

United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name: Grand Forks Riverside Neighborhood Historic District  
other names/site number: N/A

2. Location

street & number: north of U.S. Highway 2 (Gateway Drive) and west of the Red River not for publication: N/A  
city or town: Grand Forks vicinity: N/A  
state: North Dakota code: ND county: Grand Forks code: 035 zip code: 58203

3. State/Federal Agency Certification

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

Burlan E. Cannon Jr. Signature of certifying official/Title Date OCT 4 2007  
North Dakota State Historical Preservation Office State or Federal Agency or Tribal government

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

\_\_\_\_\_  
Signature of commenting official/Title Date \_\_\_\_\_  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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  
\_\_\_ See continuation sheet.
- removed from the National Register  
\_\_\_ See continuation sheet.
- other (explain):

Sandra McCullum 11-15-07

Signature of Keeper

Date of Action

Grand Forks Riverside Neighborhood Historic District  
(Property Name)

Grand Forks County, 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**  
**Contributing    Noncontributing**

	<u>127</u>	<u>50</u>	
(Park)	<u>1</u>	<u>0</u>	
(Bathhouse/Pool)	<u>1</u>	<u>2</u>	(Lift Station & Dike)
	<u>0</u>	<u>0</u>	
	<u>129</u>	<u>52</u>	

**buildings**  
**sites**  
**structures**  
**objects**  
**Total**

Number of contributing resources previously listed in the National Register 1

Name of related multiple property listing: N/A

**6. Function or Use**

**Historic Functions** (Enter categories from instructions):

Domestic/Single dwelling  
Domestic/Multiple dwelling  
Recreation and Culture/Sports facility, outdoor recreation

**Current Functions** (Enter categories from instructions):

Domestic/Single dwelling  
Domestic/Multiple dwelling  
Recreation and Culture/Park

**7. Description**

**Architectural Classification** (Enter categories from instructions)

Mid-19<sup>th</sup> Century/ Gothic Revival, Georgian  
Late Victorian/Queen Anne  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals/  
Colonial Revival, Tudor Revival, Cape Cod  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements/  
Bungalow, Craftsman, Prairie School  
Modern Movement/Ranch Style

**Materials** (Enter categories from instructions)

**foundation:** concrete, brick, stone  
**roof:** asphalt, wood  
**walls:** wood, stucco, brick, concrete  
**other:** Granitoid pavement

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

See continuation sheet.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 1

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**7. Narrative Description**

Grand Forks Riverside Neighborhood Historic District is based on the area platted for residential development as the Riverside Park Addition beginning in 1882-1884. It also includes Riverside City Park (1909) and the WPA pool and bathhouse (1941) as well as a distinctive stretch of "*Granitoid*" (concrete) pavement (NRHP-listed, 1991) along Lewis Boulevard. The nomination is based on post-1997-flood architectural surveys and preservation efforts sponsored by the City of Grand Forks and the U.S. Corps of Army Engineers. Waterfront areas east of the district boundary are excluded as they no longer retain the historic character and character-defining features of the district during its period of historical significance.

Grand Forks' Riverside neighborhood is geographically circumscribed by well-defined boundaries on four sides. The district includes landscape features, architectural styles and house types reflecting middle-income residential aspirations over a period of more than 125 years. A strong perceptual sense of identification with the Riverside setting among residents over several generations reflects the extent to which the physical fabric of neighborhood is unified in its feeling and associative character. These associations and physical integrity of the neighborhood reflect the historical formation of a distinct, identifiable suburban community within the broader fabric of the City of Grand Forks. For consistency throughout this narrative, the name "Riverside Park Addition" is used to refer to the legally platted subdivision, "Riverside neighborhood" refers to the place or setting, and "Riverside City Park" refers to the recreational park amenity (even though the word "City" is only rarely connected with the name of the park in popular local usage).

The Riverside neighborhood is bounded by riparian open space adjacent to the Red River of the North along its east and north edges, by a shift in the pattern, scale and character of buildings along the south boundary (where a commercial strip has formed along modern Gateway Drive), and along a boundary line west of the neighborhood district where street and block patterns change to a north-south orientation. The overall landscape context of the Riverside neighborhood is characterized by the historic park amenity, as its principle feature. Residential lots generally orient toward east-west avenues and the city park to the north, and toward the river along curvilinear Lewis Boulevard. From the neighborhood's beginning, natural advantage was taken of greenspace in the park, and the riparian setting was regarded as a pastoral, soothing location suited to both informal recreation and healthfulness. Documented historical accounts confirm design intent focused on capturing the natural quality of the park landscape by retaining advice in 1884 of a "professional landscape gardener to lay out 'avenues, drives, roadways, terraces, [and] lawns' in the development".<sup>1</sup>

The landscape design envisioned in the early, development-driven planning, is still visible in the scale, patterns, and physical character of the landscape throughout Riverside Park Addition in the present day. Since the 1880s, land planning and residential growth in the neighborhood have made intentional, purposeful use of the natural landscape features of this setting. The broad and sustained commitment to take advantage of the natural landscape was continued with the planning, layout and design of Riverside City Park as a civic recreational amenity in 1909. (The area of Riverside Park Addition that was eventually dedicated as a city park was planned in 1892 for residential lots and streets that were never built.) A majority of trees within the park boundaries are mature oaks (*Quercus macrocarpa*). Mature elms (*Ulmus americana*) predominate along the streets, extending the park-like characteristic of the landscape over-canopy into the surrounding neighborhood. The regular pattern and spacing of large boulevard trees throughout the neighborhood also provides a pedestrian-scale canopy over the sidewalks and

<sup>1</sup> Hoffbeck, p.13, referencing "The Building Boom" in *Weekly Plaindealer* (1 March 1883), p.8.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 2**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

reinforces the edge between private front yards and the public street. All these features of landscape design and public infrastructure are clearly intact and evident in the present day (as evident in reference photos 6, 21, and 22), having been faithfully retained and maintained with integrity throughout the period of historic significance.

Spatial and landscape features that continue to characterize the neighborhood include yards with abundant vegetation and narrow streets flanked (and overarched) by large elm trees. Landscaped open space enhances the pedestrian-friendly "park-like" ambience of the district. Typical, prevalent landscape features and plant materials reflect the texture and variety of plantings that would be regarded as "old-fashioned" landscape materials (shade-tolerant ferns and hostas, vining plants, peonies, elms) in a quiet and well-shaded treatment of open space. Street widths vary (60', 65', 70' platted rights-of-way, with pavement widths as narrow as 20-feet on Second Street North, 32-feet typically on First Street North and Third Street North, 24-feet wide east-west avenues at Seward Avenue, Fenton Avenue, Conklin Avenue, 26- to 28-foot pavement widths on Lewis Boulevard and Park Avenue). Front yard setbacks vary from as little as 15-feet on some blocks to as much as 40-feet on others, proportioned to house size and lot width. Most typically, front yard setbacks are between 20-feet and 30-feet from the property line or 35- to 38-feet from the curb. Berms (i.e., the area between lot line sidewalk and street curb, often called boulevards in North Dakota parlance) are generally between 16- and 18-feet. Lot widths were originally platted as 25-feet, but virtually all houses in the neighborhood were built on two or more combined lot parcels with practical lot widths of 50- to 65-feet.

There are no established civic buildings located within the district boundaries, although several nearby institutions support activities within Riverside Park Addition. Wilder School, outside the historic district and across Gateway Drive (also the route of U.S. Highway 2), serves elementary school students who are afforded safer access to the school by means of an underground pedestrian tunnel near the south end of Third Street North. Convenience food items and gasoline are available from the Simonson station store, also located at the intersection of Third Street North and Gateway Drive. The Simonson station convenience store is part of a franchise that grew out of the Simonson Lumber Yards, which also still retains a presence to the south of the district across Gateway Drive. (Historical connections of the Simonson businesses with Riverside Park Addition are discussed further under "Significance.") Historically, a railroad spur ran along the alleyway between Seward Avenue and Gateway Drive; still discernable along the southern boundary of the residential district, where an alley and an asphalt pedestrian bike path now exist in place of the railroad spur. The dedicated alley and vacated rail spur easement form a practical and perceptual boundary along the southern edge, effectively separating the historic residential district from the non-historic commercial strip. Historically, a connection with St. Michael's Hospital via Lewis Boulevard along the riverfront was another infrastructure feature of the residential neighborhood. Beyond these infrastructure extensions, the residential neighborhood district of Riverside Park Addition is thoroughly self-contained and generally isolated from surrounding land use patterns.

Changes in the urban pattern are noted at the boundary edges of the Riverside neighborhood. Narrow neighborhood collector streets exit the Riverside neighborhood onto Gateway Drive (historically named and originally platted as "Skidmore Avenue"). The character of this traditional arterial street changed dramatically in the 1960s with the opening of the John F. Kennedy Memorial Bridge and conversion of Skidmore Avenue to a U.S. Highway (U.S. #2) carrying a substantial amount of through traffic along the southern edge of the district and effectively isolating the Riverside Park Addition from traditional features of the urban fabric like St. Michael's Hospital and Wilder School. Historically, transportation connections with the broader Grand Forks community

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 3**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

would have been reinforced by the electric streetcar railway and by the Lewis Boulevard street connection that continued to the south of the present Kennedy Bridge.<sup>2</sup>

Within the Riverside Park Addition and surrounding subdivisions, several street names were changed within the period of historical significance. The early name "Conkling Avenue" was changed to Conklin Avenue. The street names "Blaine Avenue" and "Viets Avenue" (later named Riverside Drive) were abandoned, and a new Park Avenue was introduced along the boundary line between the residential district and Riverside City Park. In the 1950s and 60s substantial change in patterns of movement resulted from conversion of historic Skidmore Avenue to Gateway Drive/U.S. Highway 2, which re-routed highway through-traffic along the edge of the district (parallel to the historic residential avenues) effectively isolating the Riverside neighborhood from surrounding vehicular traffic patterns. Commercial properties along Gateway Drive (U.S. Highway 2) form a "buffer" for the residential neighborhood.

The western boundary of the neighborhood marks the place where historic development of Riverside ended and plain vernacular hipped boxes and ranch-style houses from the period after World War II are predominant. Residential patterns change significantly west of Third Street North, due to that area's late development. Much of the housing west of the alley behind Third Street North (in Skidmore Addition and Baukol's Addition) was constructed after World War II. A firsthand historical account by Pietsch from 1934 describes the condition of Riverside Park Addition and other Grand Forks neighborhoods at a useful level of observational detail. At the time of Pietsch's observations, the area west of Third Street North was still industrial in character, defined by railroad spurs, a brickyard, lumber mill, industrial infrastructure, unpaved roadways, and housing of a very temporary character. (Pietsch identified the industrial area as "the idle land" west of Riverside Park Addition.)<sup>3</sup> The area west of the historic residential district developed rapidly after World War II, but the scale, density, and materials in the houses are noticeably different from more historic parts of Riverside Park Addition.

At the east end of the district, houses align toward a winding, curved street (Lewis Boulevard, 1911; Granitoid pavement), reflecting a casual, informal relationship to the riverfront typical of the historic character of Riverside neighborhood's eastern edge. After 1997, earthen flood protection levees were constructed along the eastern boundary of the neighborhood, continuing along an east-west line between residential properties and parkland features. Within the historic neighborhood the back lot area behind houses on the east side of Lewis Boulevard extends to the new dike line. Established, mature trees in rear yards of these residences have been retained. A new lift station, constructed in 2001 (at 1602 Lewis Boulevard; SITS 32GF224), defers to the scale and character of the surrounding residential neighborhood. Though constructed of new materials, the lift station is sympathetic to the residential scale and texture of surrounding properties.

In preparing for the flood protection project, the City of Grand Forks hired Royce Yeater, AIA, Historical Architect (YHR Partners, Moorhead, MN) to "establish a procedure and identify a pool of homes that meet historic standards worthy of preservation from the approximately 250 homes more than 50 years old impacted by the flood of 1997 by either their sale to the City of Grand Forks under the voluntary buy out, or by their position relative to the proposed new dike line that would force their eventual demolition or clearance."<sup>4</sup> Yeater developed a rating process that established a Historic Rating based on architectural quality, historic integrity and stylistic representation, and a Condition Rating based on "the degree to which the property reflected obvious care or lack thereof, as evident in

<sup>2</sup> See Oihus. Significance of the streetcar railway to Riverside Park is discussed further under the "Significance" Continuation Sheets.

<sup>3</sup> Pietsch. pp. 212-214.

<sup>4</sup> Royce A. Yeater. "Grand Forks Historic House Relocation Study." YHR Partners, Moorhead, MN: March 1999, p.2.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 4**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

deferred maintenance that preceded the flood of 1997, or damage resulting from it." Ratings were 1 – 10 with 10 being best. This process was used throughout the city.

This Historic House Relocation Study was augmented by architectural surveys to determine National Register status. Surveys were completed by the Federal Emergency Management Agency and reviewed by the Grand Forks Historic Preservation Commission and the State Historic Preservation Office. Criteria used to determine relocation potential included the architectural significance of the building, soundness of the structure, the availability of a compatible destination lot, and the presence of a route by which to move the house without destroying the character-defining tree canopy or damaging other homes. Demolition was considered if a house was more than 50% damaged and/or had no historic or architectural significance and/or there was no alternative lot or no acceptable route to an alternative lot available. These determinations affected seventeen houses within the Riverside Historic District. Six houses<sup>5</sup> were relocated from the wet side of the dike to within the boundaries. Two houses<sup>6</sup> that post-dated most of the historic architecture in the district were relocated outside the district, creating destination lots for historic homes more-appropriately related to scale and material features if this neighborhood.

A compatible destination lot was defined under the Yeater study as physically close to the current lot and surrounded by housing stock of similar mass, scale, and style to the house being moved. Destination lots resulted from the demolition of irreparably flood-damaged homes purchased by the city. Because there were fewer destination lots than houses that met the criteria for relocation, a second tier of criteria evolved based on NRHP-eligibility status, age, percent of damage, and whether the house was city-owned or privately-owned. This careful consideration of new sites' relationships to the original sites of each moved house insures that the moved buildings meet National Register criteria consideration B for moved properties. Relocated houses have been sited at new locations in ways that reflect the original orientation, setting, and general environment of the structure, are compatible with the context of neighboring properties, and retain key features of landscape and spatial relationships such as their relationship to adjacent properties and suburban open-space.

Nine houses<sup>7</sup> within the district boundaries were demolished and two destination lots were created through relocation of the original houses. The eleven lots thus available for relocation of historic homes were replatted to create eight destination lots. One destination lot was used for a lift station. One lot became the destination lot for 1518 Riverside Drive. Two demo lots were used as destination lots for houses relocated from 1402 Lewis Boulevard and 1518 Lewis Boulevard. The lots at 28 and 30 Conklin Avenue were combined to form one destination lot for the large house from 1502 Lewis Boulevard; the three lots at 9 and 11 East Conklin and 1714 Lewis Boulevard were combined to form two destination lots for 1412 and 1508 Lewis Boulevard. One vacant, buildable, city-owned lot remains at 1707 Lewis Boulevard. A Request for Proposals will be released in the summer of 2007 for prospective owners to submit bids and building plans for the vacant lot, which has been held until the flood protection project was completed and the lot could be removed from the 100-year flood plain.

Of the ten vacant lots created by demolition, 28 and 30 Conklin were combined to make one parcel to which 1502 Lewis was relocated; 9 and 11 East Conklin were combined with 1714 Lewis to form two parcels on which 1508 and 1412 Lewis Boulevard were relocated; 1602 Lewis became the site of a new pump house for the city

<sup>5</sup> Smithsonian Institution Trinomial references assigned by SHPO are 32GF203, 32GF207, 32GF214, 32GF216, 32GF221, 32GF247

<sup>6</sup> 32GF182, 32GF224

<sup>7</sup> 32GF228, 32GF176, 32GF178, 32GF3107, 32GF179, 32GF235, 32GF232, 32GF180, 32GF234

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 5**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

sewage system; 1614 Lewis became the relocation site for 1518 Lewis Boulevard; 1628 Lewis became the new home for 1508 Lewis; 116 Conklin became the new home for 1402 Lewis; and 1707 is vacant awaiting redevelopment after the completion of the dike.

In response to flood events, several lots that were historically home sites were vacated; some temporarily and others permanently. Permanently vacant lots are those that can never again be built upon. In 2006, permanently-vacated lots are generally located at the periphery of the neighborhood and along the riparian corridor where they do not detract from the tight-knit density and character of the neighborhood. These are all partial lots created by dike construction. Within the Riverside Historic District boundaries, four permanently vacant lots on Park Avenue fall within the footprint and easement of the flood protection system. No development will be allowed on these lots. Temporarily vacant lots can be redeveloped after the flood protection project is completed. One such lot at 1707 Lewis Boulevard remains within the District boundaries. Historic homes have been relocated and placed on lots where flood-damaged houses had been removed, maintaining the density and historic character of the neighborhood through a planned conservation strategy referred to in the post-flood relocation study as "double-moves".<sup>8</sup> Through this process (guided by Historic Preservation Commission review), historically-significant houses have been preserved, renovated and placed on prominently-visible lots that reinforce the street and landscape patterns. (See Reference photos #2, #3, #8, #23.) A combination of historic integrity and physical condition was used to determine which houses, of those that were city-owned, would be demolished. The voluntary buy-out program was available to homeowners whose homes were more than 50% damaged and/or were in the way of the flood control project.

Eleven houses were demolished/removed within the Riverside Historic District boundaries.

SITS #	Address	Condition
32GF176	28 Conklin Avenue	demolished
32GF178	30 Conklin Avenue	demolished
32GF179	9 East Conklin Avenue	demolished
32GF180	11 East Conklin Avenue	demolished
32GF182	10 Fenton (now addressed 1601 Lewis)	moved out of the district
32GF224	1602 Lewis Boulevard	moved out of town
32GF228	1614 Lewis Boulevard	demolished
32GF232	1628 Lewis Boulevard	demolished
32GF234	1707 Lewis Boulevard	demolished
32GF235	1714 Lewis Boulevard	demolished
32GF3107	116 Conklin Avenue	demolished

The following houses were designated for relocation:

- 32GF247 1518 Riverside Drive was relocated to 1601 Lewis Boulevard (previously addressed as 10 Fenton Avenue)
- 32GF203 1402 Lewis Boulevard was relocated to 116 Conklin Avenue
- 32GF207 1412 Lewis Boulevard was relocated to 1714 Lewis Boulevard
- 32GF214 1502 Lewis Boulevard was relocated to 28 Conklin Avenue
- 32GF216 1508 Lewis Boulevard was relocated to 1628 Lewis Boulevard
- 32GF221 1518 Lewis Boulevard was relocated to 1614 Lewis Boulevard

<sup>8</sup> Yeater, Royce and YHR Partners (March, 1999).



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 6**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Relocation rationale:

1518 Riverside Drive (32GF247) – This architecturally-significant house was located on the wet side of the final dike alignment. Built in 1884 by John L. Lewis, designed by R.W. Jordan, it was part of the original Riverside Park housing development. The house was occupied from 1896-1900 by William H. Standish, an Attorney General of the State of North Dakota and a leading Populist Party member. It was occupied from 1928-1949 by Joseph Bell DeRemer, leading Grand Forks architect and designer of many significant local buildings as well as co-architect on the North Dakota State Capitol building. This property was surveyed as individually eligible and contributing to a potential historic district, given a historic rating of 10 (out of 10 possible) and also rated 10 in terms of Architectural Quality, Integrity, and Stylistic Representation in Yeater's GF Historic House Relocation Study. The house was determined to be physically sound and able to be moved and rehabilitated. A route to the corner lot vacated by moving a "new" house from 10 Fenton to 1520 N. 6<sup>th</sup> St. (outside the District boundary) was available. The destination lot was within a block of the original location of the house, thus largely retaining integrity of location. Consideration of all these factors led to the determination to move the house.

1402 Lewis Boulevard (32GF203) – Originally located on the wet side of the final dike alignment, this house, built in 1911 in the Prairie Foursquare (Cornbelt-Cube) style was surveyed as contributing to a potential historic district, given a historic rating of 8 (out of 10 possible), and rated 8 in Architectural Quality, 5 in Integrity, and 8 in Stylistic Representation in Yeater's GF Historic House Relocation Study. The house was determined to be physically sound and able to be moved and rehabilitated. A route to the 116 Conklin lot was available and would place the house in an area with other American Four Squares and within three blocks of its original location. Consideration of all these factors led to the determination to move the house.

1502 Lewis Boulevard (32GF214) – Previously located on the site designated for a newly-constructed pump station, this house was built in 1912 by John Vallely, who specialized in trusteeships and land development. Stylistically it is an early version of the Colonial Revival/American Four Square style. It was surveyed as individually eligible and contributing to a potential historic district under Criteria B and C. This property was an unusual example of brick housing stock in the Riverside neighborhood, given a historic rating of 8 (out of 10 possible) and rated 8 in each in Architectural Quality, Integrity, and Stylistic Representation in Yeater's GF Historic House Relocation Study. A route to the 28/30 Conklin lot was available, enabling the house to be placed in an area with other American Four Squares and within two blocks of its original location. Consideration of all these factors led to the determination to move the house.

1518 Lewis Boulevard (32GF221) – Previously located on the wet side of the final dike alignment, this house was built in 1920 in the Bungalow style and accentuated with unusual cobblestone exterior material at the front porch and south side chimney. Surveyed as individually eligible and contributing to a potential historic district. It was given a historic rating of 9, rated 9 in each Architectural Quality and Integrity, and rated 8 in Stylistic Representation in Yeater's GF Historic House Relocation Study. A route to the 1614 Lewis Boulevard lot was available, next to another Craftsman Bungalow, within one block of its original location and retaining its original orientation to the river. Consideration of all these factors led to the determination to move the house.

1508 Lewis Boulevard (32GF216) – Originally located on the wet side of the final dike alignment, this house, built in 1884 in the Queen Anne style by developer John L. Lewis was known historically as the "Eugene C. Elwood House." It was surveyed as contributing to a potential historic district. Yeater's GF Historic House Relocation Study gave the house a historic rating of 8, rated 9 in Architectural Quality, 7 in Integrity, and rated 8 in Stylistic

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 7

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Representation. A route to the 1628 Lewis Boulevard lot was available, about one block from its original location and retaining its original orientation to the river. Consideration of all these factors led to the determination to move the house.

1412 Lewis Boulevard (32GF207) – Previously located on the wet side of the final dike alignment, this house was built in 1921 by L. Kleven in the Prairie style. The house is known historically as the O’Keefe House for its association with Grand Forks attorney and several-term Mayor Henry O’Keefe, Jr. The house was surveyed as individually eligible and contributing to a potential historic district. It was given a historic rating of 9, and also rated 9 in Architectural Quality, Integrity, and Stylistic Representation in Yeater’s GF Historic House Relocation Study. A route to the 1714 Lewis Boulevard lot was available, three blocks from its original location and retaining its original orientation to the river. This house was the only historic house in Grand Forks that the owners wanted to move themselves following the 1997 flood. Consideration of all these factors led to the determination to allow the house to move to a city lot held for historic home relocation.

The City of Grand Forks issued Requests for Bids for the moving of each of the city-owned properties (which did not include 1412 Lewis Boulevard which was relocated by the property-owner). Contractor selection was based on house moving experience, cost of move, and ability to move the house within a prescribed period of time. Contracts included stipulations regarding the historic nature of the house. Upon resale of the homes (again excepting the owner-moved house), historic covenants were placed on the houses for a period of five years. These deed-restrictions precluded changes to the historic aspects of the house except by prior consent of the Grand Forks Historic Preservation Commission. The covenants are on file with the Grand Forks County Clerk of Records and at the Grand Forks Historic Preservation Commission.

Three of the six moves were part of the Standard Mitigation Agreement for Fourteen Residences at the City of Grand Forks, North Dakota, signed by the U.S. Army Corps of Engineers, the North Dakota State Historic Preservation Officer and the City of Grand Forks, with concurring signature by the Grand Forks Historic Preservation Commission. The SMA (final – March 2001) is on file with the ND SHPO.

To a minor extent, flood protection structures have altered the relationship between residential lots and Riverside City Park where lots front onto Park Avenue. On the 10s- and 100-block of Park Avenue, all houses but one (123 Park Avenue, 1925; SITS 32GF3112) have been removed, razed, or relocated to accommodate construction of a new concrete floodwall that connects with the new dike line; eleven houses were affected. Historically, lots fronting on Park Avenue connected visually and associatively with the public park open space and the pool amenity. The floodwall and levee features now create a stronger visual and physical barrier between the residential neighborhood and the park amenity. This necessary separation is mitigated by retained gateway entrances into the park at nearly the exact location where the electric streetcar line historically terminated at the north end of First Street North. Houses along the 200-block of Park Avenue and along Third Street North (1800-block) retain a more direct visual connection with the west end of the park.

In differentiating between “contributing” and “noncontributing” properties within each historical period, consistent professional judgment was applied by architectural historian consultants through a series of surveys. (Hoffbeck, Vyzralek, and Martens surveys evaluated the integrity and typical architectural/associative features of properties as part of three, in-depth surveys of the Riverside neighborhood.) Using SHPO criteria and procedures (NDCRS “Site Form Training Manual”, 1989) each property’s level of contribution to the historic architectural and character-defining patterns of the district were evaluated consistent with National Register standards. These surveys evaluated the extent to which each property’s original design character and relationship to neighboring properties

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 8**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

has been retained over time, contributing to continuity within the district. This characteristic is largely reflected in the feel and association of a house in its setting, taking into account setbacks, scale, massing, patterns of fenestration, exterior materials, and so on. Patterns of historical events in the neighborhood reflect formation of a unified, identifiably suburban residential neighborhood. Non-contributing characteristics were noted when there was a discontinuity of feel and association with neighboring properties, often reflected by changing patterns of lot arrangement, prominent additions, or substantially altered landscape features. Survey reports and site files with substantiating criteria for each property, have been placed on file with the State Historic Preservation Office and Grand Forks Historic Preservation Commission, and are available to the public as substantiating support rationale for recommendations in the National Register nomination.

Architectural surveys of Grand Forks' Riverside neighborhood address seven aspects of integrity identified in the National Register process to be evaluated for a property. Attributes of location, design, setting, materials, workmanship, feeling, and association were given consideration in making a determination of "contributing" or "non-contributing" characterization. In all instances, determination of noncontributing status was made on the basis of one of three factors of discontinuity, a) substantial loss of physical integrity, particularly in use of substitute materials or alterations to the basic form and detailing of the property b) the property is not typical of architectural style or method of construction associated with the period of historical significance, or c) the property is lacking in feel and associative characteristics of the physical setting; that is, it does not continue the expected pattern typical of neighboring properties of the same historical period, including features of landscape or siting.

Inside Riverside City Park, several recreation features can be identified. Four tennis courts, a seasonal hockey rink, minimally-defined softball field, and restroom facility are extant, in addition to the main historic architectural features, the swimming pool and bathhouse. Several park features including a basketball court, parking areas, and paved drives nearer the river have been removed (at the approximate location where historic Viets Avenue was originally platted but never developed). The park is more extensively wooded toward the river's edge than on its southern half. Archaeological investigations have previously been made within the park and along the riparian corridor on the "wet" side of the dike (including the areas where houses formerly existed on Riverside Drive, and along new Alpha Avenue in the approximate location of the historic T.J. Walker lumber mill north of Third Street North). No significant archaeological features from the prehistoric or historical period have been identified in any of these investigations.<sup>9</sup>

Within the park boundaries, the most significant man-made structures are the National Register-eligible, depression-era WPA bathhouse and pool. Historically, the park accommodated a range of informal (hunting, fishing, camping, and picnics) and more formally-structured recreational uses (music concerts, a destination tourist camp, oratorical events, and revival preaching). In all periods, swimming was the activity most consistently associated with the park.<sup>10</sup> In summers when the pool was operational, it was a visibly active center of recreation for children in the neighborhood. There is substantial photographic evidence of earlier pool structures, but the principal surviving feature is the 1941 bathhouse and associated swimming pool.

The existing swimming pool and site-cast concrete bathhouse building in Riverside City Park are highly significant, National Register-eligible, depression-era resources, important for their relationship to historical events and as pure architectural examples of Streamline Moderne style. The bathhouse is constructed of site-cast concrete

<sup>9</sup> Hudak, G. Joseph, (1981).

<sup>10</sup> Harry Hopkins, quoted in Martens (1997). See, Hopkins, Harry. "Planning Our Leisure", unpublished WPA communication for distribution to Information Services Directors, (1 June 1938) in the collections of the Minnesota Historical Society.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** 7 **Page** 9

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

according to a design by engineers of record, Elder L. Lium and Leroy W. Burdick (Lium and Burdick). Given the engineering background of Lium and Burdick, it is surprising to find such a well-proportioned work of architectural design and purity of style in the way the Streamline Moderne architecture is carried out, suggesting that there was probably additional design input either from a local consultant or from WPA staff. As part of a Phase III evaluation of flood-impacted resources in the vicinity of Riverside City Park, Barbara Mitchell characterized the integrity of the pool and bathhouse as “exceptional.”<sup>11</sup> The only apparent modifications are installation of a metal drain edge on the pool, general maintenance repairs, rudimentary accessibility compliance modifications, a small shed attached to the north side of the men’s bathhouse entrance, and perimeter security fencing. The Riverside City Park bathhouse and pool definitely are eligible for National Register listing under Criterion A (based on numerous associations with historical events, particularly the connection to the Works Progress Administration federal relief program), and under Criterion C as one of the best embodiments of the Streamline Moderne architectural style in North Dakota.<sup>12</sup>

The swimming pool is generally T-shaped, with a diving area at the center of the south edge and concrete deck all around. There is a shallow wading pool near the southwest corner. The bathhouse is a symmetrical, smooth concrete, one-story building with window openings visually tied together by horizontal banding and cast-in recessed banding stripes. A shallow south-facing canopy has radiused corners, another hallmark of the Moderne style. Access to the pool deck from the bathhouse is by way of six exterior steps that elevate the bathhouse floor on a raised podium. A slightly elevated public entrance on the north is accessed by an exterior ramp of more recent construction. The main entrance and secondary entrances to the bathing rooms for each gender are articulated by shallow, cast “banner” surrounds with identifying words cast-in. Vertical electric “lanterns” from the historical period flank the front entrance and other original lighting fixtures also remain in place. Railings have been installed, restricting access to a partial lower level equipment area. The building’s sponsor is identified with the standard, cast-metal “Works Progress Administration” dedication plaque at the north elevation entrance.

Detached garages augment the suburban, automobile-oriented character of the residential neighborhood historically and in present usage. Ownership of private automobiles was clearly a feature that influenced the neighborhood’s development patterns, once automobiles replaced the streetcar trolleys as the predominant means of commuting. Several of the garages are of the same historic date as the houses to which they relate and are unaltered; thus the garages and “alleyscapes” contribute to the historical and architectural associations of the dwellings and the neighborhood. Most of the garages were entered from the alley at the back of the lot, but in other instances garages for two adjacent houses were placed on the shared lot line and two driveways provided access from the street to the back of the lot. As a general pattern in the neighborhood, automobile storage and parking are still relegated to the back of lots. Some of the most purely-preserved garages are associated with addresses at 15 Seward Avenue, 221 Conklin Avenue, 218 Seward Avenue, 228 Seward Avenue, and 207 Park Avenue. In fact, the entire “alleyscape” in the 200-block between Seward Avenue and Fenton Avenue is fairly faithful to its historic character and maintains a relatively high degree of material integrity in its historic, detached garages.

The 2005 survey identified several historic garages as significant or contributing to the characteristics of the historic district. Consistent with National Register guidelines, these secondary outbuildings are included in the resource count. On any individual property, loss of a historic outbuilding – or replacement with a new one – does not

<sup>11</sup> Mitchell, and IMA Consulting, “North Dakota Cultural Resources Survey update”, (fieldwork dated 29 April 1999) submitted on behalf of the U.S. Army Corps of Engineers and accessible through the North Dakota SHPO.

<sup>12</sup> Correspondence from St. Paul District Corps of Engineers to Grand Forks Historic Preservation Commission, (14 November 2003), and August 2003 Memorandum of Agreement for standard mitigation.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** 7 **Page** 10

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

reflect substantial adverse effect on integrity of the associated residence. On the whole, however, the scale and patterns of garages in the alleys of the Riverside neighborhood reflect the character of the setting, the scale and degree of enclosure of rear yards, and architectural unity associated with early presence of private automobiles as a historical circumstance of the neighborhood. The 2005 survey identified the most-representative single-stall garages (historic garages retaining a high degree of material integrity) as secondary contributing resources associated with the house to which they relate. In some instances, the historic garage also helps to define a "gateway" entrance condition into the alleys, reflecting the historically-intended pattern of residential land use planning. Consideration was given in the architectural survey as to whether specific freestanding garages should be included in the resource list as discrete features based on their associative architectural style, their material integrity, and their associations with the house during the period of historic significance. Retention of nine of these "contributing" garages is encouraged and they have been included in the resource-count for the district.

**Description of prototypical building types:**

Only a handful of houses in the Riverside neighborhood were actually designed by people academically trained and credentialed as architects. Contractors, using standard plans adapted from pattern books, erected most of the houses in the district. Noteworthy exceptions would include houses designed, occupied, or developed by architects with a known influence on the architectural profession in Grand Forks. These include 1601 Lewis Boulevard (1884, relocated from 1518 Riverside), the long-time residence of architect Joseph Bell DeRemer. Architects with the greatest impact on the Riverside neighborhood were Joseph Bell DeRemer, Henry L. Sage, John W. Ross, and Theodore B. Wells.<sup>13</sup> Joseph Bell DeRemer is associated with the "chalet style" modified Craftsman bungalow at 102 Conklin Avenue (1922, believed to have been designed by DeRemer, upon his return from hiatus in California). As junior partner of John W. Ross, Henry L. Sage (native of Ohio) designed several of the early Queen Anne style houses along Lewis Boulevard (1623 Lewis Boulevard; 1889). John W. Ross is most closely associated with the George Colborn House at 1618 Lewis Boulevard (1914, SITS 32GF230). Theodore B. Wells is identified in early City Directories as a draftsman, but went on to be credentialed as an architect for the brick duplex he designed and built at 29/31 Conklin Avenue (1927).

Contributing to the unity of feeling and associative setting of the district, a limited number of housing styles predominate in the Riverside neighborhood. Concentrations of Queen Anne and gable-fronted "mechanic's cottage" houses are found toward the east end of the neighborhood. American Foursquare residences are distributed throughout the middle blocks of the neighborhood, mostly on Fenton Avenue and Conklin Avenue. Craftsman-influenced bungalow style houses include excellent, almost prototypical examples in the 200- and 300-blocks of Seward, Fenton, and Conklin Avenues. A few Period Revival style houses are interspersed, including Colonial Revival houses and simplified Tudor Revival "storybook cottages" carried out with a vernacular builder's stylistic vocabulary. The most prevalent architectural styles in Riverside neighborhood are Queen Anne, vernacular mechanics' cottages, Foursquares, Bungalows, Craftsman and Prairie-influenced designs, Revival styles, and simplified plain residential speculative houses. Architectural styles represented in the district are "tied to national popularity of architectural styles", with popular tastes reflected in the residential building stock of Great Plains communities somewhat later than in more eastern settings, allowing for time delays in the westward spread of cultural preferences.<sup>14</sup>

<sup>13</sup> A noteworthy house by architect Samuel Teel DeRemer had been previously demolished following extensive damage from an earlier flood in 1979.

<sup>14</sup> Martens and Ramsay; presentation to Grand Forks conference of Preservation North Dakota and ND Certified Local Governments, Grand Forks, ND (01 May 2004). Also, see Kniffen, (1986).



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 11**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Architecturally, typical residential properties of the period 1870 to 1897 were characterized by asymmetrical form and a variety of surface textures (in the siding material) used to decorate and accentuate corners, gables, and complex rooflines that characterize the Queen Anne style. Properties dating from this period are typified by larger lots and a reserve of open space in the landscape treatment. These residences tended to be built early-on, toward the eastern edge of Riverside neighborhood, mostly along Lewis Boulevard.

The architectural fabric reflecting the 1898 to 1914 period of growth of Riverside Park is found in the large number of gable-fronted mechanic's cottages along and just west of Lewis Boulevard and continuing west along Seward Avenue. The term "mechanic's cottage" (or workers' housing) connects a particular style of house with its social purpose; that is, upright, responsible living space for working-class, middle-income property owners. Mechanic's cottages were fairly conservative from a design standpoint, often adapting forms and details from Greek Revival architectural influences. In terms of the historical characteristics of the planned suburban neighborhood, properties dating from this period are typified by narrower lot configurations, minimal side yards and a direct relationship to the streetscape unmediated by foundation plantings.

Architecturally, the period 1914 to 1929 is typified by design styles and construction approaches relating to the Progressive movement. These houses show a good range of variation on either the basic American Foursquare form, characterized by a basic 2-story "cubed" volume, shallow (relatively low-sloped) hipped roofs with broad overhanging eaves, and often an enclosed one-story front porch and roof dormers, or by characteristics of the bungalow. The exterior material on Foursquare designs was most often clapboard lap siding, and extraneous detail was usually very restrained, although Classically-inspired motifs were noted on some of the Foursquares. The neighborhood includes instances of very successfully synthesized bungalow designs, characterized by full-width front porches, deep overhanging eaves and gables, supporting roof brackets at gable ends and exposed rafter ends at the eaves, paired or grouped sets of windows (frequently using 3:1 or 4:1 double-hung window sash).

A smaller percentage of Riverside houses from the period of Progressive influence are of the Tudor Revival or Colonial revival style. Picturesque features like stucco material, prominent chimneys, arched entries, asymmetrical gabled vestibules, and steep roofs with flared eaves could easily be "applied" as a way of making a plain residential form house more visually interesting during the depression years. In terms of the historical characteristics of the planned suburban neighborhood, properties dating from this period are typified by increasing prevalence of detached garages, sometimes accessed from the street by two strips of concrete pavement. Landscape plantings of this period were more informal, and many of the designed landscape treatments have been renewed and maintained over time including more extensive side yard plantings (see reference photo 4). Locationally, these properties tended to be nearer the middle of the district, along the east-west avenues.

Architecturally, the period 1929 to 1942 is typified by modest designs, compact, efficient floorplans, and speculative construction marketed by local builders. Popular tastes in homes of this period increasingly tempted property owners and builders to mix or blend styles in a way that academically-trained architects might resist; at times even grafting the details of one style on a building from a different historical period. Several houses in the survey area reflect this kind of grafting from the time they were first built. In terms of the historical characteristics of the planned suburban neighborhood, properties dating from this period are typified by picturesque front yard landscape features, often closely integrated with front elevations of the house and entrance. These residences tended to be located near the southeastern corner and along the western boundary of the district.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 12

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

*Queen Anne*

Early Queen Anne style homes found prominently in the Riverside Park Addition are a variant on Victorian design. Queen Anne style houses including 1523 Lewis Boulevard (1884; SITS 32GF223), 1601 Lewis Boulevard (1884; SITS 32GF247, Reference photo #3), and 1628 Lewis Boulevard (E.C. Elwood House, 1884; SITS 32GF216) are characterized by asymmetrical form and a variety of surface textures (in the siding material) used to decorate and accentuate corners, gables, and complex rooflines. The latter two houses are excellent examples of historically-important homes relocated from original addresses on Riverside Drive and Lewis Boulevard, respectively. Since the 1997 flood, these houses have undergone extensive rehabilitation to reveal and enhance details that characterize the Queen Anne style.<sup>15</sup> Faithful restoration of these relocated and rehabilitated houses treat their architectural style and setting as accurate reflections of historical patterns in the neighborhood.

*Gable-fronted mechanic's cottages*

The second period of growth in Riverside Park Addition occurred during and after the Second Dakota Boom, roughly from 1898-1914. The architectural fabric of Riverside neighborhood that reflects this period of growth is found in the large number of gable-fronted mechanic's cottages along and just west of Lewis Boulevard and continuing west along Seward Avenue. Regional architecture historian Norene Roberts uses the term "mechanic's cottage" to describe a particular kind of vernacular workers' housing and to connect it with its social purpose; that is, upright, responsible living space for working-class, middle-income property owners. Mechanics' cottages were fairly conservative from a design standpoint, generally adapting straightforward gabled forms and details from Greek Revival architectural influences and motifs. Bracketed embellishments on many of the mechanics cottages in Riverside Park neighborhood also invoke the Italianate style in a modest and superficial way.<sup>16</sup> Given the narrow width of lots anticipated in platting the Riverside Park Addition, it made good sense for these houses to have a gable-front main roof with a porch (either open or enclosed) extending across the front.

Gable-fronted mechanics' cottages, including 120 Seward Avenue (1896; SITS 32GF3442), 23 Fenton Avenue (1923; SITS 32GF189), 124 Fenton Avenue (1884; SITS 32GF3392, Reference photo #1), and 203-205 Fenton Avenue (1915-1920; SITS 32GF3399 and 32GF3401) are characterized by simple, often symmetrical shape, restrained Greek Revival embellishments, porches with hipped roofs, and often intersecting roof gables. The main gabled roof usually faces the street in houses of this type. Note that construction dates for some of these examples pre-date or post-date the Second Dakota Boom, showing that popular taste for national styles often lingered longer than historical events associated with them; reflecting a kind of "inertia" associated with popular culture.

*American Foursquare*

The American Foursquare was a house design popularized in the Midwestern states of Ohio and Indiana, spread throughout Iowa and Minnesota, and expressive of Progressive values in residential life on the northern Plains.<sup>17</sup> This efficient house design was promoted in popular literature and magazines of its time. American Foursquare houses (sometimes called the "Cornbelt Cube" style) include excellent examples at 1618 Lewis Boulevard (the Colborn House, 1914; SITS 32GF230, Reference photo #3), 14 Conklin Avenue (1919; SITS 32GF169), 24 Fenton Avenue (1916; SITS 32GF190, Reference photo #5), and another relocated house at 116 Conklin Avenue (1911; SITS

<sup>15</sup> McAlester, pp. 262-287; Walker, pp. 152-155.

<sup>16</sup> Roberts, (1975) p. 23; NDCRS p.82.

<sup>17</sup> Poore (1987); McAlester, pp.26-27; NDCRS, p.76

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 13

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

32GF203). The houses in Riverside neighborhood show a good range of variation on the basic American Foursquare form that is characterized by a basic 2-story "cubed" volume, shallow (relatively low-sloped) hipped roofs with broad overhanging eaves, and often an enclosed one-story front porch and roof dormers. The exterior material was most often clapboard lap siding, and extraneous detail was usually very restrained, although Classically-inspired motifs are evident on the house at 1618 Lewis Boulevard, and the unifying details of the Craftsman influence are quite visible at the excellently restored house at 24 Fenton Avenue. The photographic record of Riverside neighborhood surveys reveals that a considerable amount of period-inappropriate exterior decoration was removed from the 24 Fenton Avenue house in the course of its restoration between the 1991 and 2005 documentations.

*Prairie School influences*

Houses influenced by the Prairie School architectural style are represented very little by only two or three prominent examples in the Riverside neighborhood, including a fairly eclectic design at 200 Conklin Avenue (1924; SITS 32GF3367, Reference photo #7), 202 Fenton Avenue (1923; SITS 32GF3398, Reference photo #6), and the house relocated to 1714 Lewis Boulevard (Henry O'Keefe, Jr. house, 1921; SITS 32GF207, Reference photo #8). Defining features of this style include very low-pitched roofs (often hipped), broadly overhanging eaves, bracketed or cantilevered entry hoods, shallow-radiused roof dormers, paired windows grouped with upper story materials and soffits to give greater horizontal emphasis to the overall fenestration.<sup>18</sup> Historical research has been unsuccessful in identifying the architect for the overtly Prairie School-influenced Henry O'Keefe, Jr. house now prominently located at 1714 Lewis Boulevard, but it was quite apparently architect-designed.

*Period Revival, Tudor Revival "cottages", and Colonial Revival*

Tudor Revival-style houses are few in the Riverside neighborhood, but there are several good examples of this popular style. Houses at 202 Conklin Avenue (1926; SITS 32GF3369, Reference photo #15) and 201 Fenton Avenue (1927; SITS 32GF3397) probably have the most Tudor-influenced features. Popular taste for Tudor-Revival cottage embellishment is also evident on several more modest homes in the neighborhood that adapted the Tudor-Revival motifs to the vernacular builders' construction vocabulary as a kind of applied ornament. Modest adaptations of this style, showing the range of popularity of its "picturesque" characteristics, include simple houses at 211 Fenton Avenue (1926; SITS 32GF3406), 206 Conklin Avenue (1931; SITS 32GF3372), 209 Seward Avenue (1929; SITS 32GF3452, Reference photo #16), and 1609 Third Street North (1936; SITS 32GF3289). The picturesque features of this style, including stucco walls, prominent chimneys, arched entries, asymmetrical gabled vestibules, and steep roofs with flared eaves were easily "applied" as an inexpensive way of making plain residential houses more visually interesting during the depression years.<sup>19</sup>

Colonial Revival style houses, including both American Colonial Revival and the Dutch Colonial Revival-influenced gambrel design, are represented only to a modest extent within the Riverside neighborhood. Two examples that follow the rules of this style most faithfully are houses at 208 Conklin Avenue (1924; SITS 32GF3374) and 301 Park Avenue (1947, altered; SITS 32GF3427). Colonial Revival styles (which included the Cape Cod variant) are typified by side-gabled or gambrel form, symmetrically-arranged windows, Classical motifs (particularly hooded or pedimented entrance surrounds), and external chimneys at the gabled ends. This style was popularized in literature like the "White Pine monograph" series of architectural publications. Windows in period-revival houses are often multi-paned divided "lites" (window panes) in configurations like 6/6, 9/1, and 8/1. The

<sup>18</sup> McAlester, pp.438-451.

<sup>19</sup> McAlester, pp.354-371; Walker, pp.176-177.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 14

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

houses that illustrate this style in the Riverside neighborhood are particularly pure, having all the identifying features (including the side porch/sunroom dependency and pedimented entry element), composed in a very "formal" architectural manner. Precise correctness of architectural details and motifs is an overriding expectation of this style.

*Bungalows and Craftsman-influenced bungalow variants*

Bungalows and Craftsman-influenced houses are the most prevalent styles throughout the Riverside neighborhood, including excellent examples at 130 Fenton Avenue (1924; SITS 32GF3396), 213 Fenton Avenue (1924; SITS 32GF3408), 218 Seward Avenue (1927; SITS 32GF3457, Reference photo #12), 228 Seward Avenue (1923; SITS 32GF3463), 21 Conklin Avenue (1918; SITS 32GF174, Reference photo #10), 209 Conklin Avenue (1922; SITS 32GF3375, Reference photo #11), and 221 Conklin Avenue (1926; SITS 32GF3377). Several of these houses have retained their detached, single-stall garages adjacent to the alleys, built and detailed in the same architectural style as the houses to which they relate. The majority of the "best-designed" and well-maintained houses in the Riverside neighborhood are probably of one of these two styles (or a mixture of both), largely owing to the timeframe when the styles were popular and the range of ways property owners could get access to published designs reproduced in popular literature, design manuals, and lumberyard design guides.

Pure bungalow style houses are epitomized by broad front porches, usually screened and extending the full width of the front of the house, but sometimes identified by a smaller gabled porch extending forward from the main volume of the house. The main roof gable may be oriented parallel with the street (as at 221 Fenton Avenue and 27 Conklin Avenue), or perpendicular to it (as at 130 Fenton Avenue and 228 Seward Avenue). In popular literature of the 1920s, the bungalow porch feature was derived from architects' familiarity with sleeping porches in the Bengal region of India. This feature was then adapted in popular architecture of California and the western U.S. In cities of the Red River Valley and the northern Plains, the bungalow type was most popular from 1910 to 1935, the time period when a great many houses were being constructed in Riverside neighborhood. The house at 209 Conklin Avenue (1922; SITS #3375) is an especially pure, and well-preserved example of the essential bungalow type.<sup>20</sup> Its broad, bracketed, overhanging eaves convey a relaxed, sheltered quality and the large, screened porch openings ventilate the extended living space. In the casual siting of this house, two narrow concrete strips provide access to the detached garage at the rear of the property.

Popular preference for the bungalow among middle-class homeowners coincided with national popularity of the Craftsman style more commonly found on much larger houses. In the Riverside neighborhood, perhaps the house that is most faithful to Craftsman design principles would be the brick house at 202 Fenton Avenue (1923; SITS 32GF3398, Reference photo #6), which also incorporates architectural features of the Prairie School style. True Craftsman houses would have been generally larger and more ostentatious than the housing market in the Riverside neighborhood called for. In the Riverside neighborhood it is more typical to find Craftsman features synthesized quite successfully with the bungalow form to create a Craftsman Bungalow. This efficient, well-reasoned style -- a hallmark of the working-class and Progressive Riverside neighborhood -- is characterized by deep overhanging eaves and gables, supporting roof brackets at gable ends and exposed rafter ends at the eaves, paired or grouped sets of windows, frequently using 3:1 or 4:1 double-hung window sash. The magnificently well cared-for house at 218 Seward Avenue (1927; SITS 32GF3457, Reference photo #12) is one of the purest examples of the Craftsman Bungalow to be found anywhere.<sup>21</sup>

<sup>20</sup> McAlester, p.454; Walker, p.186-191.

<sup>21</sup> McAlester, pp.452-463; Walker, pp.180-181.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 15

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

A noteworthy variant of the Craftsman bungalow style is reflected by two, related small houses that might easily be overlooked at 108-110 Conklin Avenue (1922; SITS 32GF3356 and 32GF3357, Reference photo #9). (An early, historic detached garage also survives at the rear of 108 Conklin Avenue address.) These two, modest "bookmatched" houses were obviously built to be affordable for working class families, but as good examples of "vernacular" design, they reflect a great deal of architectural style in the pattern of their windows, scale, proportions and gable-fronted bungalow form. The history reflected in these pleasant and practical houses – serving modest pragmatic needs of working-class families in a tastefully elegant architectural manner -- is meaningful in the context of the Riverside neighborhood and in light of emerging demand for affordable "starter homes" in the contemporary housing market.

Another noteworthy house whose design resists classification is the picturesque, Craftsman-influenced "chalet" style house at 102 Conklin Avenue (1922; SITS 32GF3105, Reference photo #23 far left), a design reportedly associated with design work of Grand Forks architect Joseph Bell DeRemer when he returned to Grand Forks after having spent time practicing in California. An historic photo in the collections of the Grand Forks Historic Preservation Commission shows this architecturally-designed home at the date of its construction and first occupancy.<sup>22</sup>

***Changing housing patterns post- World War II***

Changes in housing design aspirations are apparent at the periphery of the Riverside neighborhood beginning with the years of Great Depression and continuing after World War II. This style of architecture is referred to as "Plain Residential" and "Hipped-Box."<sup>23</sup> It includes houses characterized by single-story (or at most, story-and-a-half), boxy volumes with side- or fronting-gables. Roofs are generally low-sloped hips, often with little or no soffit overhang. These plain, utilitarian houses feature minimal applied decoration, little or no surface embellishment, and simplified window sash (usually 1/1 double-hung, casements and picture windows).<sup>24</sup> A new window type in post-WWII houses was the 2/2 sash unit with divided glass panels organized vertically, rather than horizontally.<sup>25</sup> Toward the western edge of the historic part of Riverside Park Addition (outside the proposed historic district), many post-war examples of this residential type could be fairly characterized as architecturally "undistinguished" and unpretentious. Virtually the entire extent of Fourth Street North from Fenton Avenue northward, platted as Baukol's Subdivision, reflects houses of this type, developed in 1946 to satisfy pent-up demand for housing right after World War II.

The district boundaries recommended for the Grand Forks Riverside Historic District are delineated based on architectural styles up to the time of World War II (using 1942 as a practical cut-off date for the period of significance). Therefore, houses fronting on Fourth Street North and Fifth Street North, as well as ranch-style houses north of Park Avenue on Third Street North, are not considered to be typical of the style and associations within the historic district, and surveyed properties at those addresses are not included in the historic district.

<sup>22</sup> See historic photo on accompanying Continuation Sheets.

<sup>23</sup> This stylistic terminology is according to the classification system in the NDCRS manual; NDCRS p.82.

<sup>24</sup> NDCRS, pp.89-90

<sup>25</sup> Two other minor variants of the Hipped-Roof box style house exist in mostly-unaltered condition at 123 Park Avenue (1925; SITS 32GF3112) and 1804 Fourth Street North (1946; SITS 32GF3334). These houses would probably be characterized more as "practical" and "utilitarian" than representative of an architectural style, but they reflect tasteful features of well-balanced design intention. The hipped box form is synthesized into a more architecturally high-style design in the Modernist-influenced house at 302 Park Avenue (1948; SITS 32GF3428).



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 16**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Integrity**

Character-defining features of the neighborhood include orientations toward the river, toward Riverside City Park, or toward the adjacent riparian lands between the river and flood-protection structures; eclectic intermixing of housing styles that demonstrate evolution of residential patterns over time; mature landscaping and particularly large elm trees that overarch the streets, testifying to the age and stability of the neighborhood; and particularly the park amenity as a unifying feature of the planning and growth of the neighborhood historically. Within Riverside neighborhood, most houses orient toward east-west Avenues or toward the collector streets at the ends of the neighborhood (Third Street North on the west and Lewis Boulevard on the east). The Riverside residential neighborhood remains distinct from the commercial strip that has formed along Gateway Drive to the south, and a marked boundary is noted to the west of the alley between Third Street North and Fourth Street North where post-World War II houses represent the typical pattern and scale. If an adjacent district were considered for post-war houses of this kind, scale, style and level of detail, it would have a markedly different character from the fabric of historic Riverside neighborhood.

In establishing useful baseline data for determining historic merit and integrity, between 1981 and 2005, the City of Grand Forks and its Historic Preservation Commission sponsored thorough inventories and carefully-prepared followup surveys of historic resources within the community's oldest neighborhoods including Riverside Addition; the near northside neighborhood; downtown; the McCormack Addition; and the near southside. Following the 1997 flood, a plan for locating improved flood protection barriers was developed over several years with public review and input. The Grand Forks Historic Preservation Commission played a significant role in guiding aspects of the plan that would affect historic properties, and (with support from the State Historic Preservation Office) took an active role in surveying and evaluating historic properties that had been impacted by the flood disaster. Among these initiatives, a study and proposal was developed for relocating historically-significant residential properties that were endangered within the floodway. Responding to these considerations, the U.S. Army Corps of Engineers finalized a location for earthen levees and a section of floodwall that separate the eastern and northern edges of Riverside neighborhood from the river taking into consideration the historic architectural integrity of the residential neighborhood.

Placement of flood protection structures necessitated some adjustments in lot patterns, but in the interest of better-protecting the historic resources in the Riverside neighborhood, flood-protection structures were carefully coordinated with local preservation review. A particular objective of these changes was to accomplish them without negatively impacting the historic character of the neighborhood. A plan was carefully formulated to encourage preservation of as many historic properties as possible; in some instances through planned relocation to suitable lots, consistent with the National Register "Criteria Considerations". Eleven historic, contributing houses formerly located on sites within the Riverside neighborhood that were condemned and vacated have been successfully relocated. Carefully considered lot choices were matched with houses appropriate in size and scale. These relocations, accomplished within the historic neighborhood district, have both preserved the historic resource and retained the characteristic densities and scale of the residential district by preserving and restoring typical land-use patterns and open-space orientation. The city- and Corps-sponsored program of building relocation resulted in infill of vacant lots within the boundaries of the historic district (empty space incongruous with historic development patterns), and also resulted in preservation and conservation of several significant historic homes. These homes (originally constructed during the period of historic significance ascribed to the district) were determined during the course of the 2005 survey to retain physical integrity including integrity of feeling and association in their new settings. Therefore, they share historic association with the Riverside Park

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 7 Page 17**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Neighborhood Historic District based on their setting and environment compatible with other contributing properties. The buildings meet the requirements of the National Register Criteria Consideration B – moved buildings – and have been identified as contributing components of the historic district.

Consistent with State Historic Preservation procedures (NDCRS Site Form Training Manual, 1989), in order to be considered “contributing” to a potential district, properties were evaluated for consistency with original design character and the extent to which designed relationships to neighboring properties have been retained. This is largely reflected in the feel and association of a house in its setting, taking into account setbacks, scale, massing, patterns of fenestration, exterior materials, and so on. A particular house that may have had its exterior materials altered in the course of renovation would not be automatically considered “non-contributing”, provided there were no substantial alterations or additions to the basic form or fenestration of the house that depart from its original design character. Additions that have been placed at the rear or in less conspicuous side yard locations do not alter the overall form of the house. Evaluation of properties in the Riverside neighborhood took into account the material condition of the house at the time of the most recent survey (2005). Minor instances of substitute finish materials, modest changes in fenestration, and construction of small rear additions do not diminish architectural characteristics of the district. The district retains integrity of location, setting, association, feeling, design, materials, and workmanship required of National Register districts. The number of contributing resources (71.3%) exceeds the number of noncontributing resources (28.7%) to a substantial extent, and the State Historic Preservation Office concurred with consultant recommendations from the 2005 survey with no notable exceptions. During the course of post-flood rehabilitation, the material condition of the large majority of houses in the neighborhood has been maintained and in many instances restored consistent National Register guidelines and sound preservation practice.

Ten years after the disastrous Red River Flood of 1997 the neighborhood is both flood-protected and more tightly unified as a result of thorough analysis, timely preservation input, and wise policy planning. Within the Riverside neighborhood historic district, property owners have taken extra measures to seek professional advice about appropriate treatments for preserving historic homes. As in many well-kept residential neighborhoods, there are some new materials and non-historic embellishments evident on a few houses in the Riverside neighborhood but these features do not dominate nor detract from the architectural characteristics, nor do they diminish the feel and setting of the neighborhood. Most of the alterations and additions constructed to add living space do not impact the way people see the neighborhood from the shared public spaces. A surprising number of historic windows have been retained in their original, historic, sash configuration. In the large majority of instances wood clapboard siding has been retained, restored, and repainted.

Historic homes in the Riverside neighborhood district retain a high degree of physical integrity, enabling historically-accurate interpretation of the district context. This unity of feel and association is evident in the condition of materials and the extent to which alterations over time have not diminished the historic character of these historic resources. Notwithstanding minor changes that have been noted within the district, the Riverside residential neighborhood as a whole retains sufficient integrity for consideration as a historic district. The large predomination of buildings dating to the period of historical significance, together with related features of infrastructure, contribute to the historic and architectural significance of this well-defined residential district. Design features within the neighborhood are recognizably associated with particular architectural styles, a well-defined period of suburban residential development, and a prospering, working-class socio-economic group. The range of distinct architectural styles and material features reflect the diversity of time, with particular strength in the prevalence of a large number of well-preserved Bungalows and Progressive-era housing stock.

**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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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
- Community Planning and Development
- Entertainment/Recreation
- Transportation

**Period of Significance:** 1882 to 1942

**Significant Dates:** 1883-84, 1905-14, 1909, 1922-27, 1936-37

**Significant Person** (Complete if Criterion B is marked above): N/A

**Cultural Affiliation:** N/A

**Architect/Builder:** Henry L. Sage, Joseph Bell DeRemer, John W. Ross, Theodore B. Wells

**Narrative Statement of Significance**

See continuation sheet.

**9. Major Bibliographical References**

See continuation sheets.

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register (one feature)
- 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: Elwyn B. Robinson Special Collections; Chester Fritz Library, University of North Dakota



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 18

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**8. Narrative Statement of Significance  
Continuation**

The Grand Forks Riverside Neighborhood Historic District derives its importance from being a recognizable unified neighborhood, comprised of a wide variety of resources and features that are significant in terms of social history, residential architecture, and recreational infrastructure. The Riverside residential neighborhood took shape from 1882 to 1942 when it assumed its present architectural character as a range of middle-income houses with related infrastructure. The Riverside neighborhood is significant to the history of the city of Grand Forks as “the earliest and most substantial northerly expansion of the city.” (Hoffbeck) The diverse range of architectural styles reflects circumstances of local social history during the 1882 to 1942 period of significance. As unifying features, the public parkland of Riverside City Park and its WPA pool bathhouse, tree-lined open spaces, Granitoid pavement, and surviving memory of the streetcar line (shared in people’s memories and the relict evidence of the streetcar rails) all add to the district’s significance in terms of recreation, landscape design, and transportation. The significance of the district is based primarily on its embodiment of design and methods of construction as defined by Criterion C. Formation of the neighborhood as a distinct suburban setting also reflects events of social history (Criterion A) evident in the emergence of a distinct, suburban setting well-connected to the fabric of Grand Forks by transportation infrastructure and response to local events that include changing employment prospects, natural and economic disasters, and changing patterns of transportation.

The range of architectural styles in the Riverside neighborhood embodies a period of urban residential growth, forming a significant and distinguishable entity even though components of the district may lack individual distinction. Houses in the district are architecturally and historically compatible over several decades, and help to depict the historical continuity and evolution of the neighborhood. Architectural characteristics of the houses, yards, and public landscapes all contribute to the sense of time and place that gives the district its significance and unity of feeling. For more than 125-years the Riverside Addition residential subdivision has contributed to civic events including land use planning, agricultural developments within the Red River Valley, business and retail growth, civic relationships and public recreation. As the neighborhood exists today it is an exceptionally strong example of a viable middle-class residential neighborhood with its historic architecture and landscape features preserved well-intact and valued by neighborhood residents for its durability and historic integrity.

**Historical establishment of the Riverside neighborhood (1870-1897):**

The establishment of Riverside Park Addition, on the high bank of a meander in the Red River of the North, was an attractive location for settlement from the earliest days of the historical period. Beginning with placement of the first rude settlers’ cabins, and continuing with platting and planned development of the area as a residential community, the setting was envisioned as a desirable location for domestic life, related to the civic life of the broader community of Grand Forks while remaining detached and self-contained.

The first white family to permanently settle in what is now the city of Grand Forks was that of George W. Aker. George and his bride, Louisa, lived in a log cabin that had been built in the spring of 1871 in what is now Riverside Park.<sup>26</sup>

Grand Forks expanded in size and population after the St. Paul, Minneapolis and Manitoba Railroad reached the city in 1880, initiating what historian Elwyn B. Robinson called the first “great Dakota Boom” during the decade of

<sup>26</sup> Hoffbeck, p.12. *Grand Forks Herald*, “Grand Forks’ Beginnings”, (8 May 1902), p.3. The first settlers’ cabin was relocated and no longer exists.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 19

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

the 1880s. In 1882, John L. Lewis (originally from Toronto or Montreal, by way of Minneapolis)<sup>27</sup> purchased land from Mr. Aker and set about planning the Riverside Park Addition to the City of Grand Forks.<sup>28</sup> Early plat maps show the scale, street patterns, and lot layouts that are still visible today, reflecting the developer's vision of the kind of residential community that would be marketable and welcoming to new residents. Lots that were originally platted at somewhat impractical 25-foot widths were soon consolidated into parcels of 50-foot or greater width, with generally narrow streets and alleyways.<sup>29</sup> "Lewis, in partnership with Dr. C.J. Alloway, hired a 'professional landscape gardener' to lay out 'avenues, drives, roadways, terraces, [and] lawns' in the development in 1884."<sup>30</sup> From the earliest days of planned development in the Riverside neighborhood, land planning made intentional, purposeful use of the natural landscape features of this setting, evidenced by the retention of a professional landscape gardener to design the layout of streets, lots, and overall neighborhood pattern. This commitment to take advantage of the natural landscape was continued with the planning, layout and design of Riverside City Park as a civic park amenity in 1909.

John L. Lewis began constructing homes in the Riverside Park Addition in 1883, collaborating with itinerant architect/builder Mr. Jordan to construct what were almost certainly pattern-book houses. Four identical Queen Anne houses, built in 1883, survive today, albeit in new locations and/or in restored condition following the 1997 Flood. The speculatively-built houses reflected the nationally popular and "showy" Queen Anne style and presumably would attract the right kind of buyers to the new neighborhood. Four smaller, less expensive houses of similar style were also built in 1883.

Local tradition holds that the materials for the houses built by Lewis were transported to the site on barges from Winnipeg, but contemporary newspapers indicate that the lumber was shipped in by railroad cars, probably [still] from Winnipeg. The houses have been called 'Float Homes' for their connection with the logging trade on the Red River and also have been called 'Lewis Ready-Cut Homes' for the nature of the construction, for so many were built at the same time by the same builder.<sup>31</sup>

John L. Lewis intended to build seventeen dwellings in his Riverside development, but only nine or ten were built in 1883-1884. Given that several of these surviving historic houses have been carefully relocated and sited consistent with Criteria Consideration "B", today they form pivotal architectural features anchoring the residential district context. Residential growth in Riverside Park Addition was slower than some other parts of Grand Forks in the 1880s perhaps compounded by Lewis's unsuccessful efforts to attract the new University of North Dakota to the Riverside neighborhood site.

<sup>27</sup> *Daily Herald*, D.T. (6 April 1882), p.4. Lewis is occasionally identified in early newspaper accounts as "J.C." Lewis or "L.N." Lewis, but they are believed to be all one in the same person. see, *Daily Herald*, D.T. (15 March 1883), p.1.

<sup>28</sup> Hoffbeck, p.12. Tweton and Jelliff, p.79.

<sup>29</sup> see original plat of the Riverside Park Addition to Grand Forks, 1883, recorded in Book "B" of *Deeds, Grand Forks County*, p.133 and an expanded plat further encompassing the area that was later dedicated as Riverside City Park, filed 24 August 1892; *Deeds, Grand Forks County*, v.12, p.416. The earlier plat oriented lots toward east-west avenues and the later, undeveloped parcels were typically 50-foot widths oriented toward north-south streets that were never constructed.

<sup>30</sup> Hoffbeck, p.13.

<sup>31</sup> Hoffbeck, p.13. Though the term "Float Homes" is still frequently invoked by many Riverside residents to describe these early Queen Ann homes, in a timely series of 1991 and 1992 interviews with longtime Riverside residents, Hoffbeck's informants could not recall that term having been associated with the houses.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 20

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

When bids were entertained for the location of the new University of North Dakota in 1883, John L. Lewis offered a wooded five-acre site (in conjunction with an additional five acres in the adjoining property of Mr. Lindsay) in the Riverside Park Addition. The Riverside Park location, though "highly desirable" because of its proximity to the Red River and the donation area, lost because Lewis could not contribute \$10,000 for construction of an observatory on the site.<sup>32</sup>

An early brick home was constructed at 1418 Lewis Boulevard by Henry Langard in 1884 (no longer extant). The largest house constructed in Riverside Park Addition was probably the house of George H. Walsh (founder of the *Grand Forks Plaindealer*), listed in the 1891 City Directory as being located "east of Lewis Boulevard".<sup>33</sup> In 1886, just to the northwest of the platted Riverside Park Addition, the T.B. Walker lumber company of Minneapolis built a sawmill alongside the river (in a location north from current-day Third Street North), reinforcing the "industrial" quality of the area west of Third Street North and effectively deferring that area's development until late in the 1930s. At the lumber mill, white pine logs were floated down the Red Lake River to Grand Forks and milled to provide building material for residents and new settlers in the area.<sup>34</sup> Today, a shelterbelt alongside the north-south alley west of Fourth Street North marks the western boundary of the originally platted residential neighborhood, aligning with the site of a former dam on the Red River to the north and separating industrial uses (outside the boundary line of the proposed historic district) from residential. "Third Street North also is the west border of the [Riverside Park] residential area, and forms the western limits of the pavement of east-west streets."<sup>35</sup> Beyond that implied boundary, "shack houses of brickyard workers in the western (unpaved) part of Riverside Park are hemmed in by rail lines and spurs serving the Red River Brick Corporation facility."<sup>36</sup> Three local, Grand Forks residents had business affiliations with the fledgling and ultimately unsuccessful Red River Brick Corporation west of Riverside neighborhood; James A. Dinnie (one of the area's principal building contractors), Adison I. Hunter, and W.T. Borden.<sup>37</sup> Despite the apparent connections, only a few brick houses were built in the Riverside Park Addition.

The 1890s were a time of economic difficulty and slow growth in Riverside Park Addition, necessitating John L. Lewis's sale of one-half of the addition to Frank Viets in 1891. The wooded character of Riverside neighborhood made it naturally attractive to homeowners, in contrast to most portions of the city that were quite treeless. Viets' early vision showed promise of bringing "a new order of things to that end of the city" through a thoughtfully-planned, attractive and marketable working-class subdivision.<sup>38</sup> Viets had previously established a successful residential subdivision south of downtown, before investing in half ownership of Lewis' Riverside Park Addition, where he named the main platted avenue after himself (later renamed "Riverside Drive"). That street -- most of it never constructed -- would have extended along lots fronting toward the Red River on the north (within the eventual park boundaries), and then bending southward to become what was later named Riverside Drive. Several prominent and locally important North Dakotans moved to Riverside Park Addition in the 1890s. Hoffbeck's well-footnoted social history survey of the neighborhood describes the roles of D. S. Campbell, E. C. "Moses" Norman, Lyman Newton, Dr. John Fawcett (and his son John), and William H. Standish as influential early residents of the

<sup>32</sup> Hoffbeck, p.12.

<sup>33</sup> Hoffbeck, pp.12-13. (The house is no longer extant.)

<sup>34</sup> Hoffbeck, p.13.

<sup>35</sup> Pietsch, p. 206.

<sup>36</sup> Pietsch, p. 213.

<sup>37</sup> Like many other small brickyards throughout the northern Plains region, the production facility west of Riverside Park Addition appears to have failed because of insufficient "economy of scale" related to labor and fuel costs, and dwindling supplies of suitable clay for competitive brickmaking.

<sup>38</sup> Hoffbeck, p.14. *Herald*, "The Deal Consumated", (9 October 1891), p.5.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 21

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

community and the newly-formed state of North Dakota (1889). Architect Henry L. Sage, junior partner of John W. Ross, lived in the Riverside neighborhood and was connected with design of the Queen Anne home built for Mose Norman at 1701 Lewis Boulevard (1893, SITS 32GF233).

**The Second Dakota Boom and Expansion of Riverside neighborhood (1898-1914):**

Residential growth in Riverside Park between 1898 and 1914 reflected the state-wide condition of growing population based on new economic opportunities. Factors that contributed to this second economic boom are well-substantiated by North Dakota's foremost historian Elwyn Robinson.<sup>39</sup>

Development of the Riverside Park Addition received a boost when the land passed into control of E. J. Lander of Grand Forks. Lander, a resident of Grand Forks since 1883 and one of the leading real estate developers in the city, purchased control of the Riverside Park Addition from John L. Lewis and Frank Viets between 1899 and 1901. Lander extensively promoted and advertised the Riverside Park Addition as "an ideal home location". The advertisements promoted the advantage of the neighborhood as being close enough to the downtown for "city shops, markets and entertainments, yet remote enough to enable one to sleep of nights and enjoy the advantages of country and fresh air." To control the development, Lander included a clause in each land sale contract that houses built on the properties had to cost 'not less than \$1,500.'<sup>40</sup>

E. J. Lander successfully sold house lots in 1907-1910, and twenty-one new homes were built in Riverside Park Addition from 1912 to 1919. Lander also sold 36-acres of land to the City for establishment of Riverside City Park as a *bona fide* public amenity. Residential patterns reflect the growth and development of a middle-class suburban neighborhood between 1883 and 1942, with houses constructed by numerous, mostly-unnamed builders. Most houses were constructed on speculation, and sold quickly based on the appeal of single-family home ownership with private yards. Most purchasers were middle-income wage earners, as indicated by City Directories (business owners, clerks, mechanics and laborers; relatively stable occupations attracted to affordable "mechanics' cottage" houses).

Pattern-book houses, prefabrication techniques, and the national movement toward industrialized building methods are all represented by houses in the Riverside neighborhood. Circumstances by which houses were planned and constructed reflect the popular taste for pattern-book houses aimed at middle-class income pricing points.<sup>41</sup> It was a residential construction and marketing model based on fixed-price package designs (often illustrated in published popular literature) with standardized materials delivered on a largely pre-cut and ready to assemble basis. The T. W. Harvey Lumber Company of Chicago was one of the first proponents of the pre-cut, "ready-built" system of house construction, for which materials could be feasibly delivered by rail car. In Grand Forks, easily obtainable mail-order building materials and floor plans led to the widespread predominance of certain housing types. T.W. Harvey Lumber supplied pre-cut lumber that was cut in its own forests and kiln-dried on its own facility, thereby "minimizing costs to the buyer by eliminating the need to contract out those services."<sup>42</sup> This method of all or partial prefabrication (using

<sup>39</sup> Robinson, p.235-247. Tweton and Jelliff, p.79.

<sup>40</sup> Hoffbeck, p.15. *Herald* advertisement (12 May 1912), p.11.

<sup>41</sup> see Reiff, Daniel (2000).

<sup>42</sup> Reiff, Daniel, (2000).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 22

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

precut housing materials) was later emulated by Aladdin<sup>43</sup> and Radford plan services; Sears, Roebuck, and Company; Gordon VanTine of Davenport, Iowa,<sup>44</sup> and in the form of an early "affordable housing" initiative by Grand Forks' own A. F. Simonson Lumber company during the economic hard times of the 1930s.

The 1909 installation of an electric-powered streetcar line serving Riverside neighborhood further enhanced this residential neighborhood's connections with downtown businesses and the university district. As early as 1887, the Grand Forks City Council began planning for improved transportation between the commercial district and emerging, outlying residential areas of the city. As residential districts continued to grow (and as the cost of keeping horses continued to increase) residents increasingly sought reliable public transportation. The 1908 proposal for extended streetcar service included a line along "Conkling Avenue" (today's Conklin Avenue) and Skidmore Avenue (today's Gateway Drive). A second Riverside Park trolley line was extended from the State Fairgrounds at Fifth Street North and Ninth Avenue North to the junction of First Street North and Park Avenue in 1911 or early 1912. In 1921, more modern type, single-ended trolley cars replaced the double-ended cars when a turnaround loop was installed at the end of the Riverside Park streetcar line, near where the current gateway entrance is being built through the floodwall to Riverside City Park.<sup>45</sup>

Because no public water fountains or pumps existed at the Riverside City Park terminus, neighborhood children sometimes brought a pail of water to quench the thirst of the driver and the passengers. In return, the child received a free ride downtown and back.<sup>46</sup>

Improved and affordable streetcar transportation made Riverside Park Addition more attractive to middle-class residents of Grand Forks. The streetcar track to Riverside neighborhood ran along First Street North where the streetcar tracks are still visible at the time of this writing, embedded in the asphalt pavement of First Street North, south of Gateway Drive near the Simonson Lumber yards.<sup>47</sup> Though it ultimately contributed to the demise of the excellent streetcar system, the advent of private automobile ownership also fostered growth of the Riverside Park Addition, especially after Lewis Boulevard was paved with patented Granitoid (concrete) pavement in 1911. The Blome or Granitoid concrete system, still visible on Lewis Boulevard and other residential areas of Grand Forks, utilized granite aggregate and was scored to resemble brick pavers. Granitoid pavement is a historically significant feature of the Riverside neighborhood.

The Rudolph S. Blome paving company from Chicago, Illinois, had installed Granitoid pavement in other residential areas in Grand Forks in 1910, and gained the contract for paving district #18 in Riverside Park in 1911. Residents of the Riverside Park Addition had petitioned to specifically obtain Granitoid paving for the neighborhood.<sup>48</sup>

Granitoid pavement is a very dry mix of Portland cement and varying sizes of gravel. According to its patent, it "is laid in forms which provide an arch formation, which cannot collapse or settle . . ." The surface is both brushed and scored to create better footing for horses, while the hardness of the surface supports automobile traffic. In

<sup>43</sup> Current scholarship (including Marilyn Holt's 2006 book on prefabrication in the Progressive era) reflects substantial discrepancy and confusion over the preferred spelling of the Aladdin company name. This nomination adopts the preferred spelling of the "Aladdin Homes Company" of Bay City, MI, as reflected in historic company records retained by the Clarke Historical Library at Central Michigan University.

<sup>44</sup> Emmons, Ann.

<sup>45</sup> Oihus, p. 17-18

<sup>46</sup> Hoffbeck, p.15

<sup>47</sup> Oihus, p.16. The various routes of streetcar lines in the city are well-illustrated by Oihus' treatment of the topic.

<sup>48</sup> Hoffbeck, p.15



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 23

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Grand Forks, it was installed in the oldest and most fashionable residential areas, including the eastern section of the Riverside Neighborhood, in 1910-1911. When combined with the cable car system, it provided Riverside residents with the most up-to-date means of transporting themselves to the downtown area and the near south side. Grand Forks' Granitoid was placed on the National Register of Historic Places in 1991 as a discontinuous district. Together with property configurations associated with historic streetcar service and emerging prevalence of the automobile, the Granitoid feature is the basis of the neighborhood's significance under "transportation"

Behind almost every house built in the Riverside neighborhood after 1910, builders erected a single-stall garage. During the 1920s, Americans acquired millions of automobiles, a form of transportation that hastened suburbanization of the nation's cities. Many surviving garages in the Riverside neighborhood are of the same historic period as the houses, and thus they contribute to patterns, associations, scale, and character of the district. Several unaltered garages form alley "gateways" and match the style of related houses. As utilitarian accessory buildings, they contribute to the significance of the neighborhood setting, where the functional utilization of alleys reflects the priority given to automobiles as a preferred mode of transportation that, by the 1920s, could be owned by every family. Ten prominent examples of detached single-stall garages in relationship to alleys exist<sup>49</sup> and are included in the district's resource count. Many of these utilitarian outbuildings originally had dirt floors. Subsequent to recent floods, many have been raised and placed over a concrete floor slab.

**Riverside neighborhood during the Progressive era (1914-1929):**

Housing design for newly-forming communities in the 1880s, 1890s, and the first decade of the 20<sup>th</sup>-century borrowed liberally from Midwestern precedents of Classical Revival-influenced mechanics' cottages and tradition-based Victorian Queen Anne designs. By comparison, the first three decades of the 20<sup>th</sup>-century reflect consumer awareness of a more modern, scientific approach to "better homes" and the "Country Life Movement,"<sup>50</sup> and progressive exploration of two contrasting dwelling styles. In the Riverside Park Addition, these divergent trends are expressed by large, efficient, and architecturally formal American Foursquare designs, contrasted with the modest, Craftsman-influenced "bungalow" fashion. The Foursquare reflected upright values of efficiency and overt order; an expression of respectability. Bungalows reflected a more relaxed, unpretentious approach to efficiency and humility.

Solid and large American Foursquare houses formed the nucleus of growth in Riverside Park dwellings from 1900 until about 1919. The American Foursquare houses located at 1618 Lewis Boulevard (Colborn Residence, architect: John W. Ross of Grand Forks, 1917; SITS #230); 24 Fenton Avenue (Cosgriff House, architect: J. G. Henry of Grand Forks, 1916; SITS #190); and the much-later brick duplex at 29 Conklin Avenue (architect: Theodore B. Wells of Grand Forks, 1927; SITS #177) were the most substantial in stature and workmanship of the type built in the survey area.<sup>51</sup>

A trend toward smaller, less expensive, Bungalow style houses dominated the neighborhood from 1914 until 1928, counterbalancing the number of Foursquare houses built in the same time period. The term "bungalow" was applied somewhat derisively to modest dwellings until about 1904.<sup>52</sup> A large number of stylistically pure,

<sup>49</sup> SITS numbers indicated for these garages reflect the number assigned by SHPO to the associated house on the same lot. 108 Conklin Avenue (1927; SITS 32GF3356), 131 Conklin (1919; SITS 32GF3366), 221 Conklin Avenue (1927; SITS 32GF3377), 222 Conklin Avenue (1927; SITS 32GF3378), 24 Fenton Avenue (1917; SITS 32GF190), 25 Fenton Avenue (c. 1915; SITS 32GF191), 15 Seward Avenue (c. 1937; SITS 32GF196), 214 Seward Avenue (1922; SITS 32GF3454), 218 Seward Avenue (1928; SITS 32GF3457), 228 Seward Avenue (1923; SITS 32GF3463).

<sup>50</sup> Promulgated by Liberty Hyde Bailey and the Cornell University extension service.

<sup>51</sup> Hoffbeck, p.17. Also, see accompanying Reference photos #3, #4, #5, and #6.

<sup>52</sup> *Grand Forks Herald*. "The Story of the Bungalow", (16 August 1911), p.8.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 24**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

moderately-priced bungalows were constructed in Riverside neighborhood, generally west of First Street North, through the 1920s. In popular literature of the 1920s, the bungalow porch feature was derived from architects' familiarity with sleeping porches in the Bengal region of India. This feature was then adapted in popular architecture of California and the western United States. Popular connotations of the "exotic" (India and California) and warm climates, plus a connection with craft traditions, probably made the bungalow style especially pleasing in North Dakota. During the time period when a great many houses were being constructed in Riverside neighborhood, the bungalow style was especially popular. Popular appeal of the bungalow among middle-class homeowners coincided with national popularity of the Craftsman style more commonly found on much larger residences. Homes (and in some instances, related historic detached garages) at 21 Conklin Avenue (1918; SITS 32GF174, Reference photo #10), 209 Conklin Avenue (1922; SITS 32GF3375, Reference photo #11), 221 Conklin Avenue (1926; SITS 32GF3377) and 218 Seward Avenue (1927; SITS 32GF3457, reference photo #12) are particularly pure, and well-preserved examples of the essential bungalow type, but part of the architectural richness of the Riverside neighborhood lies in the numerous variations on the bungalow style, embellished with Craftsman details, textures and fenestration.

While most of the houses built in the Addition were bungalows, more substantial houses were also built. Henry O'Keefe, Jr., graduate of the Yale Law School and Mayor of the City of Grand Forks (1920-1925), built a Prairie style dwelling at 1412 Lewis Boulevard in 1922 [since relocated to 1714 Lewis].<sup>53</sup>

One other distinctive popular taste in residential architecture during the 1920s deserves mention as it is reflected in the Riverside neighborhood. Faithful examples of Colonial Revival houses are represented side-by-side in the American Colonial Revival (210 Conklin Avenue, 1926; SITS 32GF3376) and Dutch Colonial Revival (208 Conklin Avenue, 1924; SITS 32GF3374). Cape Cod variants of this style persisted in the neighborhood after World War II.

During the Progressive-era heyday of the streetcar system, residents of Riverside Park Addition developed employment relationships with several nearby institutions. Therapeutic effects of the park-like, wooded setting along the river in Riverside Park addition also seems to have attracted recuperative sites for sanatoria and other medical treatments.<sup>54</sup> Though located to the south of former Skidmore Avenue (now Gateway Drive), St. Michael's Hospital (which opened to much fanfare in 1907) was a significant feature in its connection to the neighborhood.<sup>55</sup> Well-respected doctors resided in Riverside neighborhood. As an extension of the larger Grand Forks community, Riverside City Park continued in its usage for civic and social purposes. The early relationship of workers' housing to the industrial area west of Third Street North was enhanced with more permanent and architecturally respectable workers' houses serving grain milling and downtown retail businesses.

The North Dakota State Mill and Elevator, located just to the west of Riverside Park provided an economic stimulus for the city and Riverside Park neighborhood. Some of the Mill employees resided in the Riverside Park Addition because of its proximity to the mill.<sup>56</sup>

Because the State Mill and Elevator was established in 1919 as an initiative of the Non-Partisan League, possible connections with home construction projects in Riverside Park Addition which might have been financed

<sup>53</sup> Hoffbeck, p. 17.

<sup>54</sup> Dr. George E. Hariman advertised chiropractic services from his home in Riverside neighborhood (calling the home "Hariman Sanitorium" in 1928 publications) while establishing a more prominent clinical facility at University Avenue and Twentieth Street North in 1927.

<sup>55</sup> "St. Michael's Hospital Opened with Appropriate Ceremonies", *GF Daily Herald*, (12 December 1907), p.6.

<sup>56</sup> Hoffbeck, p.17.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 25

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

by the Home Building Association (enacted under the same NPL legislation) were investigated for this nomination, but no documented ties to the short-lived Home Building Association could be demonstrated. (Interestingly, there are no known NPL HBA houses identified in Grand Forks.)

**The Great Depression (1929-1942):**

The pattern of historic architectural resources in the Riverside neighborhood exemplifies economic hardship of the Great Depression throughout North Dakota. Economic effects of the Great Depression and World War II curtailed most residential development in the Riverside Park Addition. Fewer than half a dozen houses were built between 1929 and 1935 in the area surveyed by Martens in 2005 (which included a survey area extending beyond the western district boundaries on Third Street North). This is, in part, a consequence of economic factors and also reflects that most lots in the neighborhood had been developed by the thirties. Construction of homes in the Riverside neighborhood on small lots during the Depression years – largely through local initiative by homebuilders like A.F. Simonson -- reveals a significant aspect of local history worthy of acknowledgement.

The entrepreneurship and residential investment of A.F. Simonson's lumber enterprise during the 1930s is an aspect of local history tied to the significance of the Riverside neighborhood. Archibald F. Simonson established a lumber business in Grand Forks in 1932 with encouragement from his father Nels, a timber-buyer in St. Croix Falls, Wisconsin. Milled lumber was brought in from the Crookston area of Minnesota, among other sources.<sup>57</sup> Simonson's "flagship" lumberyard is located just across Gateway Drive to the south of the Riverside Park neighborhood district. Small homes were built speculatively by Simonson (and others) in the 100-block of Seward Avenue and along First Street North, revealing experimentation with affordable housing in response to the Great Depression of the 1930s. As such, they form an interesting, modest example that combines small size, efficient planning, and minimal stylistic embellishment intended to appeal to entry-level buyers.<sup>58</sup>

Late depression-era houses are concentrated in the southeast corner of the district and along Third Street North, the last parts of the addition to be developed. As homebuilding began to resume in 1936 and 1937, a cluster of homes was constructed in the vicinity of First Street North and Seward Avenue. The house and garage at 15 Seward Avenue (1937; SITS 32GF196, Reference photo #17), and the set of three houses built speculatively by A. F. Simonson at 1404, 1408, 1412 First Street North (1936; SITS 32GF166-168) all remain in very good, unaltered condition. Basic, modestly-designed working-class houses are an important feature of the Riverside neighborhood. The house at 1408 First Street North, characterized as a "storybook cottage" style, is embellished with elements that evoke the Tudor Revival style in a very restrained way.<sup>59</sup> Elsewhere in the district, the Tudor Revival-influenced, English cottage style is more overtly (and more confidently) represented by earlier houses at 202 Conklin Avenue (1926; SITS 32GF3369, Reference photo #15) and 201 Fenton Avenue (1927; SITS 32GF3397), employing picturesque features like prominent exterior chimneys, steep roofs, arched entryways, and flared eaves. Modest houses and related garages constructed between the end of the Depression and beginning of World War II contribute to the unity and continuity of the district based on their embodiment of a type of construction familiar in working-class homes, and based on their feel and association with other houses in the neighborhood. Like the earlier mechanics' cottages, and the small-scaled affordable bungalows of the 1920s, these economical homes continued to successfully target a segment of the home-buying public motivated by modest, "penny-wise" expectations.

<sup>57</sup> *Forum* (29 May 1999), internet accessed 13 June 2006.

<sup>58</sup> Of course modest entry-level housing expectations in the 1930s would have had much different meaning than that term implies today.

<sup>59</sup> Vyzralek NDCRS site files; SITS 32GF167.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 26

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Within the Riverside City Park, planning and construction of improvements to the park pool was another important undertaking during the depression years. Significance of Riverside City Park as a central feature of the Riverside neighborhood is tied to planning principles and residential development beginning with Lewis' and Viets' vision of a park-like residential neighborhood in the 1880s. Over time, various activities were accommodated in the park, ranging from recreational (sports, swimming, camping) to social and cultural (religious gatherings). Riverside Park Addition never had a church building, but the Church of God operated a church campground and tent revival site within Riverside City Park during the summer months. Camping (tourist camps), band concerts, hunting, and other forms of outdoor recreation were popular along the river corridor and within Riverside City Park. Samuel Teel DeRemer constructed a "hunting shack" at the rear of his residential property, proximate to the parkland proper.

The city park in Riverside offered facilities for a tourist camp within its environs beginning in the late 1920s. In 1927, 2,096 people in 1,004 automobiles visited the park. Visitors came from 15 different states and Canada. The bulk of the visitors came from Minnesota, with Canadians ranking second in numbers. By the early 1930s, tourists enjoyed the use of 'four baseball diamonds, four clay tennis courts, and [a] playground for the children'. The property of the Church of God campground offered worship services to the visitors as part of its Sunday morning 'Tourist Camp Church of God.'<sup>60</sup>

Swimming amenities existed in Riverside neighborhood's public park from its earliest days.

The City of Grand Forks purchased the land for a city park called Riverside Park in 1909. E.J. Lander sold the 36 acres of parkland for \$6,000. By 1911, The Grand Forks Military Band presented weekly summertime concerts in Riverside Park. Neighborhood residents swam in the water that collected in a natural depression located in the park, known as 'the mudhole'. Concrete walls turned the mudhole into a swimming pool. A bathhouse, featuring classical columns, was soon built and both the swimming pool and bathhouse were used until replaced by newer facilities in 1941.<sup>61</sup>

During the stifling, hot summers of the Great Depression, public pools and bathing facilities afforded an important venue for recreation and relief from persistent heat. Pools were promoted and funded nationwide as both public works and appropriate recreational diversions. The existing swimming pool and bathhouse building in Riverside City Park are highly-significant, National Register-eligible, depression-era resources, important for their relationship to historical events and as pure architectural examples of Streamline Moderne style, executed in a site-cast concrete building designed by "Lium and Burdick" (Elder L. Lium and Leroy W. Burdick, in a partnership discussed further under "Description" Continuation Sheets, Section 7).

The only substantial civic building in the neighborhood, the Riverside Park Swimming Pool and Bathhouse, had its origins in the 1930s, but was completed in 1941. The Work Projects Administration (WPA) participated in the financing and construction of the pool and bathhouse. The city began the arrangements for financing the pool and getting WPA support in 1939. Work on the project began in the spring of 1940 and was completed on 15 May 1941. The pool opened in the summer of 1941.<sup>62</sup>

The pool and bathhouse remain important to the integrity and identity of the Riverside neighborhood because Riverside City Park functions as an extension of the residential community. The swimming pool and the bathhouse are architectural focal points important to residents of the neighborhood. The floodwall alters spatial continuity of the park landscape, creating a much stronger sense of enclosure, but the park's usage and visible relationship to the Riverside neighborhood will surely continue into the future, albeit somewhat isolated by necessary flood protection structures.

<sup>60</sup> Hoffbeck, p.18.

<sup>61</sup> Hoffbeck, p.16.

<sup>62</sup> Hoffbeck, p.19.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 27

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

*Streetscapes, Support Infrastructure, Education and Recreation:*

Many patterns in the Riverside neighborhood residential historic district are similar to those described by Emmons in the Grand Forks Near South Side NRHP nomination.<sup>63</sup> Landscape and spatial features continue to unify the neighborhood in terms of its feel and associations, including the abundance of vegetation, broad streets flanked by mature elms, wide strips of grass on the boulevard area between streets and sidewalks, generous front yard setbacks, and extensive foundation plantings. Increasing importance (historically) of private automobiles is reflected in the prevalence of single-stall garages, built concurrently with their houses.

Few other features of public amenity existed within the Riverside neighborhood boundaries; there appears never to have been an established church and only one or two neighborhood groceries ever existed.

In 1921 a neighborhood grocery store was constructed at 21 Fenton Avenue, providing a convenience for the Riverside Park residents. The "Riverside Grocery" featured a square front face to help customers know that it was a commercial entity within the residential area.<sup>64</sup>

Construction of the John F. Kennedy Memorial Bridge and the extension of U.S. Highway 2, crossing the Red River along Gateway Drive, solidified separation of the Riverside neighborhood from near northside neighborhoods. Though now separated from a large part of the residential community it serves, the relationship of Wilder School to Riverside neighborhood remains important for school-aged children who now cross the four lanes of traffic by means of an underground tunnel and ramps, constructed in 1989.

**Impact of post-1997 Flood response in continuing the distinct historic identity of Riverside neighborhood.**

Grand Forks experienced major floods in 1948, 1950, 1965, 1966, 1969, 1979, and 1997. Riverside Park was impacted much the same as described by Emmons for Grand Forks' Near Southside Historic District.

To much of the nation, the city of Grand Forks is best known for the flood of 1997 and the downtown fire that followed. For long-time residents, however, the flood was simply the most dramatic and devastating of many. The Red River Valley is flat, flat, local resident Tom Berge says, like the bottom of a bathtub with a shallow scratch for a river down the middle; so flat that when the Red River rises each spring within the banks of that shallow scratch, the slow-moving waters have no where to go but out to the developed fields and communities that line its course. Topography is compounded by geographic rarity; to the extent that the slow-moving Red River flows, it flows north, with spring run off in the warmer southern reaches moving downstream towards the still-icy northern reaches, creating a build up of flood waters. And both topography and geography are compounded by climate. It snows hard in eastern North Dakota and western Minnesota and some winters are worse than others. The Grand Forks Herald names local storms, like hurricanes, but colder. The winter of 1996-1997 "Adam" came in before Thanksgiving and "Hannah" after Easter. These two storms, and the six in between dropped a record 98.6 inches of snow, nearly 10 more than the previous record of 89.1 inches in 1897. In the flood that followed two weeks after Hannah, 11,000 homes in Grand Forks were inundated.<sup>65</sup>

<sup>63</sup> Emmons, Ann.

<sup>64</sup> Hoffbeck, p.16. (The building is no longer extant.)

<sup>65</sup> Emmons, Ann (October, 2003) "NRHP Nomination for Near Southside Historic District", section 8, p.9. Emmons' excellent summary of events and circumstances is informed by Emmons references to Merritt, Berge, Hanson, and Jacobs. [see appended bibliography]. Also, see Shelby and Glassheim.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 28**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Though events of the 1997 flood are outside the period of historic significance, some commentary about Grand Forks' response is essential to understanding the success with which the neighborhood was rehabilitated and its integrity restored from a preservation standpoint. The 1997 floodwaters spread northward from the city's southern residential neighborhoods, reaching Riverside Park Addition hours later than the southern neighborhoods. Eventually some homes in Riverside neighborhood were inundated to about the height of first floor window sills. It would be hard to characterize Grand Forks' recovery from the devastating 1997 flood as anything other than "heroic," when considered in terms of the personal loss and emotional stress, but also in terms of the commitment to rebuild the community in ways that respect its historic fabric. The Red River continues to influence the nature of Grand Forks' development, the placement of homes, and the patterns of residential land use. Residents' initial sense of abandonment and isolation after the flood was superceded by grassroots public resolve to rebuild and revitalize historic residential neighborhoods.

The Riverside neighborhood district derives its significance from being a recognizable unified entity, even though it may be comprised of a wide variety of architectural styles and construction features. Based on examination of physical evidence, the period of significance for Riverside residential neighborhood has been identified as 1882 to 1942. That is the timeframe within which the residential neighborhood took shape and took on its present architectural character as a range of middle-income houses and related infrastructure. The characteristic that best defines Riverside neighborhood is its character as a discrete area of urban settlement, contiguous with -- but apart from -- the rest of north Grand Forks. The significance of the district is based on embodiment of design and methods of construction as defined by Criterion C. The range of architectural styles embodies a period of urban residential growth, forming a significant and distinguishable entity even though some components of the district may lack individual distinction.

Consistent with Criterion Consideration B for relocated properties, moved properties that contribute to the architectural significance of the Riverside neighborhood have retained their historic architectural features sufficiently to convey integrity of original design, materials, workmanship, feeling, and architectural characteristics associated with the style and period of the property without conveying any false sense of history. Given that only a very small number of properties have been relocated to new sites within the district, associations with neighboring properties retain aspects of orientation, setting (particularly characteristics of landscape scale, density and streetscape), and compatibility between the relocated properties based upon well-supported professional judgment of a qualified historic architecture consultant. The decision to relocate residential properties in the course of flood protective construction, was coordinated between the U.S. Army Corps of Engineers and the City of Grand Forks, with the Grand Forks Historic Preservation Commission as a signatory, as documented in the "Standard Mitigation Agreement" dated March, 2001. Moved houses were placed on house lots historically occupied with buildings of similar style, scale and method of construction, thereby maintaining the neighborhood's integrity of location and setting.

Construction of flood protection structures has been undertaken with substantial input from the Historic Preservation Commission, neighborhood residents, and the State Historic Preservation Office. Though a small number of the most severely flood-damaged structures were removed, flood protection construction has been accomplished without deleterious impact on properties within the neighborhood. Relocation of structures within the flood zone has been planned and managed in a way that closely conforms to National Register Criterion Consideration B. Severely damaged, irredeemable structures were demolished according to an agreement between the Army Corps of Engineers and the North Dakota Historic Preservation Office, with substantial input from the Grand Forks Historic Preservation Commission. A small number of important dwellings have been relocated consistent with this same planning process, as discussed more fully under Section 7 of this nomination.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 8 Page 29**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

The conditions and characteristics of continuity defined by the National Register listing process remain true for Grand Forks' Riverside neighborhood. Civic infrastructure, street configurations, front yards, streetscape landscaping, and the relationship of the neighborhood to Riverside City Park are all characteristic of the neighborhood in residents' perception and based on architectural assessment.

With judicious relocation and rehabilitation of a small number of selected properties, the historic character of properties now fronting on Lewis Boulevard remains consistent with its character during the period of historic significance. Residents' perceptions of neighborhood and community have produced positive benefits through restoration of historic properties and investment in historic features of significance to the overall continuity of the neighborhood. Riverside City Park itself, and the bathhouse and pool within it remain as important features that help give meaning and identity to the historic context. Orientation of the neighborhood toward the river corridor and parkland continues to be strong. Architectural characteristics of the houses, yards, and public landscapes all contribute to the sense of time and place that gives the district its significance and unity of feeling. Events unforeseeable by the neighborhood's developers in 1884 -- transitory events like economic depressions and a sequence of flood events -- have yielded a unified historic neighborhood that is today much better protected, safer and more secure than ever before, and well-positioned to remain a significant district setting that is the pride of its residents into the future, all achieved without sacrificing character-defining aspects of the historic, suburban residential enclave.

Unifying patterns of similarity and continuity have been noted among properties associated with architectural features, style, and method of construction, typifying a specific historical period and consistent with the feel and setting of the suburban neighborhood taking shape at the specific time and place of historical significance. Houses and related garages of the same historical period contribute to the feeling and setting of a unified district based on their embodiment of a type of construction familiar in working-class homes, and based on their feel and association with other houses in the neighborhood as a reflection of suburban land-use patterns and a planned subdivision that is uniquely one of the best examples in Grand Forks and the Red River Valley region of a stylistically diverse, commuter neighborhood with planned boundaries, distinctive streetscapes and yard patterns, all unified by a significant park amenity and distinctively set apart from surrounding land use patterns. The neighborhood reflects patterns of incremental residential development over time, consistent with historic masterplanning concepts established in the Lewis, Viets, and Landers plats. The Riverside district is an outstanding collection of domestic residential design reflecting more than sixty years of Grand Forks' history and development.<sup>66</sup>

---

<sup>66</sup> see, National Park Service Bulletin "Historic Residential Suburbs", pp. 102-04. Boundaries that historically defined the suburb remain intact. Patterns and location of streets and the size and shape of the house lots have, for the most part, remained constant. Elements of design including architectural features, built resources, street plantings, parks and open space have been retained, affording strong evidence of integrity of the district setting, consistent with the neighborhood's historic character or dating from the period of significance.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9 Page 30

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

9. Major Bibliographic References (03 August 2007)

*Reference books, published articles and research reports:*

- Aas, Alexander. "A History of Grand Forks City and County Up to 1889," unpublished M.A. thesis, University of North Dakota, 1920; pp. 87-89.
- Anderson, Robert Samuel, "A Social History of Grand Forks, North Dakota, 1880-1914." M.A. Thesis, University of North Dakota, June 1954.
- Arnold, Henry V. *Early History of Grand Forks*. Larimore, ND: Privately Printed, (1918).
- Bezat, Barbara and Alan K. Lathrop. *Drafting a House History*. Northwest Architectural Archives, University of Minnesota. Minneapolis, MN, 1979.
- Bill, Fred A. "Steamboating on the Red River", *North Dakota History Quarterly*, v. 2, (April 1928), pp. 201-216.
- Bishir, Catherine W. "Yuppies, Bubbas, and the Politics of Culture" in Thomas Carter and Bernard L. Herman (eds.), *Perspectives in Vernacular Architecture, III*, University of Missouri Press, Columbia, MO; 1989.
- Blumenson, John J.B. *Identifying American Architecture; A Pictorial Guide to Styles and Terms 1600-1945*. Nashville: American Association for State and Local History, (1977).
- Burden, Ernest. *Illustrated Dictionary of Architecture*. McGraw-Hill, New York, (1998).
- Compendium of History and Biography of North Dakota*. Chicago: George A. Ogle & Co., (1900).
- Derry, Anne, and H. Ward Jandl, Carol D. Shull, Jan Thorman. *Guidelines for Local Surveys; A Basis for Preservation Planning*. National Register of Historic Places, Office of Archaeology and Historic Preservation, U.S. Department of the Interior, Washington, DC, (1977).
- Dudley, W.L. *City of Grand Forks Illustrated, 1897*. Grand Forks: Oxcart Press, 1997 (Centennial Facsimile Edition; originally published by the Herald Printers and Binders, 1897).
- The Most Reverend Leo F. Dworschak, "St. Anne's Guest Home, Grand Forks, North Dakota (1952- )" in, *Prairie Praise*, 50<sup>th</sup> Anniversary publication of the Sisters of St. Francis, Hankinson, ND, 1978; pp. 188-197.
- Emmons, Ann, et al. "Grand Forks Near Southside Historic District", nomination to the National Register of Historic Places, on file with the Grand Forks Historic Preservation Commission, (October, 2003).
- Fitch, James Marston. *American Building 1: The Historical Forces That Shaped It*. Boston: Houghton Mifflin Co., (1966).
- Geiger, Louis G. *University of the Northern Plains: A History of the University of North Dakota, 1883-1958*. (Grand Forks: University of North Dakota Press, 1958); p.23.
- Gifford, William E. (ed.), *Souvenir Album, City of Grand Forks, North Dakota*. (Grand Forks: George A. Wheeler & Co.; 1905); pp. 21, 24, 25.
- Gilmour, Gerry. "Simonson's Lumber Built with an Honest Foundation." in, *The Forum*, 29 May 1999, accessed from internet site <http://www.in-forum.com/specials/century/jan3/week22b.html> accessed June 13, 2006.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9 Page 31

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

- Glassheim, Eliot (ed.). *Voices from the Flood*. Grand Forks: North Dakota Museum of Art; 1999.
- Gowans, Alan. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge, MA: MIT Press, 1987.
- Grand Forks Centennial Corporation. *They Came to Stay*. Grand Forks: Jet Printing, Inc.; 1974.
- Hampsten, David Arthur. "An Analysis of Urban Historic Geography: Metropolitan Grand Forks, North Dakota." Master of Arts thesis, 1994. On file at E.B. Robinson Special Collections, UND Grand Forks.
- Harris, Cyril M. *Dictionary of Architecture and Construction*. McGraw-Hill, New York, (1975).
- History of the Red River Valley*, (vol. I). Grand Forks: Herald Printing Company, 1905.
- History of the Red River Valley*, (vol. II). Chicago: C.F. Cooper & Company, 1909.
- Hoffbeck, Steven R. "Riverside Park Historical/Architectural Survey, Grand Forks, North Dakota," Document on file with Grand Forks Historic Preservation Commission and State Historical Society of North Dakota, Bismarck, ND, (May 12, 1992).
- Hubka, Thomas. "Just Folks Designing", in *Common Places; Readings in American Vernacular Architecture*, Del Upton and John Michael Vlach, (eds.) University of Georgia Press, Athens, GA, (1986).
- Hudak, G. Joseph. "Cultural Resource Investigation of the Grand Forks/East Grand Forks Urban Study and the East Grand Forks Flood Control Project," April 1, 1981 Submitted to the U.S. Army Corps of Engineers, St. Paul District.
- Jacobs, Mike (ed.), Grand Forks Herald and Knight-Ridder Newspapers. *Come Hell and High Water; The Incredible Story of the 1997 Red River Flood*. Grand Forks: Grand Forks Herald, (1997).
- Jacobs, Mike (ed.). *Grand Forks – Proud People, Proud Heritage. A Pictorial History*. Grand Forks: Grand Forks Herald, 1999.
- Kniffen, Fred. "Folk Housing; Key to Cultural Diffusion"; (repr.) in *Common Places; Readings in American Vernacular Architecture*. Del Upton and John Michael Vlach, (eds.), University of Georgia Press, Athens, GA; (1986).
- Kulak, Robert J. and Melo Dee Loebbrick. "History of the Grand Forks Public Schools: A Century of Learning, 1881-1981." Unpublished manuscript on file at the North Dakota State Library and Archives, Bismarck, ND.
- Lewis, Peirce F. "Common Houses, Cultural Spoor", *Landscape*. v. 19:2, (1975); pp. 1-22.
- Lounsberry, Clement A. *North Dakota: History and People; Outlines of American History*, vol. 3. Chicago: S.J. Clark Publishing Company, 1917; pp. 49-50, 689-701.
- Martens, Steve C. "Architecture and Local Memory in the WPA Buildings of West Central Minnesota", unpublished text of a presentation to the Theodore C. Blegen Memorial Conference at the Minnesota Historical Society, St. Paul; 22 March 1997.
- Martens, Steve C. "A Cultural Resources Survey of Riverside Park Residential Area." Phase III Survey of Historic Architecture, on file with the State Historical Society of North Dakota, 15 September 2005.
- Martens, Steve C. and Ronald L.M. Ramsay. "The *Buildings of North Dakota* Book Project; North Dakota's Legacy of Architecture on the Northern Great Plains." Unpublished presentation to Grand Forks conference of Preservation North Dakota and ND Certified Local Governments, (01 May 2004).
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf, New York; (1984).



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   9   Page   32  

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

- Meinig, D.W. (ed.), et al. *The Interpretation of Ordinary Landscapes*. Oxford University Press, New York; (1979).
- Miner, Ralph W. *Conservation of Historic and Cultural Resources*. Chicago: American Society of Planning Officials, (1969).
- Morris, Sally, Clyde Morris, and Lauren McCroskey. "R.S. Blome Granitoid Pavement in Grand Forks," National Register of Historic Places Nomination Form, 28 August 1991.
- Morton, W. Brown and Gary L. Hume. *The Secretary of the Interior's Standards for Historic Preservation Projects*. Washington, DC: Heritage Conservation and Recreation Service, (1979).
- National Park Service; U.S. Department of the Interior. "Researching Historic Properties", (Bulletin #39). U.S. Government Printing Office, Washington, DC; (2003).
- National Trust for Historic Preservation. *Preservation and Conservation; Principles and Practices*. Washington, DC: The Preservation Press, (1982).
- Oihus, Colleen A. "The Street Railway Network in Grand Forks, North Dakota: A Case Study of the National Street Railway System." Term paper submitted November 21, 1975. On file at E.B. Robinson Special Collections, University of North Dakota, Grand Forks.
- Oihus, Colleen A. "Street Railways in Grand Forks, North Dakota: 1887-1935," *North Dakota History*, v. 44, no. 2 (Spring, 1977), pp. 15-17.
- O'Neill, William L. *American High: The Years of Confidence, 1945-1960*. (New York: The Free Press, 1986), pp. 12-20.
- Palliser, Palliser & Co. *Palliser's Model Homes, 1878*. Felton, CA: Glenwood Publishers, (1972 reprint).
- Pietsch, Ewald Carl. "The Activity Pattern and Major Activities of Grand Forks, North Dakota." M.S. dissertation in Geography; University of Chicago, August, 1934.
- Poore, Patricia. "The American Foursquare", *Old-House Journal*. v. 15: 6, (Nov.-Dec., 1987): pp. 28-31.
- Polk, R.L. *Grand Forks City Directories*. 1896-97, 1909, 1919, 1921, 1928, 1930
- Poppeliers, John C., Allen Chambers and Nancy Schwartz. *What Style Is It? A Guide to American Architecture*. Washington, DC: Preservation Press, National Trust for Historic Preservation, (1976).
- Ramsay, Ronald L.M. *In the Architect's Eye: 100-Years of North Dakota Building*. Moorhead, MN: Plains Art Museum, 1989.
- Ramsey, Douglas and Larry Skroch. *The Raging Red. The 1950 Red River Valley Flood*. Grand Forks: Valley Heritage Press, 1996.
- Reiff, Daniel D. *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950*. University Park: The Pennsylvania State University Press; 2000.
- Roberts, Norene. "St. Michael's Hospital and Nurses' Residence," National Register of Historic Places Nomination, (n.d., draft copy).
- Roberts, Norene A. *Fargo's Heritage*. Fargo Heritage Society, Inc., Fargo, ND; (1983).
- Roberts, Norene A. "North Side Fargo Builder's Residential District B," National Register district nomination on file: State Historical Society of North Dakota, Bismarck, ND; (1987).

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section**   9   **Page**   33  

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

- Robinson, Elwyn B. *History of North Dakota*, (Lincoln: University of Nebraska Press, 1966).
- Sanborn Insurance Map Company. Grand Forks, ND; 1884, 1888, 1892, 1897, 1901, 1906, 1912, 1916, 1927.
- Shelby, Ashley. *Red River Rising; The Anatomy of a Flood and the Survival of an American City*. St. Paul: Borealis Books, Minnesota Historical Society Press; 2003.
- Snortland, J. Signe, 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.
- Standard Atlas, Grand Forks County, North Dakota*. Chicago: Publishing Company, 1909.
- Standard Atlas, Grand Forks County, North Dakota*. Chicago: George A. Ogle and Company, 1927.
- Stephens, George. *New Life for Old Houses*. Washington, DC: Preservation Press/National Trust for Historic Preservation, 1989.
- Souvenir Grand Forks, N.D.: Brief Illustrated Facts*. Grand Forks: Grand Forks Herald, 1902.
- Tishler, William H., (ed.). *American Landscape Architecture*. Washington, DC: The Preservation Press, (1989).
- Tishler, William H. *Midwestern Landscape Architecture*. Urbana and Chicago: University of Illinois Press, (2000).
- Tweton, D. Jerome and Theodore B. Jelliff. *North Dakota: The Heritage of a People*. Fargo: N.D. Institute for Regional Studies, 1983.
- Tweton, D. Jerome. *Grand Forks: A Pictorial History*. Norfolk, VA: The Donning Company, 1986.
- Tyler, Norman. *Historic Preservation*. W.W. Norton Company, New York; (2000).
- U.S. Secretary of the Interior. *Guidelines for Nomination of Structures to the National Register of Historic Places*. Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, DC, (1987).
- Walker, Lester. *American Shelter; an illustrated encyclopedia of the American Home*. Overlook Press, Woodstock, NY; (1981).
- Whiffen, Marcus. *American Architecture Since 1780; A Guide to the Styles*. Cambridge: MIT Press, (1969).
- Whiffen, Marcus and Frederick Koeper. *American Architecture Volume 2: 1860-1976*. MIT Press, Cambridge, MA; (1984).
- WPA Historical Data Project*, (microfilm). Orin G. Libby Collections, Elwyn B. Robinson Special Collections Library, University of North Dakota, Grand Forks, ND.
- Wyatt, Barbara, (ed.) for Midwest Vernacular Architecture Committee. "Surveying and Evaluating Vernacular Architecture"; *National Register Bulletin 31*, National Park Service of the U.S. Department of the Interior, Washington, DC; (1986).
- Yeater, Royce and YHR Partners. "Grand Forks Historic House Relocation Study", unpublished report on file with Grand Forks Historic Preservation Commission, (March, 1999).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   9   Page   34  

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

*Newspaper articles* (newspapers listed chronologically):

- "The Building Boom," *Grand Forks Weekly Plaindealer*, 1 March 1883; p. 8
- "Buildings in Riverside", *Grand Forks Weekly Plaindealer*, 22 March 1883, p. 8. [regarding Queen Anne style houses in Riverside Park].
- "Should Be Indispensable," *Grand Forks Weekly Plaindealer*, 5 April 1888, p. 2.
- "Real Estate Transfers", *Grand Forks Weekly Plaindealer*, 2 August 1883, p. 5.
- "Additional Local", *The Daily Herald*, Grand Forks, D.T., 6 April 1882, p. 4. [regarding sale of Aker's farm land to Lewis]
- "Riverside Park Improvements," *The Daily Herald*, Grand Forks, D.T., 15 March 1883, p. 1.
- "Local News", *The Daily Herald*, Grand Forks, D.T., 22 March 1883, p. 4.
- "Pine Timber," *The Daily Herald*, Grand Forks, D.T., 25 March 1883, p. 2. [regarding Clearwater pine lumber floating past Grand Forks northward toward Winnipeg because Grand Forks did not have lumber milling capability in 1883.]
- "Riverside Park", *The Daily Herald*, Grand Forks, D.T., 1 April 1883, p. 1. [regarding "fourteen carloads of lumber on the ground, and twenty-eight more carloads on the way," as well as discussions of "more expensive residences".]
- "Meeting of the Regents of the University of North Dakota," *The Daily Herald*, Grand Forks, D.T., 17 May 1883, p. 1.
- "Location of the Site for the University of North Dakota," *The Daily Herald*, Grand Forks, D.T., 19 May 1883, p. 1.
- "Another Railroad," *The Daily Herald*, Grand Forks, D.T., 12 June 1883, p.3.
- "A Progressive City," *The Daily Herald*, Grand Forks, D.T, 28 May 1889, p. 4.
- "Wonderful Growth," *The Daily Herald*, 10 July 1892; p. 5.
- "Homes Built in Grand Forks During the Years 1892 and 1893," *The Record* (Fargo, ND); vol. 1, no. 3, (July 1895), p. 25.
- "The City", *Grand Forks Herald*, 11 September 1897, p. 3.
- "To Seek Gold", *Grand Forks Herald*, 14 January 1898, p. 3.
- "Grand Forks' Beginning," *Grand Forks Herald*, 8 May 1902; p. 3.
- "Joseph Bell DeRemer," *Grand Forks Herald Silver Anniversary Edition*, 26 June 1904; pp. 90-91.
- "St. Michael's Hospital Opened with Appropriate Ceremonies." *Grand Forks Herald*, December 12, 1907, p. 6.
- "Grand Forks Progressing, Mayor Murphy's Message to Council Reviews Improvements of Year," *Grand Forks Daily Herald*, 19 April 1911, p.8.
- "Paving Contracts Were Awarded by the Council," *Grand Forks Daily Herald*, 19 April 1911, p.10.
- "Annual Meeting of Park Board", *Grand Forks Daily Herald*, 19 April 1911, p.10.
- "Houses for Sale", *Grand Forks Herald*, 01 September 1939, p.15.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section   9   Page   35**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

- "Invest in Grand Forks", *Grand Forks Herald*, 10 September 1939, p.18.
- "Old Indian Mounds Surveyed by FERA Engineers," *Grand Forks Herald*, 19 April 1941, p. 10.
- "Band Concert in Riverside Park," *Grand Forks Herald*, 1 June 1911, p. 8.
- "Story of the Bungalow," *Grand Forks Herald*, 16 August 1911; p. 8.
- "Grand Forks Spends Over Half Million in Building," *Grand Forks Herald*, 19 November 1913; p. 4.
- "Pool Bonds Get Board Approval," *Grand Forks Herald*. 2 September 1939; p. 8.
- "Swimming Pool to Open June 1," *Grand Forks Herald*, 16 May 1941; p. 5.
- "Grand Forks Paving Has History," *Grand Forks Herald*, December 1956 (reprinted by the League of North Dakota Municipalities, 1957.)
- "Riverside Park Homeowners Agree to Terms," *Grand Forks Herald*, 4 January 1980; p. 3A
- "Riverside Park Residents Agree to Proposal," *Grand Forks Herald*, 4 January 1980; p. 1A
- "Riverside Assessment Approved," *Grand Forks Herald*, 8 January 1980; p. 1A.
- "Riverside Dike Plans Proceed," *Grand Forks Herald*, 9 January 1980; p. 1B.
- "Riverside Dike Assessment," *Grand Forks Herald*, 16 February 1980; p. 3A.
- "Riverside Dike Fuss," *Grand Forks Herald*, 12 June 1980; p. 1B.
- "Riverside Dike Plan Suggested," *Grand Forks Herald*, 25 June 1980; p. 5A
- "Lewis Home's Flood Wall," *Grand Forks Herald*, 24 August 1980; p. 1E
- "Riverside Pool Reopens," *Grand Forks Herald*, 18 June 1981, p. 1B.
- "Joseph Bell DeRemer, Early City Architect, Built House at 625 Belmont," *Grand Forks Herald*, 29 November 1981; p. 1E.
- "Riverside Residents Won't Begrudge Slim Hopes", *Grand Forks Herald*, (post-1997 flood).
- "Riverside Drive – Uprooting History", *Grand Forks Herald*, (post-1997 flood).
- "Riverside Drive – A Map of the Homes", *Grand Forks Herald*, (post-1997 flood).
- Draves, Alan. internet web page accessed 06 June 2006 URL [www.draves.com/gf/gfindex.htm](http://www.draves.com/gf/gfindex.htm)

Grand Forks Riverside Neighborhood Historic District  
(Property Name)

Grand Forks County, North Dakota  
(County and State)

(Page 4)

## 10. Geographical Data

**Acreage of Property** approximately 102 acres

**UTM References** WPA Bathhouse reference point datum Z14 E646150 N5311150  
and additional corner point references as follow (see continuation sheet for reference map)  
(UTM Z14 E645680 N5310650, Z14 E646280 N5310697, Z14 E646230 N5311284,  
Z14 E646450 N5311308, Z14 E645760 N5311450, Z14 E645760 N5311050)

NOTE: UTM reference points are based on North American Datum of 1927 (NAD 27); values of the shift between NAD 27 and NAD 83 are obtainable from National Geodetic Survey (NADCON) software.

See continuation sheet and "sketch map K" with additional UTM locations tied to complete boundary description.

### Verbal Boundary Description

See continuation sheet

### Boundary Justification

See continuation sheet

## 11. Form Prepared By

**name/title:** Steve C. Martens; Architect/Architectural Historian

**organization:** Steve C. Martens; Architect

**street & number:** P.O. Box 5244

**city or town:** Fargo

**state:** ND

**date:** August 2006 (revised July, 2007)

**telephone:** (701) 237-0620

**zip code:** 58105-5244

### Additional Documentation

Submit the following items with the completed form:

See Continuation Sheets

Maps

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

Maps showing chronology of development

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

Photographs

Selected historical photos

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 the SHPO or FPO.)

**name:** Various; see additional documentation

**street & number:** Not applicable

**city or town:** Grand Forks

**state:** ND

**telephone:** (701) 772-8756 (Grand Forks Historic Preservation Commission)

**zip code:** 58203

This National Register nomination has been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the State Historical Society of North Dakota. The contents and opinions, however, do not necessarily reflect the views or policies of the United States Department of the Interior or the State Historical Society of North Dakota.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes she or he has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S.D.I., NPS, P.O. 37127, Washington, DC, 20013-7127.

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section 10 Page 36**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**10. Geographical Data (continued):**

**Verbal Boundary Description** (also see Reference map K for additional UTM locations):

The district consists of an area of north Grand Forks, ND extending from the alley between Gateway Drive (U.S. Highway 2) and Seward Avenue on the south, to the Red River of the North on the northern edge, and from the easternmost (rear) property line adjoining flood protection levees on the east, to the alley west of Third Street North, including all residential properties on the irregular block bounded by First Street North, Gateway Drive, Seward Avenue, and flood protection structures on the east. Dedicated park land (Riverside Park) is included within the district boundaries, but undeveloped open space on the "wet" side of the levee beyond the eastward boundary is excluded from the historic district.

The Riverside neighborhood district includes land platted as Riverside Park Addition in north Grand Forks, ND beginning in the southwest corner at UTM Z14 E645680 N5310650 thence eastward along the south edge of the alley between Gateway Drive and Seward Avenue along an irregular boundary that includes portions of platted lots comprising a property at 1411 First Street N., thence continuing from UTM location Z14 E646100 N5310580, thence along the north right-of-way boundary of Gateway Drive to the east edge of the alley between Lewis Boulevard and First Street North, continuing to the south property line of 1423 Lewis Boulevard, thence eastward across Lewis Boulevard and northward to the property line at 1402 Lewis Boulevard, thence eastward to UTM Z14 E646280 N5310697, continuing northward along the rear lot lines of irregularly shaped property lot lines east of Lewis Boulevard to UTM location Z14 E646230 N5311080, and northward along the east boundary of Lewis Boulevard (adjoining the east edge of platted Riverside City Park) to UTM Z14 E646230 N5311284, thence eastward to the Red River of the North at approximately UTM Z14 E646450 N5311308 and following the riverbank along the north boundary of Riverside City Park to its northwest corner at UTM Z14 E645760 N5311450 continuing southward along the western park boundary with Third Street North to UTM locator Z14 E645760 N5311050, turning westward to the west lot line of property at 302 Park Avenue thence southward along the alley between Third Street North and Fourth Street North to the point of origin.

**Verbal Boundary Justification:**

The district includes platted residential properties, dedicated park land and park infrastructure (Riverside City Park), improved open space (streets, yards, and alley rights-of-way) developed as part of Riverside Park Addition during the period of historic significance. Land and property included within the district boundaries are comprised of extant features historically associated with the Riverside residential neighborhood and park. Flood protection structures that lie entirely within the park boundaries are included as non-contributing features within the district, but flood protection structures (levees) and undeveloped open space to the east of the district boundary are specifically excluded.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 37

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Resource Table					
SITS # All preceded by 32GF)	Address	Resource type (as built)	Construction Date	Architectural Style	Contributing
<b>Buildings</b>					
166	1404 1ST ST N	Single family	1937	Plain Residential	yes
167	1408 1ST ST N	Single family	1937	Tudor Revival Cottage	yes
3276	1411 1ST ST N	Single family	1937	Plain Residential	yes
168	1412 1ST ST N	Single family	1937	Plain Residential	yes
3278	1412 2ND ST N	Single-family	1941	Plain Residential	yes
3279	1417 3RD ST N	Single-family	1908	Gable-Front/Vernacular Mechanics Cottage	no
3280	1423 3RD ST N	Single-family	1907	Gable-Front/Vernacular Mechanics Cottage	no
3281	1501 3RD ST N	Single-family	1939	Plain Residential	no
3282	1505 3RD ST N	Single-family	1920	Bungalow	yes
3283	1509 3RD ST N	Single-family	1909	Gable Front	yes
3284	1515 3RD ST N	Single-family	1912	Simplified Bungalow Craftsman influenced	no
3285	1517 3RD ST N	Single-family	1909	Simplified Bungalow	no
3286	1521 3RD ST N	Single-family	1914	Gable-Front/Vernacular Mechanics Cottage	yes
3287	1601 3RD ST N	Single-family	1936	Plain Residential	no
3288	1605 3RD ST N	Single-family	1936	Plain Residential, Am. Colonial Rev. influences	no
3289	1609 3RD ST N	Single-family	1936	Tudor Revival influenced/picturesque	yes
3290	1615 3RD ST N	Single-family	1936	Plain Residential	yes
3291	1619 3RD ST N	Single-family	1936	Plain Residential	yes
3292	1623 3RD ST N	Single-family	1936	Plain Residential	no
3293	1701 3RD ST N	Single-family	1919	Plain Residential	no
3294	1703 3RD ST N	Single-family	1941	Plain Residential	no
3295	1705 3RD ST N	Single-family	1948	Simplified Bungalow	no
3296	1715 3RD ST N	Single-family	1945	Plain Residential	yes
169	14 CONKLIN AVE	Single-family	1919	American Foursquare	yes
170	15 CONKLIN AVE	Single-family	1963, 1990	Plain Residential	no
171	16 CONKLIN AVE	Single-family	1919	American Foursquare	yes
172	18 CONKLIN AVE	Single-family	1919, 1958	Plain Residential	yes
173	19 CONKLIN AVE	Single-family	1918	Bungalow	yes
174	21 CONKLIN AVE	Single-family	1918	Bungalow	yes
175	27 CONKLIN AVE	Single-family	1918, 1920	Bungalow/Craftsman infl.	yes
214	28 CONKLIN AVE	Single family; Relocated from 1502 Lewis	1912	Hip-roofed 2-story brick with dormers and porches/ Colonial Revival (Classical) motifs	Yes; Criteria consideration B (moved from former SITS #)
177	29, 31 CONKLIN AVE	Residential duplex	1927	American Foursquare	yes

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Additional Documentation Page 38**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Resource Table**

<b>SITS # All preceded by 32GF)</b>	<b>Address</b>	<b>Resource type (as built)</b>	<b>Construction Date</b>	<b>Architectural Style</b>	<b>Contributing</b>
3105	102 CONKLIN AVE	Single-family	1922	Period Revival Chalet/ Craftsman influenced	yes
3354	103 CONKLIN AVE	Single-family	1919	American Foursquare	yes
3355	107 CONKLIN AVE	Single-family	1915	Craftsman-influenced Gable Front Vernacular	yes
3356	108 CONKLIN AVE	Single-family	1926	Craftsman-influenced Gable Front Vernacular	yes
3356	108 CONKLIN AVE	Single-stall garage	1927	Accessory outbuilding	yes
3357	110 CONKLIN AVE	Single-family	1926	Craftsman-influenced Gable Front Vernacular	yes
3358	111 CONKLIN AVE	Single-family	1915	Bungalow	yes
3106	115 CONKLIN AVE	Single-family	1917	Craftsman-influenced Gable Front Bungalow	yes
203	116 CONKLIN AVE	Multi-family	1911, 1941	American Foursquare	Yes; Criteria consideration B (moved from former SITS #)
3359	119 CONKLIN AVE	Single family	1920	American Foursquare	yes
3360	120 CONKLIN AVE	Single family	1923	Dutch Colonial Revival	yes
3361	122 CONKLIN AVE	Duplex	1931	Tudor Revival Cottage	yes
3362	123 CONKLIN AVE	Single family	1920	Bungalow	yes
3363	126 CONKLIN AVE	Single family	1915	Gable Front Plain Residential	yes
3364	127 CONKLIN AVE	Single family	1920	Bungalow	yes
3365	130 CONKLIN AVE	Single family	1925	Plain Residential	yes
3366	131 CONKLIN AVE	Single family	1919	Modified Bungalow	yes
3366	131 CONKLIN AVE	Single-stall garage	1919	Accessory outbuilding	yes
3367	200 CONKLIN AVE	Single family	1924	Eclectic picturesque Prairie School/Craftsman/ Classical Revival motifs	yes
3368	201 CONKLIN AVE	Single family	1929	American Foursquare	yes
3369	202 CONKLIN AVE	Single family	1926	Tudor Revival Cottage	yes
3370	203 CONKLIN AVE	Single family	1920	Gable Front Plain Residential	yes
3371	205 CONKLIN AVE	Single family	1923	American Foursquare	yes
3372	206 CONKLIN AVE	Single family	1931	Tudor Revival Cottage	yes
3373	207 CONKLIN AVE	Single family	1936	Gable Front Plain Residential	no
3374	208 CONKLIN AVE	Single family	1924	Dutch Colonial Revival Gambrel	yes
3375	209 CONKLIN AVE	Single family	1922	Gable Front Bungalow	yes
3376	210 CONKLIN AVE	Single family	1926	American Colonial Revival/Georgian	yes
3377	221 CONKLIN AVE	Single family	1926	Gable Front Bungalow	yes
3377	221 CONKLIN AVE	Single-stall garage	1927	Accessory outbuilding	yes
3378	222 CONKLIN AVE	Single family	1926	Gabled Plain Residential Vernacular	yes
3378	222 CONKLIN AVE	Single-stall garage	1927	Accessory outbuilding	yes

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Additional Documentation Page 39  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Resource Table**

<b>SITS # All preceded by 32GF)</b>	<b>Address</b>	<b>Resource type (as built)</b>	<b>Construction Date</b>	<b>Architectural Style</b>	<b>Contributing</b>
3379	225 CONKLIN AVE	Single family	1927	Hipped Roof Box	yes
3380	226 CONKLIN AVE	Single family	1926	Cross Gable Plain Residential	yes
3381	230 CONKLIN AVE	Single family	1925	Gabled Plain Residential Vernacular	no
3382	231 CONKLIN AVE	Single family	1928	Modified Bungalow	no
183	16 FENTON AVE	Single family	1913	American Foursquare	yes
184	17 FENTON AVE	Single family	1890s	Gable Front Vernacular	no
185	18 FENTON AVE	Single family	1918	Bungalow	no
186	20 FENTON AVE	Single family	1916	Bungalow	yes
188	22 FENTON AVE	Single family	1917	Gable Front Plain Residential	no
189	23 FENTON AVE	Single family	1923	Bungalow	yes
190	24 FENTON AVE	Single family	1916	American Foursquare/ Craftsman influenced	yes
190	24 FENTON AVE	Single-stall garage	1917	Accessory outbuilding	yes
191	25 FENTON AVE	Single family	1915, 1970	American Foursquare	yes
191	25 FENTON AVE	Single-stall garage	ca. 1915	Accessory outbuilding	yes
3384	103 FENTON AVE	Single family	1922	Gable Front Mechanics Cottage	yes
3108	104 FENTON AVE	Single family	1938	Gable Front Plain Residential	no
3385	105 FENTON AVE	Single family	1915	Gable Front Mechanics Cottage	yes
3386	107/109 FENTON AVE	Single family	1920	American Foursquare	yes
3387	115 FENTON AVE	Single family	1917	American Foursquare	no
3388	116 FENTON AVE	Single family	1920	Gable Front Plain Residential	no
3389	117 FENTON AVE	Single family	1922	American Foursquare	yes
3390	120 FENTON AVE	Single family	1884	Queen Anne	no
3391	121 FENTON AVE	Single family	1920	American Foursquare	yes
3392	124 FENTON AVE	Single family	1884	Intersecting Gable/ Greek Revival	yes
3393	125 FENTON AVE	Single family	1913	Gable Front Plain Residential	yes
3394	127 FENTON AVE	Single family	1926	Plain Residential	no
3395	128 FENTON AVE	Single family	1917	American Foursquare	yes
3396	130 FENTON AVE	Single family	1924	Gable Front Craftsman- influenced Bungalow	yes
3397	201 FENTON AVE	Single family	1927	Tudor Revival Cottage	yes
3398	202 FENTON AVE	Single family	1923	Craftsman/Prairie School	yes
3399	203 FENTON AVE	Single family	1915	Gable Front Mechanics Cottage	yes
3401	205 FENTON AVE	Single family	1920	Gable Front	yes
3402	206 FENTON AVE	Single family	1918	Bungalow	yes
3403	207 FENTON AVE	Single family	1920	Craftsman Bungalow	yes
3404	208 FENTON AVE	Single family	1918	Bungalow	yes



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Additional Documentation Page 40**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Resource Table**

SITS # All preceded by 32GF)	Address	Resource type (as built)	Construction Date	Architectural Style	Contributing
3405	210 FENTON AVE	Single family	1918	American Foursquare	no
3406	211 FENTON AVE	Single family	1926	Tudor Revival Cottage	yes
3407	212 FENTON AVE	Single family	1917	Craftsman Bungalow	yes
3408	213 FENTON AVE	Single family	1924	Bungalow; Craftsman infl.	yes
3409	214 FENTON AVE	Single family	1920	American Foursquare	yes
3410	215 FENTON AVE	Single family	1922	Vernacular, bungalowoid	no
3411	216 FENTON AVE	Single family	1921	Hip Roofed Vernacular	no
3412	217 FENTON AVE	Single family	1938	Plain Residential/ Colonial Revival influenced	yes
212	1423 LEWIS BLVD	Single family	1936, 1964	Gabled Plain Residential	yes
213	1501 LEWIS BLVD	Single family	1915	Gable Front Mechanics Cottage	yes
215	1505 LEWIS BLVD	Single family	1939, 1991	Plain Residential	yes
217	1509 LEWIS BLVD	Single family	1884, 1950	Queen Anne	yes
219	1513 LEWIS BLVD	Single family	1884	Queen Anne	no
223	1523 LEWIS BLVD	Single family	1884 Reloc.	Queen Anne	yes
247	1601 LEWIS BLVD	Single family; Relocated from 1518 Riverside	1884 Reloc.	Queen Anne	Yes; Criteria consideration B (moved from former SITS #)
225	1604 LEWIS BLVD	Single family	1892	Eclectic Queen Anne/ Greek Revival	yes
226	1609 LEWIS BLVD	Single family	1889	Queen Anne	no
227	1610 LEWIS BLVD	Single family	1920, 1975	Bungalow/Craftsman infl.	yes
221	1614 LEWIS BLVD	Single family; Relocated from 1518 Lewis Blvd.	1917, 1957	Bungalow/Craftsman infl.	Yes; Criteria consideration B (moved from former SITS #)
229	1615 LEWIS BLVD	Single family	1928, 1968	Bungalow	yes
230	1618 LEWIS BLVD	Single family	1914, 1990	American Foursquare	yes
231	1623 LEWIS BLVD	Single family	1892, 1954	Vernacular Queen Anne/ Gothic Revival	yes
216	1628 LEWIS BLVD	Single family	1884	Queen Anne	Yes; Criteria consideration B (moved from former SITS #)
233	1701 LEWIS BLVD	Single family	1892, 1984	Queen Anne	yes
207	1714 LEWIS BLVD	Single family	1921	Prairie School	Yes; Criteria consideration B (moved from former SITS #)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Additional Documentation Page 41**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Resource Table**

<b>SITS # All preceded by 32GF)</b>	<b>Address</b>	<b>Resource type (as built)</b>	<b>Construction Date</b>	<b>Architectural Style</b>	<b>Contributing</b>
3112	123 PARK AVE	Single family	1925	Hip Roofed Box	yes
3419	201 PARK AVE	Single family	1955	Modernist Plain Residential	yes
3420	203/205 PARK AVE	Single family	1930	Gabled Plain Residential	yes
3421	207 PARK AVE	Single family	1932	Plain Residential/Tudor Revival Cottage influences	yes
3422	213 PARK AVE	Single family	1932	Hipped Box/ Tudor Revival Cottage	yes
3423	217 PARK AVE	Single family	1932	Gabled Plain Residential	yes
3424	223 PARK AVE	Single family	1926	Gabled/Craftsman influence	yes
3425	225 PARK AVE	Single family	1941	American Colonial Revival	yes
3426	231 PARK AVE	Single family	1926	Bungalow	yes
3427	301 PARK AVE	Single family	1947	American Colonial Revival/Georgian	yes
3429	307 PARK AVE	Single family	1951	Ranch Style	no
3428	302 PARK AVE	Single family	1948	Modernist Rambler/Ranch	yes
196	15 SEWARD AVE	Single family	1937	Plain Residential Cottage	yes
196	15 SEWARD AVE	Single-stall garage	ca. 1937	Accessory outbuilding	yes
197	16 SEWARD AVE	Single family	1907, 1937	Gable and Hipped Vernacular	no
198	20 SEWARD AVE	Single family	1971	Contemporary Plain Residential	no
199	21 SEWARD AVE	Single family	1937	Plain Residential	no
200	23 SEWARD AVE	Single family	1937, 1974	Tudor Revival Cottage	yes
201	24 SEWARD AVE	Single family	1938, 1952	Plain Residential	no
3433	101 SEWARD AVE	Single family	1911	Dutch Colonial Revival Gambrel	yes
3434	102 SEWARD AVE	Single family	1948	Plain Residential	no
3435	106 SEWARD AVE	Single family	1898	Gabled Front	no
3436	108 SEWARD AVE	Single family	1898	Gabled Front	yes
3437	109 SEWARD AVE	Single family	1914	Gabled Front	yes
3438	111 SEWARD AVE	Single family	1913	Dutch Colonial Revival Gambrel	no
3439	112 SEWARD AVE	Single family	1950	Gable Front Plain Residential	no
3440	115 SEWARD AVE	Single family	1915	American Foursquare	no
3441	117 SEWARD AVE	Single family	1922	Gable Front Plain Residential	no
3442	120 SEWARD AVE	Single family	1896	Gabled Front	yes
3443	122 SEWARD AVE	Single family	1938	Plain residential/Rambler	no
3444	125 SEWARD AVE	Single family	1940	Gable Front Plain Residential	no
3445	128 SEWARD AVE	Single family	1919	Gabled/Craftsman influence	yes
3446	129 SEWARD AVE	Single family	1941	Gabled/ Tudor Rev. influence	yes
3447	130 SEWARD AVE	Single family	1930	Gabled Front	no
3448	201 SEWARD AVE	Single family	1924	Gable Front Mechanics Cottage	no
3449	202 SEWARD AVE	Single family	1919	Bracketed Gable Front	yes
3450	205 SEWARD AVE	Single family	1932	Gable Front Plain Residential	no
3451	206 SEWARD AVE	Single family	1926	Bracketed Craftsman Gable	yes
3452	209 SEWARD AVE	Single family	1929	Gabled Tudor Revival	yes
3453	210 SEWARD AVE	Single family	1926	Craftsman	no
3454	214 SEWARD AVE	Single family	1921	Craftsman	yes
3454	214 SEWARD AVE	Single-stall garage	1922	Accessory outbuilding	yes

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section Additional Documentation Page 42**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Resource Table**

<b>SITS # All preceded by 32GF)</b>	<b>Address</b>	<b>Resource type (as built)</b>	<b>Construction Date</b>	<b>Architectural Style</b>	<b>Contributing</b>
3455	215 SEWARD AVE	Single family	1925	Gable Front Plain Residential	no
3456	217 SEWARD AVE	Single family	1927	Gable Front Plain Residential	no
3457	218 SEWARD AVE	Single family	1927	Craftsman Bungalow	yes
3457	218 SEWARD AVE	Single-stall garage	1928	Accessory outbuilding	yes
3458	219 SEWARD AVE	Single family	1937	Gable Front/Tudor Revival Cottage influence	yes
3459	222 SEWARD AVE	Single family	1923	Hipped Gable Bungalow	no
3460	223 SEWARD AVE	Single family	1924	Gabled Front	no
3461	226 SEWARD AVE	Single family	1919	Gabled Front Bungalow	yes
3462	227 SEWARD AVE	Single family	1936	Gable Front Plain Residential	no
3463	228 SEWARD AVE	Single family	1923	Craftsman Influenced	yes
3463	228 SEWARD AVE	Single-stall garage	1923	Accessory outbuilding	yes
<b>Structures</b>					
165	various	R.S. Blome Granitoid pavement (historic structure)	1910-1911		Yes (individual NRHP status)
248	1605 RIVERSIDE DR	Pool & bathhouse	1941	Streamline Moderne	yes
		Flood protection structures	1958, 2006		no
224	1602 LEWIS BLVD	Lift station	2001	Residential-scaled utility building	no
<b>Sites</b>					
202	RIVERSIDE PARK	Park amenity	1909, 2001	Naturalistic landscape	yes



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** Additional Documentation **Page** 43  
**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Properties individually-eligible for National Register listing:**

City-wide, Grand Forks' historic properties were inventoried beginning with Roberts (1981). Detailed follow-up surveys of the Riverside neighborhood were made by Hoffbeck (1992), Vyzralek (1998), Mitchell/IMA (2001), and Martens (2005).<sup>67</sup> Site files defining stylistic traits and material condition for each surveyed property are available for review at the State Historic Preservation Office (SHPO) in Bismarck.

For a property to be considered individually eligible for National Register listing it must clearly meet one or more of the National Register criteria based on the property's individual merits, above and beyond its contribution to the overall character of the district. In the course of surveying the district for patterns of continuity and unity of feel and architectural character, several individually-eligible properties were identified by Hoffbeck and by Martens, with concurrence of the State Historic Preservation Officer.<sup>68</sup> Twenty-two properties within the Riverside district have been highlighted as having strong potential for individual listing in the National Register of Historic Places (NRHP):

**Properties individually-eligible for National Register listing (continued):**

		Suggested NRHP Criterion
SITS 196	15 Seward Ave. (Plain Residential, Depression-era)	A
SITS 3457	218 Seward Ave. (Craftsman bungalow and garage)	C
SITS 190	24 Fenton Ave. (Craftsman Foursquare and garage)	C
SITS 191	25 Fenton Avenue (Foursquare)	C
SITS 3393	124 Fenton Ave. (Gable Front mechanics cottage)	C
SITS 3398	202 Fenton Ave. (Craftsman/Prairie School)	C
SITS 3427	301 Park Ave. (Georgian-influenced Colonial Revival)	C
SITS 177	29/31 Conklin Ave. (Foursquare)	C
SITS 3105	102 Conklin Ave. (Craftsman/Chalet)	C
SITS 3369	202 Conklin Ave. (Tudor Revival/English Cottage)	C
SITS 174	21 Conklin Ave. (Bungalow)	C
SITS 3358	111 Conklin Ave. (Bungalow)	C
SITS 3374	208 Conklin Ave. (Dutch Colonial Revival/Gambrel)	C
SITS 3375	209 Conklin (Bungalow)	C
SITS 3360	120 Conklin Avenue (Dutch Colonial Revival influenced gambrel)	C
SITS 223	1523 Lewis Blvd. (Queen Anne)	B, C
SITS 247	1601 Lewis Blvd. (Queen Anne; relocated)	B, C
SITS 227	1610 Lewis Blvd. (Craftsman Bungalow)	C
SITS 230	1618 Lewis Blvd. (Foursquare)	B, C
SITS 216	1628 Lewis Blvd. (Queen Anne; relocated)	B, C
SITS 207	1714 Lewis Blvd. (Prairie School; relocated)	B, C
SITS 202	WPA Swimming Pool Bathhouse, Riverside Park (WPA Moderne)	A, C
NRHP-listed	Granitoid street pavement, Lewis Blvd. (already NRHP listed)	A, C

For descriptive information about architectural styles identified for other contributing and noncontributing properties within the district, refer to the "Resource Table" on continuation sheets included with this nomination, which summarizes the detailed site files available for public review at the State Historic Preservation Office.

<sup>67</sup> The Hoffbeck survey was authored from a social history perspective, while the Vyzralek and Martens surveys are written more so from an architectural orientation.

<sup>68</sup> Hoffbeck, pp. 11-20. Martens (2005), p. 15.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 44  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Photo caption/identifier continuation sheet:

**124 Fenton Avenue** (SITS 32 GF 3392);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 01 June 2005

GF Riverside 2005 Survey (Roll 1; Neg 8A-9); State Historical Society of North Dakota

124 Fenton Ave.; Intersecting-gable, Greek Revival influence (1884); Photographer facing northeast

**Photo number 1:** (see sketch map)

**1601 Lewis Boulevard** (relocated from 1518 Riverside; SITS 32 GF 247);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 01 June 2005

GF Riverside 2005 Survey (Roll 1; Neg 14A-15); State Historical Society of North Dakota

Queen Anne style house (1884) relocated to 1601 Lewis Blvd.; Photographer facing northwest

**Photo number 2:** (see sketch map)

**1618 Lewis Boulevard** (SITS 32 GF 230);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 01 June 2005

GF Riverside 2005 Survey (Roll 1; Neg 20A-21); State Historical Society of North Dakota

1618 Lewis Blvd. Foursquare "Colborn House" (1918); Photographer facing east

**Photo number 3:** (see sketch map)

**25 Fenton Avenue** (SITS 32 GF 191);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 16 June 2005

GF Riverside 2005 Survey (Roll 3; Neg 4); State Historical Society of North Dakota

25 Fenton Ave. Foursquare house and landscaped yard (1915); Photographer facing south/southeast

**Photo number 4:** (see sketch map)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** Additional Documentation **Page** 45  
**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**24 Fenton Avenue** (SITS 32 GF 190);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 01 June 2005  
GF Riverside 2005 Survey (Roll 1; Neg 10A-11); State Historical Society of North Dakota  
24 Fenton Ave. Craftsman-influenced Foursquare (1916); Photographer facing northwest  
**Photo number 5:** (see sketch map)

**202 Fenton Avenue** (SITS 32 GF 3398);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 07 June 2006  
GF Riverside 2006 NRHP nomination (Roll 14; Neg 35A); State Historical Society of North Dakota  
Brick Craftsman/Prairie School-influenced Foursquare at 202 Fenton Avenue (1923); looking northwest  
**Photo number 6:** (see sketch map)

**200 Conklin Avenue** (SITS 32 GF 3367);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 16 June 2005  
GF Riverside 2005 Survey (Roll 4; Neg 11A-12); State Historical Society of North Dakota  
Eclectic, Craftsman-influenced house at 200 Conklin Ave. (1924); Photographer facing northwest  
**Photo number 7:** (see sketch map)

**1714 & 1628 Lewis Boulevard** (Relocated houses; SITS 32 GF 207, 32 GF 216 respectively)  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 07 June 2006  
GF Riverside 2006 NRHP nomination (Roll 14; Neg 13A); State Historical Society of North Dakota  
Relocated houses (O'Keefe Prairie Style, 1921) and Queen Anne (1884), Granitoid pavement visible in foreground  
**Photo number 8:** (see sketch map)



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 46

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**110-108 Conklin Avenue** (SITS 32 GF 3357, 32 GF 3356);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 10; Neg 29A-30); State Historical Society of North Dakota

Craftsman-influenced, gable-front workers' houses at 110 and 108 Conklin Ave. (1926); Photographer facing north

**Photo number 9:** (see sketch map)

**21 Conklin Avenue** (SITS 32 GF 0174);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 10; Neg 33A-34); State Historical Society of North Dakota

Craftsman-influenced bungalow at 21 Conklin Ave. (1928); Photographer facing southeast

**Photo number 10:** (see sketch map)

**209 Conklin Avenue** (SITS 32 GF 3375);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 16 June 2005

GF Riverside 2005 Survey (Roll 7; Neg 25A-26); State Historical Society of North Dakota

Pure bungalow at 209 Conklin Ave. (1922); Photographer facing southeast

**Photo number 11:** (see sketch map)

**218 Seward Avenue** (SITS 32 GF 3457);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 01 June 2005

GF Riverside 2005 Survey (Roll 2; Neg 3); State Historical Society of North Dakota

Clipped-gable, Craftsman bungalow and garage at 218 Seward Ave. (1927); Photographer facing northwest

**Photo number 12:** (see sketch map)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** Additional Documentation **Page** 47

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**203 Park Avenue** (SITS 32 GF 3420);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 11; Neg 6); State Historical Society of North Dakota

Landscaped yard of plain gable house at 203 Park Ave. (1930); Photographer facing southeast

**Photo number 13:** (see sketch map)

**208 Conklin Avenue** (SITS 32 GF 3374);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 10; Neg 11A-12); State Historical Society of North Dakota

Dutch-gambrel, Colonial revival style house at 208 Conklin Ave. (1924); Photographer facing north

**Photo number 14:** (see sketch map)

**202 Conklin Avenue** (SITS 32 GF 3369);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 10; Neg 16A-17); State Historical Society of North Dakota

Tudor-revival style cottage at 202 Conklin Ave. (1926); Photographer facing north

**Photo number 15:** (see sketch map)

**209 Seward Avenue** (SITS 32 GF 3452);

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 16 June 2005

GF Riverside 2005 Survey (Roll 8, Neg 35-35A); State Historical Society of North Dakota

Tudor-revival influence on gabled cottage at 209 Seward Ave. (1929); Photographer facing southeast

**Photo number 16:** (see sketch map)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** Additional Documentation **Page** 48  
**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**15 Seward Avenue** (SITS 32 GF 196);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 16 June 2005  
GF Riverside 2005 Survey (Roll 2; Neg 30); State Historical Society of North Dakota  
15 Seward Ave. depression-era cottage with garage (1937); Photographer facing southwest (toward garage at rear)  
**Photo number 17:** (see sketch map)

**1411 First Street North** (SITS 32 GF 3276);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 16 June 2005  
GF Riverside 2005 Survey (Roll 2; Neg 18); State Historical Society of North Dakota  
1411 1<sup>st</sup> Street N. depression-era cottage (1937); Photographer facing southwest  
**Photo number 18:** (see sketch map)

**Riverside City Park Pool and Bathhouse** (SITS 32 GF 202);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 01 August 2005  
GF Riverside 2005 Survey (Roll 13; Neg 21A); State Historical Society of North Dakota  
Riverside City Park Pool Bathhouse (Streamline Moderne, 1941); Photographer facing northeast  
**Photo number 19:** (see sketch map)

**Floodwall entrance to Riverside City Park with Bathhouse beyond**  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 07 June 2006  
GF Riverside 2006 NRHP nomination (Roll 14; Neg 27A); State Historical Society of North Dakota  
View through floodwall gateway (2006) to Riverside City Park pool bathhouse looking northward  
**Photo number 20:** (see sketch map)



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** Additional Documentation **Page** 49

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Lewis Boulevard** looking north toward 1500-block;

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 June 2006

GF Riverside 2006 NRHP nomination (Roll 14; Neg 4A); State Historical Society of North Dakota

Streetscape context looking north toward 1500-block of Lewis Blvd.

**Photo number 21:** (see sketch map)

**West end of 200-Block Park Avenue**

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 June 2006

GF Riverside 2006 NRHP nomination (Roll 14; Neg 22A); State Historical Society of North Dakota

West end of 200-Block Park Ave. looking east; Houses orient northward, toward Riverside City Park

**Photo number 22:** (see sketch map)

**28 Conklin Avenue** (relocated from 1502 Lewis, SITS 32 GF 214) and **102 Conklin Avenue** (SITS 32 GF 3105),

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 June 2006

GF Riverside 2006 NRHP nomination (Roll 14; Neg 16A); State Historical Society of North Dakota

Relocated house at 28 Conklin Avenue (1912), and 102 Conklin Avenue (Craftsman Chalet, 1922) looking northwest

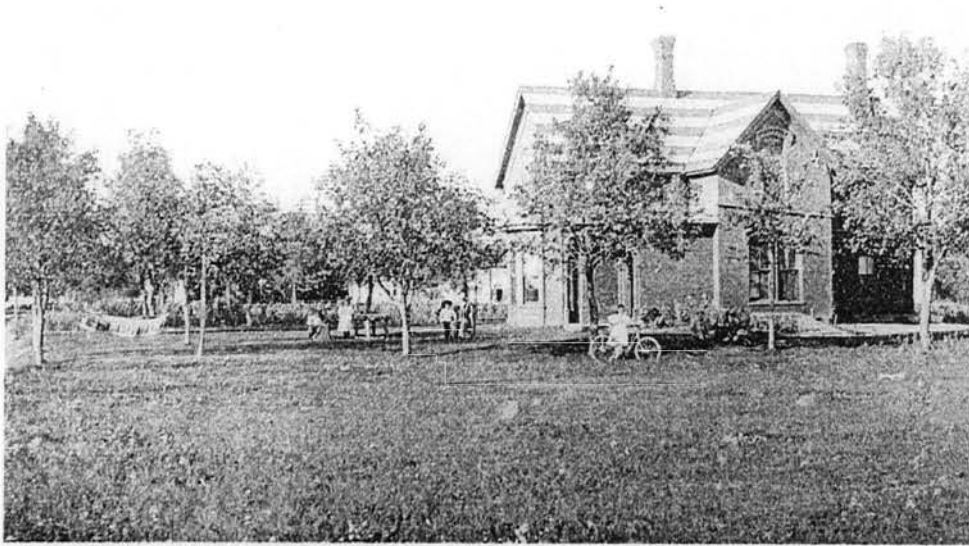
**Photo number 23:** (see sketch map)

United States Department of the Interior  
National Park Service

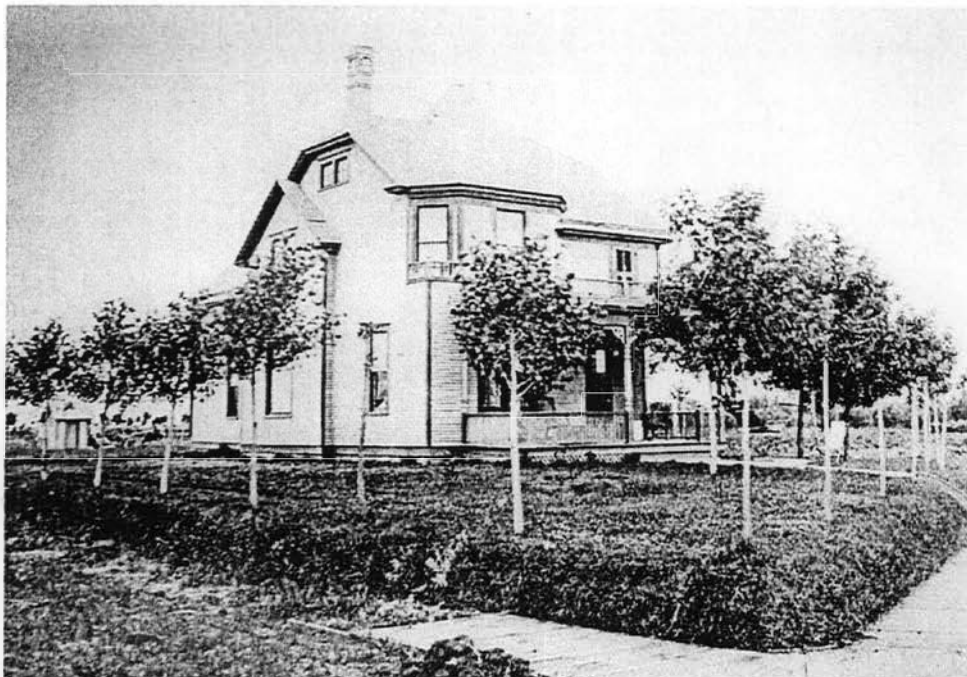
**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 50

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



**Historic Photo A:** Dr. John W. Fawcett Residence; Grand Forks Riverside neighborhood  
Photo credit: Gifford, William E. (ed.). *Souvenir Album* (1905); p.20



**Historic Photo B:** Residence of Mose Norman, "dealer in household furniture"; Grand Forks Riverside neighborhood  
Photo credit: Gifford, William E. (ed.). *Souvenir Album* (1905); p. 64

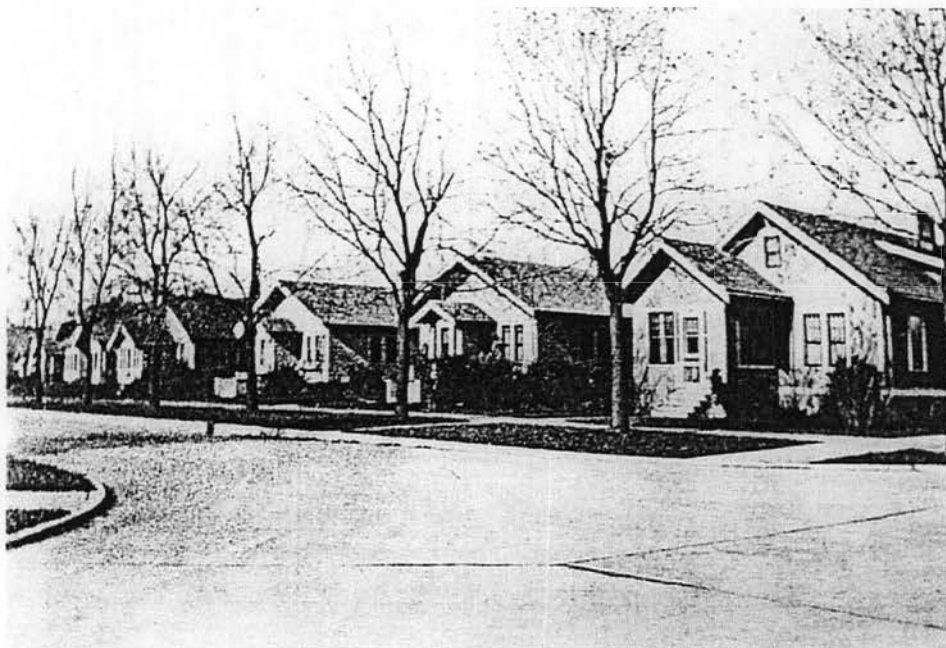
United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 51  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



**Historic Photo C:** Brickyard workers' shanties, west of Grand Forks Riverside Park Addition  
Photo credit: Pietsch, (1934); p. 213.



**Historic Photo D:** Bungalows in Grand Forks Riverside Park Addition, (ca. 1927)  
Photo credit: Pietsch, (1934); p. 207.



United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 52  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

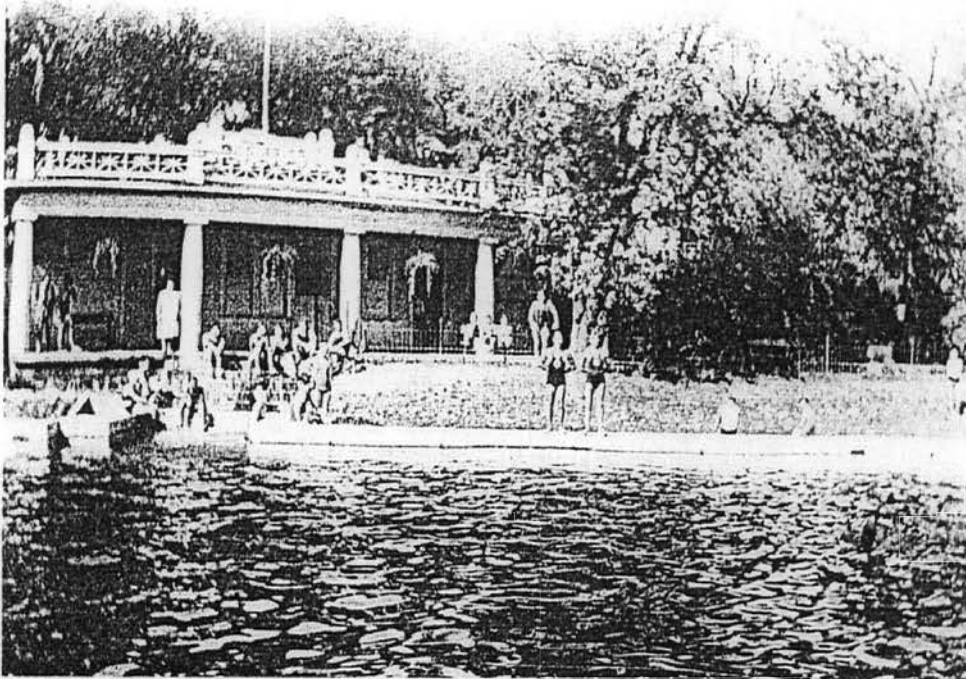


**Historic Photo E:** W.H. Standish House on its original site,  
(subsequently relocated to 1601 Lewis Boulevard; Grand Forks Riverside neighborhood)  
Photo credit: Gifford, (1905); p. 56

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 53  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



**Historic Photo F:** Earlier Riverside City Park Pool bathhouse; Grand Forks Riverside neighborhood  
Photo credit: Pietsch, (1934); p. 211.

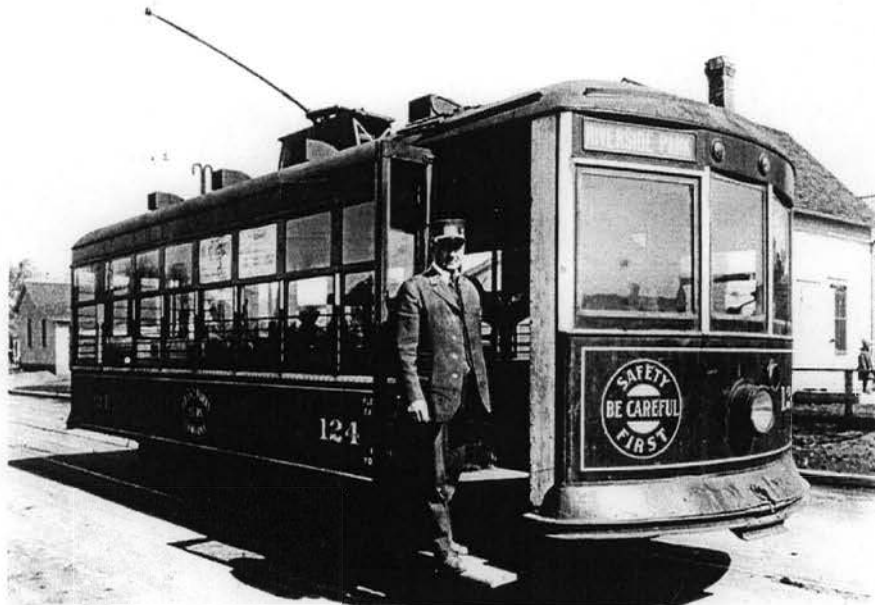


**Historic Photo G:** Historic Wilder School (razed)  
Photo credit: Dudley, (1897), 1997 reprint edition; p. 14.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 54  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



**Historic Photo H:** "The Grand Forks Street Railway Company, established in 1908, managed five lines of streetcar service on a total of 8.5 miles of track. George Glass operated Streetcar 124, a Birney single end type that traveled in one direction. Street car 124 began its run on the Riverside Park line in 1921." Photo credit: Courtesy of the Elwyn B. Robinson Department of Special Collections, Chester Fritz Library, University of North Dakota



**Historic Photo I:** Craftsman-style "Chalet" attributed to Joseph Bell DeRemer, (ca. 1922) Photo credit: collections of the Grand Forks Historic Preservation Commission

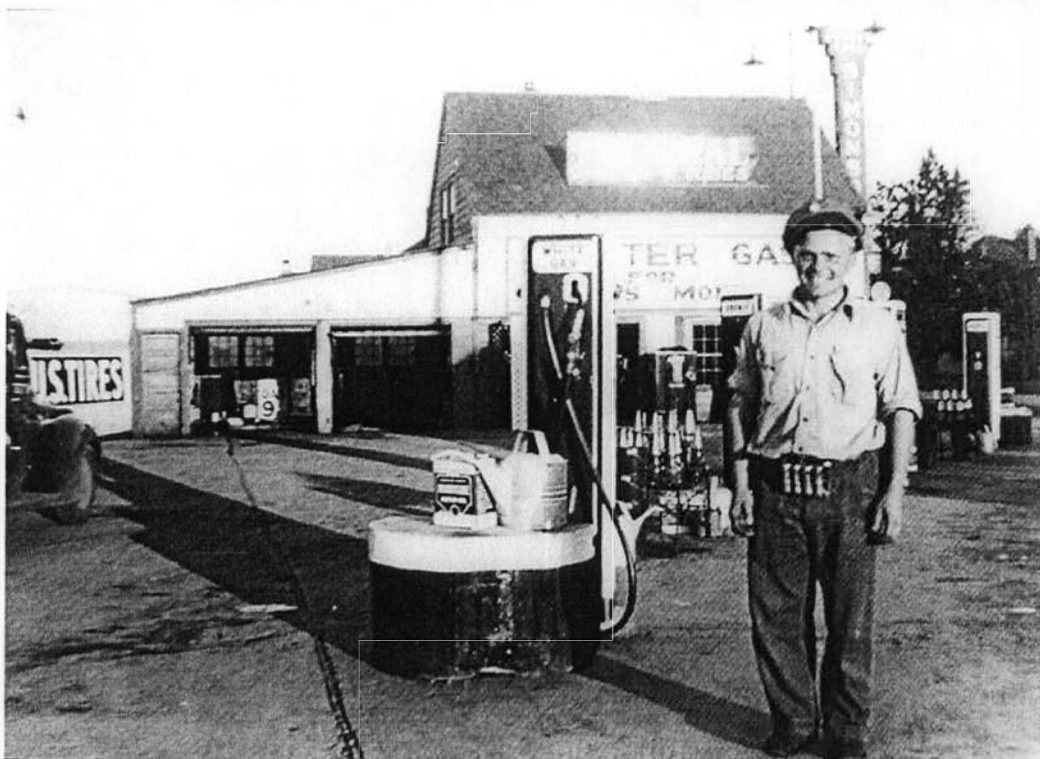


United States Department of the Interior  
National Park Service

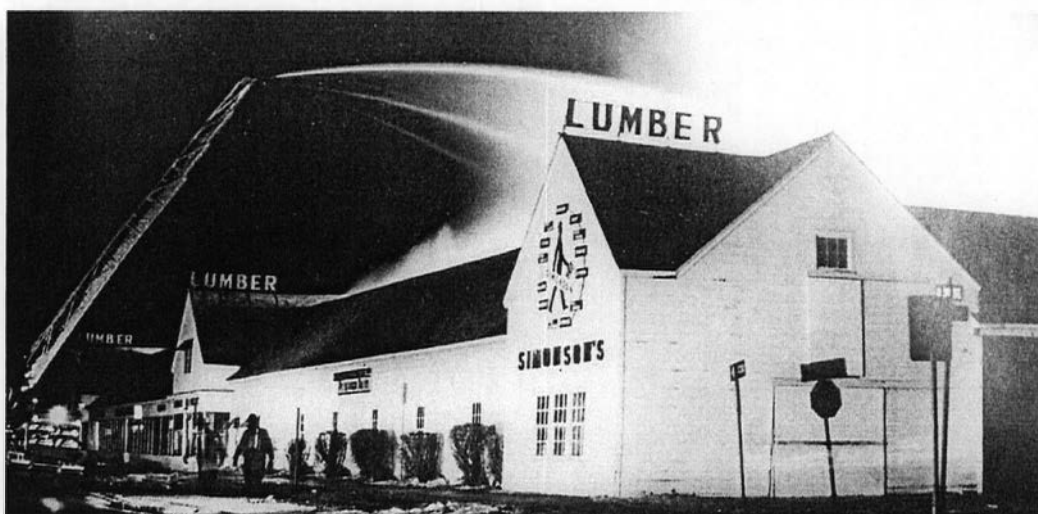
NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 55

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Historic Photo J: Simonson Gasoline Filling Station; Third Street North in the vicinity of Grand Forks Riverside neighborhood  
Photo credit: Lerma, Judy, in Mike Jacobs (ed.), *Grand Forks --Proud People, Proud Heritage*, (1999); p. 62



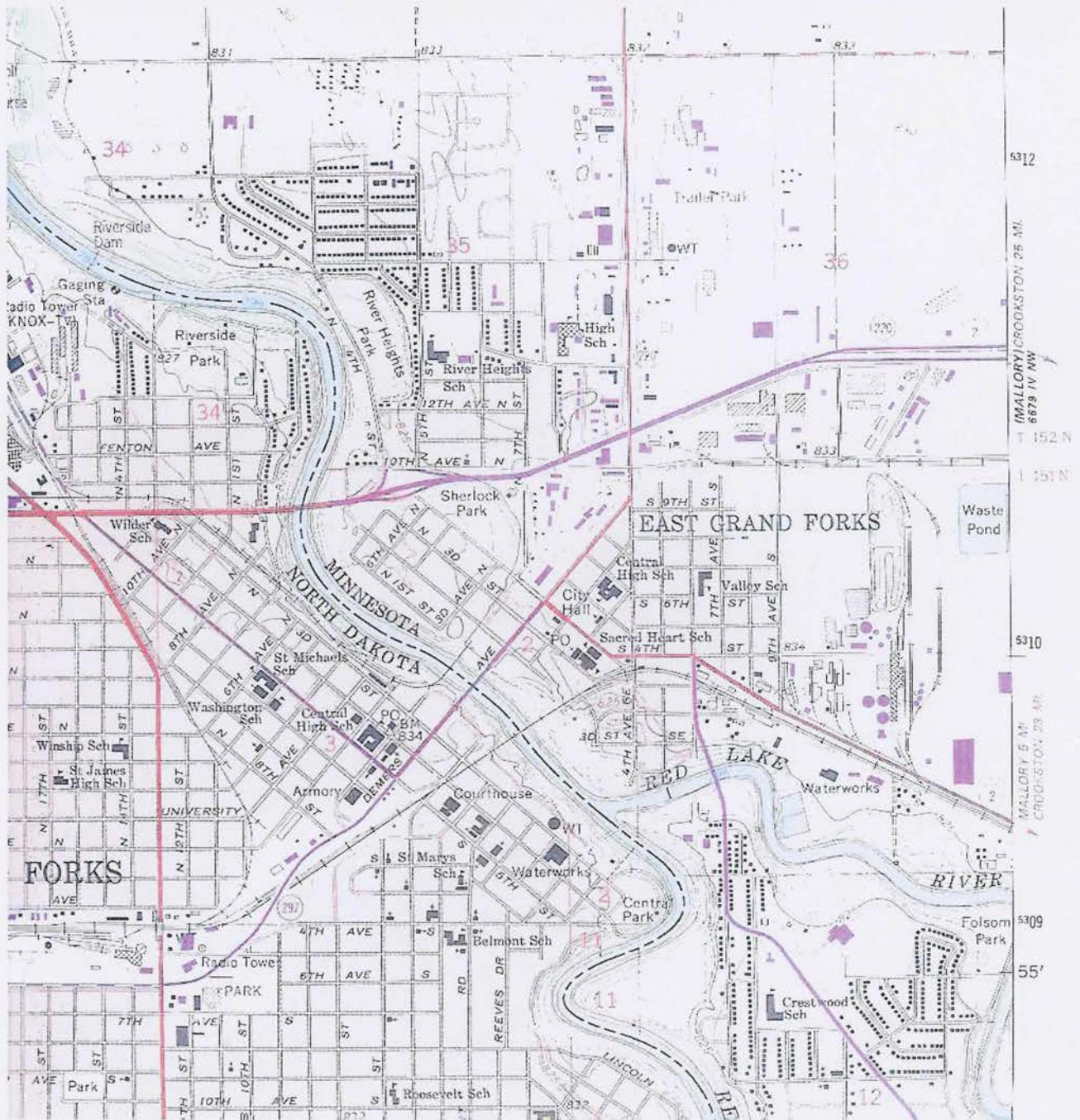
Historic Photo K: Simonson Lumber Company Fire (1960-61); Third Street North, vicinity of Grand Forks Riverside neighborhood  
Photo credit: Phelps, Ron, in Mike Jacobs (ed.), *Grand Forks --Proud People, Proud Heritage* (1999), p.27.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 56

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**



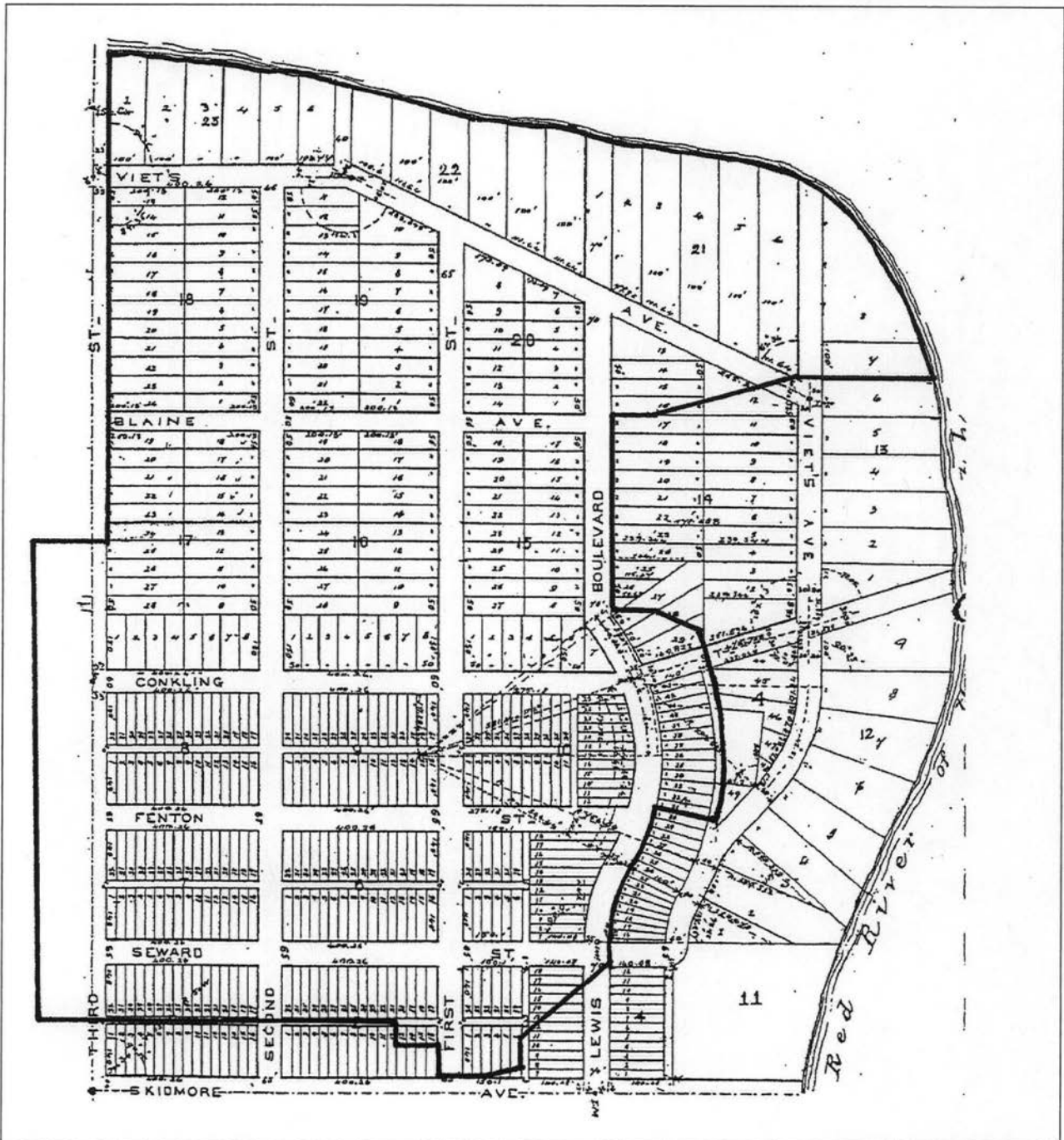
excerpt from Grand Forks, N.Dak – Minn. USGS Quadrangle Map 47097 H1 TF 024  
Locational information referenced to city park bathhouse reference point Zone 14 Easting 646 150 Northing 5 311 150  
Full-sized original copy of quadrangle map has been supplied with record copies of submission



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 57  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



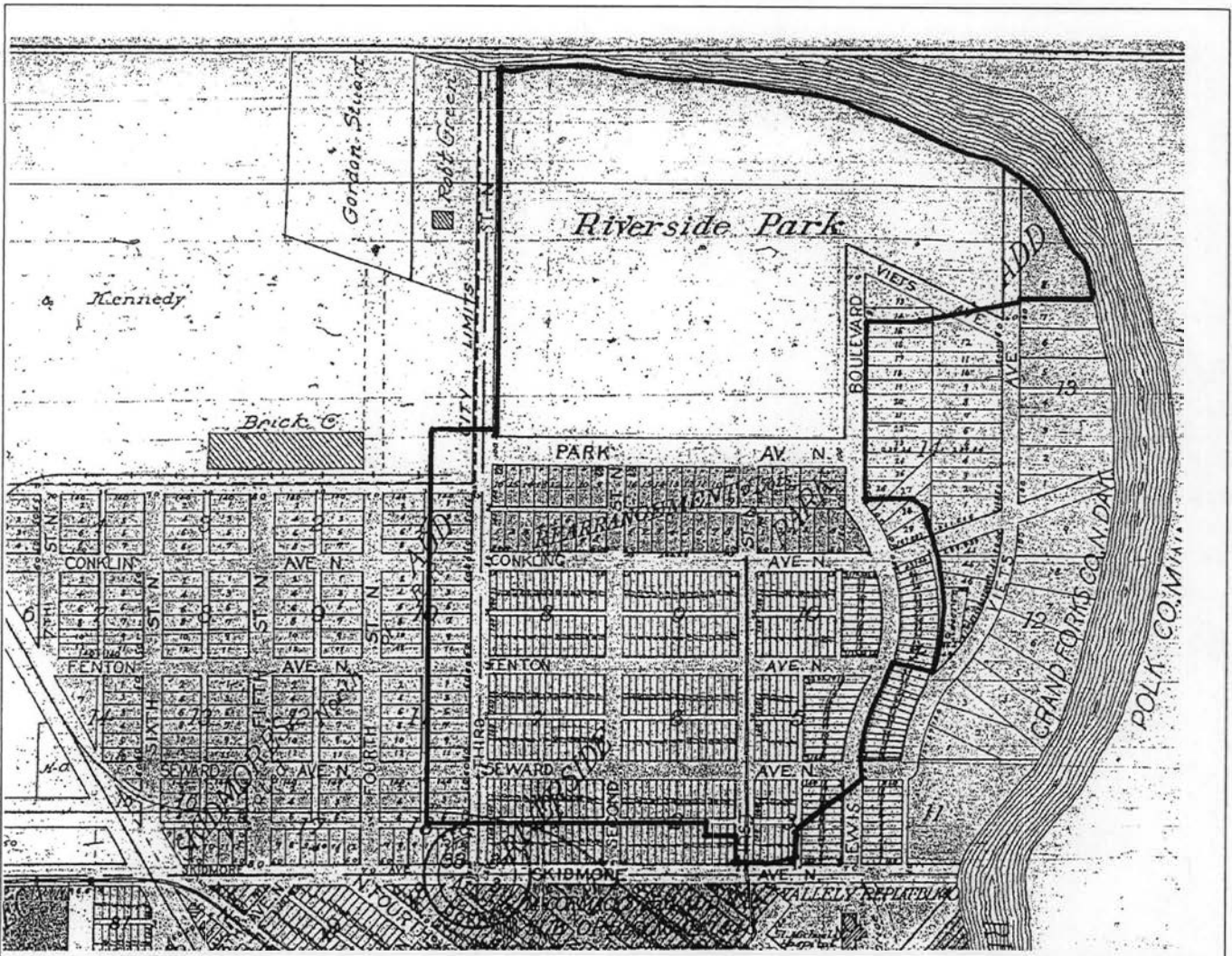
**Historical Map A:** 1892 Extended plat for Riverside Park Addition when Frank Viets acquired an interest in the addition. Recorded (24 August 1892), in *Deeds, Grand Forks County*, v.12, p. 416. [NRHP district boundaries superimposed in bold line.]

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 58

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



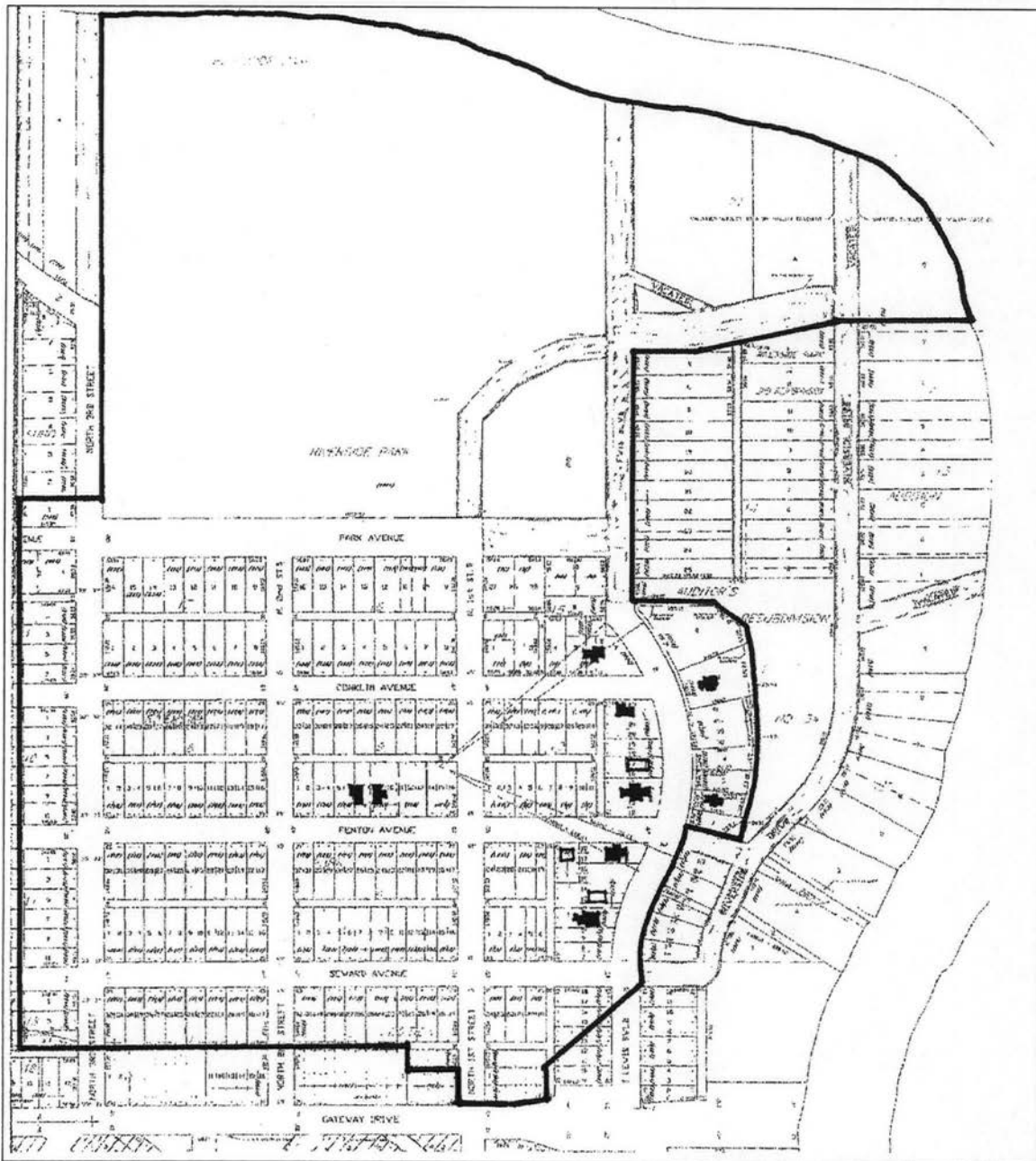
**Historical Map B:** Revised plat showing vacated parcels dedicated to Riverside City Park, as recorded in Brock & Company Atlas of Grand Forks County, (1927).  
[NRHP district boundaries superimposed in bold line.]



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 59  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



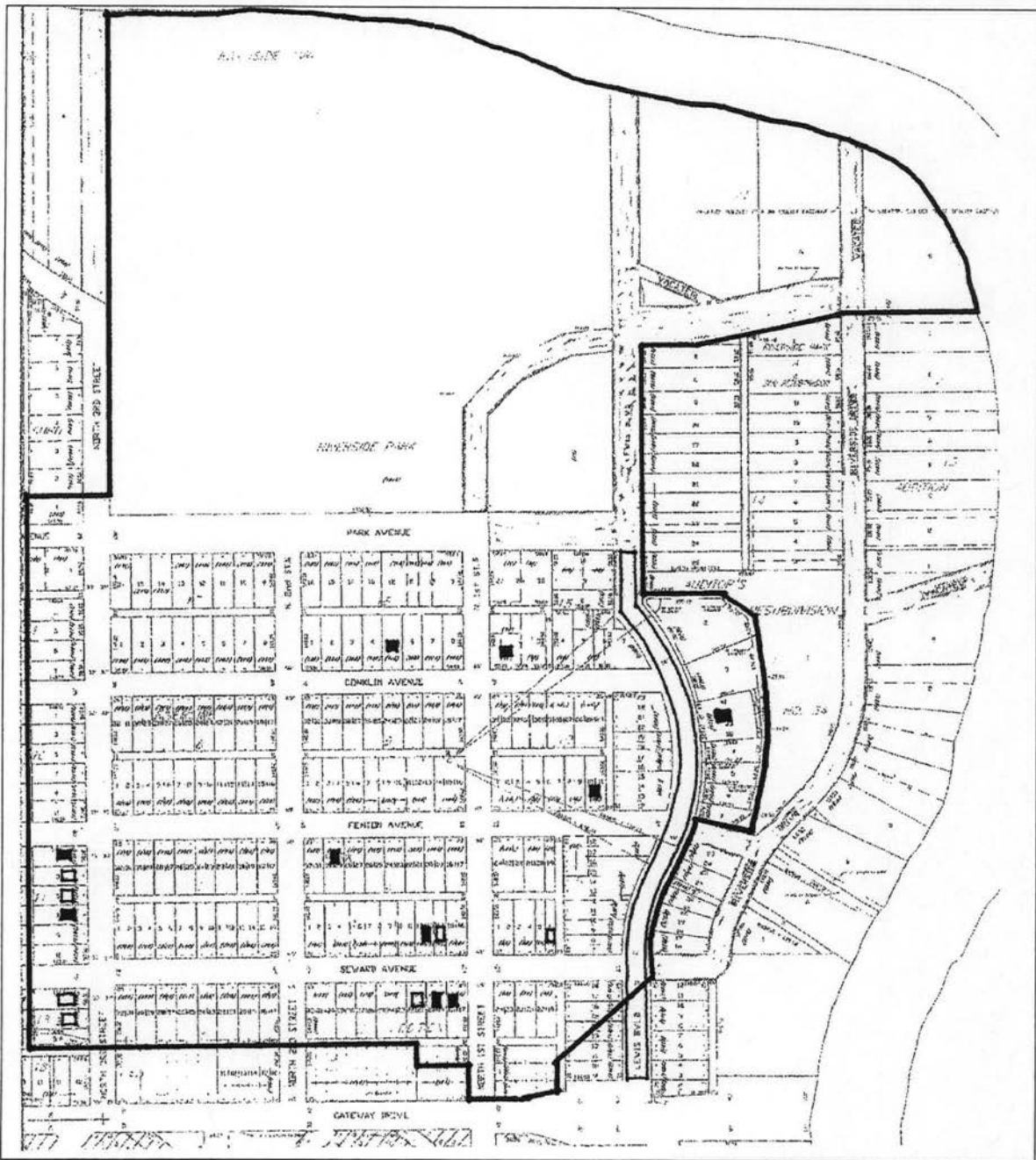
Map C: Residential properties constructed 1882-1892 during Lewis and Viets' initial period of residential development in Riverside Addition, coinciding with First Dakota Boom

- Solid-colored footprint indicates contributing building built in this time period
  - Outline of building footprint indicates non-contributing building built in this time period
- [NRHP district boundaries superimposed in bold line.]

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 60  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



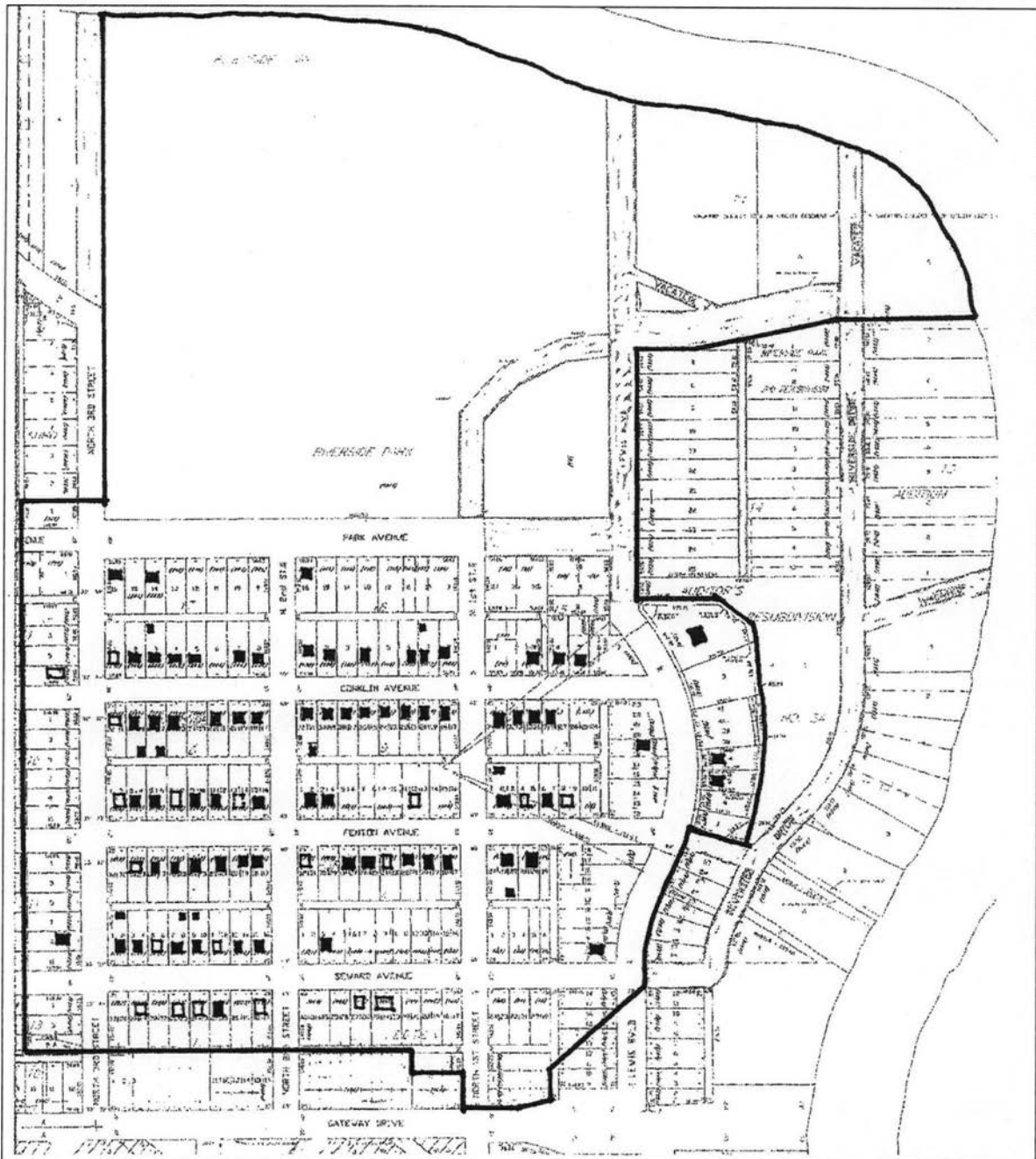
Map D: Residential properties constructed 1893-1914 during Second Dakota Boom

- Solid-colored footprint indicates contributing building built in this time period
  - ▭ Outline of building footprint indicates non-contributing building built in this time period
  - Blome Granitoid pavement shown outlined on Lewis Boulevard is previous NRHP-listed resource
- [NRHP district boundaries superimposed in bold line.]*

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 61  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



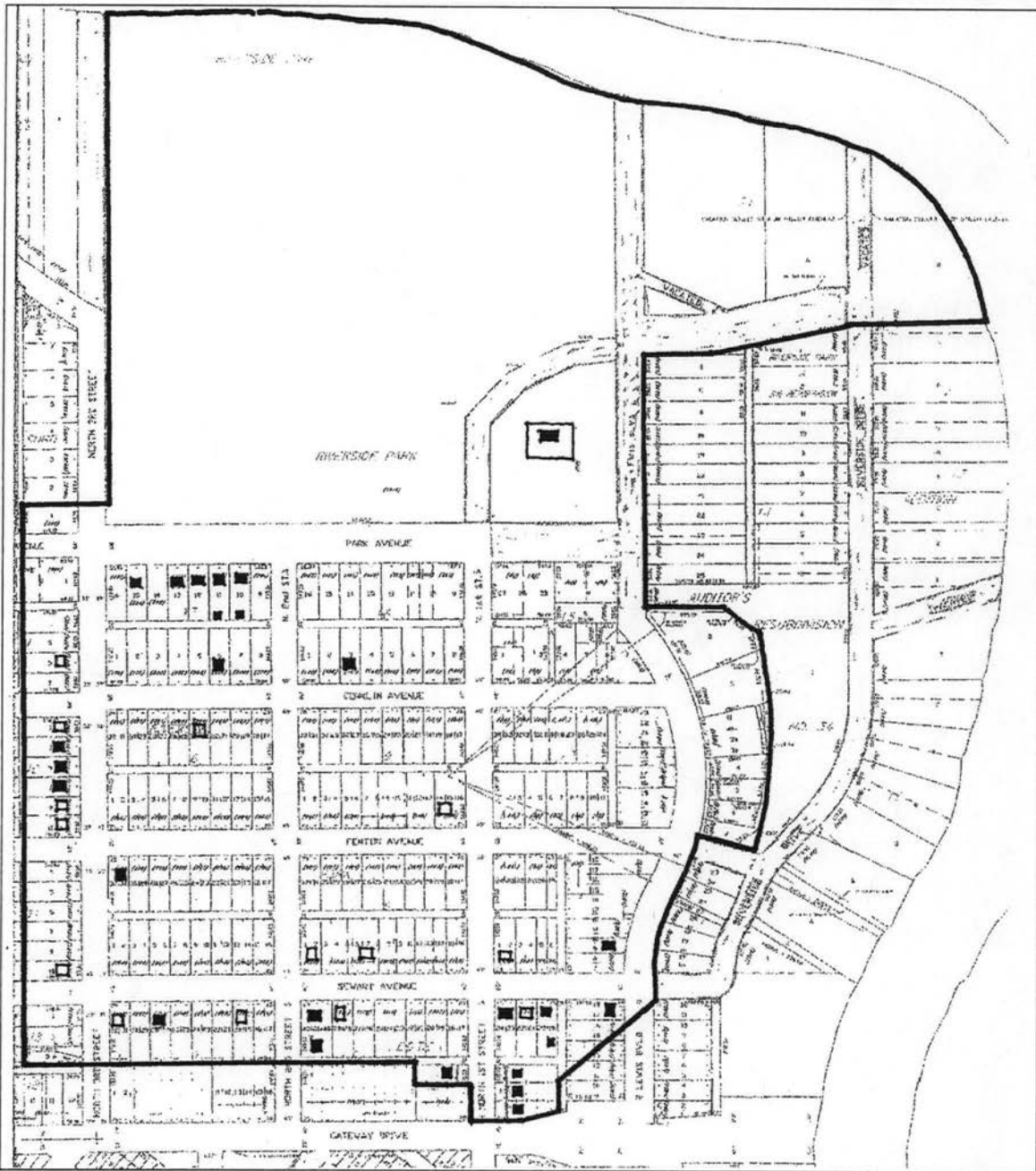
Map E: Residential properties constructed in Riverside 1915-1929 during Progressive Era

- Solid-colored footprint indicates contributing building built in this time period
  - Outline of building footprint indicates non-contributing building built in this time period
- [NRHP district boundaries superimposed in bold line.]

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 62  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Map F: Residential properties constructed 1929-1942 during the Great Depression era

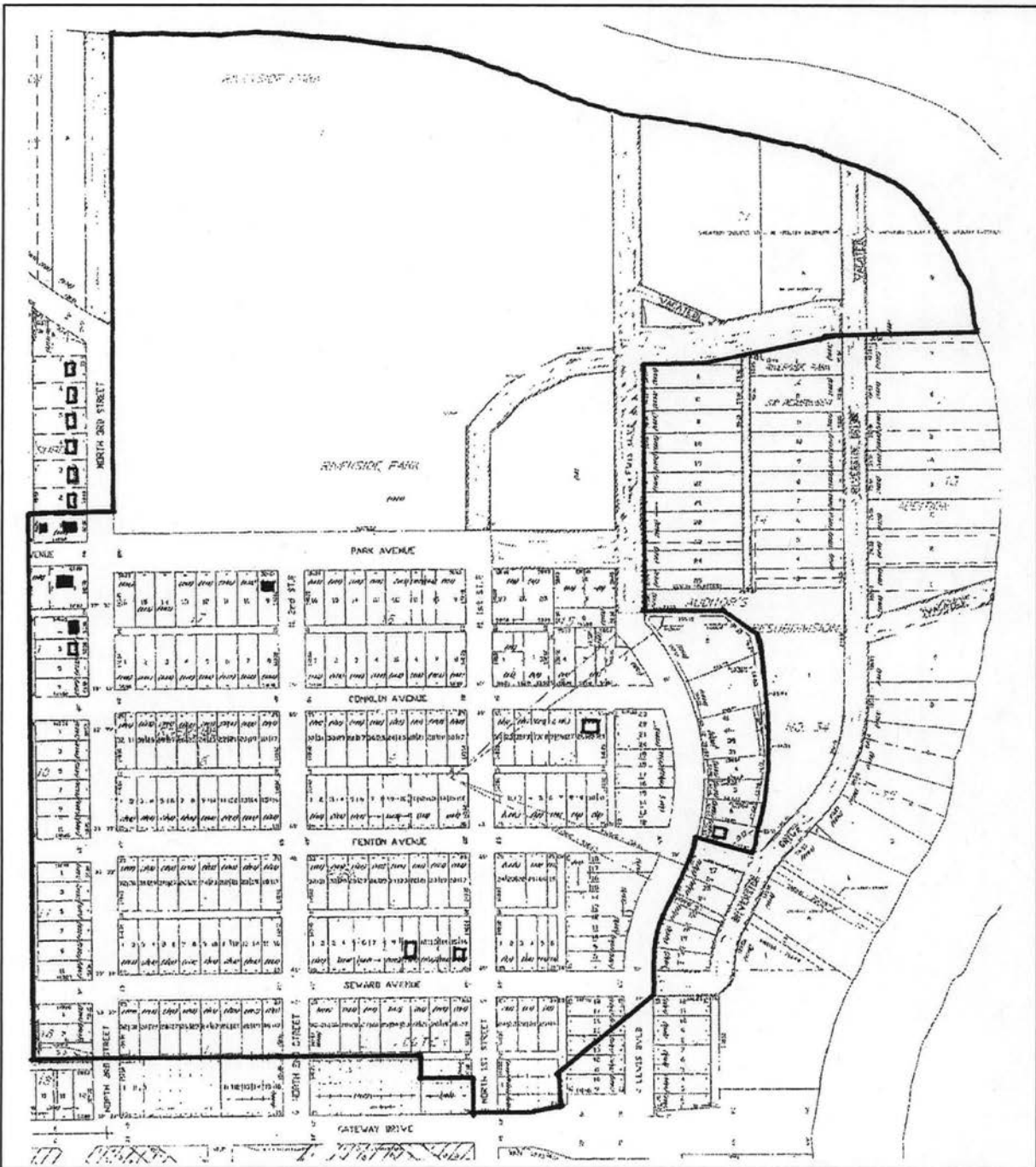
- Solid-colored footprint indicates contributing building built in this time period
  - Outline of building footprint indicates non-contributing building built in this time period
- [NRHP district boundaries superimposed in bold line.]



United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 63  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



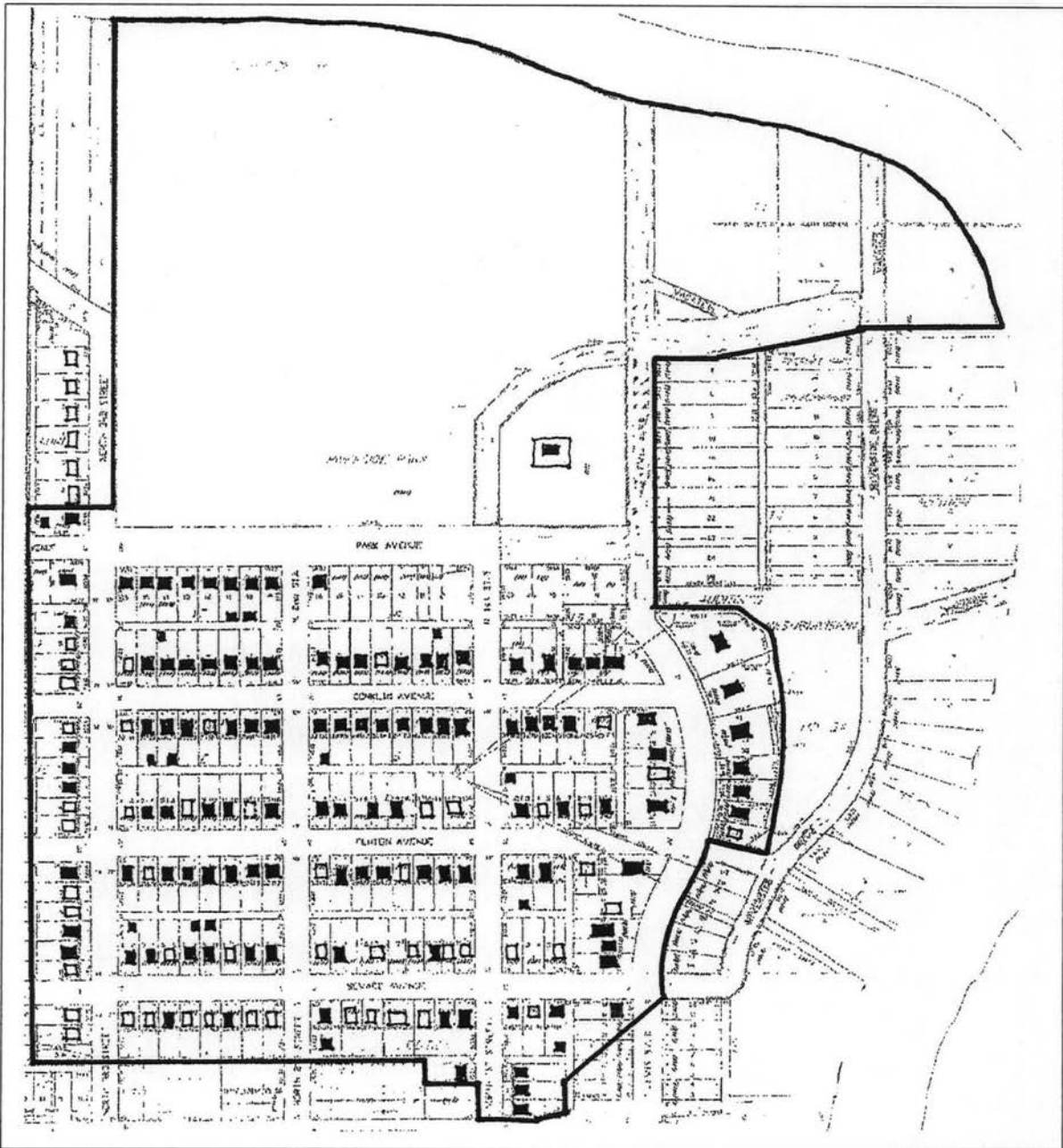
Map G: Residential properties constructed after 1942 (post-war and recent modern era).

- Solid-colored footprint indicates contributing building built in this time period
- Outline of building footprint indicates non-contributing building built in this time period

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 64  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



**Map H:** Composite map showing all contributing and noncontributing properties in the Grand Forks Riverside neighborhood historic district. *[NRHP district boundaries superimposed in bold line.]*

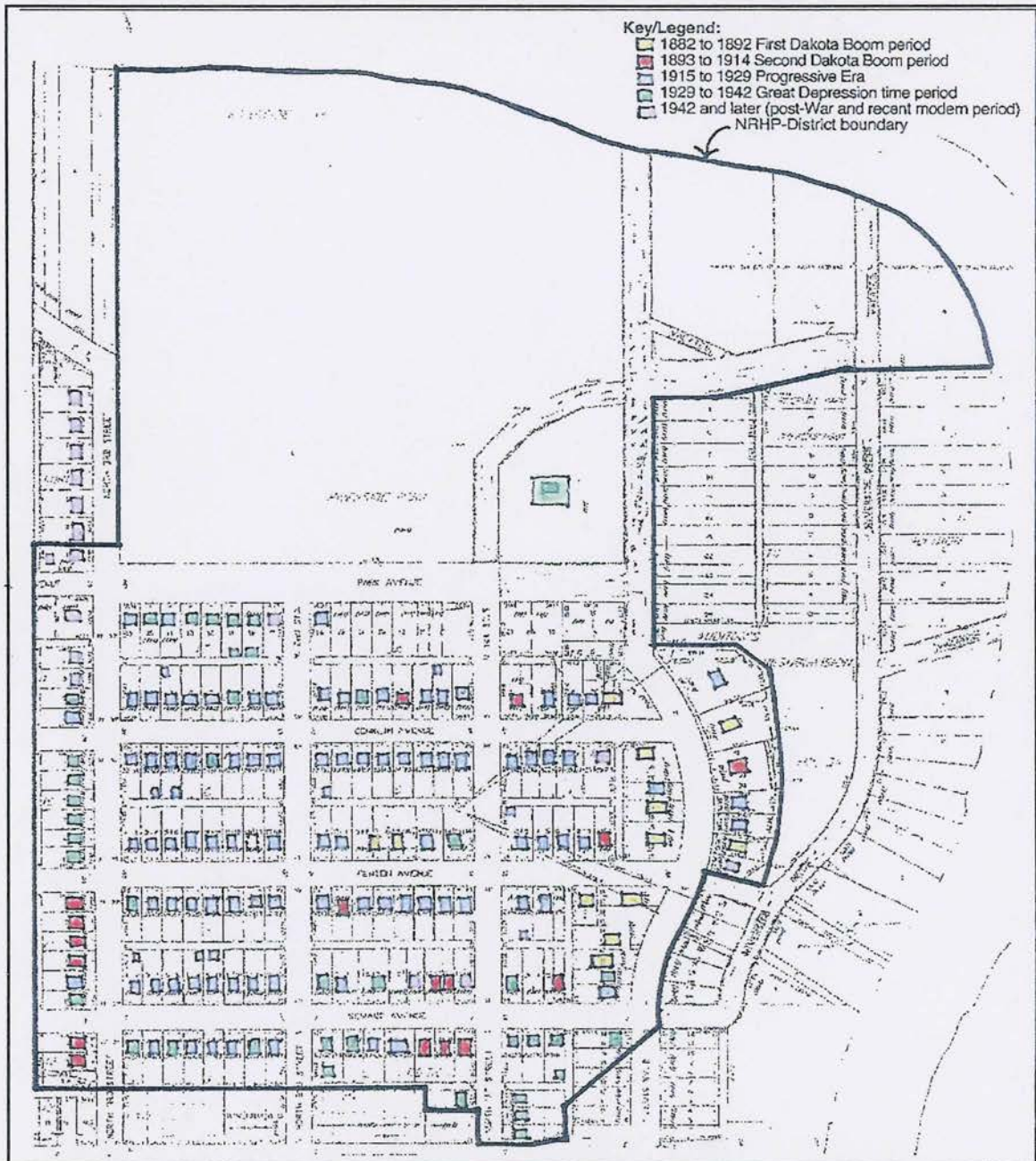
- Solid-colored footprint indicates contributing building
- Outline of building footprint indicates non-contributing building



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 65  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

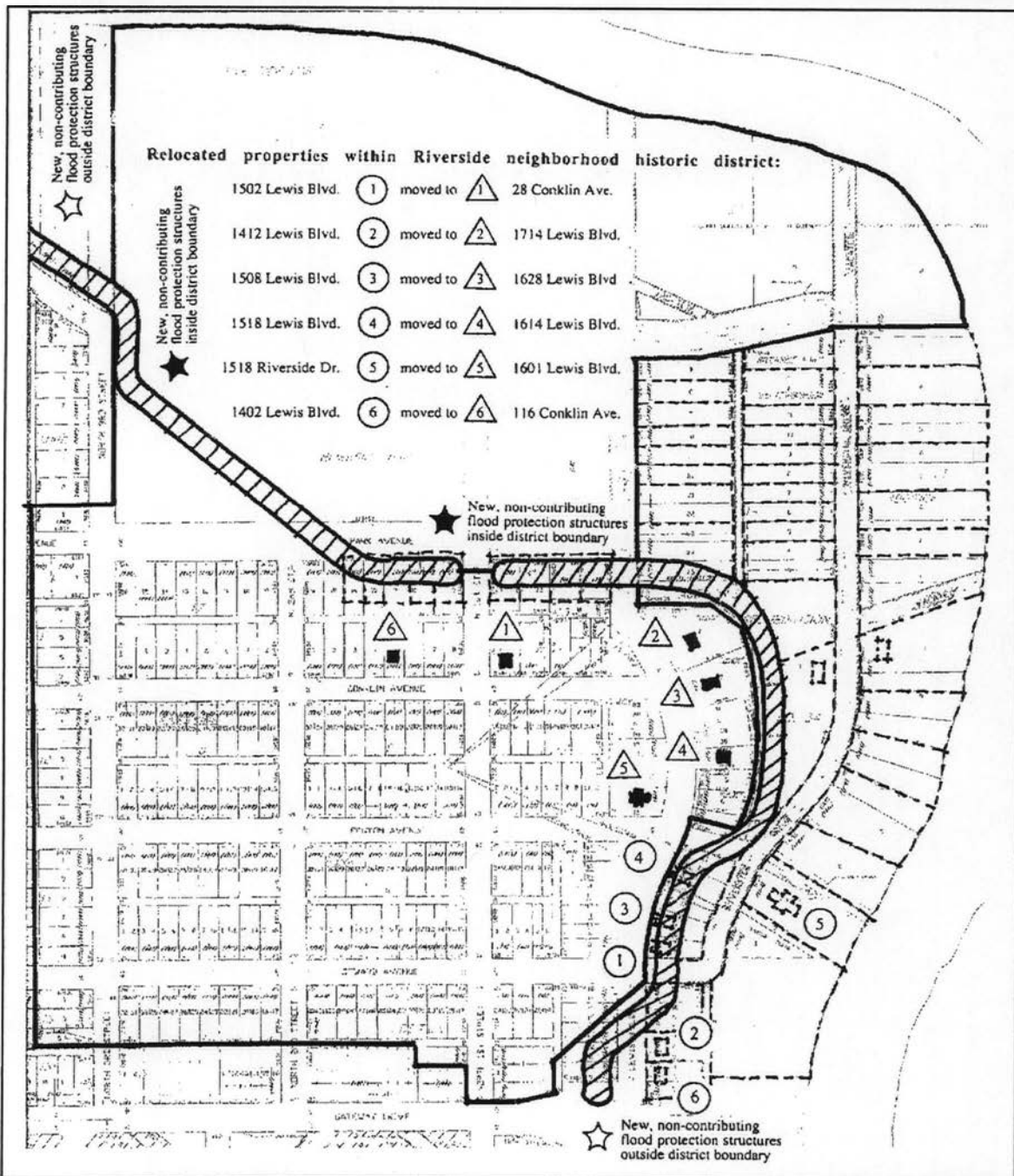


Map I: Composite map showing all contributing and noncontributing properties in the Grand Forks Riverside neighborhood historic district; color-coded by historical period. [NRHP district boundaries superimposed in bold line.]

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 66  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



**Map J:** Showing parcels permanently vacated as part of flood protection response following the Red River Valley Flood of 1997.

Dashed lines indicate parcels or features that have been vacated or permanently removed  
Solid crosshatched lines indicate approximate location of flood-protection construction features (levees and floodwall)

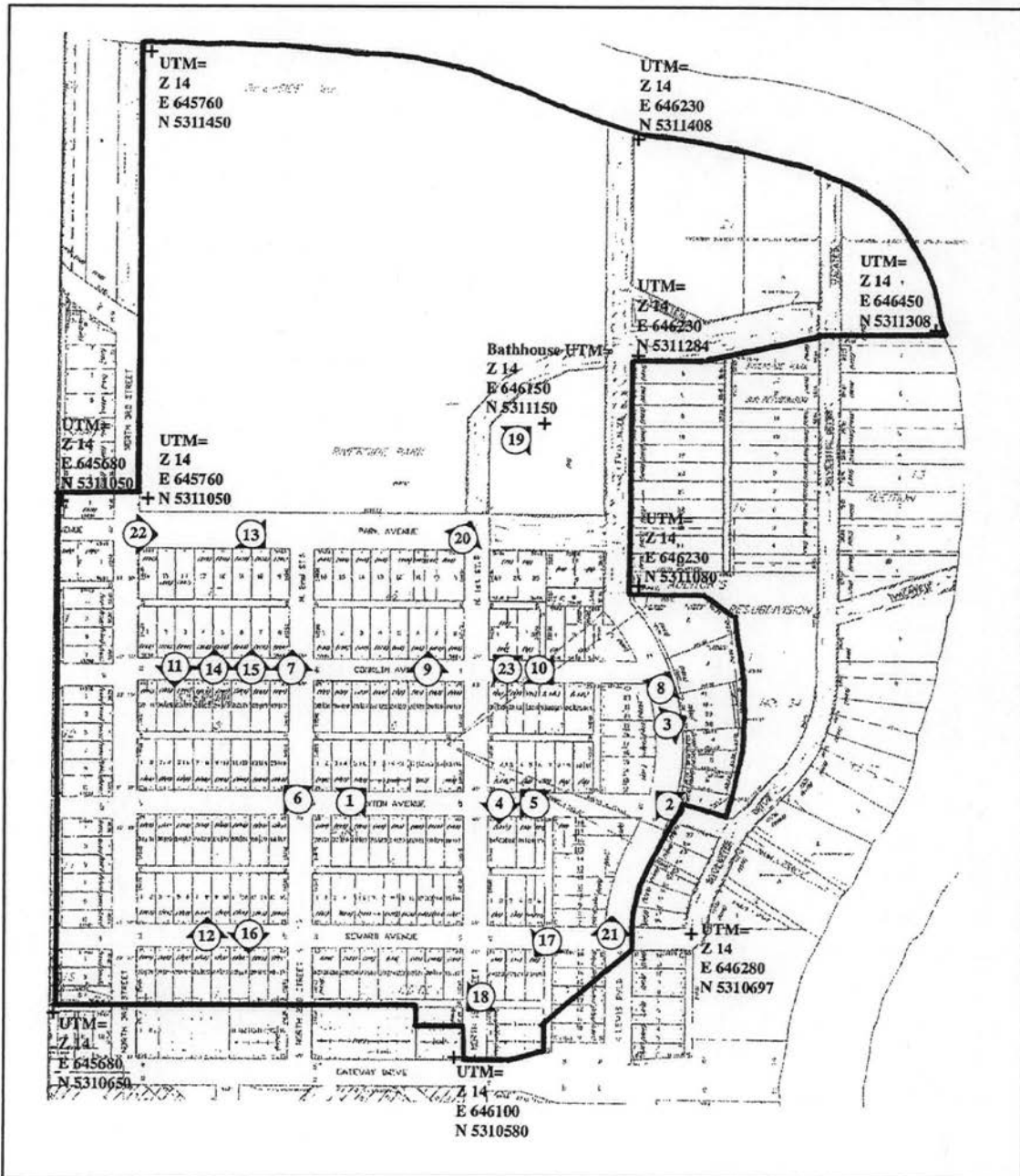


United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 67

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Sketch Map K: Location information for Reference photos and UTM reference points.  
*[NRHP district boundaries superimposed in bold line.]*

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 68

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



**Photo Map L:** Aerial photograph of Riverside neighborhood from City of Grand Forks GIS web page.  
[NRHP district boundaries superimposed in bold line.]





①  
PHOTO NO. 1:  
124 FENTON AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



② PHOTO NO. 2:  
1601 LEWIS BLVD. (RELOCATED); GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND





③ PHOTO NO. 3:

1618 LEWIS BLVD.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



④

PHOTO NO. 4:

25 FENTON AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND





⑤ PHOTO NO. 5:

24 FENTON AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



⑥ PHOTO NO. 6:

202 FENTON AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND





⑦ PHOTO NO. 7:

200 CONKLIN AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



⑧

PHOTO NO. 8:

1714 AND 1628 LEWIS BLVD.; GF RIVERSIDE PARK (RELOCATED)  
GRAND FOLKS COUNTY, ND





⑨

PHOTO NO. 9:

110-108 CONKLIN AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



(10)

PHOTO NO. 10:

21 CONKLIN AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND





(11)

PHOTO NO. 11:

209 CONKLIN AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



(12)

PHOTO NO. 12:

218 SEWARD AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND





13

PHOTO NO. 13:

203 PARK AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



14

PHOTO NO. 14:

208 CONKLIN AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND





(15)

PHOTO NO. 15:

202. CONKLIN AVE.; GF RIVERSIDE PARK  
GRAND FOLKS COUNTY, ND



(16) PHOTO NO. 16:

209 SEWARD AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND





17

PHOTO NO. 17:

15 SEWARD AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



(18) PHOTO NO. 18:

1411 - 1<sup>ST</sup> STREET N.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND





19

PHOTO NO. 19:

RIVERSIDE PARK POOL BATHHOUSE; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



(20) PHOTO NO. 20:  
CONTEXT, VIEW THRU FLOODWALL TO PARK; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND



②1 PHOTO NO. 21:  
STREETSCAPE CONTEXT, 1600-BLOCK LEWIS; GF RIVERSIDE PARK.  
GRAND FORKS COUNTY, ND





(22) PHOTO NO. 22:

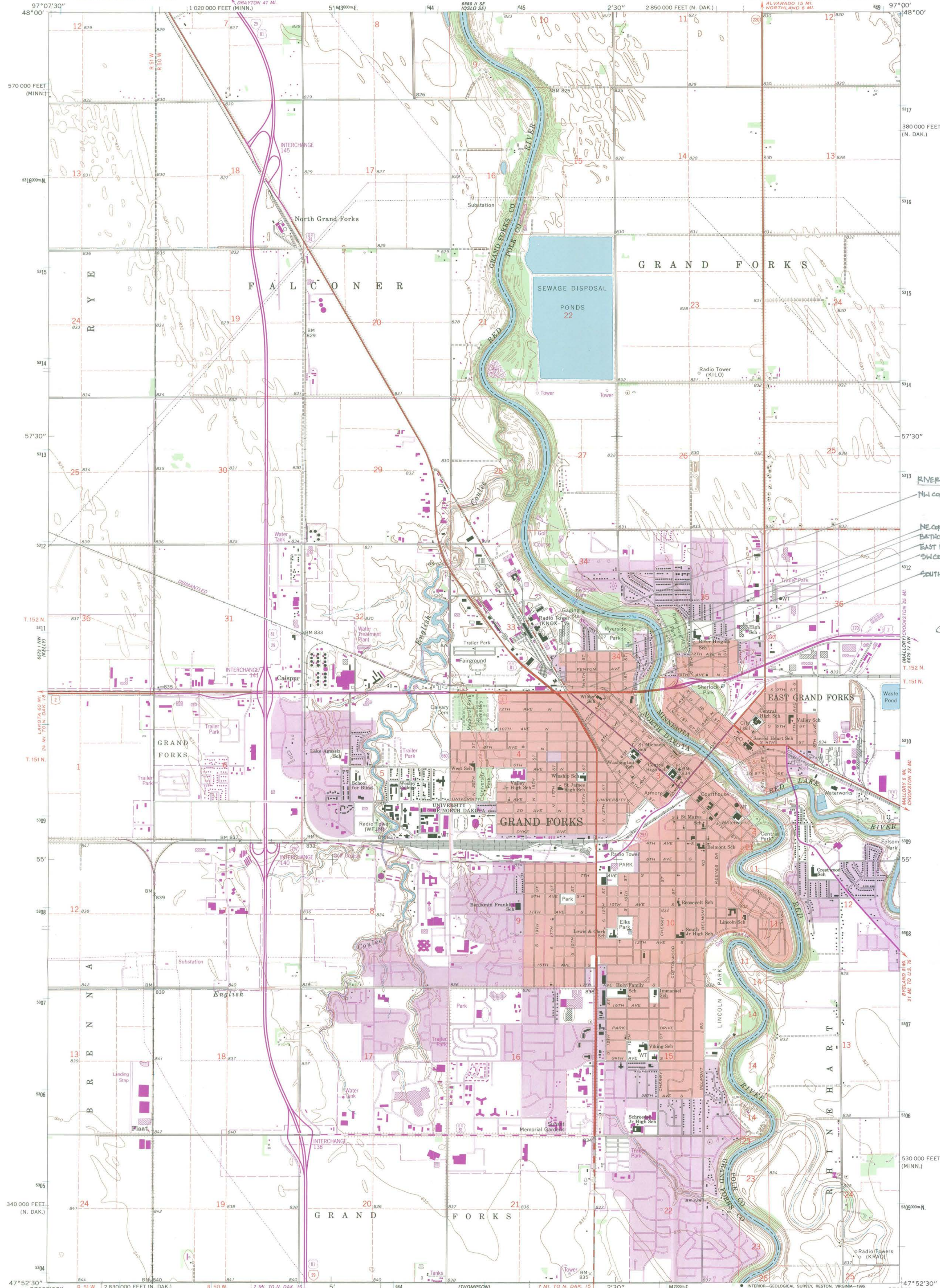
WEST END 200-BLOCK PARK AVE., CONTEXT; GF RIVERSIDE PARK.  
GRAND FORKS COUNTY, ND



(23) PHOTO NO. 23:

28 CONKLIN AND 102 CONKLIN AVE.; GF RIVERSIDE PARK  
GRAND FORKS COUNTY, ND

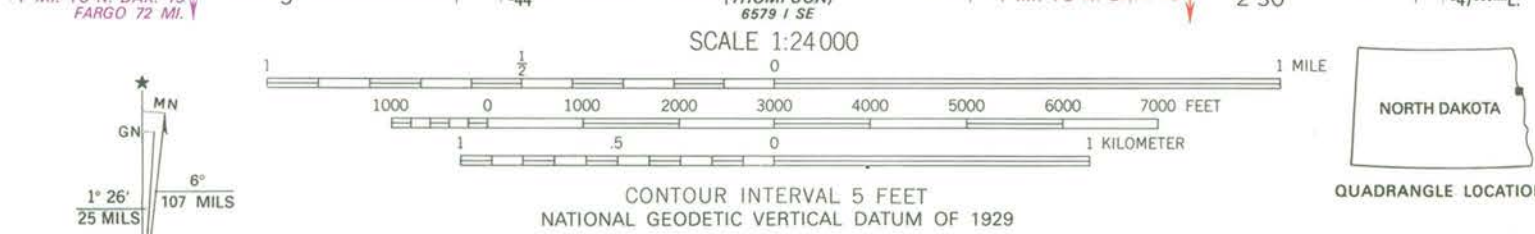




RIVERSIDE NEHP HIST. DIST. BOUNDARIES;  
NW CORNER UTM=214 E645760 N9311450  
NE CORNER UTM=214 E646190 N9311150  
EAST MIDPT. UTM=214 E646230 N9311080  
SW CORNER UTM=214 E645680 N9310690  
SOUTH MIDPT. UTM=214 E646100 N9310580

GRAND FORKS CO  
NORTH DAKOTA

Produced by the United States Geological Survey  
Control by USGS and NOS/NOAA  
Planimetry by photogrammetric methods from aerial photographs  
taken 1962. Topography by planetable surveys 1963  
North American Datum of 1927 (NAD 27)  
Projection: North Dakota coordinate system, north zone  
(Lambert conformal conic)  
10 000-foot ticks: Minnesota coordinate system, north zone and  
North Dakota coordinate system, north zone  
Blue 1000-meter Universal Transverse Mercator ticks, zone 14  
North American Datum of 1983 (NAD 83) is shown by dashed  
corner ticks. The values of the shift between NAD 27 and NAD 83  
for 7.5-minute intersections are obtainable from National Geodetic  
Survey NADCON software  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

SCALE 1:24 000  
CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225  
OR RESTON, VIRGINIA 22092 AND NORTH DAKOTA  
GEOLOGICAL SURVEY, BISMARCK, NORTH DAKOTA 58505  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled in cooperation with  
State of Minnesota agencies from aerial photographs  
taken 1991-92 other sources. This information not  
field checked. Map edited 1994  
Information shown in purple may not meet USGS content  
standards and may conflict with previously mapped contours  
Purple tint indicates extension of urban areas

GRAND FORKS, ND-MN  
47097-H1-TF-024  
1963  
REVISED 1994  
DMA 6579 1 NE-SERIES 8781





**SYMBOLS LEGEND**

-  HISTORIC DISTRICT BOUNDARY
-  DIKE LOCATION
-  GREEN NUMBERS CONTRIBUTING PROPERTIES (SITS # 32GF...)
-  BLACK NUMBERS NON-CONTRIBUTING PROPERTIES (SITS # 32GF...)



NO SCALE

# RIVERSIDE



National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Grand Forks Riverside Neighborhood Historic District

MULTIPLE NAME:

STATE & COUNTY: NORTH DAKOTA, Grand Forks

DATE RECEIVED: 10/05/07 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/18/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000181

DETAILED EVALUATION:

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

*Boundaries have been redrawn per NR's earlier recommendations, and documentation justifies relocation of buildings from flood-zone.*

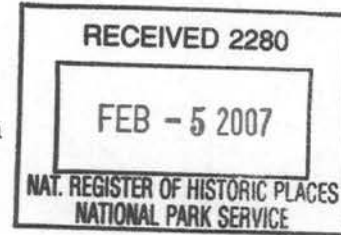
RECOM./CRITERIA Accept A+C  
REVIEWER L. McCallum DISCIPLINE \_\_\_\_\_  
TELEPHONE \_\_\_\_\_ DATE 11/15/07

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



**STATE  
HISTORICAL  
SOCIETY**  
OF NORTH DAKOTA

To: Jan Matthews, Keeper  
National Register of Historic Places  
From: Merlan E. Paaverud, Jr./ Mary Kate Ryan  
Date: 2 February 2007  
Subject: National Register Nomination



The following materials are submitted on this 2<sup>d</sup> day of February 2007, for

the nomination of the *Grand Forks Riverside Neighborhood Historic District* to the National Register of Historic Places.

\_\_\_\_\_ 1 \_\_\_\_\_ National Register of Historic Places nomination form on archival paper

\_\_\_\_\_ Multiple Property Nomination form on archival paper

\_\_\_\_\_ 23 \_\_\_\_\_ Photographs, black and white

\_\_\_\_\_ 1 \_\_\_\_\_ Original USGS map(s)

\_\_\_\_\_ Sketch map(s)/figure(s)/exhibit(s)

\_\_\_\_\_ Pieces of correspondence

\_\_\_\_\_ Other: \_\_\_\_\_

COMMENTS:

\_\_\_\_\_ Please insure that this nomination is reviewed

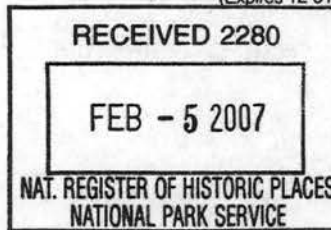
\_\_\_\_\_ This property has been certified under 36 CFR 67

\_\_\_\_\_ The enclosed owner objections \_\_\_\_\_ do \_\_\_\_\_ do not constitute a majority  
of  
property owners.

\_\_\_\_\_ Other:



United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

1. Name of Property

historic name: Grand Forks Riverside Neighborhood Historic District

other names/site number: N/A

2. Location

street & number: north of U.S. Highway 2 (Gateway Drive) and west of the Red River

not for publication: N/A

city or town: Grand Forks

vicinity: N/A

state: North Dakota code: ND county: Grand Forks code: 035

zip code: 58203

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.)

Returned

*Debra E. Bassett*  
Signature of certifying official/Title

1-31-07  
Date

State or Federal Agency or Tribal government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

(\_\_\_ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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  
\_\_\_ See continuation sheet.
- \_\_\_ removed from the National Register  
\_\_\_ See continuation sheet.
- \_\_\_ other (explain):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Keeper

Date of Action

Grand Forks Riverside Neighborhood Historic District  
(Property Name)

Grand Forks County, 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**

Contributing	Noncontributing	
116	54	buildings
1	0	sites
2	0	structures
0	0	objects
119	54	<b>Total</b>

Number of contributing resources previously listed in the National Register 1

Name of related multiple property listing: N/A

**6. Function or Use**

**Historic Functions** (Enter categories from instructions):

- Domestic/Single dwelling
- Domestic/Multiple dwelling
- Recreation and Culture/Sports facility, outdoor recreation

**Current Functions** (Enter categories from instructions):

- Domestic/Single dwelling
- Domestic/Multiple dwelling
- Recreation and Culture/Park

**7. Description**

**Architectural Classification** (Enter categories from instructions)

- Mid-19<sup>th</sup> Century/ Gothic Revival, Georgian
- Late Victorian/Queen Anne
- Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals/  
Colonial Revival, Tudor Revival, Cape Cod
- Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements/  
Bungalow, Craftsman, Prairie School
- Modern Movement/Ranch Style

**Materials** (Enter categories from instructions)

- foundation:** concrete, brick, stone
- roof:** asphalt, wood
- walls:** wood, stucco, brick, concrete
- other:** Granitoid pavement

**Narrative Description**

**Summary**

The Grand Forks Riverside Neighborhood Historic District includes approximately 16 platted city blocks, bounded on the south by the alley between Seward Avenue and Gateway Drive (U.S. Highway 2), on the east by the Red River of the North, to the north of Riverside City Park by the Red River, and demarcated on the west by a change in street orientations beginning with Third Street North. The district includes substantial greensward land on the "wet" side of the post-1997 flood protection structures where residential lots were vacated along now-removed sections of Riverside Drive and Park Avenue. All of Riverside City Park and land extending from the earthen levees and floodwall to the river's edge are included. For consistency throughout this narrative, the name "Riverside Park Addition" is used to refer to the legally platted subdivision, "Riverside neighborhood" refers to the place or setting, and "Riverside City Park" refers to the recreational park amenity (even though the word "City" is only rarely connected with the name of the park in popular local usage).

A limited number of housing styles predominate in the Riverside neighborhood. Concentrations of Queen Anne and gable-fronted "mechanic's cottage" houses are found toward the east end of the neighborhood. American Foursquare residences are distributed throughout the middle blocks of the neighborhood, mostly on Fenton Avenue and Conklin Avenue. Craftsman-influenced bungalow style houses include excellent, almost prototypical examples in the 200- and 300-blocks of Seward, Fenton, and Conklin Avenues. A few Period Revival style houses are interspersed, including Colonial Revival houses and simplified Tudor Revival "storybook cottages" carried out with a vernacular builder's stylistic vocabulary.

Grand Forks Riverside Neighborhood Historic District  
(Property Name)

Grand Forks County, North Dakota  
(County and State)

**Narrative Description Summary (continues):**

Changes in the urban pattern are noted at the boundary edges of the Riverside neighborhood. Commercial properties along Gateway Drive (U.S. Highway 2) do not relate closely to the residential area, and in fact form a "buffer" for the residential neighborhood. Along the western edge of the Riverside neighborhood (and outside the proposed National Register district), plain vernacular hipped boxes and ranch-style houses from the period after World War II predominate, reflecting a departure in development patterns, scale and style of houses along Fourth Street North and Third Street North. There is a sharp change in architectural patterns west of the alleyway dividing line west of Third Street. Houses fronting on both sides facing Fourth Street North reflect different design judgments and different material construction techniques after the Great Depression and following World War II. Both the Lewis Boulevard "Granitoid" pavement (NRHP-listed 1991) and the NRHP-eligible WPA pool bathhouse (MOA dated August, 2003) are within the recommended boundaries for the proposed National Register historic district which extends to the edge of the Red River of the North along the district's northern and eastern boundaries.

The Riverside neighborhood is unified in its feeling and associative character, circumscribed by well-defined boundaries on four sides. The district is a comfortably-scaled mix of landscape features, architectural styles and house types that reflect middle-income residential aspirations over a period of more than 125 years. Changes in response to the Flood of 1997 have enhanced continuity and clarified boundaries and significance within the neighborhood. Fifty-one historic properties within the district boundaries were demolished and nine contributing properties have been relocated, mostly to new sites within the Riverside neighborhood. Almost all property owners have made substantial personal and financial investment in rehabilitating properties that were damaged by flooding, with a clear view toward assuring permanence and durability of the neighborhood context for future generations. Consistent with National Register Criteria Consideration "B," relocated houses have, in most instances, been sited at new locations in ways that recreate the original conditions of site, are compatible with the context of neighboring properties, and retain key features of landscape and spatial relationships, such as their relationship to grade and to adjacent parkland. Critical properties were relocated in response to construction of the flood protection dike and floodway, and in the course of relocation these houses have been rehabilitated in ways that are appropriate to their historical characteristics.

See continuation sheet.

**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.)**

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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
- Community Planning and Development
- Entertainment/Recreation
- Transportation

**Period of Significance:** 1882 to 1942

**Significant Dates:** 1883-84, 1905-14, 1909, 1922-27, 1936-37, 1997

**Significant Person (Complete if Criterion B is marked above):** N/A

**Cultural Affiliation:** N/A

**Architect/Builder:** Henry L. Sage, Joseph Bell DeRemer, John W. Ross, Theodore B. Wells



Grand Forks Riverside Neighborhood Historic District  
(Property Name)

Grand Forks County, North Dakota  
(County and State)

**Narrative Statement of Significance  
Summary**

The Grand Forks Riverside Neighborhood Historic District derives its importance from being a recognizable unified neighborhood, containing a variety of resources and features that are significant in terms of social history, residential architecture, and recreational infrastructure. The Riverside neighborhood took shape from 1882 to 1942 and assumed its present architectural character as a range of middle-income houses with related features. The Riverside neighborhood is significant to the history of the city of Grand Forks as "the earliest and most substantial northerly expansion of the city." The diverse range of architectural styles reflects circumstances of local social history during the 1882 to 1942 period of significance. As unique public parkland (Riverside City Park and its WPA pool bathhouse), tree-lined open spaces, Granitoid pavement, and surviving memory of the streetcar (shared in people's memories and the relict evidence of the streetcar rails) all add to the district's significance in terms of recreation, landscape, and transportation. The significance of the district is based on embodiment of design and methods of construction as defined by Criterion C.  
**See continuation sheet.**

**9. Major Bibliographical References**

(See continuation sheets.)

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register (one feature)
- 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 Documentation**

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

Name of repository: Elwyn B. Robinson Special Collections, Chester Fritz Library, University of North Dakota

**10. Geographical Data**

**Acreage of Property** approximately 112 acres

**UTM References A:** Z14 E646040 N5311349

B: Z14 E646600 N5311217

NAD 27

C: Z14 E646579 N5310545

D: Z14 E645987 N5310545

**Verbal Boundary Description**

The district consists of an area of north Grand Forks, ND extending from the alley between Gateway Drive (U.S. Highway 2) on the west, to Seward Avenue on the south, to the Red River of the North on the northern edge, and from the Red River on the east to the west of Third Street North, including vacated lands and public park land on the "wet" side of flood protection structure. The district includes all residential properties on the irregular block bounded by First Street North, Gateway Drive, Seward Avenue, and vacated Lewis Boulevard on the east.

**Boundary Justification**

The district includes residential properties, public infrastructure (Riverside City Park), and open space (floodway and alley rights-of-way) developed as part of the Riverside Park Addition during the period of historic significance.



Grand Forks Riverside Neighborhood Historic District  
 (Property Name)

Grand Forks County, North Dakota  
 (County and State)

**11. Form Prepared By**

**name/title:** Steve C. Martens; Architect/Architectural Historian  
**organization:** Steve C. Martens; Architect  
**street & number:** P.O. Box 5244  
**city or town:** Fargo **state:** ND

**date:** August 2006  
**telephone:** (701) 237-0620  
**zip code:** 58105-5244

**Additional Documentation**

Submit the following items with the completed form:

See Continuation Sheets

- Maps**  
 A USGS map (7.5 or 15 minute series) indicating the property's location.  
 Maps showing chronology of development  
 A sketch map for historic districts and properties having large acreage or numerous resources.

- Photographs**  
 Selected historical photos  
 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 the SHPO or FPO.)

**name:** Various; see additional documentation  
**street & number:** Not applicable  
**city or town:** Grand Forks **state:** ND

**telephone:** (701) 772-8756 (Grand Forks Historic Preservation Commission)  
**zip code:** 58201

This National Register nomination has been financed in part with Federal funds from the National Park Service, a division of the United States Department of the Interior, and administered by the State Historical Society of North Dakota. The contents and opinions, however, do not necessarily reflect the views or policies of the United States Department of the Interior or the State Historical Society of North Dakota.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes she or he has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S.D.I., NPS, P.O. 37127, Washington, DC, 20013-7127.

Returned

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 2

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

At the east end of the district, houses align toward a winding, curved street (Lewis Boulevard, 1911; Granitoid pavement), reflecting the casual, informal relationship to the riverfront that would also have been typical of Riverside Drive before it was vacated and removed. The character of land between Lewis Boulevard and the Red River has been substantially altered by earthwork undertaken by the City and U.S. Army Corps of Engineers as part of a plan to construct new flood protection structures (dikes and floodwall). All lots that were originally platted for residences on Riverside Drive have been vacated and all structures removed or relocated (see Reference Map). The back lot area behind houses on the east side of Lewis Boulevard extends to the new dike line. Established, mature trees in rear yards of these residences have been retained. The new dikes and land on the "wet" side of the flood protection structures have been recontoured and planted with ground cover grasses. Ownership of land on the river side of the flood protection structures has been retained by the City of Grand Forks and is maintained as an informal recreational amenity by the City and Park District. The earthen levee pulls back westward (paralleling the river) as it approaches the south boundary of the district near the Kennedy Bridge. Near the Kennedy Bridge, earthwork creates a new separation boundary where Lewis Boulevard historically connected the Riverside neighborhood to St. Michael's hospital to the south. A new lift station, constructed in 2001 (at 1602 Lewis Boulevard; SITS 32GF224), defers to the scale and character of the surrounding residential neighborhood. Though constructed of new materials, it is sympathetic to the residential scale and texture of surrounding properties.

Flood protection structures have also altered the relationship between residential lots and Riverside City Park where lots front onto Park Avenue. On the 10s- and 100-block of Park Avenue, all houses but one (123 Park Avenue, 1925; SITS 32GF3112) have been removed, razed, or relocated to accommodate construction of a new concrete floodwall that connects with the new dike line; eleven houses were affected. Historically, lots fronting on Park Avenue connected visually and associatively with the public park open space and the pool amenity. The floodwall and levee features now create a much stronger visual and physical barrier between the residential neighborhood and the park amenity. This necessary separation is somewhat mitigated by retained gateway entrances into the park aligning with Lewis Boulevard and at nearly the exact location where the electric streetcar line historically terminated at the north end of First Street North. Houses along the 200-block of Park Avenue and along Third Street North (1800-block) retain a slightly more direct visual connection with the west end of the park.

Inside Riverside City Park, several recreation features can be identified. Four tennis courts, a seasonal hockey rink, minimally-defined softball field, and restroom facility are extant, in addition to the main historic architectural features, the swimming pool and bathhouse. Several park features including a basketball court, parking areas, and paved drives nearer the river have been removed (at the approximate location where historic Viets Avenue was originally platted but never developed). The park is more extensively wooded toward the river's edge than on its southern half. Archaeological investigations have been made within the park and along the riparian corridor on the "wet" side of the dike (including the areas where houses formerly existed on Riverside Drive, and along new Alpha Avenue in the approximate location of the historic T.J. Walker lumber mill north of Third Street North). No significant archaeological features from the prehistoric or historical period have been identified in any of these investigations.<sup>2</sup>

<sup>2</sup> Hudak, G. Joseph, (1981).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 3

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Within the park boundaries, the most significant man-made structures are the National Register-eligible, depression-era WPA bathhouse and pool. Historically, the park accommodated a range of informal (hunting, fishing, camping, and picnics) and more formally-structured recreational uses (music concerts, a destination tourist camp, oratorical events, and revival preaching). In all periods, swimming was the activity most consistently associated with the park.<sup>3</sup> In summers when the pool was operational, it was a visibly active center of recreation for children in the neighborhood. There is substantial photographic evidence of earlier pool structures, but the principal surviving feature is the 1941 bathhouse and associated swimming pool.

The existing swimming pool and site-cast concrete bathhouse building in Riverside City Park are highly significant, National Register-eligible, depression-era resources, important for their relationship to historical events and as pure architectural examples of Streamline Moderne style. The bathhouse is constructed of site-cast concrete according to a design by engineers of record, Elder Lium and Leroy W. Burdick (Lium and Burdick). Given the engineering background of Lium and Burdick, it is surprising to find such a well-proportioned work of architectural design and purity of style in the way the Streamline Moderne architecture is carried out, suggesting that there was probably additional design input either from a local consultant or from WPA staff. As part of a Phase III evaluation of flood-impacted resources in the vicinity of Riverside City Park, Barbara Mitchell characterized the integrity of the pool and bathhouse as "exceptional."<sup>4</sup> The only apparent modifications are installation of a metal drain edge on the pool, general maintenance repairs, rudimentary accessibility compliance modifications, a small shed attached to the north side of the men's bathhouse entrance, and perimeter security fencing. The Riverside City Park bathhouse and pool definitely are eligible for National Register listing under Criterion A (based on numerous associations with historical events, particularly the connection to the Works Progress Administration federal relief program), and under Criterion C as one of the best embodiments of the Streamline Moderne architectural style in North Dakota.<sup>5</sup>

The pool is generally T-shaped, with a diving area at the center of the south edge and concrete deck all around. There is a shallow wading pool near the southwest corner. The bathhouse is a symmetrical, smooth concrete, one-story building with window openings visually tied together by horizontal banding and cast-in recessed banding stripes. A shallow south-facing canopy has radiused corners, another hallmark of the Moderne style. Access to the pool deck from the bathhouse is by way of six exterior steps that elevate the bathhouse floor on a raised podium. A slightly elevated public entrance on the north is accessed by an exterior ramp of more recent construction. The main entrance and secondary entrances to the bathing rooms for each gender are articulated by shallow, cast "banner" surrounds with identifying words cast-in. Vertical electric "lanterns" from the historical period flank the front entrance and other original lighting fixtures also remain in place. Railings have been installed, restricting access to a partial lower level equipment area. The building's sponsor is identified with the standard, cast-metal "Works Progress Administration" dedication plaque at the north elevation entrance.

There are no other established civic buildings located within the district boundaries, although several nearby institutions support activities within Riverside Park Addition. Wilder School, outside the historic district and

<sup>3</sup> Harry Hopkins, quoted in Martens (1997). See, Hopkins, Harry. "Planning Our Leisure", unpublished WPA communication for distribution to Information Services Directors, (1 June 1938) in the collections of the Minnesota Historical Society.

<sup>4</sup> Mitchell, and IMA Consulting, "North Dakota Cultural Resources Survey update", (fieldwork dated 29 April 1999) submitted on behalf of the U.S. Army Corps of Engineers and accessible through the North Dakota SHPO.

<sup>5</sup> Correspondence from St. Paul District Corps of Engineers to Grand Forks Historic Preservation Commission, (14 November 2003), and August 2003 memorandum of agreement for standard mitigation.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 4

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

across Gateway Drive (also the route of U.S. Highway 2), serves elementary school students who are afforded safer access to the school by means of an underground pedestrian tunnel near the south end of Third Street North. Convenience food items and gasoline are available from the Simonson station store, also located at the intersection of Third Street North and Gateway Drive. The Simonson station convenience store is part of a franchise that grew out of the Simonson Lumber Yards, which also still retains a presence to the south of the district across Gateway Drive. (Historical connections of the Simonson businesses with Riverside Park Addition are discussed further under "Significance.") Historically, a railroad spur ran along the alleyway between Seward Avenue and Gateway Drive; still discernable along the southern boundary of the residential district, where an alley and an asphalt pedestrian bike path now exist in place of the railroad spur. The dedicated alley and vacated rail spur easement form a practical and perceptual boundary along the southern edge, effectively separating the historic residential district from the non-historic commercial strip. Historically, a connection with St. Michael's Hospital via Lewis Boulevard along the riverfront was another infrastructure feature of the residential neighborhood. Beyond these infrastructure extensions, the residential neighborhood district of Riverside Park Addition is thoroughly self-contained and generally isolated from surrounding land use patterns.

Narrow neighborhood collector streets exit the Riverside neighborhood onto Gateway Drive (historically named and originally platted as "Skidmore Avenue"). The character of the traditional collector street changed dramatically in the 1960s with the opening of the John F. Kennedy Memorial Bridge and conversion of Skidmore Avenue to a U.S. Highway (U.S. #2) carrying a substantial amount of through traffic along the southern edge of the district and effectively isolating the Riverside Park Addition from traditional features of the urban fabric like St. Michael's Hospital and Wilder School. Historically, transportation connections with the broader Grand Forks community would have been reinforced by the electric streetcar railway and by the Lewis Boulevard street connection that continued to the south of the present Kennedy Bridge.<sup>6</sup>

Within the Riverside Park Addition and surrounding subdivisions, several street names have been changed over time. The early name "Conkling Avenue" was changed to Conklin Avenue. The street names "Blaine Avenue" and "Viets Avenue" (later named Riverside Drive) were abandoned, and a new Park Avenue was introduced along the boundary line between the residential district and Riverside City Park. In the 1950s and 60s substantial change in patterns of movement resulted from conversion of historic Skidmore Avenue to Gateway Drive/U.S. Highway 2, which re-routed highway traffic along the edge of the district (parallel to the historic residential avenues) effectively isolating the Riverside neighborhood from surrounding vehicular traffic patterns.

Detached garages augment the suburban, automobile-oriented character of the residential neighborhood historically and in present usage. Ownership of private automobiles was clearly a feature that influenced the neighborhood's development patterns, once automobiles replaced the streetcar trolleys as the predominant means of commuting. Many of the garages are of the same historic date as the houses to which they relate and are unaltered; thus the garages and "alleyscapes" contribute to the historical and architectural associations of the dwellings and the neighborhood. Most of the garages were entered from the alley at the back of the lot, but in other instances garages for two adjacent houses were placed on the shared lot line and two driveways provided access from the street to the back of the lot. As a general pattern in the neighborhood, automobile storage and parking are still relegated to the back of lots. Some of the most purely-preserved garages are associated with addresses at 15 Seward Avenue, 221

<sup>6</sup> See Oihus. Significance of the streetcar railway to Riverside Park is discussed further under the "Significance" Continuation Sheets.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 26

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

- McAlester, Virginia and Lee. *A Field Guide to American Houses*. Alfred A. Knopf, New York; (1984).
- Meinig, D.W. (ed.), et al. *The Interpretation of Ordinary Landscapes*. Oxford University Press, New York; (1979).
- Miner, Ralph W. *Conservation of Historic and Cultural Resources*. Chicago: American Society of Planning Officials, (1969).
- Morris, Sally, Clyde Morris, and Lauren McCroskey. "R.S. Blome Granitoid Pavement in Grand Forks," National Register of Historic Places Nomination Form, 28 August 1991.
- Morton, W. Brown and Gary L. Hume. *The Secretary of the Interior's Standards for Historic Preservation Projects*. Washington, DC: Heritage Conservation and Recreation Service, (1979).
- National Park Service; U.S. Department of the Interior. "Researching Historic Properties", (Bulletin #39). U.S. Government Printing Office, Washington, DC; (2003).
- National Trust for Historic Preservation. *Preservation and Conservation; Principles and Practices*. Washington, DC: The Preservation Press, (1982).
- Oihus, Colleen A. "The Street Railway Network in Grand Forks, North Dakota: A Case Study of the National Street Railway System." Term paper submitted November 21, 1975. On file at E.B. Robinson Special Collections, University of North Dakota, Grand Forks.
- Oihus, Colleen A. "Street Railways in Grand Forks, North Dakota: 1887-1935," *North Dakota History*, v. 44, no. 2 (Spring, 1977), pp. 15-17.
- O'Neill, William L. *American High: The Years of Confidence, 1945-1960*. (New York: The Free Press, 1986), pp. 12-20.
- Palliser, Palliser & Co. *Palliser's Model Homes, 1878*. Felton, CA: Glenwood Publishers, (1972 reprint).
- Pietsch, Ewald Carl. "The Activity Pattern and Major Activities of Grand Forks, North Dakota." M.S. dissertation in Geography; University of Chicago, August, 1934.
- Poore, Patricia. "The American Foursquare", *Old-House Journal*. v. 15: 6, (Nov.-Dec., 1987): pp. 28-31.
- Polk, R.L. *Grand Forks City Directories*. 1896-97, 1909, 1919, 1921, 1928, 1930
- Poppeliers, John C., Allen Chambers and Nancy Schwartz. *What Style Is It? A Guide to American Architecture*. Washington, DC: Preservation Press, National Trust for Historic Preservation, (1976).
- Ramsay, Ronald L.M. *In the Architect's Eye: 100-Years of North Dakota Building*. Moorhead, MN: Plains Art Museum, 1989.
- Ramsey, Douglas and Larry Skroch. *The Raging Red. The 1950 Red River Valley Flood*. Grand Forks: Valley Heritage Press, 1996.
- Reiff, Daniel D. *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950*. University Park: The Pennsylvania State University Press; 2000.
- Roberts, Norene. "St. Michael's Hospital and Nurses' Residence," National Register of Historic Places Nomination, (n.d., draft copy).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   9   Page   27  

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

- Roberts, Norene A. *Fargo's Heritage*. Fargo Heritage Society, Inc., Fargo, ND; (1983).
- Roberts, Norene A. "North Side Fargo Builder's Residential District B," National Register district nomination on file: State Historical Society of North Dakota, Bismarck, ND; (1987).
- Robinson, Elwyn B. *History of North Dakota*, (Lincoln: University of Nebraska Press, 1966).
- Sanborn Insurance Map Company. Grand Forks, ND; 1884, 1888, 1892, 1897, 1901, 1906, 1912, 1916, 1927.
- Shelby, Ashley. *Red River Rising; The Anatomy of a Flood and the Survival of an American City*. St. Paul: Borealis Books, Minnesota Historical Society Press; 2003.
- Snortland, J. Signe, 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.
- Standard Atlas, Grand Forks County, North Dakota*. Chicago: Publishing Company, 1909.
- Standard Atlas, Grand Forks County, North Dakota*. Chicago: George A. Ogle and Company, 1927.
- Stephens, George. *New Life for Old Houses*. Washington, DC: Preservation Press/National Trust for Historic Preservation, 1989.
- Souvenir Grand Forks, N.D.: Brief Illustrated Facts*. Grand Forks: Grand Forks Herald, 1902.
- Tweton, D. Jerome and Theodore B. Jelliff. *North Dakota: The Heritage of a People*. Fargo: N.D. Institute for Regional Studies, 1983.
- Tweton, D. Jerome. *Grand Forks: A Pictorial History*. Norfolk, VA: The Donning Company, 1986.
- Tyler, Norman. *Historic Preservation*. W.W. Norton Company, New York; (2000).
- U.S. Secretary of the Interior. *Guidelines for Nomination of Structures to the National Register of Historic Places*, Interagency Resources Division, National Park Service, U.S. Department of the Interior, Washington, DC, (1987).
- Walker, Lester. *American Shelter; an illustrated encyclopedia of the American Home*. Overlook Press, Woodstock, NY; (1981).
- Whiffen, Marcus. *American Architecture Since 1780; A Guide to the Styles*. Cambridge: MIT Press, (1969).
- Whiffen, Marcus and Frederick Koeper. *American Architecture Volume 2: 1860-1976*. MIT Press, Cambridge, MA; (1984).
- WPA Historical Data Project*, (microfilm). Orin G. Libby Collections, Elwyn B. Robinson Special Collections Library, University of North Dakota, Grand Forks, ND.
- Wyatt, Barbara, (ed.) for Midwest Vernacular Architecture Committee. "Surveying and Evaluating Vernacular Architecture"; *National Register Bulletin 31*, National Park Service of the U.S. Department of the Interior, Washington, DC; (1986).
- Yeater, Royce and YHR Partners. "Grand Forks Historic House Relocation Study", unpublished report on file with Grand Forks Historic Preservation Commission, (March, 1999).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9 Page 28

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

*Newspaper articles* (newspapers listed chronologically):

- "The Building Boom," *Grand Forks Weekly Plaindealer*, 1 March 1883; p. 8
- "Buildings in Riverside", *Grand Forks Weekly Plaindealer*, 22 March 1883, p. 8. [regarding Queen Anne style houses in Riverside Park].
- "Should Be Indispensable," *Grand Forks Weekly Plaindealer*, 5 April 1888, p. 2.
- "Real Estate Transfers", *Grand Forks Weekly Plaindealer*, 2 August 1883, p. 5.
- "Additional Local", *The Daily Herald*, Grand Forks, D.T., 6 April 1882, p. 4. [regarding sale of Aker's farm land to Lewis]
- "Riverside Park Improvements," *The Daily Herald*, Grand Forks, D.T., 15 March 1883, p. 1.
- "Local News", *The Daily Herald*, Grand Forks, D.T., 22 March 1883, p. 4.
- "Pine Timber," *The Daily Herald*, Grand Forks, D.T., 25 March 1883, p. 2. [regarding Clearwater pine lumber floating past Grand Forks northward toward Winnipeg because Grand Forks did not have lumber milling capability in 1883.]
- "Riverside Park", *The Daily Herald*, Grand Forks, D.T., 1 April 1883, p. 1. [regarding "fourteen carloads of lumber on the ground, and twenty-eight more carloads on the way," as well as discussions of "more expensive residences".]
- "Meeting of the Regents of the University of North Dakota," *The Daily Herald*, Grand Forks, D.T., 17 May 1883, p. 1.
- "Location of the Site for the University of North Dakota," *The Daily Herald*, Grand Forks, D.T., 19 May 1883, p. 1.
- "Another Railroad," *The Daily Herald*, Grand Forks, D.T., 12 June 1883, p.3.
- "A Progressive City," *The Daily Herald*, Grand Forks, D.T, 28 May 1889, p. 4.
- "Wonderful Growth," *The Daily Herald*, 10 July 1892; p. 5.
- "Homes Built in Grand Forks During the Years 1892 and 1893," *The Record* (Fargo, ND); vol. 1, no. 3, (July 1895), p. 25.
- "The City", *Grand Forks Herald*, 11 September 1897, p. 3.
- "To Seek Gold", *Grand Forks Herald*, 14 January 1898, p. 3.
- "Grand Forks' Beginning," *Grand Forks Herald*, 8 May 1902; p. 3.
- "Joseph Bell DeRemer," *Grand Forks Herald Silver Anniversary Edition*, 26 June 1904; pp. 90-91.
- "St. Michael's Hospital Opened with Appropriate Ceremonies." *Grand Forks Herald*, December 12, 1907, p. 6.
- "Grand Forks Progressing, Mayor Murphy's Message to Council Reviews Improvements of Year," *Grand Forks Daily Herald*, 19 April 1911, p.8.
- "Paving Contracts Were Awarded by the Council," *Grand Forks Daily Herald*, 19 April 1911, p.10.
- "Annual Meeting of Park Board", *Grand Forks Daily Herald*, 19 April 1911, p.10.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 29

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

- "Houses for Sale", *Grand Forks Herald*, 01 September 1939, p.15.
- "Invest in Grand Forks", *Grand Forks Herald*, 10 September 1939, p.18.
- "Old Indian Mounds Surveyed by FERA Engineers," *Grand Forks Herald*, 19 April 1941, p. 10.
- "Band Concert in Riverside Park," *Grand Forks Herald*, 1 June 1911, p. 8.
- "Story of the Bungalow," *Grand Forks Herald*, 16 August 1911; p. 8.
- "Grand Forks Spends Over Half Million in Building," *Grand Forks Herald*, 19 November 1913; p. 4.
- "Pool Bonds Get Board Approval," *Grand Forks Herald*, 2 September 1939; p. 8.
- "Swimming Pool to Open June 1," *Grand Forks Herald*, 16 May 1941; p. 5.
- "Grand Forks Paving Has History," *Grand Forks Herald*, December 1956 (reprinted by the League of North Dakota Municipalities, 1957.)
- "Riverside Park Homeowners Agree to Terms," *Grand Forks Herald*, 4 January 1980; p. 3A
- "Riverside Park Residents Agree to Proposal," *Grand Forks Herald*, 4 January 1980; p. 1A
- "Riverside Assessment Approved," *Grand Forks Herald*, 8 January 1980; p. 1A.
- "Riverside Dike Plans Proceed," *Grand Forks Herald*, 9 January 1980; p. 1B.
- "Riverside Dike Assessment," *Grand Forks Herald*, 16 February 1980; p. 3A.
- "Riverside Dike Fuss," *Grand Forks Herald*, 12 June 1980; p. 1B.
- "Riverside Dike Plan Suggested," *Grand Forks Herald*, 25 June 1980; p. 5A
- "Lewis Home's Flood Wall," *Grand Forks Herald*, 24 August 1980; p. 1E
- "Riverside Pool Reopens," *Grand Forks Herald*, 18 June 1981, p. 1B.
- "Joseph Bell DeRemer, Early City Architect, Built House at 625 Belmont," 29 November 1981; p. 1E.
- "Riverside Residents Won't Begrudge Slim Hopes", *Grand Forks Herald*, (post-1997 flood).
- "Riverside Drive – Uprooting History", *Grand Forks Herald*, (post-1997 flood).
- "Riverside Drive – A Map of the Homes", *Grand Forks Herald*, (post-1997 flood).
- Draves, Alan. internet web page accessed 06 June 2006 URL [www.draves.com/gf/gfindex.htm](http://www.draves.com/gf/gfindex.htm)



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 1

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

7. Narrative Description  
Continuation

The Riverside neighborhood is sharply defined by the Red River of the North along its east and north edges, by a shift in the pattern, scale and character of buildings along the south boundary (where a commercial strip has formed along modern Gateway Drive), and along a boundary line west of the neighborhood district where street and block patterns change to a north-south orientation. The overall landscape context of the Riverside neighborhood is characterized by the historic park amenity, as its principle feature. Residential lots generally orient toward the city park along Park Avenue and Third Street North, and toward the river along Lewis Boulevard. This same pattern was also true of Riverside Drive before it was vacated and removed as part of the post-1997 floodway response. From the neighborhood's beginning, natural advantage was taken of greenspace in the park, and the riparian setting was regarded as a pastoral, soothing location suited to both informal recreation and healthfulness. Documented historical accounts confirm design intent focused on capturing the natural quality of the park landscape by retaining advice of a professional landscape gardener to lay out 'avenues, drives, roadways, terraces, [and] lawns' in the development in 1884."<sup>1</sup>

The landscape design envisioned in the early, development-driven planning, is still visible in the scale, patterns, and physical character of the landscape throughout Riverside Park Addition in the present day. Since the 1880s, land planning and residential growth in the neighborhood have made intentional, purposeful use of the natural landscape features of this setting. The broad and sustained commitment to take advantage of the natural landscape was continued with the planning, layout and design of Riverside City Park as a civic recreational amenity in 1909. (The area of Riverside Park Addition that was eventually dedicated as a city park was planned in 1892 for residential lots and streets that were never built.) A majority of trees within the park boundaries are mature oaks (*Quercus macrocarpa*), and prevalence of mature elms (*Ulmus americana*) along the streets extends this park-like characteristic of the landscape over-canopy into the surrounding neighborhood. The regular pattern and spacing of large boulevard trees throughout the neighborhood also provides a pedestrian-scale canopy over the sidewalks and reinforces the edge between private front yards and the public street.

Spatial and landscape features that characterize the neighborhood include yards with abundant vegetation and narrow streets flanked (and overarched) by large elm trees. Landscaped open space enhances the pedestrian-friendly "park-like" ambience of the district. Typical, prevalent landscape features and plant materials reflect the texture and variety of plantings that would be regarded as "old-fashioned" landscape materials (shade-tolerant ferns and hostas, vining plants, peonies, elms) in a quiet and well-shaded treatment of open space. Street widths vary (60', 65', 70' platted rights-of-way, with pavement widths as narrow as 20-feet on Second Street North, 32-feet typically on First Street North and Third Street North, 24-feet wide east-west avenues at Seward Avenue, Fenton Avenue, Conklin Avenue, 26- to 28-feet pavement widths on Lewis Boulevard and Park Avenue). Front yard setbacks vary from as little as 15-feet on some blocks to as much as 40-feet on others, proportioned to house size and lot width. Most typically, front yard setbacks are between 20-feet and 30-feet from the property line or 35- to 38-feet from the curb. Berms (i.e., the area between lot line sidewalk and street curb, often called boulevards in North Dakota parlance) are generally between 16- and 18-feet. Lot widths were originally platted as 25-feet, but virtually all houses in the neighborhood were built on two or more combined lot parcels with practical lot widths of 50- to 65-feet.

<sup>1</sup> Hoffbeck, p.13, referencing "The Building Boom" in *Weekly Plaindealer* (1 March 1883), p.8.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 5

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Conklin Avenue, 218 Seward Avenue, 228 Seward Avenue, and 207 Park Avenue. In fact, the entire "alleyscape" in the 200-block between Seward Avenue and Fenton Avenue is fairly faithful to its historic character and maintains a relatively high degree of material integrity in its historic, detached garages.

Residential patterns change significantly west of Third Street North, due to that area's late development. Much of the housing west of the alley behind Third Street North (in Skidmore Addition and Baukol's Addition) was constructed after World War II. A firsthand historical account by Pietsch from 1934 describes the condition of Riverside Park Addition and other Grand Forks neighborhoods at a useful level of observational detail. At the time of Pietsch's observations, the area west of Third Street North was still industrial in character, defined by railroad spurs, a brickyard, lumber mill, industrial infrastructure, unpaved roadways, and housing of a very temporary character. (Pietsch identified the industrial area as "the idle land" west of Riverside Park Addition.)<sup>7</sup> The area west of the historic residential district developed rapidly after World War II, but the scale, density, and materials in the houses are noticeably different from more historic parts of Riverside Park Addition.

In response to flood events, several lots that were historically home sites were vacated; some temporarily and others permanently. In 2006, permanently-vacated lots are generally located at the periphery of the neighborhood and along the riparian corridor where they do not detract from the tight-knit density and character of the neighborhood. Historic homes have been relocated and placed on lots where flood-damaged houses had been removed, maintaining the density and historic character of the neighborhood through a planned conservation strategy referred to in the post-flood relocation study as "double-moves".<sup>8</sup> Through this process (guided by Historic Preservation Commission review), historically-significant houses have been preserved, renovated and placed on prominently-visible lots that reinforce the street and landscape patterns. (See Reference photos #2, #3, #8, #23.)

**Description of prototypical building types:**

Only a handful of houses in the Riverside neighborhood were actually designed by people academically trained and credentialed as architects. Contractors, using standard plans adapted from pattern books, erected most of the houses in the district. Noteworthy exceptions would include houses designed, occupied, or developed by architects with a known influence on the architectural profession in Grand Forks. These include 1523 Lewis Boulevard (1884, relocated from 1518 Riverside), the long-time residence of architect Joseph Bell DeRemer. Architects with the greatest impact on the Riverside neighborhood were Joseph Bell DeRemer, Henry L. Sage, John W. Ross, and Theodore B. Wells. A noteworthy house by Samuel Teel DeRemer was demolished following extensive damage from the 1979 flood. Joseph Bell DeRemer is associated with the "chalet style" modified Craftsman bungalow at 102 Conklin Avenue (1922, believed to have been designed by DeRemer, upon his return from hiatus in California). As junior partner of John W. Ross, Henry L. Sage (native of Ohio) designed several of the early Queen Anne style houses along Lewis Boulevard (1623 Lewis Boulevard; 1889). John W. Ross is most closely associated with the George Colborn House at 1618 Lewis Boulevard (1914, SITS 32GF230). Theodore B. Wells is identified in early City Directories as a draftsman, but went on to be credentialed as an architect for the brick duplex he designed and built at 29/31 Conklin Avenue (1927).

<sup>7</sup> Pietsch, pp. 212-214.

<sup>8</sup> Yeater, Royce and YHR Partners (March, 1999).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 6

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

The most prevalent architectural styles in Riverside neighborhood are Queen Anne, vernacular mechanics' cottages, Foursquares, Bungalows, Craftsman and Prairie-influenced designs, Revival styles, and simplified plain residential speculative houses. Architectural styles represented in the district are "tied to national popularity of architectural styles", with popular tastes reflected in the residential building stock of Great Plains communities somewhat later than in more eastern settings, allowing for time delays in the westward spread of cultural preferences.<sup>9</sup>

*Queen Anne*

Early Queen Anne style homes found prominently in the Riverside Park Addition are a variant on Victorian design. Queen Anne style houses including 1523 Lewis Boulevard (1884; SITS 32GF223), 1601 Lewis Boulevard (1884; SITS 32GF247, Reference photo #3), and 1628 Lewis Boulevard (E.C. Elwood House, 1884; SITS 32GF216) are characterized by asymmetrical form and a variety of surface textures (in the siding material) used to decorate and accentuate corners, gables, and complex rooflines. The latter two houses are excellent examples of historically-important homes relocated from original addresses on Riverside Drive and Lewis Boulevard, respectively. Since the 1997 flood, these houses have undergone extensive rehabilitation to reveal and enhance details that characterize the Queen Anne style.<sup>10</sup> Faithful restoration of these relocated and rehabilitated architectural features allows for their inclusion as contributing resources within the district based on the Secretary of the Interior's "criteria considerations," recognizing properties that are integral parts of the district and which accurately reflect the architectural value of the style or pattern of historical events.

*Gable-fronted mechanic's cottages*

The second period of growth in Riverside Park Addition occurred during and after the Second Dakota Boom, roughly from 1898-1914. The architectural fabric of Riverside neighborhood that reflects this period of growth is found in the large number of gable-fronted mechanic's cottages along and just west of Lewis Boulevard and continuing west along Seward Avenue. Regional architecture historian Norene Roberts uses the term "mechanic's cottage" to describe a particular kind of vernacular workers' housing and to connect it with its social purpose; that is, upright, responsible living space for working-class, middle-income property owners. Mechanics' cottages were fairly conservative from a design standpoint, generally adapting straightforward gabled forms and details from Greek Revival architectural influences and motifs. Bracketed embellishments on many of the mechanics cottages in Riverside Park neighborhood also invoke the Italianate style in a modest and superficial way.<sup>11</sup> Given the narrow width of lots anticipated in platting the Riverside Park Addition, it made good sense for these houses to have a gable-front main roof with a porch (either open or enclosed) extending across the front.

Gable-fronted mechanics' cottages, including 120 Seward Avenue (1896; SITS 32GF3442), 23 Fenton Avenue (1923; SITS 32GF189), 124 Fenton Avenue (1884; SITS 32GF3392, Reference photo #1), and 203-205 Fenton Avenue (1915-1920; SITS 32GF3399 and 32GF3401) are characterized by simple, often symmetrical shape, restrained Greek Revival embellishments, porches with hipped roofs, and often intersecting roof gables. The main

<sup>9</sup> Martens and Ramsay; presentation to Grand Forks conference of Preservation North Dakota and ND Certified Local Governments, Grand Forks, ND (01 May 2004). Also, see Kniffen, (1986).

<sup>10</sup> McAlester, pp. 262-287; Walker, pp. 152-155.

<sup>11</sup> Roberts, (1975) p. 23; NDCRS p.82.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 7

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

gabled roof usually faces the street in houses of this type. Note that construction dates for some of these examples pre-date or post-date the Second Dakota Boom, showing that popular taste for national styles often lingered longer than historical events associated with them; reflecting a kind of "inertia" associated with popular culture.

*American Foursquare*

The American Foursquare was a house design popularized in the Midwestern states of Ohio and Indiana, spread throughout Iowa and Minnesota, and expressive of Progressive values in residential life on the northern Plains.<sup>12</sup> This efficient house design was promoted in popular literature and magazines of its time. American Foursquare houses (sometimes called the "Cornbelt Cube" style) include excellent examples at 1618 Lewis Boulevard (the Colborn House, 1914; SITS 32GF230, Reference photo #3), 14 Conklin Avenue (1919; SITS 32GF169), 24 Fenton Avenue (1916; SITS 32GF190, Reference photo #5), and another relocated house at 116 Conklin Avenue (1911; SITS 32GF3107). The houses in Riverside neighborhood show a good range of variation on the basic American Foursquare form that is characterized by a basic 2-story "cubed" volume, shallow (relatively low-sloped) hipped roofs with broad overhanging eaves, and often an enclosed one-story front porch and roof dormers. The exterior material was most often clapboard lap siding, and extraneous detail was usually very restrained, although Classically-inspired motifs are evident on the house at 1618 Lewis Boulevard, and the unifying details of the Craftsman influence are quite visible at the excellently restored house at 24 Fenton Avenue. The photographic record of Riverside neighborhood surveys reveals that a considerable amount of period-inappropriate exterior decoration was removed from the 24 Fenton Avenue house in the course of its restoration between the 1991 and 2005 documentations.

*Bungalows and Craftsman-influenced bungalow variants*

Bungalows and Craftsman-influenced houses are the most prevalent styles throughout the Riverside neighborhood, including excellent examples at 130 Fenton Avenue (1924; SITS 32GF3396), 213 Fenton Avenue (1924; SITS 32GF3408), 218 Seward Avenue (1927; SITS 32GF3457, Reference photo #12), 228 Seward Avenue (1923; SITS 32GF3463), 21 Conklin Avenue (1918; SITS 32GF174, Reference photo #10), 209 Conklin Avenue (1922; SITS 32GF3375, Reference photo #11), and 221 Conklin Avenue (1926; SITS 32GF3377). Several of these houses have retained their detached, single-stall garages adjacent to the alleys, built and detailed in the same architectural style as the houses to which they relate. The majority of the "best-designed" and well-maintained houses in the Riverside neighborhood are probably of one of these two styles (or a mixture of both), largely owing to the timeframe when the styles were popular and the range of ways property owners could get access to published designs reproduced in popular literature, design manuals, and lumberyard design guides.

Pure bungalow style houses are epitomized by broad front porches, usually screened and extending the full width of the front of the house, but sometimes identified by a smaller gabled porch extending forward from the main volume of the house. The main roof gable may be oriented parallel with the street (as at 221 Fenton Avenue and 27 Conklin Avenue), or perpendicular to it (as at 130 Fenton Avenue and 228 Seward Avenue). In popular literature of the 1920s, the bungalow porch feature was derived from architects' familiarity with sleeping porches in the Bengal region of India. This feature was then adapted in popular architecture of California and the western U.S.

<sup>12</sup> Poore (1987); McAlester, pp.26-27; NDCRS, p.76



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 8

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

In cities of the Red River Valley and the northern Plains, the bungalow type was most popular from 1910 to 1935, the time period when a great many houses were being constructed in Riverside neighborhood. The house at 209 Conklin Avenue (1922; SITS #3375) is an especially pure, and well-preserved example of the essential bungalow type.<sup>13</sup> Its broad, bracketed, overhanging eaves convey a relaxed, sheltered quality and the large, screened porch openings ventilate the extended living space. In the casual siting of this house, two narrow concrete strips provide access to the detached garage at the rear of the property.

Popular preference for the bungalow among middle-class homeowners coincided with national popularity of the Craftsman style more commonly found on much larger houses. In the Riverside neighborhood, perhaps the house that is most faithful to Craftsman design principles would be the brick house at 202 Fenton Avenue (1923; SITS 32GF3398, Reference photo #6), which also incorporates architectural features of the Prairie School style. True Craftsman houses would have been generally larger and more ostentatious than the housing market in the Riverside neighborhood called for. It is more typical to find Craftsman features synthesized quite successfully with the bungalow form to create a Craftsman Bungalow. This style is characterized by deep overhanging eaves and gables, supporting roof brackets at gable ends and exposed rafters at the eaves, paired or grouped sets of windows, frequently using 3:1 or 4:1 double-hung window sash. The magnificently well cared-for house at 218 Seward Avenue (1927; SITS 32GF3457, Reference photo #12) is one of the purest examples of the Craftsman Bungalow to be found anywhere.<sup>14</sup>

A noteworthy variant of the Craftsman bungalow style is reflected by two, related small houses that might easily be overlooked at 108-110 Conklin Avenue (1922; SITS 32GF3356 and 32GF3357, Reference photo #9). (An early, historic detached garage also survives at the rear of 108 Conklin Avenue address.) These two, modest "bookmatched" houses were obviously built to be affordable for working class families, but as good examples of "vernacular" design, they reflect a great deal of architectural style in the pattern of their windows, scale, proportions and gable-fronted bungalow form. The history reflected in these pleasant and practical houses -- serving modest pragmatic needs of working-class families in a tastefully elegant architectural manner -- is meaningful in the context of the Riverside neighborhood and in light of emerging demand for affordable "starter homes" in the contemporary housing market.

Another noteworthy house whose design resists classification is the picturesque, Craftsman-influenced "chalet" style house at 102 Conklin Avenue (1922; SITS 32GF3105, Reference photo #23 far left), a design reportedly associated with design work of Grand Forks architect Joseph Bell DeRemer when he returned to Grand Forks after having spent time practicing in California. An historic photo in the collections of the Grand Forks Historic Preservation Commission shows this architecturally-designed home at the date of its construction and first occupancy.<sup>15</sup>

#### *Prairie School influences*

Houses influenced by the Prairie School architectural style are represented very little by only two or three prominent examples in the Riverside neighborhood, including a fairly eclectic design at 200 Conklin Avenue (1924; SITS 32GF3367, Reference photo #7), 202 Fenton Avenue (1923; SITS 32GF3398, Reference photo #6), and the

<sup>13</sup> McAlester, p.454; Walker, p.186-191.

<sup>14</sup> McAlester, pp.452-463; Walker, pp.180-181.

<sup>15</sup> See historic photo on accompanying Continuation Sheets.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 7 Page 9

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

house relocated to 1714 Lewis Boulevard (Henry O'Keefe, Jr. house, 1921; SITS 32GF207, Reference photo #8). Defining features of this style include very low-pitched roofs (often hipped), broadly overhanging eaves, bracketed or cantilevered entry hoods, shallow-radiused roof dormers, paired windows grouped with upper story materials and soffits to give greater horizontal emphasis to the overall fenestration.<sup>16</sup> Historical research has been unsuccessful in identifying the architect for the overtly Prairie School-influenced Henry O'Keefe, Jr. house now prominently located at 1714 Lewis Boulevard, but it was quite apparently architect-designed.

*Period Revival, Tudor Revival "cottages", and Colonial Revival*

Tudor Revival-style houses are few in the Riverside neighborhood, but there are several good examples of this popular style. Houses at 202 Conklin Avenue (1926; SITS 32GF3369, Reference photo #15) and 201 Fenton Avenue (1927; SITS 32GF3397) probably have the most Tudor-influenced features. Popular taste for Tudor-Revival cottage embellishment is also evident on several more modest homes in the neighborhood that adapted the Tudor-Revival motifs to the vernacular builders' construction vocabulary as a kind of applied ornament. Modest adaptations of this style, showing the range of popularity of its "picturesque" characteristics, include simple houses at 211 Fenton Avenue (1926; SITS 32GF3406), 206 Conklin Avenue (1931; SITS 32GF3372), 209 Seward Avenue (1929; SITS 32GF3452, Reference photo #16), and 1609 Third Street North (1936; SITS 32GF3289). The picturesque features of this style, including stucco walls, prominent chimneys, arched entries, asymmetrical gabled vestibules, and steep roofs with flared eaves were easily "applied" as an inexpensive way of making plain residential houses more visually interesting during the depression years.<sup>17</sup>

Colonial Revival style houses, including both American Colonial Revival and the Dutch Colonial Revival-influenced gambrel design, are represented only to a modest extent within the Riverside neighborhood. Two examples that follow the rules of this style most faithfully are houses at 208 Conklin Avenue (1924; SITS 32GF3374) and 301 Park Avenue (1947, altered; SITS 32GF3427). Colonial Revival styles (which included the Cape Cod variant) are typified by side-gabled or gambrel form, symmetrically-arranged windows, Classical motifs (particularly hooded or pedimented entrance surrounds), and external chimneys at the gabled ends. This style was popularized in literature like the "White Pine monograph" series of architectural publications. Windows in period-revival houses are often multi-paned divided "lites" (window panes) in configurations like 6/6, 9/1, and 8/1. The houses that illustrate this style in the Riverside neighborhood are particularly pure, having all the identifying features (including the side porch/sunroom dependency and pedimented entry element), composed in a very "formal" architectural manner. Precise correctness of architectural details and motifs is an overriding expectation of this style.

*Changing housing patterns post- World War II*

Changes in housing design aspirations are apparent at the periphery of the Riverside neighborhood beginning with the years of Great Depression and continuing after World War II. This style of architecture is referred to as "Plain Residential" and "Hipped-Box."<sup>18</sup> It includes houses characterized by single-story (or at most, story-and-a-half), boxy volumes with side- or fronting-gables. Roofs are generally low-sloped hips, often with little or no soffit overhang. These plain, utilitarian houses feature minimal applied decoration, little or no surface

<sup>16</sup> McAlester, pp.438-451.

<sup>17</sup> McAlester, pp.354-371; Walker, pp.176-177.

<sup>18</sup> This stylistic terminology is according to the classification system in the NDCRS manual; NDCRS p.82.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 10

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

embellishment, and simplified window sash (usually 1/1 double-hung, casements and picture windows).<sup>19</sup> A new window type in post-WWII houses was the 2/2 sash unit with divided glass panels organized vertically, rather than horizontally. Toward the western edge of the historic part of Riverside Park Addition (outside the proposed historic district), many post-war examples of this residential type could be fairly characterized as architecturally “undistinguished” and unpretentious. Virtually the entire extent of Fourth Street North from Fenton Avenue northward, platted as Baukol’s Subdivision, reflects houses of this type, developed in 1946 to satisfy pent-up demand for housing right after World War II.

The district boundaries recommended for the Grand Forks Riverside Historic District are delineated based on architectural styles up to the time of World War II (using 1942 as a practical cut-off date for the period of significance). Therefore, houses fronting on Fourth Street North and Fifth Street North, as well as ranch-style houses north of Park Avenue on Third Street North, are not considered to be typical of the style and associations within the historic district, and surveyed properties at those addresses are not included in the historic district.

Representative examples of two other minor styles are found in the Hipped-Roof box style house existing in mostly-unaltered condition at 123 Park Avenue (1925; SITS 32GF3112) and 1804 Fourth Street North (1946; SITS 32GF3334). These houses would probably be characterized more as “practical” and “utilitarian” than representative of an architectural style, but they reflect tasteful features of well-balanced design intention. The hipped box form is synthesized into a more architecturally high-style design in the Modern-influenced house at 302 Park Avenue (1948; SITS 32GF3431).

The 2005 survey identified several historic garages as significant or contributing to the characteristics of the historic district. Consistent with National Register guidelines, these secondary outbuildings are not included in the resource count. On any individual property, loss of a historic outbuilding – or replacement with a new one – does not reflect substantial adverse effect on integrity of the associated residence. On the whole, however, the scale and patterns of garages in the alleys of the Riverside neighborhood reflect the character of the setting, the scale and degree of enclosure of rear yards, and architectural unity associated with early presence of private automobiles as a historical circumstance of the neighborhood. The 2005 survey identified twelve most-representative single-stall garages, retaining a high degree of material integrity, as secondary contributing resources associated with the house to which they relate. In some instances, the historic garage also helps to define a “gateway” entrance condition into the alleys, reflecting the historically-intended pattern of residential land use planning. Retention of these garages is encouraged within the district.

**Integrity**

Between 1981 and 2005, the City of Grand Forks and its Historic Preservation Commission sponsored inventories and followup surveys of historic resources within the community’s oldest neighborhoods including Riverside Addition; the near northside neighborhood; downtown; the McCormack Addition; and the near southside. Inventory site forms for the Riverside neighborhood were updated in 1998 (Vyzralek) and in 2005 (Martens) to determine the extent of damage from the 1997 flood and to determine boundaries for a potential historic district. The 2005 survey revealed demolition or removal of several homes along former Riverside Drive, Lewis Boulevard, and Park Avenue that were either extensively flood-damaged or which were situated on

<sup>19</sup> NDCRS, pp.89-90



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 11

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

condemned and vacated parcels that conflicted with planned locations for flood protection structures (earthen levees and floodwall). A plan was formulated to encourage preservation of as many of these historic properties as possible; in some instances through planned relocation to suitable lots, consistent with the Secretary of the Interior's "Criteria Considerations".

Following the 1997 flood, a plan for locating improved flood protection barriers was developed over several years with public review and input. The Grand Forks Historic Preservation Commission played a significant role in guiding aspects of the plan that would affect historic properties, and (with support from the State Historic Preservation Office) took an active role in surveying and evaluating historic properties that had been impacted by the flood disaster. Among these initiatives, a study and proposal was developed for relocating historically-significant residential properties that were endangered within the floodway. Responding to these considerations, the U.S. Army Corps of Engineers finalized a location for earthen levees and a section of floodwall that separate the eastern and northern edges of Riverside neighborhood from the river. The location of these flood protection structures necessitated vacating several residential properties along Park Avenue and, in particular, the elimination of Riverside Drive and the residential properties that fronted on it. Construction of the flood-protection features is near completion at the time of this writing. As with other neighborhoods in Grand Forks, public parkland has been used as a buffer between the river and flood-protected properties. In the interest of better-protecting the majority of historic resources in the Riverside neighborhood, construction activities have altered the landscape and realigned parcels of land now located on the "wet" side of the dike (see reference map). A particular objective of these changes was to accomplish them without negatively impacting the historic character of the neighborhood.

The city- and Corps-sponsored program of building relocation resulted in infill of vacant lots within the boundaries of the historic district (empty space incongruous with historic development patterns), and also resulted in preservation and conservation of several significant historic homes. These homes (originally constructed during the period of historic significance ascribed to the district) were determined during the course of the 2005 survey to retain physical integrity including integrity of feeling and association in their new settings. Therefore, they share historic association with the Riverside Park Neighborhood Historic District based on their setting and environment compatible with other contributing properties. The buildings meet the requirements of the National Register district criteria consideration B – moved buildings – and have been identified as contributing components of the historic district.

Historic, contributing houses formerly located on sites within the Riverside neighborhood that were condemned and vacated have been successfully relocated as follows: former 1518 Riverside Drive has been relocated to 1601 Lewis Boulevard (SITS 32GF247); former 1518 Lewis Boulevard has been relocated to 1614 Lewis Boulevard (SITS 32GF228); former 1502 Lewis Boulevard has been relocated to 28 Conklin Avenue (SITS 32GF214); historic houses at 1628 Lewis Boulevard (SITS 32GF216) and 1714 Lewis Boulevard (SITS 32GF207) have been newly sited; former 1402 Lewis Boulevard has been relocated to 116 Conklin Avenue (SITS 32GF3107); former 117 Park Avenue has been relocated outside the district to 1824 Fourth Street North (SITS 32GF3098). These relocations, accomplished within the historic neighborhood district, have both preserved the historic resource and retained the characteristic densities and scale of the residential district by preserving and restoring typical land-use patterns and open-space orientation.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 12

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Within the Riverside neighborhood historic district many, but not all, property owners have taken extra measures to get professional advice about appropriate treatments for preserving historic architecture. As in many residential neighborhoods, there is an unhealthy amount of vinyl and metal siding in the Riverside neighborhood. Far too many homeowners have applied decorative window shutters, but a surprising number of historic windows have been retained in their original, historic, sash configuration. A goodly amount of wood clapboard siding is being stripped, restored, and repainted. Most of the alterations and additions constructed to add living space do not impact the way people see the neighborhood from the shared public spaces.

Notwithstanding changes that have been noted within the district, the 2005 survey determined that the Riverside residential neighborhood as a whole retains sufficient integrity for consideration as a historic district. Buildings that date to the historic period, together with related features of infrastructure, contribute to the historic and architectural significance of a historic residential district. Design features are recognizably associated with a particular architectural style, period of development, or socio-economic group when they retain a sufficient degree of physical integrity to enable interpretation of the district context. Changes to siding material, modest changes in fenestration, and construction of small rear additions were consistently determined to be acceptable modifications if their cumulative effect did not significantly alter the scale, massing, or character of the original building or its relationship to the streetscape. The number of contributing resources (68.4%) exceeds the number of noncontributing resources (31.6%) to a substantial extent, and the district retains integrity of location, setting, association, feeling, design, materials, and workmanship required of National Register districts. The State Historic Preservation Officer concurred with consultant recommendations from the 2005 survey with no notable exceptions.

Character-defining features of the neighborhood include orientations toward the river, toward Riverside City Park, or toward the adjacent riparian lands between the river and flood-protection structures; eclectic intermixing of housing styles that demonstrate evolution of residential patterns over time; mature landscaping and particularly large elm trees that overarch the streets, testifying to the age and stability of the neighborhood; and particularly the park amenity as a unifying feature of the planning and growth of the neighborhood historically. Within Riverside neighborhood, most houses orient toward east-west Avenues or toward the collector streets at the ends of the neighborhood (Third Street North on the west and Lewis Boulevard on the east). The Riverside residential neighborhood remains distinct from the commercial strip that has formed along Gateway Drive to the south, and a marked boundary is noted to the west of the alley between Third Street North and Fourth Street North where post-World War II houses represent the typical pattern and scale. If a district were considered for post-war houses of this kind, scale, style and level of detail, it would have a markedly different character from the fabric of historic Riverside neighborhood.

Historic integrity is one important aspect of a home's value, both its value as part of a unified community and also its economic value. Architectural historians and preservationists are mindful that some property owners use other scales of value in making decisions about how they choose to maintain their homes, taking into account short-term and long-term maintenance, convenience and livability, and other pragmatic or utilitarian considerations that treat a property more as a "usable commodity" of space, rather than a reflection of historical style or design intent. For properties to be considered "contributing" to a potential district, properties were evaluated for consistency with original design character and the extent to which designed relationships to neighboring properties have been retained. This is largely reflected in the feel and association of a house in its setting, taking into account setbacks, scale, massing, patterns of fenestration, exterior materials, and so on. A particular house that may have had its

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section   7   Page  13**

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

exterior materials altered in the course of renovation would not be automatically considered "non-contributing", provided its windows were in near original condition and there were no substantial alterations or additions to the basic form of the house that depart from its original design character. Additions that have been placed at the rear or in less conspicuous side yard locations do not alter the overall form of the house. Evaluation of properties in the Riverside neighborhood took into account the material condition of the house at the time of the most recent survey (2005). In general, historic homes in the Riverside neighborhood district retain a high degree of physical integrity, evident in the condition of materials, and in the extent to which alterations over time have not affected the historic character of these historic resources.

**Returned**

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 14

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

8. Narrative Statement of Significance  
Continuation

Historical establishment of the Riverside neighborhood (1870-1897):

The establishment of Riverside Park Addition, on the high bank of a meander in the Red River of the North, was an attractive location for settlement from the earliest days of the historical period. Beginning with placement of the first rude settlers cabins, and continuing with platting and planned development of the area as a residential community, the setting was envisioned as a desirable location for domestic life, related to the civic life of the broader community of Grand Forks while remaining detached and self-contained.

The first white family to permanently settle in what is now the city of Grand Forks was that of George W. Aker. George and his bride, Louisa, lived in a log cabin that had been built in the spring of 1871 in what is now Riverside Park.<sup>20</sup>

Grand Forks expanded in size and population after the St. Paul, Minneapolis and Manitoba Railroad reached the city in 1880, initiating what historian Elwyn B. Robinson called the first "great Dakota Boom" during the decade of the 1880s. In 1882, John L. Lewis (originally from Toronto or Montreal, by way of Minneapolis)<sup>21</sup> purchased land from Mr. Aker and set about planning the Riverside Park Addition to the City of Grand Forks.<sup>22</sup> Early plat maps show the scale, street patterns, and lot layouts that are still visible to day, reflecting the developer's vision of the kind of residential community that would be marketable and welcoming to new residents. Lots that were originally platted at somewhat impractical 25-foot widths were soon consolidated into parcels of 50-foot or greater width, with generally narrow streets and alleyways.<sup>23</sup> "Lewis, in partnership with Dr. C.J. Alloway, hired a 'professional landscape gardener' to lay out 'avenues, drives, roadways, terraces, [and] lawns' in the development in 1884."<sup>24</sup> From the earliest days of planned development in the Riverside neighborhood, land planning made intentional, purposeful use of the natural landscape features of this setting, evidenced by the retention of a professional landscape gardener to design the layout of streets, lots, and overall neighborhood pattern. This commitment to take advantage of the natural landscape was continued with the planning, layout and design of Riverside City Park as a civic park amenity in 1909.

John L. Lewis began constructing homes in the Riverside Park Addition in 1883, collaborating with itinerant architect/builder Mr. Jordan to construct what were almost certainly pattern-book houses. Four identical Queen Anne houses, built in 1883, survive today, albeit in new locations and/or in restored condition following the 1997 Flood. The speculatively-built houses reflected the nationally popular and "showy" Queen Anne style and presumably would attract the right kind of buyers to the new neighborhood. Four smaller, less expensive houses of similar style were also built in 1883.

<sup>20</sup> Hoffbeck, p.12. *Grand Forks Herald*, "Grand Forks' Beginnings", (8 May 1902), p.3. The first settlers' cabin was relocated and no longer exists.

<sup>21</sup> *Daily Herald*, D.T. (6 April 1882), p.4. Lewis is occasionally identified in early newspaper accounts as "J.C." Lewis or "L.N." Lewis, but they are believed to be all one in the same person. see, *Daily Herald*, D.T. (15 March 1883), p.1.

<sup>22</sup> Hoffbeck, p.12. Tweton and Jelliff, p.79.

<sup>23</sup> see original plat of the Riverside Park Addition to Grand Forks, 1883, recorded in Book "B" of *Deeds, Grand Forks County*, p.133 and an expanded plat further encompassing the area that was later dedicated as Riverside City Park, filed 24 August 1892; *Deeds, Grand Forks County*, v.12, p.416. The earlier plat oriented lots toward east-west avenues and the later, undeveloped parcels were typically 50-foot widths oriented toward north-south streets that were never constructed.

<sup>24</sup> Hoffbeck, p.13.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 15

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Local tradition holds that the materials for the houses built by Lewis were transported to the site on barges from Winnipeg, but contemporary newspapers indicate that the lumber was shipped in by railroad cars, probably [still] from Winnipeg. The houses have been called 'Float Homes' for their connection with the logging trade on the Red River and also have been called 'Lewis Ready-Cut Homes' for the nature of the construction, for so many were built at the same time by the same builder.<sup>25</sup>

John L. Lewis intended to build seventeen dwellings in his Riverside development, but only nine or ten were built in 1883-1884. Residential growth in Riverside Park Addition was slower than some other parts of Grand Forks in the 1880s perhaps compounded by Lewis's unsuccessful efforts to attract the new University of North Dakota to the Riverside neighborhood site.

When bids were entertained for the location of the new University of North Dakota in 1883, John L. Lewis offered a wooded five-acre site (in conjunction with an additional five acres in the adjoining property of Mr. Lindsay) in the Riverside Park Addition. The Riverside Park location, though "highly desirable" because of its proximity to the Red River and the donation area, lost because Lewis could not contribute \$10,000 for construction of an observatory on the site.<sup>26</sup>

An early brick home was constructed at 1418 Lewis Boulevard by Henry Langard in 1884 (no longer extant). The largest house constructed in Riverside Park Addition was probably the house of George H. Walsh (founder of the *Grand Forks Plaindealer*), listed in the 1891 City Directory as being located "east of Lewis Boulevard".<sup>27</sup> In 1886, just to the northwest of the platted Riverside Park Addition, the F.B. Walker lumber company of Minneapolis built a sawmill alongside the river (in a location north from current-day Third Street North), reinforcing the "industrial" quality of the area west of Third Street North and effectively deferring that area's development until late in the 1930s. At the lumber mill, white pine logs were floated down the Red Lake River to Grand Forks and milled to provide building material for residents and new settlers in the area.<sup>28</sup> Today, a shelterbelt alongside the north-south alley west of Fourth Street North marks the western boundary of the originally platted residential neighborhood, aligning with the site of a former dam on the Red River to the north and separating industrial uses (outside the boundary line of the proposed historic district) from residential. "Third Street North also is the west border of the [Riverside Park] residential area, and forms the western limits of the pavement of east-west streets."<sup>29</sup> Beyond that implied boundary, "shack houses of brickyard workers in the western (unpaved) part of Riverside Park are hemmed in by rail lines and spurs serving the Red River Brick Corporation facility."<sup>30</sup> Three local, Grand Forks residents had business affiliations with the fledgling and ultimately unsuccessful Red River Brick Corporation west of Riverside neighborhood; James A. Dinnie (one of the area's principal building contractors), Adison I. Hunter, and W.T. Borden.<sup>31</sup> Despite the apparent connections, only a few brick houses were built in the Riverside Park Addition.

<sup>25</sup> Hoffbeck, p.13. Though the term "Float Homes" is still frequently invoked by many Riverside residents to describe these early Queen Ann homes, in a timely series of 1991 and 1992 interviews with longtime Riverside residents, Hoffbeck's informants could not recall that term having been associated with the houses.

<sup>26</sup> Hoffbeck, p.12.

<sup>27</sup> Hoffbeck, pp.12-13

<sup>28</sup> Hoffbeck, p.13.

<sup>29</sup> Pietsch, p. 206.

<sup>30</sup> Pietsch, p. 213.

<sup>31</sup> Like many other small brickyards throughout the northern Plains region, the production facility west of Riverside Park Addition appears to have failed because of insufficient "economy of scale" related to labor and fuel costs, and dwindling supplies of suitable clay for competitive brickmaking.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 16

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

The 1890s were a time of economic difficulty and slow growth in Riverside Park Addition, necessitating John L. Lewis's sale of one-half of the addition to Frank Viets in 1891. The wooded character of Riverside neighborhood made it naturally attractive to homeowners, in contrast to most portions of the city that were quite treeless. Viets showed promise of bringing 'a new order of things to that end of the city'.<sup>32</sup> Viets had previously established a successful residential subdivision south of downtown, and then invested in half ownership of Lewis' Riverside Park Addition, naming the main platted avenue after himself (later renamed "Riverside Drive"). That street -- most of it never constructed -- would have extended along lots fronting toward the Red River on the north (within the eventual park boundaries), and then bending southward to become what was later named Riverside Drive. Several prominent and locally important North Dakotans moved to Riverside Park Addition in the 1890s. Hoffbeck's well-footnoted social history survey of the neighborhood describes the roles of D. S. Campbell, E. C. "Moses" Norman, Lyman Newton, Dr. John Fawcett (and his son John), and William H. Standish as influential early residents of the community and the newly-formed state of North Dakota (1889). Architect Henry L. Sage, junior partner of John W. Ross, lived in the Riverside neighborhood and was consulted with design of the Queen Anne home built for Mose Norman at 1701 Lewis Boulevard (1893, SITS 32GF23).

**The Second Dakota Boom and Expansion of Riverside neighborhood (1898-1914):**

Residential growth in Riverside Park between 1898 and 1914 reflected the state-wide condition of growing population based on new economic opportunities. Factors that contributed to this second economic boom are well-substantiated by North Dakota's foremost historian Elwyn Robinson.<sup>33</sup>

Development of the Riverside Park Addition received a boost when the land passed into control of E. J. Lander of Grand Forks. Lander, a resident of Grand Forks since 1883 and one of the leading real estate developers in the city, purchased control of the Riverside Park Addition from John L. Lewis and Frank Viets between 1899 and 1901. Lander extensively promoted and advertised the Riverside Park Addition as 'an ideal home location'. The advertisements promoted the advantage of the neighborhood as being close enough to the downtown for 'city shops, markets and entertainments, yet remote enough to enable one to sleep of nights and enjoy the advantages of country and fresh air. To control the development, Lander included a clause in each land sale contract that houses built on the properties had to cost 'not less than \$1,500'.<sup>34</sup>

E. J. Lander successfully sold house lots in 1907-1910, and twenty-one new homes were built in Riverside Park Addition from 1912 to 1919. Lander also sold 36-acres of land to the City for establishment of Riverside City Park as a *bona fide* public amenity. Residential patterns reflect the growth and development of a middle-class suburban neighborhood between 1883 and 1942, with houses constructed by numerous, mostly-unnamed builders. Most houses were constructed on speculation, and sold quickly based on the appeal of single-family home ownership with private yards. Most purchasers were middle-income wage earners, as indicated by City Directories (business owners, clerks, mechanics and laborers; relatively stable occupations attracted to affordable "mechanics' cottage" houses).

Pattern-book houses, prefabrication techniques, and the national movement toward industrialized building methods are all represented by houses in the Riverside neighborhood. Circumstances by which houses were

<sup>32</sup> Hoffbeck, p.14. *Herald*, "The Deal Consumated", (9 October 1891), p.5.

<sup>33</sup> Robinson, p.235-247. Tweton and Jelliff, p.79.

<sup>34</sup> Hoffbeck, p.15. *Herald* advertisement (12 May 1912), p.11.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 17

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

planned and constructed reflect the popular taste for pattern-book houses.<sup>35</sup> It was a residential construction and marketing model based on fixed-price package designs (often illustrated in published popular literature) with standardized materials delivered on a largely pre-cut and ready to assemble basis. The T. W. Harvey Lumber Company of Chicago was one of the first proponents of the precut, "ready-built" system of house construction, for which materials could be feasibly delivered by rail car. In Grand Forks, easily obtainable mail-order building materials and floor plans led to the widespread predominance of certain housing types. T.W. Harvey Lumber supplied pre-cut lumber that was cut in its own forests and kiln-dried on its own facility, thereby minimizing costs to the buyer by eliminating the need to contract out those services."<sup>36</sup> This method of all or partial prefabrication (using precut housing materials) was later emulated by Alladin and Radford plan services; Sears, Roebuck, and Company; Gordon VanTine of Davenport, Iowa,<sup>37</sup> and by Grand Forks' own A. F. Simonson Lumber company during the 1930s.

The 1909 installation of an electric-powered streetcar line serving Riverside neighborhood further enhanced this residential neighborhood's connections with downtown businesses and the university district. As early as 1887, the Grand Forks City Council began planning for improved transportation between the commercial district and emerging, outlying residential areas of the city. As residential districts continued to grow (and as the cost of keeping horses continued to increase) residents increasingly sought reliable public transportation. The 1908 proposal for extended streetcar service included a line along "Conkling Avenue" (today's Conklin Avenue) and Skidmore Avenue (today's Gateway Drive). A second Riverside Park trolley line was extended from the State Fairgrounds at Fifth Street North and Ninth Avenue North to the junction of First Street North and Park Avenue in 1911 or early 1912. In 1921, more modern type, single-ended trolley cars replaced the double-ended cars when a turnaround loop was installed at the end of the Riverside Park streetcar line, near where the current gateway entrance is being built through the floodwall to Riverside City Park.<sup>38</sup>

Because no public water fountains or pumps existed at the Riverside City Park terminus, neighborhood children sometimes brought a pail of water to quench the thirst of the driver and the passengers. In return, the child received a free ride downtown and back.<sup>39</sup>

Improved and affordable streetcar transportation made Riverside Park Addition more attractive to middle-class residents of Grand Forks. The streetcar track to Riverside neighborhood ran along First Street North where the streetcar tracks are still visible at the time of this writing; embedded in the asphalt pavement of First Street North, south of Gateway Drive near the Simonson Lumber yards.<sup>40</sup> Though it ultimately contributed to the demise of the excellent streetcar system, the advent of private automobile ownership also fostered growth of the Riverside Park Addition, especially after Lewis Boulevard was paved with patented Granitoid (concrete) pavement in 1911. The Blome or Granitoid concrete system, still visible on Lewis Boulevard and other residential areas of Grand Forks, utilized granite aggregate and was scored to resemble brick pavers. Granitoid pavement is a historically significant feature of the Riverside neighborhood, listed in the National Register of Historic Places in 1991.

<sup>35</sup> see Reiff, Daniel (2000).

<sup>36</sup> Reiff, Daniel, (2000).

<sup>37</sup> Emmons, Ann.

<sup>38</sup> Oihus, p. 17-18

<sup>39</sup> Hoffbeck, p.15

<sup>40</sup> Oihus, p.16. The various routes of streetcar lines in the city are well-illustrated by Oihus' treatment of the topic.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 18

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

The Rudolph S. Blome paving company from Chicago, Illinois, had installed Granitoid pavement in other residential areas in Grand Forks in 1910, and gained the contract for paving district #18 in Riverside Park in 1911. Residents of the Riverside Park Addition had petitioned to specifically obtain Granitoid paving for the neighborhood.<sup>41</sup>

Behind almost every house built in the Riverside neighborhood after 1910, builders erected a single-stall garage. During the 1920s, Americans acquired millions of automobiles, a form of transportation that hastened suburbanization of the nation's cities. Many surviving garages in the Riverside neighborhood are of the same historic period as the houses, and thus they contribute to patterns, associations, scale, and character of the district. Several unaltered garages form alley "gateways" and match the style of related houses. As utilitarian accessory buildings, they contribute to the significance of the neighborhood setting, where the functional utilization of alleys reflects the priority given to automobiles as a preferred mode of transportation. By the 1920s, could be owned by every family. Prominent examples of detached single-stall garages in relationship to alleys exist<sup>42</sup> at 108 Conklin Avenue (1927; SITS 32GF3356), 131 Conklin (1919; SITS 32GF3366), 204 Conklin Avenue (1927; SITS 32GF3377), 222 Conklin Avenue (1927; SITS 32GF3378), 24 Fenton Avenue (1927; SITS 32GF190), 25 Fenton Avenue (c. 1915; SITS 32GF191), 15 Seward Avenue (c. 1937; SITS 32GF196), 21 Seward Avenue (1922; SITS 32GF3454), 218 Seward Avenue (1928; SITS 32GF3457), 228 Seward Avenue (1923; SITS 32GF3463). Many of these utilitarian outbuildings originally had dirt floors. Subsequent to recent floods, many have been raised and placed over a concrete floor slab.

**Riverside neighborhood during the Progressive era (1914-1929):**

Housing design for newly-forming communities in the 1880s, 1890s, and the first decade of the 20<sup>th</sup>-century borrowed liberally from Midwestern precedents of Classical Revival-influenced mechanics' cottages and tradition-based Victorian Queen Anne designs. By comparison, the first three decades of the 20<sup>th</sup>-century reflect consumer awareness of a more modern, scientific approach to "better homes" and the "Country Life Movement,"<sup>43</sup> and progressive exploration of two contrasting dwelling styles. In the Riverside Park Addition, these divergent trends are expressed by large, efficient, and architecturally formal American Foursquare designs, contrasted with the modest, Craftsman-influenced "bungalow" fashion. The Foursquare reflected upright values of efficiency and overt order; an expression of respectability. Bungalows reflected a more relaxed, unpretentious approach to efficiency and humility.

Solid and large American Foursquare houses formed the nucleus of growth in Riverside Park dwellings from 1900 until about 1919. The American Foursquare houses located at 1618 Lewis Boulevard (Colborn Residence, architect: John W. Ross of Grand Forks, 1917; SITS #230); 24 Fenton Avenue (Cosgriff House, architect: J. G. Henry of Grand Forks, 1916; SITS #190); and the much-later brick duplex at 29 Conklin Avenue (architect: Theodore B. Wells of Grand Forks, 1927; SITS #177) were the most substantial in stature and workmanship of the type built in the survey area.<sup>44</sup>

A trend toward smaller, less expensive, Bungalow style houses dominated the neighborhood from 1914 until 1928, counterbalancing the number of Foursquare houses built in the same time period. The term "bungalow" was applied somewhat derisively to modest dwellings until about 1904.<sup>45</sup> A large number of stylistically pure, moderately-priced bungalows were constructed in Riverside neighborhood, generally west of First Street North,

<sup>41</sup> Hoffbeck, p.15

<sup>42</sup> SITS numbers indicated for these garages reflect the number assigned by SHPO to the associated house on the same lot.

<sup>43</sup> Promulgated by Liberty Hyde Bailley and the Cornell University extension service.

<sup>44</sup> Hoffbeck, p.17. Also, see accompanying Reference photos #3, #4, #5, and #6.

<sup>45</sup> *Grand Forks Herald*. "The Story of the Bungalow", (16 August 1911), p.8.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 19

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

through the 1920s. In popular literature of the 1920s, the bungalow porch feature was derived from architects' familiarity with sleeping porches in the Bengal region of India. This feature was then adapted in popular architecture of California and the western United States. Popular connotations of the "exotic" (India and California) and warm climates, plus a connection with craft traditions, probably made the bungalow style especially pleasing in North Dakota. During the time period when a great many houses were being constructed in Riverside neighborhood, the bungalow style was especially popular. Popular appeal of the bungalow among middle-class homeowners coincided with national popularity of the Craftsman style more commonly found on much larger residences. Homes (and in some instances, related historic detached garages) at 21 Conklin Avenue (1918; SITS 32GF174, Reference photo #10), 209 Conklin Avenue (1922; SITS 32GF3375, Reference photo #11), 221 Conklin Avenue (1926; SITS 32GF3377) and 218 Seward Avenue (1927; SITS 32GF3457, reference photo #12) are particularly pure, and well-preserved examples of the essential bungalow type, but part of the architectural richness of the Riverside neighborhood lies in the numerous variations on the bungalow style, embellished with Craftsman details, textures and fenestration.

While most of the houses built in the Addition were bungalows, more substantial houses were also built. Henry O'Keefe, Jr., graduate of the Yale Law School and Mayor of the City of Grand Forks (1920-1925), built a Prairie style dwelling at 1412 Lewis Boulevard in 1922 [since relocated to 1714 Lewis].<sup>46</sup>

One other distinctive popular taste in residential architecture during the 1920s deserves mention as it is reflected in the Riverside neighborhood. Faithful examples of Colonial Revival houses are represented side-by-side in the American Colonial Revival (210 Conklin Avenue, 1926; SITS 32GF3376) and Dutch Colonial Revival (208 Conklin Avenue, 1924; SITS 32GF3374). Cape Cod variants of this style persisted in the neighborhood after World War II.

During the Progressive-era heyday of the streetcar system, residents of Riverside Park Addition developed employment relationships with several nearby institutions. Therapeutic effects of the park-like, wooded setting along the river in Riverside Park addition also seems to have attracted recuperative sites for sanatoria and other medical treatments.<sup>47</sup> Though located to the south of former Skidmore Avenue (now Gateway Drive), St. Michael's Hospital (which opened to much fanfare in 1907) was a significant feature in its connection to the neighborhood.<sup>48</sup> Well-respected doctors resided in Riverside neighborhood. As an extension of the larger Grand Forks community, Riverside City Park continued in its usage for civic and social purposes. The early relationship of workers' housing to the industrial area west of Third Street North was enhanced with more permanent and architecturally respectable workers' houses serving grain milling and downtown retail businesses.

The North Dakota State Mill and Elevator, located just to the west of Riverside Park provided an economic stimulus for the city and Riverside Park neighborhood. Some of the Mill employees resided in the Riverside Park Addition because of its proximity to the mill.<sup>49</sup>

Because the State Mill and Elevator was established in 1919 as an initiative of the Non-Partisan League, possible connections with home construction projects in Riverside Park Addition which might have been financed

<sup>46</sup> Hoffbeck, p. 17.

<sup>47</sup> Dr. George E. Hariman advertised chiropractic services from his home in Riverside neighborhood (calling the home "Hariman Sanitorium" in 1928 publications) while establishing a more prominent clinical facility at University Avenue and Twentieth Street North in 1927.

<sup>48</sup> "St. Michael's Hospital Opened with Appropriate Ceremonies", *GF Daily Herald*, (12 December 1907), p.6.

<sup>49</sup> Hoffbeck, p.17.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 20

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

by the Home Building Association (enacted under the same NPL legislation) were investigated for this nomination, but no documented ties to the short-lived Home Building Association could be demonstrated. (Interestingly, there are no known NPL HBA houses identified in Grand Forks.)

**The Great Depression (1929-1942):**

The pattern of historic architectural resources in the Riverside neighborhood exemplifies economic hardship of the Great Depression throughout North Dakota. Economic effects of the Great Depression and World War II curtailed most residential development in the Riverside Park Addition. Fewer than half a dozen houses were built between 1929 and 1935 in the area surveyed by Martens in 2005 (which included a survey area extending beyond the western district boundaries on Third Street North). This is, in part, a consequence of economic factors and also reflects that most lots in the neighborhood had been developed by the thirties. Construction of homes in the Riverside neighborhood on small lots during the Depression years – largely through local initiative by homebuilders like A.F. Simonson -- reveals a significant aspect of local history worthy of acknowledgement.

The entrepreneurship and residential investment of A.F. Simonson's lumber enterprise during the 1930s is an aspect of local history tied to the significance of the Riverside neighborhood. Archibald F. Simonson established a lumber business in Grand Forks in 1932 with encouragement from his father Nels, a timber-buyer in St. Croix Falls, Wisconsin. Milled lumber was brought in from the Crookston area of Minnesota, among other sources.<sup>50</sup> Simonson's "flagship" lumberyard is located just across Gateway Drive to the south of the Riverside Park neighborhood district. Small homes were built speculatively by Simonson (and others) in the 100-block of Seward Avenue and along First Street North, revealing experimentation with affordable housing in response to the Great Depression of the 1930s. As such, they form an interesting, modest example that combines small size, efficient planning, and minimal stylistic embellishment intended to appeal to entry-level buyers.

Late depression-era houses are concentrated in the southeast corner of the district and along Third Street North, the last parts of the addition to be developed. As homebuilding began to resume in 1936 and 1937, a cluster of homes was constructed in the vicinity of First Street North and Seward Avenue. The house and garage at 15 Seward Avenue (1937; SITS 32GF196, Reference photo #17), and the set of three houses built speculatively by A. F. Simonson at 1404, 1408, 1412 First Street North (1936; SITS 32GF166-168) all remain in very good, unaltered condition. Basic, modestly-designed working-class houses are an important feature of the Riverside neighborhood. The house at 1408 First Street North, characterized as a "storybook cottage" style, is embellished with elements that evoke the Tudor Revival style in a very restrained way.<sup>51</sup> Elsewhere in the district, the Tudor Revival-influenced, English cottage style is more overtly (and more confidently) represented by earlier houses at 202 Conklin Avenue (1926; SITS 32GF3369, Reference photo #15) and 201 Fenton Avenue (1927; SITS 32GF3397), employing picturesque features like prominent exterior chimneys, steep roofs, arched entryways, and flared eaves. Modest houses and related garages constructed between the end of the Depression and beginning of World War II contribute to the unity and continuity of the district based on their embodiment of a type of construction familiar in working-class homes, and based on their feel and association with other houses in the neighborhood. Like the earlier mechanics' cottages, and the small-scaled affordable bungalows of the 1920s, these economical homes continued to successfully target a segment of the home-buying public motivated by modest, "penny-wise" expectations.

<sup>50</sup> *Forum* (29 May 1999), internet accessed 13 June 2006.

<sup>51</sup> Vyzralek NDCRS site files; SITS 32GF167.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 8 Page 21

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Within the Riverside City Park, planning and construction of improvements to the park pool was another important undertaking during the depression years. Significance of Riverside City Park as a central feature of the Riverside neighborhood is tied to planning principles and residential development beginning with Lewis' and Viets' vision of a park-like residential neighborhood in the 1880s. Over time, various activities were accommodated in the park, ranging from recreational (sports, swimming, camping) to social and cultural (religious gatherings). Riverside Park Addition never had a church building, but the Church of God operated a church campground and tent revival site within Riverside City Park during the summer months. Camping (tourist camps), band concerts, hunting, and other forms of outdoor recreation were popular along the river corridor and within Riverside City Park. Samuel Teel DeRemer constructed a "hunting shack" at the rear of his residential property, proximate to the parkland proper.

The city park in Riverside offered facilities for a tourist camp within its environs beginning in the late 1920s. In 1927, 2,096 people in 1,004 automobiles visited the park. Visitors came from 15 different states and Canada. The bulk of the visitors came from Minnesota, with Canadians ranking second in numbers. By the early 1930s, tourists enjoyed the use of 'four baseball diamonds, four clay tennis courts, and [a] playground for the children'. The property of the Church of God campground offered worship services to the visitors as part of its Sunday morning 'Tourist Camp Church of God.'<sup>52</sup>

Swimming amenities existed in Riverside neighborhood's public park from its earliest days.

The City of Grand Forks purchased the land for a city park called Riverside Park in 1909. E.J. Lander sold the 36 acres of parkland for \$6,000. By 1911, The Grand Forks Military Band presented weekly summertime concerts in Riverside Park. Neighborhood residents swam in the water that collected in a natural depression located in the park, known as 'the mudhole'. Concrete walls turned the mudhole into a swimming pool. A bathhouse, featuring classical columns, was soon built and both the swimming pool and bathhouse were used until replaced by newer facilities in 1941.<sup>53</sup>

During the stifling, hot summers of the Great Depression, public pools and bathing facilities afforded an important venue for recreation and relief from persistent heat. Pools were promoted and funded nationwide as both public works and appropriate recreational diversions. The existing swimming pool and bathhouse building in Riverside City Park are highly-significant, National Register-eligible, depression-era resources, important for their relationship to historical events and as pure architectural examples of Streamline Moderne style, executed in a site-cast concrete building designed by "Lium and Burdick" (Elder L. Lium and Leroy W. Burdick, in a partnership discussed further under "Description" Continuation Sheets, Section 7).

The only substantial civic building in the neighborhood, the Riverside Park Swimming Pool and Bathhouse, had its origins in the 1930s, but was completed in 1941. The Work Projects Administration (WPA) participated in the financing and construction of the pool and bathhouse. The city began the arrangements for financing the pool and getting WPA support in 1939. Work on the project began in the spring of 1940 and was completed on 15 May 1941. The pool opened in the summer of 1941.<sup>54</sup>

The pool and bathhouse remain important to the integrity and identity of the Riverside neighborhood because Riverside City Park functions as an extension of the residential community. The swimming pool and the bathhouse are architectural focal points important to residents of the neighborhood. The floodwall alters spatial continuity of the park landscape, creating a much stronger sense of enclosure, but the park's usage and visible relationship to the Riverside neighborhood will surely continue into the future, albeit somewhat isolated by necessary flood protection structures.

<sup>52</sup> Hoffbeck, p.18.

<sup>53</sup> Hoffbeck, p.16.

<sup>54</sup> Hoffbeck, p.19.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 22

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

*Streetscapes, Support Infrastructure, Education and Recreation:*

Many patterns in the Riverside neighborhood residential historic district are similar to those described by Emmons in the Grand Forks Near South Side NRHP nomination.<sup>55</sup> Landscape and spatial features continue to unify the neighborhood in terms of its feel and associations, including the abundance of vegetation, broad streets flanked by mature elms, wide strips of grass on the boulevard area between streets and sidewalks, generous front yard setbacks, and extensive foundation plantings. Increasing importance (historically) of private automobiles is reflected in the prevalence of single-stall garages, built concurrently with their houses.

Few other features of public amenity existed within the Riverside neighborhood boundaries; there appears never to have been an established church and only one or two neighborhood groceries ever existed.

In 1921 a neighborhood grocery store was constructed at 21 Fenton Avenue, providing a convenience for the Riverside Park residents. The "Riverside Grocery" featured a square front face to help customers know that it was a commercial entity within the residential area.<sup>56</sup>

Construction of the John F. Kennedy Memorial Bridge and the extension of U.S. Highway 2, crossing the Red River along Gateway Drive, solidified separation of the Riverside neighborhood from near northside neighborhoods. Though now separated from a large part of the residential community it serves, the relationship of Wilder School to Riverside neighborhood remains important for school-aged children who now cross the four lanes of traffic by means of an underground tunnel and ramps, constructed in 1989.

**Significance of post-1997 Flood response in continuing the distinct identity of Riverside neighborhood.**

Grand Forks experienced major floods in 1948, 1950, 1965, 1966, 1969, 1979, and 1997. Riverside Park was impacted much the same as described by Emmons for Grand Forks' Near Southside Historic District;

To much of the nation, the city of Grand Forks is best known for the flood of 1997 and the downtown fire that followed. For long-time residents, however, the flood was simply the most dramatic and devastating of many. The Red River Valley is flat, flat, local resident Tom Berge says, like the bottom of a bathtub with a shallow scratch for a river down the middle; so flat that when the Red River rises each spring within the banks of that shallow scratch, the slow-moving waters have no where to go but out to the developed fields and communities that line its course. Topography is compounded by geographic rarity; to the extent that the slow-moving Red River flows, it flows north, with spring run off in the warmer southern reaches moving downstream towards the still-icy northern reaches, creating a build up of flood waters. And both topography and geography are compounded by climate. It snows hard in eastern North Dakota and western Minnesota and some winters are worse than others. The Grand Forks Herald names local storms, like hurricanes, but colder. The winter of 1996-1997 "Adam" came in before Thanksgiving and "Hannah" after Easter. These two storms, and the six in between dropped a record 98.6 inches of snow, nearly 10 more than the previous record of 89.1 inches in 1897. In the flood that followed two weeks after Hannah, 11,000 homes in Grand Forks were inundated.<sup>57</sup>

<sup>55</sup> Emmons, Ann.

<sup>56</sup> Hoffbeck, p.16. (The building is no longer extant.)

<sup>57</sup> Emmons, Ann (October, 2003) "NRHP Nomination for Near Southside Historic District", section 8, p.9.. Emmons' excellent summary of events and circumstances is informed by Emmons references to Merritt, Berge, Hanson, and Jacobs. [see appended bibliography]. Also, see Shelby and Glassheim.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   8   Page   23  

**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

Though the floodwaters spread northward from the city's southern residential neighborhoods, reaching Riverside Park Addition hours later than the southern neighborhoods, eventually homes in Riverside neighborhood were inundated to about the height of first floor window sills. It would be hard to characterize Grand Forks' recovery from the devastating 1997 flood as anything other than "heroic," when considered in terms of the personal loss and emotional stress, but also in terms of the commitment to rebuild the community in ways that respect its historic fabric. The Red River continues to influence the nature of Grand Forks' development, the placement of homes, and the patterns of residential land use. The initial sense of abandonment and isolation after the flood was superceded by grassroots public resolve to rebuild and revitalize historic residential neighborhoods.

Historic perceptions of the configuration and character now-gone Riverside Drive and significant properties that once existed there, will soon exist only in the memories of long-time neighborhood residents. The riparian landscaped area between the levees and the river's edge, and even the groundcovers on the levees themselves will change perceptions of the "wet" side of the dike. However, because significant properties have been judiciously relocated and rehabilitated, the historic character of properties now fronting on Lewis Boulevard remains much the same. The lingering memory of Riverside Drive remains as a small part of the district's defining character. Further, because Riverside City Park itself, and the bathhouse and pool within it are such important features giving meaning and identity to the historic context, it would be inappropriate to exclude land on the river side of the newly built flood protection barriers. For those reason, the National Register nomination recommends extending the boundaries of Grand Forks Riverside Neighborhood Historic District all the way to the "riverside".

With the passage of time, alterations to civic infrastructure and impacts on residents' perceptions of neighborhood and community have produced positive benefits through restoration of historic properties and investment in historic resources. Boundary conditions and public open space adjacent to the Riverside neighborhood are now more visibly defined by flood-protective earthworks, levees and floodwall features, but neighborhood residents refused to sacrifice an established quality of life in the course of planning and constructing flood protection improvements. Orientation of the neighborhood toward the river corridor and parkland continues to be strong. Architectural characteristics of the houses, yards, and public landscapes all contribute to the sense of time and place that gives the district its significance and unity of feeling. Events unforeseeable by the neighborhood's developers in 1884 -- transitory events like economic depressions and a sequence of flood events -- have yielded a unified historic neighborhood that is today much better protected, safer and more secure than ever before, and well-positioned to remain a significant district setting that is the pride of its residents into the future.



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 24

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Major Bibliographic References (03 August 2006)

*Reference books, published articles and research reports:*

- Aas, Alexander. "A History of Grand Forks City and County Up to 1889," unpublished M.A. thesis, University of North Dakota, 1920; pp. 87-89.
- Anderson, Robert Samuel, "A Social History of Grand Forks, North Dakota, 1880-1914." M.A. Thesis, University of North Dakota, June 1954.
- Arnold, Henry V. *Early History of Grand Forks*. Larimore, ND: Privately Printed, (1918).
- Bezat, Barbara and Alan K. Lathrop. *Drafting a House History*. Northwest Architectural Archives, University of Minnesota. Minneapolis, MN, 1979.
- Bill, Fred A. "Steamboating on the Red River", *North Dakota History Quarterly*, v. 2, (April 1928), pp. 201-216.
- Bishir, Catherine W. "Yuppies, Bubbas, and the Politics of Culture" in Thomas Carter and Bernard L. Herman (eds.), *Perspectives in Vernacular Architecture, III*, University of Missouri Press, Columbia, MO; 1989.
- Blumenson, John J.B. *Identifying American Architecture; A Pictorial Guide to Styles and Terms 1600-1945*. Nashville: American Association for State and Local History, (1977).
- Burden, Ernest. *Illustrated Dictionary of Architecture*. McGraw-Hill, New York, (1998).
- Compendium of History and Biography of North Dakota*. Chicago: George A. Ogle & Co., (1900).
- Derry, Anne, and H. Ward Jandl, Carol D. Shull, Jan Thorman. *Guidelines for Local Surveys; A Basis for Preservation Planning*. National Register of Historic Places, Office of Archaeology and Historic Preservation, U.S. Department of the Interior, Washington, DC, (1977).
- Dudley, W.L. *City of Grand Forks Illustrated, 1897*. Grand Forks: Oxcart Press, 1997 (Centennial Facsimile Edition; originally published by the Herald Printers and Binders, 1897).
- The Most Reverend Leo F. Dworschak, "St. Annes' Guest Home, Grand Forks, North Dakota (1952- )" in, *Prairie Praise*, 50<sup>th</sup> Anniversary publication of the Sisters of St. Francis, Hankinson, ND, 1978; pp. 188-197.
- Emmons, Ann, et al. "Grand Forks Near Southside Historic District", nomination to the National Register of Historic Places, on file with the Grand Forks Historic Preservation Commission, (October, 2003).
- Fitch, James Marston. *American Building 1: The Historical Forces That Shaped It*. Boston: Houghton Mifflin Co., (1966).
- Geiger, Louis G. *University of the Northern Plains: A History of the University of North Dakota, 1883-1958*. (Grand Forks: University of North Dakota Press, 1958); p.23.
- Gifford, William E. (ed.), *Souvenir Album, City of Grand Forks, North Dakota*. (Grand Forks: George A. Wheeler & Co.; 1905); pp. 21, 24, 25.
- Gilmour, Gerry. "Simonson's Lumber Built with an Honest Foundation." in, *The Forum*, 29 May 1999, accessed from internet site <http://www.in-forum.com/specials/century/jan3/week22b.html> accessed June 13, 2006.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 9 Page 25

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

- Glassheim, Eliot (ed.). *Voices from the Flood*. Grand Forks: North Dakota Museum of Art; 1999.
- Gowans, Alan. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge, MA: MIT Press, 1987.
- Grand Forks Centennial Corporation. *They Came to Stay*. Grand Forks: Jet Printing, Inc.; 1974.
- Hampsten, David Arthur. "An Analysis of Urban Historic Geography: Metropolitan Grand Forks, North Dakota." Master of Arts thesis, 1994. On file at E.B. Robinson Special Collections, UND Grand Forks.
- Harris, Cyril M. *Dictionary of Architecture and Construction*. McGraw-Hill, New York, (1975).
- History of the Red River Valley*, (vol. 1). Grand Forks: Herald Printing Company, 1905.
- History of the Red River Valley*, (vol. II). Chicago: C.F. Cooper & Company, 1909.
- Hoffbeck, Steven R. "Riverside Park Historical/Architectural Survey, Grand Forks, North Dakota," Document on file with Grand Forks Historic Preservation Commission and State Historical Society of North Dakota, Bismarck, ND, (May 12, 1992).
- Hubka, Thomas. "Just Folks Designing", in *Common Places; Readings in American Vernacular Architecture*, Del Upton and John Michael Vlach, (eds.) University of Georgia Press, Athens, GA, (1986).
- Hudak, G. Joseph. "Cultural Resource Investigation of the Grand Forks/East Grand Forks Urban Study and the East Grand Forks Flood Control Project," April 1, 1981 Submitted to the U.S. Army Corps of Engineers, St. Paul District.
- Jacobs, Mike (ed.), Grand Forks Herald and Knight-Ridder Newspapers. *Come Hell and High Water; The Incredible Story of the 1997 Red River Flood*. Grand Forks: Grand Forks Herald, (1997).
- Jacobs, Mike (ed.). *Grand Forks - Proud People, Proud Heritage. A Pictorial History*. Grand Forks: Grand Forks Herald, 1999.
- Kniffen, Fred. "Folk Housing; Key to Cultural Diffusion"; (repr.) in *Common Places; Readings in American Vernacular Architecture*. Del Upton and John Michael Vlach, (eds.), University of Georgia Press, Athens, GA; (1986).
- Kulak, Robert J. and Melo Dee Loebbrick. "History of the Grand Forks Public Schools: A Century of Learning, 1881-1981." Unpublished manuscript on file at the North Dakota State Library and Archives, Bismarck, ND.
- Lewis, Peirce F. "Common Houses, Cultural Spoor", *Landscape*. v. 19:2, (1975); pp. 1-22.
- Lounsbury, Clement A. *North Dakota: History and People; Outlines of American History*, vol. 3. Chicago: S.J. Clark Publishing Company, 1917; pp. 49-50, 689-701.
- Martens, Steve C. "Architecture and Local Memory in the WPA Buildings of West Central Minnesota", unpublished text of a presentation to the Theodore C. Blegen Memorial Conference at the Minnesota Historical Society, St. Paul; 22 March 1997.
- Martens, Steve C. "A Cultural Resources Survey of Riverside Park Residential Area." Phase III Survey of Historic Architecture, on file with the State Historical Society of North Dakota, 15 September 2005.
- Martens, Steve C. and Ronald L.M. Ramsay. "The Buildings of North Dakota Book Project; North Dakota's Legacy of Architecture on the Northern Great Plains." Unpublished presentation to Grand Forks conference of Preservation North Dakota and ND Certified Local Governments, (01 May 2004).

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 30  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

**Properties individually-eligible for National Register listing:**

Grand Forks' historic properties were inventoried beginning with Roberts (1981). Detailed follow-up surveys of the Riverside neighborhood were made by Hoffbeck (1992), Vyzralek (1998), Mitchell/IMA (2001), and Martens (2005).<sup>58</sup> Site files defining stylistic traits and material condition for each surveyed property are available on request at the State Historic Preservation Office (SHPO) in Bismarck. For information about architectural styles and descriptions, refer to the "Resource Table" on continuation sheets included with this nomination, which summarize the detailed site files. Several key properties and individually-eligible resources were identified by Hoffbeck and by Martens, with concurrence of the State Historic Preservation Officer.<sup>59</sup>

For properties to be considered individually eligible for National Register nomination, they must clearly meet one or more of the Secretary of the Interior's criteria and should further reflect a high degree of integrity, applying the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. As an example, properties that have been relocated in response to the 1997-Flood disaster would not automatically be excluded from eligibility because their integrity of location has been compromised, provided they retain high integrity in other respects. Seventeen properties have been judged to be individually eligible for listing in the National Register of Historic Places (NRHP):

		Suggested NRHP Criterion
SITS 3457	218 Seward Ave. (Craftsman bungalow and garage)	C
SITS 190	24 Fenton Ave. (Craftsman Foursquare and garage)	C
SITS 3393	124 Fenton Ave. (Gable Front mechanics cottage)	C
SITS 3398	202 Fenton Ave. (Craftsman/Prairie School)	C
SITS 174	21 Conklin Ave. (Bungalow)	C
SITS 3358	111 Conklin Ave. (Bungalow)	C
SITS 3374	208 Conklin Ave. (Dutch Colonial Revival/Gambrel)	C
SITS 3375	209 Conklin (Bungalow)	C
SITS 3360	120 Conklin Avenue (Dutch Colonial Revival influenced gambrel)	C
SITS 223	1523 Lewis Blvd. (Queen Anne)	B, C
SITS 247	1601 Lewis Blvd. (Queen Anne; relocated)	B, C
SITS 227	1610 Lewis Blvd. (Craftsman Bungalow)	C
SITS 230	1618 Lewis Blvd. (Foursquare)	B, C
SITS 216	1628 Lewis Blvd. (Queen Anne; relocated)	B, C
SITS 207	1714 Lewis Blvd. (Prairie School; relocated)	B, C
SITS 202	WPA Swimming Pool Bathhouse, Riverside Park (WPA Moderne)	A, C
NRHP-listed	Granitoid street pavement, Lewis Blvd. (already NRHP listed)	A, C

The following properties were determined to be potentially eligible for individual listing, pending further research in support of NRHP criteria:

		Suggested NRHP Criterion
SITS 3427	301 Park Ave. (Georgian-influenced Colonial Revival)	C
SITS 177	29/31 Conklin Ave. (Foursquare)	B, C
SITS 3105	102 Conklin Ave. (Craftsman/Chalet)	B, C
SITS 3369	202 Conklin Ave. (Tudor Revival/English Cottage)	C
SITS 191	25 Fenton Avenue (Foursquare)	C
SITS 196	15 Seward Ave. (Plain Residential, Depression-era)	A

<sup>58</sup> The Hoffbeck survey was authored from a social history perspective, while the Vyzralek and Martens surveys are written more so from an architectural orientation.

<sup>59</sup> Hoffbeck, pp. 11-20. Martens (2005), p. 15.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 31  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Resource Table

SITS # All preceded by 32GF)	Address	Resource type (as built)	Construction Date	Architectural Style	Contributing
<b>Buildings</b>					
166	1404 1ST ST N	Single family	1937	Plain Residential	yes
167	1408 1ST ST N	Single family	1937	Tudor Revival Cottage	yes
3276	1411 1ST ST N	Single family	1937	Plain Residential	yes
168	1412 1ST ST N	Single family	1937	Plain Residential	yes
3278	1412 2ND ST N	Single-family	1941	Plain Residential	yes
3279	1417 3RD ST N	Single-family	1908	Gable-Front/Vernacular Mechanics Cottage	no
3280	1423 3RD ST N	Single-family	1907	Gable-Front/Vernacular Mechanics Cottage	no
3281	1501 3RD ST N	Single-family	1939	Plain Residential	no
3282	1505 3RD ST N	Single-family	1920	Bungalow	yes
3283	1509 3RD ST N	Single-family	1909	Gable Front	yes
3284	1515 3RD ST N	Single-family	1912	Simplified Bungalow Craftsman influenced	no
3285	1517 3RD ST N	Single-family	1909	Simplified Bungalow	no
3286	1521 3RD ST N	Single-family	1914	Gable-Front/Vernacular Mechanics Cottage	yes
3287	1601 3RD ST N	Single-family	1936	Plain Residential	no
3288	1605 3RD ST N	Single-family	1936	Plain Residential, Am. Colonial Rev. influences	no
3289	1609 3RD ST N	Single-family	1936	Tudor Revival influenced/picturesque	yes
3290	1615 3RD ST N	Single-family	1936	Plain Residential	yes
3291	1619 3RD ST N	Single-family	1936	Plain Residential	yes
3292	1623 3RD ST N	Single-family	1936	Plain Residential	no
3293	1701 3RD ST N	Single-family	1919	Plain Residential	no
3294	1703 3RD ST N	Single-family	1941	Plain Residential	no
3295	1705 3RD ST N	Single-family	1948	Simplified Bungalow	no
3296	1715 3RD ST N	Single-family	1945	Plain Residential	yes
3353	405 ALPHA AVE (outside of the established district boundaries)	Single-family	1932, 1948	American Colonial Revival/Cape Cod	Yes; Criteria consideration B (moved from former SITS #)
169	14 CONKLIN AVE	Single-family	1919	American Foursquare	yes
170	15 CONKLIN AVE	Single-family	1963, 1990	Plain Residential	no
171	16 CONKLIN AVE	Single-family	1919	American Foursquare	yes
172	18 CONKLIN AVE	Single-family	1919, 1958	Plain Residential	yes
173	19 CONKLIN AVE	Single-family	1918	Bungalow	yes
174	21 CONKLIN AVE	Single-family	1918	Bungalow	yes
175	27 CONKLIN AVE	Single-family	1918, 1920	Bungalow/Craftsman infl.	yes
176	28 CONKLIN AVE	Former structure was removed	1941		



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 32  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Resource Table

SITS # All preceded by 32GF)	Address	Resource type (as built)	Construction Date	Architectural Style	Contributing
214	28 CONKLIN AVE	Relocated from 1502 Lewis; subdivided as apartments	1912	Hip-roofed 2-story brick with dormers and porches/ Colonial Revival (Classical) motifs	Yes; Criteria consideration B (moved from former SITS #)
177	29, 31 CONKLIN AVE	Residential duplex	1927	American Foursquare	yes
3105	102 CONKLIN AVE	Single-family	1922	Period Revival Chalet/ Craftsman influenced	yes
3354	103 CONKLIN AVE	Single-family	1919	American Foursquare	yes
3355	107 CONKLIN AVE	Single-family	1915	Craftsman-influenced Gable Front Vernacular	yes
3356	108 CONKLIN AVE	Single-family	1926	Craftsman-influenced Gable Front Vernacular	yes
3356	108 CONKLIN AVE	Single-stall garage	1927	Accessory outbuilding	yes
3357	110 CONKLIN AVE	Single-family	1926	Craftsman-influenced Gable Front Vernacular	yes
3358	111 CONKLIN AVE	Single-family	1911	Bungalow	yes
3106	115 CONKLIN AVE	Single-family	1911	Craftsman-influenced Gable Front Bungalow	yes
3107	116 CONKLIN AVE	Multi-family	1911, 1941	American Foursquare	Yes; Criteria consideration B (moved from former SITS #)
3359	119 CONKLIN AVE	Single family	1920	American Foursquare	yes
3360	120 CONKLIN AVE	Single family	1923	Dutch Colonial Revival	yes
3361	122 CONKLIN AVE	Duplex	1931	Tudor Revival Cottage	yes
3362	123 CONKLIN AVE	Single family	1920	Bungalow	yes
3363	126 CONKLIN AVE	Single family	1915	Gable Front Plain Residential	yes
3364	127 CONKLIN AVE	Single family	1920	Bungalow	yes
3365	130 CONKLIN AVE	Single family	1925	Plain Residential	yes
3366	131 CONKLIN AVE	Single family	1919	Modified Bungalow	yes
3366	131 CONKLIN AVE	Single-stall garage	1919	Accessory outbuilding	yes
3367	200 CONKLIN AVE	Single family	1924	Eclectic picturesque Prairie School/Craftsman/ Classical Revival motifs	yes
3368	201 CONKLIN AVE	Single family	1929	American Foursquare	yes
3369	202 CONKLIN AVE	Single family	1926	Tudor Revival Cottage	yes
3370	203 CONKLIN AVE	Single family	1920	Gable Front Plain Residential	yes
3371	205 CONKLIN AVE	Single family	1923	American Foursquare	yes
3372	206 CONKLIN AVE	Single family	1931	Tudor Revival Cottage	yes
3373	207 CONKLIN AVE	Single family	1936	Gable Front Plain Residential	no
3374	208 CONKLIN AVE	Single family	1924	Dutch Colonial Revival Gambrel	yes
3375	209 CONKLIN AVE	Single family	1922	Gable Front Bungalow	yes
3376	210 CONKLIN AVE	Single family	1926	American Colonial Revival/Georgian	yes

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 33  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Resource Table

SITS # All preceded by 32GF)	Address	Resource type (as built)	Construction Date	Architectural Style	Contributing
3377	221 CONKLIN AVE	Single family	1926	Gable Front Bungalow	yes
3377	221 CONKLIN AVE	Single-stall garage	1927	Accessory outbuilding	yes
3378	222 CONKLIN AVE	Single family	1926	Gabled Plain Residential Vernacular	yes
3378	222 CONKLIN AVE	Single-stall garage	1927	Accessory outbuilding	yes
3379	225 CONKLIN AVE	Single family	1927	Hipped Roof Box	yes
3380	226 CONKLIN AVE	Single family	1926	Cross Gable Plain Residential	yes
3381	230 CONKLIN AVE	Single family	1925	Gabled Plain Residential Vernacular	no
3382	231 CONKLIN AVE	Single family	1928	Modified Bungalow	no
182	10 FENTON AVE	Vacant lot			
183	16 FENTON AVE	Single family	1913	American Foursquare	yes
184	17 FENTON AVE	Single family	1990s	Gable Front Vernacular	no
185	18 FENTON AVE	Single family	1918	Bungalow	no
186	20 FENTON AVE	Single family	1916	Bungalow	yes
187	21 FENTON AVE	Vacant lot	1922 Demol		
188	22 FENTON AVE	Single family	1917	Gable Front Plain Residential	no
189	23 FENTON AVE	Single family	1923	Bungalow	yes
190	24 FENTON AVE	Single family	1916	American Foursquare/ Craftsman influenced	yes
190	24 FENTON AVE	Single-stall garage	1917	Accessory outbuilding	yes
191	25 FENTON AVE	Single family	1915, 1970	American Foursquare	yes
191	25 FENTON AVE	Single-stall garage	ca. 1915	Accessory outbuilding	yes
3384	103 FENTON AVE	Single family	1922	Gable Front Mechanics Cottage	yes
3108	104 FENTON AVE	Single family	1938	Gable Front Plain Residential	no
3385	105 FENTON AVE	Single family	1915	Gable Front Mechanics Cottage	yes
3386	107/109 FENTON AVE	Single family	1920		yes
3387	115 FENTON AVE	Single family	1917	American Foursquare	no
3388	116 FENTON AVE	Single family	1920	Gable Front Plain Residential	no
3389	117 FENTON AVE	Single family	1922	American Foursquare	yes
3390	120 FENTON AVE	Single family	1884	Queen Anne	no
3391	121 FENTON AVE	Single family	1920	American Foursquare	yes
3392	124 FENTON AVE	Single family	1884	Intersecting Gable/ Greek Revival	yes
3393	125 FENTON AVE	Single family	1913	Gable Front Plain Residential	yes
3394	127 FENTON AVE	Single family	1926	Plain Residential	no
3395	128 FENTON AVE	Single family	1917	American Foursquare	yes
3396	130 FENTON AVE	Single family	1924	Gable Front Craftsman- influenced Bungalow	yes
3397	201 FENTON AVE	Single family	1927	Tudor Revival Cottage	yes
3398	202 FENTON AVE	Single family	1923	Craftsman/Prairie School	yes

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 34  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Resource Table

SITS # All preceded by 32GF)	Address	Resource type (as built)	Construction Date	Architectural Style	Contributing
3399	203 FENTON AVE	Single family	1915	Gable Front Mechanics Cottage	yes
3401	205 FENTON AVE	Single family	1920	Gable Front	yes
3402	206 FENTON AVE	Single family	1918	Bungalow	yes
3403	207 FENTON AVE	Single family	1920	Craftsman Bungalow	yes
3404	208 FENTON AVE	Single family	1918	Bungalow	yes
3405	210 FENTON AVE	Single family	1918	American Foursquare	no
3406	211 FENTON AVE	Single family	1926	Tudor Revival Cottage	yes
3407	212 FENTON AVE	Single family	1917	Craftsman Bungalow	yes
3408	213 FENTON AVE	Single family	1924	Bungalow; Craftsman infl.	yes
3409	214 FENTON AVE	Single family	1920	American Foursquare	yes
3410	215 FENTON AVE	Single family	1922	Vernacular, bungalowoid	no
3411	216 FENTON AVE	Single family	1921	Hip Roofed Vernacular	no
3412	217 FENTON AVE	Single family	1938	Plain Residential/ Colonial Revival influenced	yes
212	1423 LEWIS BLVD	Single family	1925, 1964	Gabled Plain Residential	yes
213	1501 LEWIS BLVD	Single family	1919	Gable Front Mechanics Cottage	yes
215	1505 LEWIS BLVD	Single family	1939, 1991	Plain Residential	yes
217	1509 LEWIS BLVD	Single family	1884, 1920	Queen Anne	yes
219	1513 LEWIS BLVD	Single family	1884	Queen Anne	no
223	1523 LEWIS BLVD	Single family	1884 Reloc.	Queen Anne	yes
247	1601 LEWIS BLVD	Relocated from 1518 Riverside	1884 Reloc.	Queen Anne	Yes; Criteria consideration B (moved from former SITS #)
224	1602 LEWIS BLVD	Lift station	1954, 2001	Residential-scaled utility building	no
225	1604 LEWIS BLVD	Single family	1892	Eclectic Queen Anne/ Greek Revival	yes
226	1609 LEWIS BLVD	Single family	1889	Queen Anne	no
227	1610 LEWIS BLVD	Single family	1920, 1975	Bungalow/Craftsman infl.	yes
228	1614 LEWIS BLVD	Relocated from 1518 Lewis Blvd.	1917, 1957	Bungalow/Craftsman infl.	Yes; Criteria consideration B (moved from former SITS #)
229	1615 LEWIS BLVD	Single family	1928, 1968	Bungalow	yes
230	1618 LEWIS BLVD	Single family	1914, 1990	American Foursquare	yes
231	1623 LEWIS BLVD	Single family	1892, 1954	Vernacular Queen Anne/ Gothic Revival	yes
216	1628 LEWIS BLVD	Single family	1884	Queen Anne	Yes; Criteria consideration B (moved from former SITS #)
233	1701 LEWIS BLVD	Single family	1892, 1984	Queen Anne	yes
207	1714 LEWIS BLVD	Single family	1921	Prairie School	Yes; Criteria consideration B (moved from former SITS #)



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 35  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Resource Table

SITS # All preceded by 32GF)	Address	Resource type (as built)	Construction Date	Architectural Style	Contributing
3112	123 PARK AVE	Single family	1925	Hip Roofed Box	yes
3419	201 PARK AVE	Single family	1955	Modernist Plain Residential	yes
3420	203/205 PARK AVE	Single family	1930	Gabled Plain Residential	yes
3421	207 PARK AVE	Single family	1932	Plain Residential/Tudor Revival Cottage influences	yes
3422	213 PARK AVE	Single family	1932	Hipped Box/ Tudor Revival Cottage	yes
3423	217 PARK AVE	Single family	1932	Gabled Plain Residential	yes
3424	223 PARK AVE	Single family	1926	Gabled/Craftsman influence	yes
3425	225 PARK AVE	Single family	1941	American Colonial Revival	yes
3426	231 PARK AVE	Single family	1926	Bungalow	yes
3427	301 PARK AVE	Single family	1947	American Colonial Revival/Georgian	yes
3428	307 PARK AVE	Single family	1951	Ranch Style	no
3431	302 PARK AVE	Single family	1948	Modernist Rambler/Ranch	yes
196	15 SEWARD AVE	Single family	1937	Plain Residential Cottage	yes
196	15 SEWARD AVE	Single-stall garage	ca. 1937	Accessory outbuilding	yes
197	16 SEWARD AVE	Single family	1907, 1937	Gable and Hipped Vernacular	no
198	20 SEWARD AVE	Single family	1971	Contemporary Plain Residential	no
199	21 SEWARD AVE	Single family	1937	Plain Residential	no
200	23 SEWARD AVE	Single family	1937, 1974	Tudor Revival Cottage	yes
201	24 SEWARD AVE	Single family	1938, 1952	Plain Residential	no
3433	101 SEWARD AVE	Single family	1911	Dutch Colonial Revival Gambrel	yes
3434	102 SEWARD AVE	Single family	1948	Plain Residential	no
3435	106 SEWARD AVE	Single family	1898	Gabled Front	no
3436	108 SEWARD AVE	Single family	1898	Gabled Front	yes
3437	109 SEWARD AVE	Single family	1914	Gabled Front	yes
3438	111 SEWARD AVE	Single family	1913	Dutch Colonial Revival Gambrel	no
3439	112 SEWARD AVE	Single family	1950	Gable Front Plain Residential	no
3440	115 SEWARD AVE	Single family	1915	American Foursquare	no
3441	117 SEWARD AVE	Single family	1922	Gable Front Plain Residential	no
3442	120 SEWARD AVE	Single family	1896	Gabled Front	yes
3443	122 SEWARD AVE	Single family	1938	Plain residential/Rambler	no
3444	125 SEWARD AVE	Single family	1940	Gable Front Plain Residential	no
3445	128 SEWARD AVE	Single family	1919	Gabled/Craftsman influence	yes
3446	129 SEWARD AVE	Single family	1941	Gabled/ Tudor Rev. influence	yes
3447	130 SEWARD AVE	Single family	1930	Gabled Front	no
3448	201 SEWARD AVE	Single family	1924	Gable Front Mechanics Cottage	no
3449	202 SEWARD AVE	Single family	1919	Bracketed Gable Front	yes
3450	205 SEWARD AVE	Single family	1932	Gable Front Plain Residential	no
3451	206 SEWARD AVE	Single family	1926	Bracketed Craftsman Gable	yes
3452	209 SEWARD AVE	Single family	1929	Gabled Tudor Revival	yes
3453	210 SEWARD AVE	Single family	1926	Craftsman	no
3454	214 SEWARD AVE	Single family	1921	Craftsman	yes



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 36

Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Resource Table

SITS # All preceded by 32GF)	Address	Resource type (as built)	Construction Date	Architectural Style	Contributing
3454	214 SEWARD AVE	Single-stall garage	1922	Accessory outbuilding	yes
3455	215 SEWARD AVE	Single family	1925	Gable Front Plain Residential	no
3456	217 SEWARD AVE	Single family	1927	Gable Front Plain Residential	no
3457	218 SEWARD AVE	Single family	1927	Craftsman Bungalow	yes
3457	218 SEWARD AVE	Single-stall garage	1928	Accessory outbuilding	yes
3458	219 SEWARD AVE	Single family	1937	Gable Front/Tudor Revival Cottage influence	yes
3459	222 SEWARD AVE	Single family	1923	Hipped Gable Bungalow	no
3460	223 SEWARD AVE	Single family	1924	Gabled Front	no
3461	226 SEWARD AVE	Single family	1919	Gabled Front Bungalow	yes
3462	227 SEWARD AVE	Single family	1936	Gable Front Plain Residential	no
3463	228 SEWARD AVE	Single family	1923	Craftsman Influenced	yes
3463	228 SEWARD AVE	Single-stall garage	1923	Accessory outbuilding	yes
Structures					
	various	R.S. Blome Granitoid pavement (historic structure)	1910-1911		Yes (individual NRHP status)
248	1605 RIVERSIDE DR	Pool & bathhouse	1941	Streamline Moderne	yes
202	RIVERSIDE PARK	Park amenity	1909, 2001	Naturalistic landscape	yes
		Flood protection structures	1958, 2006		no

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 37  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

Photo caption/identifier continuation sheet:

**124 Fenton Avenue** (SITS 32 GF 3392);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 01 June 2005  
GF Riverside 2005 Survey (Roll 1; Neg 8A-9); State Historical Society of North Dakota  
124 Fenton Ave.; Intersecting-gable, Greek Revival influence (1884); Photographer facing northeast  
**Photo number 1:** (see sketch map)

**1601 Lewis Boulevard** (relocated from 1518 Riverside, SITS 32 GF 247);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 01 June 2005  
GF Riverside 2005 Survey (Roll 1; Neg 14A-15); State Historical Society of North Dakota  
Queen Anne style house (1884) relocated to 1601 Lewis Blvd.; Photographer facing northwest  
**Photo number 2:** (see sketch map)

**1618 Lewis Boulevard** (SITS 32 GF 230);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 01 June 2005  
GF Riverside 2005 Survey (Roll 1; Neg 20A-21); State Historical Society of North Dakota  
1618 Lewis Blvd. Foursquare "Colborn House" (1918); Photographer facing east  
**Photo number 3:** (see sketch map)

**25 Fenton Avenue** (SITS 32 GF 191);  
**Grand Forks Riverside Neighborhood District**  
**Grand Forks County, North Dakota**  
Photographer: Steve C. Martens  
Photo date: 16 June 2005  
GF Riverside 2005 Survey (Roll 3; Neg 4); State Historical Society of North Dakota  
25 Fenton Ave. Foursquare house and landscaped yard (1915); Photographer facing south/southeast  
**Photo number 4:** (see sketch map)

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 38  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

24 Fenton Avenue (SITS 32 GF 190);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota  
Photographer: Steve C. Martens  
Photo date: 01 June 2005  
GF Riverside 2005 Survey (Roll 1; Neg 10A-11); State Historical Society of North Dakota  
24 Fenton Ave. Craftsman-influenced Foursquare (1916); Photographer facing northwest  
Photo number 5: (see sketch map)

202 Fenton Avenue (SITS 32 GF 3398);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota  
Photographer: Steve C. Martens  
Photo date: 07 June 2006  
GF Riverside 2006 NRHP nomination (Roll 14; Neg 35A); State Historical Society of North Dakota  
Brick Craftsman/Prairie School-influenced Foursquare at 202 Fenton Avenue (1923); looking northwest  
Photo number 6: (see sketch map)

200 Conklin Avenue (SITS 32 GF 3367);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota  
Photographer: Steve C. Martens  
Photo date: 16 June 2005  
GF Riverside 2005 Survey (Roll 4; Neg 11A-12); State Historical Society of North Dakota  
Eclectic, Craftsman-influenced house at 200 Conklin Ave. (1924); Photographer facing northwest  
Photo number 7: (see sketch map)

1714 & 1628 Lewis Boulevard (Relocated houses; SITS 32 GF 207, 32 GF 216 respectively)  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota  
Photographer: Steve C. Martens  
Photo date: 07 June 2006  
GF Riverside 2006 NRHP nomination (Roll 14; Neg 13A); State Historical Society of North Dakota  
Relocated houses (O'Keefe Prairie Style, 1921) and Queen Anne (1884), Granitoid pavement visible in foreground  
Photo number 8: (see sketch map)

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 39  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

110-108 Conklin Avenue (SITS 32 GF 3357, 32 GF 3356);

Grand Forks Riverside Neighborhood District

Grand Forks County, North Dakota

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 10; Neg 29A-30); State Historical Society of North Dakota

Craftsman-influenced, gable-front workers' houses at 110 and 108 Conklin Ave. (1926); Photographer facing north

Photo number 9: (see sketch map)

21 Conklin Avenue (SITS 32 GF 0174);

Grand Forks Riverside Neighborhood District

Grand Forks County, North Dakota

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 10; Neg 33A-34); State Historical Society of North Dakota

Craftsman-influenced bungalow at 21 Conklin Ave. (1928); Photographer facing southeast

Photo number 10: (see sketch map)

209 Conklin Avenue (SITS 32 GF 3375);

Grand Forks Riverside Neighborhood District

Grand Forks County, North Dakota

Photographer: Steve C. Martens

Photo date: 16 June 2005

GF Riverside 2005 Survey (Roll 7; Neg 25A-26); State Historical Society of North Dakota

Pure bungalow at 209 Conklin Ave. (1922); Photographer facing southeast

Photo number 11: (see sketch map)

218 Seward Avenue (SITS 32 GF 3457);

Grand Forks Riverside Neighborhood District

Grand Forks County, North Dakota

Photographer: Steve C. Martens

Photo date: 01 June 2005

GF Riverside 2005 Survey (Roll 2; Neg 3); State Historical Society of North Dakota

Clipped-gable, Craftsman bungalow and garage at 218 Seward Ave. (1927); Photographer facing northwest

Photo number 12: (see sketch map)



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 40  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

203 Park Avenue (SITS 32 GF 3420);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 11; Neg 6); State Historical Society of North Dakota

Landscaped yard of plain gable house at 203 Park Ave. (1930); Photographer facing southeast

Photo number 13: (see sketch map)

208 Conklin Avenue (SITS 32 GF 3374);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 10; Neg 11A-12); State Historical Society of North Dakota

Dutch-gambrel, Colonial revival style house at 208 Conklin Ave. (1924); Photographer facing north

Photo number 14: (see sketch map)

202 Conklin Avenue (SITS 32 GF 3369);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota

Photographer: Steve C. Martens

Photo date: 07 July 2005

GF Riverside 2005 Survey (Roll 10; Neg 16A-17); State Historical Society of North Dakota

Tudor-revival style cottage at 202 Conklin Ave. (1926); Photographer facing north

Photo number 15: (see sketch map)

209 Seward Avenue (SITS 32 GF 3452);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota

Photographer: Steve C. Martens

Photo date: 16 June 2005

GF Riverside 2005 Survey (Roll 8, Neg 35-35A); State Historical Society of North Dakota

Tudor-revival influence on gabled cottage at 209 Seward Ave. (1929); Photographer facing southeast

Photo number 16: (see sketch map)

Returned

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 41  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

15 Seward Avenue (SITS 32 GF 196);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota  
Photographer: Steve C. Martens  
Photo date: 16 June 2005  
GF Riverside 2005 Survey (Roll 2; Neg 30); State Historical Society of North Dakota  
15 Seward Ave. depression-era cottage with garage (1937); Photographer facing southwest (toward garage at rear)  
Photo number 17: (see sketch map)

1411 First Street North (SITS 32 GF 3276);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota  
Photographer: Steve C. Martens  
Photo date: 16 June 2005  
GF Riverside 2005 Survey (Roll 2; Neg 18); State Historical Society of North Dakota  
1411 1<sup>st</sup> Street N. depression-era cottage (1937); Photographer facing southwest  
Photo number 18: (see sketch map)

Riverside City Park Pool and Bathhouse (SITS 32 GF 202);  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota  
Photographer: Steve C. Martens  
Photo date: 01 August 2005  
GF Riverside 2005 Survey (Roll 13; Neg 21A); State Historical Society of North Dakota  
Riverside City Park Pool Bathhouse (Streamline Moderne, 1941); Photographer facing northeast  
Photo number 19: (see sketch map)

Floodwall entrance to Riverside City Park with Bathhouse beyond  
Grand Forks Riverside Neighborhood District  
Grand Forks County, North Dakota  
Photographer: Steve C. Martens  
Photo date: 07 June 2006  
GF Riverside 2006 NRHP nomination (Roll 14; Neg 27A); State Historical Society of North Dakota  
View through floodwall gateway (2006) to Riverside City Park pool bathhouse looking northward  
Photo number 20: (see sketch map)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Section** Additional Documentation **Page** 42  
**Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota**

**Lewis Boulevard** looking north toward 1500-block;

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 June 2006

GF Riverside 2006 NRHP nomination (Roll 14; Neg 4A); State Historical Society of North Dakota

Streetscape context looking north toward 1500-block of Lewis Blvd.

**Photo number 21:** (see sketch map)

**West end of 200-Block Park Avenue**

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 June 2006

GF Riverside 2006 NRHP nomination (Roll 14; Neg 22A); State Historical Society of North Dakota

West end of 200-Block Park Ave. looking east; Houses orient northward, toward Riverside City Park

**Photo number 22:** (see sketch map)

**28 Conklin Avenue** (relocated from 1502 Lewis, SITS 32 GF 214) and **102 Conklin Avenue** (SITS 32 GF 3105),

**Grand Forks Riverside Neighborhood District**

**Grand Forks County, North Dakota**

Photographer: Steve C. Martens

Photo date: 07 June 2006

GF Riverside 2006 NRHP nomination (Roll 14; Neg 16A); State Historical Society of North Dakota

Relocated house at 28 Conklin Avenue (1912), and 102 Conklin Avenue (Craftsman Chalet, 1922) looking northwest

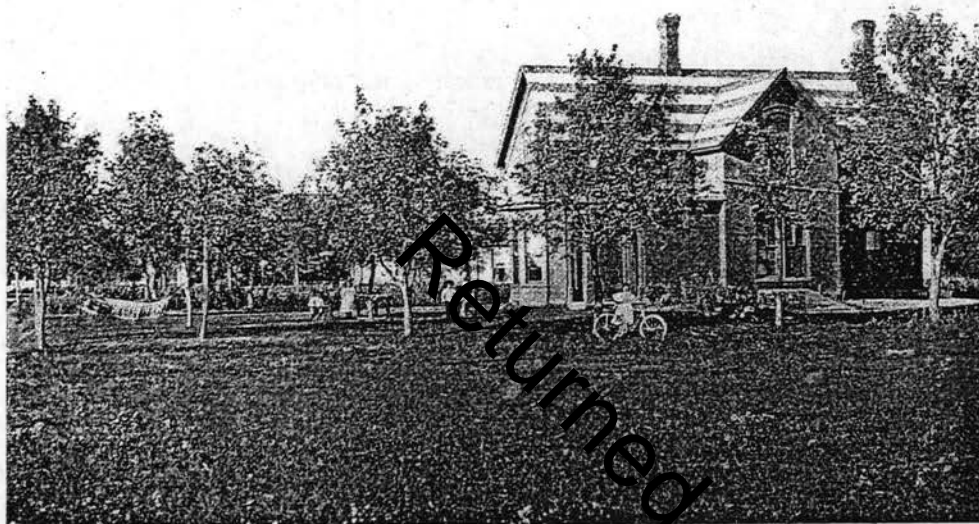
**Photo number 23:** (see sketch map)



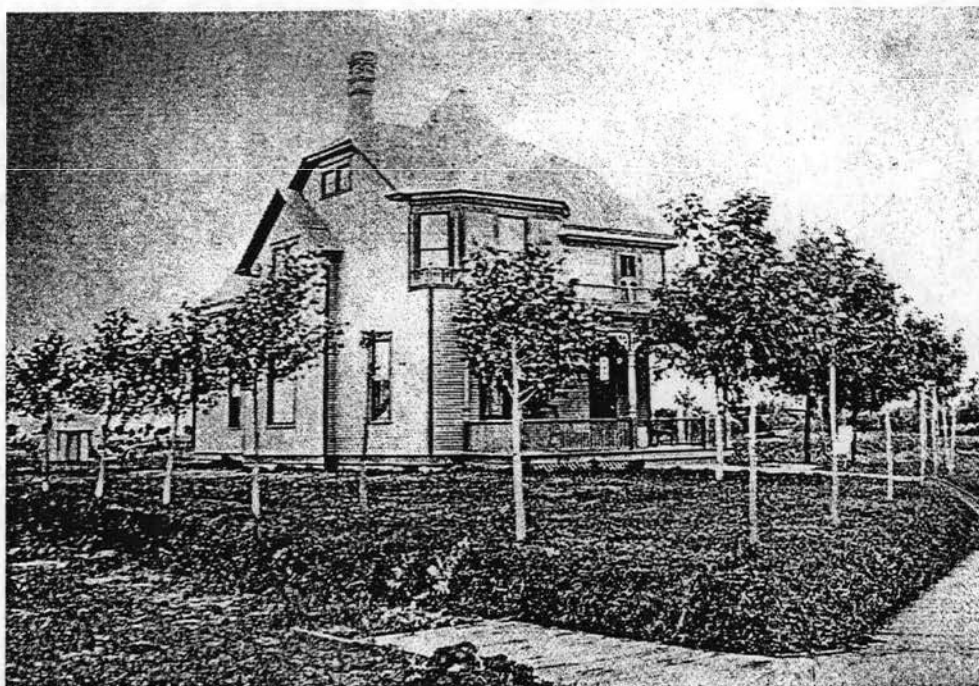
United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 43  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Historic Photo A: Dr. John W. Fawcett Residence; Grand Forks Riverside neighborhood  
Photo credit: Gifford, William E. (ed.). *Souvenir Album* (1905); p.20



Historic Photo B: Residence of Mose Norman, "dealer in household furniture"; Grand Forks Riverside neighborhood  
Photo credit: Gifford, William E. (ed.). *Souvenir Album* (1905); p. 64



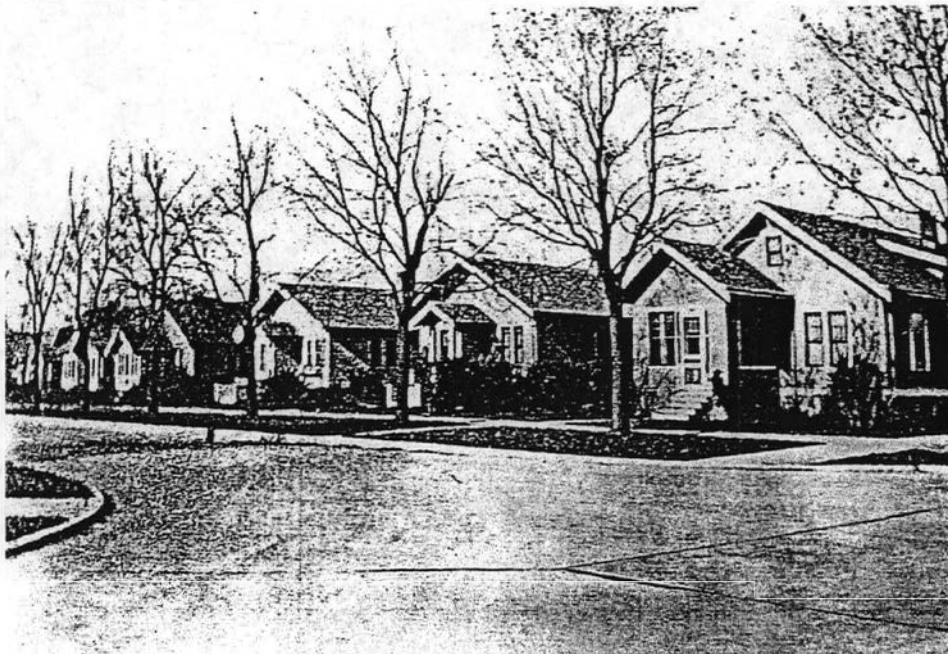
United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 44  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Historic Photo C: Brickyard workers' shanties, west of Grand Forks Riverside Park Addition  
Photo credit: Pietsch, (1934); p. 213.



Historic Photo D: Bungalows in Grand Forks Riverside Park Addition, (ca. 1927)  
Photo credit: Pietsch, (1934); p. 207.

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 45  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



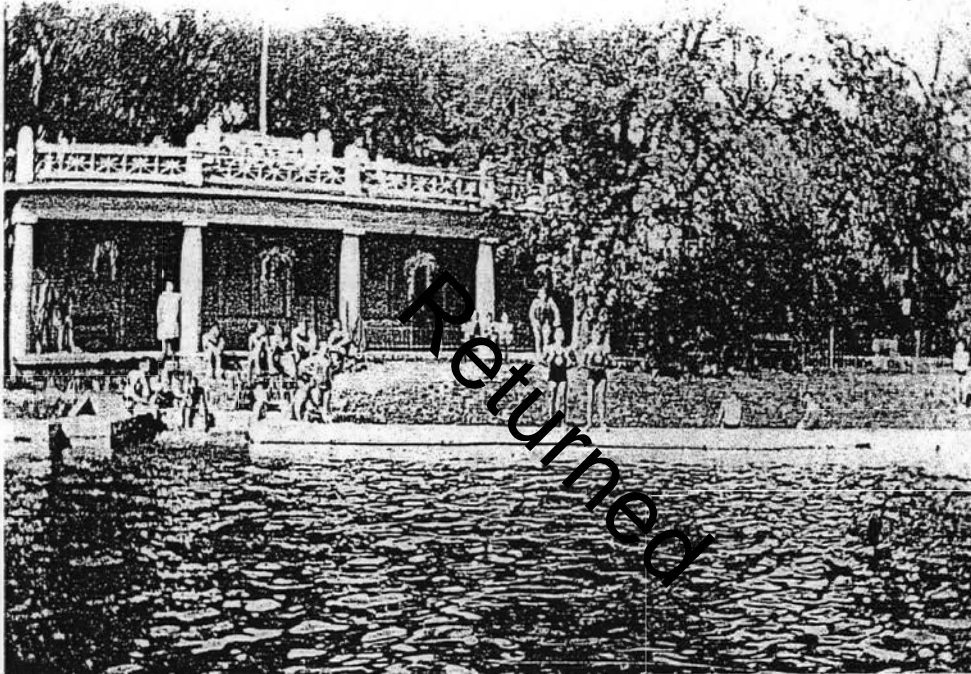
Historic Photo E: W.H. Standish House at 1601 Lewis Boulevard; Grand Forks Riverside neighborhood  
Photo credit: Gifford, (1905); p. 56



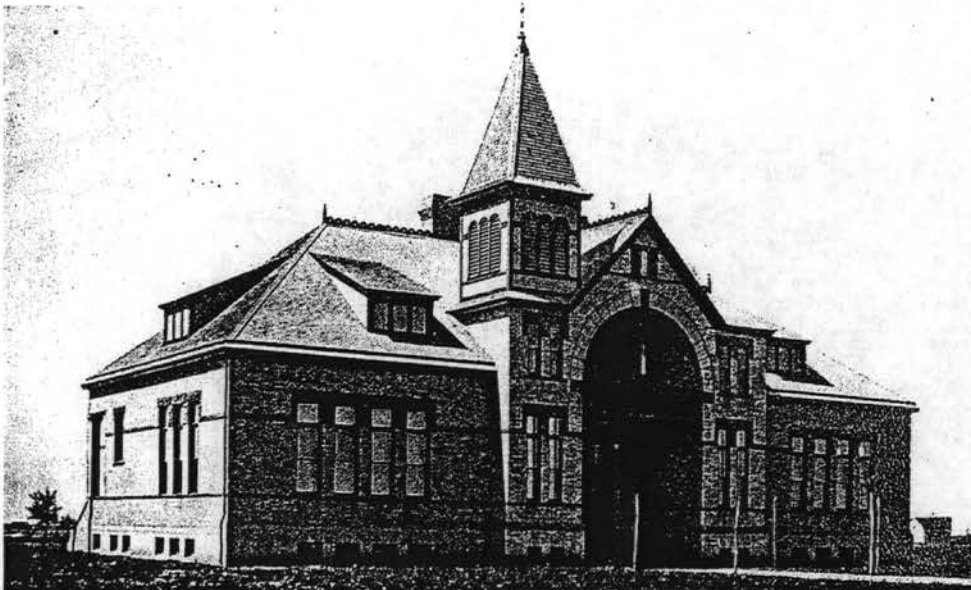
United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 46  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Historic Photo F: Earlier Riverside City Park Pool bathhouse; Grand Forks Riverside neighborhood  
Photo credit: Pietsch, (1934); p. 211.

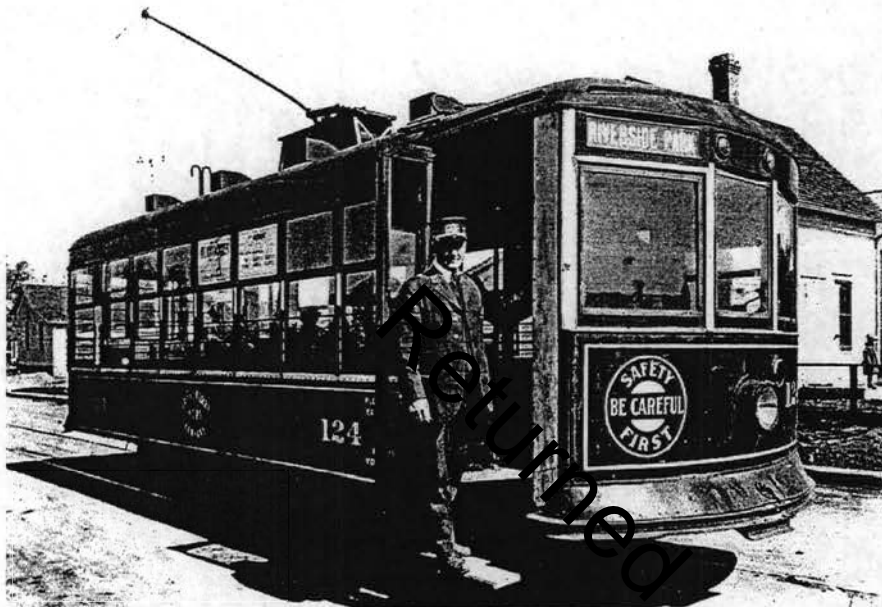


Historic Photo G: Historic Wilder School (razed)  
Photo credit: Dudley, (1897), 1997 reprint edition; p. 14.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 47  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



**Historic Photo H:** "The Grand Forks Street Railway Company, established in 1908, managed five lines of streetcar service on a total of 8.5 miles of track. George Glass operated Streetcar 124, a Birney single end type that traveled in one direction. Street car 124 began its run on the Riverside Park line in 1921." Photo credit: Courtesy of the Elwyn B. Robinson Department of Special Collections, Chester Fritz Library, University of North Dakota



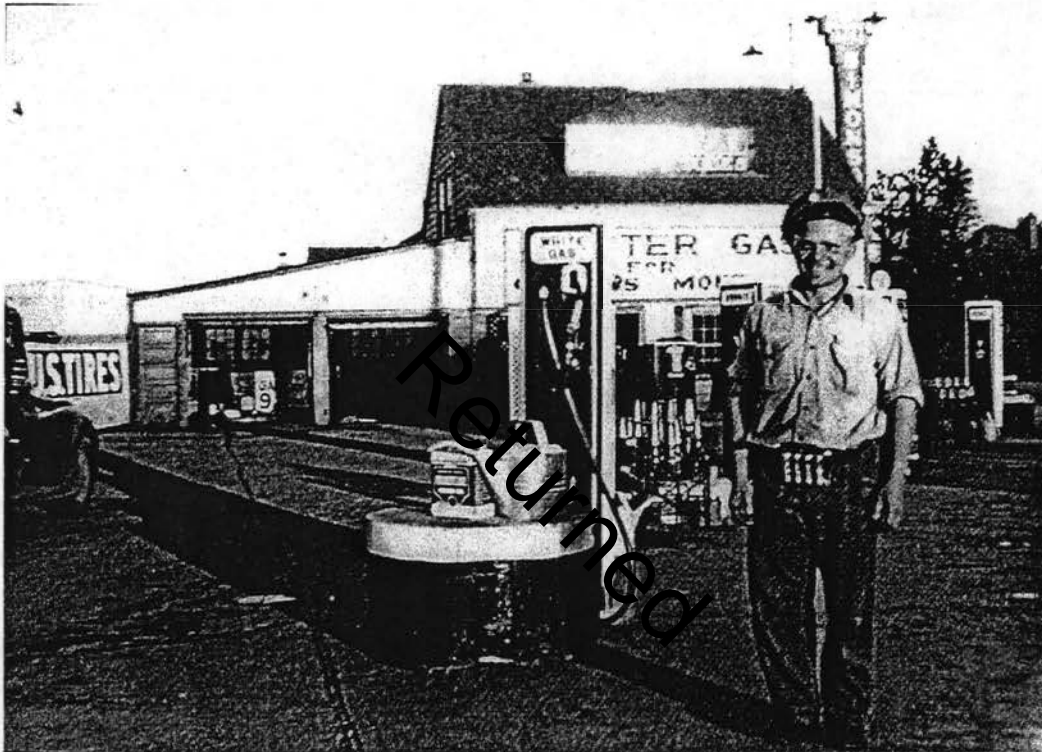
**Historic Photo I:** Craftsman-style "Chalet" attributed to Charles Bell DeRemer, (ca. 1922)  
Photo credit: collections of the Grand Forks Historic Preservation Commission



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 48  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Historic Photo J: Simonson Gasoline Filling Station; Third Street North in the vicinity of Grand Forks Riverside neighborhood  
Photo credit: Lerma, Judy, in Mike Jacobs (ed.), *Grand Forks --Proud People, Proud Heritage*, (1999); p. 62

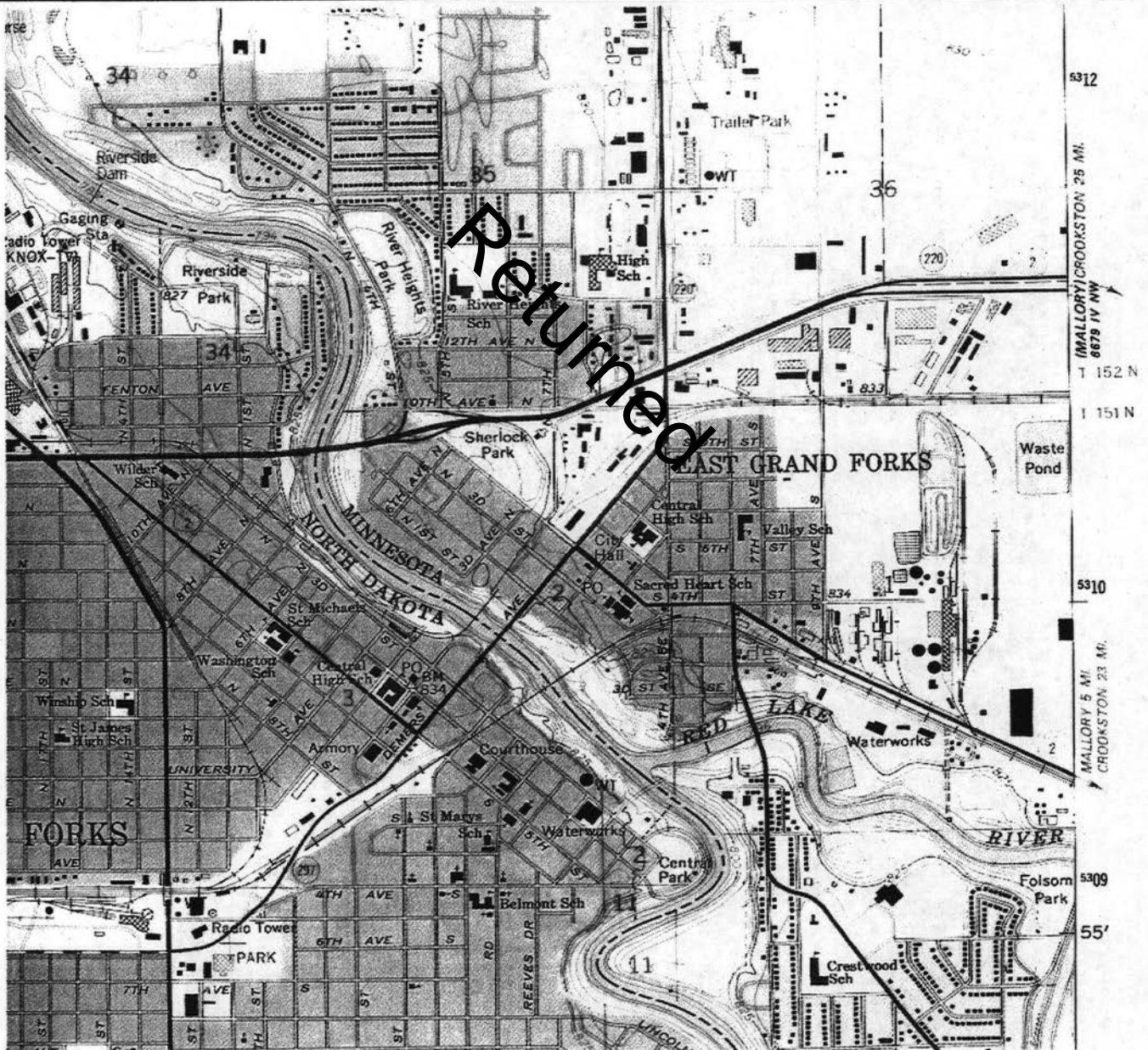


Historic Photo K: Simonson Lumber Company Fire (1960-61); Third Street North, vicinity of Grand Forks Riverside neighborhood  
Photo credit: Phelps, Ron, in Mike Jacobs (ed.), *Grand Forks --Proud People, Proud Heritage* (1999).

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 48  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

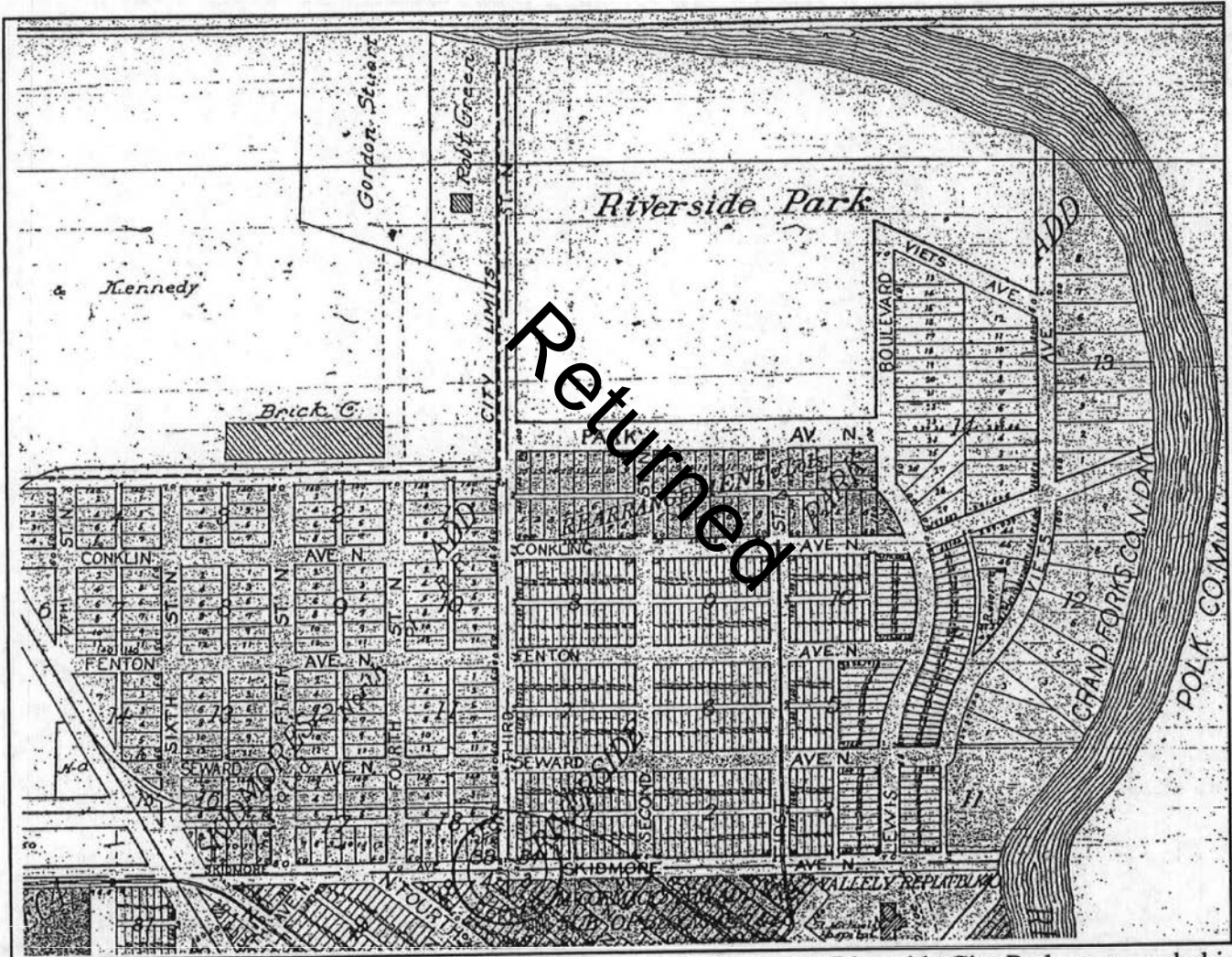


excerpt from Grand Forks, N. Dak - Minn. quadrangle USGS map 47097 H1 TF 024  
Locational information to city park bathhouse UTM reference point Zone 14 Easting 646 230 Northing 5311 150  
Full-sized original copy of quadrangle map supplied with record copies

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 50  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



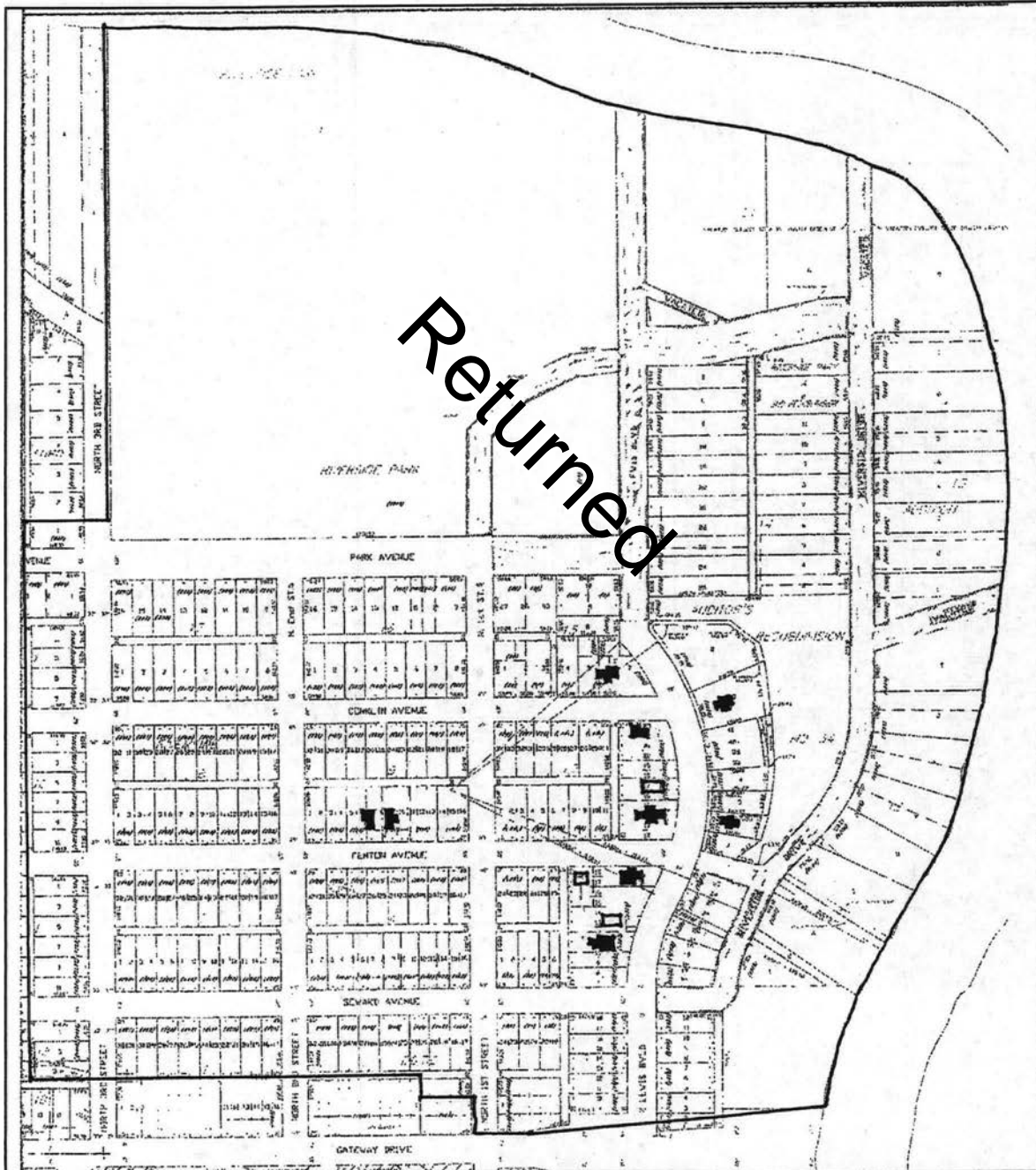
**Historical Map B:** Revised plat showing vacated parcels dedicated to Riverside City Park, as recorded in Brock & Company Atlas of Grand Forks County, (1927).



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 51  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Map C: Residential properties constructed 1882-1892 during Lewis and Viets' initial period of residential development in Riverside Addition, coinciding with First Dakota Boom

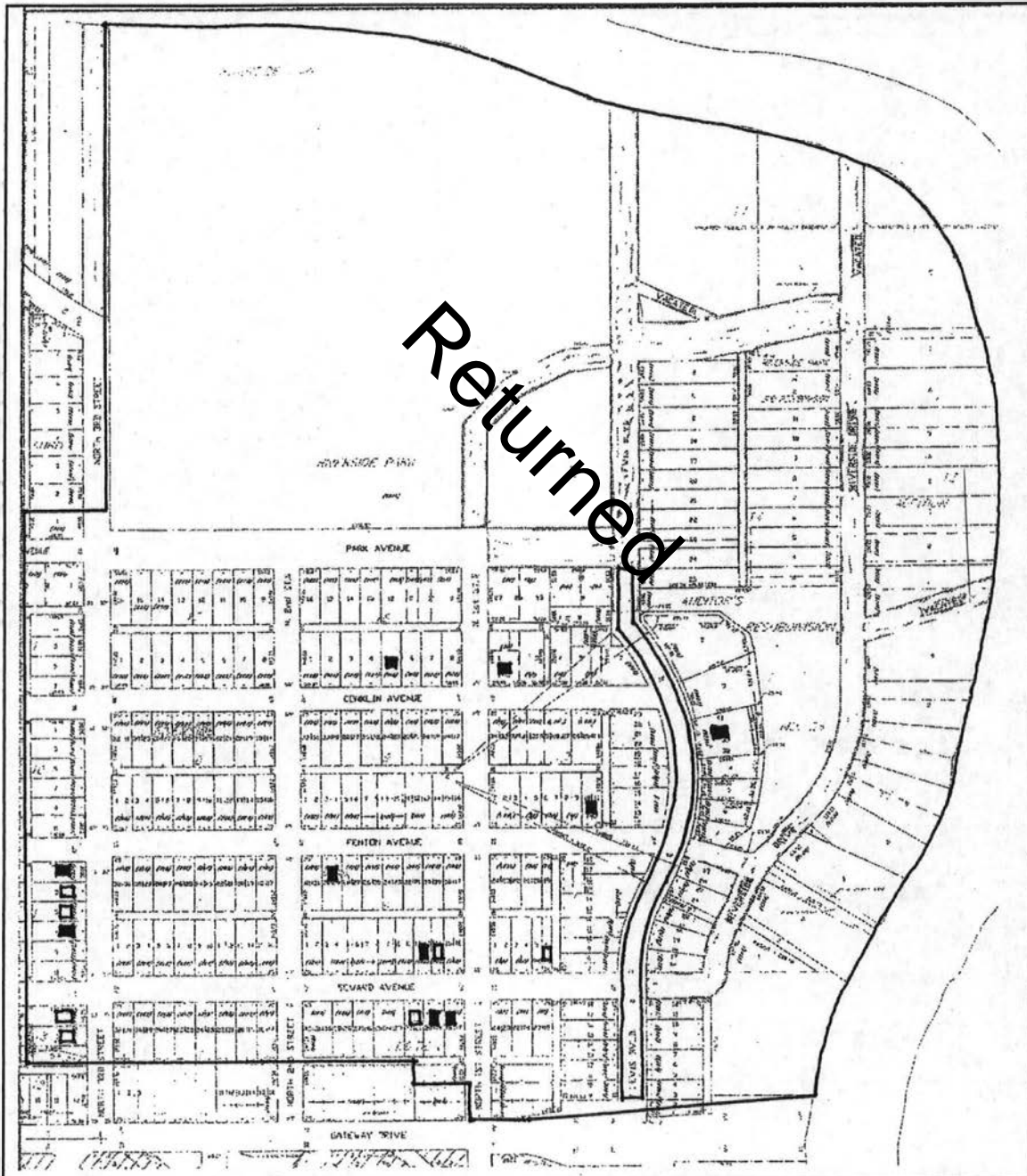
- Solid-colored footprint indicates contributing building built in this time period
- Outline of building footprint indicates non-contributing building built in this time period



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 52  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Map D: Residential properties constructed 1893-1914 during Second Dakota Boom

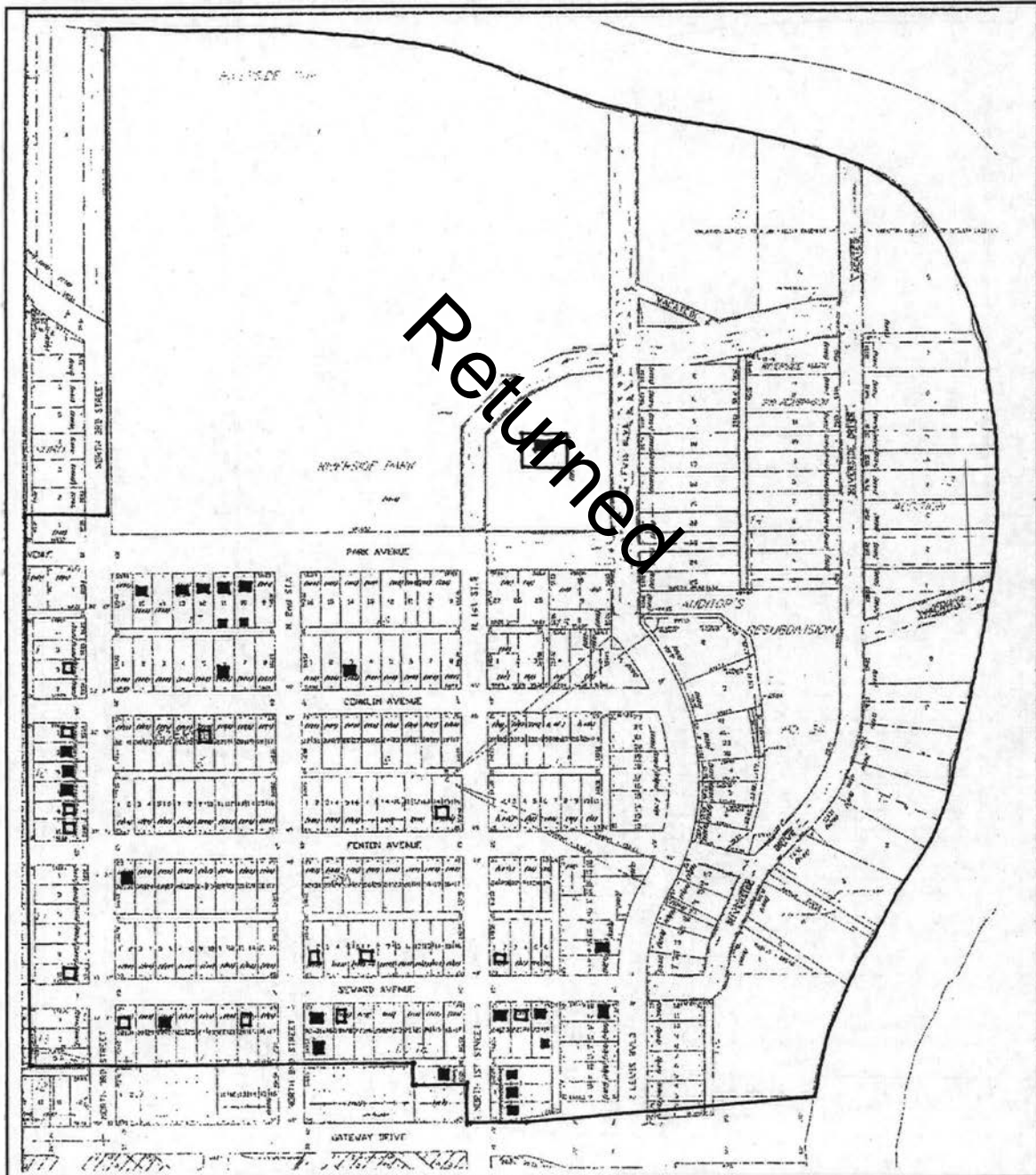
- Solid-colored footprint indicates contributing building built in this time period
- Outline of building footprint indicates non-contributing building built in this time period
- Blome Granitoid pavement shown outlined on Lewis Boulevard is previous NRHP-listed resource



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 54  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Map F: Residential properties constructed 1929-1942 during the Great Depression era

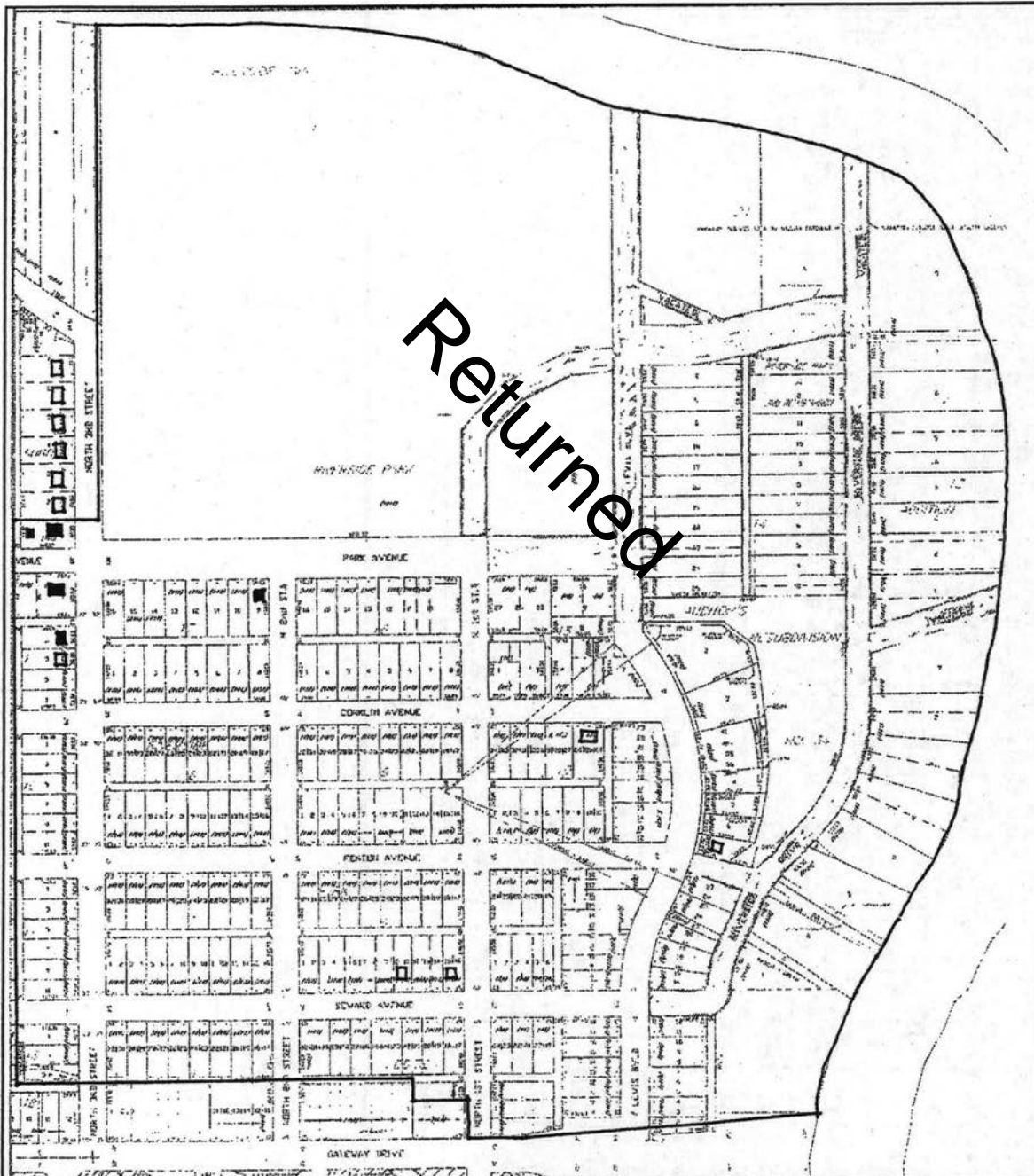
- Solid-colored footprint indicates contributing building built in this time period
- Outline of building footprint indicates non-contributing building built in this time period



United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 55  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Map G: Residential properties constructed after 1942 (post-war and recent modern era).

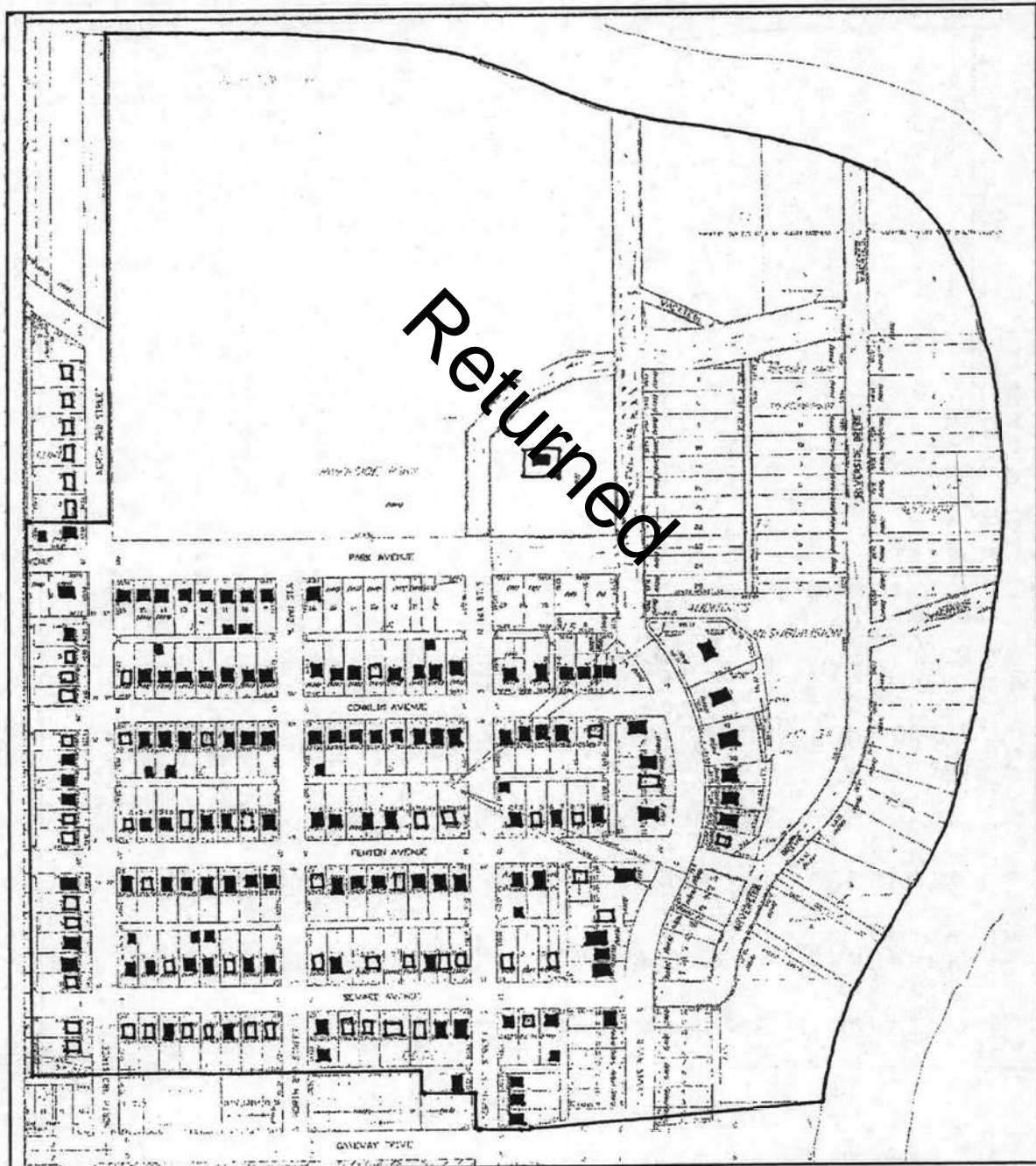
- Solid-colored footprint indicates contributing building built in this time period
- Outline of building footprint indicates non-contributing building built in this time period



United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 56  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



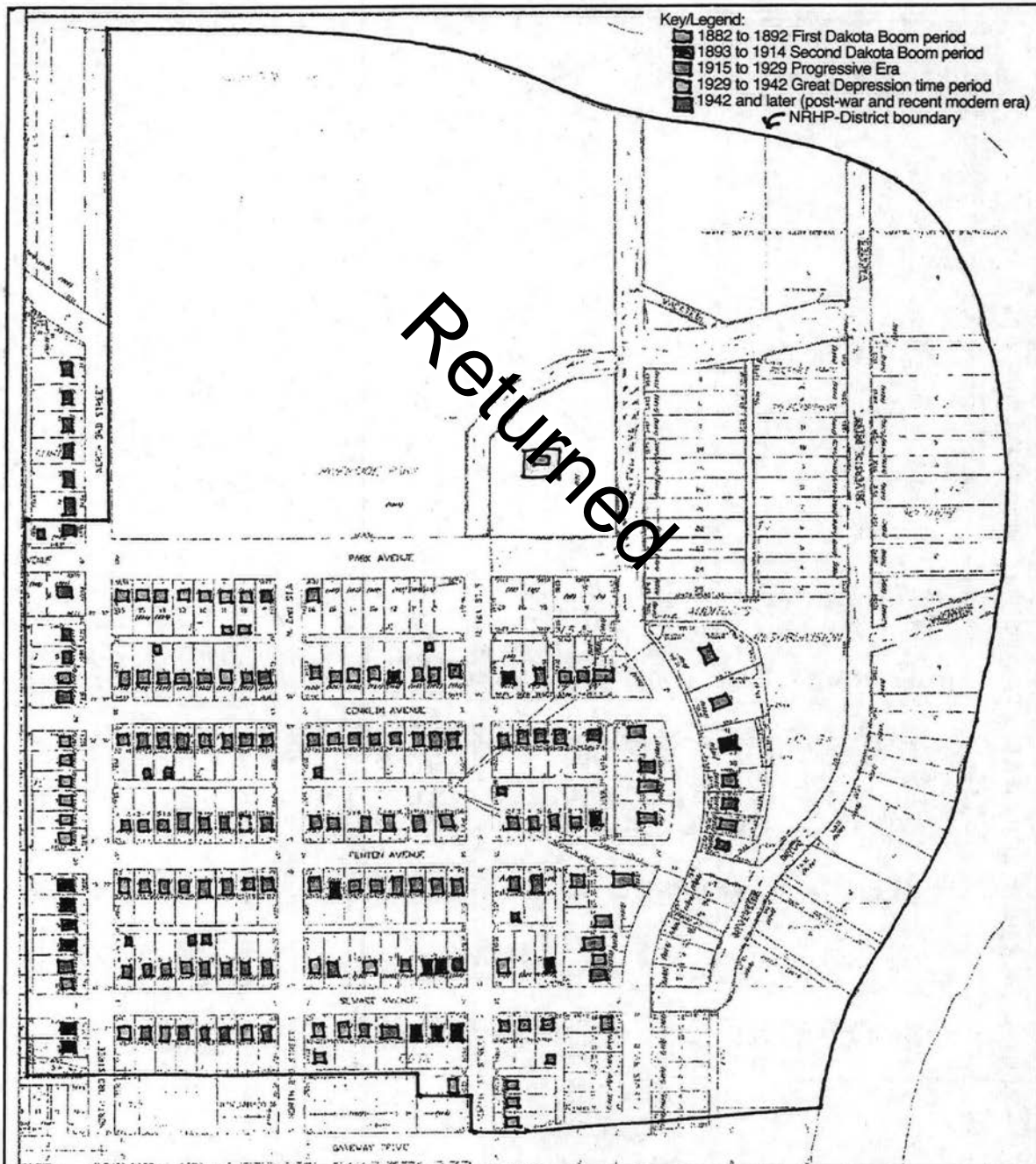
Map H: Composite map showing all contributing and noncontributing properties in the Grand Forks Riverside neighborhood historic district.

- Solid-colored footprint indicates contributing building built in this time period
- Outline of building footprint indicates non-contributing building built in this time period

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 57  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota

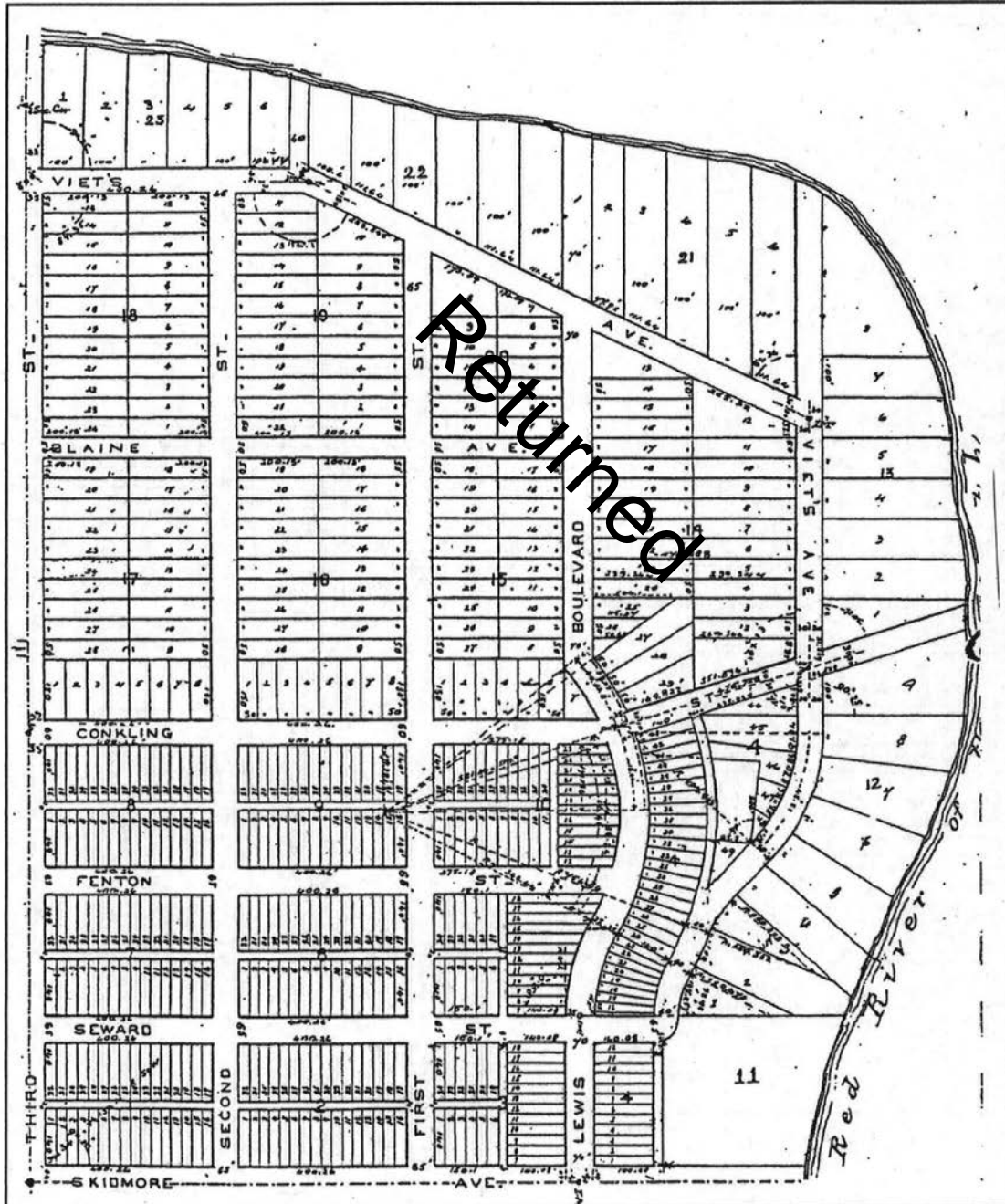


Map I: Composite map showing all contributing and noncontributing properties in the Grand Forks Riverside neighborhood historic district; color-coded by historical period.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 49  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Historical Map A: 1892 Extended plat for Riverside Park Addition when Frank Viets acquired an interest in the addition. Recorded (24 August 1892), in *Deeds, Grand Forks County*, v.12, p. 416.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 58  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Map J: Showing parcels permanently vacated as part of flood protection response following the Red River Valley Flood of 1997.

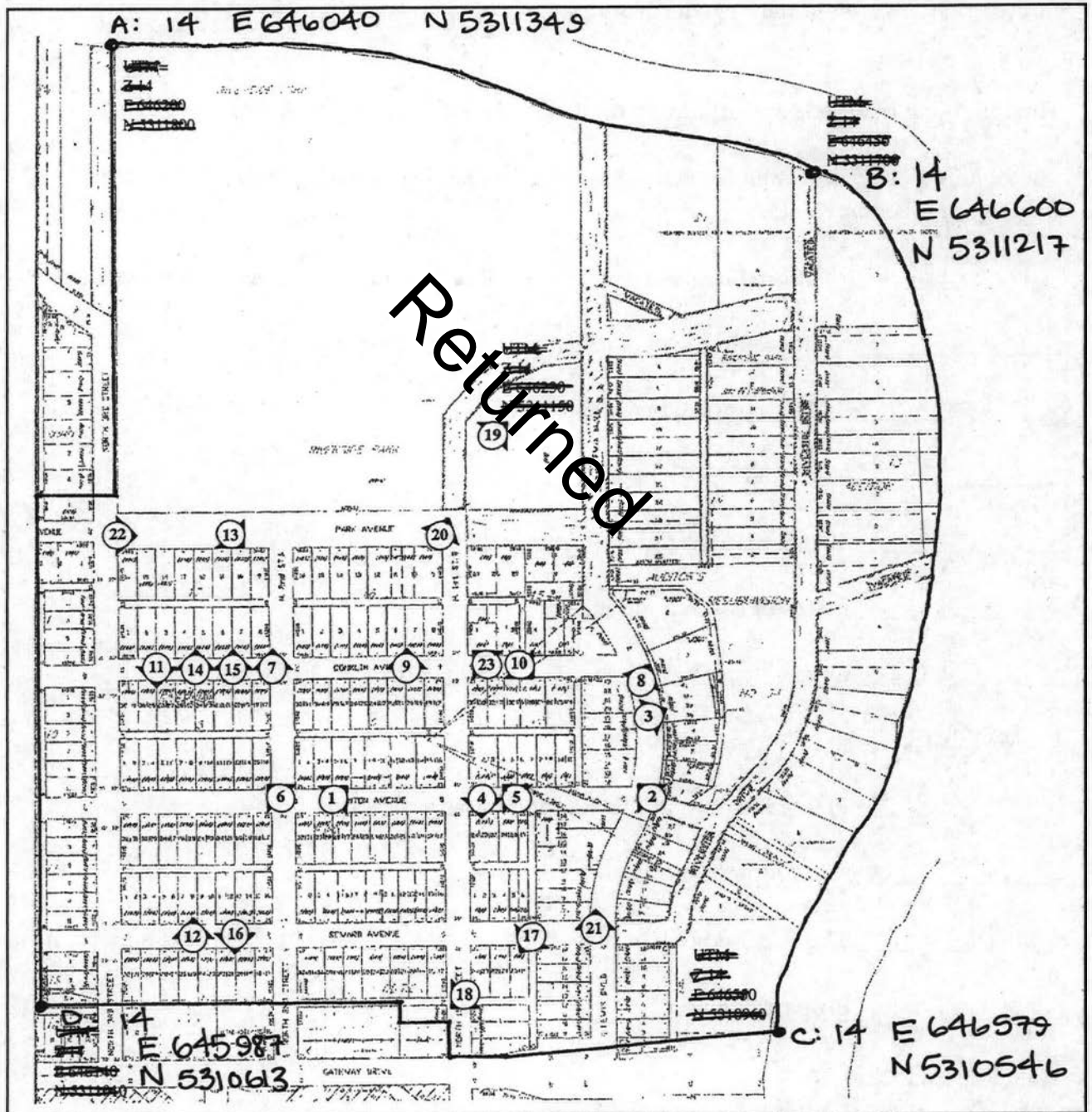
- - - Dashed lines indicate parcels or features that have been vacated or permanently removed
- ==== Solid lines indicate approximate location of flood-protection construction features (levees and floodwall)



United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 59  
Grand Forks Riverside Neighborhood Historic District, Grand Forks County, North Dakota



Sketch Map K: Location information for photos and UTM reference points.

Recommendation: SLR Return

Action: SLR Return None

Documentation Issues-Discussion Sheet

State Name: ND County Name Grand Forks Resource Name Grand Forks Riverside HD

Reference No. 07-181 Multiple Name \_\_\_\_\_

Solution:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Problem: Sec. 3 incomplete coded "local" Some resources moved. Signit date outside period of signit. Less than 50 yrs

Note: The boundaries here should have raised "red flags" LMC 3/26/07

Resolution:

SLR: Yes No

Database Change:

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Grand Forks Riverside Neighborhood Historic District

MULTIPLE NAME:

STATE & COUNTY: NORTH DAKOTA, Grand Forks

DATE RECEIVED: 2/05/07 DATE OF PENDING LIST: 2/26/07  
DATE OF 16TH DAY: 3/13/07 DATE OF 45TH DAY: 3/21/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 07000181

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

*This nomination is being returned for a number of technical and substantive reasons: certification needs to be completed, ~~just~~ boundaries need to be redrawn to exclude area impacted by flood and post-flood measures (such as ~~then~~ closing of streets, and relocating historic homes, and abandoning portions of historic plat), clarification <sup>needed</sup> of statements concerning contributing & non-contributing resources, district integrity, lack of survey data for garages which is described as an important aspect of housing trends in district justification of boundaries, dropping "1997" as a period date of significance*

RECOM./CRITERIA Return

REVIEWER McClelland

DISCIPLINE History

TELEPHONE \_\_\_\_\_

DATE 3/18/07

DOCUMENTATION see attached comments (Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

*This is a complex nomination for a difficult set of resources (more)...*



**STATE  
HISTORICAL  
SOCIETY  
OF NORTH DAKOTA**

---

To: Keeper, National Register of Historic Places  
From: Merlan E. Paaverud, Jr./ Mary Kate Ryan  
Date: 4 October 2007  
Subject: National Register Nomination

The following materials are REsubmitted on this 4th day of October 2007, for

the nomination of the Riverside Neighborhood Historic District to the National Register of Historic Places.

\_\_\_\_\_ 1 \_\_\_\_\_ National Register of Historic Places nomination form on archival paper

\_\_\_\_\_ Multiple Property Nomination form on archival paper

\_\_\_\_\_ 23 \_\_\_\_\_ Photographs, black and white

\_\_\_\_\_ 1 \_\_\_\_\_ Original USGS map(s)

\_\_\_\_\_ 1 \_\_\_\_\_ Sketch map(s)/figure(s)/exhibit(s)

\_\_\_\_\_ Pieces of correspondence

\_\_\_\_\_ Other: \_\_\_\_\_

COMMENTS:

\_\_\_\_\_ Please insure that this nomination is reviewed

\_\_\_\_\_ This property has been certified under 36 CFR 67

\_\_\_\_\_ The enclosed owner objections \_\_\_\_ do \_\_\_\_ do not constitute a majority  
of  
property owners.

\_\_\_\_\_ Other: