped by a molded sandstone thumbnail bead, which continues around the window arches to span the entire façade. Above the window arches, a decorative corbelled and dented band, capped with a sandstone cyma recta band supports a recessed paneled parapet. The borders of the recessed parapet panels are corbelled as well.

Assessor's records indicated that the building was remodeled in 1971 and 1987 and that an addition was constructed in 1975. The records, however, contain no description of the nature of that work. Building permits were issued in 1994 (#4147) to demolish ten second-story apartments, which had existed since at least the 1950s, and in 1995 (#4311) for storefront and first floor remodeling.

*Recommendation:* While we have found no information that would support National Register eligibility of this building individually, it is, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks of Dakota Ave.

409 Dakota Ave. (32R1613) – J.C. Penney [Note that this is one of five individual buildings, the first floors of which have been combined to function as a J.C. Penney retail outlet.]

*Building Type:* Retail business

*Location:* Original Town Site, Block 39, Lot 5 and Metes and Bounds 53

*Description:* This is a flat-roofed brick building of rectangular plan. The ground floor measures 25' x 112'; the second floor measures 25' x 80'. Assessor's records attribute a 1927 construction date to the building, notwithstanding that those same records contain a photo showing a 1929 date on the builder's plaque [19 HAWES 29], which has been removed from the façade at some undetermined point. The 1927 Sanborn map of Wahpeton shows a two-story building of brick-faced construction tile on this site, which we assume is the building that exists today. Consequently, we believe the building has a ca. 1925 construction date, notwithstanding the aforementioned date block "evidence".

The first floor façade is not original. It was remodeled in ca. 1992 as part of an effort to create a consistent display area design for five contiguous storefronts, each of a differing architectural style. "Kicks" are given a recessed panel treatment, display windows terminate at the same height and utilize the same pane width and are framed within the same style anodized metal frames. Above the display windows is a tall metal signboard mount.

In this building, the pilasters to transom base level are covered with the same recessed panel treatment found on the "kick". The storefront entry is at the west end of the faced and is recessed. The metal signboard mount terminates at second floor windowsill level. Centered in the second floor wall space between the building's two-story pilasters are two window openings symmetrically placed on the façade. Each contains a 4/1 double hung sash flanked by very narrow 1/1 double hung sash and separated from them by mullions. The windows are recessed within the window opening. Window lintels are flat and composed of a soldier course. Pilasters are given a paneled appearance by use of contrasting brick colors: a column of cream colored glazed brick in a stacked bond flanked by single columns of olive green stacked stretchers. The low stepped cornice with its stylized modillions worked into the cream colored brick by use of the olive green brick is largely obscured by a cap of roofing felt folded over the cornice cap. Running bond is the bonding pattern used in the bulk of the façade wall.

Between 1956 and 1998 six building permits were issued for work on this building; however, assessor's records contain no substantive description of the work performed under any of them.

*Recommendation:* This building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the first floor storefront renovation, the application of the massive signboard mount, removal of the date block, and treatment of the cornice cap (the latter of which would be apparently easily reversible). While we have found no information that would support National Register eligibility of this building individually and notwithstanding its loss of integrity, it remains, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks along Dakota Ave.

410 Dakota Avenue (32RI614) – Maurice's

*Building Type:* Retail business

*Location:* Original Town Site, Block 38, Lot 8 less 1'

*Description:* This is a two-story, flat-roofed, brick building of rectangular plan measuring 24' x 102' on the first floor and 24' x 76' on the second. The first floor storefront contains a recessed entryway with double-leafed glass doors at the west end of the façade. The "kick" is comprised of clear glass panels – they and the display windows above as well as the entry doors are mounted in heavy metal frames. Above the display windows is a fixed metal awning which fills the space originally consumed by the upper portion of the display windows and, perhaps, partially by the original transom. The existing transom area provides signboard space. At the second story level a continuous windowsill band of quarry-faced limestone supports four 1/1 double hung windows with clear glass transoms above. Window lintels are of smooth-faced limestone; between the lintels and running to the ends of the façade is a decorative recessed panel band. A broad, dentiled, corbelled band supports a recessed panel parapet.

This is a much-altered storefront at ground level. We believe the building was constructed in ca. 1915 based on evidence provided in the Sanborn maps available to us (the 1910 map appears to show a two-story wood frame building on this site, while the 1916 map shows what appears to be a brick building, which would conform to the construction of the existing building). We have not found photographic documentation for the original storefront appearance. City Assessor's records do contain a 1975 photo of the building with an entrance to the second floor located at

the west end of the façade and an entrance to the first floor roughly centered on the remaining first floor space. That entry was flanked by plate glass display windows, above a very low kick, set on a bevel to adjoin the recessed doorway. Above the display windows was a flat-roofed, fixed, metal canopy above which was a tall signboard with the store's name, "Mode O'Day". Below the display windows was a very low kick. The display windows were framed in aluminum. Assessor's records contain a building permit (#253) for a 1956 storefront remodel (likely the same remodel illustrated in the aforementioned 1975 photo), a permit (#3508) for construction of a 1988 addition to the building estimated to cost \$90,000 and two 1994 permits, (#s 4265 and 4285) for a \$40,000 storefront and interior remodel and new signage, respectively.

*Recommendation:* This building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the alterations to its first floor storefront. While we have found no information that would support National Register eligibility of this building individually, it is, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks along Dakota Ave.

411 Dakota Ave. -- J.C. Penney [Note that this is one of five individual buildings, the first floors of which have been combined to function as a J.C. Penney retail outlet.]

*Building Type:* Retail business

*Location:* Original Town Site, Block 39, Lot 6 and Metes and Bounds 51

*Description:* This building was constructed in 1954 at a cost of \$17,000. It is a one-story building. The building has no basement. Its foundation and floor are of poured concrete. Walls are of construction tile with the façade faced with brick. Ceiling joists are wood. The flat roof is of the built up composition type. It is of rectangular plan, measuring 25' x 116'.

To the eye, nothing remains of the 1954 façade other than the variegated salmon color quarry-faced brick at the ends of the façade. The façade was remodeled in ca. 1992 as part of an effort to create a consistent display area design for five contiguous storefronts, each of a differing architectural style. "Kicks" are given a recessed panel treatment, display windows terminate at the same height and utilize the same pane width and are framed within the same style anodized

metal frames. Above the display windows is a tall metal signboard mount; in the case of this building the signboard mount completely obscures whatever of the original façade that remains. The entry is centered on the façade and deeply recessed.

A ca. 1975 black and white photo of the building in assessor's records shows a storefront with a deeply recessed entry set to the west of the building's center. Display windows to the east of the entry sat atop a low kick of brick laid at an oblique angle to the façade. Display windows to the west of center sat atop a high kick laid parallel and oblique angles to the façade. Display window frames were aluminum. The brick in the kicks, the short walls at either end of the display space, and in the wall above the display windows was of the same quarry-faced, variegated salmon-colored brick. A flat-roofed rigid awning spanned the façade at display window head level. The cornice was coped with limestone or concrete.

In prior years the building has housed, among possibly others, Ferrell's Hallmark Store and Jorgenson's Variety Store.

*Recommendation:* This building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, setting, feeling and association to an extent that renders the building ineligible for consideration for National Register designation.

412 Dakota Avenue (32R1615) – Maurices

*Building Type:* Retail business

*Location:* Original Town Site, Block 38, W. 1' of Lot 8 and all of Lot 9

*Description:* This is a one-story, flat-roofed building of rectangular plan. It is of brick and concrete block construction with a stuccoed façade. The original display windows and doorway have been removed and in-filled with plate glass in heavy anodized aluminum frames over a "kick" of glass panels. At each end of the façade are shallow pilasters atop tall bases and molded bands at the bottom of the transom level. Above the transom level is a narrow projecting band with shallow, broad, dentils below. Atop this band rests a prominent parapet with a centered round arch. At the parapet ends are short pilasters faced with stepped recess panels. Pilasters and parapet are topped with a slightly projecting cap. Centered in the parapet arch is a circular recessed panel.

This building was a bank constructed in ca. 1915. By 1952 it housed the offices of the Johnson & Milloy law firm, which by 1975 had become Johnson, Milloy, Eckert & Johnson, Ltd., Attorneys. When constructed the building was 24' x 51'. In 1966 a \$24,000 24' x 40' addition (Building Permit # 4300) was constructed on the rear wall, and in 1988 another addition was constructed (BP. #3508) at a cost of \$90,000. The building has also undergone remodels in 1956 (\$5,000/B.P # 275) and 1978 (\$2,500/B.P. #2221).

A 1975 photo of the building in assessor's records show a brick façade with limestone trim at pilaster bases, caps, windowsills, and at the cornice base and cap and between the pilasters. A very tall transom over the doorway had been in-filled with concrete block and beneath the storefront display windows were high "kicks" of brick.

*Recommendation:* This building retains integrity of location. It has lost too much integrity off materials, design, workmanship, feeling and association to warrant its consideration for listing in the National Register of Historic Places.

413 Dakota Ave. (32R1616) – Schuler Block; J.C. Penney [Note that this is one of five individual buildings, the first floors of which have been combined to function as a J.C. Penney retail outlet.]

*Building Type:* Retail business

*Location:* Original Town Site, Block 39, Lot 7, Metes and Bounds 53A and Lot 8

*Description:* This is a two-story, flat-roofed brick building of rectangular plan. It measures 50' x 102'. The first-floor façade was remodeled in ca. 1992 as part of an effort to create a consistent display area design for five contiguous storefronts, each of a differing architectural style. "Kicks" are given a recessed panel treatment, display windows terminate at the same height and utilize the same pane width and are framed within the same style anodized metal frames. Above the display windows is a tall metal signboard mount. The entry is centered on the façade and deeply recessed. At the second floor level all window have been removed and openings in-filled with stucco-faced panels recessed into the window openings.

The windowsills were formed by a narrow band of quarry-faced stone which spanned the façade. The façade was composed of five bays, with bays 1,3, and 5 containing rectangular window openings with flat lintels of quarry-faced stone. Bays 2 and 4 contain paired arched window

openings with lintels of quarry-faced stone. The original windows were 1/1 double-hungs with transoms above. The center bay, bay 3, contained paired 1/1 double-hungs.

This building was constructed by Eugene and Gustav Schuler in 1897. Prior to his arrival in Wahpeton in 1882, Eugene Schuler had worked in the office of Metzner and Company architects in Milwaukee, WI. In Wahpeton Eugene and Gustav formed Schuler Brothers Farm Machinery Company, a distributor of Deering brand farm machinery. In the mid to late 1890's they sold that business and then, with a third brother, Dominic, created the Northwest Construction Company. Eugene handled the architectural duties, Gustav was the company's estimator and construction coordinator. The firm was quite prolific, though more, perhaps, as an architectural firm than as a construction firm. In an examination of approximately 25% of the issues of the *Improvement Bulletin*, a construction trades publication, for the period August 23, 1895 to October 1, 1910, the firm was credited with the design of twenty-six buildings, including private residences, churches, banks, schools, commercial buildings, and public buildings. Most of these were in southeastern North Dakota, but they also included work as far to the northwest as Bowbells and to the north as far as Larimore. They were, however, not listed as the construction firm responsible for any of the projects examined in the *Improvement Bulletin* for the same time period.

*Recommendation:* The building retains integrity of location. It had lost, in varying degrees, integrity of design, workmanship, setting, feeling, and association. Originally the first floor housed two businesses, each with a recessed entry centered on its own storefront. Access to the second story at the front of the building was via a broad staircase leading from the street at the center of the building, where now access to the ground floor businesses is provided. These changes, along with the application of a signboard that decreases display window/transom height by almost fifty-percent, and the removal of original windows and in-filling of the remaining spaces with stucco-surfaced panels have diminished the building's integrity to such a degree that, in our opinion, it could not meet National Register integrity requirements for individual eligibility. While we have found no information that would support National Register eligibility of this building individually, it is nevertheless, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks along Dakota Ave.

415 Dakota Ave (32R1617) – J.C. Penney [Note that this is one of five individual buildings, the first floors of which have been combined to function as a J.C. Penney retail outlet.]

***Building Type:*** Retail business

***Location:*** Original Town Site, Block 39, Lot 9, and Metes and Bounds 52

***Description:*** According to assessor's records this building was constructed in 1922. It is a one-story, flat-roofed brick building, measuring 24' x 118', which includes a 24' x 29' addition constructed in 1947. We have found no photographic evidence of this building, whether in assessor's records or elsewhere. Assessor's records note that Carrara glass was used in this building – presumably on the storefront. No evidence of such material exists today. Indeed, the only evidence of a pre-1992 appearance can be seen in the paint-covered column of stacked headers wedged between columns of stacked stretchers which form the ends of the façade. The first floor façade was remodeled in ca. 1992 as part of an effort to create a consistent display area design for five contiguous storefronts, each of a differing architectural style. "Kicks" are given a recessed panel treatment, display windows terminate at the same height and utilize the same pane width and are framed within the same style anodized metal frames. Above the display windows is a tall, metal, signboard mount. There is no entry to this "storefront" from Dakota Ave.

In past years, in addition to other possible uses, the building has housed two cafes, the Linn Harris Café and Harold's Café.

***Recommendation:*** The building retains integrity of location. It has lost integrity of materials, design, workmanship setting, feeling, and association. The building has insufficient integrity to be considered eligible for National Register listing.

416 Dakota Ave. (32R1618) – Hallmark Store

***Building Type:*** Retail business

***Location:*** Original Town Site, Block 38, Lot 11

***Description:*** This building, the "Swank" building, was constructed in 1923 according to the name date block centered high on the façade. It is a two-story, flat-roofed, masonry building of rectangular plan. When constructed it measured 25' x 86'; in 1961 a 25 x 36' one-story concrete block storage addition was constructed on the north wall. This building is one of the very few storefronts on Wahpeton's Dakota Avenue to remain essentially unaltered. At the east

end of the building, at ground floor level, is a recessed doorway opening onto and enclosed stairwell that leads to the second floor. Centered on the remaining storefront space to its west is a deeply recessed doorway opening into the first floor retail space. The "kick" is of limestone or (possibly) poured concrete. At the top of the display windows is mounted a retractable awning, and above the awning is a multi-light transom of opaque glass. Windows at the second floor are paired 3/1 double-hungs, with the windows of each pair separated by wood mullions. At either end of the façade are pilasters composed of two columns of stretchers separated by a column of headers. At transom head and cornice base levels on the pilasters are stylized "swags" of limestone. Above the transom is a broad decorative band, mostly covered by signboard, formed of, from bottom to top, a soldier course, stretcher course, soldier course, stretcher course, soldier course, and a bull header course. The wall space above this band is recessed, between the pilasters to either side and the cornice above, and laid in running bond, with window lintels composed of soldier courses, a single column of stretchers as jambs, and a row of bull headers as the sill course. The cornice is composed of, from bottom to top, a bull header course, two courses of stretchers in running bond, a soldier course, a single stretcher course, a soldier course, a stretcher course, a soldier course, two stretcher courses in running bond, and the parapet cap. All mortar joints on the façade are raked. The brick is a rough faced, variegated dark brown color. The brickwork in the façade of this building is quite elaborate and worthy of note.

A number of building permits have been issued for work on this building in the last forty-five years. In 1961 a warehouse addition was constructed (B.P. # 50); in '74 a \$2,000 remodel (B.P. #588); in '89 a \$25,000 interior remodel (B.P. # 3653); in '89 also a \$4,800 fire-door installation (B.P. #4851), and ; in '95 a \$20,000 remodel of the second floor apartments (B.P. #4352).

A 1975 photo in the City Assessor's records shows this building at that time to be the same building we see today, except that in '75 there were three-light deadlights in the face of the storefront kick; they have been removed and the openings in-filled.

*Recommendation:* This building retains a sufficient degree of integrity of location, materials, design, workmanship, setting, feeling and association to warrant consideration for National Register designation under Criterion C as an excellent example in the Wahpeton context storefront design rendered in the Transitional Brick Commercial Style.

418 Dakota Avenue (32R1619) – K. C. Gold and Silver Exchange

*Building Type:* Retail business

*Location:* Original Town Sites, Block 38, Lot 12

*Description:* This building was constructed in 1915 to house the National Bank. It is a two-story, flat roofed, masonry building with a limestone façade. Its storefront is rendered in the Classical Revival Style. The wall plane of the entry is recessed behind pilasters, columns, entablature and attic story.

The building has housed a variety of businesses. In addition to the bank it was built to house, it has been occupied at various times by the Wahpeton Investment Company, the Wahpeton Chamber of Commerce, Valley Realty, and Valley Insurance.

*Recommendation:* This building retains integrity of location, materials, design, workmanship, setting, feeling and association. It is an excellent example of the Classical Revival Style in the Wahpeton context. As such, we believe it is eligible under Criterion C for listing in the National Register of Historic Places.

419 Dakota Ave. (32R1617) – Pfister Building; J.C. Penney [Note that this is one of five individual buildings, the first floors of which have been combined to function as a J.C. Penney retail outlet.]

*Building Type:* Retail business

*Location:* Original Town Site, Block 39, Lot 10 and Metes and Bounds 50

*Description:* This is a two-story, flat-roofed, brick building constructed in 1936 according to assessor's records. The building is rectangular in plan, measuring 27' x 118' on the first floor level and 27' x 89' on the second floor. A 27' x 29' one-story addition was constructed on the building's rear wall in 1945. The building is much altered, including a 1968 storefront remodel that presumably rendered the first floor storefront, at least below the massive signboard mount that spans the building, its present appearance. It has low "kicks" and wall spaces of white, quarry-faced brick. A large display window is roughly centered on the façade, but set at an oblique angle to the street. At the façade's east end is a doorway leading to the first floor retail space. At the west end is a recessed doorway leading to the second floor stairwell. The

aforementioned signboard mount extends fully halfway up the remaining façade from transom level. Above the signboard mount the wall is faced with enameled metal panels in aluminum frames and a gridded window band stretching across most of the facade and wrapping around the northeast corner of the second story. At the west end of the façade, where today a small 1/1 double hung window is located, there was originally a slightly wider and substantially taller three light, aluminum framed, window. in metal framing.

Assessor's records contain reference to four building permits issued for work on this building between 1968 and 1997. They include two second-floor interior remodels and a storefront remodel. The most recently issued was for signage and awning installation, presumably that found above the entry to the second floor stairway at the façade's east end.

The second story of this building was constructed after 1974. A ca. 1974 photo of the building, when it housed the Stevenson's store (which began in 1974) shows it as a one-story brick façade with a paneled and corbelled cornice.

The building draws its name from Dr. Herbert H. Pfister (1892 – 1966), who owned the building and maintained his dental office on its second floor at one time. Pfister was quite active in local affairs, serving as the town's mayor for six years, and at various times as president of the local Rotary and Kiwanis Clubs, and the Chamber of Commerce. He was also at one time a director of the Wahpeton National Bank, a member of the Greater North Dakota Association Industrial Committee, and a member of the North Dakota and American Dental Associations. He was the president of the North Dakota Dental Association in 1953.

The building has housed a variety of retail businesses, including Stevenson's, Olson's Women's Store, Farlow's, and Eva's.

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, setting, feeling and association due to the 1968 storefront remodel and the application of the massive signboard mount, which obscures fifty-percent of the second floor façade. The only photograph (ca. 1974) we have found of this building suggests that none of the façade dates from the building's 1936 attributed construction date. In our opinion, the building has lost too much integrity for it to be considered eligible for National Register listing.

421 Dakota Ave. (32R1621) – Seifert's Jewelers

*Building type:* Retail business and residential rental

*Location:* Original Town Site, Block 39, Lot 11 and Metes and Bounds 49

*Description:* According to assessor's records, this building was constructed in 1897. It is a two-story, flat-roofed, brick building of rectangular plan measuring 25' x 86'. It is constructed of yellow brick laid in running bond. Segmental arch window lintels are comprised of three courses of bull headers. Windowsills are quarry-faced limestone. Second floor façade windows are two-light moveable sash with clear glass fixed transoms above. On the west wall, second floor windows are 1/1 double-hungs and on the first floor are single moveable sash with clear glass fixed transoms above. All windows are flat-headed with wooden panels filling the space between window head and the segmental arch lintels. The cornice is slightly corbelled and features square billeted panels with narrow recessed panels above between short, corbelled, piers.

The first floor façade probably dates from 1956, when a building permit (#242) was issued for a \$4,000 storefront remodel. We have found no historic photos of this building. However, the round steel corner post at the west end of the façade suggests that the building originally had a corner entry. Today, the entry is roughly centered on the façade and deeply recessed, with a kick and display window to the west of the entry set at an oblique angle to the street. The kick of stone (marble?) veneer is recessed from the plane of the display window. Display windows are set in aluminum frames and the frames, at their bases, are faced with boldly fluted aluminum panels. Above the display windows are flat metal panels, which have probably been added sometime after the 1956 remodel. At the east end of the façade is a glass door leading to the second floor stairwell. First floor wall spaces, other than those already described, are covered with fluted metal panels, as is the transom level.

This building has housed millinery shops, a jewelry store, a piano store, the Western Union Telegraph Office, and a variety of residents through its 100+ year history.

*Recommendation:* The building retains integrity of location. The original building has suffered, in varying degrees, loss of integrity of materials, design, workmanship setting, feeling, and association as a result of the 1956 storefront remodel. However, the remodel seems to us a good enough example of a ca. mid-1950s storefront design in its asymmetry, its recessed, stone veneered kicks, and its truncated display windows framed in aluminum with the boldly fluted base that it can be considered architecturally significant in its own right. And the absolute disregard of

the designer and owner to the stylistic disparity between the remodel and the original building is so characteristic of that period as to be considered part of a merchandising mindset so nationally widespread to have made, sadly, a significant contribution to the broad patterns of our history. Consequently, we recommend this building retains sufficient integrity from two periods (turn of the century and mid-20<sup>th</sup> Century) and styles (Early Brick Commercial and Moderne) for it to satisfy National Register integrity requirements.

430 Dakota Avenue (32R1622) -- Basket Bazaar & Antiques/Lasting Impressions Hair and Tanning Studio

*Building Type:* Retail business

*Location:* Original Town Site, Block 38, Lots 13 & 14

*Description:* This is a four-story, flat-roofed, masonry building of irregular plan. It was constructed in 1940 as a hotel and retail business space. At that time access to the hotel lobby and restaurant was from the west, along 5<sup>th</sup> Street, while the first-floor retail spaces faced Dakota Ave., as they continue to do today. The closing of 5<sup>th</sup> Street between Dakota Avenue and 2<sup>nd</sup> Avenue to its north, and the construction Town Center Square, however, have obscured the original hotel and restaurant entry.

Today's primary façade, the south wall, has five bays. Bays 2 and 4 provide entry to the ground level stores. The remaining ground level bays are window bays. "Kicks" are low; slightly recessed, and faced with marble and capped by boards sheathed with copper sheeting. Bays 1 through 3 retain the original (we presume) fixed, domed, scallop-skirted, copper canopies. Bays 4 and 5 are together spanned by a single, arched, fixed, fabric covered canopy. Bay 4 appears to have been originally an entry bay. Windows on the upper three floors are 1/1 double-hungs, most of them of the combination storm/screen type; they appear to be replacement windows. The wall plane of the first floor projects approximately 4' from the plane of the floors above it. Windowsill bands at floors two and three are continuous bull header courses. At floor three the wall plane from the sill band to the lintel course, which is also a continuous bull header course, projects slightly from the plane of the wall surfaces above and below it. The brick used between window sills and heads on floors two and three is of a subtly darker color than the brick used in the remaining wall spaces, giving the building a horizontally banded appearance, which is further accented by the use of the aforementioned bull header courses at the top and bottom of each band. This feature and the building's fenestration give it a flavor of the International Style.

The building's fourth floor is not original. Its wall plane is slightly recessed from that of the wall below it, and, instead of brick facing, its walls are faced with stucco. Fourth floor fenestration and window style, however, mirror that found in the original building.

*Recommendation:* The building retains integrity of location. It has lost in varying degrees integrity of materials, design, workmanship, setting, feeling, and association as a result of the obscuring of the hotel/restaurant entry on the building's west wall resulting from closing off of 5<sup>th</sup> Street, the Town Center Square construction, the addition of a fourth floor, and the apparent wholesale window replacement in this building. We do not believe this building retains sufficient integrity to be considered a viable candidate for National Register designation.

501 Dakota Ave. (32RI623) – Bank of the West

*Building Type:* Bank

*Location:* Original Town Site, Block 40, Lots 1 & 2

*Description:* This is a building of rectangular plan, measuring 50' x 131'. It is of clay tile construction with brick facing. While the building is primarily a one story structure, it has a second floor that measures 34' x 50' located on the building's north wall. This latter feature, and the arched roof of that portion of the building to the south, are the only characteristics that mark it as the theater is originally was. When constructed in 1936 it housed the Valley Theater. Its façade, and at least a portion of the building's east wall, was, according to assessor's records, covered with Carrara glass.

The only historic photo of the building we have seen shows the two story portion of the building, with a flat cornice and coping of a color that contrasts with the light colored wall surfaces below. A marquee spans the building's façade above the display windows. Two inverted U-shaped moldings of a darker color than the walls, are embedded in the wall surface of the façade above the storefront level. A third such molding begins at the corner of the façade and bends around the east wall of the building. Second floor windows appear to be paired four-light casements or French windows, deeply recessed into their openings. A dark band of material covers the building's wall at "kick" level and extends along its east wall. Sanborn maps indicate the theater entrance was at the building's center and that it was flanked by two small store spaces.

According to assessor's records the building was first remodeled for bank use in 1962 and that the drive-up window on the building's rear wall was constructed in 1965. Between 1972 and 2004 permits were issued for building remodels totaling approximately \$80,500.

*Recommendation:* This building retains integrity of location. It has lost integrity of materials, design, workmanship, setting, feeling, and association to such an extent that it cannot be considered eligible for National Register designation.

502 Dakota Avenue (32RI624) – Manpower & Bon Jo's

*Building Type:* Retail business/Office space

*Location:* Original Town Site, Block 37, Lots 4 and 5

*Description:* This is a two-story, flat roofed building of steel frame construction with brick exterior walls, lath and plaster on brick interior walls and wood floor and ceiling joists. It was constructed in 1914. It is slightly irregular in shape, with a 55' x 40' southern portion and a 50' x 52' northern portion. At first-floor level the original plate glass windows and doors have been replaced; however, the entry configuration appears to remain the same as in the original. The multi-light transom above the display windows has been either removed or hidden behind the opaque panels that now grace the transom level. Pilasters and low kicks at first floor level are smooth faced limestone or concrete; above the first floor level, primary façade walls (south and east walls) are faced with light-gray brick. On the south wall the second floor has four bays, each containing paired 8 light window sash with fixed (apparently) lights, though it appears the bottom row of lights may be hopper style windows. The windows are set fairly deeply into the walls. Window bays are defined by pilasters, the wall spaces inboard of which are recessed and feature brick quoins flanking the windows and corbelling at the top of the recess. Above the corbel is an entablature with triglyphs, dentils and modillions. The top of the entablature forms the top of the wall on the east side of the building; on the south side the entablature is capped with a low cornice that steps to a gently curving and raised center section.

The building was constructed to house the Stern Clothing Company operations in 1914 and it served in that capacity for many years. According to assessor's records, the building's second floor was remodeled in 1982 for \$82,000 (B.P. # 503).

*Recommendation:* The building retains integrity of location. It has suffered some loss, in varying degrees, of integrity of materials, design, workmanship, feeling and association as a result of the alterations to the building's first floor storefront. These are, however, relatively minor and do not negate the building's eligibility as an excellent example in the Wahpeton context of a relatively large (given the size of the community in which it is found) commercial building rendered in the style of the Chicago School. In our opinion, the building is eligible for National Register designation under Criterion C.

505 Dakota Ave. (32R1625) – Hornstein Family Chiropractic/Big Apple Bagel

*Building Type:* Clinic/Restaurant

*Location:* Original Town Site, Block 40, Lots 3 and 4 and Metes and Bounds 47

*Description:* This is a two-story, flat-roofed building of irregular plan. It is constructed of structural clay tile faced with brick. The first floor measures 50' x approximately 116' along its longest (east) wall. An L-shaped second story sits atop the north and west walls of the first floor. The east to west portion of the second floor measures 50' x 32' and the north to south portion measures 25' X 53'. The first floor storefront is completely non-original, except for the placement of the doorways leading to the second story stairwells, which are located at the extreme east and west ends of the façade. Today there are two unequally-sized ground level commercial spaces fronting Dakota Ave. Display windows are in aluminum frames and the "kicks" and wall facing around the doors, and transom area are yellow brick laid in a running bond. Doorways to the commercial spaces are asymmetrically placed on the façade and the doors are essentially on the same plane as the display windows. Rigid, arched, shallow canopies mounted at the original transom level span the two storefronts. At either end of the façade are simple pilasters with limestone (or concrete) bases and caps. Pilasters are composed of a column of headers stacked between columns of stacked stretchers. The second floor façade is arranged in five bays, with bays 1 and 5 containing paired 1/1 double-hung windows, while bays 2, 3, and 4 contain single 1/1 double-hungs. Windowsills are limestone (or concrete) and lintels are jack arches created from a single soldier course of brick. Between the windows, at jack arch level, are stylized limestone swags. Above the windows and spanning the façade is a panel outlined by bull header courses on top and bottom and stacked headers on the side. Within the panel the brick is laid in running bond, as is most of the façade. Square limestone corner blocks are used as accents at the corners of the panel. Centered within the panel and placed above the windows below are diamond-shaped accent blocks. These project slightly, as do the aforementioned stylized swags,

from the face brick. Just above storefront transom level a decorative band, composed of a course of stretchers with single soldier courses above and below, spans the façade from pilaster to pilaster. The parapet is stepped and crenellated and coped with metal-capped limestone. The brick is glazed, variegated, dark yellow brick.

Originally the storefront contained two equally sized commercial spaces symmetrically arranged on the storefront with recessed entries centered within the storefronts. "Kicks" were low, as they are today. We cannot distinguish from the earliest historic photo we have seen of this building what materials were originally used in the transom, or how they were configured.

This building was constructed in 1926 according to assessor's records. A ca. 1975 photo in assessor's records shows Carrara glass or porcelainized metal panels at the storefront level where now there is light yellow brick. Also, the doors to the second-story stairwells were more deeply set in 1975. The second floor windows appear to have been set more deeply into their openings than are the contemporary windows, and the windows were 3/1 double hungs, with tripled sash in bays 1 and 5. Where sash were tripled, the flanking windows were narrower than the center window.

This is an off-remodeled building. Between 1974 and 2003 nine building permits were issued for work on this building. Presumably the one in 1974 was for the storefront remodel visible in the aforementioned 1975 photo. In addition a 20' x 16' one-story addition was constructed at the building's southeast corner in 1980, interior remodels totaling approximately \$135,000 were done in 1987, '92, '93, and 2003. Also, a permit for a \$5,000 storefront remodel was issued in 1996.

*Recommendation:* This building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the first floor storefront alterations described above. The building is not individually eligible for National Register designation. It is, however, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks along Dakota Ave.

506 Dakota Avenue (32R1849) -- Olson Jewelers

*Building Type:* Retail business

*Location:* Original Town Site, Block 38, Lot 6

*Description:* This is a one-story, flat-roofed, brick building of rectangular plan measuring 25' x 92'. The original portion of the building was constructed or reconstructed in 1955 following a fire at the site. The building then constructed measured 25' x 60'; in 1966 a 25' x 32' addition was constructed (B.P. #466). The building is of concrete block construction, slab on grade with concrete foundation walls. Roof joists are steel and the roof is a combination of both composition and metal roofs. Interior walls are sheetrock and the ceiling is acoustical tile. The building's façade is of variegated yellow brick laid in a running bond pattern. Display windows project beyond the plane of the recessed "kicks" below. A fixed awning spans the façade at transom level. An earlier (probably original) canopy was flat-roofed with a facing of aluminum reeding with a slightly scalloped bottom edge. A very handsome neon sign announced the name of the business, Olson Jewelers, to passersby.

*Recommendation:* This building retains integrity of location, setting, feeling, and association. It has lost some integrity of materials, design, and workmanship as a result of the loss of its original canopy and neon signage. In such a small and unassuming building these design elements were so significant architecturally that we believe their loss has rendered the building individually ineligible. However, the building is, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks of Dakota Ave.

508 Dakota Ave. (32R1626) – Rexall Drugs

*Building Type:* Retail Store

*Location:* Original own Site, Block 37, Lots 7-8

*Description:* This building was constructed in 1932 according to assessor's records. It is a two-story, flat-roofed, brick building of irregular plan. It originally had a rectangular plan, measuring 50' x 98'. However, at some point a 25' x 18' one-story concrete block addition has been constructed on the rear wall of the building's west half. The building was designed and constructed apparently with the intent of housing two separate businesses from the outset.

The façade is faced with wire-faced or vermiculated variegated dark red brick. From grade to transom base the storefront is non-original. The low "kick" and other wall spaces at display window level are covered with blue panels of metal, fiberglass, or plastic. Doorways to the first floor retail spaces are centered in the east and west half of the storefront. Doorways leading to the enclosed stairwells to the second story are located to the east and west ends of the west and east storefronts, respectively. A flat-roofed canopy supported by decorative iron scrollwork supports at its front edge and by circular rods attached to the canopy roof and façade projects from the façade at the base of the transom level. Transoms are of opaque glass or plastic in aluminum frames, with each transom containing five lights. Transom framing is not contemporary with the display window framing and appears to be earlier, though not necessarily original to the building. A continuous soldier course running spanning the façade forms the transom lintels. Another continuous soldier course spanning the façade, and capped by a "pent-laid" header course, forms the lintel for the four sets of paired 1/1 double hung windows. Windowsills are formed of a course of bull headers. These windows, covered with aluminum framed storm/screen combination windows, are symmetrically placed on the façade at the second story level. The façade carries a stepped parapet topped by a slightly projecting concrete cap.

Between 1956 and 1993 six building permits were granted for work on the building. The largest, by dollar amount, was in 1976 (B.P. # 845) for an undefined interior remodeling estimated to cost \$8,200. The building has a poured concrete foundation, but no basement. Interior wall surfaces are sheetrock and paneling. The first floor ceilings are of the suspended type. The east side of the building has housed Wahpeton Drugs since the building was constructed; the west side once housed the Home Café and Hotel. Today the second floor, east side, contains an apartment, while the west side is used for storage.

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling, and association as a result of the replacement at a presumed mid-1950s date of the original first floor storefront. We have found no information about the building to convince us it satisfies requirements for individual listing in the National Register of Historic Places. The building is, however, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists within a few blocks along Dakota Ave.

509 Dakota Ave. (32R1627) – Citizen's Building [Presently vacant]

*Building Type:* Bank/Office Building

*Location:* Original Town Site, Block 40, Lots 5, 6 and the E. 4' of Lot 7 and Metes and Bounds 44 and 46

*Description:* This is a two-story, flat-roofed building of structural steel construction with walls of structural clay tile faced with brick, except on the façade, where facing is brick and stone. The building's floor joists are steel and the floors are concrete. Ceilings are plaster on metal lath. The building measures 50' x 84' with a 5' x 13" rear entry addition at the east end of the south wall. This addition was constructed in 1988. The façade is five bays in width. Bays are defined by four fluted pilasters whose caps are finished with relief sculpture in a stylized floral motif. The face planes of bays 2, 3, and 4 are slightly recessed. The faces of the stone pilasters are on the same plane as bays 1 and 5. Bays 1 and 5 are faced with variegated brown brick laid in running bond. A recess between the outboard pilasters and bays 1 and 5 is worked into the façade the full height of the pilaster.

At ground floor level bays 2 and 4 contain two-light deadlights with recessed panel spandrels above them and paired three-light deadlights above the spandrels. Bay 3 contains a double leaf door with a clear glass transom above on which the building's name is painted. The entryway surround is pilastered and carries a lintel with panel containing stylized floral designs in relief. The surround pilasters are reeded. A seven-light transom sits atop the lintel. Bay 1 contains a deadlight and bay 5 a doorway leading to the second floor stairwell.

Stone spandrels are located between first and second floor windows in each of the bays. Spandrels in bays 2, 3, and 4 contain recessed panels, the faces of which contain a stylized floral motif in relief. Second floor windows in these three bays are paired 3/1 double-hung sash, and above the windows are decorative panels, again in a stylized floral pattern and carved in relief. The windows in bays 1 and 5 are 3/1 double-hungs with soldier course lintels. A cornice with a decorative band in relief for a cap and decorative panels in relief and of a contrasting color are centered on the cornice and above bays 1 and 5. The "kick" is of polished stone. The pilasters, entry doorway surround, and cornice are faced with terracotta; spandrels at the second floor and the stylized floral motif panels appear to be of stone.

This building was constructed in 1930 according to assessor's records. Four building permits for work on this building were issued between 1970 and 1998. Of those, two were for "remodel" at a

total estimated cost of \$8,000. A third, in 1976, called for a remodel of the building for law offices at an estimated \$30,000 cost.

*Recommendation:* This building retains integrity of location, feeling, and association. It has lost some integrity of materials, design and workmanship as a result of partial first floor window and door replacement (bays 2, 3 and 4) and some re-working of the second floor stairwell entry at the west end of the façade. However, these alterations are too slight to warrant considering this building, a true tour de force of the Art Deco Style in the Wahpeton context, ineligible for National Register designation. The building, in our opinion, is eligible for National Register designation under Criterion C as one that contains the distinctive characteristics of the Art Deco Style.

512 Dakota Ave. (32R1628) – Big O Casino

*Building Type:* Bar/Tavern

*Location:* Original Town Site, Block 37, Lot 9

*Description:* This is a two-story, wood frame, gable-roofed building with a flat-roofed, brick walled addition at its rear. The building is of rectangular plan, the gable-roofed portion measuring 25' x 60', and the flat-roofed addition at its rear measuring 25' x 40'. The addition was constructed in 1986 (B.P. # 3377).

The gable-roofed portion of the building was constructed in approximately 1902, according to City Assessor's records. However, the existing storefront appearance apparently dates from 1983 (B.P. #2929). A 1975 photo in the assessor's records show the building to have four 1/1 double-hung windows symmetrically arranged at the second floor level and plate glass windows above a low kick to the west of the entry, where today there is paneling, an air-conditioner and a deadlight mounted high on the wall.

A ca. 1943 photo published in the *Wahpeton Daily News* (Monday, May 24, 1982, page B-2) shows a building at this location with an elaborate Italianate turned and scrolled cornice and hood molds over the second story windows. None of these features remain. The first floor entry is recessed and offset to the east of center. At either end of the façade are narrow glass block walls with kicks of fluted aluminum sheeting, which continues at the façade's end walls to the transom area, which is covered with the same fluted aluminum sheeting, but laid horizontally at the

transom level. The wall to the west of the doorway is at an oblique angle to the plane of the façade above. The door is glass in an aluminum frame with a transom above. The doorway to the second story is located immediately east of the first floor entry and faces west. The second story façade of the building is faced with stucco, with a cornice cap of stucco projecting slightly from the wall plane below. At second story level are two three-light windows, probably casements, with horizontally-laid butted or tongue and groove boards filling the space between them.

*Recommendation:* The building retains integrity of location. It has lost integrity of materials, design, workmanship, setting, feeling, and association as a result of the changes described above. The building has lost too much integrity to be considered for listing in the National Register of Historic Places.

513 Dakota Ave. (32RI629) – LeMar Photography

*Building Type:* Retail business

*Location:* Original Town Site, Block 40, all except the E. 4' of Lot 7, all of Lot 8 and the E. 4" of Lot 9

*Description:* This is a two-story, flat-roofed building of structural clay tile faced with brick. The building is of rectangular plan, measuring 50' x 112'. The façade has a low kick, a centered doorway with double-leaf, aluminum framed, glass doors flanked by narrow sidelights and a transom above. To either side of the entry are display windows in aluminum frames. Above the display windows a tall signboard mount spans the storefront transom space. At either end of the façade are pilasters two-stories tall. Pilasters have recessed panels of brick laid in running bond between a single stack of headers to either side of the panels. Pilaster bases are limestone. At the second floor level are found limestone blocks set within the recess of the lower panel. Above the transom level is a panel bordered at top and bottom by single bull header courses and on the sides by the end pilasters. Above the panel is a three-course corbel. Atop the corbel are two pilasters, also with recessed panels, which divide the second floor into three bays of equal size. Within each bay are large window openings, two of which are covered with enameled metal sheets and the third of which contain three large deadlights with a panel of enameled metal above filling the opening. A bull header course of glazed white brick sits atop the aforementioned corbel and forms the sill for each of the window openings. A soldier course spans the space between pilasters at window head level, forming the lintel. In the face of the cornice above each

window are decorative geometric panels of brick in a basket-weave design. The cornice is stepped, with an arched pediment centered over the center bay. A band of glazed white brick bull headers is used for coping.

A ca. 1943 photograph published in the May 24, 1982 *Wahpeton Daily News* shows this building with Chicago windows, each with its own tri-part transom above, at the second story. In addition, the display window transom was comprised of multiple panes of a non-reflective material, likely an opaque wire-glass. At least some of these lights were operable as hopper style windows. Also, there were two well-recessed storefront entries symmetrically spaced to the east and west of the façade centerline.

The building was constructed in 1929 according to tax assessor's records. It has housed at various times a Montgomery Ward Store, Neilson Electric, Bostwicks, in addition to the present tenant, LeMar Photography. Since 1976 the building has, according to assessor's records, undergone four substantial remodels, totaling more than \$60,000, including more than \$22,000 in storefront remodels (in 2001 and 2003).

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the alterations to the first floor façade and replacement/enclosure of second story windows. We have found no information about this building to convince us of its individual eligibility for National Register designation. It is however, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists along a few blocks along Dakota Ave.

517 Dakota Ave. (32R1848) -- Wahpeton Family Eyecare Center

*Building Type:*

*Location:* Original Town Site, Block 40, W. 24' 8" of Lot 9 and Metes and Bounds 43

*Description:* This is a one-story, flat-roofed building of concrete block construction and rectangular plan. It measures 24' x 114'. The building was constructed in 1955 for approximately \$15,000 under building permit #104 issued on 10/11/54. In 1987 it underwent an interior remodel

at a cost of approximately \$8,000. The building looks much the same today as it did in a ca. 1975 photo in assessor's records. The display windows are set at an oblique angle to the plane of the façade, with the entry consequently recessed at the west end of the building. Display windows rest upon a very low "kick". Display windows and the glass door are set in aluminum frames. A shallow, narrow, flat fixed metal canopy spans the display window/entry space. Brick in the façade is a variegated reddish-brown color laid in 1/3 running bond. The coping is a narrow band of concrete. The business signboard almost totally obscures the façade above the display window level.

The building has housed Wahpeton Plumbing and Heating, the Stork Shop, Mode-O-Day, and the Midwest Vision Center, in addition to its present occupant.

*Recommendation:* This building retains integrity of location, materials, design, workmanship, setting, feeling and association. We have found no information to suggest that this building is individually eligible for National Register designation. It is, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists along a few blocks of Dakota Ave.

518 Dakota Ave. (32R1631) -- Globe Gazette Building

*Building Type:* Retail Store

*Location:* Original Town Site, Block 37, Lots 11 -- 14

*Description:* This building is actually composed of three buildings constructed at different times. The building furthest east, located on lot 11, was constructed in 1914 according to assessor's records. It was originally a one-story building measuring 25' x 90'.

The building on lot 12, immediately west of the building described above, was constructed in 1902 according to assessor's records. It was a one-story building measuring 25' x 88'. In 1927 a second story was added to the building, and in 1944 a 12' x 25' addition of clay tile was added to the north wall of the building.

The building on lots 13 & 14 was constructed in 1892. A remodeling of the second floor occurred in 1966.

The first floor façade has been remodeled at an undetermined date (i.e., assessor's records provide no useful information in that regard) to "unify" the façade. The "kick" and wall spaces between first floor windows have been covered with grveled panels, or gravel embedded in stucco. Display windows are framed in heavy aluminum panels. Decorative expanded metal panels have been applied over the earlier storefronts to "unify" the building's appearance above first floor level. A flat-roofed canopy spans the façade at first floor level. On the west wall of the building the Romanesque Revival detailing of the 1892 building is apparent, though large oval panels cover first and second floor window openings, while some second floor windows have been in-filled with glass block.

*Recommendation:* The three buildings that make up this site retain integrity of location. They have lost too much integrity of materials, design, workmanship, feeling and association, due to the changes described in the preceding paragraph, to meet National Register eligibility requirements.

519 & 521 Dakota Ave. (32R1632) -- Heather Ann's Floral and Unicare

*Building Type:* Retail Stores

*Location:* Original Town Site, Block 40, Lots 10 and 11

*Description:* This site is comprised of two buildings constructed at separate times. The first, Heather Ann's Floral, is a two-story, flat-roofed, brick building of rectangular plan. The first floor façade has been considerably altered. Today the first floor entry and the doorway to the second floor stairwell are arranged side-by-side and are recessed at the west end of the façade. The display windows, mounted above a very low kick, sit at an oblique angle to the plane of the façade wall above. Outside of (i.e., on the sidewalk side) of the display windows are the two round steel posts that support the display-opening lintel. These post were originally behind the display glass. In an apparent effort to unify the facades of both buildings, the transom area and the wall spaces at either end of the façade below are covered with what appears to be Dry-Vit. Centered within the transom area of each building is a projecting band which creates the effect of a recessed panel. The brick used on the Heather Ann's façade has a rough-surfaced texture and is a variegated reddish-brown color and laid in a Flemish bond pattern. Sills for the paired 1/1

double-hung windows are composed of slightly projecting rows of bull headers. Window lintels are composed of a soldier course. In the space between window lintels and the coping, which is also composed of a soldier course, is a panel of stacked headers with a border of soldiers, top and bottom and stacked stretchers at the ends. At the border's corners bricks are trimmed at the bevel. The storefront originally had a recessed entry located between the two steel posts and display fronts that were on the same plane as the façade above. The second floor entry, then as now, was located at the west end of the façade. The transom was composed of small, square, panes set in a tri-partite frame (visible in a 1943 photograph published on page B-2 of the May 24, 1982 *Wahpeton Daily News*).

The Unicare building is a two-story, flat-roofed, rectangular, brick building. The display windows are recessed perhaps two feet from the plane of the wall above, and they sit atop a very low, recessed paneled "kick" faced with what appears to be Dry-Vit. The entry is centered on the façade. The wall above the transom level is of variegated yellow-orange brick laid in running bond. Symmetrically arranged on the façade at second floor level are two sets of paired 1/1 double-hung windows encased in frames that project slightly from the surrounding brick wall. The building carries a metal coping. We are unsure of the construction date of this building. The afore-mentioned 1943 photograph shows a building at this location with a roofline that is essentially the same as Heather Ann's Floral, so it seems likely that this building was constructed after 1943, which would accord with the simplicity of its design.

These buildings retain integrity of location. They have lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the effort to unify the facades and, in the case of the Heather Ann's building, the introduction of a new display window configuration.

*Recommendation:* The west half of this site, the Unicare store, retains integrity of location. It has presumably lost, in varying degrees, integrity of materials, design, workmanship feeling and association as a result of the application of Dry-Vit to the "kicks" and at the transom level to create a signboard mount. We do not, in fact, know when the building was constructed, but it was little more than fifty years ago at the earliest. We have found nothing about the building to suggest it is eligible for listing in the National Register of Historic Places.

The east half of the site, Heather Ann's Floral Store, retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling, and association as a result of the alteration of the first floor façade and application of the Dry-Vit signboard mounting panel as described above. We have found nothing about the building to suggest it is individually eligible

for listing in the National Register of Historic Places. It is, however, in our opinion, potentially eligible as a contributing element to an historic district on Wahpeton's Dakota Avenue that illustrates a range of architectural styles and of masonry techniques and skills spanning more than half a decade and that are not typically found in North Dakota communities in such concentration as exists along a few blocks along Dakota Ave.

601 Dakota Ave. (32RI633) -- Dally News and Perimeter

*Building Type:* Newspaper building

*Location:* Original Town Site, Block 41, Lots 1 & 2 and Metes and Bounds 40

*Description:* This is a much-altered and much-added onto building. The building is rectangular and measures, 55' x 124'. The oldest portion of the building is the two-story portion located at the northeast corner. It was constructed in 1895. Subsequent additions to the building, some of which were originally constructed to house other businesses, date from 1929, 1959, and 1968. A comparison of the existing two-story portion with the building shown in an early photo reveals that major changes have been made to the original first floor windows and doors and their openings, to the moulding at the second floor level, and to the elaborate cornice, which was originally much like that found on 32RI621.

Between 1959 and 1983 at least eight building permits were issued for work on this building totaling more than \$130,000 for a combination of interior and exterior work.

*Recommendation:* This building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, setting, feeling and association as a result of the changes described above. This building is too altered to satisfy the integrity requirements for National Register designation.

602 Dakota Ave. (32RI634) -- Meide and Son, Inc. General Contractors

*Building Type:* Business Office

*Location:* Original Town Site, Block 36, Lots 4, 5, 6, 7, and 8

*Description:* This is a flat-roofed brick building constructed in 1914 as the Wahpeton Post Office.

*Recommendation:* This building was listed in the National Register of Historic Places one September 29, 1983.

605 Dakota Ave. (32RI635) – KBMW 1450 Interstate Radio

*Building Type:* Radio Station

*Location:* Original Town Site, Block 41, Lots 3 and 4 and Metes and Bounds 66

*Description:* This building was constructed in 1940 according to assessor's records. The original building measured 50' x 125'. In 1949 a 25' x 50' addition was constructed on the rear wall of the original building; later in that year a 50' x 105' addition was constructed on the rear wall of the first addition, turning a rectangular building into an L-shaped one. The one-story building is of clay tile and concrete block construction, with a flat roof. It was originally constructed to house an auto dealership, Dakota Motors. In 1962 it converted to offices at a cost of approximately \$12,000.

*Recommendation:* We have found no information to suggest this building meets any of the criteria for listing of properties in the National Register of Historic Places. The building today bears little, if any, physical appearance to its original use. In our opinion, the building is not eligible for National Register consideration.

614 Dakota Ave. (32RI636) – Wahpeton Video

*Building Type:* Retail Sales/Restaurant/Apartments

*Location:* Original Town Site, Block 36, Lots 9, 10, and 11

*Description:* This is a three-story, flat-roofed building of rectangular plan measuring approximately 75' x 132'. It is of brick-faced, clay tile, construction. It was constructed in 1917 according to assessor's records. It first appears on a Sanborn map (i.e., of those readily available to us) in 1927, with an auto dealership on the ground floor and automobile storage on

the second floor. Since this building was originally recorded in 1981 it has undergone a wholesale window replacement, which included the introduction windows in a newly created third floor. Window replacement/introduction also introduced buff-colored spandrels between the second and third floor windows. Original windows were metal-framed industrial windows; today they are aluminum framed sliders. In addition, all display windows were replaced, and fixed, arched awnings installed where once there was a transom.

The building has, in past years, housed the Stoudt Motor Company and Loberg Ford.

*Recommendation:* This building retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the alterations described above. We have found no evidence to suggest that this building satisfies any of the criteria for listing in the National Register of Historic Places. The alterations made to this building have erased any suggestion of its original use. In our opinion the building is not eligible for National Register listing.

620 Dakota Ave. -- Jiffy Lube

*Building Type:* Auto Servicing

*Location:* Original Town Site, Block 36, the south 87.79' of Lots 13 and 14

*Description:* According to assessor's records this building was constructed in 1939. However, Sanborn maps and a photo of the building at this location in ca. 1975 show a building situated diagonally on the lots and oriented northwest to southeast. A building permit was issued in 1986 for an 870 square foot addition to be constructed. Assessor's records suggest the building was remodeled and added onto in 1997. Insofar as the existing building is oriented differently on the lot (i.e., east to west) than the 1939 building, we suspect either the existing building to be completely new construction, or that only a very small portion of the 1939 building exists buried somewhere within the present-day building. In any event, it is clear that, even if the 1939 building, or a part of it, is contained within the present building, that it has lost too much integrity of materials, design, workmanship, setting, feeling and association to satisfy National Register integrity standards.

*Recommendation:* This building is not eligible for National Register designation because it is either less than fifty years of age to begin with, or, if more than fifty years of age, possessed of too little integrity to satisfy National Register integrity requirements.

701 Dakota Ave. (32R1639) – M & H Filling Station

*Building Type:* Gasoline Station

*Location:* Original Town Site, Block 42, Lots 1, 2, 3, and 4 and Metes and Bounds 35

*Description:* According to tax assessor's records this building was constructed in 1925. The building has a poured concrete foundation and floor, walls of stuccoed structural clay tile, and a flat roof. It is a small building, measuring approximately 12' x 14', with a 5' x 14' wood frame, shed roofed, storage addition spanning the rear wall of the original building. Sanborn maps suggest a canopy originally extended from the building's façade and over the pump islands. Assessor's records claim the interior and exterior of the building was remodeled in 1952, but give no permit number, description of the remodel, or value of the work to be done. Since the building's first recording in 1981, windows on the northwest and southeast walls have been removed, though the openings are still easily discerned.

At the southwest corner of the site is a gable-roofed, metal-sided, metal-roofed, garage constructed in 1953 (B.P. #34). The free-standing sign was erected in 1969 (B.P. #185-A), and the wooden fence along the southern boundary of the site was constructed in 2001 (b.P. 5145).

While not the first "filling station" on Dakota Ave. (that was apparently located in the 200 Block, south side), this is the oldest, and is one of five that sprung up on Dakota Ave. between 1916 and 1927, which attests to the growth in popularity of the automobile during that period.

*Recommendation:* The site retains integrity of location. It has suffered, in varying degrees, some loss of materials, design, workmanship, feeling and association as a result of the changes mentioned above. In our opinion, it lacks sufficient integrity to satisfy National Register standards, and should not be considered eligible for National Register designation.

708 Dakota Ave. (32R1640) -- Alltel Wireless/Nielsen Electric

*Building Type:* Retail Business

*Location:* Original Town Site, Block 35, Lots

*Description:* This site, as originally recorded in 1981, consists of two adjacent buildings sharing a common wall. One is a two story, flat-roofed brick building of rectangular plan measuring approximately 75' x 150'. It was built in ca. 1915. The other is a one-story, flat roofed, brick building of the same dimensions. It was built in ca. 1955.

The façade of the two-story building is divided into three bays delineated by piers with poured concrete bases. The piers support a molded band spanning the façade's width. Atop the molded band sits an unembellished cornice with a metal cap. Each bay carries a two-pane display window in anodized aluminum frame at the ground level. At transom level are fixed, arch-roofed, awnings which serve also as signboards for the products sold within the building. At second floor level each bay carries two 1/1 double-hung windows. The façade brick is salmon colored and laid in running bond, except at ground floor level in the center bay, where yellow brick has been used as infill in the wall and "kick" spaces around the display window.

The original building entry was located in the center bay, but the entry has been relocated to the building's east wall. This wall has been sided with metal and, on the first floor level doors have been installed -- in some cases where once there were windows and in other cases where there were no openings at all. New windows openings have also been cut into this wall. A broad metal-faced, shed-roofed, projecting sign board mount spans the length of the east wall at transom level.

The one-story building, of ca. 1950 construction, has three bays. The easternmost bay contains the building entry, composed of double-leaf glass doors with a transom and flanking sidelights. The other two bays contain three-pane display windows in anodized aluminum frames. Above the windows a fixed, arch-roofed awning extends across the façade. It serves as a signboard for the business housed within. We have seen no early photographs of this building, however, the brick infill around the windows and doorway in this building indicate that substantial alterations have been made to its façade.

The two story building was constructed as an auto dealership/garage, and served as such until at least into the 1950s.

*Recommendation:* This site retains integrity of location. It has lost, in varying degrees, integrity of materials, design, workmanship, feeling and association as a result of the changes described above. In our opinion, this site lacks the degree of integrity necessary to be considered for National Register eligibility.

709 Dakota Ave. (32RI641) – Sandberg Law Office, Nadine Julson, Certified Public Accountant,  
and Heartland Insurance Agency

*Building Type:* Professional Offices

*Location:* Original Town Site, Block 42, Lot 5

*Description:* This building, according to assessor's records was constructed in 1920. Sanborn maps, however, show no building at this location as late as 1927, but there was a building at this location in 1949. The building is composed of flat-roofed and gable-roofed portions and is rectangular in plan, measuring 64' x 90'. It is a much-altered building. A ca. 1975 photograph in assessor's records shows a gable-roofed building at this location, its ridge pole parallel to Dakota Ave., with a shed roof addition or extension to the south, at the east end of the building. At the west end of the building it abutted a flat-roofed building. According to assessor's records, the east portion of the building was constructed in 1949, and other parts of the building were remodeled in that year as well.

Since 1974 five building permits have been issued for work on the building. The major ones were for construction of an addition and remodeling of the building front in 1980 (B.P. #2506) at a cost of \$13,500, a 1998 interior remodel of \$10,000 (B.P. # 4745), and a 2003 remodel of office interiors at an estimated cost of \$5,000.

The building once housed Wahpeton Paint and Glass and then a carpet store (Carpet Outlet).

*Recommendation:* The building retains integrity of location. It has lost, in varying degrees, too much integrity of materials, design, workmanship, feeling and association due to the alterations described above for it to be considered eligible for National Register consideration.

720 Dakota Ave. (32R1642) – 720 Dacotah Place

*Building Type:* Multiple-unit dwelling

*Location:* Fargo Addition, Block H, west 12' 4" of Lot 3 and all of Lots 4, 5, and 6

*Description:* This is a three-story brick building over a full basement. It was listed in the National Register of Historic Places on September 29, 1983.

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*Recommendation:* This building is listed in the National Register of Historic Places.

911 Dakota Ave. -- Poet's

*Building Type:* Retail Business

*Location:* Fargo Addition, Block C, Lots 1, 2,3,4, and 5, including a vacated 20' alley

*Description:* According to assessor's records this building was constructed in 1946. Today, it is a one-story, flat-roofed building of rectangular plan, measuring 44' x 72' with a facing of stacked concrete blocks with vertically striated faces. There is a recessed entry at the northeast corner of the building beneath a fixed, arched-roof canopy that spans the north wall and approximately half the length of the east wall. A display window is located on each of the north and east walls. To all outward appearances the building might have been constructed yesterday, and, indeed, it owes its appearance to a 1987 remodeling (B.P #3395) of the building to convert it to use as a liquor store at a cost of approximately \$45,000.

A ca. 1975 photograph in assessor's records shows the building at this location to have a false front with an entry centered on the façade and two large plate glass windows on the façade to the east of the entry and one partially in-filled window opening to the west of the entry. Inserted in the latter was a fixed double-light window. On the building's east wall were eight metal-framed industrial windows.

The building at one time housed Nygaard Bros. Automobile, Truck, and Tractor Repair, and subsequently the Gagelin Brothers Machine Shop.

*Recommendation:* This building retains integrity of location. It has lost integrity of materials, design, workmanship, setting, feeling and association as a result of the alterations described above, and as a result, it does not meet the standards required for National Register consideration.

913 Dakota Ave. -- Vacant building

*Building Type:* Vacant building

*Location:* Fargo Addition, Block C, Lots 6, 7 and 8, including a vacated 20' alley

*Description:* This building was constructed in 1948 according to assessor's records. It is rectangular in plan, measuring 40' x 80'. It is of steel frame construction with wood frame interior partition walls and sits atop a poured concrete foundation. Its floor is concrete slab on grade. The building is sided with metal; its gable roof is covered with asphalt shingles. A wood shake-covered pent roof spans the façade of the building. Two building permits, one in 1971 and the other in 1982, have been issued for work on the building. The former (B.P. #296) was for an estimated \$6,000 interior remodeling. The second (B.P. #2721) was for an estimated \$5,000 remodel, the extent of which is not described in assessor's records.

The building has housed Dakota Blacksmithing and was subsequently owned by the Gagelin Brothers and presumably used in their machine shop operations that were located at 911 Dakota Ave., immediately next door to the east. By ca. 1975 the building housed Big Al's Lounge and Off Sale and after that, Little Richard's.

*Recommendation:* The building retains integrity of location. We cannot accurately judge the extent of loss of material, design, workmanship setting and feeling integrity due to the paucity of descriptive and photographic information found about the building. In any event, we have found no evidence to suggest it satisfies any of the criteria for listing properties in the National Register of Historic Places.

**Table of Inventory Results/Evaluations**

Dakota Ave. Street Number	SITS Number	National Register Status L – presently listed NE – not eligible E – individually eligible C – contributing element to an eligible historic district
85	32R1569	NE
86	32R1570	E
89	32R1571	NE
90		NE
202	32R1580	NE
203		NE
219	32R1584	C
222	32R1586	NE
225	32R1588	NE
301	32589	NE
302	32R1590	NE
304	32R1591	NE
308	32R1593	NE
312	32R1595	NE
314	32R1596	NE
318	32R1598	C
320	32R1601	NE
322	32R1601	E/C
324	32R1604	NE
326	32R1605	NE
328	32R1606	NE
403	32R1608	NE
404	32R1609	NE
405	32R1610	C
406	32R1611	C
407	32R1612	C
408	32R1611	C
409	32R1613	C
410	32R1614	C
411		NE

412	32R1615	NE
413	32R1616	C
415	32R1617	NE
416	32R1618	E/C
418	32R1619	E/C
419	32R1620	NE
421	32R1621	E/C
430	32R1622	NE
501	32R1623	NE
502	32R1624	E/C
505	32R1625	C
506	32R1849	C
508	32R1626	C
509	32R1627	E/C
512	32R1628	NE
513	32R1629	C
517	32R1848	C
518	32R1631	NE
601	32R1633	NE
602	32R1634	L
605	32R1635	NE
614	32R1636	NE
620		NE
701	32R1639	NE
708	32R1640	NE
709	32R1641	NE
720	32R1642	L
911		NE
913		NE

### Management Recommendations

Reconstruction of Dakota Ave. should constitute no effect on historic properties as long as it does not result in the acquisition of additional right-of way and any consequent alteration or damage to any of the buildings presently listed in the National Register of Historic Places or identified in this report as being as being eligible for National Register listing, whether individually or as a part of

an historic district nomination. We recommend that careful pre-construction inspection of building foundations and facades be conducted and that close monitoring during construction be performed to assure that the operation of heavy equipment and the vibrations attendant therefrom cause no damage to these buildings.

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Sanborn Fire Insurance Company Maps of the City of Wahpeton, 1884, 1886, 1891, 1898, 1904, 1910, 1916, 1927, 1949

City of Wahpeton, North Dakota, Tax Assessor's Records.