

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received **DEC-30 1986**  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic HISTORIC RESOURCES OF NORTH SIDE FARGO (partial inventory of historic and architectural properties)

and/or common

**2. Location**

street & number Properties within the north side of Fargo, North Dakota. N/A not for publication

city, town Fargo N/A vicinity of

state North Dakota code county Cass code 017

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> Multiple Resource	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
	<input type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple Ownership (see appended building list)

street & number N/A

city, town N/A N/A vicinity of state N/A

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Cass County Courthouse

street & number 209 or 213 South 9th Street

city, town Fargo state North Dakota

**6. Representation in Existing Surveys**

title Reconnaissance Survey, Intensive Survey of North Side Fargo has this property been determined eligible?  yes  no

date 1985, 1986  federal  state  county  local

depository for survey records State Historic Preservation Office  
State Historical Society of North Dakota

city, town Bismarck state North Dakota

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

## Describe the present and original (if known) physical appearance

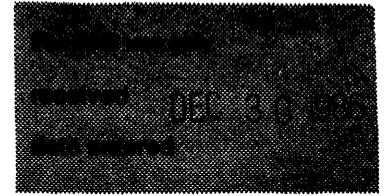
This Multiple Resource nomination includes nominations for three districts and eight individual properties on the north side of Fargo, North Dakota: District A, North Side Fargo High-Style Residential Historic District; District B, North Side Fargo Builder's Residential Historic District; District C, St. Mary's Cathedral Historic District; the Holes House; the Kennedy House; the Chesebro Smith House; the Elliot/Powers House and the Elliot/Powers House garage (both one site); Sacred Heart Academy; Jackson Hall at Oak Grove High School; Monticello/Mount Vernon/Arlington Apartments; and the Fargo City Detention Hospital. The number of buildings and structures ("features") included in the nomination totals 289. Of these, 196 are designated "contributing" and 93 "non-contributing." Total number of sites (individual properties) is 145, including 130 contributing and 15 non-contributing.

Fargo, the seat of Cass County, is located in eastern North Dakota adjacent to the Minnesota border and the Minnesota city of Moorhead. Fargo is about 190 miles east of Bismarck, the state capital. The city is situated on the west bank of the Red River of the North, which originates south of Fargo and flows north into Canada. The Red River bisects a flat valley formed by a massive Ice Age body of water, Lake Aggasiz. Covered with rich soil, the Red River Valley is now an agricultural region planted predominantly in wheat.

Three major historic railways converge on Fargo: the Great Northern and the Northern Pacific (both now part of the Burlington Northern), and the Milwaukee Road. These railroads, more than any other factor, define the spacial arrangement of the city. At Fargo the Great Northern tracks run basically southeast-northwest, the Northern Pacific tracks east-west, while the Milwaukee Road approaches from the southwest. In the middle of Fargo the railroads are all located within several blocks of each other. The most intensely developed areas of Fargo--the business and industrial districts--surround the downtown railroad tracks. Fargo's residential neighborhoods lie to the north and south of this central railroad, business, and industrial core. Moorhead, Fargo's Minnesota counterpart, is located immediately to the east, on the opposite (east) bank of the Red River.

Resources inventoried in the course of this project are located on Fargo's north side. This area lies directly north of the old Great Northern tracks and west of the Red River. Streets run north-south and avenues east-west. Broadway, one of the principle north-south thoroughfares in Fargo's north side, bisects that part of the city. Dwellings comprise the bulk of the north side's built environment. A variety of architectural house styles dating from the late nineteenth century to the present are represented.

Fargo's north side also contains larger residential structures--duplexes and apartments--as well as a variety of institutional buildings, including hospitals, religious and secular schools, churches, and hospitals. A prominent landmark is the campus of North Dakota State University, located on the northwest edge of the north side's residential core.

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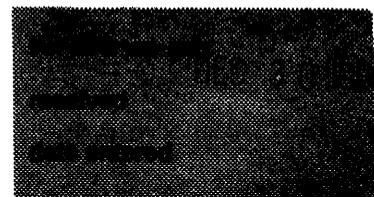
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Three potential historic districts and nine individual buildings potentially eligible for the National Register were inventoried. District A, called "North Side Fargo High-Style Residential Historic District," encompasses the 1100 block of Broadway, portions of the 1100 block of 5th Street North, plus a few additional buildings in the 1000 block of both thoroughfares. The number of sites inventoried totalled thirty-three. District B, "North Side Fargo Builders' Residential Historic District," includes part of the 1300 block of 2nd Street North, the 1300 block of 3rd Street North, and the 1200 and 1300 blocks of 4th Street North. District B has 103 sites. District C, "St. Mary's Cathedral Historic District," is situated on Block D of Ohmer's Addition, just off Broadway Street about one block from Fargo's downtown commercial district. District C contains St. Mary's Cathedral and three associated buildings.

District A is a prominent residential neighborhood of large, architecturally distinguished houses built between the 1890s and the early 1940s. Styles are varied, but include Queen Anne, American Foursquare, Craftsman, Prairie, Tudor Revival, Colonial Revival, and French Eclectic. No building in the neighborhood has lost enough integrity to be given a non-contributing status, so fine examples of intact houses are numerous. The Adsero House (A3)(ca.1921-1922), and the Tronnes House (A20)(1916), feature such typical Colonial Revival details as partially returned eaves, ornamental shutters, and classically-inspired door surrounds or overdoors. The Fortune House (A12)(ca.1912-1914), with its dentiled cornice and Palladian windows in a front-facing gable dormer, is a fine example of Georgian Revival. The Queen Anne style Barton House (A26)(ca.1909-1910) is distinguished by a large turret and a Neo-Classical front porch. The Thue House (A11)(1929), with its prominent front chimney and steeply-pitched gable roof, is a good example of Tudor Revival. Houses surrounding District A are generally smaller, have less integrity, and feature different styles (predominantly Bungalow, American Four-Square, and simplified Queen Anne) than those in District A. Also, original inhabitants of these dwellings may have been working-class people. Other north side houses surrounding District A include post-World War II types and houses in District B, which is described in the following paragraph.

District B, which dates from the mid-1920s to the early 1940s, is a residential area occupied by smaller homes than those in District A. These structures feature a relatively uniform appearance typical of mass-produced, suburban housing built from pattern books or stock plans. Two predominant styles appear in District B: Tudor Revival and Colonial Revival. As in District A, fine examples of these houses are numerous. A particularly good example of Tudor Revival is the Furnberg House (B103)(1935). Typical Tudor Revival details include a steeply-pitched gable roof, decorative half-timbers set in stucco siding, and a massive chimney located on the front or side of the house. A good example of a late Colonial Revival home in District B is the Berg House (B17)(1941), which features such details as a rectangular shape, decorative shutters and a classical door surround. North side houses

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outside the boundaries of District B are generally smaller, have less integrity, date from an earlier period (pre 1920s) and feature different styles (predominantly Bungalow, American Four-Square, and simplified Queen Anne) than those in District B. Also, original inhabitants of these surrounding dwellings may have been working-class people. Other north side houses surrounding District B include post-World War II types and houses in District A.

District C, located on a diamond-shaped block, is dominated by the Romanesque/Gothic Revival St. Mary's Cathedral (C1)(1891-1899). Probably the most striking architectural feature of the cathedral is its tower, 172 feet high. A Georgian Revival Bishop's residence (C2)(1896-1901), rectory (C3)(1908) and Collegiate Gothic school (C4)(ca.1920-1921) surround the cathedral.

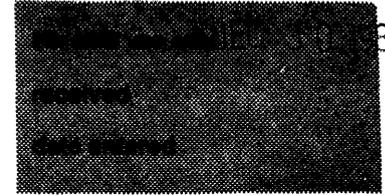
Buildings inventoried on an individual basis are spread throughout the north side, and include the Fargo City Detention Hospital (P1)(1910), 57 11th Avenue North; Sacred Heart Academy (P2)(1915), 1310 Broadway; Jackson Hall (P3)(ca.1921-1922) at Oak Grove High School, 616 Ash; Monticello/Mount Vernon/Arlington Apartments (P4)(1909), 711-719 Broadway; the Elliot/Powers House (P6)(ca.1900-1902) and the Elliot/Powers House garage (P7)(ca.1913-1915), both 704 Broadway; the Kennedy House (P8)(ca.1897-1898), 1024 Broadway; the Chesebro Smith House (P9)(ca.1909-1910), 1327 Broadway; and the Holes House (P10)(ca.1879), 1230 5th Street North. These buildings illustrate a variety of architectural styles, including Queen Anne, Collegiate Gothic, Colonial Revival, and Italianate. Some of these buildings are distinguished as much by their function as by their style. For example, the Elliot House is an unusual example of a Queen Anne duplex, while the design of the Fargo City Detention hospital reflects its use as a place to safely keep people afflicted with contagious diseases.

This nomination is the result of an architectural/historical inventory of Fargo undertaken during the summer of 1986. The survey consisted of an intensive inventory of the north side of Fargo, North Dakota. The survey was conducted by Renewable Technologies, Inc. (RTI), of Butte, Montana, under a contract to the Fargo Heritage Society. Principle personnel included Mark Fiege, historian, Fred Quivik, architectural historian, and Jack Crowley, field technician.

The intensive survey of Fargo's north side was based on an earlier reconnaissance survey of the area conducted by Susan Granger and Scott Kelly. Granger and Kelly's report, "Final Report of the Fargo Inventory Project, North Dakota Cultural Resources Survey, 1985-1986" (on file at the North Dakota SHPO), recommended the intensive survey of the resources covered by this nomination, which lie within a one square mile area on Fargo's north side (see map). All structures were recorded with field notes and black and white photographs. Histories of the structures were researched in a variety of sources, including tax lists, fire insurance maps, city directories, building permits, newspapers, local histories, regional archival collections,

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Individual buildings/structures/sites were determined to be individually eligible for the National Register, or either contributing or non-contributing, within the context of specific themes and a time period (the "period of significance"). According to official standards:

A "contributing" resource conveys the architectural qualities, historic associations, or archeological values for which a property is significant because it a) was present during the period of significance, and b) possesses historic integrity reflecting its character at that time or, in the case of archeological resources, enabling it to yield important information about the period.

The above definition applies to resources important in illustrating the events, associations or architectural characteristics for which a property is significant. The definition also applies to resources that, as part of a property's historic setting during the period of significance, add to its veracity of past time and place.

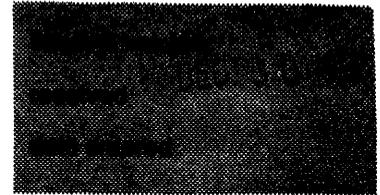
A "noncontributing" resource does not reflect the historic associations, architectural characteristics or informational potential for which a property is significant because it a) was not present during the period of significance, or b) due to alterations, disturbances, additions or other changes, no longer possesses historic integrity reflecting its character at that time or, in the case of archeological resources, enabling it to yield important information about the period.

This definition applies to resources that, even if compatible with the functions and architectural character of a property, were built or substantially altered after the period of significance.

Following the completion of the field work and the historical research for Fargo, RTI developed a variety of contexts for assessing the significance of Fargo's buildings. These contexts, which are described more fully in the historical narrative which follows, can be briefly defined here as historical themes. They include settlement of North Dakota's plains, urban development (especially residential) of an important North Dakota railroad/agricultural city, industry serving the urban and surrounding agricultural communities, the religious, social, and cultural life of the community, and architecture. In the process of developing contexts for these themes, RTI determined that the period of significance for Fargo's north side is 1879-1941.

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and private collections of documents.

All data collected during the field work, including information recorded on site forms as well as in the narrative, was used to evaluate the significance of each resource within the intensive survey area according to the National Register criteria for evaluation, as established by the National Park Service, United States Department of the Interior. The limited information collected for resources recorded within the reconnaissance survey was also used to make tentative assessments of significance according to these criteria as well. The following are the criteria of the National Register's standards for evaluating the significance of properties.

The criteria are designed to guide the states, federal agencies, the Secretary of the Interior and others in evaluating potential entries for the National Register.

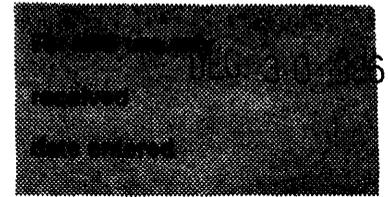
The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.

Furthermore:

In order to qualify for the National Register, a property must be significant in American history, architecture, archeology, engineering, or culture. The property (1) must represent a significant theme or pattern in the history of a locality, a state, or the nation; and (2) must possess characteristics that make it a good representative of that theme or pattern.

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Buildings within the surveyed areas of Fargo's north side which survive from the years prior to 1941 stem from historical forces associated with one or more of the above themes. However, some of Fargo's old buildings have been so thoroughly altered that they no longer convey associations with those themes. Therefore, RTI developed criteria by which to assess integrity. These criteria grow out of the National Register criteria for evaluating significance:

Location: The building or feature should be in the location it occupied during Fargo's period of significance.

Design: The principal characteristics of the original design of the building or feature should be evident. These are measured by recording the major elements of massing, composition, rythm, texture, and decoration on the exterior surfaces of the building or feature visible from the public right-of-way (not including alleys).

Setting: The building or feature should retain proximity to other associated buildings or features with which it functioned or was used. There should be an absense of intrusive buildings or features which overwelms the building or feature in question making it difficult to recognize its historic use or function.

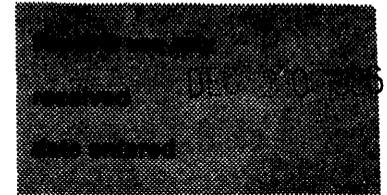
Materials: Most of the original materials which were historically visible to public view should still be exposed.

Workmanship: Historic qualities of Workmanship should still be evident.

Feeling and Association: Given alterations over time, the building or feature should still convey feelings and associations from Fargo's period of significance both with regard to the buildings's own use and function and with regard to its relationship with the buildings and features which comprise its setting.

These criteria were implemented in part by using a rating system very similar to that developed by Kelly and Granger during the reconnaissance of Fargo's north side. Properties were given an integrity code of 1, 2, or 3 defined as follows:

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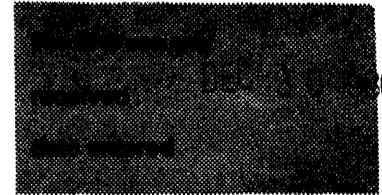
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1. Highest degree of integrity. Mild alterations may be present, including no more than one of the following:
  - a mild, sensitive alteration of the porch
  - simple covering of the original siding with material which did not radically alter the character of the building (i.e. narrow metal siding over clapboard)
  - alteration of original windows, such as installation of aluminum-framed storm windows
  
2. Next highest degree of integrity. Moderate alterations present. Basic shape and window arrangement intact and no more than two of the following:
  - new exterior siding (compatible with the original character of the building, i.e., narrow metal siding over clapboard)
  - altered or enclosed porch
  - window or door position or type changed
  - an incompatible dormer added or the roofline changed (especially at the front of the building)
  - a major front, rear or side addition
  
3. Lowest degree of integrity. Substantial alterations overwhelm the historic fabric and character of the building, leading to a "non-contributing" significance status. Alterations include at least three of the following:
  - new exterior siding
  - porch removed or enclosed
  - a major addition
  - window openings and type changed
  - original design elements removed or covered
  - roofline altered

Following this evaluation process maps were produced showing the location of potentially contributing, non-contributing, and individually eligible buildings recorded within the survey area. These maps were then used to delineate the boundaries of proposed historic districts.

As mentioned above, the survey team of Granger and Kelly recommended in their reconnaissance survey report that the resources included in this nomination be intensively inventoried and possibly nominated to the National Register. This recommendation determined the scope of the 1986 intensive inventory project which produced this nomination. However, during the course of the 1986 inventory, RTI determined that potentially eligible properties and districts may have been excluded from reconnaissance survey recommendations because of an overly stringent application, in RTI's opinion, of National Register criteria. (For example, the reconnaissance survey report stated

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that Fargo's north side includes "block after block of modest early twentieth century homes which are standard, common versions of styles popular at the time. The study area is a good example of an early twentieth century middle class neighborhood, but does not contain buildings which are particularly sophisticated or unusual examples of their styles." However, the National Register criteria make clear that resources may be locally significant because they embody something that was common, standard, and popular at one time.) Seen in this light, RTI's 1986 intensive inventory may not have included all eligible resources on Fargo's north side. Therefore, this nomination is based on an intensive inventory of a less than comprehensive set of potentially eligible properties and districts on the north side. This partial Multiple Resource nomination of the above-described north side Fargo resources is justified based on the merits of the nominated properties as described in the Significance Statement. (Guidance on the issue of a less than comprehensive MRN is provided in "National Register Standards and Guidelines," Bulletin number 1, addendum to "How To Complete Multiple Resources Nominations: Interim Guidelines," revised 9-15-82).

The intensive survey included a total of 145 sites which includes 141 residential (97%), 1 religious (less than 1%), 2 educational (approximately 1.4%), 1 medical (less than 1%). After the buildings and structures covered by the survey were evaluated, boundaries were drawn for three districts and eight individual properties as part of this Multiple Resource Area Nomination. District A, North Side Fargo High-Style Residential Historic District, includes a total of 33 buildings. All (100%) are residential. District B, North Side Fargo Builder's Residential Historic District, includes a total of 103 buildings, all (100%) of which are residential. District C, St. Mary's Cathedral Historic District (one site), includes a total of 4 buildings. One of these is educational (25%), 2 (50%) are residential, and 1 (25%) is religious. Individually eligible buildings outside of these districts include the Fargo City Detention Hospital, the Sacred Heart Academy, Jackson Hall at Oak Grove High School, the Monticello/Mount Vernon/Arlington Apartments, the Elliot House and the Elliot/Powers House garage (both one site), the Kennedy House, the Smith House, and the Holes House.

A more detailed report on the findings of the intensive survey of Fargo's north side may be found in "Historic Resources of North Side Fargo: Inventory and Assessment," prepared by RTI for the Fargo Heritage Society. This document is on file with the Heritage Society and with the North Dakota State Historic Preservation Office, North Dakota Heritage Center, Bismarck.

# 8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input checked="" type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)		
				residential/sub-		
<b>Specific dates</b>	1879-1941	<b>Builder/Architect</b>	Multiple	urban development		

## Statement of Significance (in one paragraph)

The historic resources of Fargo's north side are significant for their association with the residential and suburban growth and development of the city and with the medical, educational, and religious institutions which accompanied that growth. These developments were all related to the growth of North Dakota agriculture. Fargo's historic north side resources are also significant for their association with the lives of individuals important to Fargo's development, including James Holes, Martin Hector, James Kennedy, Peter Elliot, F. Urban Powers, and Frank Anders. Finally, the historic resources of Fargo's north side are significant because they embody the distinctive characteristics of residential and related (medical, religious, educational) construction popular during early periods of Fargo's growth. The period of significance for Fargo's north side historic resources is 1879-1941.

Fargo, like most large cities in the American West, originated before 1890, the date at which the western frontier is said to have closed. Farmers and ranchers began to settle the semi-arid but fertile Great Plains prior to 1890, and railroads constructed transcontinental routes across the region, attracting settlers and creating cities in their paths. Major growth of Great Plains agriculture and cities, however, did not occur until the industrialized economy of the United States embraced the region.

During the late 1860s, the first pioneer land speculators and agriculturalists arrived in the Red River Valley in the vicinity of the area that is now Fargo. In 1871, the Lake Superior and Puget Sound Land Company, a firm related to the Northern Pacific Railroad, platted the Fargo Original Townsite. Soon after, the Northern Pacific built its line through the townsite and urban pioneers took up residence there. A number of people then claimed the land surrounding the settlement. By 1873, Fargo's population stood at three hundred. Following its congressional mandate, the Northern Pacific continued to build its line west out onto the Great Plains, but the Panic of 1873 and the corresponding financial collapse of the railroad halted construction at Bismarck. Without steady railroad activity to sustain it, Fargo languished for several years.

During the late 1870s and throughout the decade of the 1880s, the first of North Dakota's two major agricultural booms revived the city. The Great Dakota Boom, as it was called, resulted from a combination of events related to the rapid industrialization of the United States. Improvements in flour milling and growing eastern and midwestern cities created a greatly expanded market for wheat. Railroad penetration into the flat, treeless, fertile Red River Valley and the availability of agricultural machinery that could cultivate vast acreages created opportunities for farming on an unprecedented scale.

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Wealthy capitalists soon acquired vast holdings of Red River Valley land, which they planted in wheat. These "Bonanza Farms" ranged in size from ten to sixty thousand acres. At each farm, hundreds of workers used new types of machinery to plow, plant, reap, and thresh the wheat. Wet weather contributed to spectacular yields that made Bonanza Farm owners rich. Smaller farmers also benefitted from the favorable economic and climatic conditions.

With the advent of the Great Dakota Boom and bonanza farming, Red River Valley cities flourished. Fargo became an important regional commercial center. By 1881, seventy railroad cars of wheat per day passed through the city on the way to eastern mills. As early as 1879, several farm implement manufacturers, including the Massey and McCormick companies, opened branch distributorships in Fargo. The first grain elevator in North Dakota was built in Fargo during the Great Dakota Boom. The Fargo Foundry, an early manufacturing business, grew because of contracts with the Northern Pacific. Two additional railroads began to serve the city during the early 1880s: the St. Paul, Minneapolis and Manitoba (later the Great Northern) and a small short-line, the Fargo Southern. Economic activity stimulated population growth, so that by 1885 Fargo reportedly had over seven thousand inhabitants.

By the late 1880s, speculative excitement which had fueled economic expansion subsided and drought set in. The Great Dakota Boom came to an end. New settlement in Dakota Territory lagged. In Fargo, the population fell to a low of 5,664 in 1890 and the city again entered a period of stagnancy. The nationwide Panic of 1893 further stifled economic activity. The same year an intense conflagration, the Great Fargo Fire, consumed much of the city. However, the fire stimulated a renaissance as Fargo's inhabitants began to rebuild.

Fargo's early economic activity created a climate for the city's physical expansion into an area lying to its north. Prior to the early 1900s, flat agricultural land lay to the north of Fargo's intensely developed central commercial, residential, railroad, and industrial core. Pioneers originally farmed the area. During the 1880s, the Great Dakota Boom and Fargo's rapidly increasing population started a flurry of real-estate activity around the city, including the area north of the settlement. Speculators platted numerous additions on the north side in anticipation of selling lots to newcomers. The experience of one individual, Jasper Chapin, probably typified this trend. Chapin, who began his business career on borrowed money, had founded the Chapin House, one of Fargo's early hotels. The Great Dakota Boom allowed him to reap substantial profits, much of it from sales of liquor. With his new riches Chapin purchased land and platted Chapin's Addition in 1879. Other north side additions laid out during the Great Dakota Boom included Harwood's (1879), Oak Grove (1881), Kirkham's (1881), Todd's (1882), Chandler's Broadway (1882), and Truesdell's Second (1882). Despite the prosperity that the Second Boom brought to Fargo, many north side additions remained empty for several decades. Most residential construction

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remained close to the downtown commercial area.

A few people, however, established homes in the outer reaches of Fargo's north side during the Great Dakota Boom. James Holes, for example, in 1879 hired contractors to build a large brick Italianate style house for himself and his family. Holes came to the Fargo area in 1871, before the townsite was platted. Upon his arrival he purchased substantial amounts of land in Cass County, including 160 acres just north of the future site of Fargo. Holes is credited with producing the area's first profitable agricultural harvest, in 1871, when he made \$1,900 from a wheat crop planted on forty acres of land. News of Hole's success drew people to the area and attracted the attention of future Bonanza farmers. When the Great Dakota Boom arrived, someone offered Holes \$100,000 for his farm on Fargo's north side. Holes also participated in some land speculation; in 1883 he platted a north side addition to Fargo. He renewed his real estate activity on the north side during the late 1890s. Holes achieved prominence as a local farmer and businessman.

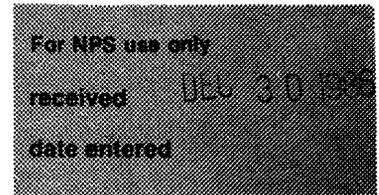
Holes' home, the Holes House (P10)(1879), served as his residence and headquarters for his farm. Once located in agricultural land, the Holes House is now in the middle of a quiet residential area on 5th Street North. The Holes House was at the vanguard of residential settlement on Fargo's north side. Various suburban residences were erected near the dwelling beginning in the 1890s, on land platted by Holes and other men. Fargo's first telephone, one form of technology that allowed residential settlement to occur at relatively long distances from city centers, was installed in the Holes House in 1881.

In 1898, North Dakota entered its second boom period, which lasted until the First World War. Immigrants arriving from troubled European nations swelled the populations of large eastern and midwestern cities, creating an increased demand for food. In response, agricultural prices rose, which in turn led to a wave of new farm settlement on the Great Plains. Resulting high wheat yields produced the second great boom. North Dakota's population grew rapidly, from 270,000 in 1898 to 637,000 in 1915. During the same period wheat yields increased from 69,000,000 to 159,000,000 bushels, and North Dakota became the nation's leading wheat-producing state.

Fargo, reaping the rewards of its strategic position in the Red River Valley and on the main line of the Northern Pacific and on a branch of the Great Northern, again prospered and grew. By 1900, twenty-four agricultural implement dealers conducted business in the city. Numerous seed and grain companies opened as well. Other industries located in Fargo during the second boom, ensuring the city's importance as a regional distribution center. For example, Standard Oil opened a distributorship and the Ford Motor Company erected an assembly plant. By 1917, 169 distributing agencies operated in Fargo. Thirty nine of these were independent manufacturing jobbers, people who worked as independent middlemen between manufacturers and retailers. The number of inhabitants increased from 9,589 in 1900 to 21,961

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in 1920.

Both economic booms attracted new inhabitants to Fargo and North Dakota. Most were either immigrants from northern Europe or people of northern European descent. The majority hailed or had ancestors from Scandinavia, particularly Norway. By 1910 Norwegians comprised 21% of North Dakota's population, Germans 20% (about half of whom came from Russia), and Swedes 5%. In addition, 13,000 Danes lived in the state. Other ethnic groups included Irish and French Canadians. All of these people brought to North Dakota, including cities such as Fargo, their native traditions and religious beliefs. The Lutheran and Catholic churches became particularly well-established.

Fargo's expanded economic base, due to the growth of agricultural production in North Dakota and to the new immigrant population, caused the growth of Fargo's residential areas, including the north side. Other factors were instrumental to the growth of the area as well. These factors, such as new social attitudes and the advent of new technology, were characteristic of the general process of suburbanization that began to change American cities during the nineteenth century. A variety of conditions contributed to the suburbanization of American cities, including Fargo.

New technological developments, especially streetcars and automobiles, induced people to buy or build homes on the periphery of cities. Beginning in the 1880s and 1890s, the widespread establishment of streetcar systems provided potential suburbanites with a cheap and convenient means of travelling from outlying areas into city centers, traditionally the heart of economic activity. "Streetcar Suburbs" grew as buildings went up along finger-like street rail transportation corridors emanating from cities. Many companies extended their lines into surrounding countryside, beyond city limits. By the late 1930s, automobiles supplanted streetcar systems, giving Americans even greater mobility to settle further from cities, and in areas where streetcar lines did not reach.

Because society generally favored suburbanization in the belief that it would alleviate urban congestion, municipal services such as paved streets, sewers, water systems, curbs, gutters, and sidewalks were extended to suburban areas at general city taxpayer expense. Influential real estate businessmen often lobbied local governments for the installation of these important public works. Other real estate speculators bought land adjacent to cities in anticipation of annexation and consequent extension of necessary services. Cities, on their part, annexed adjacent suburbs for a variety of reasons, including boosterism ("bigger is better"), greater social control, and the business idea that a large organization was more efficient than a smaller one.

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Most suburbanization in the United States occurred after 1920, when vast numbers of Americans acquired automobiles. Between 1922 and 1929, builders erected new homes at the rate of 883,000 per year, double that of any previous seven year period. Meanwhile, between 1920 and 1930, automobile registrations rose 150 percent, and the suburbs of the nation's ninety-six largest cities grew faster than the urban cores which they surrounded. In respect to the growing importance of the automobile, new 1920s houses began to feature garages.

During the 1930s, the Great Depression stifled housing construction. However, federal New Deal agencies, including the Home Owner's Loan Corporation (HOLC) and the Federal Housing Administration (FHA), enacted programs that attempted to stimulate house building. The FHA, for example, insured long term, low interest loans for home construction and purchase. With their programs, both the HOLC and the FHA systematically discriminated against old, working-class and industrial neighborhoods in favor of new suburbs.

America's proliferating suburbs acquired a distinctive appearance. A popular concept of suburban design began to evolve during the mid-nineteenth century. Architects such as Andrew Jackson Downing and Alexander Jackson Davis created plans for model suburban communities that emphasized a "natural" appearance, with spacious lawns, trees, and most importantly, curved, winding streets that followed landscape contours. Such ideas conformed to a romantic view of nature prevalent in American society. Later visionaries continued the work of Downing and other architects. During the 1890s and into the twentieth century, Ebenezer Howard and his followers promoted a park-like suburban ideal. In the twentieth century, a few real estate developers established planned suburbs that set national standards for design. In the 1920s, Jesse C. Nichols opened the Country Club District, a model suburb outside of Kansas City. A few years before, Otis P. and Mantis J. Van Sweringen started Shaker Heights near Cleveland. The landscape plan and architectural character of both communities was strictly controlled.

Most suburbs, however, were not as distinguished as the Country Club District and Shaker Heights, and most did not deviate from the standard grid system of streets and blocks. But many simpler suburbs emulated the park-like ideal by featuring broad, tree-lined streets and uniform set-back lines. Deeds often stipulated these set-back lines as well as minimum costs for houses.

Architectural styles in America's suburbs, especially during the 1920s, emphasized traditional forms. 1920s house designs often featured Renaissance or Medieval elements. Tudor Revival was especially popular. Houses that exhibited such styles harkened back to a simpler, preindustrial era, and provided their inhabitants, as architectural historian Leland Roth noted, with "a secure refuge amidst a culture in flux" (A Concise History of American Architecture, p.236). Suburban houses also tended to be mass-produced. Many were built from standard plans that emanated from such organizations as the Architect's Small House Service Bureau, established in

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Minneapolis in 1921.

Suburbs that originated between the late nineteenth century and World War II usually followed to a greater degree the suburban ideal than developments of the post-World War II era. The negative connotations of modern suburbs (houses of extreme uniformity, inferior construction, isolation, etc.) built miles from a city, and usually adjacent to the interstate highway system and large shopping malls, in most cases cannot be attributed to older suburbs.

Fargo's residential growth generally followed national trends of suburbanization. Following the Great Dakota Boom, Fargo's north side developed slowly. During the 1890s and into the 1900s, speculators platted new additions, the city installed public works such as sewers, water mains, street pavement, and sidewalks, and a streetcar line began serving the area. Meanwhile, people erected increasing numbers of houses and other buildings. Prosperity generated by North Dakota's second major economic boom fueled much of this construction.

In 1892, Martin Hector platted Hector's Addition, an area bounded by Broadway on the west, 10th Avenue on the south, 12th Avenue on the north, and on the east by a thoroughfare at that time called "G." Street. Hector subdivided the land, opening it for new residential construction. The portion of Hector's Addition around the 1100 blocks of Broadway and 5th Street North eventually became the core of a prestigious neighborhood (District A: Fargo's North Side High-Style Residential Historic District). Hector, a prominent Fargo businessman, came to the city in 1872. At first he worked as a contractor for the Northern Pacific. Later, he started a wholesale liquor business. In 1897, Hector, along with several other entrepreneurs, founded the Fargo National Bank. Previously, Hector had been vice president of Citizen's National Bank. Hector also entered into a real estate business partnership with John W. Smith, President of the Fargo Loan Agency. Selling lots from Hector's Addition was one of their principal projects. Hector also participated in local politics. During the 1890s he served on the local health board and on the city council, representing the second ward. At one time Fargo's voters elected him mayor of the city.

Like Martin Hector and J.W. Smith, James Holes platted a subdivision during the 1890s. The James Holes Subdivision (1897) comprised a narrow strip of land bordered by Broadway on the west, 15th Avenue on the north, 12th Avenue on the south, and "A" Street, an undedicated thoroughfare, on the east.

Besides new subdivisions, public works improvements altered the character of Fargo's north side. Fargo's growing population and the increasing density and complication of its built environment gave the city a host of typical urban problems, such as how to provide clean water, dispose of waste, and facilitate transportation. Beginning in the 1890s, the city government initiated several projects intended to improve municipal services. During the 1890s, in the aftermath of a series of natural disasters and the Great Fargo Fire, the city acquired a water system and enlarged its sewer lines.

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In 1895, Fargo's government decided to pave city streets. Martin Hector, then a city councilman, and J.W. Smith were among the principle advocates of street paving. It is possible that both men hoped for the eventual extension of municipal services to the north side, which would improve the desirability and value of the land that in 1897 they subdivided. Another council member, James Kennedy, later received numerous contracts from the city for north side public works projects, such as the installation of sewer lines.

No systematic approach to the improvement of municipal services was taken, however, until the 1910 appointment of Frank L. Anders as City Engineer. Anders, an experienced civil engineer, studied Fargo's public works system, identified its problems as well as Fargo's future needs, and established an overall program for the extension of sewers, water mains, paving, and sidewalks. The city's residential north side received numerous public works improvements under Anders' plans. For example, in 1910, a sewer line and a water main were built on 5th Street North between 11th and 12th Avenues, a residential area which is now part of proposed historic District A.

In addition to sewer and water systems, a new streetcar line penetrated the north side. In 1904, the Fargo and Moorhead Street Railway began laying tracks at 7th Street and 6th Avenue North. Service opened that year over both north and south side loops. Tracks were eventually extended beyond the north side residential settlement, to the North Dakota Fairgrounds (now located between 17th Avenue North and 19th Avenue North, just west of Broadway). When complete, the north side loop of the Fargo and Moorhead Street Railway included two sets of tracks that ran north on 4th Street and 7th Street. At 12th Avenue, they turned east and west, respectively, and converged at Broadway. A single track then headed north along Broadway toward the fairgrounds. Another branch ran west from Broadway on 12th Avenue toward North Dakota Agricultural College, and then south on 13th Street North. The owners of the Fargo and Moorhead Street Railway included J.W. Smith, partner of Martin Hector and president of the Fargo Loan Agency. Smith may have ensured that the line was built conveniently close to Hector's Addition.

As services to the north side improved, especially transportation, and as Fargo's population grew, greater numbers of the city's inhabitants sought to build homes north of the city. Today, a variety of intact houses, many of them on Broadway, depict early phases of north side construction. Not surprisingly, the original inhabitants of several of these dwellings included several building contractors and real estate promoters. Martin Hector, for example, built a new house for himself at 1103 Broadway. The Hector House (A19)(ca.1894), although modified, displays clear characteristics of the Queen Anne style popular at the time. When built, the Hector house featured a Neo-Classical front porch. This was important, because Martin Hector had been involved in the organization of North Dakota exhibits at the 1893 World's Columbian Exhibition in Chicago. The exposition's Neo-Classical architecture undoubtedly impressed him enough to have his own house erected with elements of that style, as did many other Americans.

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Other developers and contractors besides Hector built early residences on the north side. John W. Smith, Hector's partner, erected a house in the 1300 block of Broadway, in the James Holes Subdivision, then located beyond Fargo's city limits. Smith's home no longer survives, although the next-door dwelling of his father Chesebro still stands. The Chesebro Smith House (P9)(ca.1909-1910), 1337 Broadway, is an outstanding example of a large Dutch Colonial Revival dwelling. Little is known of Chesebro's life. For many years he resided at his son John's house. For at least a short while he worked as a clerk for John's company, the Fargo Loan Agency. James Kennedy, one of Fargo's best known and most prolific contractors, built a house for himself at 1024 Broadway, ca.1897-1898. The Kennedy House (P8) is another example of a large Queen Anne dwelling with an impressive Neo-Classical veranda.

People in other occupations also located on Fargo's north side. Peter Elliot, probably the city's most prominent hotelier, moved into a new home at 704 Broadway in the early 1900s. The Elliot House (P6)(ca.1900-1902), is an outstanding example of a large Queen Anne duplex. J.F Gross, foreman at a local printing firm, moved into a large Queen Anne house (A19) erected at 1130 Broadway in 1899. The Barton House at 1102 Broadway is another example of a late Queen Anne structure that features subdued ornamentation and a Neo-Classical front porch. Its original owner, William Barton, was a farmer. The Barton House, like the Holes House further north, illustrates the agricultural occupations of some early north side residents.

The Monticello/Mount Vernon/Arlington Apartments (P4) at 711-719 Broadway illustrates another type of residence erected on the north side. The Northwestern Mutual Investment Company built the apartments in 1910, at a time when apartment living became fashionable in the United States. The apartments are a type of dwelling typically built near the center of cities, where land values are high and space is limited. These conditions induced people to live more closely together, in shared buildings. The Monticello/Mount Vernon/Arlington Apartments are located only a few blocks from Fargo's downtown, as is the Elliot House duplex, another type of residence associated with dense urban development. Looking at a map of Fargo, one sees that both the Monticello/Mount Vernon/Arlington Apartments and the Elliot House duplex were erected on small blocks close to the city center. North of 10th Avenue, however, city blocks are roughly two to four times as large, suggesting lower land values and thus room for single-family houses and yards. North of 10th Avenue, Fargo's built environment begins to exhibit characteristics of a suburb.

Religious, educational, and medical institutions were also erected on the north side in the 1890s and early 1900s. A few examples of these types of buildings include the campus of North Dakota Agricultural College, St. Mary's Cathedral, and the City Detention Hospital.

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In 1891, the first structures of North Dakota Agricultural College were built on the far northwest side, a mile and a half from the city center. The college, with its substantial population of faculty and students, invited further north side residential construction. In the early 1890s, the Catholic Diocese of Fargo initiated construction of an imposing Romanesque/Gothic Revival cathedral (C1), which was not finished until 1899. The Diocese also hired contractors to build an impressive Georgian Revival Bishop's residence (C2)(ca.1896-1901) and Georgian Revival rectory (C3)(1908). All of the facilities were located on an entire block just off Broadway, close to Fargo's downtown.

Fargo's attempts to deal with urban problems resulted not only in the improvement and extension of sewer and water systems, but in the construction of the Fargo City Detention Hospital as well. Fargo, like many other cities, periodically suffered from epidemics. In 1910, in an attempt to combat the problem, the city built the hospital (P1). Known locally as the "Pest House," the facility served as a place to quarantine people ill with contagious diseases. Frank Anders, Fargo's city engineer, designed the building in conjunction with the city Board of Health. Anders and the Board of Health located the building away from the center of the Fargo, in a quiet residential area.

After 1910, the built environment of Fargo and its north side grew rapidly. In 1910, the value of building permits issued by the city amounted to \$402,000. In 1915, the Fargo Forum predicted in a front-page article that "new records for residence building will be made this year." By 1916, the total value of building permits issued had climbed to \$1,600,000, a figure which did not include buildings erected outside the city limits. The city of Fargo issued 313 building permits in 1916. Building Inspector George Tilbert announced that three outstanding houses had been erected, including two on the north side (both located in proposed historic District A): the Tronnes House (A20), at a cost of \$13,000, and the Newsalt House (A15), at a cost of \$12,000. The same year, Fargo banks reported great increases in deposits, which they attributed to the area's general agricultural prosperity. Undoubtedly Fargo's affluence contributed to the boom in construction in the city during the World War I era.

Popular attitudes also promoted the growth of Fargo's built environment, especially in residential areas such as the suburban north side. A newspaper article which appeared in the Fargo Courier-News in 1917 provided a summary of current local and national thought on the issue of urban growth. The article, entitled "How the City of Today Is Building for the Future," extolled the virtues of city planning, briefly discussed the activities of Fargo's new planning commission (which included City Engineer Frank Anders), and proposed ways in which the city should direct its growth. The author of the essay, Melvin Hildreth, stressed the need for Fargo to be built outward. "The city must expand," said Hildreth, "or our people will be huddled up in a

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concentrated mass. Every flat building that goes up means that twenty homes will not be built. A city of concentrated flat buildings is not what Fargo should aim to be...New buildings must soon be erected away from the center of the city to allow for expansion." Hildreth's statements revealed the influence of contemporary ideas which favored the suburbanization of cities.

Fargo's economic climate as well as the outlook of the city's inhabitants led to the construction of numerous houses on the north side after about 1910. A prominent group of these were concentrated around the 1100 blocks of two thoroughfares, 5th Street North and Broadway (within the boundary of proposed historic District A). The recent extension of sewer and water service to those blocks, as well as their proximity to the streetcar line contributed to the desirability of the neighborhood as a place to live.

Most of the neighborhood's new inhabitants could probably have been described as the families of upper-middle class professionals. Their large, relatively sophisticated houses reflected their economic status. George Newsalt, for example, original owner of the Prairie style Newsalt House, was a chiropractor, and Nils Tronnes, original owner of the Colonial Revival Tronnes House, was a physician. George S. Pattison, a dentist, lived in a large Prairie style house (A12)(ca.1913-1914) at 1124 5th Street North. The Reverend Edwin H. Stickney occupied an American Foursquare dwelling (A2)(ca.1914-1915) at 1117 5th Street North. William Fortune, secretary for James Kennedy's contracting business, lived in a Georgian Revival house (A32)(ca.1912-1914) at 1140 Broadway. Other new inhabitants of the north side's prestigious residential district held comparable positions of economic status.

Following a typical pattern of suburban growth, a number of new residences on Fargo's north side were actually built beyond the city's limits, in an unincorporated area of Cass County. In 1910, a group of people living just outside of Fargo's official boundaries voted to incorporate as the Village of North Fargo. Eventually, the community annexed several other subdivisions, including Hogan's Addition, James Holes Subdivision, and El Zagal Park. At one time dwellings such as the Chesebro Smith House and the Holes House were actually in the Village of North Fargo. In fact, at least one Village election was held in the garage of the Holes residence. By the early 1920s, the Village of North Fargo comprised an area of about thirty-five blocks, bounded roughly on the south by 12th Avenue North, on the west by 13th Street, on the north by 16th Avenue North and 17th Avenue North, and on the east by 2nd Street, 3rd Street, and the alley between 4th and 5th streets. The city of Fargo eventually annexed the Village of North Fargo.

Other developments added to the character of the north side's built environment. Between 1910 and 1920 one important religious structure was erected on the north side. An order of nuns, the Presentation Sisters, sponsored the construction of a convent and school, Sacred Heart Academy. Built in 1915, Sacred Heart Academy (P2) is an outstanding example of the Collegiate Gothic style, popular for academic buildings. The institution is

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situated on Broadway near the Chesebro Smith residence.

After 1910 automobiles began to subtly influence the development and appearance of Fargo's residential areas, including those on the north side. Such mass-produced vehicles as the Ford Model T provided Americans, including North Dakotans, with their own personal transportation. In 1913, over 13,000 vehicles travelled North Dakota's roads; by 1920 this figure had grown to over 90,000. In 1910, the Ford Company established an assembly plant in Fargo, thereby improving the local availability of the Model T. Automobile owners soon demanded shelter for their machines. Many hired builders to erect garages behind their homes. During the 1920s, driveways and garages accompanied new houses.

George Rusk, proprietor of the Fargo Cornice and Ornament Works, took advantage of the market for garages by designing a pre-fabricated, wood framed structure with metal siding and roofing. Rusk began selling his garage, the Rusk Auto House, in 1913. Curved finials at each end of the roof crest and ornamental pressed metal siding gave the Rusk Auto House a unique appearance. Sometime between 1913 and 1915, Peter Elliot purchased a Rusk Auto House which the Fargo Cornice and Ornament Works installed behind his home at 704 Broadway.

Following the usual boom-bust pattern, North Dakota's wheat economy again collapsed when World War I ended. The state's residents, in anticipation of a greater production of wealth than ever occurred, mistakenly established too many farms, cities, and banks. When the war ended, agricultural prices declined drastically. Technological changes forced the agricultural market to contract. Farmers defaulted on their debts and left their land. Banks, many in small towns, overextended credit to farmers. When farmers could not pay their debts because of the poor economic situation, banks failed. The nationwide Great Depression of the 1930s compounded North Dakota's already dismal situation. Wheat production declined precipitously as drought and grasshopper plagues attacked each year's crops. Moreover, agricultural prices remained low. Barely sustained by New Deal economic programs, North Dakota continued to suffer until the 1940s, when increased rainfall and World War II brought new prosperity.

Fargo, despite its primary relationship to the vulnerable wheat economy of the Red River Valley and North Dakota, generally fared better than other parts of the state during the hard times of the 1920s and 1930s. This is not to say that twenty years of depression did not adversely affect the city. However, there are indications that because of its location, importance as a distribution center, and comparatively diverse economy, Fargo weathered economic decline better than other places, such as rural towns. It is particularly important to note these aspects of Fargo's history because they influenced, at least in part, the growth of the city's built environment during the 1920s and 1930s, in particular the historic resources of the north side. Several factors contributed to the city's resilience.

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First, wheat production in Cass County (of which Fargo is the seat) declined less sharply than in other parts of the state, except for a few years during the late 'teens, early 1920s, and mid-1930s. Although Cass County wheat farms never attained their 1918 peak of over five million bushels, from 1920 to 1940 they still managed to grow over two million bushels annually during nine years and over one-and-a-half million bushels during five others. In one year, 1932, at the height of the Great Depression, Cass County produced 3,604,000 bushels of wheat. Cass county's location in the more humid eastern portion of North Dakota probably helped to sustain its wheat farms. Fargo, as the county's principal city, benefitted from the relatively consistent wheat production.

A relatively diverse economic base, not entirely dependent on wheat, also supported Fargo during the depression. Railroads as well as a variety of manufacturers and regional distributors, several of them already mentioned, continued to bring money into the city.

Meanwhile, several other economic developments related to Fargo's status as an important midwestern commercial trade and distribution center boosted the city's fortunes. In 1924, the Transportation Committee of the Fargo Chamber of Commerce brought a case before the Interstate Commerce Commission claiming that the city was suffering from an inequitable railroad rate structure that favored larger communities such as Duluth and the Twin Cities. The ICC agreed, and the prejudicial rates were restructured. As a result, Fargo enjoyed a renewed burst of economic activity when nationally-known automobile, tire, oil, sash and door, hardwood lumber, and biscuit companies moved to the city. In addition, food-processing firms such as Armour and Company set up facilities. As one source noted, "the new rates completely changed the relationship of Fargo to the commercial world."

In addition to better freight rates and new businesses, a quantitative technological change in North Dakota's agriculture improved Fargo's economy. Despite the 1920s depression, the state's farmers bought thousands of new tractors and trucks. In 1920, one in six farmers owned tractors. By 1930, two in five possessed tractors and one out of every six had trucks. Fargo, as a leading regional distribution center, benefitted from this transition. Fargo's automobile and farm implement dealers undoubtedly realized a substantial profit from sales, thus helping the city to endure otherwise poor economic conditions.

North Dakotans also bought thousands of other automobiles besides just trucks during the 1920s, another development which brought financial gain to Fargo. In 1920, for example, state residents registered 90,840 motor vehicles. By 1927, the total had reached 160,701. North Dakota, like other western states, had one of the highest numbers of cars per capita in the nation. In the vast expanses of the Great Plains and other western regions, automobiles provided a fast and efficient means of travelling great distances, thereby reducing isolation and allowing farmers and ranchers quick access to markets.

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In addition to helping Fargo's automobile dealers and related rubber and petroleum businesses, new car owners in surrounding hinterlands supported the city's economy in another, probably more important way. As rural dwellers acquired motor vehicles, they took their business to cities and avoided small-town merchants. Large stores, theaters, and banks and other forms of commerce and recreation attracted newly-mobile farm people to places such as Fargo. Growing numbers of automobiles helped Fargo and other cities, but at the expense of small towns.

Besides Fargo's diverse commercial base, institutions such as government, schools, and hospitals drew people to the city and employed workers whose positions were probably relatively stable during the depression. Fargo was the governmental seat of Cass County, the State Agricultural College had been established there in the early 1890s, and the city had three hospitals and a large number of doctors, at least compared to surrounding rural areas.

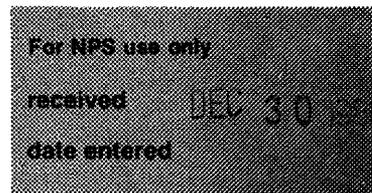
Fargo also no doubt economically benefitted from an increase in population during the 1920s and 1930s. This change represented the beginning of a general rural-to-urban shift in the character of the state's population. Between 1920 and 1930 the number of rural inhabitants declined .5%, while the urban sector (places with over 2,500 people) increased by 28%. Fargo's population grew from about 22,000 in 1920 to over 32,000 in 1940. Worsening farm and small town conditions and concentration of economic activity in large cities during North Dakota's depression may have drawn some people out of rural settings and into urban areas such as Fargo.

Fargo's spate of building construction continued into the 1920s, despite a state-wide economic depression. By 1923, Fargo had a higher per capita real estate valuation for business and residential structures than any other city in North Dakota. Probably because of its relatively healthy, diverse economy, the city still maintained favorable conditions for house construction. For example, during the late 1920s the Fargo Chamber of Commerce successfully persuaded the Interstate Commerce Commission to approve a lowering of railroad rates for sand and gravel, two important building materials. As a result, construction costs dropped substantially. This decision followed the earlier general rate case of 1924. Fargo's 1920s building construction coincided with a nation-wide housing boom.

Numbers of building permits issued during the 1920s illustrate the degree of construction during that decade. Although many of the permits were probably given out for alterations and additions to existing structures, their numbers still provide a general indication of the activity of Fargo's construction industry. Listed below are statistics for building permits issued in Fargo between 1916 and 1930:

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1916.....313	1921.....401	1926.....337
1917.....234	1922.....411	1927.....361
1918.....166	1923.....306	1928.....277
1919.....348	1924.....214	1929.....220
1920.....329	1925.....251	1930.....206

As the chart shows, the figures fluctuated, with peaks in 1922 and 1927. After 1927, the numbers declined as the Great Depression approached. As yet there is no satisfactory explanation for the fluctuation. For example, the amount of building permits did not correspond to highs and lows in Cass County wheat production during the same period. Anyway, presenting a complete economic picture of Fargo and correlating it to numbers of building permits is beyond the scope of this project. However, as stated previously, there are indications that Fargo's economy was sufficient to support the city's building industry when the rest of the state was suffering. It is also important to keep in mind that the annual average for permits issued between 1920 and 1929 came to 310, a relatively high figure, while the annual average for 1930 to 1939, the years of the Great Depression, was 173.

As more buildings were erected on Fargo's north side, many of the area's older additions, platted during the first Dakota Boom, were built upon. In addition, new subdivisions were opened for development. In 1920, the James Holes Company platted El Zagal Park and in 1922 the firm platted the Holes First Addition to Fargo. Although the elder Holes had died in 1916, his son James and daughter Marguerite carried on his real estate business.

Shortly after the James Holes Company subdivided the Holes First Addition, builders and other people began to purchase lots and erect houses there. Most dwellings began to go up during the late 1920s. Construction continued into the 1930s. Holes First Addition eventually encompassed a core of buildings which are still intact today, and which constitute proposed Historic District B, Fargo North Side Builder's Residential Historic District.

Compared to earlier suburban housing developments on Fargo's north side, dwellings erected in District B appeared more homogeneous. Restrictive covenants written into original deeds by the James Holes Company stipulated that lots be used for no other than residential purposes, that houses cost a minimum of \$4,500, and that they be built a minimum of thirty feet from the street. In addition, architects designed few of the houses--contractors using standard plans erected nearly all of them. Also, many were built on speculation. These factors contributed to the uniformity of houses in District B.

The majority of houses erected in District B during the 1920s were either the Colonial Revival or Tudor Revival styles, both popular at the time. In addition, most were similar in height and massing although they exhibited modest proportions compared to houses in District A (see Description). Other 1920s architectural styles included American Foursquare, Craftsman, and Prairie. Most District B houses included either attached or detached

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garages, and many had driveways. Compared to earlier housing developments on Fargo's north side, District B was clearly a suburban neighborhood oriented more toward automobiles and less toward the city's streetcar system.

Inhabitants of District B during the 1920s were predominantly middle class. Original or early adult male occupants of houses in the neighborhood worked at a variety of jobs. A large proportion were salesman, professionals (lawyer, accountant, etc.), business owners, managers or foreman at some sort of commercial enterprise, government employees, and railroad workers who held such positions as brakemen or conductor. Few, except for perhaps the railroad workers, could have been termed members of the working class. Most of the men performed jobs or owned businesses that were relatively stable during North Dakota's 1920s depression (for example, a United States Marshal, a Railway Mail Service clerk, an accountant, a president of an automobile company, etc.). Thus, these people probably had the ability to purchase a home during a time when many other North Dakota residents were poor, and could not.

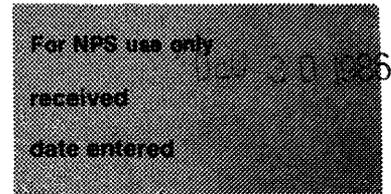
New houses were erected elsewhere on Fargo's north side during the 1920s, including the 1100 blocks of Broadway and 5th Street North, in District A. These new dwellings maintained the prominent architectural character of the earlier buildings, and their early or original owners were largely from the upper middle class. A few examples illustrate the continuing development of District A. Ole Adsero, a part owner of T.F. Powers and Company, a prominent Fargo contracting business, moved into a new Colonial Revival House (A3)(ca.1921-1922) at 1121 5th Street North. Sverre Oftedal, a physician, occupied a French eclectic style house (A5)(ca.1921-1922) on the same street, at number 1125. Robert Dolve, a professor at North Dakota Agricultural College, established himself in a a striking Tudor Revival style abode (A5)(ca.1923-1924) next door, at 1135. Alfred Arvold, another professor, moved into a Colonial Revival dwelling (A27)(1926) at 1110 Broadway.

Just as Agricultural College professors such as Dolve and Arvold required places to live, so too did students of the institution. In 1923, the local chapter of the Alpha Gamma Rho fraternity moved into a new house on 1001 College Avenue. The new two story building (P5) featured a Tudor Revival design.

Besides residences, religious and educational organizations hired contractors to erect various new facilities on the north side during the 1920s. Behind St. Mary's Cathedral, the Catholic Diocese of Fargo established a new school. An outstanding example of Collegiate Gothic, the school (C4)(ca.1920-1921) was the last addition to the facilities of St. Mary's. In 1920, the Oak Grove Lutheran Ladies' Seminary erected a new dormitory and classroom building. The Lutheran Free Church, the principle religious denomination of North Dakota's numerous Norwegian-Americans, established Oak Grove Seminary in 1906, within an oxbow of the Red River on Fargo's east side (Oak Grove Seminary is known locally as Oak Grove High School).

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As North Dakota entered the 1930s, the nationwide Great Depression sapped the state's economic vitality. In Fargo, construction reached new lows, particularly in 1933, when the city's building inspector issued less than one-hundred building permits. Again, numbers of building permits issued during the 1930s illustrate the degree of construction which took place in Fargo. Listed below are statistics for permits issued between 1930 and 1941:

1930.....206	1935.....130	1940.....318
1931.....186	1936.....162	1941.....329
1932.....117	1937.....221	
1933.....75	1938.....247	
1934.....103	1939.....282	

These figures show that after reaching the 1933 low, construction steadily increased until the early 1940s, when numbers of building permits attained peaks similar to those of the 1920s. Figures from the 1930s are slightly easier to correlate to Fargo's economic situation than those of the 1920s. North Dakota, as well as Fargo, entered a second period of prolonged depression, which is clearly demonstrated in the declining numbers of building permits after 1930. Several factors might explain the rise in the numbers of building permits beginning in 1934. First, as demonstrated earlier in this report, there are indications that Fargo's economy may have been healthy enough to support new construction, although clearly not as much as during the 1920s. Federal housing programs, administered by the Home Owner's Loan Corporation and the Federal Housing Administration, may also have been responsible for the increase. Exactly who in Fargo took advantage of these programs is unknown. The programs may have benefitted some people, however, including those who moved into new homes on Fargo's north side.

Despite the depression, some contractors continued to erect houses on the north side. A few new houses were built in District A, which virtually completed the historic development of the neighborhood. In 1931, Belger Hammer, a trainmaster for the Northern Pacific Railway, moved into a new Tudor Revival dwelling (A23) at 1133 Broadway. Harry Rilling, an employee of the Agricultural College, occupied a Colonial Revival house (A6)(1937) at 1139 5th Street North. In 1939, Keith Allen, a dentist, acquired a new Colonial Revival house at 1106 5th Street North.

More 1930s construction occurred elsewhere on the north side. In District B, builders erected twenty-one houses between 1930 and 1932. In 1933, a year in which few building permits were issued in Fargo, no new dwellings went up in the neighborhood. Construction activity remained sporadic for the rest of the decade, until 1939. Between that year and 1941, contractors erected twenty-one more homes. Overall, construction dates for District B houses are clustered in two periods: between 1927 and 1931, during which fifty-five homes were built; and between 1939 and 1941. The late 1920s and early 1930s construction probably represented the ability of some Fargo residents and

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contractors to build homes despite North Dakota's depression. However, as the 1930s progressed, continuing economic problems caused a decline in the city's construction activity. Later in the decade houses were again started in increasing numbers, probably because some people had relatively stable jobs that afforded them enough money to buy new homes, and because of the availability of long-term, low-interest, federally insured loans. (Buildings erected within the past fifty years are architecturally related to those built earlier, and are integral to an understanding of the districts when viewed as a whole. The exceptional significance of post-1936 houses in both districts A and B is discussed in detail later in this nomination).

1930s construction in District B featured the same two principle styles, Colonial Revival and Tudor Revival. New residents (male heads of household listed in city directories) of these houses during the 1930s held jobs similar to those people who had moved into the neighborhood during the 1920s. For example, Clifford Paulsrud, who lived at 1332 3rd Street North (B32)(1931), worked as Parts Superintendent for W.W. Wallwork Ford Sales and Service in Moorhead. Carl Elofson, a physician, made his home at number 1334 (B35)(1931) of the same street. Joseph Halbeisen, 1313 4th Street North (B76)(1931), was a pharmacist and proprietor of Service Drug Store. Joseph Grimstad, 1349 4th Street North (B85)(1930) worked as assistant manager for the J.I. Case farm implement company. Donald Andrist, a teacher, lived at 1326 4th Street North (B94)(1938). Oscar P. Jordheim, Fargo's assistant city engineer, resided at 1358 3rd Street North (B41)(1939).

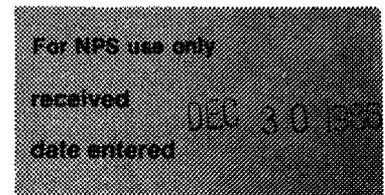
This Multiple Resource Area Nomination is divided into eleven parts: district nominations for two residential neighborhoods on Fargo's north side; a district nomination for St. Mary's Cathedral and associated buildings; and individual nominations for nine buildings, including the Fargo City Detention Hospital, Sacred Heart Academy, Jackson Hall at Oak Grove Lutheran High School, the Monticello/Mount Vernon/Arlington Apartments, the Elliot House, the Elliot/Powers House garage, the Kennedy House, the Chesebro Smith House, and the Holes House. Because the Elliot House and its associated garage have the same legal description, they are treated together; however, each is described separately and each has a separate significance statement.

This Multiple Resource Nomination includes several properties that are usually exempted from listing in the National Register: religious buildings and buildings that are less than fifty years old. The inclusion of these properties is addressed in subsequent parts of this nomination.

Currently, the City of Fargo, in conjunction with members of the Fargo Heritage Society and a group of local business people, is in the process of establishing itself as a Certified Local Government. A related part of that project includes the preparation of an historic preservation ordinance that will protect the community's historic resources, including those covered by this nomination. The efforts toward establishment of Certified Local Government status has enabled the City of Fargo and the Fargo Heritage Society to receive pass-through grants from the Historic Preservation Fund.

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Those grants paid for the 1986 inventory which produced this nomination. The 1986 inventory made use of a survey completed in 1985/1986 by Granger and Kelly under contract to the State Historical Society of North Dakota. The 1986 inventory and this resulting nomination then, is further demonstration of cooperation between the State Historical Society of North Dakota and the City of Fargo to preserve Fargo's historic resources.

# 9. Major Bibliographical References

SEE CONTINUATION SHEET

# 10. Geographical Data

Acreeage of nominated property see geographical data for nominated districts and properties

Quadrangle name Fargo North

Quadrangle scale 1:24,000

UTM References

A 

Zone	Easting			Northing					

B 

Zone	Easting			Northing					

C 

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D 

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E 

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F 

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G 

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H 

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Verbal boundary description and justification Within the incorporated limits of Fargo, north of the old Great Northern Railway tracks.

List all states and counties for properties overlapping state or county boundaries N/A

state code county code

state code county code

# 11. Form Prepared By

name/title Mark T. Fiege, Historian  
Jack Crowley, Field Technician -- under contract to the Fargo Heritage Society  
Fredric L. Quivik, Architectural Historian

organization Renewable Technologies, Inc. (RTI) date October, 1986

street & number 630 Utah (P.O. Box 4113) telephone 406-782-2386

city or town Butte state Montana 59702

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature James E. Sperry

title State Historic Preservation Officer date 12/18/1986

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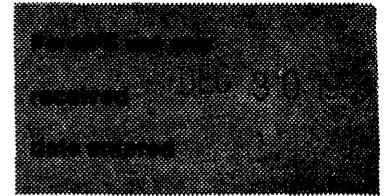
I hereby certify that this property is included in the National Register

See Continuation Sheet for Listing date  
Keeper of the National Register

Attest: date  
Chief of Registration

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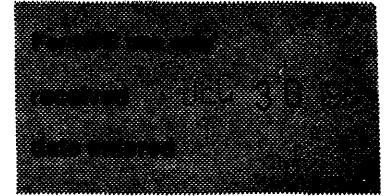
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Multiple Resource Area  
Thematic Group

Name North Side Fargo MRA  
State Cass County, NORTH DAKOTA

*County Beth Grosvenor 4/7/87*

Nomination/Type of Review \_\_\_\_\_ Date/Signature \_\_\_\_\_

1. St. Mary's Cathedral Historic District  
Substantive Review Keeper Beth Grosvenor 2/12/87

DOE/OWNER OBJECTION

Attest Determined Eligible

2. Elliot-Powers House AND GARAGE  
Substantive Review Keeper Beth Grosvenor 4/7/87

DOE/OWNER OBJECTION

Attest Determined Eligible

3. Monticello-Mount Vernon-Arlington Apartments  
Substantive Review Keeper Beth Grosvenor 4/7/87

DOE/OWNER OBJECTION

Attest

4. Fargo City Detention Hospital  
Kept by the National Historic Keeper Melrose Byers 4/7/87

Attest

5. Kennedy House  
Substantive Review Keeper \_\_\_\_\_

Attest

6. Holes, James, House  
Kept by the National Historic Keeper Melrose Byers 4/7/87

Attest

7. Oak Grove High School  
Substantive Review Keeper \_\_\_\_\_

Attest

*W. Adams*

8. Sacred Heart Academy  
Substantive Review Keeper \_\_\_\_\_

Attest

9. Smith, Chesbro, House  
Substantive Review Keeper Beth Grosvenor 4/7/87

Attest

10. North Side Fargo Builder's Residential Historic District  
Substantive Review Keeper Beth Grosvenor 4/7/87

Attest

United States Department of the Interior  
National Park Service

*2/30/86*

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Multiple Resource Area  
Thematic Group

Name North Side Fargo MRA  
State Cass County, NORTH DAKOTA

Nomination/Type of Review

Date/Signature

*50* 11. North Side Fargo High Style  
Residential Historic District

~~XXXXXXXXXXXXXXXXXXXX~~ Keeper *Pete Grosveno* *4/7/87*

Attest \_\_\_\_\_