

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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AUG 2 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

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 1648 Riverside Drive

other names/site number Grabber Residence; 1648 Viets Avenue; SITS #32 GF 253

2. Location

street & number 1648 Riverside Drive not for publication N/A

city or town Grand Forks, ND 58201 vicinity N/A

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 7/28/94
Signature of certifying official/Title Date
James E. Sperry, State Historic Preservation Officer (North Dakota)

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 Signature of the Keeper Entered in the National Register Date of Action
Gregory M. Lapinsky 9/2/94

1648 Riverside Drive

Name of Property

Grand Forks, North Dakota

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
0	0	sites
0	0	structures
0	0	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: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD: Weatherboard

roof WOOD: Shingle

other

Narrative Description

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

1648 Riverside Drive

Name of Property

Grand Forks, ND

County and State

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

1883

Significant Dates

1883

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Jordan, Mr.

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:

1648 Riverside Drive
Name of Property

Grand Forks, ND
County and State

10. Geographical Data

Acreage of Property 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4	6	4	6	6	6	0	5	3	1	0	8	2	0
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 Steven R. Hoffbeck, with technical assistance by Rolene Schliesman SHPO staff.
organization Grand Forks Historic Preservation Commission date June 12, 1992
street & number 712 Northwestern Drive telephone (701) 775-7355
city or town Grand Forks state ND zip code 58203

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 Paul Bossoletti
street & number 1648 Riverside Drive telephone (701) 775-6690
city or town Grand Forks state ND zip code 58201

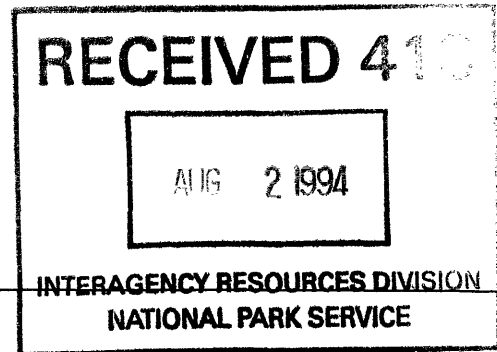
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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 Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1



1648 Riverside Drive
Grand Forks County, ND

Description

Situated along a quiet street at 1648 Riverside Drive, is a large two-story residence which has been in use as a single-family dwelling since its construction in 1883. The house is located in the Riverside Park Addition, one of Grand Forks' oldest residential neighborhoods which was established in 1883 also. As its name indicates, the Riverside Park Addition the flows along the banks of the Red River on the North. The backyard (to the east) contains a built-up flood dike for protection from periodic flooding of the river. The front facade of the residence faces south toward the vacated portion of Conklin Avenue, and the west elevation is seen primarily from Riverside Drive. A wood frame shed is located to the east of the house and is considered a non-contributing resource.

Typical of its Queen Anne style, the two-story dwelling has an animated roof shape, ornamental wood trim, decorative porches, and a variety of window shapes and sizes. Resting on the original brick foundation, the two-story balloon frame house is capped with a cross gable roof and wood shingles. A plain brick chimney appears to have been rebuilt. The horizontal wood clapboard siding is original. The gable ends on the east, south, and west feature a small original window and decorative fish-scale wood shingles with dentils along the lower edge.

An extended open front porch is located on the south facade and a second-story porch is located on the west elevation. Instead of balusters below the rail, this porch is decorated with wooden chinoiserie. Original floral-patterned woodwork graces the gable end of the porch roof. Suspected to have been screened-in more than 50 years ago, the small second-story porch is accessible from an original door.

Two-over-two double hung windows with removable storms and screens are the common fenestration in the house. A segmented central bay window is located on the south facade. Original chinoiserie detailing remains at the east and west sides of a second-story boxed bay window. Two decorative scrolled eave brackets support the southern gable end. The original front door remains, covered by a modern storm door.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

1648 Riverside Drive
Grand Forks County, ND

Description (continued)

The west elevation contains more original double-hung windows than the east elevation. The decoration is simpler on the east side of the house, with no ornamental dividers between the first and second stories.

Alterations to the house include four shutters on the west elevation (street front). A second floor addition is located on the northeast corner of the house and protrudes approximately one foot. Two windows have been covered with plywood and painted and one window was replaced. The second story addition was built to make more room in the upstairs. The date of the alteration is unknown. According to the building permit the 4-part casement window on the first story is new, added during a remodelling of the dining room area in 1964. The two first-story windows on the north elevation are modern windows added in a 1964 remodelling also. The rear door has a modern aluminum screen door. The interior of the house has been remodelled several times since the house was built in 1883, and no longer has any distinguishing features.

The rectangular one-story shed rests on the ground. The wood frame building stands without siding, rather plain wood sheets and joint strips enclose the storage shed, and the gable roof is covered with pressed sheet metal. The building is a non-contributing resource.

The house at 1648 Riverside Drive is significant as an early example of the Queen Anne style in the city of Grand Forks. It is representative of residential housing for upper middle class families from the First Dakota Boom period of the 1880s in the Riverside Park Addition of Grand Forks.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

1648 Riverside Drive
Grand Forks County, ND

Statement of Significance

The initial settlement of the city of Grand Forks took place in the area called the Original Townsite of Alexander Griggs, after the year 1875. Grand Forks began to expand significantly after the St. Paul, Minneapolis and Manitoba Railroad reached the city in 1880. One source stated that the city grew from a population of "perhaps seven hundred inhabitants" in 1880 to a total of 6,200 by 1883.¹ The expansion of the city was determined by the events of 1883 that determined the location of the University of North Dakota. John L. Lewis, of Montreal, Canada, purchased land north of the original townsite of Grand Forks, hoping to attract the University of North Dakota (recently authorized by the Dakota Territorial legislature) to this site. Lewis purchased the property of homesteader George Aker in 1882, and this land became his Riverside Park development.²

Mr. Lewis offered a site in his new Riverside Park Addition as a location for the new University of North Dakota when bids were solicited in 1883. The site offered by William Budge, west of the city limits, was chosen instead, thereby starting a growth trend in that direction that has continued to the present day. Lewis failed in his effort to secure the university on his development, but continued his plans nonetheless.³

John L. Lewis had started construction of houses in his Riverside Park Addition prior to submitting his bid for the site of the University of North Dakota. Lewis hired an architect/builder, known only as Mr. Jordan, to build a large number of Queen Anne style houses in the development.⁴ Nine of the houses built by Jordan in the Riverside Park neighborhood have survived to the present day. Five are of a more spacious, more highly-ornamented design; these houses are located at 1648 Riverside Drive, 1518 Riverside Drive, 1508 Lewis Boulevard, 1523 Lewis Boulevard, and 909 North Third Street. Of these, the house located at 1648 Riverside Drive has retained most of its original design and features. Four of the smaller, more modestly-designed houses remain, but all four have been altered through the years.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

1648 Riverside Drive
Grand Forks County, ND

Statement of Significant (continued)

A contemporary source stated that the Queen Anne style houses in the Riverside Park Addition constituted the arrival of "the Minneapolitan style" to Grand Forks. "Minneapolitan style" refers to the Queen Anne style of house construction being used in 1883 in Minneapolis.⁵ Queen Anne style houses were "the dominant style of domestic building during the period from about 1880 until 1900."⁶ A house in Newport, Rhode Island, called the Watts-Sherman house (built in 1874) is "generally considered to be the first American example" of the Queen Anne style. By 1880 the style spread throughout the country by means of "pattern books and the first architectural magazine, The American Architect and Building News."⁷ The style was introduced to Grand Forks through the Minneapolis contacts of Mr. Jordan and Mr. Lewis.

The Queen Anne-styled houses in Riverside Park differed from the other houses being built in Grand Forks about the same time period. For example, in 1882 the Italianate style was used for the H.P. Rucker House, located at 421 South 6th Street. The Campbell House, located near the present-day Myra Museum along Belmont Road, featured the Gothic Revival Style when it was built in 1882. The Henry M. Wheeler House, located at 420 Franklin Avenue, built in 1885, was of a mixture of the Italianate and Gothic Revival styles. The Nuss Residence at 412 North Fifth Street, built in 1885, featured the Second Empire style (the style is also found in a house located at 416 South Sixth Street). After the introduction of the Queen Anne style in the Riverside Park neighborhood, several other houses of the same style were built along South Fifth Street during the latter part of the 1880s. According to a 1981 architectural survey of the older parts of the city, including South Fifth Street, conducted by Norene Roberts, the Queen Anne houses along South Fifth Street have almost all been altered through the years. Later, the Queen Anne style became heavily favored, as exemplified by the George Clifford House located at 406 Reeves Drive, built in 1889, the W.A. Gordon Residence (built 1892 or 1893), and a number of other houses later built along Reeves Drive.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

1648 Riverside Drive
Grand Forks County, ND

Statement of Significance (continued)

Mr. Lewis, in partnership with Dr. C.J. Alloway, hired a "professional landscape gardener" to lay out "avenues, drives, roadways, terraces, [and] lawns" in the Riverside Park Addition in 1884. Residency in the Riverside Park Addition was highly prized because of its parklike setting, with "oak, elm and other native wood" along the river. The Riverside Park Addition marked the northernmost residential neighborhood along the Red River in Grand Forks, and attracted a number of the most prominent residents of the city in the 1880s and 1890s, including merchant Stephen Collins. Other prominent North Dakotans moved into the Riverside Park Addition in the 1890s. Dr. John Fawcett, a surgeon, bought the brick house located at 1418 Lewis Boulevard in 1892, and lived in the dwelling until 1902 when the house was sold to another party.⁸ The house located at 1518 Riverside Drive was the home of William H. Standish, one of North Dakota's leading Populists in the 1890s. In the 1892 election, North Dakota voters elected Standish as Attorney General along with Governor Eli C. D. Shortridge of Larimore on the Populist Party ticket. Standish, considered the leading proponent of the free and unlimited coinage of silver in the state, attended the national conventions of the Populist Party in the 1890s. According to the city directories, Standish lived in the house from 1896 until 1900.⁹

The first known resident of the house located at 1648 Riverside Drive was Mr. Charles L. Graber, who lived in the house from 1892 until his death in 1910. His wife, Sarah Graber, lived in the house at least until 1928. Mr. Graber was a Civil War veteran and a member of the Grand Army of the Republic (G.A.R.) veterans' organization. Graber was also secretary and treasurer of a business called "F M P Association."¹⁰

The period of significance for the house at 1648 Riverside Drive is for the year 1883, the year of construction. No other houses of the Queen Anne style remaining in the city of Grand Forks from the first half of the 1880s possess the integrity found in the Graber Residence. The dwelling is representative of upper middle class residences constructed in 1883 in the Riverside Park Addition to the city of Grand Forks, and is notable as an early example of the Queen Anne architectural style in Grand Forks.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

1648 Riverside Drive
Grand Forks County, ND

Statement of Significance (continued)

Endnotes

1. D. Jerome Tweton and Theodore B. Jelliff, North Dakota: The Heritage of a People (Fargo: North Dakota Institute for Regional Studies, 1983), 79. Population figures are from "Our City," Grand Forks Herald, 8 March 1883, 1.

2. Louis G. Geiger, University of the Northern Plains: A History of the University of North Dakota, 1883-1958 (Grand Forks: University of North Dakota Press, 1958), 23. "Additional Local," Grand Forks Herald, 6 April 1882, 4, tells of the sale of Aker's farm to Lewis for \$18,000.

3. Geiger, 23. "Meeting of the Regents of the North Dakota University," Grand Forks Herald, 17 May 1883, 1; and "Location of the Site for the University of North Dakota," Grand Forks Herald, 19 May 1883, 1.

4. "Buildings in Riverside," Grand Forks Weekly Plaindealer, 22 March 1883, 8; and "Local News," Grand Forks Herald, 22 March 1883, 4.

5. Style documented in "Riverside Park Addition," Grand Forks Herald, 19 December 1886, 4.

6. Virginia McAlester and Lee McAlester, A Field Guide To American Houses (New York: Alfred A. Knopf, 1988), 266; also National Trust for Historic Preservation, Diane Maddex, ed., Landmark Yellow Pages: Where to Find All the Names. Addresses. Facts and Figures You Need (Washington, D.C.: The Preservation Press, 1990), 17; and J. Signe Snortland, L. Martin Perry, Lauren McCroskey, and Fern E. Swenson, North Dakota Cultural Resources Survey Site Form Training Manual (Bismarck, ND: State Historical Society of North Dakota, 1989), 85.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8, 9 Page 7

1648 Riverside Drive
Grand Forks County, ND

Statement of Significance (continued)

Endnotes (continued)

7. McAlester, 268.

8. "Dr. John Fawcett," Compendium of History and Biography of North Dakota (Chicago: George A. Ogle & Co., 1900), 1138; sales listed in Deed Record. Grand Forks County, Vol. 12, 3 June 1892, p. 381 and Vol. 39, 21 November 1902, p. 64. William E. Gifford, (ed.), Souvenir Album. City of Grand Forks. North Dakota (Grand Forks: George A. Wheeler & Co., 1900 (?)), 24, 25; "To Seek Gold," G.F. Herald, 14 January 1898, 3.

9. Brian J. Weed, "Populist Thought in North and South Dakota, 1890-1900," unpublished M.A. thesis, University of North Dakota, 1970, page 95; and Glenn L. Brudvig, "The Farmers' Alliance and Populist Movement in North Dakota, (1884-1896)," unpublished M.A. thesis, University of North Dakota, 1956, pages 163-165; also, "W.H. Standish," Compendium of History and Biography of North Dakota (Chicago: George A. Ogle & Co., 1900), 735; and William E. Gifford, (ed.), Souvenir Album. City of Grand Forks. North Dakota (Grand Forks: George A. Wheeler & Co., 1900 (?)), 21; also Robinson, 223.

10. Grand Forks and East Grand Forks Directory for 1899-1900, vol. II, (Grand Forks: The Plaindealer Company, 1899, 168. Deed Record. Grand Forks County, vol. 16, Frank Viets and John L. Lewis to Sarah Graber, 11 October 1892, page 442.

Bibliography

Books

Compendium of History and Biography of North Dakota. Chicago: George A. Ogle & Co., 1900.

Geiger, Louis G., University of the North Plains: A History of the University of North Dakota, 1883-1958 Grand Forks: University of North Dakota Press, 1958.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 8

1648 Riverside Drive
Grand Forks County, ND

Bibliography (continued)

Books (continued)

Gifford, William E., editor. Souvenir Album. City of Grand Fork.
North Dakota. Grand Forks: George A. Wheeler & Co., 1900 (?)

McAlester, Virginia and Lee McAlester, A Field Guide To American
Houses. New York: Alfred A. Knopf, 1988.

National Trust for Historic Preservation, Diane Maddex, editor.
Landmark Yellow Pages: Where to Find All the Names. Addresses.
Facts and Figures You Need. Washington, D.C.: The Preservation
Press, 1990.

Snortland, J. Signe, L. Martin Perry, Lauren McCroskey, and Fern E.
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Manual. Bismarck, ND: State Historical Society of North Dakota,
1989.

Tweton, D. Jerome and Theodore B. Jelliff. North Dakota: The
Heritage of a People. Fargo: North Dakota Institute for Regional
Studies, 1983.

Other

Brudvig, Glenn L. "The Farmers' Alliance and Populist Movement in
North Dakota, (1884-1896)," unpublished M.A. thesis, University of
North Dakota, 1956.

Deed Record. Grand Forks County. Volume 12, Volume 39.

Weed, Brian J. "Populist Thought in North and South Dakota,
1890-1900," unpublished M.A. thesis, University of North Dakota,
1970.

Newspaper Articles

"Additional Local," Grand Forks Herald, 6 April 1882, 4.

"Buildings in Riverside," Grand Forks Weekly Plaindealer, 22 March
1883, 8.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9, 10 Page 9

1648 Riverside Drive
Grand Forks County, ND

Bibliography (continued)

Newspaper Articles (continued)

"Local News," Grand Forks Herald, 22 March 1883, 4.

"Location of the Site for the University of North Dakota," Grand Forks Herald, 19 May 1883, 1.

"Meeting of the Regents of the North Dakota University," Grand Forks Herald, 17 May 1883, 1.

"Our City " Grand Forks Herald, 8 March 1883, 1.

"Riverside Park Addition," Grand Forks Herald, 19 December 1886, 4.

"To Seek Gold," Grand Forks Herald, 14 January 1898, 3.

Verbal Boundary Description

The nominated property occupies the northern 44 feet of Lot 8, all of Lot 9, and the southern half of vacated Conklin Avenue adjacent to Lot 9, Block 12, Riverside Park Addition, City of Grand Forks, Section 34, T152N, R50W, in Grand Forks County, North Dakota.

Boundary Justification

The land in Lots 8 and 9 of the nominated property is historically associated with the property. The addition of the southern half of vacated Conklin Avenue adjacent to Lot 9 has become a driveway and parking area for the property. The boundary lines used in this nomination are those legally defined for this urban property.