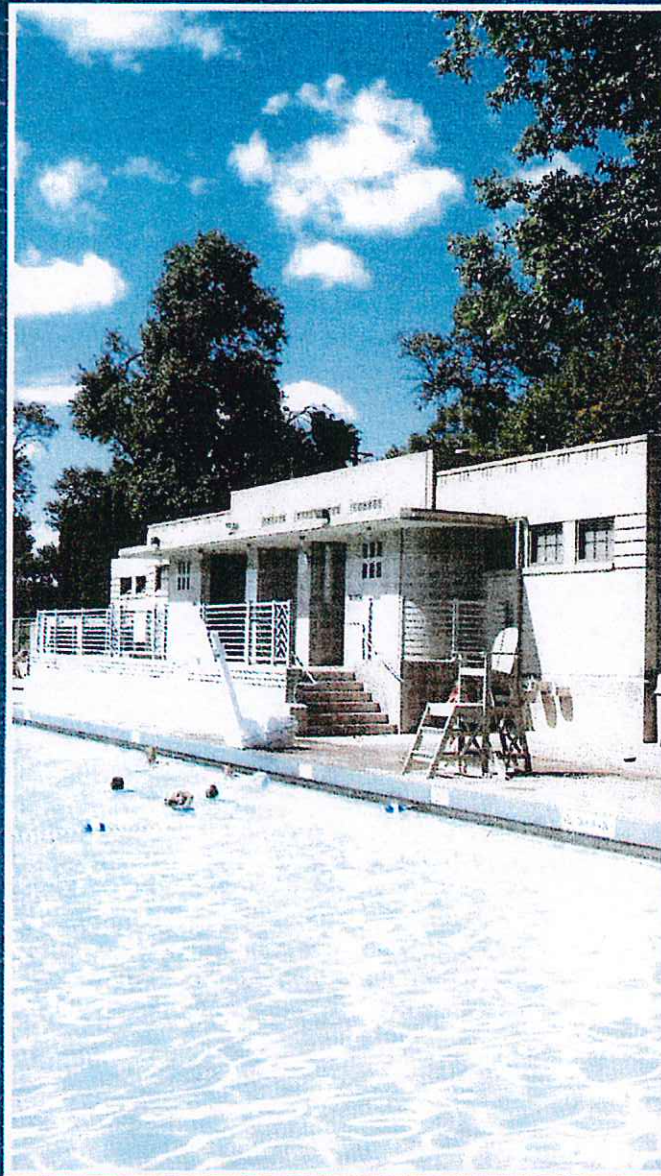
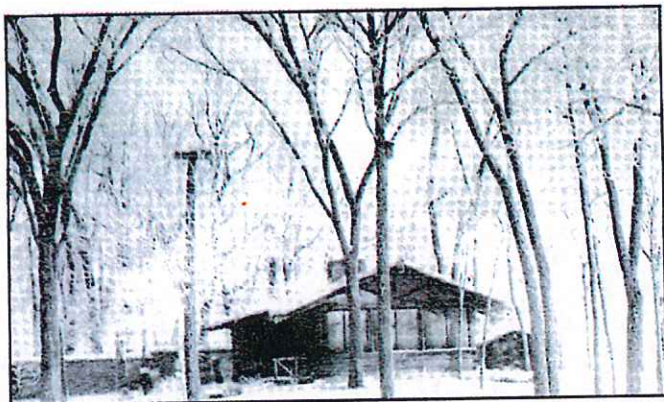


Riverside

A Grand Forks Historic District



*Park, pool and personal spaces
dating from settlement through the
Great Depression*



Joseph Bell DeRemer's hunting lodge riverward of
1518 Riverside Drive, ca. 1928

Grand Forks owes its existence to the river, or more precisely, to the fork of two rivers: the Red River of the North and the Red Lake River. Plains Indian tribes gathered at this spot to trade, first with each other and, by the mid-1700s, with Europeans. French traders named the site, Les Grandes Fourches. Ox-drawn carts followed trails along the river on the trek between Winnipeg and St. Paul in the early to mid-1800s. They passed through the forks area and a trading post was soon built. When an official post office was established in 1870, the name was Anglicized to Grand Forks.

In 1872, Captain Alexander Griggs and his flatboat crew were stranded here for the winter. Griggs decided this would be a good place for a town and, by 1873, 200 people lived here. A statue commemorating Griggs as founder of Grand Forks may be found on the County Courthouse lawn on South 4th Street.

The 1880s saw the arrival of the railroads and the establishment of the University of North Dakota in 1883. The 1900 census shows that Grand Forks had grown to more than 7,500 people. The commercial district was concentrated just north of the fork of the rivers and early residential areas extended both north and south along the banks of the Red River.

The Riverside Park area was historically platted for housing along its eastern edge and the remainder was proposed as the site for the University of North Dakota. However, a site west of town was chosen for UND and the park acreage officially became Riverside City Park when local land developer E.J. Lander sold it to the city for \$6,000 in 1909.

The early park was a popular venue for camping, swimming (in the "mud hole"), hunting, sports, picnics, concerts, tent meetings and beer gardens. By 1913, Riverside residents could catch a streetcar to almost anywhere in town or drive their automobile, if they owned one, on patented Granitoid pavement, remnants of which are still in use along Lewis Boulevard.

The Riverside Historic District was placed on the National Register of Historic Places in 2007 and encompasses the period from first settlement in 1882, to the end of the pre-WWII construction in 1942. Queen Anne, Bungalow, and Mechanics Cottage styles predominate, with a scattering of Foursquare and Revival styles that are reflective of the era. Much of the Riverside District consists of solidly middle-class housing styles that have been well preserved through the generations.

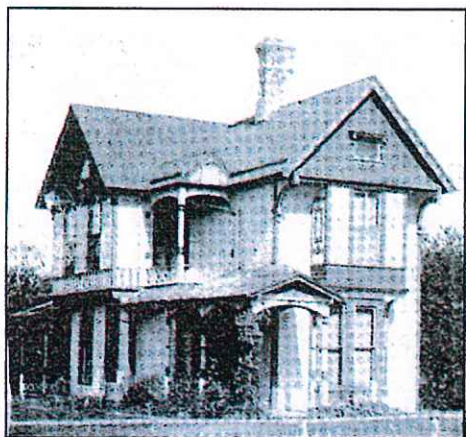
The neighborhood flooded in 1997 and the ensuing flood protection project necessitated the demolition or relocation of all the houses on Riverside Drive, which was a picturesque street between Lewis Boulevard and the river, and many of those on Lewis Boulevard. Most of the relocated houses were placed on vacant lots in the neighborhood and six are in the Historic District. These six district homes contribute to the Historic District because of the careful attention given to their siting and surrounding home styles.

The flood protection dike has visually and physically separated the park, pool and river from the neighborhood but the park-like ambiance of the streetscape remains. Mature trees and "old-fashioned" yard plantings contribute to the sense of peace and relaxation in a charming neighborhood that is only one block from busy U.S. Highway 2.

Historic Lodge and Pool photos courtesy
Grand Forks Herald publication Grand Forks Proud People, Proud Heritage



The first bathhouse and cement pool in Riverside Park, ca. 1918



1518 Riverside Dr. (ca. 1907) and, below, at 1601 Lewis Boulevard (2010)



1628 Lewis Boulevard

We congratulate the homeowners of the District for the sensitive care they give their homes and remind visitors that these are private spaces deserving of respect.

The earliest homes in Grand Forks were built during the Victorian Era, so named for Queen Victoria of England. The Victorian Era extended from about 1860 to 1900. During this time the predominant housing styles in the U.S. were known for "extravagant use of complex shapes and elaborate detailing." These styles became easier to build due to two factors: the advent of balloon framing, which simplified the construction of corners and irregular ground plans, and increased industrialization, which led to mass production of inexpensive decorative detailing.

Queen Anne Style

In Grand Forks, as elsewhere in the upper Midwest, Queen Anne style was the most popular of the Victorian styles. The steeply pitched and irregularly shaped roofs with dominant front gables are evident primarily in the oldest section of the Riverside Historic District, along its eastern edge. The look often includes patterned shingles, cutaway bay windows, and "other devices used to avoid a smooth-walled appearance." Partial or full front porches are traditional, too, sometimes wrapping around one side of the house.

Addresses on Lewis Boulevard were renumbered in the 1920s. Generally, old house numbers can be found by subtracting 600 from the current address.

1601 Lewis Boulevard Originally sited atop a small hill overlooking the Red River, this house was moved from its Riverside Drive location following the 1997 flood. Built by John L. Lewis in 1884, as one of several he would build in the neighborhood, it soon became the home of William H. Standish, a ND Attorney General and a leader in the Populist Party. In 1928, Grand Forks architect Joseph Bell DeRemer bought the house and owned it until his death in 1949. During this time, DeRemer designed many important buildings including Merrifield Hall on the UND campus; he also served as a supervising architect of the ND state capitol building. More recently, the home belonged to Stanley O. Johnson, noted sculptor and UND professor of visual arts. Historic photo published ca. 1901, *Souvenir Album City of Grand Forks*.

1628 Lewis Boulevard Relocated from 1508 Lewis Boulevard to accommodate dike construction following the 1997 flood, this house is another built in 1884 by John L. Lewis (for whom the boulevard is named). Though presently sided in steel, it retains architectural details that identify the style: steeply pitched roof, dominant gables, bay window, and ornamental shake siding.

1701 Lewis Boulevard Early newspapers indicate that this house was built ca. 1892 for the family of Mose Norman, a Grand Forks pioneer and owner of M. Norman Furniture and Undertaking. Designer Henry L. Sage was a junior partner to noted local architect John W. Ross. The house has undergone many changes, including vinyl siding, new windows and a large, prominent addition; however, the highly patterned and asymmetrical configurations accentuated by the corner tower retain sufficient integrity to mark the house as a contributing element in the historic district. Historic photo courtesy Eugene Norman.

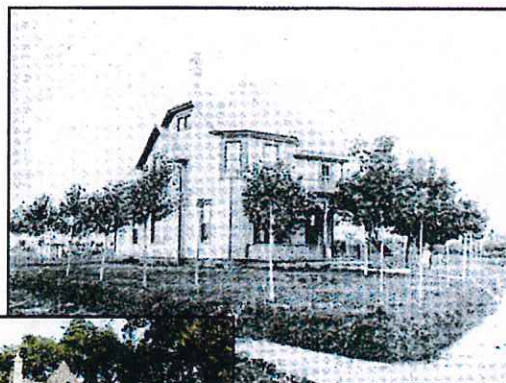
Gable Front “Mechanic’s Cottage” Style

The term “mechanic’s cottage” connects a particular style of house with its social purpose; that is, upright, responsible living space for working-class, middle-income property owners. In Riverside, these tend to be single story, front-gable homes employing simple materials and modest ornamentation.

209 Conklin Avenue Dating from 1922, this home is an exceptionally pure, gable-fronted bungalow form with an enclosed, glassed-in, gabled porch extending the width of the front elevation. Roof overhangs are low and sheltering, terminating in exposed brackets. The house, including original cedar siding, has been well maintained.

124 Fenton Avenue This 1884 home is one of the oldest surviving houses in Riverside. Minor Greek Revival architectural influences appear in its details, clapboards, and the scalloped shingles that flair outward as a water table in the gable ends. The Stinson-Linfoot family owned the home for 101 years, from 1889-1990. Mrs. Linfoot recalled that they installed the first electric icebox in Grand Forks and watched the circus set up for performances across the street. Due to age, style and materials, a few garages in Riverside are listed on the Register with their associated homes; this is one of the listed garages.

205 Fenton Avenue This gable-front house with enclosed porch dates from 1920. The decorative eave brackets, slightly projecting bay window on the east, and original, three-over-one paned windows throughout, add character to the simple design. Theodore B. Wells, a respected local architect who designed many University of North Dakota buildings, owned this home for many years.



1701 Lewis Boulevard
ca. 1907 and in 2011



209 Conklin Avenue



124 Fenton Avenue



205 Fenton Avenue



221 Conklin Avenue



1618 Lewis Boulevard



28 Conklin Avenue



29 Conklin Avenue



24 Fenton Avenue

221 Conklin Avenue Built in 1926, this Bungalow variant has an absolutely original front entrance surround, including screen door, side panels, and low brick abutments adjacent to the front steps. The double-hung, three-over-one paned windows are grouped in pairs and the house is in virtually original condition.

American Foursquare Style

The American Foursquare, also referred to as the Cornbelt Cube style, is a two-story house on a raised basement. It features a square footprint with four prominent corners and a hipped, usually pyramidal, roof. Houses may have one-story wings, porches or carports, and most often have a conspicuous, centered front entry. This style was particularly popular from 1900-1920 and is more evident in the interior of the district.

1618 Lewis Boulevard Designed in 1917 by local architect John W. Ross, the home was built for George Colborn, owner of Colborn School Supply. This Classical-style inspired Foursquare is thoroughly typical of the style, despite some new windows and replacement siding. The keyhole window, centered on the second story, is a distinctive feature.

28 Conklin Avenue Built in 1912 on its original location at 1502 Lewis Boulevard, this structural brick house was moved in 2003 to vacate space for the dike. The house is constructed of yellow Grand Forks brick in an elongated Foursquare design, but the porch details are Colonial Revival and differentiate it from other Foursquare homes in the district.

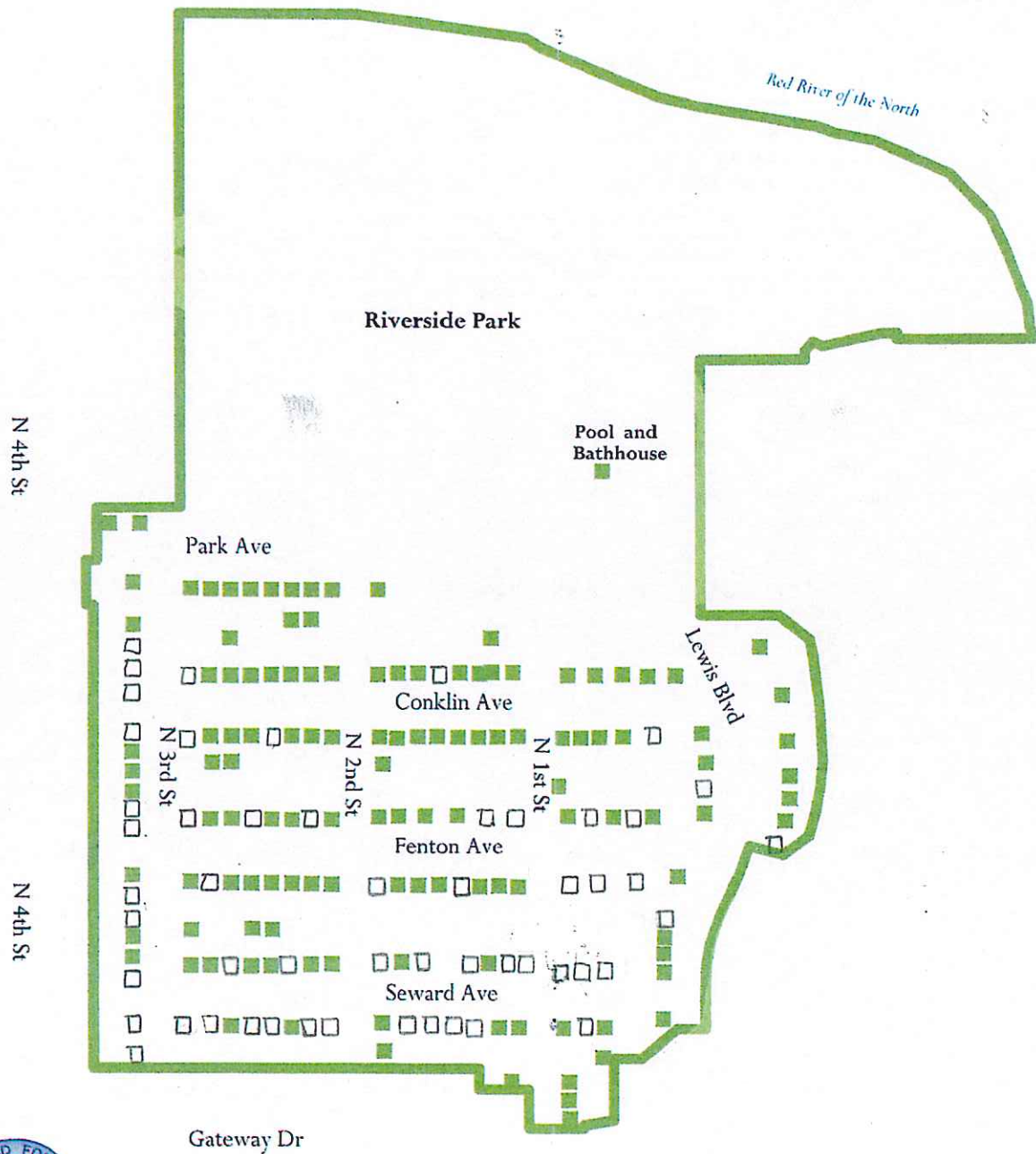
29 Conklin Avenue This 1927 Foursquare is unusual in the district both for the use of brick-over-frame construction and because it was designed, by local architect Theodore B. Wells, as a duplex. No other multiple-family dwellings were designed for the neighborhood.

24 Fenton Avenue The Cosgriff house, built and designed by J.G. Henry in 1916, is one of the purest, best-maintained examples of Craftsman influenced Foursquare in Riverside. The classically detailed front porch and original wood lap siding and trim are painted in a period appropriate two-color scheme that accentuates Craftsman details, such as the banding that visually unifies the window openings.

Riverside Historic District

Legend

- District Boundary
- National Register Listed Buildings
 - Yes
 - No
- Earthen Dike



Map provided by City of Grand Forks GIS Services

Bungalow Style

The Bungalow is typically a one-story variant of Craftsman style, featuring a low-pitched, gable roof, exposed rafter beams, and important porches supported by tapered square columns that often reach to the ground. Bungalows are usually clapboard faced with detailing in stone, stucco, shingles or brick. The style was popular between 1905 and 1930. The Bungalow style is found throughout the district.

20 Fenton Avenue The bell-cast roof, so called because of the flare at the eave, overhangs a multi-windowed porch running the full width of the front elevation. These elements are hallmarks of the Bungalow form. The tapered rectangular columns demonstrate a Craftsman influence. Though the siding has been replaced, the appearance of this 1916 home is largely unchanged.

21 Conklin Avenue This delightfully pure example of Craftsman-influenced Bungalow style dates from 1918. It is especially notable for the multi-windowed front porch with its gabled pediment and the substantial pillars that support it. The Craftsman influence is also evident in the multi-paned, paired sets of windows and extended eaves. C.N. Beebe ran a small grocery out of the house for many of its early years.

127 Conklin Avenue Built in 1920, this bungalow features repeating gables and an open front porch with slightly tapering corner piers supporting a bracketed overhanging roof. The mix of brick and stucco finishes and the multi-paned, grouped windows also reflect the Craftsman influence.

1610 Lewis Boulevard This gable-front bungalow is anchored by the side-gable open porch and the shallow bay window that has a shed roof that mimics the pitch of the porch roof. The exterior elements of this home (windows, door, cedar siding, etc.) appear to be in excellent condition and original to the 1920 construction.

1614 Lewis Boulevard The cobblestone porch and chimney of this house are unique in the Riverside neighborhood. This 1920 Bungalow also features Craftsman style eave overhangs and multi-paned, grouped windows. The roof style with shed-roof dormer is also less common in the district. This house was moved from 1518 Lewis Boulevard, to vacate space for the dike.



20 Fenton Avenue



21 Conklin Avenue



127 Conklin Avenue



1610 Lewis Boulevard



1614 Lewis Boulevard



202 Conklin Avenue



201 Fenton Avenue



120 Conklin Avenue



208 Conklin Avenue

Tudor Revival Style

The Tudor style was one of the many architectural styles revisited in the mid- to late-nineteenth century. Based on medieval English cottages, Tudor Revival displays prominent gables, half-timbering details, ornate chimneys and multi-paned, sometimes projecting windows in a stone, brick or stucco façade. The style was popular from 1890 to 1940 and there are several examples scattered throughout the district.

202 Conklin Avenue Textured stucco, multi-paned windows, shallow impressed arch niches and entry arch, along with front and back facades that extend slightly beyond the side walls to form thin "buttresses," are all elements that identify the Tudor Revival style of this 1926 house.

201 Fenton Avenue This larger version of Tudor Revival style cottage features asymmetrical dormers, modest half-timbering, textured stucco and a dominant, external brick chimney extending well above the steeply-sloped main roof. Built in 1927, the "imbalance" of fenestration and features brings together the elements of the picturesque cottage style.

Dutch Colonial Revival Style

Early Dutch Colonial style is most noted for the side-gambrel roof on a one or one-and-one-half story home. When the style was revived in the late 1800s, two-stories became the norm and single- or multiple-shed dormers were incorporated into the design. The entry also became more prominent, changing from a split door, in which the top and bottom portions operated independently, to a full door within a Federal or Georgian style entry.

120 Conklin Avenue Original multi-paned windows and narrow lap siding contribute to the historic integrity of this 1923 home that has a standard double-pitch gambrel roof. While the side porch, or sunroom, is a common feature of the style, this house also has a non-original addition to the rear.

208 Conklin Avenue All the best elements of the style are present in this 1924 house: an elegantly proportioned, bell-cast gambrel roof, a continuous shed-roofed dormer, and a gable-pedimented entrance vestibule framing an entry porch with paired, classical motifs at its sides.

Craftsman Style

Craftsman style houses feature low-pitched, usually gabled roofs with wide, unenclosed eave overhangs that have exposed rafter tails or decorative braces. They feature prominent porches with tapered, square columns, which often reach from ground level to roof. The style was popular from 1905 to 1930.

214 Seward Avenue The Craftsman elements of this 1921 gable-front cottage include the broad, bracketed eaves and three-panes-over-one window style that can be found throughout the district. The house was built by brick mason Harold F. Buckingham, for his own family, and showcases his skills.

218 Seward Avenue This 1927 story-and-a-half bungalow is one of the purest treatments of the Craftsman bungalow style in Riverside. The deep gable overhangs and tall, proportioned window openings embellish the basic gable form.

102 Conklin Avenue Referred to locally as the California Bungalow, this 1920 home exhibits a Chalet-revivalist variation on the Craftsman style. It is said to have been designed by Joseph Bell DeRemer after he returned from spending several years practicing architecture in California. *Historic photo from GFHPC collection.*

200 Conklin Avenue This charming house from 1924 represents an eclectic blend of Prairie School, Classical Revival, Craftsman and picturesque cottage influences, all brought together in a surprisingly successful architectural manner. The exterior is entirely Flemish-bond brickwork with stone accents. Exposed rafter ends and broad eave overhangs recall Craftsman themes. The eyebrow dormer placed above the symmetrical front entrance and Palladian recessed entryway are Classically inspired.

Prairie Style

1714 Lewis Boulevard The O'Keefe family home (formerly located at 1412 Lewis Blvd.) was built in 1922, while Henry O'Keefe was mayor of Grand Forks. It is the only Prairie style home in Riverside. The main floor was substantially elevated in relocation following the 1997 flood. Significant Prairie details remain in the cedar lap detailing, the grouped multi-paned casement windows, and broad overhanging eaves.



214 Seward Avenue



218 Seward Avenue



102 Conklin Avenue, ca. 1925



200 Conklin Avenue



1714 Lewis Boulevard



123 Park Avenue

Photo courtesy North Dakota State University Institute for Regional Studies



Riverside Bathhouse and Pool, ca. 1941



A modern safety rail in the historic style complements the original details: Art Deco incised lettering, radiused corners on the poolside entrance, and "WPA" plaque beneath an original light fixture at the north entrance.



Hipped Roof Style

123 Park Avenue This 1925 home has a hipped roof, so described because all sides slope downward to the walls, usually with a fairly gentle slope. The broad eaves, original windows, and shallow arched canopy over the front door are distinguishing features. It is the last remaining house on what was once a complete block of homes overlooking Riverside Park.

Streamline Moderne Style

Streamline Moderne evolved from the Art Deco form in the late 1930s. Moderne style buildings have few decorative elements and emphasize smooth surfaces, curved lines and horizontal massing. They sometimes also exhibit nautical elements.

Riverside Bathhouse and Pool A Work Projects Administration project completed in 1941, the Bathhouse has been called one of the best embodiments of the Streamline Moderne architectural style in North Dakota. It is a symmetrical, smooth concrete, one-story building with window openings visually tied together by horizontal banding and cast-in, recessed banding stripes. The shallow south-facing entrance has radiused corners, another hallmark of the Moderne style. The building's sponsor is identified with the standard cast-metal "Work Projects Administration" dedication plaque at the north elevation entrance. Recent changes have modified the steps from the Bathhouse to the Pool but maintain the stylistic feel through use of period appropriate railings. (See cover photo also.)

Material for this brochure was compiled from the National Register of Historic Places nomination by Steve C. Martens, written and photographed by Peg O'Leary, edited by Sandy Slater and Marsha Gunderson, and references texts such as [A Field Guide to American Houses](#) by Virginia & Lee McAlester.

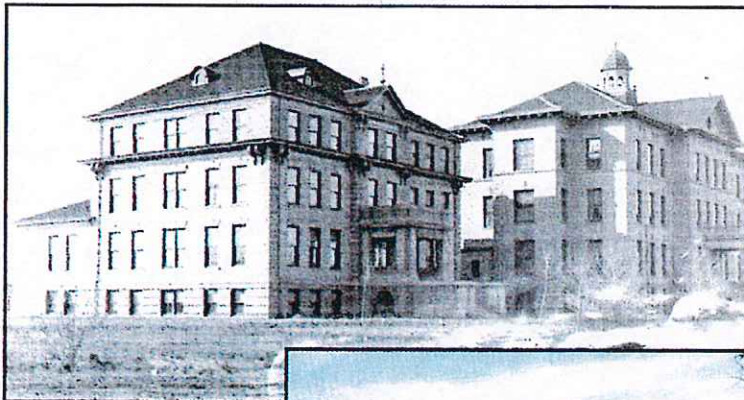
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National Register Properties near Riverside:

St. Michael's Hospital & Nurses' Residence, 813 Lewis Blvd.

The Classical Revival style hospital was constructed in 1907 and the similarly designed nurses' residence in 1913 by the Sisters of Saint Joseph of Carondelet. St. Michael's was a teaching hospital on this site until moving to new facilities in 1951. Situated on the banks of the Red River, the front of the buildings can be approached via the Greenway trail. *Historic photo courtesy Special Collections Department, University of North Dakota.*

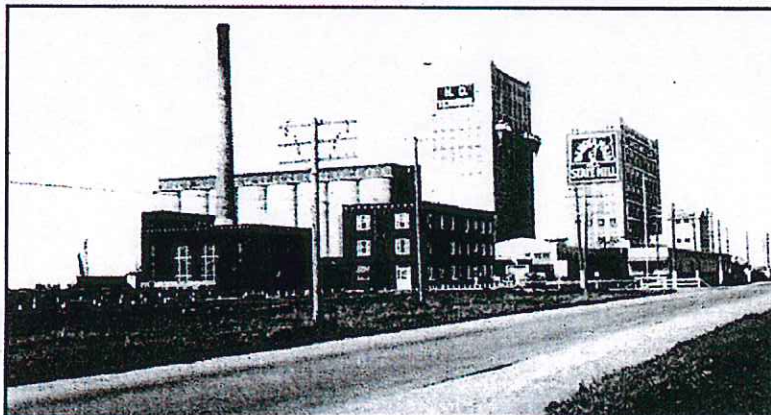


Circa 1915

The hospital building is on the right, to the north of the nurses' residence. The complex was placed on the National Register in 1995.



In 2007, with flood wall completed.



North Dakota State Mill and Elevator, 1939

ND State Mill and Elevator, 1823 Mill Road The State Mill was a socialist experiment authorized by the 1919 state legislature as a response to the Populists' belief that North Dakota farmers were being manipulated by out-of-state power brokers. The ND State Mill is the only state-owned milling facility in the United States. It was placed on the National Register of Historic Places in 1992. *Photo courtesy State Historical Society of North Dakota.*