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United States Department of the Interior
National Park Service

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FEB 14 1994

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Carroll House Hotel

other names/site number N/A

2. Location

street & number 19 North Monroe Street N/A not for publication

city or town Fullerton N/A vicinity

state North Dakota code ND county Dickey code 021 zip code 58441

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. See continuation sheet for additional comments.)

James E. Sperry 2/8/94
Signature of certifying official/Title James E. Sperry Date
State Historic Preservation Officer

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the 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:)

for
Elson A. Beall Signature of the Keeper
Entered in the National Register 3/17/94 Date of Action

Carroll House Hotel

Dickey, North Dakota

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in the count.)

- private, public-local, public-State, public-Federal

- building(s), district, site, structure, object

Contributing Noncontributing
3 buildings
sites
structures
objects
3 0 Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

DOMESTIC/hotel

DOMESTIC/hotel

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

Shingle Style

foundation CONCRETE

Second Empire

walls WOOD

roof SYNTHETICS

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- COMMERCE
- ARCHITECTURE
- _____
- _____
- _____
- _____
- _____

Period of Significance

1889-1943

Significant Dates

1889

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Mr. Butchart, Builder
Herman Keller, Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Carroll House Hotel
Name of Property

Dickey, North Dakota
County and State

10. Geographical Data

Acreeage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4	5	4	4	2	4	0	5	1	1	2	0	2	5
Zone		Easting				Northing								

2

Zone		Easting				Northing								

3

Zone		Easting				Northing								

4

Zone		Easting				Northing								

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title J. W. Almquist with technical support by Rolene Schliesman, SHPO Staff

organization _____ date September 27, 1993

street & number 2548 Westview Terrace telephone (612)544-5438

city or town Hopkins state _____ zip code 55305

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Fullerton Community Betterment Association
c/o David May, President

street & number Route 1 Box 19 telephone _____

city or town Fullerton state ND zip code 58441

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation Sheet

Carroll House Hotel, Fullerton, Dickey County, ND

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Located on the corner of Monroe and Minneapolis Streets in Fullerton, North Dakota, the Carroll House is a rectangular, two-and-one-half story, wood frame hotel built in 1889. Occupying lots 11 and 12 in block 8 of the Original Plat, the building rests on a mortared fieldstone foundation, is covered with clapboard on the first story, and wood shakes on the second story and mansard roof. The sturdy rectangular massing is interrupted only by the wrap-around porch located on the east and south elevations. The porch arches, columns and rails are also clad in wood shakes.

An influence of the Second Empire style, horizontal banding is apparent in the building at the sill, between floors, and with the simple wood curbs which bound the mansard roof. Five, shallow hipped-roof dormers with paired windows project from the slope of the mansard roof. An original skylight is located near the northwest corner and is not visible from the ground. Fenestration is balanced and consists primarily of one-over-one double hung sash windows. An unadorned frieze abuts the plain window casings of the third floor windows.

A metal ladder, believed to be installed in 1907, descends from a third floor window in the center of the east elevation to the porch roof. The hipped roof of wraparound porch is highlighted by a shallow gable over each of the two porch entrances.

The current floor plans do not vary greatly from the original. The main floor plan consists of three public rooms, a kitchen, bathroom and laundry area. The public lobby is located in the southeast corner of the hotel and retains its historic function. The adjoining northeast room contains a separate exterior entrance and historically was used for commercial ventures. The second floor contains the five original boarding rooms and the bathroom. The open ballroom is located on the third floor.

Changes to the Carroll House Hotel over the years have been numerous. Reasons for the alterations include patron increase, facility expansion, businesses moving in and out, and the changing function of the building from commercial to residential.

Shortly after the date of construction, a two-and-one-half story wood frame addition was built onto the west. Measuring approximately 20 foot by 40 foot, the addition housed a kitchen, laundry, and manager's quarters. Roof damage caused by a storm in the 1940s led to the removal of this addition. Later, a small open porch was constructed in its place and was later removed during the restoration of the hotel.

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From 1982 - 1989, hundreds of volunteer hours were spent restoring the Carroll House. Work began on the upper surface of the roof with the installation of a rubberoid material. Original shakes remain on the north elevation because they were more sheltered. New wood shakes replaced the original shakes on the steep slope of the mansard roof, as well as on the east, south, and west walls of the second story.

Window replacement and restoration of the porch were also part of the exterior work. Due to broken glazing and deteriorated sashes, second and third floor windows were replaced with identical size and shape double hung sash windows. Using historic photographs, the porch deck, rail, apron, and steps were rebuilt. Decorative cut-outs in the enclosed area below the porch rail were also restored and new wood shakes were installed on the porch arches, columns and rails.

The remaining changes occurred on the interior. The original hotel dining room is located in the current kitchen, bath and laundry area.¹ This subdivision took place shortly after the demolition of the west addition. Volunteers maintained the partitions and updated the facilities in the three rooms.

On the second floor, volunteers installed a bathroom. The new bath area was the former hallway into the west addition. Volunteers used the original bath fixtures from the E. F. Sweet ranch. Third floor restoration included the removal of the 1907 partitions which were built in the ballroom to add seven rooms to the hotel.

General work on all three floors included updating electrical wiring and plumbing to comply with building codes. Woodwork including baseboards, and door and window trim were replicated, stained, and installed. Doors, transoms, staircase woodwork, and floors were refinished.

Two additional, contributing buildings are located on the property, a garage and a privy. The wood sills of both wood frame buildings rest directly on the ground. The garage is clad with corrugated metal siding and roofing material. The privy is covered with lapped siding and wood shingles.

¹See area C. on floor plan sketch.

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Under Criterion A of the National Register, the Carroll House Hotel is locally significant in the area of commerce, because it was among the first businesses located in the Fullerton community, and it is the only extant and best preserved example of a hotel and restaurant from the late nineteenth century. Reflecting the design qualities of the late Victorian period, the Carroll House Hotel merits nomination under Criterion C. Its architectural composition, one of restraint and simplicity, represents the Second Empire and Shingle styles from this period. Few changes have occurred with the building, resulting in a high degree of integrity.

Edwin Forrest Sweet, founder of Fullerton, and owner of the Carroll House Hotel, was born in Danville, New York, in 1847. He graduated from Yale University and the Michigan University School of Law. He became a lawyer in Grand Rapids, Michigan, where he served terms on the Grand Rapids Board of Education, and as mayor of Grand Rapids. In 1911, he was elected to the United States Senate from Michigan. He also served as Assistant Secretary of Commerce during all of President Wilson's administration and two years under President Harding. He married Sophia Fuller in 1876.

In 1880, Sweet and his father-in-law acquired a large parcel of land in Dickey County, Dakota Territory, considering it a great investment that would pay large dividends in the future.

In 1882, Sweet came to Dickey County to inspect his holdings and to establish a townsite. He hired a lawyer, Benjamin Porter, to plat the town, which he named Fullerton, in honor of Mr. Fuller, his partner and father-in-law. In 1887, in an effort to insure prosperity for the fledgling community, E. F. Sweet offered free right-of-way to the Soo Line Railroad company through Fullerton when a neighboring community wanted high land prices. Railroad officials accepted Sweet's offer and in September of 1887 the first train arrived. Sweet donated lots for a school, church, and park, Mr. Porter began selling lots, and Fullerton was booming.

Growth occurred in Fullerton shortly after its establishment in 1887. Early construction in Fullerton included the Soo Line Depot (1887), Atlantic Elevator (1887), Peck's Store (1888), Fullerton High School (1889), Fullerton Settlers' Public Library (1890), and a small variety of other wood frame stores.¹

¹All the named buildings were destroyed by fire or demolition.

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In 1888 as a part of this commercial and community growth, E. F. Sweet hired Mr. Butchart of Grand Rapids, Michigan, and Herman Keller, a local carpenter, to construct the Carroll House Hotel. An excerpt from the Dickey County Leader on December 14, 1888 read, "Ground has been broken for a hotel 40 x 60 feet at Fullerton. It will have three stories with a Mansard roof. This roof will be the most distinguishing feature of the building."

The Carroll House Hotel is located on lots 11 & 12, Original Plat of Fullerton. The front elevation faces east on Monroe Street and the south elevation borders Minneapolis Avenue. The footprint of the existing structure is 34 foot by 42 foot with the wraparound porch extending the measurements to approximately 44 feet by 52 feet. A 20 foot by 40 foot two-story addition was constructed on the west rear of the hotel, which housed a laundry facility and kitchen on the first floor, and maids' and managers' rooms on the second floor. This addition was badly damaged in a storm in the early 1940s and was demolished.

The E. F. Sweet residence in Grand Rapids is in the Second Empire style and may have influenced the design of the Carroll House Hotel. The Second Empire style was popular in the 1870s in the United States. Stylistic traits found in the Carroll House Hotel are the mansard roof with curbs and dormer windows, heavy rectangular massing, and the horizontal layering.

The Carroll House Hotel also borrowed from the Shingle style for its design. The Shingle style developed out of the Queen Anne style in the 1880s. Whiffen describes the style, "as an architecture in which the frame is totally concealed and walls and roof are perceived as a thin skin shaped by the enclosed space...." The wood shakes are most apparent in the design of the hotel. Wraparound porches and horizontal banding are also found in the Shingle style. Wood shakes cover the entire wraparound porch, the second story, and the two slopes of the mansard roof of the Carroll House.

On June 1, 1889, the Carroll House Hotel opened for business. Named for E. F. Sweet's son, Carroll, the hotel hosted a variety of commercial enterprises and social functions. Serving the needs of the railroad travelers, peddlers, settlers, and other guests, the hotel featured five sleeping rooms, laundry, kitchen, and a restaurant. In 1898, the Fullerton Post Office was located in the

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northeast room of the hotel² convenient for the separate exterior door. Other businesses to locate later in the Carroll House included a creamery, tax office and library, and beauty parlor.

Social functions held in the Carroll House included ice cream socials, concerts, and dances. Dancing took place on the third floor of the hotel, including a formal ball in 1890. The ballroom was also used for church services before a church was built. Many dances and card parties were held there, as well as meetings of the Modern Woodmen, Masons, and Odd Fellows. This range of activities which took place at the Carroll House secured the building's role as the multi-functional, social, and business catalyst for the surrounding area.

The community experienced another period of growth in the years circa 1905-1917. Commerce boomed with new business establishments, including the Fullerton Farmer newspaper (1905), the Fullerton Meat Market (1907), Fullerton Telephone Company (1908), Fullerton Independent newspaper (1915), Fullerton State Bank (1916), and Fullerton Drug Company (1917). It was during this time, in 1907, that the third floor of the Carroll House Hotel was partitioned into seven additional sleeping rooms.

Little has been recorded about the hotel during the 1915-1940 period, although the Carroll House Hotel continued to be a vital part of the community. The current privy is believed to be constructed or moved in during this period. Sometime during the first three years of the 1940s, a storm damaged the west addition. The addition was then demolished and the dining room³ was subdivided into a kitchen and laundry area. The Carroll House operated as the hotel and restaurant for the community until 1943 when the property was sold by Sophia (Sweet) Janeway, daughter of E. F. Sweet, to Rob Johnson. Using the hotel as a residence, Johnson moved the garage onto the property in 1943 to accommodate his Model A automobile.

In 1969, one year following Johnson's death, the Carroll House Hotel was sold to Bob Baker and Robert Van Houer of Minneapolis, Minnesota. The two men used the hotel as a hunting lodge, altering the property by adding a first floor bathroom, carpeting, and

²See area A. on floor plan sketch.

³See area C. on floor plan sketch.

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paneling. Historic photographs show years of neglect with the building.

"Once, the Carroll House was the pride of a bustling community and the site of dances, Sunday School programs, community suppers and New Year's Eve balls. The hotel was the pride of a bustling community ripe with promise of a prosperous future. Then the world changed. Like scores of other North Dakota communities, Fullerton declined -- in population, affluence, business and busyness. Schools consolidated, farms grew larger and opportunities smaller for the town's young people. Shopping trips to Aberdeen, SD, and Fargo (ND) became commonplace. Businesses boarded their windows. The Carroll House fell into ruin."⁴

In 1981, the Fullerton Community Betterment Association purchased the hotel for \$1.00. Baker and Van Houer sold the property under the condition the Association would restore the Carroll House Hotel. On April 3, 1982, the first of many fundraisers, a buffalo supper, was held with the proceeds going toward roof repairs.

Exterior work included a no-maintenance, rubberoid roof, new paint, and replacement of damaged wood shakes and windows on the second and third floor. Interior renovation included replacement of original plaster with sheet rock, newly milled and matched window and door trim and baseboards. Upgraded electrical and plumbing systems, the installation of a second floor bath and decoration were also part of the restoration project.

In 1986, restoration efforts by the Fullerton Community Betterment Association increased in hopes of opening the hotel as a bed and breakfast for the Fullerton Centennial in 1987. With much work still to be done, the plans were delayed until 1989 when the Carroll House and the State of North Dakota celebrated their 100th anniversary. The Carroll House was designated an Official Centennial structure during the State Centennial.

The Carroll House operates today as one of a few bed and breakfast establishments in North Dakota. Community and civic leaders conduct town meetings, and local groups and individuals host parties and receptions at the hotel. The Carroll House Hotel is a star attraction during the annual Fullerton Steam Threshing Show and Celebration and receives continuing community support.

⁴Mauk, Cathy. "The Carroll House Hotel, A Symbol of Town Pride," Fargo Forum, 9 July 1989, 5(C).

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Presently the Carroll House stands in a high state of architectural integrity. The Fullerton Community Betterment Association has returned the historic hotel to productive service and it is again recognized as a local landmark with its presence and unique design.

The period of significance of the nominated property does not extend beyond 1943, the cut-off date established by the National Register of Historic Places.

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Fullerton Centennial Committee. A Century of Community, Fullerton, 1887-1987. Gwinner, ND: J & M Printing, Inc., 1986.

Harris, Cyril M., ed. Dictionary of Architecture and Construction. New York: McGraw-Hill Book Company, 1975.

Kelsh, Ramona. Personal interview with Rolene Schliesman.
8 September 1993.

McAlester, Virginia and Lee. A Field Guide To American Houses. New York: Alfred A. Knopf, 1989.

Mauk, Cathy. "The Carroll House, A Symbol of Town Pride." Fargo Forum. Fargo, ND, C5, 9 July 1989.

North Dakota State Highway Department. North Dakota Atlas of Incorporated Cities. Bicentennial edition. North Dakota State Highway Department, 1975.

Quit Claim Deed. Dickey County Courthouse, Register of Deeds, Ellendale, ND. 14 October 1981.

Ulmer, Avelon. Personal interview with Rolene Schliesman.
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Whiffen, Marcus. American Architecture Since 1780, A Guide to the Styles. Cambridge, MA: The MIT Press, 1969.

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Verbal Boundary Description

The nominated property is bounded by the legal description as recorded in the Dickey County Register of Deeds Office: Lots 11 and 12, Block 8, Original Plat, Village of Fullerton, Dickey County, North Dakota.

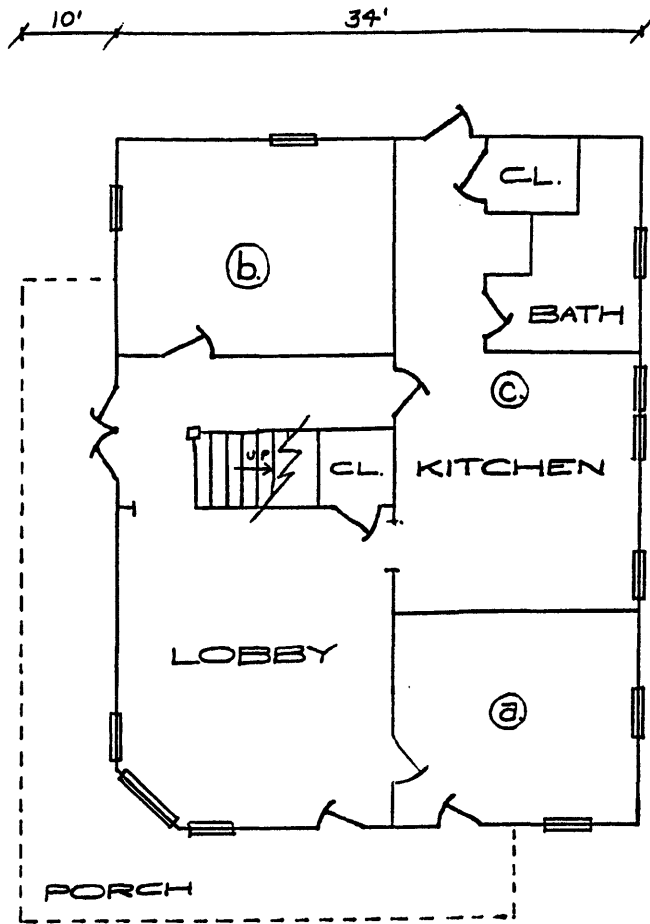
Boundary Justification

The boundaries of the nominated property are contained within the lot lines of the parcel historically associated with the property.

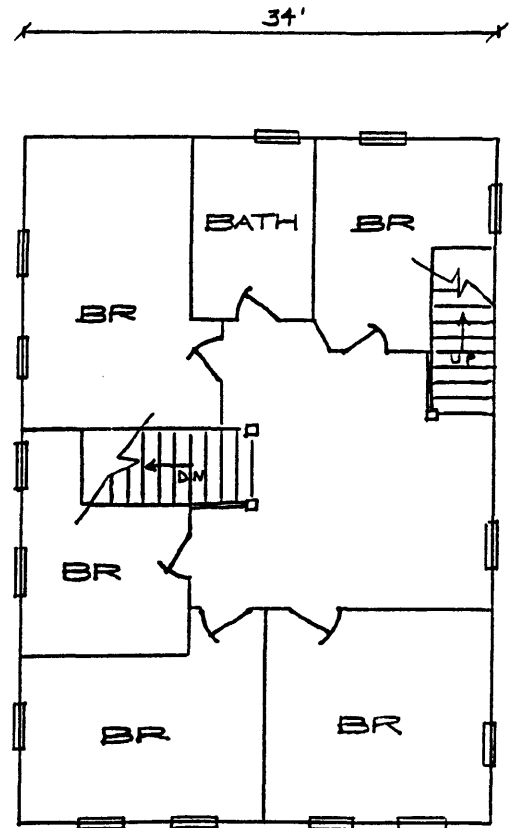
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FIRST FLOOR



SECOND FLOOR

CARROLL HOUSE HOTEL
FULLERTON, ND