

United States Department of the Interior National Park Service

SEP 3 1987

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16).

1. Name of Property

historic name Noonan, Walter T., House Noonan, Walter T., House other names/site number House of 29/32 DI 411

2. Location

street & number 215 South Seventh Street city, town Oakes state North Dakota code ND county Dickey code 021 zip code 58474

3. Classification

Ownership of Property: [x] private, [] public-local, [] public-State, [] public-Federal. Category of Property: [x] building(s), [] district, [] site, [] structure, [] object. Number of Resources within Property: Contributing 2, Noncontributing 0 buildings, 0 sites, 0 structures, 0 objects, Total 2.

Name of related multiple property listing: Historic Resources of Oakes, North Dakota. Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [x] 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 [x] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of certifying official: James E. Sperry, State Historic Preservation Officer (North Dakota), Date: August 28, 1987.

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of commenting or other official: State or Federal agency and bureau: Date:

5. National Park Service Certification

I, hereby, certify that this property is: [x] 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:). Signature of the Keeper: Carol Oshel, Date of Action: 10-16-87

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

COMMERCE/TRADE/specialty shop

7. Description

Architectural Classification
(enter categories from instructions)

Bungalow/Craftsman

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS/Mediterranean

Materials (enter categories from instructions)

foundation CONCRETE

walls STUCCO

BRICK

roof OTHER: CLAY TILE

other TERRA COTTA

Describe present and historic physical appearance.

The former Walter T. Noonan home consists in a two-and-one-half story dwelling and garage at the northeast corner of Kola (formerly Beech) and South Seventh (formerly Fourth) Streets. The house is surrounded by a residential neighborhood and faces State Route 1 (a.k.a. Seventh Street) to the east. Main Street, the primary commercial thoroughfare in Oakes runs two blocks north of the house. West and north of the house, i.e., behind the house's frontal plane, is the garage. The garage faces south is adjacent to the alley bisecting the block.

Stucco walls cover the house. The stucco walls, broad overhanging eaves, thin soffit brackets, and clay tile roof impart the flavor of Mediterranean styling. Four hipped roof dormers and two tall stuccoed chimneys pierce the hipped roof. The east slope of the roof contains a pair of dormers. A single dormer appears beside a chimney on the north and south slopes. The chimneys extend above the ridgeline and terminate in paired clay tile chimney pots.

The two-story main portion of the house is marked by a number of distinctive features. Decorative terra cotta panels flank several of the upper floor's corners. A moulded terra cotta course divides the two floors. Brickwork acts as door and window surrounds on the first floor. A single story solarium with a small hipped roof punctuates the south side. Fenestration on the upper floors consists in single or paired double-hung, nine-over-one lights. The first floor contains some of the same double-hung windows in addition to casement windows on the solarium and a large stationary frame window on the front.

A raised piazza of bricks runs along the east and part of the south side of the house. It projects 12' away from the house. The piazza is stone capped and has piers which rise about three feet in regular intervals. Between the piers is a decorative iron railing. Access to the house is provided by the piazza on the south and east sides.

The garage sits behind and off to the side of the dwelling. The garage is of a similar architectural treatment. It is capped by a tiled hipped roof, is of two stories, has nine-over-one lights. Decorative features such as the terra cotta panels and and moulding appear on the stucco walls. Brick surrounds define the openings on the grade level.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1924

Significant Dates

1924

Cultural Affiliation

N/A

Significant Person

Architect/Builder

Architect: Dennis & Knowle (Fergus Falls, MN)

Builder:

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

The former Walter T. Noonan house is significant as the outstanding architecturally significant residence in Oakes. The design is unmatched in Oakes on the basis of aesthetic character. The architectural accomplishment of the design parallels the financial success of its original owner, Walter T. Noonan. Noonan was owner of North American Creamery (32 DI 344), the town's largest employer during the difficult economic period between World Wars (Hansen: 29). The house is a sign of the place occupied by Noonan in the local business context.

Contact between Oakes and the Noonan family operation, North American Creamery, began in 1905 when F.R. Noonan bought Oakes Creamery (Klein: 15). In 1915 Walter T. Noonan came to Oakes to live and to operate the several North American Creamery outlets in the regional area (Oakes Times, June 5, 1930). Success for the Oakes branch of the company was seen in the facilities expansion of 1917 which doubled the operation's original space. Impetus for this expansion came from increased demand from the European War. With American entry into World War the need for dairy products grew. The location of Oakes along the three railroad lines gave the town a transportation advantage in marketing the goods. The success of the endeavor apparently continued after the war's conclusion. Noonan received highest honors for the quality of the Creamery's butter at the 1924 Milwaukee Exposition (Hansen: 29). The success of the Creamery business might be inferred from the home Noonan had constructed beginning in July, 1923.

The grand design of the Noonan house garnered attention near the end of its construction in May, 1924. News stories focused on features of the building unknown in the local area, such as the use of metal moldings on the solarium and in the den. Of interest, too, was the spaciousness of the structure. The apparent mass of the building was expanded by its east and south side piazza, and even by the complementary design of the garage (Oakes Times, May 1, 1924).

The architectural significance of the house within the context of local residential architecture is discussed in the context statement. To recapitulate, the style of the house is unique to Oakes, and within the geographical area appears to be the most "architectural," i.e., most obviously a unique product of an architect rather than a model available from a catalogue or pre-cut home manufacturer.

See continuation sheet

9. Major Bibliographical References

For bibliography see context statement.

See continuation sheet

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

Specify repository:

North Dakota Cultural Resource Survey

Site # 32 DI 411

10. Geographical Data

Acreage of property less than one acre

UTM References

A 14
Zone Easting Northing

B
Zone Easting Northing

C

D

See continuation sheet

Verbal Boundary Description

Outlot H and Lot 2 of Block 34, Western Townlot Company's Addition to the Townsite Of Oakes, North Dakota.

N/A See continuation sheet

Boundary Justification

The nominated area includes the two nominated features, the house and garage, which constitute the resource and whose property includes the area described above. The entire parcel of Outlot H and Lot 2 have been historically associated with the property.

N/A See continuation sheet

11. Form Prepared By

name/title L. Martin Perry /Architectural Historian

organization State Historical Society of North Dakota date 7/15/87

street & number Heritage Center telephone 701-224-2672

city or town Bismarck state North Dakota zip code 58505

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The interior of the main floor is partitioned into three bays across the front. The front door opens into a large entry hall. To the right is a living room with a cut stone fireplace. To the left from the entry hall is the dining room whose fireplace contains a wide wooden skirting. Throughout these three prominent rooms of the main floor are wide baseboards, wide cornice mouldings, and decorative features such as consoles, and hardwood floors. French Doors separate the dining room from the solarium and from the former kitchen area.

The changing functions of the building over time has caused few alterations to the building. Noonan donated the house Benedictine Sisters in 1930 for use as a hospital (Oakes Times, June 5, 1930). The conversion to the medical use does not appear to have required many changes to the building. News reports noted the compatibility of the home to hospital use (Oakes Times, September 4, 1930) may account for the retention of stylish domestic features and finishes. The building continued its role as a hospital until 1955. The dwelling currently houses a gift shop on the main floor and living quarters for the proprietor on the upper levels. Preservation of the resource seems compatible with current functions.

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The role of the house changed in 1930 when Noonan donated it to the Sisters of St. Benedict, along with \$40,000, to create the St. Anthony's Hospital. The sisters operated another hospital in Russell, Manitoba, as well as several schools in America and Canada. This first hospital for Oakes was intended to serve the community until a \$200,000 facility could be built. Noonan had donated two city lots immediately south from the house for the future hospital. Planners for the hospital intended the dwelling to serve as a convent after completion of the new medical building (Oakes Times, June 5, 1930). Although hospital officials anticipated using Noonan's former home for a short term, conversion to that medical function resulted in a respectable hospital for its day. Every room saw use. The facility housed 32 beds, an X-ray room, and rooms for operations and equipment sterilization. The compatibility of the home was noted, and may explain the preservation of the domestic character of the home's interior (Oakes Times, September 4, 1930). The former Noonan house continued to serve the community, as a hospital until 1955.

Federal regulations governing the physical nature of hospitals encouraged sale of the former Noonan house. The first private owners transformed the house into apartment use. The subsequent owner, Dr. James Hockenberry is said to have "restored" the building's character. That source did not explain the extent of that restoration, or whether reconstruction or new finishes were required. Transformation of the property into a gift and flower shop has been recent. The new use and historic character of the house are compatible and conducive to preservation of the building.

The significance of the former Noonan house rests primarily in its architectural design within the local area. Once the Mediterranean style under the Craftsman rubric is explored on a statewide level the house may be shown to be architecturally significant on a state-wide geographical level.

The historical significance of the house is a function of its association with W.T. Noonan, who is himself important in association with the North American Creamery. Noonan's place as the prominent commercial figure in Oakes during the period between World Wars was a function of his ownership of the Creamery. It is the Creamery, perhaps more so than Noonan, which was important in the commercial development of Oakes. Indeed, the creamery business was present in Oakes in the late-nineteenth century (before the Noonan family's participation) and continues to fill an important economic niche in the southeast portion of North Dakota. Today the North American Creamery plant survives as the Great Lakes Creamery. Historic structures surveyors of Oakes concluded that the Creamery building was the survey area's best representative of the important agricultural theme, but that the building had been too severely altered for further evaluation (Granger and Kelly: 15). This conclusion was based upon a limited historical perspective; further research into the economic and commercial character of the period between World Wars may show the Creamery to be historically significant in Oakes' survival during a period of (see continuation sheet)

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agricultural transition and difficulty. Since Noonan, as representing the Creamery, lived in the house from 1924-1930, the property may not be the best candidate to represent the theme and historic period. Another theme worthy of exploration in defining the historical significance of the property is the role it played in the town's medical history. Future studies of appropriate historic themes should submit relevant information as an amendment to the nomination if historic importance of the property is discovered and justified.

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Noonan, Walter T., House
Geographical Data

The Oakes, N. Dak. Quad Map, 1952, expresses Easting and Northing values in feet units. The property's UTM coordinates according to the map's unit of measurement are:

Zone: 14
Easting: 2610 800'
Northing: 180 575'

The Quad map with indications for the Noonan, Walter T., House location is found in the nomination of the Former Oakes National Bank.