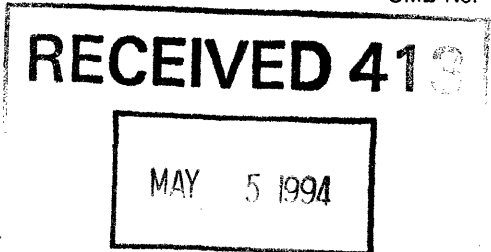


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

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 Dinnie Apartments

other names/site number 32GF634

2. Location

street & number 102-108 Fourth Avenue South N/A  not for publication

city or town Grand Forks N/A  vicinity

state North Dakota code ND county Grand Forks code 035 zip code 58201

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 4/28/94  
Signature of certifying official/Title Date  
James E. Sperry, 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:)

Edson H. Beall Signature of the Keeper  
Entered in the Date of Action  
National Register 6/3/94

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	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)

DOMESTIC/ multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/ multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Classical Revival

Materials

(Enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

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)

Architecture

**Period of Significance**

1903

**Significant Dates**

1903

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Builder: Dinnie Brothers, Grand Forks

**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):**

- 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:

State Historical Society of North Dakota

Dinnie Apartments

Grand Forks County, ND

Name of Property

County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 14 647500 5308910
Zone Easting Northing
2

3
Zone Easting Northing
4

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 Dr. Norene Roberts, President

organization Historical Research, Inc.

date June 21, 1992

street & number 7800 Tessman Drive

telephone (612) 560-4348

city or town Minneapolis

state MN

zip code 55445-2734

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 Todd Nedberg

street & number 3632 11th Avenue S.

telephone (612) 339-8071

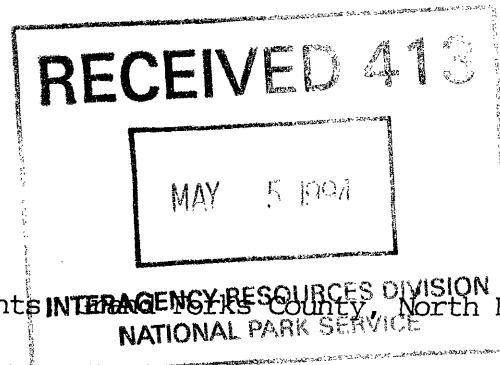
city or town Minneapolis

state MN

zip code 55407

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.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1 Dinnie Apartments INTERAGENCY RESOURCES DIVISION  
SIOUX COUNTY, North Dakota NATIONAL PARK SERVICE

## DESCRIPTION:

The Dinnie Apartment building is located a block east of the north end of Reeves Drive on Fourth Avenue South and consisted originally of four townhouses at 102, 104, 106, and 108 Fourth Avenue South. The building is rectangular and faces south on the street. This is a two building nomination. A small screen storage building in the rear is non-contributing.

The Dinnie Apartments are a two-story red brick building with a flat roof and prominent cornice. The front facade is symmetrical with wood one-over-one double-hung sash and two-over-two wood storms. Extending across the entire front facade is a one-story open porch with a hipped roof and symmetrically placed gabled entrances, forming modest pediments, which each give access to two front entrances to the townhouses. Each entrance has a wide set of concrete front steps between brick stoops leading to two front apartment doors. Each apartment has a large square bay window flanked by narrower windows overlooking the front porch. The glazing in the middle window at the top is leaded glass in a diamond pattern.

The apartments were built in 1903 in Classical Revival style. The over-all effect from the street is restrained and elegant. The top of the building is dominated by a molded metal cornice above a dentilled band. Below is a brick frieze defined by two slightly recessed courses of brick which distinguished the frieze area from the wall surface. Second-story windows have brick jack-arched lintels which extend to these recessed frieze courses. Above the cornice is a plain brick parapet with stone coping.

Window sills are stone and are somewhat obscured by the long front porch. The front porch is made of wood and has a molded wooden cornice and prominent frieze, stylized Tuscan porch columns, decorative wooden balustrade, and front gables over the two entrances to the porch. The areas within the pedimented porch entrances are decorated with foliate designs in low relief similar to wooden gouge work.

The red brick walls are laid with a butter joint giving the building a smooth and polished effect. The basement is raised enough to provide a brick water table defined by four courses of brick which slightly project from the wall surface. Jack-arched brick lintels continue above the windows and doors on all four sides of the building with rear doors (facing north) having glass transoms. Most of the wooden two-over-two storm windows have an operable pane in a quarter of the

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lower light which can be opened for air. The brick chimney for the boiler is located mid-point on the north, or rear, facade and has a chimney extension of cream colored brick. There is a small half-story wood frame building in the rear which was built to store screens. It is non-contributing.

The building measures 34 x 96 feet and consists of what was four townhouses. Each had two full stories and a basement laid out vertically with fire walls between the units extending from the top of the second story through to the basement. One of the units has been converted to a duplex, the second from the west. The townhouses were built to be spacious and each of the four contained approximately 1,600 square feet of living space. Much of the interior woodwork around doors and windows is original, including all four balustraded staircases. Doors are wood five panelled with operable glass transoms. Casings are flat with corniced tops and baseboards are approximately eight inches tall with molding. Ceilings are high and ceilings and walls alike are plaster. The units have some cracked and water-damaged plaster and some of the ceilings have been sprayed. Floors are hardwood. Most rooms have original wood ceiling molding at the top of the walls.

The overall condition of the building is good. Over the years there has been some poor workmanship in tuckpointing and replacing areas of the exterior brick walls. The front steps and paving are cracked and uneven. But the building has excellent architectural integrity and still represents itself as a product of turn-of-the-century elegance.

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## SIGNIFICANCE:

The Dinnie Apartments on Fourth Avenue South are significant under National Register criterion C. It is the first block of elegant and spacious townhouses constructed in Grand Forks dating from 1903 and is typical of this type of dwelling constructed in larger cities like Grand Forks with a firm commercial base and significant upper middle class who desired roomy accommodations, separate family entrances, and privacy. It was constructed in the heyday of growth in the city when housing was at a premium and the city population and wealth was growing by leaps and bounds during the Second Dakota Boom. The fashionable style for new buildings in the city at that time was Classical Revival, made popular by the city's leading architects. The location of the Dinnie Apartments is not accidental. It was built on the city's south side where the houses of wealthy merchants were being located. One of the largest contractors in town, the Dinnie Brothers, constructed the apartments on Fourth Avenue. This venture proved so successful that within two years after these first townhouses were built, Dinnie Brothers built another set of similar apartments several blocks west on Chestnut Street.

The Second Dakota Boom at the turn-of-the-century brought a phenomenal increase to Grand Forks' population, an increase which placed a great demand on housing. The Dinnie Apartments were an innovative local response in Grand Forks to the housing shortage of the upper middle classes. The city population in 1890 was 4,979 and rose 66 per cent in 1900 to 7,652. By 1910, it jumped 63 per cent again to 12,478 (Bladow 10). After the Dinnie Apartments were built on Fourth Avenue South in 1903, the city saw the owners of the Dakota Hotel downtown put on a fourth floor and a passenger elevator, spending \$25,000 to increase the hotel's capacity by almost 50 per cent. The Columbia Hotel and Palace Hotel followed suit. The New Hampshire Flats were built on North Third as well ("Record Breaking Year..." Grand Forks Herald, 12/18/1904, Section 2, 1.).. These types of accommodations took care of the many business visitors and industrialists who stayed in town. The New Hampshire Flats with businesses on the first floor were designed for middle class families of modest means. But the Dinnie Apartments were designed for the upper middle class who also needed housing during the boom.

The area south of downtown became the fashionable place to live. The well-to-do residents in the southern part of town were described by Vera Kelsey:

Here they installed their families and armaments against the social wilderness Haviland and Lemoges china. . . ornate silver services.

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Flowered carpets. Leatherbound libraries. Pianos. Lush lace curtains and velvet draperies. . . .(Bladow 11).

The year 1903 was almost as busy as 1902, according to the Grand Forks Herald, and housing of all types was in short supply. Construction of these four Dinnie townhouses in one building was a welcome addition in an era of housing shortages. At the end of the year, the paper noted: "The fact that it has been almost impossible to secure houses has led many to build homes of their own" ("Some Improvements During the year." Grand Forks Herald, December 20, 1903, p. 12). Over \$100,000 in new housing was constructed in 1903, and the Herald explained: "There was an improvement in lines the past year in which much improvement is needed, and that is in the improvement of residences and the construction of a large number of modern-equipped new ones.... The greatest improvements in the way of new residences has been in the outside sections, where the transfer of new lots has been most active (Ibid.)."

An addition to Belmont School, designed by Joseph Bell DeRemer, was erected along Belmont Avenue in 1904 "to provide for the growing school population of the south end of the city" and the merchant princes and professionals were busy in 1904 building large houses on Belmont, Reeves, and South Fifth Avenue near the Dinnie Apartments ("Record Breaking Year..." Grand Forks Herald, 12/18/1904, Section 2, 1.).

Although the original permit for the Dinnie Apartments on Fourth Avenue South has not been found, the building was placed in service in 1903, according to the City Assessor's records. The demand for spacious townhouses was a decided success. On March 18, 1905, Dinnie Brothers took out a permit for the Chestnut Street Apartments, also known as the Dinnie Apartments. The permit (#860) lists Dinnie Brothers and a "tenement block" to be built for \$17,000. This was a larger building, with less spacious units situated on the northwest corner of Third Avenue S. and Chestnut. This L-shaped building is very similar to another Dinnie Apartments in Minot which appeared on a postcard at the Myra Museum in Grand Forks. The Chestnut Street Apartments were the second townhouses built in Grand Forks and appear to have been built as 8 or 10 units, also in Classical Revival style and two stories with a front one-story porch wrapping around the principal facades to the south and west.

Polk's 1940 Grand Forks City Directory (pp. 382-383) indicates that eventually there were three Dinnie apartment buildings in Grand Forks. The first and subject of this nomination at 102 4th Avenue S.; the



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second built in 1905 at 217 Chestnut and 316 S. Third Avenue at Belmont Road; and the third at 111/2 N. Third. John and James Dinnie established a bricklaying and contracting firm when they arrived in Grand Forks, which grew by 1909 to include extensive brick manufacturing and became the largest construction firm in the Red River Valley. John Dinnie served as mayor of Grand Forks from 1896-1904 and James Dinnie from 1914-1918 (Bladow 45, 46). The year after the Dinnie Apartments was built on South Fourth, the Dinnies merged with two other local brick manufacturers, Bartholomew and Alsip to become, in 1904, the Red River Valley Brick Company with four large yards and extensive real estate interests (Roberts, 31). It is almost certain that the brick for the Dinnie Apartments came from one of these yards, but which one is unknown. The building of apartments in Grand Forks, Minot, and perhaps other cities in North Dakota seems to have been a spin-off from their contracting and brick businesses. Unfortunately, the architects of these apartment buildings are unknown.

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BIBLIOGRAPHY:

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"Dinnie Apartments (32 GF 634)" North Dakota Cultural Resource Form, Architectural Sites. On file: Division of Archaeology and Historic Preservation, State Historical Society of North Dakota, Bismarck.

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History of the Red River Valley Past and Present. Herald Printing Company, Grand Forks and C. F. Cooper and Company, Chicago, Ill., 1909. Vol. 2, 1003, 1004.

Lounsberry, Clement A. North Dakota: History and People. S. J. Clarke Publishing Company, 1917, Vol. 3: 49, 50.

Polk, H. L., and Company. Grand Forks City Directory, 1938, 1940. St. Paul, Minnesota. On file: North Dakota Room, Chester Fritz Library, UND, Grand Forks.

"Record Breaking Year in the Way of Improvements." Grand Forks Herald, December 18, 1904, 1, 9, 10.

Roberts, Norene and Joe. "Historical Research Report, Summer 1981 Historical and Architectural Survey of Downtown Grand Forks, North Dakota." On file: North Dakota Room, Chester Fritz Library, UND, Grand Forks.

Sanborn Insurance Map, 1912, Sheet 17. On file: North Dakota Room, Chester Fritz Library, UND, Grand Forks.

"Some Improvements During the Year." Grand Forks Herald, December 20, 1909, p. 12.

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VERBAL BOUNDARY DESCRIPTION:

The nominated property is bounded by the legal description as recorded in the Grand Forks County Register of Deeds office: Lots 2 and 4, Block 3, Hubert's Addition, City of Grand Forks, Section 2, T151N R50W, Grand Forks County, North Dakota.

BOUNDARY JUSTIFICATION:

The nominated property includes the legal description which was historically and is currently associated with the property.