

United States Department of the Interior
National Park Service

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SEP 4 1986

date entered

National Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections1. Name 4 trap (3 Ditch)historic HISTORIC RESOURCES OF MINOT, NORTH DAKOTA (partial Inventory of Historic and
Architectural Properties)
and/or common N/A

2. Location

street & number Properties within the Minot Original Townsite N/A not for publication
& additionscity, town Minot N/A vicinity ofstate North Dakota code 38 county Ward code 101

3. Classification

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

4. Owner of Property

name Multiple Ownership (see pp 20, 21, 29, 30, 36-39)street & number N/Acity, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Ward County Courthousestreet & number 315 SE 3rd Streetcity, town Minot state North Dakota

6. Representation in Existing Surveys

title Intensive & Reconnaissance Survey of has this property been determined eligible? ☐ yes ☒ no
Minot, North Dakotadate 1985 ☐ federal ☒ state ☐ county ☐ localdepository for survey records State Historic Preservation Office
State Historical Society of North Dakotacity, town Bismarck state North Dakota

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

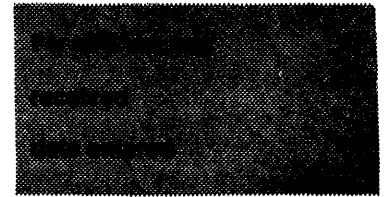
Describe the present and original (if known) physical appearance

This Multiple Resource nomination includes nominations for three districts and one individual property within Minot, North Dakota: the Minot Commercial Historic District, the Minot Industrial Historic District, the Eastwood Park Historic District, and the Westland Oil Service Station. The number of buildings and structures ("features") included in the nomination totals 399. Of these, 249 are designated "contributing" and 150 "non-contributing." Total number of sites is 267, including 195 contributing and 72 non-contributing.

Minot, the seat of Ward County, is located in northwestern North Dakota about 100 miles north of Bismarck, the state capitol, and some 50 miles south of the Canadian border. Minot lies along the Souris River in the geographical region of the state termed the Drift Prairie. Gently rolling hills dotted with numerous lakes and ponds characterize this region which is primarily cultivated in wheat. At Minot the Souris basically flows from west to east within a valley cut about 200 feet below the outlying tableland. The city straddles the river's banks and climbs both the north and south facing valley slopes. In more recent years, Minot has spread out onto the tablelands along U.S. 83 which bisects the city north and south. Today the city's corporate limits include an area of approximately eleven and one-half square miles.

Minot is situated on the mainlines of the Burlington Northern and Soo Line railroads which pass through the city's historic central core, including its commercial and industrial areas. The Burlington Northern tracks run east-west and the Soo Line cuts a diagonal, southeast to northwest path.

Minot's historic core, which includes the Original Townsite as well as several early additions to the city, is laid out on a rectangular grid oriented to the cardinal points of the compass. The Original Townsite lies just south of the Souris River. Within the Original Townsite Minot's primary street, Main, is roughly perpendicular (north-south) to the Burlington Northern tracks and a portion of the Soo's line. This "T-town" configuration is typical of many western railroad towns. Downtown Minot's other principle thoroughfare, Central Avenue, runs east-west and intersects Main. Central and Main are wider than other downtown streets, thus, their intersection was historically the center of Minot. With the advent of the automobile age and the construction of highway thoroughfares, the intersection of Broadway and Burdick Expressway (about four blocks southwest of Central and Main) has apparently become the center of Minot. Once inside downtown, however, Central and Main is still obviously the historic center of the city.

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In the late 1880s, when Minot was originally settled, commercial construction concentrated at the intersection of Central and Main. As development of Minot increased during the early 20th century, commercial construction spread south down Main, east and west along Central Avenue, and out onto the adjacent streets and avenues. Simultaneously, industrial facilities were erected to the east and north on properties adjacent to railway tracks. Schools, government buildings and churches were erected on lots fringing the intensely developed downtown commercial and industrial center. The first generation of residential neighborhoods was consumed by the expansion of the commercial and industrial districts but subsequent generations of residential construction survive around the historic core. Other residential neighborhoods were established east, west, and south of the downtown as well as north of the Souris River. One of Minot's principle residential districts, Eastwood Park, is in a wooded area east of downtown almost completely surrounded by an oxbow of the Souris. Today Minot's historic central core and adjacent older neighborhoods are surrounded by outlying areas containing a mix of pre- and post-World War II buildings.

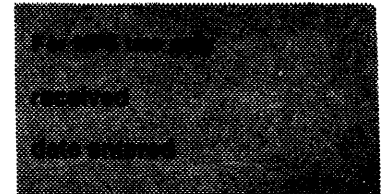
Historic buildings and structures included in this nomination are associated with commercial, public, religious and fraternal, industrial, transportation, and residential activities. These buildings and structures and their locations depict the expansion of Minot's commercial, industrial, and residential areas during the town's period of significance, 1886-1930. The type and style of these buildings and structures reflects their intended use and the historic architectural tastes of the community.

Most historic commercial buildings are situated within the Original Townsite. Buildings dating from the early years of Minot's period of significance (1886-1930) are concentrated near the intersection of Main Street and Central Avenue. From this intersection a dense business core comprised of adjoining buildings arranged with no setbacks extends south along Main Street for several blocks. A similar concentration of buildings lines Central Avenue for a few blocks east and west of Main. Other commercial buildings are dispersed on adjacent streets and avenues.

Minot's historic commercial architecture is typical of an agriculturally-based community on the northern Great Plains during the early twentieth century. Most commercial buildings are of brick (either bearing wall or veneer over wood frame), two or three stories, and rectangular in shape conforming to narrow lot sizes. Most feature store fronts with large display windows and recessed entries on the ground level and residential or office space on upper stories. Stone lintels and sills and cornices parapets are other common features. Commercial buildings followed no high style design, although some show influences of the Romanesque, Second Renaissance, Italianate, Neo-Classical, and Art Deco styles.

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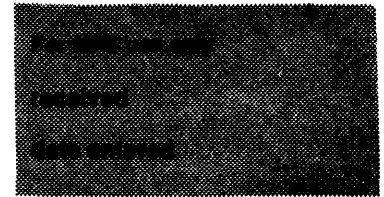
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One of Minot's oldest commercial buildings, the Lee Block (1894 and 1904) (32WD862), on the corner of Main Street and Central Avenue, exhibits some characteristics of both the Romanesque and Second Renaissance styles. The earlier phase (eastern portion) of the building includes such Romanesque details as round-headed window openings with header brick lintels resting on corbeled brick imposts connected to each other by a corbeled string course. The later phase (western portion) of the Lee Block exhibits Second Renaissance characteristics. These include: corner brick quoins and symmetrically-placed windows under flat arched lintels of radiating brick, and a central window opening slightly larger than the rest that features offset projecting brick panels.

The Scofield Block (1905)(32WD865) on South Main Street serves as an excellent example of popular early twentieth century commercial architecture that borrowed from the Italianate style of the late 1800s. This three story brick block features such details as a pressed metal cornice with modillions, a plain brick frieze underscored by several courses of corbeled brick and large corner pilasters. Symmetrically placed window openings define the two-bay composition of the upper levels. The main level is also divided into two bays with a store front each. The south store front retains significant original elements such as glazed tile side columns, a transom panel, and a retractable awning. Among others, the Kempler Block (1906)(32WD873), also on South Main Street, displays a similar Italianate Commercial design.

The majority of Minot's commercial buildings are of an early twentieth century commercial design style simpler than the Italianate, Romanesque, and Second Renaissance styles. Rather than an emphasis on ornamentation, a more restrained and perhaps more abstract use of decorative details characterizes this popular architecture. Good examples of early twentieth century commercial buildings include the Flat Iron Building (1914)(32WD835) on West Central Avenue, the Saunders Block (1917)(32WD421) on First Avenue SE, the McCoy Block (1917)(32WD896) on South Main, and the Granite Springs Manufacturing Company building (1915)(32WD893), also on South Main.

Other styles represented in Minot, although present in fewer numbers of buildings, include Neo-Classical and Art Deco. An outstanding example of the Neo-Classical style is the Union National Bank (1924)(32WD112). With two colossal Doric columns supporting a full entablature, the bank presents an imposing formal facade at Minot's major intersection, Main and Central. A good example of a building with Art Deco elements is the First National Bank (1928)(32WD17) on North Main Street. This building features a wonderful mixture of Art Deco details drawn from the Classical and Mayan idioms and a rich array of polychromatic materials including marble, granite, glazed terra cotta, glazed brick, and limestone.

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Public buildings in Minot fringe the downtown commercial area and also predominantly feature Neo-Classical and Art Deco styles. The Minot Free Public Library (1912)(32WD14), for example, located on Second Avenue SE, is a one story brick building with a large pedimented portico wrapped by a full entablature and flanked by fluted Ionic columns. The original wing of Minot High School (1916-1918)(32WD468), also on Second Avenue SE, also features Neo-Classical details. The Ward County Courthouse (1929)(32WD16) on Third Street SE is an outstanding example of Art Deco public architecture. The facades of the limestone building have base-to-parapet projecting pilasters that divide vertically aligned, recessed window openings. A metal spandrel embossed in a zig-zag motif is set between upper level windows while an incised stone spandrel separates the second story opening from those on the main level.

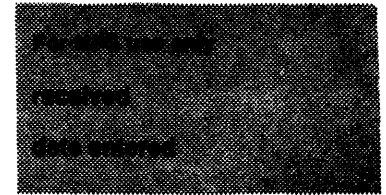
Most of Minot's religious and fraternal buildings were erected in two styles: churches featured traditional Gothic Revival details and fraternal lodges were housed in the upper floors of typical early twentieth century commercial buildings. On the edge of Minot's commercial district stand two outstanding examples of religious architecture dating from the city's period of significance. St. Leo's (1906)(32WD598) on First Street SE and Bethany Lutheran (1915-1916)(32WD486) on Third Avenue SE are both characteristic examples of the Gothic Revival style, and both are visual landmarks in the city. St. Leo's is perhaps Minot's most architecturally elaborate church, with such distinctive Gothic features as the traditional cruciform plan with large apse, a large arched main entry, and two asymmetric steeples with tall pointed spires. Bethany Lutheran has such distinctive traits as tall Gothic head windows, pointed buttresses, and a large canted tower with battlements. Bethany Lutheran is structurally unusual in that it is constructed of reinforced concrete.

Minot's historic fraternity buildings are best represented by two structures, the Masonic Hall (1907)(32WD881) on South Main Street and the Sons of Norway building (1915)(32WD837) on the corner of Central and Broadway. The Masonic Hall features elements of the Italianate style, most notably a small pediment supported by two Doric columns over an arched doorway leading to the upstairs meeting area of the Masons. The Sons of Norway building is an eclectic mixture of Neo-Classical elements dominated by a central three-story facade with Renaissance Revival details. Both buildings included commercial shops on the ground level floors.

Minot also features a wide array of industrial buildings and structures primarily associated with the city's role as an agricultural center. This group includes, among others, railroad buildings, warehouses for the storage of agricultural implements, food processing and storage facilities, buildings used for the servicing and storage of automobiles and parts, and lumber storage buildings. Styles of industrial buildings are diverse. Many

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of the buildings are brick, rectangular in shape, one or two stories, and feature restrained use of Neo-Classical decorative elements characteristic of many of Minot's simple early twentieth century commercial structures. Other industrial buildings are wood frame covered with corrugated metal, reflecting their strictly utilitarian purposes. Some buildings, in particular railroad passenger and freight depots, represent such styles as Gothic Revival and Renaissance Revival.

Both of Minot's railroads define the city's industrial district. The Burlington Northern (BN) at the north edge of Minot's Original Townsite and the Soo Line diagonally bisecting the tracks of the BN from the southeast serve a variety of companies in an area around and between the railroads that extends east from about Main Street to the south bank of the Souris River. Burlington Northern buildings include the large, two story brick Freight Depot (1905)(32WD849), the Water Treatment building and Pumpouse (ca.1905-1912)(32WD975), and the remains of the roundhouse (ca.1900-1907)(32WD975). Soo Line buildings include a large brick Renaissance Revival freight depot (1910)(32WD812) on East Central Avenue and a later Gothic Revival passenger station (1912)(32WD11) on North Main Street that features a steep gable roof, buttresses, and a small tower with battlements. These railroad depots can also be classified as transportation and/or commercial buildings. Some of the depots actually are spacially as much a part of Minot's commercial downtown as they are a part of the city's industrial area.

The agricultural implements industry is perhaps best represented by the massive International Harvester warehouse (1910)(32WD627) on Second Street NE. This is a five-story Renaissance Revival brick building with a tripartite composition of central bays delineated by pilasters and unadorned flanking bays, all of which rest on a first floor base which is given a fortified appearance by brick coursing. Other similar buildings include the three story brick Northern Moline Plow Company warehouse (1916)(32WD627) on East Central Avenue and the three story brick Aultman-Taylor Machinery Company warehouse (1913)(32WD553) on First Street NE.

Minot's relationship to the surrounding wheat-producing region is further depicted by the four-story, sheet metal-covered Minot Flour Mill (prior to 1904)(32WD652) on Third Street NE across the Souris from the main business and industrial areas. Other examples of buildings related to food storage and processing include the two story, triangular, brick North American Creamery Company (1916)(32WD811) on East Central Avenue, and the two story brick Bergseth Fish Company (1915)(32WD554) on First Street NE.

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Several buildings illustrate the early influence of automobiles on Minot's built environment, among them the one story brick Firestone Building (1927)(32WD817) on East Central Avenue and the one story Westland Oil gas station (1929)(32WD824) on East Central Avenue. This latter building is a "domestic" style gas station with architectural elements that give it the look of a rustic English cottage: a flared, steeply pitched side gable roof, decorative wall timbers set in stucco cladding, field stone facing on the base and surrounding the rounded arch entry, and a prominent false chimney above the entry. Historically, this "domestic" style suggested associations with home and family and was intended to project an image of comfortable familiarity to motorists. The setting of the gas station--adjacent to residential areas, in particular upper-class Eastwood Park--was also important, and reinforced the architectural message of the building. Examples of other automobile buildings include the Parker Auto (1925)(32WD423) on First Avenue SE, and Citizen's Garage (1911)(32WD590) located on the same thoroughfare.

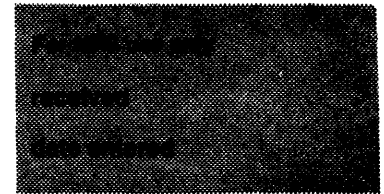
Lumber industry buildings in Minot are few. The best example is Minot Sash and Door (1915) on Third Street SE, a one story, wood frame structure that features corrugated metal siding, several large freight entries, and a false front with a stepped parapet. Another example is Midwest Sash (ca.1926-1932)(32WD459) on Second Avenue NE, a two story rectangular brick building.

Residential buildings dating from Minot's period of significance are spread out in neighborhoods surrounding the central commercial and industrial core of the city. One important neighborhood, visually and spacially distinct from other parts of the city, is Eastwood Park. Concentrations of diverse architectural styles typical of the years between about 1890 and 1930 appear in different parts of the Minot. These styles include the Queen Anne, Princess Anne, Neo-Classical, Craftsman, Tudor, and Spanish Mission.

The Queen Anne style is represented in the Tufveson (1898)(32WD515) and Carr (ca.1900)(32WD517) residences, both located on the south bank of the Souris River. Each exhibits outstanding characteristics of the period such as wrap-around porches, stained glass windows and classical ornamental details. The South Hill neighborhood south of the business district contains numerous stately Neo-Classical residences, such as the Devine mansion (1904)(32WD907), built for Minot's prominent citizens. Craftsman and Tudor Revival style homes also appear in this area. Working class neighborhoods of one story, hipped roof, frame dwellings spread out north of the Souris, in the northeast portion of the city. More elaborate Craftsman and Tudor Revival style homes are also located in northeast Minot.

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Eastwood Park, although just a few blocks east of the central business district, is a quiet, tree-covered distinct area within Minot. An oxbow of the Souris River marks its bounds and greatly contributes to the secluded and cohesive feel of this early twentieth century residential development. Eastwood Park encompasses an area of about 12 city blocks, slightly less than one-half of a square mile. Access to the neighborhood from the rest of Minot is provided by a narrow strip of land and three bridges, one a concrete false arch type (1927)(32WD12) for pedestrians, a concrete vehicular bridge (ca.1920)(32WD962), and a pedestrian suspension bridge (ca.1915)(32WD970). Eastwood Park features a variety of residential architectural styles, including Princess Anne, Craftsman, Tudor, and Spanish Mission.

Princess Anne buildings represent a transition from the ornate Queen Anne style to a more simply styled house. Within Eastwood Park the Princess Anne style typically is a one-and-a-half story clapboard structure with with high cross or front gable roof with partially returned eaves. Common details include fish scale shingled gable ends, beveled and stained glass windows, front gable windows in the palladian motif, and open porches with simple Doric columns. Among many others, a good example of the Princess Anne style in Eastwood Park is the Dunnell House (ca.1905-1907)(32WD731) on East Seventh Street.

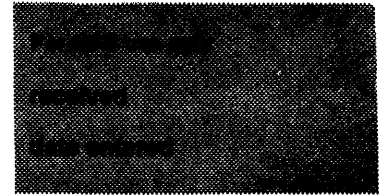
The Craftsman is another style prominent in Eastwood Park. The Bader House (ca.1915-1918)(32WD710) on Sixth Street SE, with such details as a flared side gable roof with overhanging eaves, exposed rafters, and wood shingle cladding on the gable ends, is representative of a typical Craftsman design.

Post World War I houses in Eastwood Park include eclectic styles that borrowed from Tudor manor houses and Spanish missions. Picturesque details and the use of stucco wall cladding characterize both of these styles. An example of a Mission Revival design is the McGregor House (1927)(32WD427) on First Avenue SE. Details include stucco cladding and a centrally located gable roof entry porch with two bellcast shaped openings, a battered outer wall, decorative vegas and a red brick stoop. Tudor Revival is represented in the Sorsky House (1930)(32WD722) on Seventh Street SE. The building features a steeply pitched, multi-gable roof, decorative half-timbers set in stucco, a gothic-head window, a canted bay, and a main entry under a tudor arch.

A few churches complement the Eastwood Park residences. These include the Greek Revival Minot Hebrew Temple (1930)(32WD426) on First Avenue SE, dominated by a full-height pedemented portico with large Tuscan columns, and the Byzantine Revival Greek Orthodox Church (1932)(32WD701) on Sixth Street SE that is distinguished by two side towers topped with rounded domes.

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This nomination is the result of an architectural/historical survey of Minot undertaken during the summer of 1985. The survey consisted of two parts: an intensive survey of central Minot and a reconnaissance survey of the surrounding area. The survey was conducted by Renewable Technologies, Inc. (RTI) of Butte, Montana, under a contract to the State Historical Society of North Dakota. RTI received assistance from GCM Services, Inc., also of Butte. Principle personnel included Mary McCormick, Field Director, Fred Quivik, Principle Investigator, both of RTI, and Paul Anderson, Historian, of GCM.

The intensive survey on which this nomination is based included a .33 square mile area within the historic central core of Minot. The area was selected by the North Dakota SHPO for intensive survey because of general recognition that it contains a high percentage of historic structures with good integrity. The intensive survey also included the twelve block residential area of Eastwood Park. Once in Minot and with SHPO approval, RTI selected Eastwood Park for intensive survey in addition to the historic central core because the neighborhood is clearly recognizable on a windshield survey of Minot as a district possessing National Register qualities. All standing structures (and in one case, the remains of a demolished building) were recorded with field notes and black and white photographs. Histories of the structures were researched in a variety of sources, including assessor's records, tax lists, tax assessment books, fire insurance maps, city directories, newspapers, local histories, local and regional archival collections, and historic photographs. Because the survey area is heavily urbanized, an archeological survey was not included.

All data collected during the field work was used to evaluate the significance of each resource within the intensive survey area according to the National Register criteria for evaluation, which are as follows:

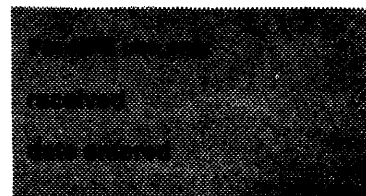
The criteria are designed to guide the states, federal agencies, the Secretary of the Interior and others in evaluating potential entries for the Nation Register.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or

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b. that are associated with the lives of significant persons in our past; or

c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d. that have yielded, or may be likely to yield, information important in prehistory or history.

Furthermore,

In order to qualify for the National Register, a property must be significant in American history, architecture, archeology, engineering, or culture. The property (1) must represent a significant theme or pattern in the history of a locality, a state, or the nation; and (2) must possess characteristics that make it a good representative of that theme or pattern.

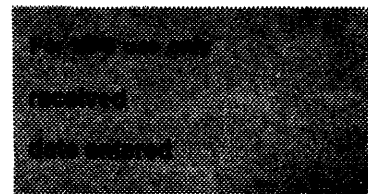
Individual buildings/structures/sites were then determined to be individually eligible for the National Register, or either contributing or noncontributing to an historic district within the context of specific themes and a time period (the "period of significance"). According to official standards:

A "contributing" resource conveys the architectural qualities, historic associations, or archeological values for which a property is significant because it a) was present during the period of significance, and b) possesses historic integrity reflecting its character at that time or, in the case of archeological resources, enabling it to yield important information about the period.

The above definition applies to resources pivotal in illustrating the events, associations or architectural characteristics for which a property is significant, as well as those that, as part of a property's historic setting during the period of significance, add to its veracity of past time and place.

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A "non-contributing" resource does not reflect the historic associations, architectural characteristics or informational potential for which a property is significant because it a) was not present during the period of significance, or b) due to alterations, disturbances, additions, or other changes, no longer possesses historic integrity reflecting its character at that time or, in the case of archeological resources, enabling it to yield important information about the period.

This definition applies to resources that, even if compatible with the functions and architectural character of a property, were built or substantially altered after the period of significance.

No historic contexts (or themes) applicable to Minot have been prepared by the North Dakota State Historic Preservation Office. Therefore, a variety of contexts were developed by RTI specifically for the purpose of assessing the significance of Minot's buildings. However, some historic buildings in Minot have been so thoroughly altered that they no longer convey associations with those contexts. In response to the varying degrees of change, a set of criteria were developed by which to assess integrity. These criteria grow out of the National Register criteria for evaluating significance:

Location: The building or feature should be in the location it occupied during Minot's period of significance.

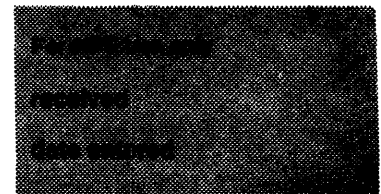
Design: The principal characteristics of the original design of the building or feature should be evident. These are measured by recording the major elements of massing, composition, rhythm, texture, and decoration on the exterior surfaces of the building or feature visible from the public right-of-way (not including alleys).

Setting: The building or feature should retain proximity to other associated building or features with which it functioned or was used. There should be an absence of intrusive buildings or features which overwhelm the building or feature in question making it difficult to recognize its historic use or function.

Materials: Original materials which were historically visible to public view should still be exposed.

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Workmanship: Historic qualities of workmanship should still be evident.

Feeling and Association: Given alterations over time, the building or feature should still convey feelings and associations from Minot's period of significance both with regard to the building's own use and function and with regard to its relationship with the buildings and features which comprise its setting.

More specific criteria for assessing integrity for buildings within the districts included in this nomination appear in following portions of the nomination that address those districts.

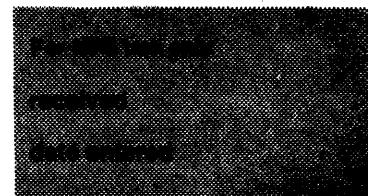
The intensive survey area included a total of 267 sites which includes 58 (21.6%) commercial, 8 (2.9%) religious and fraternal, 5 (1.9%) public and institutional, 22 (8.3%) industrial, 171 (63.8%) residential, and 4 (1.5%) structural (mostly bridges). After the buildings and structures covered by the survey were evaluated, boundaries were drawn for three districts and one individual building as part of this Multiple Resource Area Nomination. Minot's Commercial Historic District includes a total of 62 buildings. Forty-seven (75.8%) of these are commercial, 6 (9.7%) are religious/fraternal, 5 (8%) are public/institutional, 3 (4.9%) are residential, and 1 (1.6%) is industrial. The city's Industrial Historic District encompasses 38 buildings and structures. Of these, 20 (52.7%) are industrial, 11 (28.9%) are commercial, 6 (15.8%) are residential, and 1 (2.6%) is structural. The Eastwood Park Historic District of 167 buildings and structures includes 162 residences (97%), 2 religious buildings (1.2%), and 3 structures (1.8%). The individually-eligible building outside of these districts is a small one-story "domestic" style gasoline filling and service station.

Buildings and structures in the reconnaissance survey area include some which are likely eligible for the National Register. Having the reconnaissance survey data, the North Dakota SHPO can now make plans for an intensive survey of these sites and districts at a later date. Once they are surveyed at the intensive level, the SHPO intends to nominate these sites and districts to the National Register as addenda to this Multiple Resource nomination.

RTI used three criteria in selecting sites for recording at the reconnaissance level: 1) sites which are known to have historical significance, based on background research completed in developing historical contexts for Minot, 2) sites which have excellent integrity and appear to have architectural significance, and 3) sites which may lack individual distinction but which are located in districts which appear to

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have architectural and/or historical significance.

RTI recorded 654 sites at the reconnaissance level. They include 23 sites which are likely to be individually eligible for the National Register. The remainder fall within three potentially eligible districts. A preliminary assessment shows that these districts total 543 contributing sites and 88 non-contributing sites. Preliminary historical research in the reconnaissance survey area helped RTI to recognize sites with historical significance.

The Intensive and Reconnaissance Survey of Minot recorded several buildings and structures already entered onto the National Register of Historic Places. These include: the Eastwood Park Bridge (21 April 1975), the Soo Line Depot (20 January 1978), the U.S. Post Office (14 October 1980), the Carnegie Library (10 November 1980), the Tufveson House (12 April 1984), and the Carr House (26 April 1984).

A more detailed report on the findings of the reconnaissance and intensive surveys and a more detailed discussion of the contexts developed for assessing significance in Minot may be found in the Final Report on the Intensive and Reconnaissance Surveys for Minot, North Dakota prepared by RTI as part of the Minot contract and on file at the North Dakota State Historic Preservation Office, North Dakota State Heritage Center, Bismarck.

8. Significance

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

Specific dates 1886–1930 Builder/Architect Multiple

Statement of Significance (in one paragraph)

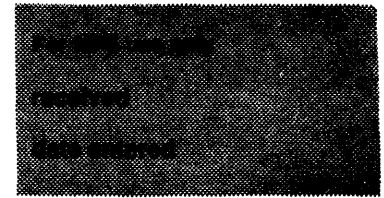
Minot's relatively intact built environment is significant to North Dakota and the northern Great Plains because it depicts major themes--each directly or indirectly associated with agriculture--important to the history of the state and region: planned settlement, railroad expansion, the growth of farming and an associated commercial network, industrialization, and a fluctuating economy. Minot's urban fabric is locally significant because it contains commercial, educational, industrial, governmental, religious, social, transportation, and residential buildings and structures that depict the historical development and architectural trends of the city during the late 19th and early 20th centuries.

Minot's period of significance, during which the built environment covered by this nomination evolved, encompassed the years 1886 to 1930. This period of significance spanned the date of Minot's incorporation and the date when Minot experienced a severe economic decline that halted nearly all construction in the city until after World War II. The year of Minot's incorporation, 1886, has been identified as the beginning of the period of significance even though the earliest construction date so far recorded for a building in Minot is 1894. Setting the beginning of the period of significance at 1894 would be arbitrary, however, because Minot's historical significance clearly began before that, in 1886. Prior to 1886, although there were squatters in the area, Minot itself did not exist as a place. In 1886, a location on the Souris River was chosen for a townsite to be associated with the Great Northern Railway and it was given the name Minot. Urban development of the chosen location followed immediately.

Clearly, an 1886 beginning date accurately reflects the onset of Minot's historical significance. Moreover, future surveys of Minot, which would cover areas now recorded only on a reconnaissance level, might reveal buildings older than 1894, and as old as 1886. With the beginning of the period of significance set at 1886, these buildings can easily be added as parts of districts or as individual components under this cover nomination. If a subsequent survey identifies sites within Minot which pre-date 1886, they will not be associated with the themes which make Minot historically significant, will not contribute to the Minot Multiple Resource Nomination, and therefore will be eligible for listing on the National Register only if they have significance for associations other than those pertaining to the development of Minot. If that survey identifies sites within Minot built in 1886 or soon thereafter, they will almost certainly be associated with the origins of Minot as an urban place and consequently will contribute to

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the Multiple Resource.

The last year of Minot's period of significance, 1930, has been established because of its association with clearly defined and influential historical events. However, in Eastwood Park, a residential district included in this nomination, a few buildings were erected as late as 1932. These buildings were the last vestiges of construction related to important events that took place during Minot's period of significance. Because of their association with the city's historical development during the period of significance, these buildings were determined to be contributing properties. Therefore, the period of significance for Eastwood Park extended to 1932, slightly beyond the date identified for Minot as a whole.

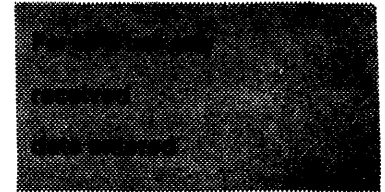
Mass migration into North Dakota and a related growth of cities began during the late 1870s. Labeled the Great Dakota Boom, several major developments, all characteristic of the industrialization of the United States, produced the conditions necessary for this rapid settlement: improvements in farm implements and developments in "scientific farming;" improvements in flour milling techniques; increased demand for wheat in eastern urban/industrial centers; and, perhaps most importantly, the westward expansion of railroads.

Railways, building west in an attempt to establish a transcontinental link with lines on the Pacific Coast, actively promoted agricultural settlement in previously unsettled areas, including the Dakotas. They sold their own land, publicized available public domain, and promoted dry-land farming techniques. The railroads also promoted agricultural settlement by striving to foster stable patterns of commerce in new areas. They accomplished this by controlling the establishment of new townsites along their lines.

Fearing that competing land speculators would establish too many towns and therefore an inefficient commercial system, railroads planned, platted, and established their own towns, often by means of associated townsite companies. The towns were platted in order to encourage concentrated commercial activity in a central business district located next to the railroad. Furthermore, railroads monitored the kinds of businesses that moved into new towns. Opportunities still available for new businesses were advertised in an effort to provide the full complement of goods and services necessary to support an agricultural community. Townsite development practices were ultimately aimed at fostering a stable commercial environment which would attract agricultural settlers and thus generate traffic for the railroads along their lines.

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In 1883 the Northern Pacific Railway became the first line to construct a transcontinental road in the northern United States, thereby bringing rapid settlement to Dakota Territory. In 1878, the St. Paul, Minneapolis and Manitoba Railway ("the Manitoba"), led by railroad magnate James J. Hill, began to build west from Grand Forks in far eastern Dakota, near the border with Minnesota. Hill had selected a transcontinental route for his line between the Canadian border and the Northern Pacific Railway to the south. The Manitoba created competition for the Northern Pacific and stimulated settlement along another wide corridor of the region.

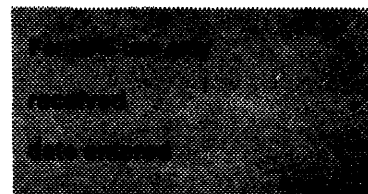
By 1883, Hill's line reached Devils Lake, in the central northeast portion of North Dakota. Speculators tried to anticipate where the Great Northern would extend its line to the west. Two such men, Joseph Colten and James Johnson, established the town of Burlington in 1883 at the confluence of the Souris and the Des Lacs rivers, hoping it would become a railroad town where the Great Northern crossed the Souris. Burlington did become the first county seat of Ward County. The following year, a young Norwegian immigrant named Eric Ramstad took up a relinquished claim to 160 acres of land several miles east of Burlington and he began farming it. Despite the efforts of Colter and Johnson, the Great Northern selected another location, Ramstad's land, for its river crossing.

In May of 1886 a major construction effort began in an attempt to cover as much ground as possible before winter. An agent for the Northwest Land Company, which handled the Manitoba's townsite projects, moved just ahead of the track crews and purchased land at sites always designated by Hill. In August of 1886 that agent secured a portion of Ramstad's land for a new townsite, to be called Minot. By September of 1886 a survey of Minot's 80 acre Original Townsite was complete. Surveyors laid out the settlement in a variation of the classic "T-town" scheme typical of many western railroad communities. The present spacial arrangement of the built environment occupying Minot's Original Townsite still exhibits this geographical pattern.

Minot quickly became the major railroad town in northwest Dakota Territory. Hill designated the new town as the supply terminal for westward construction of the Manitoba. Throughout the winter of 1886-1887 Hill's crews accumulated tremendous stockpiles of supplies there in preparation for resumption of work in the spring. Thousands of carloads of materials and thousands of workers were shipped west from Minot in support of an 1887 construction effort in which 643 miles of track were laid in western North Dakota and Montana. After completion of the transcontinental line the city continued to be a major railroad town by serving as a division point, a place where Hill's company (which became the Great Northern Railway in 1890) based train crews, locomotive servicing facilities, and administrative and communications activities.

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With its important position on a major railroad line secure, Minot developed into a thriving community. A full array of businesses located in the town. By 1887 the population swelled to at least 5,000 as workers and train crews passed through on their way west. In a heated 1888 election, Minot was designated the new seat of government for Ward County.

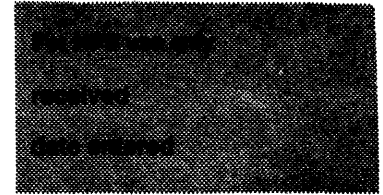
Minot's good fortune, however, proved short lived. Businessmen and construction workers moved west with the railway. Further growth was suspended and the population even declined as drought and low farm prices forced a mass exodus from all of Dakota Territory. By the close of the 1880s Minot's population had dropped to less than 600. The Great Dakota Boom had ended. During the 1890s Minot, as well as all of North Dakota (which achieved statehood in 1889), entered a period of slow growth hampered by an economic depression which gripped the entire nation.

Despite North Dakota's economic problems, in 1893 another railway, the Minneapolis, St. Paul and Sault St. Marie, built a line through Minot. The Soo (its unofficial name, which eventually became its official name) desired a westward line into the agricultural lands of Dakota Territory in order to increase its business and to connect with the Canadian Pacific northwest of Minot. Although the Soo did not establish division headquarters in Minot, its competition with the Great Northern—which caused a general reduction in freight costs—attracted shippers to the city. Furthermore, the Soo's presence and competition with the Great Northern significantly influenced Minot's spacial development when population and business again increased during the early 1900's.

Few buildings in Minot constructed prior to 1900 still exist. Fires destroyed many of the city's early structures which were usually constructed of wood. Based on research in newspapers and Sanborn Fire Insurance maps, it appears that commercial blocks that did survive into the 20th century were either soon replaced by more substantial brick buildings, destroyed by fire, or in recent years razed to make room for parking lots. Two commercial buildings and two residences dating from the late 19th century have been identified. (There may be others in areas surveyed at the reconnaissance level but not by the intensive survey which produced this nomination.) These include the Lee Block (1894)(32WD862) at Main and Central Avenue, a two story Romanesque commercial building, the Jacobson Block (1894, but now completely altered)(32WD863), another commercial structure of simpler design, and two Princess Anne style dwellings, the Martin Peterson House (ca.1896)(32WD678) on 5th Street NE and the Poole House (ca.1897)(32WD419) on 1st Avenue NE. New construction in Minot resumed after the turn of the century, when increased national demand for agricultural products returned economic prosperity to North Dakota.

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During the late nineteenth and early twentieth centuries the population of the United States drastically increased and the nation underwent a transition from a predominantly rural, agrarian society to an urban, industrial society. As the population soared, the demand for food grew faster than the available supply. Farm prices rose which in turn stimulated a new wave of settlement in the West where railroads and new farm implements had made dryland farming possible on a large scale. In North Dakota this second boom persisted, though with intermittent lulls, to the First World War and completed the settlement of the state.

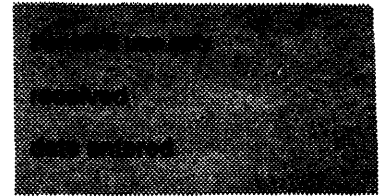
During the second boom most North Dakota homesteaders turned to growing wheat. The state soon emerged as America's leading producer of the grain. Other crops such as flax, barley, and oats were planted and harvested, but throughout the period, one of the most prosperous in American agricultural history, North Dakota's economy primarily depended on wheat. For example, in the year 1909 the crop accounted for 80% of the state's total income, according to historian Elwyn Robinson. Records of the North Dakota Commissioner of Agriculture show that production of wheat in Ward County increased from 29,000 bushels in 1900 to the all-time high of 3,000,000 bushels in 1915.

Although severe drought returned to Ward County after 1915, the county's farmers prospered for one more year because of increasing farm prices. The need for food in war-stricken Europe was the principle cause of the rise. In 1917, when the United States entered the conflict, the demand for wheat grew even more. Economic prosperity began to decline, however, in August 1917, when the federal government set the price of wheat at nearly a dollar below its previous value. This brought an end to agricultural expansion in North Dakota and Ward County, and stemmed the rapid growth of Minot as well. The situation worsened in 1919 after a dismal 1918 harvest and the end of World War I.

During the second boom years the agricultural prosperity of North Dakota produced a related burst of economic growth and development in Minot. Because of its strategic position on two major rail lines, the city easily became the dominant trade center in northwestern North Dakota. Businesses and small industries in Minot grew and multiplied, leading to numerous public and private improvements in the community's built environment. New residential areas were platted. The population also greatly increased. Between 1900 and 1910 it jumped from 1,277 residents to 6,188, making it the third largest city in North Dakota. Through the 1910s Minot continued to grow so that by 1920 its population exceeded 20,000.

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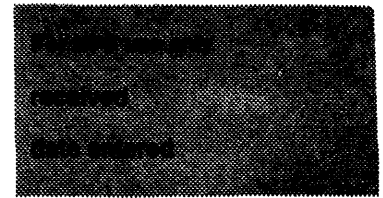
Population growth and commercial activity created a demand for new buildings of all types. In May 1904 a local newspaper reported that work on fifty new buildings, including several business blocks, had commenced and predicted the completion of two hundred additional residences by the end of the construction season. The newspaper boasted that a total of 224 buildings were erected in the first quarter of the following year alone.

Except for a brief hiatus which resulted from a drought of 1910-1911, building construction continued until the sharp decline of 1918. This construction activity closely followed wheat production in Ward County. More farmers meant more demand for goods and services in town, so Minot grew accordingly. Then, in 1918, economic conditions became so bad that construction in Minot came to a virtual halt. With farmers actually losing money, no one could afford to build.

Numerous buildings erected in Minot between 1900 and 1917 still exist. Their location depicts the expansion of Minot's business, industrial, and residential districts during the years of the second boom. The type and style of these buildings depict the evolution and architectural tastes of the community.

Commercial buildings in Minot were concentrated at the intersection of Central Avenue and Main Street, and eventually spread north, south, east and west along those thoroughfares. With the onset of the second boom, businessmen began to build more permanent brick commercial blocks in place of the wood frame structures which dated from Minot's origins. These new buildings housed the kinds of businesses which a growing agricultural area demanded. Most commercial buildings in Minot were typical of an early 20th century urban construction. Most featured two or three stories with ground level retail facilities and residential or office space above. Brick was the predominant building material. Typical architectural details included large store front display windows, recessed main entrances, and corbeled parapets. The scale and scope of Minot's burgeoning business district reflected the city's status as an important commercial center that served areas far beyond just the surrounding farm lands.

A few representative examples illustrate the range of commercial buildings erected in Minot between 1900 and 1917. The Italianate-influenced Scofield Block (32WD865) on Main Street, designed by local architect William Zimmerman and built in 1905, provided space for J.J. Keavin's clothing, carpet, drapery, furniture, and dry goods business. The basement of the Scofield block contained a billiard hall. The Kempler Block (1906)(32WD873), also on Main Street, was of a similar Italianate design and housed the real estate and investment firm of Blaisdel-Bird. A 1904 addition—a 2nd Renaissance design—to the previously mentioned Lee Block provided extra room for Peter P. Lee's general store.

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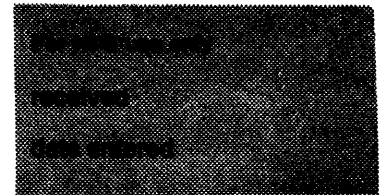
Three brick buildings on South Main Street represent the growth of the commercial district away from the core of the city around Main and Central and also the simplified architectural detailing of the second decade of the 20th century. The Granite Springs building (1915)(32WD893), the Dwire Apartments (1916)(32WD899), and the McCoy Block (1917)(32WD896) all have relatively plain facades compared to earlier, more ornate, commercial structures. However, like the earlier buildings, Granite Springs and the McCoy Block contained commercial space on the ground floor and housing or office space above.

Perhaps the building that best symbolizes the sudden decline in Minot's construction activity at the end of World War I is Dr. L.H. Kermott's Central Building (32WD834) at Central and 2nd Avenue SE. Designed by local architect Robert B. Stacy-Judd, the Central Building features some of the most progressive structural features of the day. When work on the building began in 1916, Kermott stated that it would eventually rise to five stories. When the first two levels were completed in 1917, Kermott was still intending to complete the rest of the project in the spring of 1918. However, the Central Building stands today as it did in 1917--only two stories tall--due to the sudden decline in Minot's economic base.

As Minot's commercial district developed, various educational, governmental, religious, and fraternal buildings were constructed on its fringe. Because of their indirect association and spacial connection to the downtown core, these buildings can be considered part of Minot's commercial area. The fraternal buildings were even architecturally the same as many of the city's typical commercial structures. Moreover, the character of the built environment of Minot's fringe area was also shaped, at least in part, by the forces of North Dakota's wheat economy.

Examples of governmental buildings include the Neo-Classical Revival Minot Free Public Library (1912)(32WD14), funded by the Andrew Carnegie Foundation, and the Renaissance Revival Minot Federal Building (1915)(32WD16), which reflected the prominent position of Minot among North Dakota cities. Designed by Oscar Wenderoth, supervisory architect of the U.S. Treasury, the Federal Building originally housed the city's Post Office and one of only four U.S. District Courts in North Dakota.

When Minot's growth accelerated after the turn of the century, school construction followed suit. In 1903 the McKinley School was built to serve grade school students on the north side of town. Minot's original Central school was replaced in 1905 with a new structure. The Sunnyside school was erected in 1907. During the same period the school board acquired the entire block on which the Central School sat, so that as the population grew the community could easily expand its central campus. In 1916-1918 the original wing of the present Neo-Classical High School (32WD468) on 2nd

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Avenue SE was built. Designed by W.E. Hulse of St. Paul, Minnesota, the High School still visually and architecturally dominates its neighborhood. Located on Second Street SE, an educational institution serving a different function was the Minot Military Training School (32WD633), which also served as an armory (ca.1910-1912). False towers topped by battlements and corbelled brick give this building the appearance of a Gothic castle.

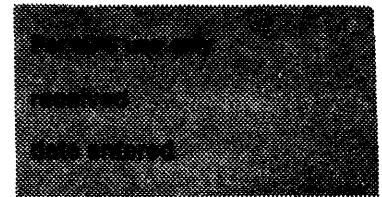
Minot's religious institutions also found places on the edge of the commercial district. By 1900, under the encouragement of the Northwest Land Company, which offered free lots for church construction, most of the city's parishes had erected small wood-frame chapels on property bordering the downtown area. In subsequent years of prosperity almost all of these congregations replaced their original churches with more substantial structures. Two excellent examples of early 20th century churches remain in downtown Minot. Both of these, St. Leo's Catholic (1906)(32WD598) on First Street and Bethany Lutheran (1915-1916)(32WD486) on Third Avenue, have become visual landmarks in Minot. St. Leo's, designed in the Gothic Revival Style, is perhaps the city's oldest and most elaborate church. Bethany Lutheran was also built in the Gothic Revival style characteristic of the time. Both churches are architecturally distinguished and both illustrate the religious life of Minot, an important component of a stable community in early 20th century North Dakota.

Fraternal buildings in Minot served the social function of bringing together people with common ethnicity, beliefs, needs, and aspirations. The city's numerous fraternal societies played an important role in creating a sense of community in the young town. By 1907 the largest of these organizations, the Masons, had secured Main Street property for a "temple" to be used by their lodge. The brick building (32WD881) is similar to Italianate commercial buildings in Minot. As valuable business property, the main level of this building was reserved for retail use, but the upper stories were used as the Masonic Temple. Likewise, the Sons of Norway building (1916)(32WD837) featured a commercial design, although in a restrained Neo-Classical mode. Located on the corner of Central and Broadway, prime business property, the Sons of Norway building also contained commercial space on the ground floor. The Sons of Norway was an important charitable and social association for Minot's sizable population of Norwegians immigrants. Besides providing a supportive gathering place in the midst of a strange new land and culture, the Sons of Norway offered such services as group insurance for members.

The enormous increase in North Dakota's agricultural production and economic prosperity during the early 1900s also intensified railroad activity, including new construction, throughout the region. From 1898 to 1915 rail mileage in North Dakota almost doubled as the principle railroad companies extended branch lines into wheat-growing areas. Main lines, including those of the Great Northern and Soo, also received improvements.

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Curves were straightened, grades lowered, bridges replaced, and modern brick depots erected. Minot benefited from these improvements, as the Great Northern consolidated many of its regional maintenance and administrative facilities in the city.

As a result, the Great Northern increased its work force in Minot and erected a variety of new structures, including a new depot. Most of the construction occurred in the vicinity of the roundhouse, just north of the commercial district. Today, all that remains of this once-large complex is the Freight Depot (1905)(32WD849), the Water Treatment Plant and Pumphouse (ca.1905-1912)(32WD975), and the now barely discernible remains of the roundhouse foundation (ca.1900-1907)(32WD975).

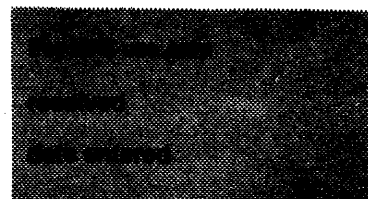
Although the Soo line never established as great a presence in Minot as the Great Northern, it nevertheless did play an important role in the development of the city, particularly the industrial district. Several buildings still stand which reflect the important presence of the Soo in Minot: the Renaissance Revival brick passenger/freight depot (1910)(32WD812) on East Second Avenue, and the subsequent Gothic Revival passenger depot (1912)(32WD11) designed by Minneapolis architect William M. Kenyon and located on North Main Street.

Minot's industrial district, which adjoined the central commercial area on its east and north sides, grew in response to the city's position as an important rail center and to the industrialization of the United States, in particular agriculture. Manufacturers, in particular manufacturers of agricultural machinery, sent out their products in different ways, but their distribution systems had at least one thing in common: they selected cities with good rail access to the factory and good access to agricultural hinterlands to be their distribution centers. Minot was obviously such a city. Minot's location on the mainlines of two major railroads connected it to the Twin Cities, Chicago, and other manufacturing centers, as well as to the agricultural regions of North Dakota and Montana.

Minot's industrial district developed along the tracks of the Great Northern on the north side of Minot's Original Townsite, and along the tracks of the Soo, which intersected the Great Northern from the southeast. The competition for customers between the Soo and the Great Northern helped to shape the industrial district. Both companies wanted the industrial traffic that was developing in Minot as it grew in importance as a distribution center. Through subsidiary real estate companies, both secured land adjacent to their tracks to lease to new businesses which desired warehouses or other industrial structures. Short spur lines were built for these new businesses. Near the center of Minot, neither railroad held a competitive advantage as both were equally near the few blocks of dense industrial activity. To the east, however, the Soo gained an advantage because its line headed southeast, thus adjoining several blocks

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of industrial area south of the Great Northern and the Souris River; meanwhile, the Great Northern line continued east, across the Souris, cutting it off from access to the industrial district (see accompanying maps, especially map #1). Although both lines received large amounts of traffic, much of Minot's industrial district grew on either side of the Soo's line, due to its favorable location.

As noted previously, Minot's increasing importance as a transportation hub and distribution center stimulated the growth of its population during times of agricultural prosperity. Throughout its history prior to World War I, hundreds of dwellings were erected to house the city's growing population. The development of Minot's residential areas paralleled that of other districts, and was influenced by the same economic trends. These houses also were built in a variety of styles reflective of contemporary tastes.

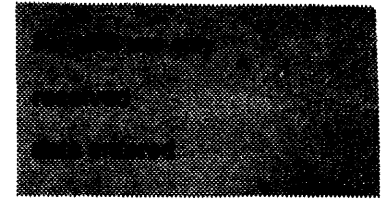
Minot's earliest residential areas hemmed the business district to the south, east, and especially northeast. As Minot grew during the early years of the 20th century, residential neighborhoods began to spread west along the Souris River, up onto the South Hill, into the southeast quarter of the city along the Soo line tracks, and into the northeast quarter of the city north of the river. Representative houses include the Tufveson (32WD575) and Andrew Carr (32WD517) houses along the south bank of the Souris, both in the Queen Anne style; the Devine Mansion (32WD907) on the South Hill, built for a former North Dakota governor; several gable roofed worker's houses along the Soo tracks; and a variety of small bungalows and workers dwellings in the northeast quarter.

Another prominent, distinct residential neighborhood, covered by the survey which resulted in this nomination, is Eastwood Park. Situated just east of the commercial district, Eastwood Park is secluded in a tree-covered area surrounded by an oxbow of the Souris. Kalita and Belle Leighton filed Eastwood Park's original ten block plat in 1906. Kalita Leighton, along with his brother-in-law Dank C. Greenleaf, owned a law practice that specialized in real estate investments. Eastwood Park became the favored home building location for some of Minot's leading businessmen.

During the mid-1920's, after the economic decline at the end of World War I, Minot experienced a short-lived resurgence of prosperity as grain production again increased. By 1925, local newspapers were heralding an upswing in construction activity. During this period a new generation of buildings was erected in Minot. New construction maintained the original patterns of the city's built environment established between 1900 and 1918. Numerous commercial, public, industrial, and residential buildings depict Minot's 1920s growth. A new architectural style--Art Deco--characterized many of the public and commercial structures of the period.

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Examples of commercial buildings, all on Main Street, include the Neo-Classical Union National Bank (1924)(32WD112) designed by Minot architect George Bugenhagen, the Art Deco First National Bank (1928)(32WD17), created by A. Moorman & Company of St. Paul, and the rebuilt, Art Deco-influenced structure (32WD842) owned by Jarvis Tomkins. A small amount of speculative construction was also added to Minot's built environment, and is exemplified by Otto and Norman Ellison's First Avenue Building (1929)(32WD458), also an Art Deco design. Public buildings are represented by the Ward County Courthouse (1928)(32WD16), designed by Toltz, King and Day of St. Paul. The courthouse, on Third Street SE, is a classic example of Art Deco public architecture. Among others, industrial buildings erected in the heart of the industrial district during the 1920s include White's Ice Cream factory (1924)(32WD646).

One new factor that shaped Minot's built environment was the automobile. As with other industrial products, Minot became an important distribution center for automobiles. Perhaps the best architectural example of an automobile dealership is the 1925 Westlie Motor Company building (32WD836), an Italianate design. New automobiles also needed convenient facilities for fuel and service. A number of new gas stations were erected in Minot during the 1920s. The outstanding example of this type of building is Westland Oil (32WD824), built in 1929. Westland Oil moved its headquarters from Redstone, Montana to Minot in 1927. The company's filling station is a "domestic" style that was designed to look like a rustic English cottage, which appealed to motorists' sense of comfort and family.

During the post-World War I depression little new construction took place in Minot. The 1920s boom, however, again stimulated population growth which in turn caused a new demand for housing and commercial construction. Minot's 1920s prosperity ended, however, with a drought-induced drop in agricultural production exacerbated by the onset of the "Great Depression." Few buildings were constructed in Minot for nearly two decades. This decline is perhaps best represented by the Parker Hotel. The original owner, George Valker, began construction in 1928 of the building that he intended to be Minot's first "skyscraper," at eight stories. Economic hardship halted construction of the building (32WD422) after only four floors. Clarence Parker finally had the last four floors finished in 1947-1949. The line where the masonry work ended and resumed twenty years later is clearly evident, and is symbolic of the effect of the 1930's depression on Minot's built environment.

This Multiple Resource Area Nomination is divided into four parts: a district nomination of Minot's downtown commercial area, which also includes a variety of public, transportation, and religious and fraternal buildings; a district nomination of Minot's industrial area; and a district nomination of Eastwood Park, a residential area east of the commercial

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

**National Register of Historic Places
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district. This nomination also includes a nomination of an individual building, the Westland's Oil automobile service station. There are a number of other individual residential buildings in Minot (in addition to those covered by this nomination) that may be eligible for the National Register. These are located in the area of the city north of the Souris River, on the South Hill, and adjacent to the areas intensively surveyed during the project which produced this nomination. It is anticipated that in the future at least some of these will be added to Minot's existing historic districts or individually nominated as addenda to this Multiple Resource nomination.

At this time there are no documented tax credit projects in Minot on file at the North Dakota State Historic Preservation Office that might benefit from this nomination. In addition, there are apparently no other preservation or restoration activities underway in the city. The City of Minot and the Army Corps of Engineers may have future plans to enhance the flood control treatments of the Souris River, particularly with the improvement of dikes along the Souris. Since this will likely involve federal funds, these plans must consider the impact of proposed work on the cultural resources identified in this nomination. The City of Minot has also expressed concern that listing on the National Register not hinder its ability to respond to flooding in emergency situations.

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreage of nominated property see geographical data for nominated districts and property
Quadrangle name Minot, North Dakota Quadrangle scale 1:24,000

UTM References See geographical data for nominated districts and property

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
Zone	Easting	Northing		Zone	Easting	Northing	
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

The incorporated limits of Minot, North Dakota, and extensions into surrounding sections, including: T155N, R83W, Sec. 1,2,10,11,12,13,14,15,22,23,25,26,27,34,36; T154N, R83W, Sec. 1; T155N, R82W, Sec. 7,18,19,20,21,28,29,30,31.

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

state	code	county	code
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state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Mark T. Fiege, Historian
Mary E. McCormick, Historic Preservationist -- under contract to the State His-
Fredric L. Quivik, Architectural Historian torical Society of North Dakota
organization Renewable Technologies, Inc. date July, 1986

street & number 630 Utah (P.O. Box 4113) telephone 406-782-2386

city or town Butte, MT 59702 state Montana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☒ local

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

James E. Sperry
State Historic Preservation Officer signature

title State Historic Preservation Officer (North Dakota)

date 8/28/86

For NPS use only

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

date

Beth Grosvenor
Keeper of the National Register

Attest:

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



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Multiple Resource Area
Thematic Group

dnr-11

Name Minot MRA
State Ward County, NORTH DAKOTA

Con Beth Grosvenor 10/16/86

Nomination/Type of Review

Date/Signature

51. Eastwood Park Historic
District

Substantive Review Keeper

Beth Grosvenor 10/16/86

Attest

2. Minot Commercial Historic
District

located in the
Minot MRA

Keeper

Delores Byers 10/16/86

Attest

3. Minot Industrial Historic
District

located in the
Minot MRA

Keeper

Beth Grosvenor 10/16/86

Attest

4. Westland Oil Filling
Station

Keeper

RT

Attest

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest