

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Adams-Fairview Bonanza Farm
other names/site number John L. Kube Farm

2. Location

street & number 17170 82 "R" Street SE not for publication
city, town Wahepton vicinity
state North Dakota code ND county Richland code 077 zip code 58075

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>5</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	<u>5</u> structures
	<input type="checkbox"/> object	_____	_____ objects
		_____	Total

Name of related multiple property listing: Bonanza Farming in North Dakota
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

James E. Sperry 10/5/90
Signature of certifying official James E. Sperry, State Historic Preservation Officer Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Beth Boland 11/20/90
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/SUBSISTENCE

animal facility, storage, agricultural

Outbuilding

Current Functions (enter categories from instructions)

Same

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/Craftsman (house)

no style (other buildings)

Materials (enter categories from instructions)

foundation STONE

walls WOOD

shingle

roof WOOD

other

Describe present and historic physical appearance.

The Adams-Fairview Bonanza farm site, located south of the section road in Section 27, Mooreton Township, originally extended into a parcel opposite the road in Section 22. William P. Adams, son of co-founder John Quincy Adams, moved claim shantys and homestead shacks to the Southeast quarter of Section 22 to establish what was to become the headquarters of the Adams-Fairview Farm. Today, possible remnants of this portion of the farm include a house and various barns and outbuildings, both modern and historic. Because the authenticity of these structures has not been verified and because their respective integrity is questionable, this nomination addresses only those structures in Section 27 which are confirmed elements of the original Adams-Fairview Farm.

The nominated site consists of the original residence of W.P. Adams' son John, a carriage house and stable, a barn, granary, well house, outhouse, modern quonset, grain bins and assorted fuel tanks. Of these structures, the house, carriage house, well house, granary and barn convey associations with the farm's Bonanza era.

CONTRIBUTING RESOURCES:

Owner Residence (John Kube House)

Approached from the north by a recessed brick paved driveway, the former John Quincy Adams house, built approximately 1905, presents a slightly asymmetrical gabled front (the west gable sloping to porch level), with an integrated porch supported by four Doric columns. The house is basically a long rectangular volume which terminates at the rear facade with an extended porch supported by three Doric columns. Although the north gable has a commanding appearance which suggests a principal entry, the feature served primarily as a screened porch opening off of the living room. The main entry, originally preceeded by a porte cochere, is found on the west facade.

Approximately mid center of the east facade, a cross gable projects slightly and features an exterior chimney. The opposite facade (west) is highly irregular, incorporating a dominant transverse gable, a dormer to the north, an additional entry door hooded by a gabled pediment, and a semicircular bay window to the south. Window

See continuation sheet

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

treatments are varied throughout. The front gable contains a dominant three part divided light with smaller sash flanking and overhead. Remaining windows vary in size and are mostly the divided light sash type.

The house is exemplary of the Craftsman style of architecture in the farmstead setting. Aside from the classical presence in Doric columns, Craftsman influences are verified by the shingle cladding and Stick style applied "half timbering" in the front gable. The integrity is excellent, though one minor alteration occurred at the west facade with the removal of the porte cochere, which attached to the now unceremonious entry located midway of the facade.

As a contemporary home, the Adams house sported the amenities and fashions of the day. Interiors are richly finished with oak flooring at the first floor and maple at the second. The west [porte cochere] entry, framed by side lights and three divided lights overhead, contains a dark stained paneled door. This door opens into a two story open foyer with a stairway leading to the second story. Stairway railings are composed of turned spindles, painted white, and a black walnut stained railing. Double doors to the north of the foyer lead to the living room; the dining room is accessed through a south door. Beneath the dining room window bay is a dark-stained bench seat that conceals the radiator. Doorway and window moldings throughout are either painted white or stained dark walnut. Both first floor fireplaces are simply framed, one with red Roman brick, the other with a dark-fired regular brick. Upstairs, an elaborate fireplace, located in a sitting room off the master bedroom, features a surround of floral tiles and overlying decorative mantle composed of mirror and turned columns.

Carriage House/Stable

This structure is situated southwest of the house and accessed by the brick paved driveway. The carriage house has a discernible [L-shaped] volume, complicated by roof projections and a profusion of window types. The north wing features a two story gabled space for horse stalls; the wing joins the one story hipped-roof carriage house volume along the perpendicular axis. The intersection of the two wings contains a mechanic's shop which accesses a milking parlor, storage room and hostler's (horse tender) quarters to the south. The carriage house, which originally accommodated two carriages and later automobiles, is distinguished by a band of four grouped sash and two hinged doors that allowed passage of vehicles through the building.

Other notable features of the building are the cupola/ventilator located atop the stables, a flush dormer and chimney located at the west end, and an enclosed stairway

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

at the west facade that terminates in a sharply pitched dormer accessing the hayloft at the second story.

Stylistically, the structure is unclassifiable, although the roof pitch chimney form and horizontal lap siding are period characteristics signifying the turn of the century vintage of the house. Though the structure's level of integrity is good, the siding has obviously not received paint for a prolonged period and has weathered to a gray color.

Barn

Directly behind the carriage house is a one and a half story gabled barn with horizontal lap siding. The west gable end features sliding double doors constructed of vertical boards and an overlying divided light sash. The opposite (east gable) also features sliding double doors and a boarded over window opening. On either long facade are five small rhythmically placed sash, located toward the east end. There is currently a notable division midway of the side walls that may signify either a structural change, a termination of linear siding, or a change in painting schedules. The ridge line of the roof is capped by two small ventilators. The barn has not received any apparent modifications, though wood surfaces have eroded from ultraviolet exposure and lack of paint.

Granary

Southwest of the barn is a single story granary, defined as a single rectangular gabled volume, finished in horizontal lap siding. Oriented along an east-west axis, the structure has no distinguishing features aside from two doors placed in the north facade. Though somewhat deteriorated from exposure and lack of paint, the granary retains good integrity.

Well House

The well house, situated southeast of the house, was consciously styled as a companion to the house. Toward this end, the gables are clad with shingles in the manner of the house. Remaining facades, containing a door in the north and small and large double hung sash, are sheathed in horizontal siding. A slender brick chimney rises from the center of the structure.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Outhouse

A simple gabled outhouse is located directly east of the well house. The wood framed building is finished in horizontal drop siding.

NONCONTRIBUTING RESOURCES:

Modern Quoinset (corrugated metal vault)

Two newer circular grain bins (corrugated metal)

Three non-original metal fuel tanks

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Agriculture
Architecture
Exploration/Settlement
Industry

1881-1927

1881, 1905,
1927

Cultural Affiliation N/A

Significant Person
N/A

Architect/Builder N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Adams-Fairview Bonanza farm satisfies all requirements for nomination under the context of the Bonanza Farming Multiple Properties Submission, and merits nomination under National Register criterion A, for associations with regional agricultural history in the eastern third of the state, principally Bonanza farming, as well as associations with individuals significant in the regional development of the Red River Valley, and under criterion C (house) for possessing characteristics associated with Craftsman style architecture.

Important figures in the first major settlement of the southern Red River Valley, founder John Quincy Adams, a decendent of the famed Massachusetts Adams family, and his son William P. Adams of Wheaton, Illinois, purchased twelve quarters of land in Mooreton Township in 1881 for a sum of \$20,000. Although the holdings of this farm were not directly obtained through Northern Pacific land grant privileges, its stature as a Bonanza farm and its contributions to the Bonanza movement overall are verified by contemporary association, scale and mode of operation, and cropping methods. When the the North Dakota enterprise was founded, the family had already achieved success at a large farm in Odobolt, Iowa, from which much of the Fairview farm's considerable operating capital was derived.

Because of their sterling lineage, John Quincy Adams and his son W.P. command prominence in local memory and regional lore. W.P. Adams is reputed to have tended toward extravagences, at one time having dammed up a branch of Antelope Creek to accomodate his forty passenger sail and motor boat. He is also credited with channeling electrification throughout the area by selling current from his own generator. Unfortunately, a number of these historical details and reminiscences have not been documented, and a complete record of the Adams' social history and regional contribution remains somewhat clouded. Because an accurate historical biography of the Adams' family activity in eastern North Dakota has yet to be developed, this nomination will address only the Bonanza-related significance of these individuals and their farm, anticipating that the nomination may be ammended at a future date.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 2.5 acres

UTM References

A

1	4
---	---

6	6	8	0	4	0
---	---	---	---	---	---

5	1	2	1	1	8	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	4
---	---

6	6	8	6	8	0
---	---	---	---	---	---

5	1	2	1	0	4	0
---	---	---	---	---	---	---

B

1	4
---	---

6	6	8	0	4	0
---	---	---	---	---	---

5	1	2	1	0	4	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	4
---	---

6	6	8	6	8	0
---	---	---	---	---	---

5	1	2	1	1	8	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description Northwest Half, NE Quarter, NE Quarter Quarter of Section 27, Township 132, Range 49, Mooreton vicinity, Mooreton Township, Richland County. The farm site boundaries are delineated beginning midway and just south of the section road that divides Sections 22 and 27, Mooreton Township. Boundary lines proceed from the west edge of the barn-access driveway, continue south to the granary, proceed east past the quonset and run north, encompassing the outhouse, to the section road.

See continuation sheet

Boundary Justification

The site boundaries are drawn around the complex of buildings associated with the Kube property. The complex is formed by structures, both contributing and noncontributing, that are visually connected to farm-related functions and by their close proximity in relationship to one another.

See continuation sheet

11. Form Prepared By

name/title Lauren McCroskey, Architectural Historian

organization State Historical Society of North Dakota date October 5, 1990

street & number 612 E. Blvd Ave. Heritage Center telephone (701)224-2672

city or town Bismarck state ND zip code 58505

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

The Fairview's headquarters in Section 22, acquired as a tree claim, were later expanded as William P. bought out neighboring homestead claims and their attendant buildings. William Adams emerged as the principal manager, aided in later years by son and co-manager John. His home on Section 22 was the centerpiece of farm management and boasted some definitive Bonanza structures, among which were a long mule barn and three sheep barns each 240 feet in length and 76 feet in width. Adams also built a 60,000 grain elevator, destroyed by lightning fire in 1937, which anchored his railroad spur joining the main line of the Northern Pacific Railroad.

Ironically, only the dwelling of Adams' son John, as well as the carriage house, barn, granary, well house and outhouse addressed in this nomination survive from the original Adams-Fairview enterprise. Although the site of farm headquarters was located across the Section line road, the integral house and farm buildings associated with John Adams residence now constitute the tangible legacy of this great Bonanza farm.

Of the structures currently standing at the original location of the William P. Adams Bonanza headquarters, many are modern, few appear to be original and several may have been modified beyond recognition. A circular wood frame/shingle clad structure which first housed sheep silage, then served as a dairy barn, ice house and currently as a granary, is the one confirmed survivor from the Adams complex. Further evaluation of this site may be necessary to discern the possible authenticity and integrity of other structures related to the Adams-Fairview Farm. However, at this time none of these structures is believed to bear a historical relationship to the original Bonanza, and the site does not possess sufficient integrity of visual association with the nominated site across the Section road. The former W.P. Adams residence, a shingle clad Craftsman dwelling somewhat similar to the John Adams home, is known to have been removed to the town of Wahpeton.

In its historic period, the farm counted 9000 acres among its holdings, most of which were devoted to wheat, oats with small cultivations of barley and flax. The Adams-Fairview farm boasted one of the largest mule barns among all Bonanza operations. Measuring 84 feet by 176 feet, the enormous structure was the signature of mass-production and of the extensive animal forces required to pull seeding and harvesting machinery on a Bonanza. In spite of periodic innovations to farm implements, the Adams-Fairview enterprise, like other Bonanzas between 1875-1880, was dependant on mule and horse drawn power. Even after 1900, when self-propelled combines and portable steam engines were widely adopted in the state, thresher-separators were pulled by

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 2

animals, as were the combine types that followed. The Adams' preference for mule powered machinery persisted into the 1950s on their Iowa farm, witnessed as a boy by the present owner of the Fairview farm.

Wheat cultivation defined the Adams-Fairview operation, but the original presence of massive sheep barns provides a springboard to discuss commonly held beliefs about the exclusivity of wheat cultivation on Bonanza farms. That considerable livestock holdings existed on this Bonanza suggests an early willingness to explore commodities other than wheat. All nine of the Farm's sections were in fact fenced, providing security for flocks that grazed following harvest; there were also a number of fields devoted solely to sheep grazing and hay. The emphasis on sheep raising at the Adams Fairview Farm marks the experimental epoch between 1890-1897 during which farms were urged away from the single crop strategy toward diversification and the raising of livestock and dairy cows.

Scientific strategies promoted by the North Dakota Experimental Agricultural Station at Fargo during the 1890s provide a glimpse of the hesitancy with which crop experts and perhaps some Bonanza owner/managers adopted the canon of single crop farming. While wheat reigned as the cash crop throughout the Bonanza period, livestock raising and dairying were early recognized as viable options for the larger farms, especially when wheat prices began to drop in the 1880s and the Red River Valley was besieged by several years of drought and grasshoppers. John Shepperd, a research scientist at the Experimental Station during the early years, became an outspoken advocate of farming diversification. Toward this end, his experiments focused on reducing wheat dependency by making the grain less vulnerable to pathogens, and on the encouragement of livestock production as a secure source of income. Bonanzas ignored this strategy for the most part, and though wheat prices continued a slow decent, droughts and insect threats eventually reversed and wheat was again champion.

Several timely and favorable conditions enabled wheat cultivation to triumph over livestock production during this period. Boosting the prospects for U.S. wheat production, European crops had failed for several years, and new milling techniques had simplified the processing of the newer, hard Dakota wheats. Perhaps most notable is the fact that the first Bonanza harvests were fortuitously located between droughts, and at the peak of market prices. Also acting forcefully against livestock promotion was the costly reality of animal housing. Animals, being prone to severe weather, required sophisticated, well insulated barns, the lumber for which required expensive importation. The extensive sheep holdings on the Adams-Fairview Farm was therefore, uncommon for a Bonanza operation.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

But regardless of the presence or absence of livestock and overall diversification, the future of Bonanza farming had already been cast by a series of serendipitous conditions and circumstances that were unlikely to repeat. As diversification claimed favor throughout the region, the fate of the Adams-Fairview farm was sealed by the same reality. In 1916 Mr. Adams began to subdivide his holdings, selling to smaller operations. By 1924, wheat yields had plummeted due to poor weather and insect investigations, and continuous cropping had exhausted the soil. In 1927 final purchases of the Adams headquarters in Section 22, as well as the John Adams house were made. Aside from the circular granary, none the farm's signature Bonanza buildings in Section 22 are known to remain, but the presence of the John Quincy home, as well as a barn, granary and well house form an integral relationship to the original complex. The apparent age and function of these buildings commemorate the greater Adams-Fairview operation and generate visual connections with the Bonanza era.

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

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Major Bibliographic References

- Beeson, Claudia. Early History of Mooreton Township. Richland County Historical Society, 1961. pp. 1.
- Carter, J.F. "A Century of Cereal Crops Production in North Dakota." North Dakota Farm Research. Fargo, ND: NDSU, Vol. 48, No.1. pp. 9.
- Coulter, John Lee. "Industrial History of the Valley of the Red River of the North." State Historical Society of North Dakota. Reprinted from Vol. III. (no date).
- Drache, Hiram. The Day of the Bonanza. Fargo, ND: North Dakota Institute for Regional Studies, 1964.
- Goerger, Edd. Some of the History of Danton Township. Richland County Historical Society, MKay 1972.
- A History of Mooreton. Mooreton, North Dakota, 1984.
- Kube, John L. (Personal conversation, September, 1990).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90001838

Date Listed: 11/20/90

Adams--Fairview Bonanza Farm
Property Name

Richland
County

ND
State

Bonanza Farming in North Dakota MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Poland
Signature of the Keeper

11/20/90
Date of Action

=====
Amended Items in Nomination:

Item #3: Classification:

The property includes 5 contributing and 6 noncontributing resources.

Item #8: Significance:

The applicable criteria are A and C.

The period of significance is 1905--1927. The beginning of the period of significance coincides with the earliest known date for a remaining resource.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)