

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received OCT 16 1985
date entered NOV 19 1985

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

1. Name

historic Grandins' Mayville Farm District

and/or common N/A

2. Location

street & number 2 Brunsdale West not for publication

city, town Mayville N/A vicinity of

state North Dakota code 038 county Traill code 097

3. Classification

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

4. Owner of Property

name W.E., Shirley, Karen, Barbra Brunsdale

street & number Box 308

city, town Mahnomon N/A vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Traill County Registry of Deeds

street & number Traill County Courthouse

city, town Hillsboro state North Dakota

6. Representation in Existing Surveys

title Historical and Architectural Survey of Portions of Mayville, ND has this property been determined eligible? yes no

date November, 1982 N/A federal state county local

depository for survey records North Dakota State Historical Society

city, town Bismarck state North Dakota

7. Description

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

Describe the present and original (if known) physical appearance

The District contains nine Contributing Buildings.

The Grandins' Mayville Farm District consists of 23 acres of land and located in the northwestern corner of Mayville, North Dakota. Within the District boundaries are the nine remnant buildings that were once part of the Bonanza Farm operation of John and Elijan Grandin.

The District possesses physical characteristics that help convey its historic identity as a Bonanza Farm. Although the exact number and location of the original buildings on this site are unknown, the District's remaining built features coupled with the physical attributes of the land itself help convey a strong sense of integrity in the areas of location, setting, feeling, and association.

The District retains a strong sense of feeling due to its physical location and setting along the Goose River. The site straddles the Goose River and is made up of low flood plain lands and a high bluff adjacent to the built-up portion of Mayville. It is on this high bluff that the major built components of the farmstead are located. The farm compound is heavily wooded with a variety of species including locusts, elms and hawthornes. Most are original or early plantings. The remaining buildings coupled with this natural environment evoke the aesthetic and historic sense of place, an enduring example of a carefully-planned farm compound. A description of the nine extant buildings, all of which are contributing structures, follows (see also map #1 for location of buildings):

Feature #1 - Grandins' Mayville Farm Office and Residence (photos 1, 2, 3, 4)

This is a two-and-a-half story Queen Anne frame house of irregular configuration. The house, built in 1900, has a single story porch (now enclosed) on the northeast corner. There is a two story enclosed porch on the south end of west elevation. The house has been sided with asbestos shingles (ca. 1950) and soffits and soffit brackets are enclosed with aluminum. The main floor of the north facade and east elevation is punctuated by large tri-part sash windows with leaded glass transoms. An oval stained glass window also on the main floor of the east elevation exists, but has been broken. All other fenestration throughout the structure consists of one over one windows with aluminum storms. An approximate 18' x 20' bay on the south elevation appears to be a later addition. The interior of the building is relatively unchanged and retains a handsome staircase, wood work, light fixtures and fire places. The Grandin's office in the northwest corner of the main floor retains its interior vestibule door with transom and sliding oak double doors. The upper floor still exhibits much of its original integrity. The building's setting remains unchanged.

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Feature #2 - The Manager's House (photos 5, 6)

Constructed in the fall of 1896, this two-and-a-half story building was constructed to house the farm's business and financial agent, Rufus Saxton Wilson. The building has a gable roof which is steeply pitched over a single story on the west bay and a cross gable roof over two stories on the east bay. The exterior is covered with clapboards and corner boards. It has wood shakes on all gable ends. A sawtooth wood shingle drip line marks each gable end. The front, north facade gable end has two small nine-light fixed sash windows and tri-part wooden, Roman arches. All other windows in the house have been replaced with double glazed fixed sash windows. In addition a portico/patio has been added to the south facade.

Feature #3 - Bunk House (photos 7, 8)

This building is a relatively simple two story frame structure whose date of construction is yet unknown, but appears to have been built sometime in the 1880's. It is L-shaped and has six over six double sash windows and a gable roof. The exterior is finished in clapboards, and the roof is covered with asphalt shingles. The interior was remodeled in 1907 to serve as a bunk house and again in the 1930's as a private residence.

Feature #4 - Barn (photos 9, 10)

The barn which exists on this site was built between 1910 - 1920 and exhibits a gambrel belcast roof made of asphalt shingles. Large tin ventilators are located along the ridge pole. The barn is sided with shiplap and corner boards. The second story has a large hayloft. The interior first floors of the main barn and wing have center aisles and side stalls. The building also has attached to it a large brick silo. Rectangular windows occur throughout the building and are comprised of multipaned fixed sash windows.

Feature #5 - Cattle Shed (photo 11)

This one-story wood frame building was used to house livestock. It has clapboard siding with the major entrance on the south facade. Fenestration include two windows on each facade. These windows are simple two over two with metal bars protecting them from the inside. The roof is covered with asphalt shingle and exhibits an unusually wooden chimney which terminates just below the roofline on the interior of the building. The cattle shed is twenty feet by forty feet and rests on a cinder block foundation.

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Feature #6 - Butcher Shop (photo 12)

The Butcher Shop is a one-story building constructed of wood. The building rests on wood footings and has an internal wood floor and ceiling. The exterior is covered with clapboard siding. The west facade has two double doors above which are three hinged panels that swing open. Fenestration includes two westside, three eastside, and two north and southside, three over three windows. The building appears to have been remodeled as a repair shop (date unknown) and shows no internal signs of its use as a Butcher Shop today.

Feature #7 - Ice House (photos 13, 14)

Immediately to the east of the Butcher Shop (see map) is an ice house. This building measures fifteen by twenty feet and is of wood frame construction. The roof has cedar shingles covering it, and exterior walls are clapboard. The building's interior is comprised of cedar boards which form walls twelve inches thick. The icehouse rests on a concrete foundation.

Feature #8 - Garage (photo 15)

This building is presently serving as an automobile garage. It is one-story with clapboard siding and is of wood frame construction. The west facade has two centrally located post-1950 garage doors with two wooden doors flanking them. Fenestration consist of four, six over six windows, of which two are in the south facade and two in the north facade. All windows are decoratively framed on the exterior with a small pediment being located just above the window head. This building is approximately twenty feet by fifty feet in size. The roof is covered with asphalt shingles.

Feature #9 - Machine Shed (photo 16)

Located at the south end of the Grandins' Mayville Farm complex as it exists today is a large building which once housed mules and horses. It was moved to the site circa 1916. The exterior has clapboard siding and the entire building is of wood frame construction. The upper portion of the gabled end is treated with board and batten siding. Both gable ends (east and west facades) have two large sliding doors. The roof is covered with asphalt shingles. There are two noticeable spots in the roofline where the shingles are of a different color. It is possible that two cupolas were removed.

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The District boundaries reflect a present day legal lot (see map #2) which encompasses the Farm compound and enough land to help convey the District's location, feeling and setting. Although the original Grandins' Mayville Farm was much larger, subdivisions and land sales beginning in 1915 have greatly reduced the amount of acreage associated with the remaining farm buildings. Nevertheless, the District retains physical characteristics that gave it its historic identity that existed during the District's period of significance. The association with the Grandin Brothers will be discussed further in Section 8 of this Nomination.

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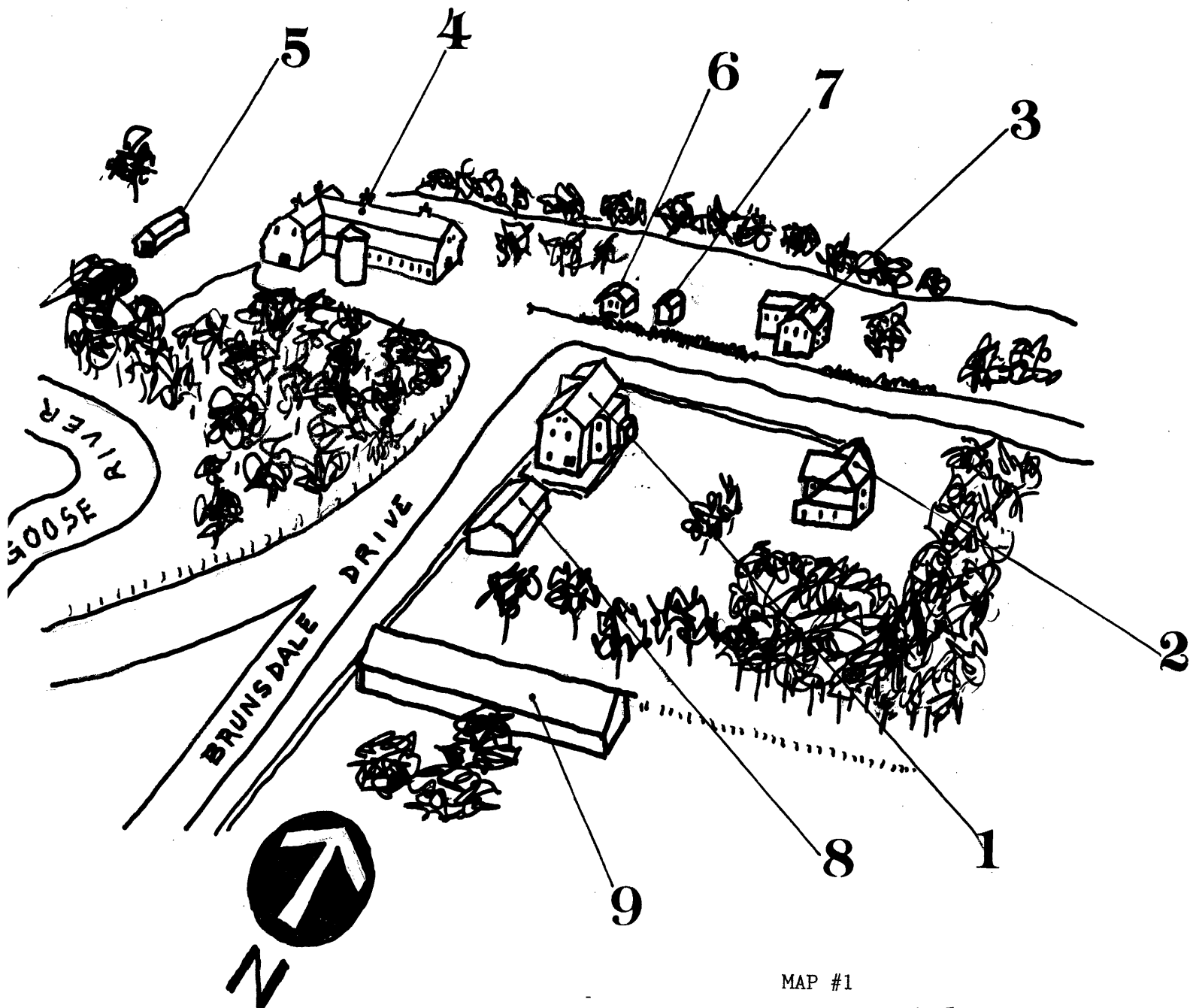
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GRANDINS' MAYVILLE FARM



MAP #1
NOT TO SCALE

8. Significance

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

Specific dates See Statement below **Builder/Architect** unknown

Ca. 1880-1915

Statement of Significance (in one paragraph)

The Grandins' Mayville Farm district is being nominated to the National Register of Historic Places because it meets criteria set forth by the National Park Service:

- A. The District is associated with the lives of persons who contributed greatly to the large-scale settlement and development of agricultural lands around Mayville, North Dakota and this portion of the Red River Valley.
- B. The District is associated with a series of successive activities that made broad contributions to the history of Mayville, North Dakota, the Red River Valley and to the State of North Dakota.

The Grandins' Mayville Farm is directly associated with the Grandin family whose members were among the first eastern entrepreneurs to attempt large scale bonanza farming in the state of North Dakota. Among the earliest settlers in Traill County were E.B. and J.L. Grandin, who were, in their day, the largest landowners in the state. The Grandins' were bankers from the oil country of northwestern Pennsylvania who found themselves holding an \$88,600 note on Jay Cooke & Company, the Philadelphia banking house which had done much of the Northern Pacific Railroad's financing prior to its collapse in 1873. These railroad shares dropped from \$100 to \$8.00 a share. Cooke offered to settle by either paying ten cents on the dollar or turning over \$60,000 worth of Northern Pacific bonds which, after 1875, were converted to preferred stock in the reorganized Railroad company. These securities could be exchanged for land. The Grandin brothers realized in this state of affair an opportunity to make full recovery and more on their original loan.

In 1875, John L. Grandin traveled to Dakota and became so enthusiastic over the prospects of farming in the Red River Valley that before the year was out he and his brothers had acquired nearly a hundred sections of land in Traill County. Included in this land were forty-three sections about thirty miles north of Fargo where they held four sections of land bordering the Red River. A second holding was secured six miles further north on the Goose River. The third, and best known, was the Grandins' Mayville farm. The Grandins' Mayville farm consisted of thirty-six of these sections. In a few short years, the Mayville farm was a massive agricultural operation which, by 1878 boasted 151 head of cattle, including two purebred Shorthorn bulls valued at \$3,500 each, 73 purebred Cotswold sheep and 100 hogs. This included a large number of horses and mules required to make possible mechanized agriculture on a Bonanza farm scale.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property 23

Quadrangle name Mayville North

Quadrangle scale 1:24,000

UTM References

A

1	4	6	2	5	6	1	6	0	5	2	6	2	4	5	5
Zone	Easting					Northing									

B

1	4	6	2	5	6	9	5	5	2	6	2	0	7	0
Zone	Easting					Northing								

C

1	4	6	2	5	2	9	5	5	2	6	2	0	5	0
Zone	Easting					Northing								

D

1	4	6	2	5	2	9	5	5	2	6	2	2	8	5
Zone	Easting					Northing								

E

1	4	6	2	5	5	1	6	0	5	2	6	2	3	0	0
Zone	Easting					Northing									

F

1	4	6	2	5	5	5	5	5	5	2	6	2	4	5	0
Zone	Easting					Northing									

G

Zone	Easting					Northing									

H

Zone	Easting					Northing									

Verbal boundary description and justification

West Brunsdale, City of Mayville; Lot 2, SE 1/4 of section 31, T147N, R52W

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title James R. Schimmer and Daniel Cornejo

organization Cornejo-Schimmer Planners

date June 20, 1985

street & number Suite 814 Black Bldg.

telephone (701) 235-3147

city or town Fargo

state North Dakota

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

James E. Sperry
State Historic Preservation Officer signature

title State Historic Preservation Officer (North Dakota)

date September 30, 1985

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

for
Keeper of the National Register

date 11/19/85

Attest:

date

Chief of Registration

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It is not historically clear if the Grandins' farm was solely responsible for the establishment of the City of Mayville. It can be presumed that the railroad would have been happy to service this enormous agricultural operation. Whatever the specifics of the location process, it is clear that the City of Mayville mushroomed into existence within a few weeks of the filing of a township plat. The Grandins' Mayville farm undoubtedly was a catalyst and important contributor to early Mayville. Indeed, the townsite was platted on what had been Grandin land.

Although they were at best only occasional residents of Mayville, the Grandin brothers played a large and important role in the town's history and development. They secured the city's economic future when a round elevator was constructed for them with a capacity of 70,000 bushels. It was built right next to the recently laid railroad tracks north of Mayville in 1882. The actual economic influence of the Grandins in Mayville's early years is difficult to put into numbers, but it must have been considerable, particularly if they elected to purchase their equipment and supplies from local merchants. However, it is known that the Grandin brothers did have an enormous impact on the Red River Valley in the area of river transportation. It is in this one area that actual economic impact can be ascertained. The Grandins' constructed and operated a line of river steamers to transport grain and supplies for their farming operations. This unique aspect of bonanza farming was possible because the Grandins possessed four miles of frontage on the Red River which enabled them to transport their wheat to Fargo, the nearest railroad center. Hiram Drache writing in The Day of the Bonanza, states that the "J.L. Grandin" Steamer went into operation in 1878 and that the line employed sixty boatmen and laborers. In its first year of operation it transported 1,500 passengers, 12,000 tons of freight and had a gross revenue of \$135,000. In 1881, 250,000 bushels of wheat were transported and of that 150,000 came from Grandins' farms. They also made many farm loans in Traill and Cass counties and developed a plan of crop payment for lands which were sold thus enabling buyers to pay off their debts with one harvest.

Besides the Grandins' contributions to the broad patterns of Mayville and North Dakota history, these men made significant philanthropic donations to the City and its people. The local hospital society was given in 1878 a free site on which to build their building. In the same year, \$1,000 was given to obtain a circulating library for Normal School (now Mayville State College) students. Perhaps the most visible of all their gifts to the City of Mayville is the Mayville Public Library. John and Elijah Grandin in 1889 offered \$5,000 to erect a new library building if the community could raise operating monies. When the cost of building the selected design was

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higher than anticipated, the brothers increased their donations. In June of 1900, a local holiday was declared and the Library was formally dedicated and opened. The Grandins contributed not only to the general public, but also to religious groups in the city.

Several of Mayville's more influential early citizens came to the community initially as employees of the Grandin family. Among them Chandler S. Edwards, who arrived in 1881, as Mayville farm business agent. Edwards resigned in 1886 and went into the milling and banking business. He is associated with the Goose River Bank and the Goose River Milling Company which was the largest in eastern North Dakota in the early 1900's. In later years he would set up a large land investment corporation, the British Columbia Transportation and Commercial Company which was headquartered in Vancouver, British Columbia.

Another Grandin, Charles Grandin, son of William Grandin, arrived in Mayville in 1892 and worked as a Mayville farm agent before becoming involved with Edwards and the Goose River Bank. He is also responsible for attracting a colony of German Baptists, or Dunkers, into settling outside of Mayville. In addition, Charles Grandin built the first city-wide telephone system in 1900. By 1902 he had included the town of Portland in the system. Charles moved to Minneapolis in 1905 and by 1908 had become a prominent banker. At the same time the Grandin family ties with Mayville were becoming more tenuous. William Grandin, Charles' father, died in Philadelphia in 1904. John L. Grandin died at Battle Creek Michigan in 1912. The last brother, Elijah, passed away in 1918, several years after the Mayville farm was sold to the Brusndale family.

The remaining nine buildings of the Grandins' Mayville farm are significant because they are the last vestiges of an important bonanza agricultural and economic operation that contributed greatly to the development of this portion of the Red River Valley and to North Dakota's prominence as an important agricultural state. The nature of these buildings illustrates the self-sufficient manner in which the Grandin Brothers operated their farms. These men applied big business techniques to agriculture. They grew crops from their own seed; sent the grain to their own elevators; and finally transported it to market on their own steamboats. There were no middlemen to raise costs.

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July 15, 1899

March 22, 1900

April 26, 1900

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October 12, 1911

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Building Permit Records, Mayville City Hall, Mayville, North
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Trail County Auditor

Real Property Assesment Records, Traill County Courthouse,
Hillsboro, North Dakota.

Trail County Register of Deeds

Deed Records, Traill County Courthouse, Hillsboro, North Dakota.

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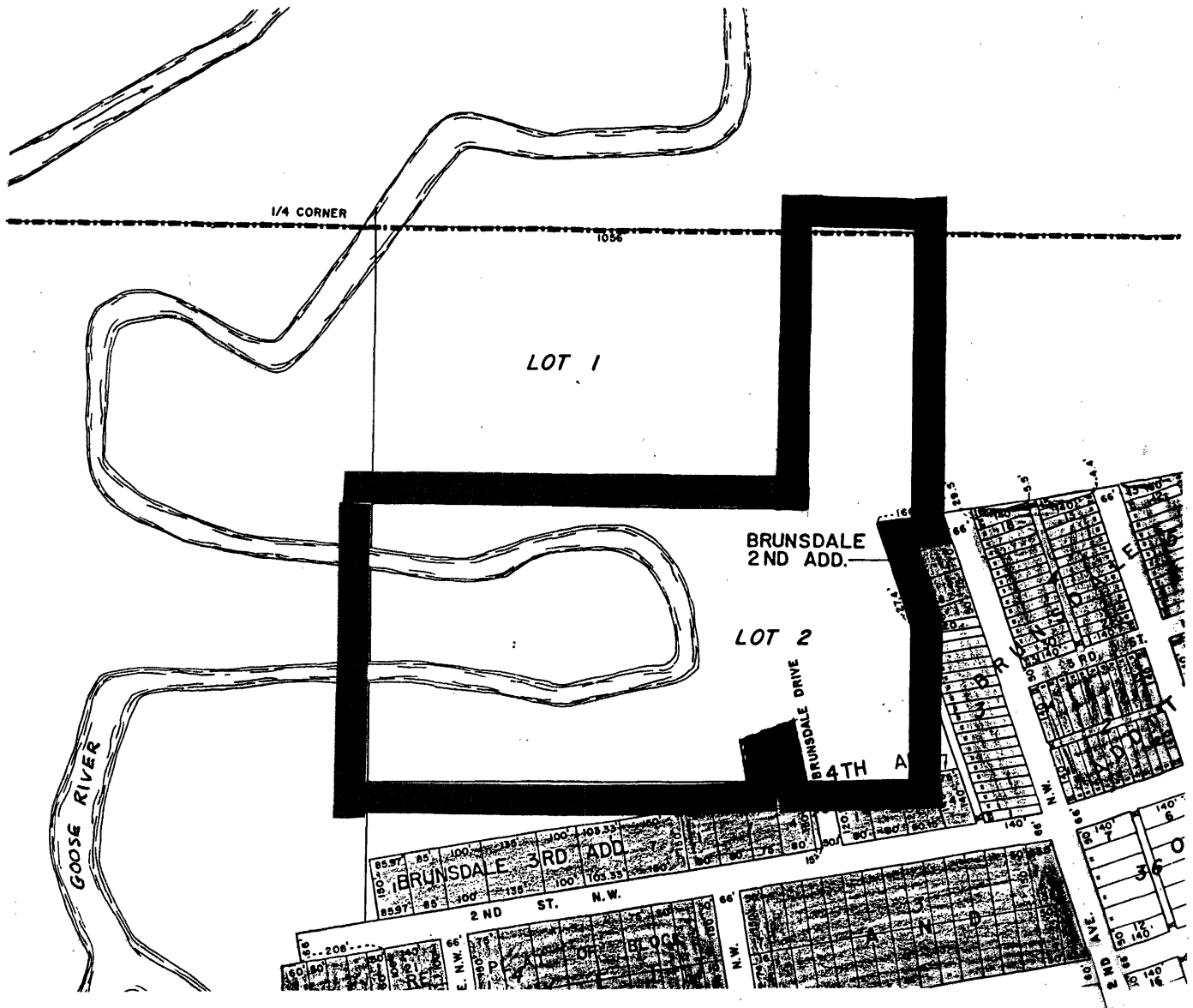
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Boundary
Grandins' Mayville Farm

