

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Baukol Historic DistrictOther names/site number: Baukol Addition

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: Bounded by 405 Alpha Avenue to the north, 1801-1827 North 4th Street, 1803-1815 North 3rd Street, and 301- 407 Park Avenue to the south.City or town: Grand Forks State: ND County: Grand ForksNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local

Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒☐

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Site

Structure

☐

Object

☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

45

Noncontributing

24

buildings

sites

structures

objects

Total

45

24

Number of contributing resources previously listed in the National Register 2

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

Current Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling

DOMESTIC / secondary structure

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7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement

Late 19th and 20th Century Revivals

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: concrete, concrete block

Walls: vinyl, metal, wood, brick, stone, asbestos, stucco

Roof: wood, asphalt

Other: _____

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Baukol Historic District is a residential subdivision in Grand Forks, North Dakota. This addition is directly adjacent to the Riverside Neighborhood Historic District (Period of Significance is 1882-1942) which was listed in 2007 to the National Register of Historic Places. Baukol Addition is the first postwar development in the city with twenty-two of the forty-one extant homes constructed in 1946 by the Baukol Construction Company. Like many communities in the US, Grand Forks faced a housing crisis in the immediate aftermath of the war and the Baukol Addition represents an early example of a construction program designed to accommodate requirements established by the Federal Housing Administration for veteran housing.

This development is unique for its architectural continuity with the more modest homes in the adjacent Riverside Park Addition, and its focus on the simplified single volume architecture is evidence of a new approach to home ownership repeated in cities and towns across the country and encouraged by Federal Housing Administration policies. Most of the homes in this Addition maintain the architectural integrity that typifies postwar housing. A small number of homes were

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lost following the historic 1997 flood, and were replaced either with homes that are complimentary in both size and style or houses relocated from nearby lots. Baukol Historic District is representative of the postwar transition and continuity viewed through neighborhood home styles.

Narrative Description

Grand Forks' Baukol Historic District is part of the greater Riverside neighborhood and is located immediately adjacent to the Riverside Neighborhood Historic District (#07000181) and the Riverside City Park (Map 1, Map 2). During the 1930s, four homes were built on the long narrow lots that stretched from Alpha Avenue to the banks of the Red River, taking advantage of river access, proximity to the park, and the peaceful, riparian atmosphere of Riverside Park neighborhood. By 1884, Sanborn maps show that the area was, at one time, known as Taylor's Addition.¹ Prior to the Great War the Red River Brick Corporation was located on a section of this land and it was accessed by a spur off the Great Northern Railway along Park Avenue.² It was not until the years immediately following the end of World War II that several blocks were developed to expand single-family housing to address the pent-up demand for returning servicemen and their young families. It was at this time that the Baukol Addition was re-platted and named for Navy veteran, developer, and contractor, Brooks Baukol.

Location and Setting

The Baukol Historic District was developed between 1946 and 1962 in the greater Riverside Neighborhood and the Riverside Park Recreation Area with a plat contiguous with that of the earlier neighborhood. It is the first postwar multiple development in Grand Forks. The Baukol Addition fills in the Riverside Park neighborhood between the industrial complex to the west, the extant historic district immediately to the east and Park Avenue to the south. The development originally extended north to the river, however the installation of the flood protection system after the 1997 flood meant it was necessary to limit it to Alpha Avenue which runs from north-west to south-east following the contour of the river (see Fig. 1). Because of its orientation, the lots that touch Alpha Avenue are truncated and irregularly shaped.

Baukol Addition is naturally bounded by the Red River to the north, an industrial complex to the west, Riverside Park and Riverside Neighborhood Historic District to the east and south-east. The riparian green space creates a peaceful, serene residential area that continues to be a desirable neighborhood in which to purchase a home. The neighborhood is a low elevation, flood-prone area due to its topography and proximity to the river, and is now protected by a flood mitigation system.

¹ *Sanborn Fire Insurance Map from Grand Forks, Grand Forks County, North Dakota*. Sanborn Map Company, Jul, 1884. Map. https://www.loc.gov/item/sanborn06539_001/.

² *Sanborn Fire Insurance Map from Grand Forks, Grand Forks County, North Dakota*. Sanborn Map Company, Jun, 1916. Map. https://www.loc.gov/item/sanborn06539_008/.

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General Characteristics of Baukol Addition

The Baukol Historic District is a small development spanning three city blocks and comprising a total of 41 residential properties. Of these, 35 homes are original to the addition. All the homes in the historic district are single-family houses less than 1,200 sq. ft., many with detached one-stall garages except for five Ranch homes built with attached garages, and one Plain Residential home now connected to the garage by a breezeway modified in the historic period. Two properties at the intersection of N. Third Street and Park Avenue in the Baukol Addition boundaries are also recognized as contributing to the Riverside Park Historic District due to their architectural integrity, and continuity of feeling and association with that historic district.³ Both were constructed during the Period of Significance in the Baukol Addition and are contributing to this potential historic district.

A total of thirty-two homes are contributing to the potential historic district, and fourteen contributing garages, one of which is now used as a shed and was replaced with a modern two stall garage (Table 1; Map 4). Non-contributing properties are those that have received architectural changes that impact the homes' architectural integrity (Map 5), and four infill new-construction homes are also not eligible as contributing properties (Map 6). Additionally, two homes were relocated from Riverside Neighborhood Historic District following the flood and are outside the Period of Significance for this nomination (Map 7).⁴

Architectural styles found in the Baukol Historic District include Plain Residential, Hipped Roof Box, Ranch, and Colonial Revival.⁵ Infill houses include 20th Century Modern and New Traditional styles that are similar in size, massing, and setbacks to the original homes. The earlier construction, those homes on N. Fourth Street, are classified as either Plain Residential or Hipped Roof Box, while those on Park Avenue, N. Third Street and Alpha Avenue are a mix of all the styles noted above.

The Baukol Historic District shares many of the advantages and disadvantages of the Riverside Park neighborhood. It is bounded by N. Third Street to the east, N. Fourth Street to the west, Alpha Avenue to the north and Park Avenue to the south. Showing continuity with Riverside Neighborhood Historic District, the proposed Baukol Historic District consists of single-family homes, well established trees, neat lawns with modest landscaping, and a variety of architectural styles. With few exceptions, homes include a detached garage accessed from an alley or front driveways. Streets are platted in a north-south, east-west orientation with the exception of Alpha Avenue as noted above. An earthen floodwall wraps around the neighborhood providing protection from the Red River's regular spring flood.

³ 301 Park Avenue (32GF3427) and 302 Park Avenue (32GF3428)

⁴ Infill houses are 1815 N. Third Street (2015); 1816 N. Fourth Street (2008); 1822 N. Fourth Street (2008) and 1823 N. Fourth Street (2008). Relocated houses are 1824 N. Fourth Street (1932) originally 117 Park Avenue; and 405 Alpha Avenue (1937) originally 1415 Lewis Boulevard.

⁵ Snortland, et al, *NDCRS Site Form Training Manual: Architectural Sites*, p. 57 and p. 65.

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The original plat map for Baukol Addition shows the four properties on the north side of Alpha Avenue that were built in the 1930s (Fig. 22).⁶ After the 1997 flood, these were deemed structurally unstable and were subsequently demolished. An earthen dike now covers those lots (Fig. 2). In 2003, a resolution was brought to and accepted by the City Council to vacate certain streets and alleys within Riverside to formalize way for the floodwall, and this included land in Baukol Addition north of Alpha Avenue.⁷ Therefore, this nomination considers only the extant properties in the re-platted Addition defining the current boundaries extending from Park Avenue north to Alpha Avenue between N. Third Street and N. Fourth Street.

N. Fourth Street

In May 1946, Brooks Baukol purchased twenty building permits for the first homes constructed on the 1800 block of N. Fourth Street.⁸ The city's Record of Permits shows each of these houses was valued at \$6,000.00 (Fig. 21). Of these houses, fourteen are classified as Plain Residential and the remaining six are Hipped Roof Box indicating that a limited number of floor plans and architectural styles aided the coordination of building materials, efficiency of construction, as well as maximizing crews and subcontractors. Further evidence is found in the individual building permits showing these homes were constructed in one of three sizes (788 sq. ft., 792 sq. ft., or 796 sq. ft.) further indicating limited standardized plans and limited construction costs tied to federal loan subsidies. All 1946 permits also list Lunseth Plumbing and Heating, and Linfoot Electric providing utilities.

The final eight homes built on N. Fourth Street in 1947 maintained the approximate 800 sq. ft size like that of the neighboring lots and were also permitted at a \$6,000 construction value.⁹ Four of these were demolished following the 1997 flood, and two were replaced with complimentary infill houses that maintain the massing, scale, and setbacks of the neighborhood. One lot remained vacant, and the fourth lot was incorporated into the backyard of the home relocated to 405 Alpha Avenue.

For the most part, lot sizes are 50 ft. x 140 ft. (7,000 sq. ft.) along N. Fourth Street with the two corner lots at 1801 N. Fourth Street and 1802 N. Fourth Street platted slightly larger at 59 ft. x 140 ft. (8, 260 sq. ft.). The lots at the north end of the street are irregularly shaped due to Alpha Avenue cutting diagonally through the neighborhood. These early homes share a common thirty-five ft. setback, paved sidewalks, and rear alleys.

Twenty-six of the original twenty-eight houses were one story with a basement, while the other two homes were one and a half stories with a basement. Building permits show that many basements were later updated to add extra rooms. The low elevation construction, similar massing and common setbacks provide a uniform viewshed that extends the length of the long

⁶ Four properties built on the north side of Alpha Avenue during the 1930s were demolished. 302 Alpha Avenue (32GF3101), 314 Alpha Avenue (32GF3102), 320 Alpha Avenue (32GF3103), 400 Alpha Avenue (32GF3104).

⁷ Resolution 612417, April 25, 2003.

⁸ 1801-1820 N. Fourth Street per 1946 Record of Building Permits ledger, p. 476, permit numbers 10,142 – 10,161.

⁹ 1821-1829 N. Fourth Street.

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uninterrupted block. A variety of construction materials including stucco, composition board, wood shakes, and metal siding gave each home a distinctive identity. The homes were constructed without garages although there is driveway access from the street as well as from the alley. This suggests the hybridization in neighborhood planning between the traditional alley-accessed homes of the prewar city, and later midcentury neighborhoods without alleys and only street access. Permits show that many homeowners added a garage in the first ten years following the house construction, and at least one homeowner sought a permit to move a garage building to the lot from another address in the city.¹⁰

Deciduous trees planted along the street frontage and open lawns mirror the streetscapes in the adjacent Riverside Neighborhood Historic District. The flat terrain did not require terraces or retaining walls, but modest landscaping in front of homes includes flower beds, shrubs and trees. Side fences mark property lines, and several homes include a setback street-facing fence to create backyard privacy.

The first homes in the Baukol Addition were built in a desirable family-friendly neighborhood with several recreation options including a park, the nearby Riverside Pool which had undergone WPA-era improvements just a few years earlier, and the Red River only a short walk away. In his 2007 nomination of the Riverside Neighborhood Historic District (#07000181), Steve Martens writes that “from the neighborhood’s beginning, natural advantage was taken of greenspace in the park, and the riparian setting was regarded as a pastoral, soothing location suited to both informal recreation and healthfulness.”

Baukol Construction Company was the building contractor for all these homes. Although Brooks Baukol had built other homes in Grand Forks and in the Moorhead, Minnesota area, it is believed that this is his first multi-property development.

N. Fourth Street Alterations

The most common alterations are the replacement of windows and siding, as well as small additions to the rear of the homes, and replacement steps at the front and side entrances. Original windows are most often replaced with low maintenance vinyl windows though original openings and sizes are preserved. Vinyl siding was also a common choice when replacement was needed, though there are some examples of metal siding. Most updates maintain the original integrity of style with narrow soffits and overhangs, door openings, and window arrangement. Rear decks and small additions do not adversely affect the original design of those homes, preserving the early postwar character of the neighborhood. Some original garages have been replaced with two-stall garages, reflecting a change in many households regarding automobile ownership.

Material alterations such as siding and replacement of front steps would be expected following an historic inundation. Nevertheless, the character of the neighborhood remains intact and the infill and relocated homes retain the massing and materials of the original homes.

¹⁰ 1818 N. Fourth Street. A permit was issued in 1971 to move a garage from S. 10th Street to the site.

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Park Avenue and N. Third Street

The construction of houses in the development took a total of sixteen years to complete with most homes built in the first three years. In 1947 and 1948, at least eight more building permits were issued for homes to be built on Park Avenue and N. Third Street. Most of these houses are recorded as being 800 sq. ft. Plain Residential.

The final six homes were constructed between 1950 and 1962 and were predominantly one-story Ranch homes with attached garages. Building permits indicate slightly larger square footage and higher home values of \$10,000 or more.

Park Avenue

The eastern-most blocks of Park Avenue were developed as part of the Riverside Addition prior to 1942 and fall within the boundaries of the Riverside Neighborhood Historic District. Seven homes constructed between 1947 and 1951 filled the available lots on the 300 and 400 blocks of Park Avenue in Baukol Addition. Two of these homes are noted as also contributing to the adjacent historic district despite their construction being outside that district's Period of Significance. Martens noted the "high-style design in the Modernist-influenced house at 302 Park Avenue (1948; 32GF3248) sets it apart from the utilitarian, minimalist construction of other homes in the postwar neighborhood." Similarly, the Colonial Revival two-story house at 301 Park Avenue (1947; 32GF3427) is reminiscent of the architectural styles in the Riverside Neighborhood Historic District and, therefore, these two homes were identified as contributing to that district at its western-most boundary.

The lot sizes along Park Avenue vary, with most of the lots measuring 110 ft. deep with differing widths. Five homes are situated on the 300-block and the final two homes on Park Avenue are situated on the 400-block which then marks the extent of the residential area. Beyond that alley is a light industrial zone. House styles include Colonial Revival, Ranch and Plain Residential.

Notable is the house located at 401 Park Avenue, which was one of only two known Lustron homes in Grand Forks. The permit valued the Lustron home at \$11,000, and it was issued to Brooks Baukol and his brother and business partner, Kay Baukol, in September 1947. According to Brooks Baukol's son, Bard, his father had the short-lived franchise for Lustron homes in Grand Forks.¹¹ These were assembled on concrete slabs without a basement. In 1980, the home received new wood siding and shingles disguising the prefabricated panel siding for which Lustron homes are best known. The 12 ft. x 24 ft. addition was added in 1986. Changes to the exterior mean that it is no longer easily identifiable as the unique Lustron design. The house has now adopted aspects of a gable-front Ranch home.

¹¹ Interview with Bard Baukol, April 4, 2023.

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In 1951, the last home constructed on Park Avenue is the only one with an attached single garage.¹² One home has no garage¹³ and all of the others have detached garages.¹⁴ An unpaved alley provides access to properties and city utilities on the south side of the 300-block.

N. Third Street

By the end of the 1940s, attached garages were starting to be incorporated into home designs, and Ranch homes emerged as a popular style for new homeowners adopting floor plans for a new way of living. The low elevation and horizontal living arrangement of Ranch homes became a more desirable style by the 1950s, and the examples seen in the Baukol Historic District are among the first constructed in the city.

In her book, *Houses for a New World*, Barbara Miller Lane notes that Ranch homes were very rarely found outside large cities like Chicago and Los Angeles as early as 1949, but they soon became a popular choice for new homeowners who embraced the idea of “a whole new kind of house [as] it seemed right for a whole new time.”¹⁵ In the Baukol Historic District, this style is most visible on N. Third Street. Of the six extant homes constructed between 1949 and 1962, five are classified as Ranch and one as Plain Residential. County property records indicate that the owner of the home at 1805 N. Third Street converted an attached garage to additional living space and subsequently built a detached garage accessible from the alley. Therefore, five of the six homes were originally constructed with attached garages and street facing driveways.

The lot sizes are slightly larger than those on the next street and permits show that the value of the construction was also substantially higher than those homes N. Fourth St, ranging from \$10,000 to \$25,000. Higher priced construction materials such as brick would account for an increase in costs, as would larger floorplans. Homes on N. Third Street range from 1080 sq. ft. to approximately 1200 sq. ft.

The homes face open green space, mature trees and four tennis courts on the opposite side of the street providing an unobstructed view of a section of the Riverside City Park. The view from these homes changed after the construction of the flood mitigation system however it retains the open green lawn and trees albeit with an earthen dike bisecting the park.

Park Avenue and N. Third Street Alterations

As with the changes seen on N. Fourth St, the most common alterations are the replacement of windows, shingles, and siding. Additions provided more square footage to accommodate expanded living areas, while some garages were also enlarged, and garage doors replaced. As noted, one house has an attached garage converted into living space and with a subsequently constructed two-stall detached garage.

¹² 32GF3429

¹³ 32GF3430

¹⁴ 32GF3428

¹⁵ Miller Lane, pp. 121-122

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Windows are most often replaced with low maintenance vinyl windows, though original openings and sizes are preserved. Most updates maintain the original integrity of style with narrow soffits and overhangs, door openings and window arrangement. Rear decks and small rear additions do not adversely detract from the original design of those homes, preserving the postwar character of the neighborhood.

Like the homes on N. Fourth St, material alterations such as siding and replacement of front steps would be expected following an historic inundation. Nevertheless, the character of the neighborhood remains intact, and the new Modern 20th Century home constructed at 1815 N. Third Street retains a massing and materials like the original homes.

Sample of House Styles

32GF3428 - 302 Park Avenue

Built in 1948, this irregularly shaped Ranch home is also a contributing property to the adjacent Riverside Neighborhood Historic District and was described as Modernist-influenced with “high-style design” (Martens, 2007) (Fig. 3). The property is oriented to Park Avenue, but a second picture window overlooks the green space and tennis courts of Riverside Park. Front door access is via a diagonal walk from the corner to a small low-elevation deck. Sensitive window, siding, and soffit replacements maintain the design integrity.

A substantial metal beam enclosing a basement storage room shows the home was constructed with a fallout shelter (Fig. 4 and 5). Building permits show that the basement was also modified in the 1950s to create a recreation room, and a patio was added to the backyard.

32GF3300 - 1809 N. Third Street

Constructed in 1949 by Baukol Construction Company, this rectangular brick Ranch is one of the earliest examples of a Grand Forks home built with an attached single-stall garage (Fig. 7). This simplicity of design and method of construction are consistent with postwar residential architecture. The low elevation and horizontal orientation of the house show a trend towards a new style of living. The home has a substantial fireplace in the living area, minimal ornamentation, and modest landscaping. This heavy-mass style of chimney is evocative of midcentury design features. A slightly curved concrete path leads to the front door with glass panels on either side, maximizing natural light at the front of the home. The large picture window overlooks the street and park opposite. A secondary entry door next to the garage also has glass panels on either side which takes in more natural light.

This home is one of a small number of wood-framed brick-faced houses in the Addition and has horizontal siding in the front and side gables.

32GF3302 - 1813 N. Third Street

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This example of a 1952 Ranch also has a single-stall attached garage but it is stylistically distinct, owing to the full height nine-panel window arrangement, ten-inch horizontal composition board and two picture windows with a central fireplace aligned with the main entry door (Fig. 8). The garage door appears to be original, with three small vertical glass panels on the right side. The home is well-maintained and in good condition. It embodies a style and method of construction consistent with postwar residential architecture and with midcentury housing elsewhere in Grand Forks.

A stacked stone pony wall, approximately three-feet high, shelters both the main entry door and the side door leading into the garage. The masonry detail matches the masonry applied to the chimney and is an unobtrusive update to the home.

The building permit was issued to Leonard Folsom in 1952 however there is no record of the builder.

32GF3339 – 1809 N. Fourth Street

Built by Brooks Baukol in 1946, it is one of only two homes on N. Fourth St that measures one-and-a-half stories. The gable-front Plain Residential home has a stucco finish, minimal soffits, a double-hung window and a replacement bowed casement window. Narrow shutters are applied to the two front windows. It is well-maintained and is a good example of early postwar historic styles. An egress window was added in 2013.

The front steps and original iron railing have been replaced with a small wood deck and railing; however, the overall façade of the home is intact and in very good condition.

32GF3345 – 1815 N. Fourth Street

This home is an example of a one-story Plain Residential home, also built in the first phase of development by Baukol Construction Company in 1946 (Fig. 10). The home has metal siding, is well maintained, and exhibits an architectural style and details that allows it to be placed within a category of early postwar historic styles. The front porch has been updated with vinyl replacing wood, and although there is some minor loss of integrity because windows have been replaced, it embodies a style and construction method consistent with the patterns and feeling of a historic district.

The 1967 garage was moved to the site and a carport was added to the front. Additionally, an enclosed porch extends living space at the side of the garage. Steve Martens notes that this was a short-lived feature of postwar residential design (Fig. 11).¹⁶

32GF3350 – 1821 N. Fourth Street

¹⁶ *Riverside Neighborhood Phase III Survey site forms*, 1815 N. Fourth Street (32GF3345), 2005

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This is another example of a Plain Residential home built by Baukol Construction Company, although its design differs from the previous examples noted above (Fig. 12). The permit for this home was purchased in late 1946 and it was likely constructed the following year. The ten-inch metal siding was added in the early 1970s along with several replacement windows, though they maintain the feel and association of the historic neighborhood. Modest and minimal landscaping frames a newer low-profile wood deck at the front of the house. Any loss of integrity because of updated materials is minor, and the construction and style are both consistent with patterns and feel of an early postwar neighborhood.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery

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E. A reconstructed building, object, or structure

☐

F. A commemorative property

☐

G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1946-1962

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Brooks Baukol

Baukol Construction Co.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Baukol Historic District is locally significant under Criterion A, associated with events that have made a significant contribution to the broad patterns of U. S. history. In the immediate aftermath of WWII, the United States welcomed home millions of returning servicemen who were eager to settle down and to start a new life. The signing of the 1944 Servicemen's Readjustment Act, also known as the G.I. Bill, ensured several benefits that would provide healthcare, education, job training and low-interest mortgages. The interwar years saw limited new construction, and it was evident that a massive building program was needed to address the national housing shortage. The Federal Housing Authority subsidized veterans' mortgages and loans to developers to address the ambitious plan to build millions of single-family homes. Baukol Addition represents the first postwar multiple property development in the City of Grand Forks with more than half of the homes owned by military veterans by the time of the 1950 census.

Baukol Historic District is also locally significant under Criterion C, embodying the distinctive characteristics of a type, period, or method of construction. The federal response to prioritizing a massive residential construction program included limiting the value of homes eligible for subsidized loans. In April 1946, the National Housing Administrator called for more new homes priced at under \$6,000 and considered a plan to place quotas on the number of homes up to the ceiling price of \$10,000.¹⁷ The government further placed restrictions on non-residential construction to allow for the availability of building materials for housing. The modest size of the homes in the Baukol Historic District reflects the influence of these policies which encouraged the construction of small homes in a simple, unadorned, and modern style. The earliest construction (1946 to 1949) shows building permits for 780 – 800 sq. ft. homes valued at \$6,000 while those built after 1950 are valued slightly higher and are slightly larger in size. Baukol Historic District homes typify the early postwar housing seen in emerging neighborhoods across the country.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

HISTORIC CONTEXT

The victorious end of World War II in 1945 was joyful and welcome news to all Americans at home and abroad. Six years of global conflict had once again interrupted Americans' lives and redirected the nation's focus and resources to manufacturing and other support for the war effort. An estimated four million returning servicemen triggered a new phase in American life that saw a massive federal program to construct millions of single-family homes and to provide subsidized mortgages to allow veterans the opportunity for homeownership.

¹⁷ *Grand Forks Herald*, April 15, 1946, p. 1

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The interwar years saw limited construction while the country recovered from the Great War and the Great Depression, and, by 1945, for sixteen years, new construction had failed to keep up with the demand for housing.¹⁸ Nevertheless, some were envisioning a city of the future with a new type of urban plan. Frank Lloyd Wright was one such figure whose “Broadacre City” imagined a new kind of “democratic” city, one that was decentralized and distributed across the landscape made increasingly possible by automobile ownership. “[I]n Broadacre City, [he] set about to provide, on a community scale, for the expression of democratic ideas as he saw them. His city would provide the space, freedom, and beauty necessary for the growth of the individual”.¹⁹ Wright believed that home ownership was intrinsic to the public good. His contemporary designs are best known for blurring the barriers between indoor and outdoor space, using walls of glass and oversized windows and placing a greater emphasis on the kitchen as the new core of the home. This modern design language helped to set a new standard for residential living in the postwar years.

Postwar Housing Crisis and Population Boom

Following WWII and the decommissioning of millions of servicemen, it was evident that a housing crisis at home would soon be the next battle that needed to be fought and won. According to Dolores Hayden, “demand for shelter was expected to grow as waves of demobilized veterans, wartime savings at the ready, married and formed new households. Builders laid their plans ambitiously, but even they often underestimated the intensity of demand and its remarkable duration.”²⁰ Communities called on neighbors to open their homes to accommodate veterans and some shared a room in their home while others remodeled their basements to create extra space. Grand Forks was not immune to the housing shortage. In April 1946, local radio station, KILO, broadcast a special program to encourage residents to open their homes to veterans. The *Grand Forks Herald* reported that 239 families accepted the plea for help when offered with incentives such as nylon stockings, “one pair for a single room and two pairs for an apartment” (Fig 16).²¹

The Servicemen’s Readjustment Act, commonly referred to as the G. I. Bill, was signed into law in 1944, providing support by way of a college education, unemployment payments, job training, and low-interest mortgages. The Federal Housing Administration (FHA) not only subsidized veterans’ home loans but also backed loans to housing developers upon review and approval of site and housing plans. The limited approved price range for new construction promoted the development of modest-sized, economical designed homes of around 800 sq. ft. This program helped to fund new suburban development throughout the United States, sometimes resulting in massive housing developments, such as Levittown in New York. The FHA program encouraged developers to focus on constructing houses, which left public infrastructure such as parks to

¹⁸ Dolores Hayden, *Building Suburbia: Green Fields and Urban Growth 1820 – 2000*, (Vintage Books, 2003) pp. 131.

¹⁹ Frank Lloyd Wright Foundation, franklloydwright.com/revisiting-frank-lloyd-wrights-vision-broadacre-city, accessed April 22, 2023.

²⁰ Hayden, p. 132

²¹ *Grand Forks Herald*, “Offer Housing to 239 Veterans”, April 8, 1946, p. 1; “Ask Sharing of Homes”, April 9, 1946, p. 12.

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become the city's responsibility. As Hayden notes, "the postwar suburbs were constructed at great speed, but they were deliberately planned to maximize consumption of mass-produced goods and minimize the responsibility of the developers to create public space and public services."²² Although these early postwar developments could not entirely embrace the Wrightian view of the idyllic Broadacre City, the suburban spread did decentralize cities and increase the demand for automobiles. The Interstate Highway Act of 1956 enabled even greater disbursement of these communities. As new suburbs developed further from the city core where land was cheaper, these communities were increasingly reliant on vehicles to access amenities, schools, churches, jobs, and recreation.

It should be noted, however, that not everyone was entitled to the full benefits of the G.I. Bill and the subsidized mortgages. The FHA was guided by the Home Owners Loan Corporation in assessing lending risks which used zoned maps in determining appraisals. Neighborhoods were graded on a variety of criteria including age, housing condition, amenities, and ethnic and racial composition. Based on these assessments, only segregated subdivisions qualified for these subsidized loans in a practice commonly referred to as "redlining."²³ Black veterans were not eligible for these loans and consequently, the racial makeup in these newly created postwar communities lacked diversity and widened the wealth, education and civil rights gap. While redlining was not practiced in North Dakota, an examination the 1950 census data shows that all of the homes in Baukol Addition were owned by white families, and more than 90% of recorded households citywide identified as white.²⁴

Nationwide, it is estimated that 40 million homes were constructed between 1946 and 1975.²⁵ The Truman Administration had a goal to provide 2.7 million new single-family homes in 1946 and 1947 alone. By March 1946, the demand was so great that the Civilian Production Administration (CPA) issued an order to cease production of any unauthorized commercial or industrial construction to allow materials and labor to be directed towards housing.²⁶ The speed with which housing needed to be constructed, and the cost and availability of building materials, limited postwar housing designs to minimalist styles and created an assembly-line approach to streamline construction. This included building 800 sq. ft. homes that could be mass produced and assembled with the most efficiency and with a limited choice of materials, and the standardization of windows and doors that were more cost effective.²⁷ This streamlining effect and conservation of materials extended to utilities and street infrastructure resulting in uniform setbacks from the street and lot lines. The new minimalist designs echoed Frank Lloyd Wright's vision; a departure from the past, avoiding historic references and adopting a new beginning.

²² Ibid, p. 128.

²³ Ibid, pp 124-125.

²⁴ 1950 Grand Forks Census Data project, UND History Department, unpublished.

²⁵ Emily Pettis and Christina Slattery, "A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing", *NCHRP Report*, p. 47.

²⁶ *Grand Forks Herald*, March 26, 1946, p. 1.

²⁷ From 1920 to 1940, the average house size was over 1000 sq. ft. Newser.com, *Average Size of US Homes, Decade by Decade*, May 2016, <https://www.newser.com/story/225645/average-size-of-us-homes-decade-by-decade.html>, accessed July 10, 2023.

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They were simplified “modern” interpretations of revival style cottages that were popular during the interwar years and were now more affordable to the masses.

The national focus on housing construction provided special opportunities for developers. Prior to WWII, homeowners, and small developers (approximately five homes per year), were responsible for most home construction. By the 1950s, about two-thirds of homes were constructed by developers, creating a new privatized housing industry. The standardization of designs also allowed for the specialization of crews, further increasing output. However, the construction boom also triggered a lumber shortage. The Office of Price Administration (OPA) found that it needed to deploy scores of special agents to lumber production sites across the country to quash a growing black market which “threatened to cripple the veterans housing program.”²⁸

This shift from a military economy to a consumer economy also presented opportunities to apply wartime technological advances to a peacetime development of products and building materials. Assembly line production and manufacturing practices adopted during wartime were deployed in the battle for home construction. According to a Bulletin issued by the United States Department of Labor, “the emphasis on economy housing in the immediate postwar years, when the housing shortage was regarded as a national emergency, stimulated builders to adapt many of these production and timesaving techniques to private residential developments after the war.”²⁹ Aluminum, synthetics, and composition materials were introduced into homebuilding in the early 1940s replacing wood as the primary material. The Bureau’s report also noted the trend towards asphalt shingles replacing wood, increased use of asbestos, and gypsum dry wall used in place of plaster for interior walls.³⁰ Although wood-frame houses continued to dominate residential construction in the 1940s, steel frame construction became more popular into the 1950s.³¹ Plaster board, laminates, plastics, and wall-to-wall carpet promised low-maintenance, comfortable, modern living. New homeowners could now afford some of the luxuries and conveniences that were once available only to wealthier residents. William Caraher noted in the report on the Grand Forks’ study on midcentury housing that, “the material and designs associated with midcentury modern architecture became associated with the use of technology to replace craft, dehumanizing aspects of ready-made institutional practices, the dangers of industrial manufacturing, and disposable amenities.”³²

Prefabricated Housing

In addition to the urgent construction program, the nationwide housing shortage inspired numerous creative manufacturing and adaptive reuse solutions from war surplus Quonset huts, metal composition panel structures to converted streetcars (Fig. 17).³³ Several wartime

²⁸ Grand Forks Herald, May 23, 1946, p. 8.

²⁹ Kathryn Murphy, “New Housing and its Materials 1940-1956”, *U.S. Bureau of Statistics, Bulletin no. 1231*, p. 1.

³⁰ *Ibid*, p. 5.

³¹ *Ibid*.

³² William Caraher and Susan Caraher, *Report on the Windshield Survey of Midcentury Grand Forks Housing (1945-1970)*, unpublished survey on file at the State Historic Preservation Office, p. 3.

³³ *Grand Forks Herald*, “Trolley Cottage”, March 26, 1946

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contractors such as Beech Aircraft Corp and Convair turned their attention to applying their new technology once used for building aircraft to manufacturing steel and aluminum prefabricated houses.

The effort was largely unsuccessful, but one company invested millions in research to be the market leader and did manage to produce approximately 2,500 homes, perhaps thanks to a feature article in the June 1947 issue of *The Architectural Forum*. Lustron Corporation engineered enameled steel houses with distinctive semi-matte panels in a variety of colors. Built-in furniture, storage, and a promise of a low-maintenance home was marketed to new home buyers as offering a worry-free living with more time to enjoy family and leisure. The company was awarded a \$12.5 million Reconstruction Finance Corporation loan for its Ohio factory and set a goal of ten homes per day.

Postwar economic optimism against a Cold War backdrop amplified a new American lifestyle rooted in consumerism and the promise of a better future with much focus on the home. Television and print advertising helped to shape new consumer spending and the creation of mass culture. New homes needed new appliances such as washing machines, toasters, coffee makers, and vacuum cleaners. Televisions and radios quickly became fixtures in homes, bringing news, entertainment, and product advertisements into American living rooms. In his book, *Brought to You By: Postwar Television Advertising and the American Dream*, Samuel claimed that “television advertising emerged as [the] loudest voice of the American Dream, promoting the values of consumption and leisure grounded in a domestic, family-oriented lifestyle.”³⁴ Similarly, newspaper and magazine advertising promoting lifestyle products and services showing Americans how to spend their newfound disposable wealth reached coast to coast. Companies such as General Electric, Firestone and Crosley proudly promised to move their wartime production contracts back to the consumer production line to help American families create the homes they deserved. Without any subtlety, manufacturing company, Dormeyer, encouraged families to fill their homes with modern electrical appliances from coffee makers, hand mixers, and can openers to electric skillets and even at-home hair styling machines (Fig. 18). Coca-Cola explicitly marketed ideals of “warmth of companionship, and home hospitality,” showing families enjoying Coke together in the home (Fig. 19 and 20). Advertisements for fashion, home products, alcohol and cigarettes reinforced the country’s attitude towards freedom, consumption, and the good life.

Grand Forks’ Midcentury Housing

In 2020-2021, the Grand Forks Historic Preservation Commission sponsored a windshield survey, funded by the Historic Preservation Fund, to examine midcentury housing trends throughout the city. Almost 4,000 single-family homes were included in the study, all constructed between 1945 and 1970.³⁵ The earliest postwar construction was infill housing in established neighborhoods, mostly constructed in the 1920s and 1930s in areas such as Riverside

³⁴ Lawrence R. Samuel, *Brought to You By: Postwar Television Advertising and the American Dream*, (University of Texas Press, 2001), p. 3.

³⁵ William Caraher and Susan Caraher, *Report on the Windshield Survey of Midcentury Grand Forks Housing (1945-1970)*, unpublished survey on file at the State Historic Preservation Office.

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and between N. Washington Street and the University of North Dakota. These homes tended to follow the patterns of the established neighborhoods with variable, transitional designs, although some display the use of new construction materials such as the use of glass block and aluminum windows. Other pre-1950 construction is found in one other platted development, Letnes Addition, to the south of 15th Avenue S. (Caraher and Caraher, 2021).

In the mid-1940s, Grand Forks adopted the national trend towards low-cost, smaller-sized homes. As noted, the earliest postwar houses subsidized by the FHA program were typically around 800 sq. ft. with front gables, narrow eaves, a picture window, and little or no ornamentation. These two-bedroom, one-bathroom homes were valued at approximately \$6,000 in a plan to achieve the federal government's goal for construction numbers and affordability. The common architectural styles were known as Plain Residential, sometimes referred to as Minimal Traditional, and Hipped Roof Box; styles that dominate the data associated with this period at the local level.

The 1950s saw the introduction of the Ranch, or Rambler, style with an open casual layout, large picture window facing the street, a prominent chimney, low-pitched roof, and a low elevation that extended almost the width of the lot, and parallel with the street. Ranch homes adopted deeper overhanging eaves and were clad in a wider variety of materials, including composition board and brick. A rear patio gave casual outdoor living space in which to enjoy life at home. Ranches are also identified as having attached carports or garages for the family automobile, made increasingly necessary to access everyday activities.

In the 1950s and 1960s, Grand Forks experienced significant population growth and expansion to the south and southwest between 13th Avenue S. and 32nd Avenue S., and between S. Washington Street and Columbia Road (Map 1). Plain Residential homes and Hipped Roof Box styles appear in earlier neighborhoods, while Ranch homes dominate subdivisions as construction moved further south. Gradually, alleys disappear and street-facing driveways become commonplace. These new suburban developments were anchored by newly constructed schools alongside parks, and churches representing a variety of denominations. Civic and commercial construction tried to keep pace with housing. In 1956, the city's water treatment facility was expanded and modernized to address not only Grand Forks' residents, but also to provide water to the new Grand Forks Air Force Base fifteen miles to the west. The commercial zone was concentrated along the S. Washington Street corridor, moving the focus from downtown businesses and neighborhood grocers to new supermarkets, businesses, and a retail mall close to the new neighborhoods. The City of Grand Forks saw the construction of eight elementary schools and two middle schools between 1949 and 1965 to address the postwar baby boom. Two more schools were constructed at the Air Force Base which officially opened in 1957.

Baukol Addition

The National Register listing for the adjacent Riverside Neighborhood Historic District defined the Period of Significance as 1882-1942. Within a few short years, the neighborhood grew further

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to the north-west. This new development, called Baukol Addition, featured modest homes with their own distinct architectural style designed to appeal to veterans who were eager to start a new life in the aftermath of World War II. These new homes marked the first postwar expansion of Grand Forks housing and anticipated the rapid growth in the city's housing stock in the 1950s and 1960s. On the one hand, the neighborhood introduced a new style of housing and appealed to a new category of homeowners. On the other hand, its location remains consistent with the Riverside Neighborhood Historic District, preserved the existing street grid, taking advantage of its area's proximity to the pre-war park, and maintaining a continuity of the middle-class residential neighborhood.

The Baukol Historic District shares many of the advantages and disadvantages of the Riverside Park neighborhood. It is bounded by N. Third Street to the east, N. Fourth Street to the west, Alpha Avenue to the north and Park Avenue to the south. Showing continuity with Riverside Neighborhood Historic District, the proposed Baukol Historic District consists of single-family homes, well established trees, neat lawns with modest landscaping, and a variety of architectural styles. With few exceptions, homes include a detached garage accessed from an alley or front driveways. Streets are platted in a north-south, east-west orientation with the exception of Alpha Avenue as noted above. An earthen floodwall wraps around the neighborhood providing protection from the Red River's regular spring flood.

In May 1946, twenty building permits were issued to Brooks Baukol for the construction of homes on N. Fourth Street. The homes were each valued at \$6,000 and estimated to be between 780 sq. ft and 800 sq. ft. This entry in the City's building permits ledger appears to be the first time that multiple permits were issued to a developer-contractor in the same Addition for the purpose of building a new neighborhood (Fig. 21), marking Baukol Addition as the first postwar development and the first developer-funded housing project in Grand Forks. Two days after the permits were issued, the *Grand Forks Herald* reported the value of all issued building permits surpassed the total value for all of 1945, claiming that "the 1946 figures went over the top as a result of the issuance of permits for construction of 20 homes in the new Baukol subdivision" (Fig. 23).³⁶

On June 3, 1946, the deed for Baukol Addition was finalized and entered into the record three weeks after Brooks Baukol purchased the first building permits. The deed shows that Baukol, with several others as partners, purchased the tract of land that would bear his name. There is no mention of the financial investments by each party, so it is possible that, as a contractor, Baukol led the effort to purchase the land and develop the neighborhood. The deed states in part,

Know all men by these present that we, Brooks W. Baukol and Mary Margaret Baukol, A. Russel Oliver and Catherine D. Oliver, Leonard A. Berg and Ellen O. Berg, Dorothy M. Chapple, Edward O. Hanson and Mable O. Hanson, do hereby certify that we are the owners of that tract or parcel of land, lying and being in the County of Grand Forks, State of North Dakota, to wit;

³⁶ Ibid, May 15, 1946, p. 6

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...[Legal Urban description]...

We do hereby certify that we have caused the above tract land to be subdivided and replotted as Blocks 1, 2, 3, 4, A, B, C, D and E as shown on the annexed plat. We do hereby dedicate to public use forever the extension of Park Avenue, Third Street and Fourth Street and alleys as designated on the annexed plat. This plat is a true and accurate map of the aforementioned tract, all distances and dimensions being correct to the best of our knowledge and belief, said plat having been prepared from an actual survey of the field. (Fig. 22)

A review of the 1950 Census shows that most of the homes in Baukol Addition were veteran households (Table 2). Of the 33 homes constructed and occupied at the time of the census, 30 of those are confirmed veteran households, and three show no military record associated with the head of the household. Heads of households were employed as tradesmen, salesmen, engineers, bankers, law enforcement officers, and teachers. The occupants of all households were married and most had young children under the age of eleven years, with many under the age of five. Only two records show that the wives were employed: one as a business teacher at the university and the other as a Swedish massage therapist like her husband. A few indicate that widowed parents also lived with them. This was the materialization of a white middle-class neighborhood at the birth of the so-called “baby boom.”

The shadow of war, and persisting geopolitical tension between the United States and the Soviet Union, influenced construction, as evidenced by the addition of fallout shelters in some new homes. As noted previously, the Grand Forks Air Force Base opened in 1957 and was established as an Air Defense Command base in response to the Cold War. Prior to its operation, however, some homeowners incorporated a safe space in their home. Steel beams and concrete block basement rooms are a reminder of the threat felt by Americans even as they embraced an optimistic outlook. These reinforced spaces are often now used for storage and may go unrecognized by modern homeowners. Built in 1948, the home at 302 Park Ave (32GF3428) maintains an excellent example of a fallout shelter (Fig. 4 and 5).

Most of the homes in the Baukol Historic District were built before the 1950 census and were located on N. Fourth Street and several lots on Park Avenue. These homes almost uniformly fit the 800 sq. ft. FHA home with two bedrooms, front and back yards, and city-planted deciduous trees along the berms. Homes on the west side of N. Fourth Street back onto a gravel alley which separates it from the light industrial zone toward the State Mill. Access to those garages was from both the street and from the alley. The homes on the east side of the street back onto a paved alley that separates them from the Ranch homes on N. Third Street which were built slightly later. These homes also tended to be slightly larger and higher in value. Originally, these homes were built with attached garages and, therefore, accessed from the street, though contemporary living needs have led some owners to construct two-car detached garages along the now-paved alley.

A review of city records shows permits issued to homeowners for the remodeling of homes to add bedrooms or living spaces and general maintenance such as siding, roofing, window

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replacement, and garages. A few homes on N. Fourth Street have examples of detached garages with attached enclosed screened porches adding living space for recreation and entertainment, which Steve Martens notes, “is a somewhat interesting, short-lived feature of postwar residential design” (Fig. 11).³⁷ Damage caused by the 1997 flood predictably accounts for exterior and basement repairs.

Brooks Baukol had the Lustron franchise for Grand Forks, and one of the two homes constructed in the City is at 401 Park Ave (32GF3432) (Fig. 6). County property records show it was likely the Westchester Deluxe model with two bedrooms, a bay window and 1021 sq. ft. of living space. Updates to the home since the 1980s include one small addition at the entry and a second addition masking the original bay window. New siding disguises the original enamel paneling, making it appear more like its Ranch-style neighbors. The 1947 building permit values the house at \$11,000; a higher value than the \$7,000 market price perhaps to account for the transportation to Grand Forks and the cost of the concrete slab upon which it is assembled. Lustron Corporation’s strategy to solve America’s postwar housing shortage came to an end in 1950 when the company was unable to make its loan repayments.

Prefabricated housing faced competition from companies offering to provide more economical options and better service without the expense of transporting a prefab home to Grand Forks. Ireland’s Lumber Yard was one of those companies. It advertised a better way to achieve homeownership of a 20 x 24 ft home with a model of the home on site for viewing by prospective buyers (Fig. 24). The Lustron home is the only prefabricated house in Baukol Addition suggesting that Brooks Baukol did not introduce any alternatives beyond his own construction and his short-lived franchise.

Baukol Historic District is the earliest example of a planned veteran development in the City of Grand Forks. The history of the homes and those who lived in them speak to the response to provide affordable veteran housing in the years immediately following the end of World War II.

Brooks Baukol. Veteran, Developer, Builder.

Brooks Warfield Baukol was born in 1915 in Noonan, North Dakota. His grandparents had emigrated from Norway and had homesteaded in Starbuck, Minnesota. The family farm was not large enough to support eight sons and consequently the younger four boys, one of whom was Brooks’ father, relocated to North Dakota in search of new opportunities. The brothers settled in western North Dakota and later established the Baukol-Noonan Lignite company.

Baukol graduated from Grand Forks’ Central High School, where he is listed as the Business Manager of the 1934 yearbook. The following year, he was the Athletics Editor for the UND yearbook and was a member of the Beta Zeta chapter, graduating in 1938. Following graduation, Baukol and a friend started a contracting business in Moorhead, Minnesota, though the company struggled financially. He took jobs on the Alaska Highway and in the Caribbean to help pay off debt before WWII changed the course of the lives of young American men. In 1944, he enlisted

³⁷ *Riverside Neighborhood Phase III Survey site forms*, 1815 N. Fourth St (32GF3345), 2005

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and served in the Navy as a radar operator on the battleship, *USS South Dakota*. The ship returned to the U.S. and was decommissioned in Philadelphia in September 1945, at which time Baukol made a visit to Washington, D. C. to meet with North Dakota Senator, William Langer to lobby for military surplus equipment that would help his future contracting endeavors in Grand Forks. It is believed that Langer did secure some surplus equipment, but it was better suited for heavier duty contracting than residential building and Baukol was unable to make use of that equipment. As a Navy veteran with a young family, Brooks Baukol belonged to the very group that the federal government was focused on supporting.

Brooks Baukol spearheaded the construction of this first postwar development in Grand Forks with his younger brother, Kay. However, his contracting interest soon turned from residential to commercial, and he took on many projects throughout the city, including retail and commercial developments along South Washington Street, as the focus of activity shifted away from downtown.

His younger brother, Kay Morton Baukol, graduated from the University of North Dakota with an Engineering degree, and went to work in Ohio, before returning to Grand Forks to become a business partner in the Baukol Construction Company. Census data and building permits show that Kay lived in Baukol Addition at 407 Park Avenue. Eventually the brothers divided their company interests and Kay established Baukol Builders which continues to operate in Grand Forks.

SIGNIFICANCE

Baukol Historic District is historically significant at the local level under Criterion A as an example of community planning and development in the immediate aftermath of WWII. It represents Grand Forks' first postwar multiple property development that was a response to the critical shortage of single family housing experienced nationally.

Shortly after his return to Grand Forks in 1946, Navy veteran Brooks Baukol secured the deed for a new Addition adjacent to the established Riverside Park neighborhood with the purpose of building veteran housing supported by a federal stimulus program promising healthcare, education, job training and low-interest mortgages commonly referred to as the G. I. Bill. The Bill, formally known as the 1944 Servicemen's Readjustment Act, together with the Federal Housing Authority's subsidized mortgages triggered a massive national building program to address the housing shortage. In 1946, the Truman Administration set out size and cost criteria for affordable housing, halting other major construction programs in order to direct labor and materials to this effort. Baukol built twenty-two homes in just the first two years, each measuring approximately 800 sq. ft. and valued at \$6,000 meeting the prescribed FHA criteria. A fallout shelter in at least of the homes points to the ongoing concern about the Cold War felt by local residents.

Data from the 1950 census shows that of those homes constructed and occupied, almost all of them were veteran households. Listed occupations include teachers, salesmen, engineers, farmers

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and bank workers. All households show married couples and most also listed young children. Baukol Historic District was Grand Forks' first baby boom neighborhood.

Baukol Historic District is also historically significant at the local level under Criterion C, embodying the distinctive characteristics of a type, period, or method of construction. Baukol Addition originally comprised a total of forty-three homes of which thirty-three maintain the architectural integrity to contribute to the historic district. Of these, two homes were previously listed as contributing properties to the Riverside Neighborhood Historic District. Fourteen detached garages, one of which is now used as a shed, also contribute to the feeling associated with an early postwar neighborhood. Two older homes were relocated into the Addition in 2003 to lots vacated after the 1997 flood, one vacated lot became the backyard for the home on Alpha Ave, and four new construction homes infilled the other vacated lots. Substantial exterior modifications render the remaining four homes non-contributing.

Baukol Historic District's contributing residences reflect architectural styles and construction methods associated with early postwar architectural design as well as some of the City's first Ranch-style houses and homes with attached garages. The demand for constructing single family homes led to assembly line production, the application of new materials and optimizing with prefabricated housing. This small Addition illustrates all of these elements such as the use of subcontractors for specialized trades, substituting wood for metal in some areas of construction, and minimalist designs with narrow soffits, low elevation and no ornamentation. While Baukol's short-lived Lustron franchise saw only one prefabricated home assembled in the neighborhood, it nevertheless is an example of early post-WWII housing solutions designed to meet the needs of the new modern family. Baukol Historic District, like other mid-1940s and 1950s developments around the country, demonstrates the optimism and promise of a better future.

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Grand Forks Herald – Grand Forks, ND

- “Clear Way for Vet Housing”, March 26, 1946.
- “Trolley Cottage”, March 26, 1946.
- “Housing Plans Attacked”, March 28, 1946.
- “Committee Passes Housing Measure”, April 4, 1946.
- “Offer Housing to 239 Veterans”, April 8, 1946.
- “Ask Sharing of Homes by Owners”, April 9, 1946.
- “Plan More Low Cost Houses”, April 15, 1946.
- “Many Construction Projects Halted”, April 17, 1946.
- “Claim OPA Stalls Vet Housing”, May 8, 1946.
- “Approve Housing Subsidy”, May 10, 1946.
- “Clash on Housing Priorities”, May 14, 1946.
- “Building Permits Pass 1945 Total”, May 15, 1946.
- “Fight on Lumber Black Market Set”, May 23, 1946.
- “Information for Veterans”, June 7, 1946.
- “Predicts Housing Goal to be Met”, June 26, 1946.

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The Architectural Forum

“Lustron Corp.: The Industrialized House”, pp. 105-112, June 1947.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 11.1 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------------------|------------------------|
| 1. Latitude: 47.562283 N | Longitude: 97.025019 W |
| 2. Latitude: 47.561927 N | Longitude: 97.024198 W |
| 3. Latitude: 47.561238 N | Longitude: 97.024173 W |

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4. Latitude: 47.561230 N

Longitude: 97.024993 W

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

Baukol Historic District follows the extant residential area of the City of Grand Forks' Baukol Subdivision (Map 1). It excludes the area of the Subdivision north of Alpha Ave to the Red River (Fig. 1) which now lies on the wet side of the floodwall. It extends from the alley serving the Park Avenue addresses between 3rd St and 4th St, north to Alpha Ave.

Boundary Justification (Explain why the boundaries were selected.)

The district boundary includes the original planned and platted area for Baukol Addition in 1946 with the exception of the area that now lies on the wet side of the flood wall. The boundary reflects the current subdivision and includes all of the homes that are the subject of this nomination.

11. Form Prepared By

name/title: Susan Caraher
organization: Grand Forks Historic Preservation Commission
street & number: 255 N 4th Street
city or town: Grand Forks state: ND zip code: 58203
e-mail gfhpc@grandforksgov.com
telephone: (701) 772-8756
date: _____

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

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Baukol Historic District

City or Vicinity: Grand Forks

Baukol Historic District

Name of Property

County: Grand Forks

State: North Dakota

Grand Forks, ND

County and State

Photographer: Susan Caraher

Date Photographed: May 13, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo # 1 (ND_Grand Forks County_Baukol Historic District_0001)
N. Fourth St. from the floodwall at Alpha Ave, camera facing south.

Photo # 2 (ND_Grand Forks County_Baukol Historic District_0002)
N. Third St. from Park Ave, camera facing north.

Photo # 3 (ND_Grand Forks County_Baukol Historic District_0003)
302 Park Ave -32GF3428, camera facing northwest.

Photo # 4 (ND_Grand Forks County_Baukol Historic District_0004)
401 Park Ave – 32GF3432, camera facing southwest.

Photo # 5 (ND_Grand Forks County_Baukol Historic District_0005)
1809 N. Third St – 32GF3300, camera facing southwest.

Photo # 6 (ND_Grand Forks County_Baukol Historic District_0006)
1813 N. Third St – 32GF3302, camera facing northwest. (1815 N. Third St is seen at the rear.)

Photo # 7 (ND_Grand Forks County_Baukol Historic District_0007)
1809 N. Fourth St – 32GF3339, camera facing west.

Photo # 8 (ND_Grand Forks County_Baukol Historic District_0008)
1815 N. Fourth St – 32GF3345, camera facing west.

Photo # 9 (ND_Grand Forks County_Baukol Historic District_0009)
1821 N. Fourth St – 32GF3350, camera facing west.

Photo # 10 (ND_Grand Forks County_Baukol Historic District_0010)
View toward the river and the Riverside City Park from the top of the floodwall across the now-vacant lots of the former subdivision plat, camera facing northeast.

Photo # 11 (ND_Grand Forks County_Baukol Historic District_0011)
Paved alley between N. Third St and N. Fourth St from Park Ave, camera facing north.

Photo # 12 (ND_Grand Forks County_Baukol Historic District_0012)

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View of tennis courts and Riverside Historic District boundary opposite 302 Park Ave,
camera facing east.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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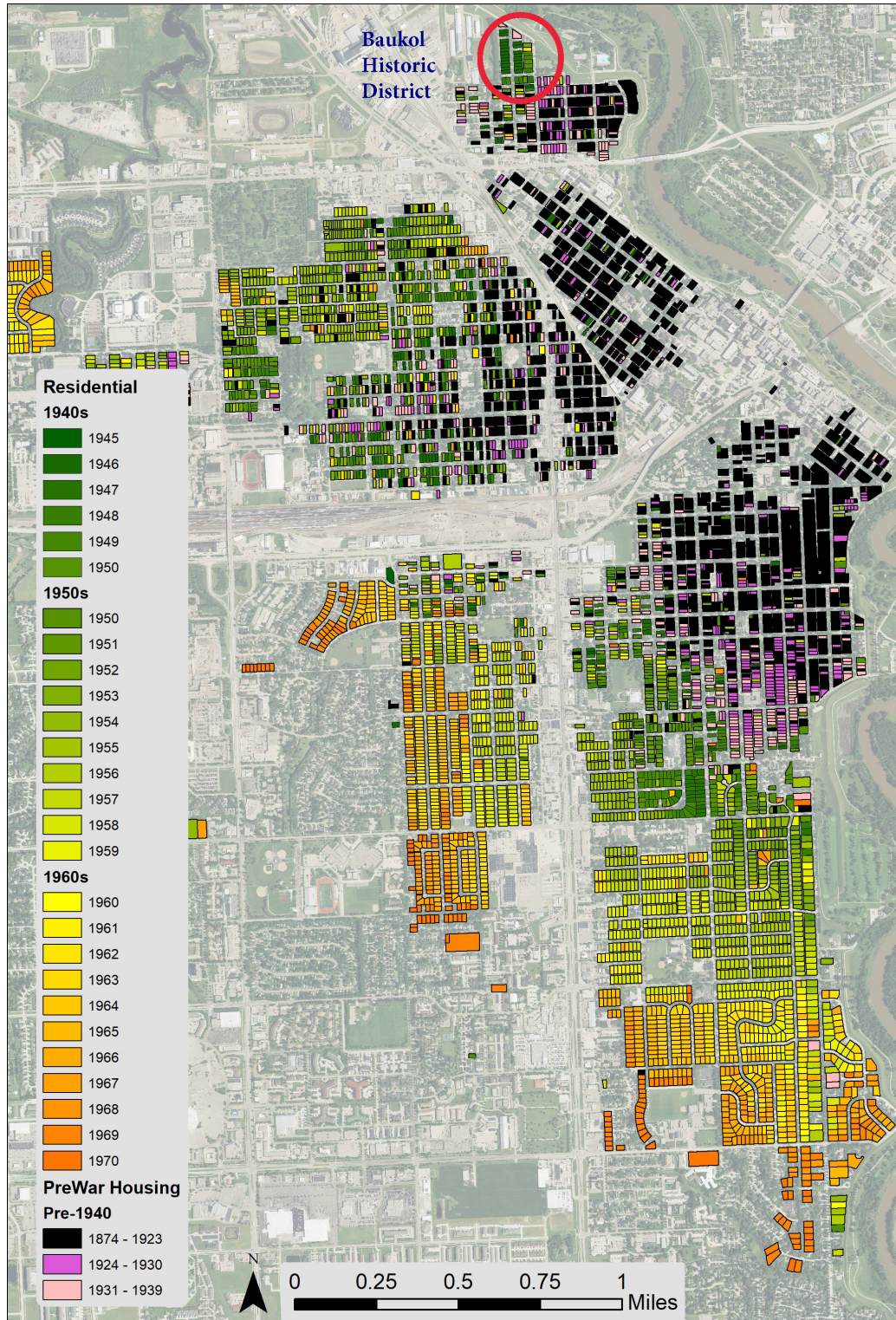
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Map 1: Location of Baukol Addition indicated by red circle. City of Grand Forks GIS map.

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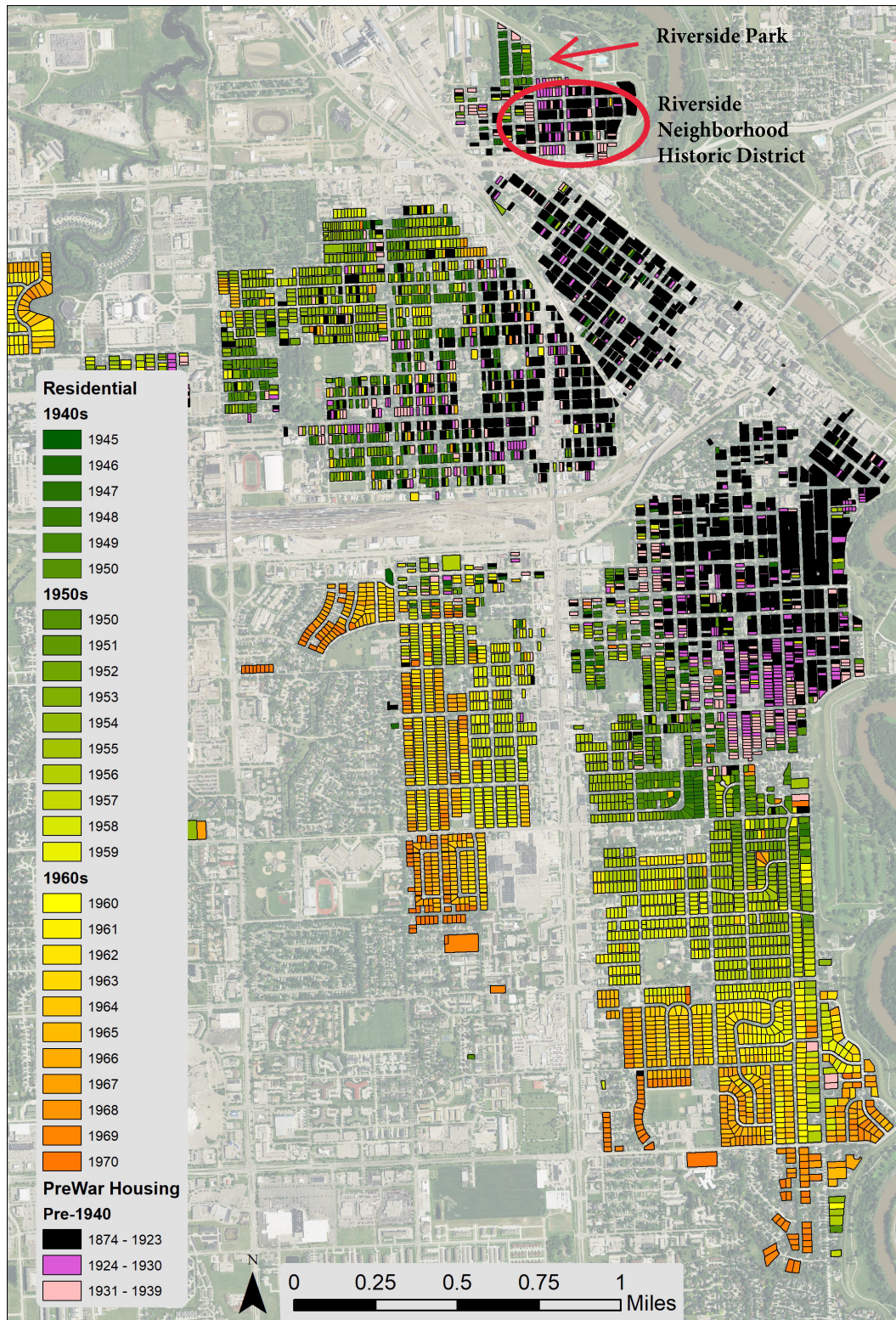
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Map 2: Riverside Park and Riverside Neighborhood Historic District. City of Grand Forks GIS map.

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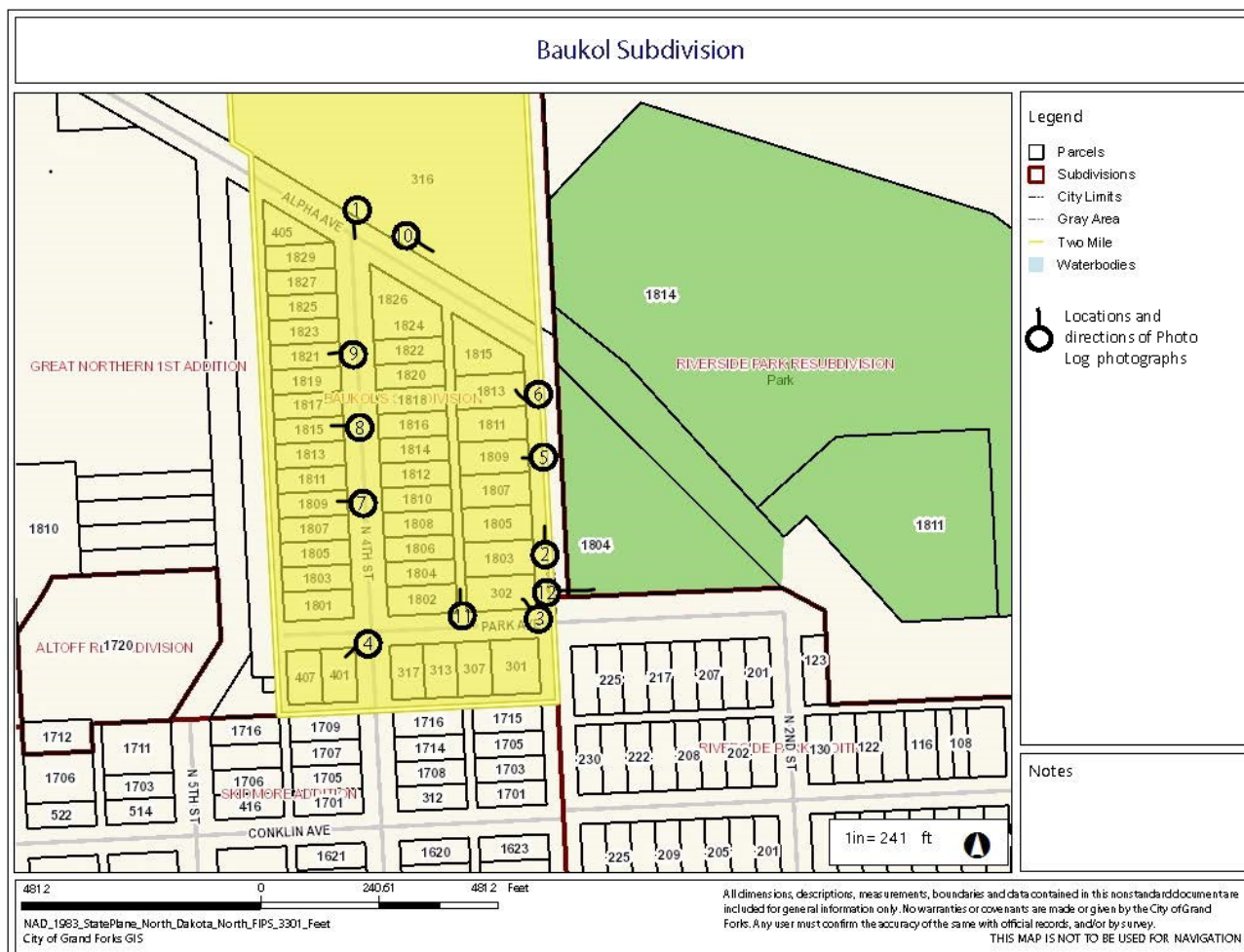
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Map 3: Baukol Addition: location of photographs in Photo Log.
City of Grand Forks GIS map.

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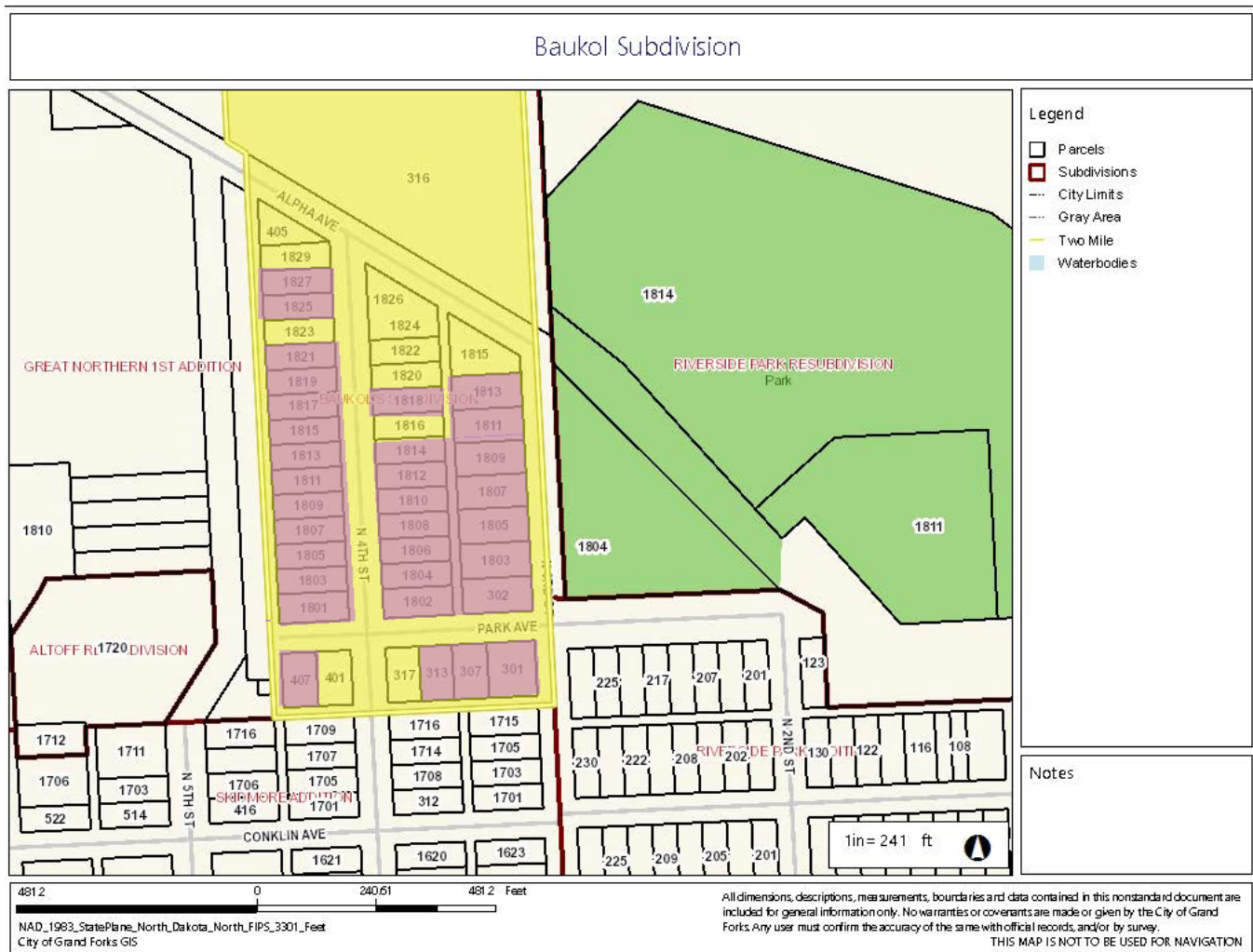
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Map 4: Contributing homes in Baukol Addition in pink.

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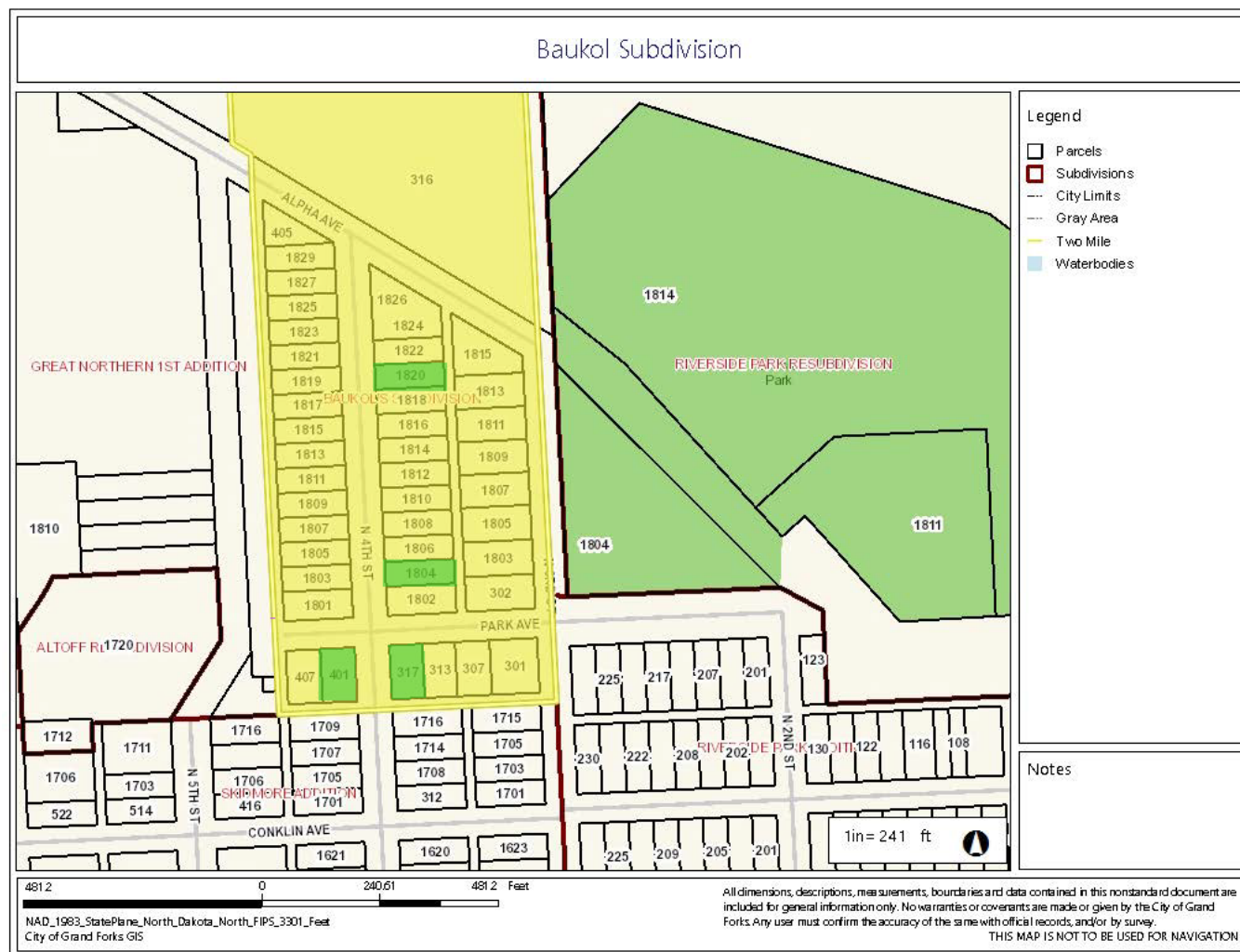
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Map 5: Non-contributing original homes in Baukol Addition in green.

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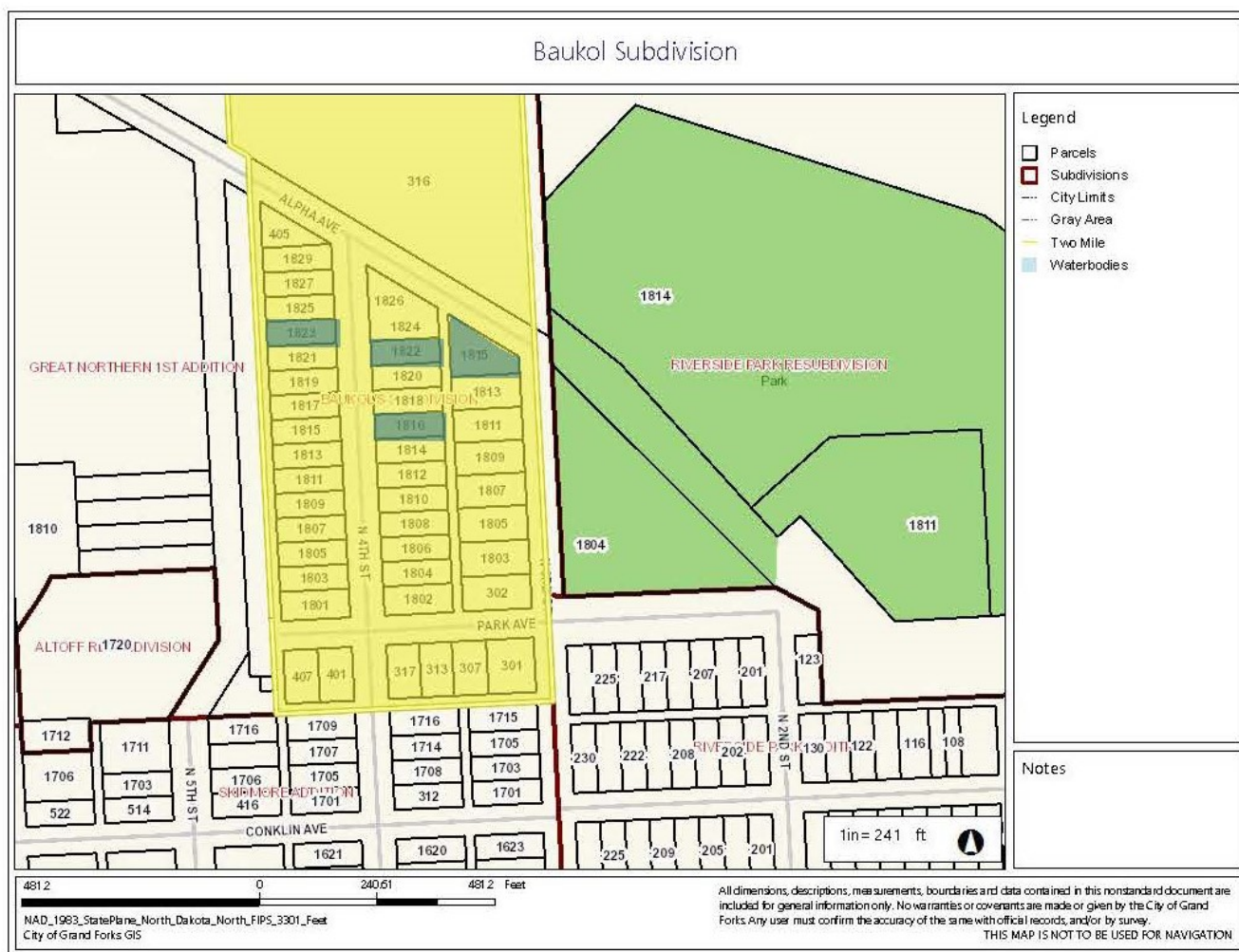
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Map 6: Infill homes – new construction, non-contributing in blue.

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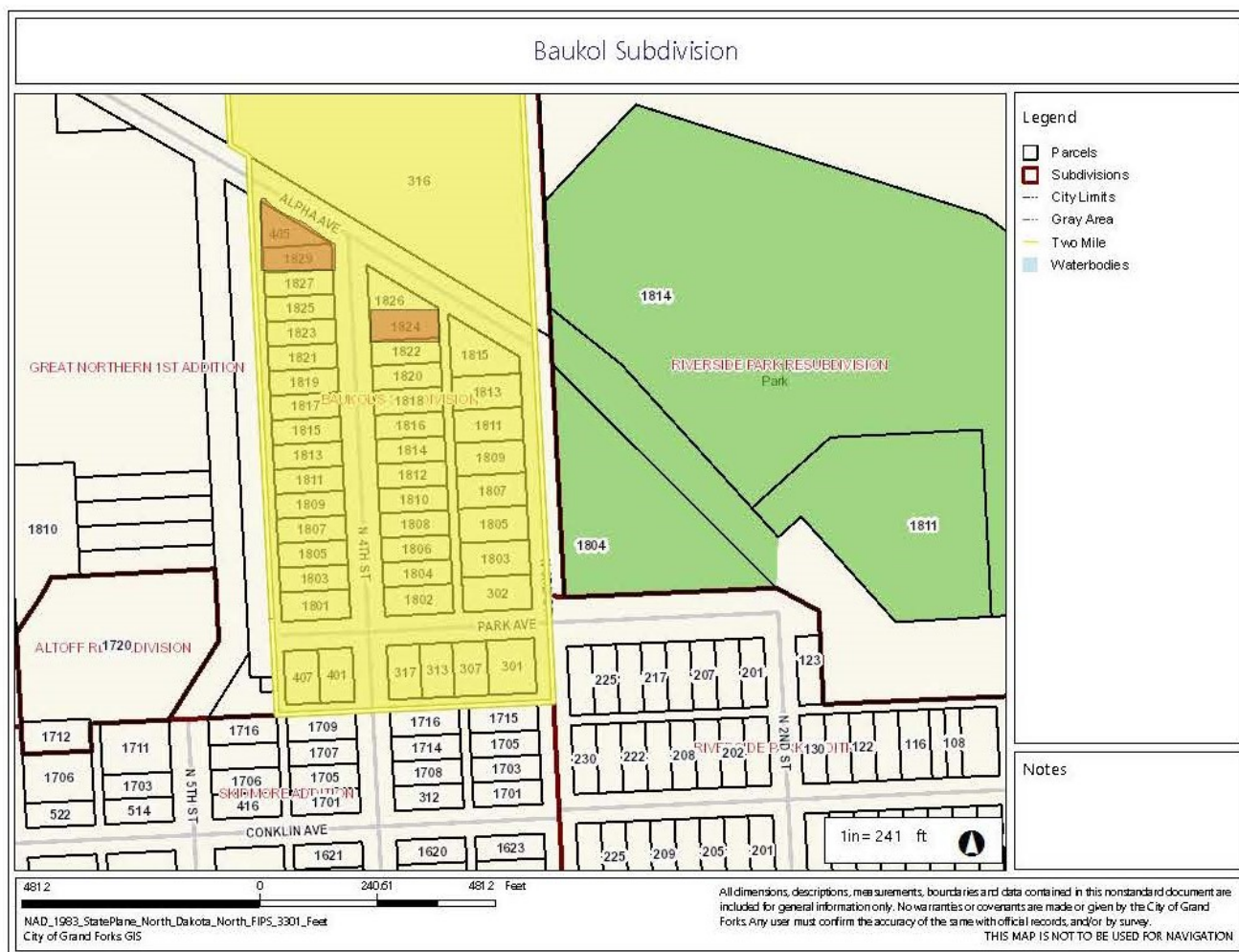
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Map 7: Relocated homes from Riverside Park Neighborhood, non-contributing in orange.

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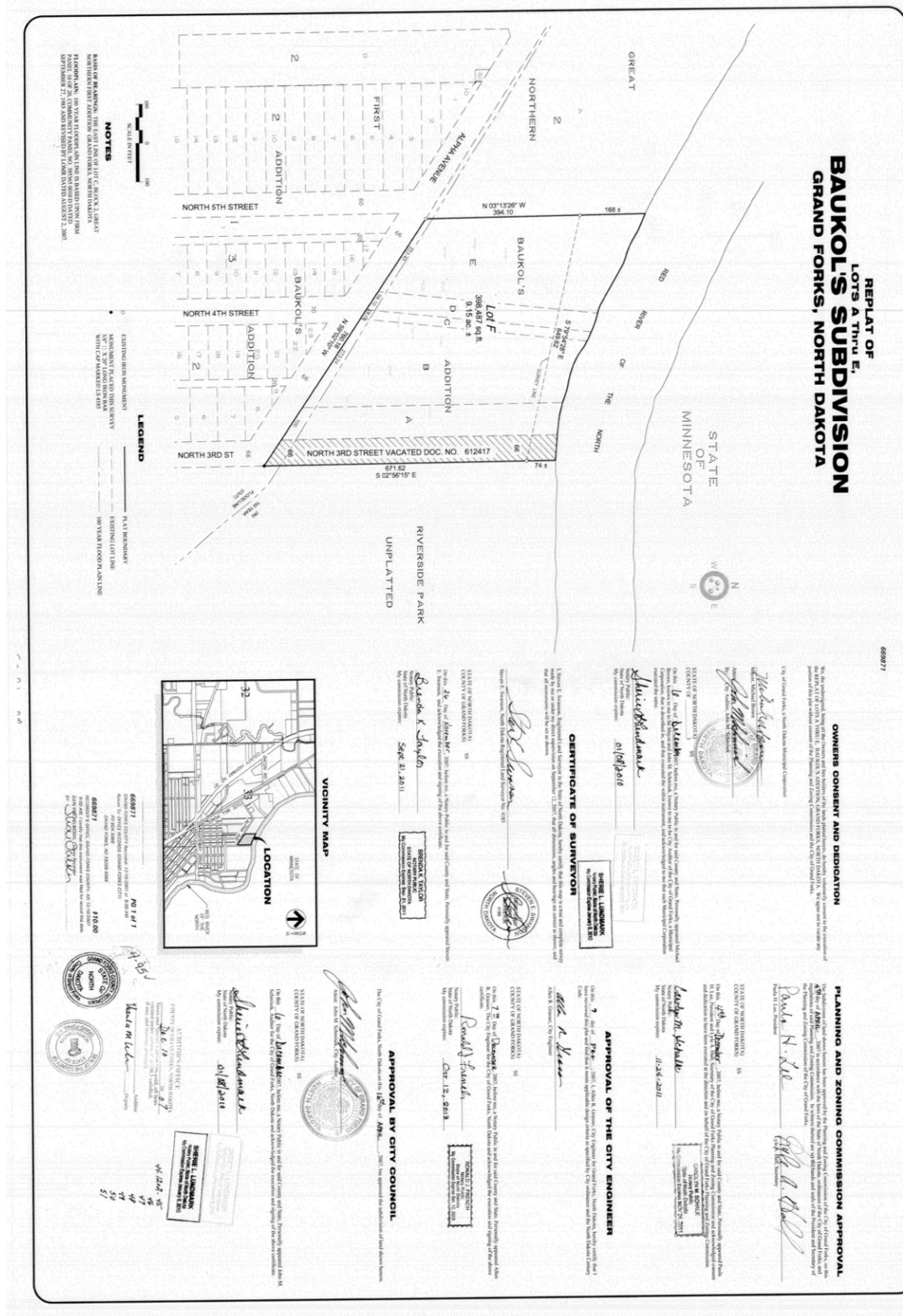
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Figure 1: Replat of Baukol Subdivision after the 1997 flood vacating lots north of Alpha Ave.

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Figure 2: Photo taken from the top of the floodwall on Alpha Ave looking across former residential lots towards the Riverside City Park recreation area. Photographer is looking northeast.

Photo by Susan Caraher, May 13, 2022.

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Figure 3: 302 Park Avenue (32GF3428). Photographer facing north-west.
Photo by Susan Caraher, May 13, 2022.

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Figure 4: 302 Park Ave basement fallout shelter entrance from hallway (32GF3428).
Photo by Susan Caraher, May 13, 2022.

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Figure 5: 302 Park Ave basement fallout shelter interior (32GF3428).
Photo by Susan Caraher, May 13, 2022.

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Figure 6: 401 Park Ave – formerly a Lustron house (32GF3432). Photographer facing south-west.
Photo by Susan Caraher, May 13, 2022.

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Figure 7: 1809 N. Third St with attached garage (32GF3300). Photographer facing west.
Photo by Susan Caraher, May 13, 2022.

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Figure. 8: 1813 N. Third St with a 9-panel picture window, heavy-mass fireplace and attached single-car garage with original garage door. (1815 N. Third St is seen at the rear with tan siding)
Photographer facing northwest. Photo by Susan Caraher, May 13, 2022.

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Figure 9: 1946 Plain Residential, 1809 N. Fourth St (32GF3339).
Photographer facing west. Photo by Susan Caraher, May 13, 2022.

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Figure 10: 1815 N. Fourth St. Photographer facing west (32GF3345).
Photo by Susan Caraher, May 13, 2022.

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Figure 11: 1815 N. Fourth St. garage with enclosed shed-roof porch. Photographer facing east from alley (32GF3345).

Photo by Susan Caraher, May 5, 2023.

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Figure 12: 1821 N. Fourth St. Photographer facing west (32GF3350).
Photo by Susan Caraher, May 13, 2022.

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Figure 13: Streetscape of N. Fourth St from the floodwall on Alpha Ave. Photographer looking south.
Photo by Susan Caraher, May 13, 2022.

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Figure 14: Paved alley between N. Third and N. Fourth Streets, looking north from Park Ave.
Photo by Susan Caraher, May 5, 2023.

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Figure 15: View of tennis courts and the marker identifying the Riverside Neighborhood Historic District.
Photographer looking east from 302 Park Ave.
Photo by Susan Caraher, May 13, 2022.

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Figure 16: In April 1946, local radio station, KILO, put out a plea for Grand Forks residents to make space in their homes for a veteran.

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Figure 17: Creative and innovative housing solutions including converting former streetcars to cottage homes like this one seen in Los Angeles. *Grand Forks Herald*, March 26, 1946.

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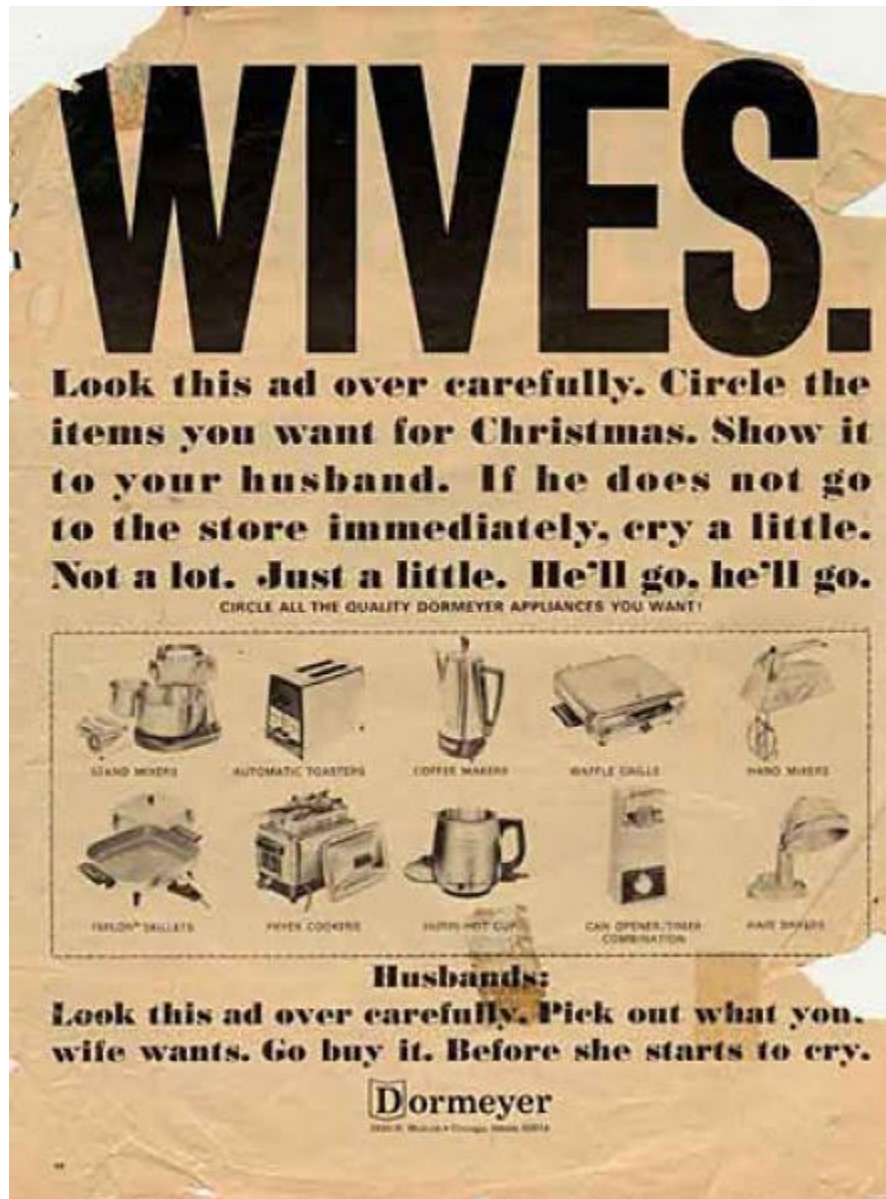


Figure 18: New homes needed new appliances that make life simple.

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Figure 19: 1946 Coca-Cola advertisement, Grand Forks Herald.



Figure 20: 1946 Coca-Cola advertisement, Grand Forks Herald.

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RECORD OF					BUILDING PERMITS				
Date	No. Permit	Use	Estimated Cost	Fee Paid	Owner	Street Address	Lot	Block	Address
May 11, 1946		Residence	150.00	3.00	Fredrick, Harry	1310 Linden Court	21-22	3	SR Dist
"		Residence	150.00	3.00	John H. Thompson	908-72 5th St.	26	36	Alley & Over
"		Residence	6000.00	12.00	Brookly Parker	1802-4th Street N.	10	2	Baukol's subdivision
"		Residence	6000.00	12.00	"	1804-4th Street N.	11	2	"
"		Residence	6000.00	12.00	"	1806-4th Street N.	12	2	"
"		Residence	6000.00	12.00	"	1808-4th Street N.	13	2	"
"		Residence	6000.00	12.00	"	1810-4th Street N.	14	2	"
"		Residence	6000.00	12.00	"	1812-4th Street N.	15	2	"
"		Residence	6000.00	12.00	"	1814-4th Street N.	16	2	"
"		Residence	6000.00	12.00	"	1816-4th Street N.	17	2	"
"		Residence	6000.00	12.00	"	1818-4th Street N.	18	2	"
"		Residence	6000.00	12.00	"	1820-4th Street N.	19	2	"
"		Residence	6000.00	12.00	"	1801-4th Street N.	2	3	"
"		Residence	6000.00	12.00	"	1803-4th Street N.	3	3	"
"		Residence	6000.00	12.00	"	1805-4th Street N.	4	3	"
"		Residence	6000.00	12.00	"	1807-4th Street N.	5	3	"
"		Residence	6000.00	12.00	"	1809-4th Street N.	6	3	"
"		Residence	6000.00	12.00	"	1811-4th Street N.	7	3	"
"		Residence	6000.00	12.00	"	1813-4th Street N.	8	3	"
"		Residence	6000.00	12.00	"	1815-4th Street N.	9	3	"
"		Residence	6000.00	12.00	"	1817-4th Street N.	10	3	"
"		Residence	6000.00	12.00	"	1819-4th Street N.			"
"		Residence	6000.00	12.00	"	1815-9th Avenue N.			"

Figure 21: Permits issued to Brooks Baukol recorded in City of Grand Forks building permits ledger, May 13, 1946.

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Figure 22: Original deed for Baukol Addition, signed June 3, 1946.
Grand Forks County property records, Book 119, p. 375.

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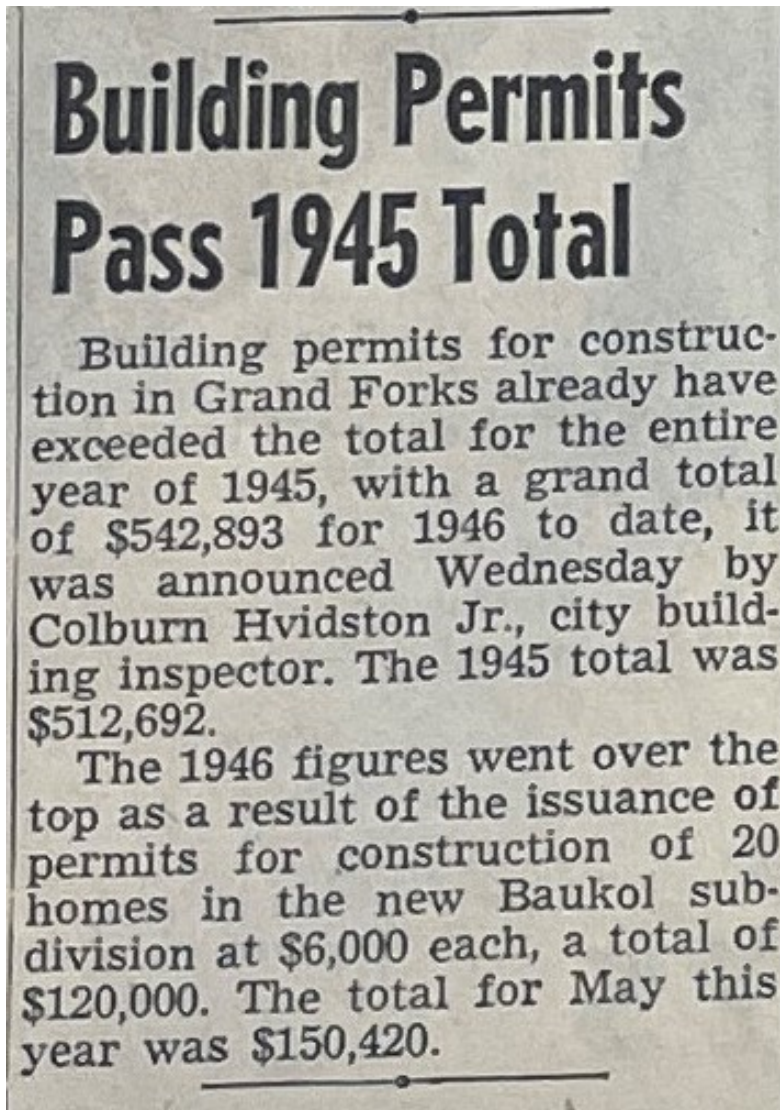


Figure 23: Grand Forks Herald, May 15, 1946. Published two days after the first 20 permits were issued for Baukol Addition.

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STOP — LOOK — LISTEN

Before You Buy Any Prefabricated Home!

Pictures look nice and the prices they list look like bargains until you read the fine print and look the house over. In most cases you find you are only getting a shell constructed of poor materials and poor workmanship. In addition to the prices they list you must pay freight from some distant point and **MUST STILL PAY A SUBSTANTIAL CARPENTER BILL** for setting the building up.

After investigating many of these we make this statement.

No one can build a house at a distant point, ship it in here at the high local freight rates and compete with Ireland's Lumber Yard and our local carpenters and contractors.

To show you what we can build for you we have built a house here at our yard and invite you to come see it.

20 x 24 feet—8 foot posts
Living room, bedroom, closet, kitchen and bath, 2x8 joists—double floors—ceiling and sides completely insulated with glass wool (the highest grade insulation known), built in kitchen cupboard—two outside doors, 3 inside doors—all walls and ceiling are plaster sheet rock. Inside ready to paint, outside painted three coats best Lion Brand paint and good hardware and locks, completely wired with all the outlets you will want.

We Will Duplicate This House, Built on Your Foundation for ONLY \$1795.00
COME AND LOOK AT THE BEST SMALL HOME YOUR MONEY CAN BUY

IRELAND'S LUMBER YARD
LUMBER MILL WORK
ROOFINGS CLADDING

Ireland's Lumber Yard

PHONE 733

2nd Avenue North and 6th Street
One Block West of Central High School
"For 46 Years Builders of Quality Homes"

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Figure 24: Ireland's Lumber Yard offered an alternative to prefabricated homes to encourage new homeowners to build.

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Section number Additional DocumentationPage 63**Table 1: Contributing Resources**

Baukol Historic District Contributing Resources						
SITS #	Address	Resource Type	Construction Date	Architectural Style	Contributing House	Contributing Garage
32GF3297	1803 N 3rd St	Single family	1950	Plain Residential	yes	attached
32GF3298	1805 N 3rd St	Single family	1950	Ranch/Rambler	yes	no
32GF3299	1807 N 3rd St	Single family	1949	Ranch/Rambler	yes	no
32GF3300	1809 N 3rd St	Single family	1949	Ranch/Rambler	yes	attached
32GF3301	1811 N 3rd St	Single family	1962	Ranch/Rambler	yes	attached
32GF3302	1813 N 3rd St	Single family	1952	Ranch/Rambler	yes	attached
n/a	1815 N 3rd St	Single family	2011	20th Century Modern	no	no
32GF3331	1801 N 4th St	Single family	1946	Hipped Roof Box	yes	yes
32GF3332	1802 N 4th St	Single family	1946	Plain Residential	yes	attached
32GF3333	1803 N 4th St	Single family	1946	Plain Residential	yes	yes
32GF3334	1804 N 4th St	Single family	1946	Hipped Roof Box	yes	yes (shed); no (garage)
32GF3335	1805 N 4th St	Single family	1946	Plain Residential	yes	yes
32GF3336	1806 N 4th St	Single family	1946	Hipped Roof Box	yes	yes
32GF3337	1807 N 4th St	Single family	1946	Plain Residential	yes	yes
32GF3338	1808 N 4th St	Single family	1946	Plain Residential	yes	yes
32GF3339	1809 N 4th St	Single family	1946	Plain Residential	yes	no

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32GF3340	1810 N 4th St	Single family	1946	Plain Residential	yes	yes
32GF3341	1811 N 4th St	Single family	1946	Hipped Roof Box	yes	yes
32GF3342	1812 N 4th St	Single family	1946	Plain Residential	yes	no
32GF3343	1813 N 4th St	Single family	1946	Plain Residential	yes	yes
32GF3344	1814 N 4th St	Single family	1946	Plain Residential	yes	yes
32GF3345	1815 N 4th St	Single family	1946	Plain Residential	yes	yes
n/a	1816 N 4th St	Single family	2008	20th Century Modern	no	no
32GF3346	1817 N 4th St	Single family	1946	Plain Residential	yes	no
32GF3347	1818 N 4th St	Single family	1946	Hipped Roof Box	yes	no
32GF3348	1819 N 4th St	Single family	1946	Plain Residential	yes	no
32GF3349	1820 N 4th St	Single family	1946	Plain Residential	no	no
32GF3350	1821 N 4th St	Single family	1946	Plain Residential	yes	no
n/a	1822 N 4th St	Single family	2008	Plain Residential	no	n/a
n/a	1823 N 4th St	Single family	2008	New Traditional	no	n/a
32GF3142	1824 N 4th St <i>House moved from 117 Park Ave in 2003.</i>	Single family	1932	Plain Residential	no	n/a
32GF3351	1825 N 4th St	Single family	1946	Plain Residential	yes	no
32GF3352	1827 N 4th St	Single family	1946	Hipped Roof Box	yes	yes
32GF3427	301 Park Ave	Single family	1947	Colonial Revival	yes <i>House also</i>	no

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					<i>contributes to RNHD</i>	
32GF3428	302 Park Ave	Single family	1948	Ranch/Rambler	yes <i>House also contributes to RNHD</i>	no
32GF3429	307 Park Ave	Single family	1951	Ranch/Rambler	yes	attached
32GF3430	313 Park Ave	Single family	1948	Plain Residential	yes	n/a
32GF3431	317 Park Ave	Single family	1948	Ranch/Rambler	no	no
32GF3432	401 Park Ave	Single family	1949	Ranch/Rambler	no	no
32GF3433	407 Park Ave	Single family	1948	Ranch/Rambler	yes	no
32GF0228	405 Alpha Ave <i>House moved from 1415 Lewis Blvd in 2003.</i>	Single family	1937	Colonial Revival	no	no

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Table 2: Baukol Historic District 1950 Census Data & Veteran Information

SITS#	Address	Year built	1950 Census Ref.	1950 Census Names	1950 Census occupations	Possible Military Service	Veteran occupied	Permit Date	Permit value
32GF3297	1803 N 3rd St	1950	N/A	N/A	N/A	N/A	N/A	Not on file	-
32GF3298	1805 N 3rd St	1950	N/A	N/A	N/A	N/A	N/A	7/1/50	\$ 20,000
32GF3299	1807 N 3rd St	1949	ED 18-40; Sheet 16, Line 21	Lloyd Richmond (head; W; 40), Billie (wife; W; 42), William (son; W; 12), Rodney (son; W; 10)	Lloyd Richmond - Consulting engineer, construction	Draft card: born 3-27-1910, died 26-3-2001, William Lloyd Richmond in Watertown, SD. Lived Grand Forks. Registered 10-16-1940. buried in Calvary Cemetery. English/Irish	y	5/27/49	\$ 10,000
32GF3300	1809 N 3rd St	1949	ED 18-40; Sheet 72, Line 11	Alden Braseth (head; W; 35), Dorothy (wife; W 31)	Alden Braseth - Plumber, Heating & Plumbing Co.	Draft card: born 2-6-1915, died 2-22-2006, Alden O'Donald Braseth, aged 25, owner of Aden Braseth Heating Co., born GF, registered 10-16-1940. buried in Memorial Park Cemetery. Norwegian	y	9/17/49	Not noted
32GF3301	1811 N 3rd St	1962	N/A	N/A	N/A	N/A	N/A	5/15/62	\$ 25,000
32GF3302	1813 N 3rd St	1952	N/A	N/A	N/A	N/A	N/A	6/24/52	\$ 20,000
n/a	1815 N 3rd St	2011	N/A	N/A	N/A	N/A	N/A	10/26/11	original 1951 house \$10,000
32GF3331	1801 N 4th St	1946	ED 18-40; Sheet 14, Line 3	Kermit Quaintance (head; W; 32); Betty (wife; W; 31) Bonnie	Kermit Quaintance - grain buyer, State Mill	Draft card: born 17-6-1917, Crookston, MN. Died 10-29-1992, registered in Hennepin Col,	y	5/13/46	\$ 6,000

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				(daughter; W; 3) Ray (son, W; newborn)		MSP 10-16-1940			
32GF3332	1802 N 4th St	1946	ED 18-40; Sheet 72, Line 13	F. C. Hamilton (head; W; 34), Valessa (wife; W; 31), Jeffrey (son; W; 5), Jane (daughter; W; 2)	F. C. Hamilton - Banker, Bank	Record for "Floyd C. Hamilton" born 8-10-1915 Havre Montana, died 11-15-2004 (California)	y	5/13/46	\$ 6,000
32GF3333	1803 N 4th St	1946	ED 18-40; Sheet 14, Line 7	"Halvar" Rynestad (head; W; 40), Blanche (wife; W 32); Benton (son; W; 9); Bonnie (daughter; W; 2), Bonita (daughter, W, 2)	Truck driver, City Dairy	Draft card: born 9-29-1909 Thief River Falls, died 9-29-1995, Registered Grand Forks 10-16-1940, buried Memorial Park Cemetery, Norwegian	y	5/13/46	\$ 6,000
32GF3334	1804 N 4th St	1946	ED 18-40; Sheet 17, Line 28	Bernt Wills (head; W; 40), Evelyn (wife; W; 32), James (son; W; 7), Karen (daughter; W; 5)	Bernt Wills - Geography teacher, UND	Born Drake ND 7-24-1909, died 7-26-1985, buried Riverside Cemetery, Registered 10-16-1940 Montana	y	5/13/46	\$ 6,000
32GF3335	1805 N 4th St	1946	ED 18-40; Sheet 14, Line 12	Stanley Perryman (head; W, 38); Bernadine (wife; W; 34), Bruce (son; W; 12) Brien (son; W; 3); Dennis (son; W; 2)	Stanley Perryman - Patrolman, Border Patrol	No military record found.	?	5/13/46	\$ 6,000

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32GF3336	1806 N 4th St	1946	ED 18-40 Sheet 17, Line 24	Elmore Merry (head; W; 47), Effie (wife; W; 45), Ruby (daughter; W; 22); Raymond (son; W; 20)	Elmore Merry - Deputy Sheriff, Sheriff's office; Ruby Merry - Teller, bank	Born 10-10-1902 MT Hope, WI. Registered Larimore, ND 2-16-1942, Died 11-16-1956, buried Bellevue Cemetery, Larimore.	y	5/13/46	\$ 6,000
32GF3337	1807 N 4th St	1946	ED 18-40; Sheet 14, Line 17	Donald Nicholson (head; W; 28), Lois (wife; W; 24), Donald (son, W, 3)	Donald Nicholson - Salesman; Drug Co.	Born 8-6-1922, Williston, ND. Registered 6-10-1940. Honorably discharged 12-10-1945. Resided St. Paul, MN. Died 5-16-2011, San Antonio TX	y	5/13/46	\$ 6,000
32GF3338	1808 N 4th St	1946	ED 18-40; Sheet 17, Line 20	Arthur Mrachek (head; W; 35), Elaine (wife; W; 34), Dennis (son; W; 7), Thomas (son, W; 2)	Arthur Mrachek - Manager, Retail clothing store	Born 9-18-1914, Geneseo ND, registered 10-16-1940 in GF, Died 1-12-1978 Billings, MT	y	5/13/46	\$ 6,000
32GF3339	1809 N 4th St	1946	ED 18-40; Sheet 14, Line 20	Walter Weaver (head; W; 40), Alma (wife; W; 41), Donald (son; W; 12), Lois (daughter; W; 6), Donna Lynn (daughter; W; 3)	Walter Weaver - Salesman, Life Insurance Co.	Born 6-12-1909 Lakota, ND. Registered Grand Forks 10-16-1940, died 8-25-1963, Fargo. Still lived at 1809N. 4th St	y	5/13/46	\$ 6,000
32GF3340	1810 N 4th St	1946	ED 18-40; Sheet 73, Line 27	Lester Gronseth (head; W; 28), Hope (wife; W; 26)	Lester Gronseth - Machinery, Farm Machinery; Hope Lunseth - Student	Born 8/4/1921 Coulee, ND. Served in the US Navy. Honorable discharge 2/4/46	y	5/13/46	\$ 6,000
32GF3341	1811 N 4th St	1946	ED 18-40; Sheet 73, Line 24	Oscar Muske (head; W; 33), June (wife; W;	Oscar Muske - Civil engineer	Born: 4-22-1917 Dickey, ND. Registered 10-16-1940. Died 5-26-2008, Valley City,	y	5/13/46	\$ 6,000

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				32), Donald (son; W; 1)		ND			
32GF3342	1812 N 4th St	1946	ED 18- 40; Sheet 72, Line 17	Thomas Ryan (head; W; 25), Joan (wife; W; 24), Katherine (daughter; W; 2) Patricia (daughter; W; 1)	Thomas Ryan, Farmer	Born 8/21/1924 in Minneapolis, MN. Registered Minneapolis, MN.	y	5/13/46	\$ 6,000
32GF3343	1813 N 4th St	1946	ED 18- 40; Sheet 14, Line 26	Herbert Paulson (head; W; 26); Ruth (wife; W; 26)	Herbert Paulson - Clerk, bank	Born: 6-17-1923, Bathgate, ND. Registered 6-27 1942. Died 11-10- 2011, Grand Forks	y	5/13/46	\$ 6,000
32GF3344	1814 N 4th St	1946	ED 18- 40 Sheet 72, Line 21	Alfred Olson (head; W; 36), M. Adeline (wife; W; 33) Mark (son; W; 6)	Alfred Olson - salesman, Wholesale paper co.; M. Adeline Olson - business teacher, UND	Born 11-13-1912, Deerwood MN. Died 10-20-2008. Registered 10-16- 1940 in Brainerd, MN.	y	5/13/46	\$ 6,000
32GF3345	1815 N 4th St	1946	ED 18- 40; Sheet 14, Line 28	James Moe (head; W; 34), Rose (wife; W; 32), Mary (daughter, W; 3), Michael (son; W; 2); Timothy (son; W; newborn)	James Moe - Electrical Engineer	Born Monango, ND on 8-26-1915, died Grand Forks on 9-23-2007. Norwegian. Buried Calvary Cemetery GF. Still resided at 1815 N. 4th S	y	5/13/46	\$ 6,000
n/a	1816 N 4th St	2008	ED 18- 40; Sheet 17, Line 13	Robert Wieneke (head; W; 29), Elaine (wife; W; 25), Robert (son; W; 3); Jane (daughter; W; newborn)	Manager, Produce Company	Born 10-29-1920 in Minneapolis. Enlisted 2-16- 1942, died 1-23- 1985	y	6/26/08	\$ 6,000

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32GF3346	1817 N 4th St	1946	ED 18-40; Sheet 15, Line 3	George Gardner (head; W; 36), Alice (wife; W; 30), Sharon (daughter; W; 11), Terry (son; W; 9), Nicki (daughter; W; 6)	Manager - Retail lumber co.	Born 1-18-1914 in Crosby MN, died 2-17-2008 in Grand Forks.	y	5/13/46	\$ 6,000
32GF3347	1818 N 4th St	1946	ED 18-40; Sheet 17, Line 9	William Koenker (head; W; 39), Margaret (wife; W; 40), Roger (son; W; 3), Edna Friis (Mother-in-law; W; 71)	William Koenker - Economics teacher, UND	Born 1-6-1911, Regent ND, died 11-20-1992 in Orange, North Carolina, Registered 10-16-1940	y	5/13/46	\$ 6,000
32GF3348	1819 N 4th St	1946	ED 18-40; Sheet 15, Line 8	vacant	N/A	N/A		5/13/46	\$ 6,000
32GF3349	1820 N 4th St	1946	ED 18-40; Sheet 17, Line 5	Ernest Mrachek (head; W; 33), Esther (wife; W; 31), Robbin (son; W; 7), ?Sugary (son; W; 1)	Ernest Mrachek - Sales manager, truck garage	Born 9-18-1916 Richmond ND. Died 6-19-1962 Grand Forks, still resided at 1820 N. 4th, buried at Bohemian National Cemetery, Ligerwood ND	y	5/13/46	\$ 6,000
32GF3350	1821 N 4th St	1946	ED 18-40; Sheet 15, Line 9	Jerome Lamont (head; W; 37), Rosemary (wife; W; 36), Mavis (daughter; W; 8)	Jerome Lamont - Insurance adjuster, Insurance Co	Born 6-16-1912, Fargo. Enlisted in GF 10-16-1940. Died 1-21-1992. Buried Memorial Park Cemetery	y	2/7/47	\$ 6,000
n/a	1822 N 4th St	2008	ED 18-40; Sheet 17, Line 2	Kenneth Nelson (head; W; 33), Harriet (wife; W; 32), Steven (son; W; 6)	Kenneth Nelson - Broker, potato sales	Born 6-4-1916 in Bagley, MN. Registered 10-16-1940 in Bagley MN. Died 4-4-2006.	y	6/4/08	\$ 6,000

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n/a	1823 N 4th St	2008	ED 18-40, Sheet 15, Line 12	Frank Palm (head; W; 37), Hermine (wife; W; 32), Allen (son; W; 12), Kent (son; W; 11), Don (son; W; 7); David (son; W; 5), Elinore (daughter; W; 3), Franklyn (son; W; 2)	Salesman, Electric wholesalers	Born 7-11-1912 Griggs, ND. Registered 10-16-1940 in Fargo. Died 6-17-1983. Buried Sunset Memorial Gardens, Fargo. Swedish/Norwegian	y	2/7/47	\$ 6,000
32GF3142	1824 N 4th St	1932	ED 18-40, Sheet 17, Line 1	Original house was vacant - file indicates relocated house was built in 1932 by Oscar Bondelid "whom local directories describe as Chief Tester or Boardman for the Northwestern Bell Telephone Co.				2/7/47	\$ 6,000
32GF3351	1825 N 4th St	1946	ED 18-40, Sheet 15, Line 20	Robert Haedtler (head; W; 28), Bonnie (wife; W; 28), Carol (daughter; W; 5), Susan (daughter; W; 2)	Robert Haedtler - station manager, NW airline	Born 12-22-1921 Chicago, Illinois. Registered 2-16-1942. Died 5-27-1985 in Berrien, MI	y	2/7/47	\$ 6,000
32GF3352	1827 N 4th St	1946	ED 18-40, Sheet 15, Line 24	Jacob Lutz (head; W; 42), Maxine (wife; W; 33), Frederick (son; W; 11); Ravel (daughter; W; 3); Lillian Hyman (Mother-in-law; W, 53; widow)	Jacob Lutz - Scientist, Dept of Agriculture	Born 3-24-1908, Bloomington, Illinois. Registered 10-16-1940 in Lauderdale, MN.	y	2/7/47	\$ 6,000
32GF3427	301 Park Ave	1947	ED 18-40, Sheet 15, Line 29	Arthur Hovland (head; W; 42), Lorraine (wife; W;	Arthur Hovland - Stock buyer, meat packing plant	Born 2-26-1908 Maddock ND, registered 10-16-1940 in Mandan, Morton Co. ND, Died 1976.	y	2/7/47	\$ 6,000

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				33), Brian (son; 8), Duane (son; 6), Katherine (daughter; 5)					
32GF3428	302 Park Ave	1947	ED 18-40; Sheet 9, Line 21	Edgar Berg (Head, W, 53); Louise (wife; W; 52); Shirley (daughter); Lizzie Whiting (Mother-in-law; W; 77; widow)	Edgar Berg - Manager, City Garage	Born 11-6-1896 Steele, ND. Registered 12-15-1917. Died 6-6-1985	y	9/26/47	\$ 7,000
32GF3429	307 Park Ave	1948	ED 18-40; Sheet 72, Line 7	Donald Wesbe (head; W; 41), Harriet (wife; W; 43), Robert (son; W; 13), Mary Lee (daughter; W; 8)	Donald Wesbe - Vice President, City Bank	No military record found.	?	6/24/48	\$ 10,000
32GF3430	313 Park Ave	1948	ED 18-40; Sheet 9, Line 24	Lyle McQuoid (Head; W; 34), Alice (wife; W; 34), Craig (son; W; 1yr); Lowell (son; W; newborn)	Lyle McQuoid - Shop foreman, Cabinet shop	Born 10-26-1914 in Chaffee, ND. Registered 10-16-1940 Milnor, Sargent Co. ND	y	5/3/48	\$5, 000
32GF3431	317 Park Ave	1951	ED 18-40; Sheet 9, Line 28	Roy Christianson (Head; W; 25), Ardyth (wife; W; 22); Jean (daughter; W; 2); John (son; W; newborn)	Roy Christianson - Bookkeeper, Farm Machinery	Born 4-2-1925 Grand Forks, ND. Died 2-3-2019	y	5/3/48	\$ 4,500
32GF3432	401 Park Ave	1949	ED 18-40; Sheet 11, Line 6	Ted Norby (head, W; 54); Annie (wife; W; 48); George (son; W;	Ted Norby (Masseur, Swedish Massage); Annie Norby (Masseur,	No military record found.	?	9/17/47	\$ 11,000

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				13); David (son; W; 4)	Swedish Massage)				
32GF3433	407 Park Ave	1948	ED 18-40; Sheet 11, Line 2	Kay Baukol (head; W; 26); Phyllis (wife; W; 24); Bonnie Kay (daughter, W; 1yr); Susan Lee (daughter; W; newborn)	Kay Baukol - Engineer, construction company	Kay Morton Baukol, born 5-28-1923, Conrad Montana. Registered Grand Forks, 1-5-1943. UND Student at the time of registration. Died Beltrami, MN 1993. Buried Memorial Park Cemetery, GF.	y	10/17/47	\$ 5,000
32GF0228	405 Alpha Ave	1937				N/A			

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ND_Grand Forks County_Baukol Historic District_001



ND_Grand Forks County_Baukol Historic District_002



ND_Grand Forks County_Baukol Historic District_003



ND_Grand Forks County_Baukol Historic District_004



ND_Grand Forks County_Baukol Historic District_005



ND_Grand Forks County_Baukol Historic District_006

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ND_Grand Forks County_Baukol Historic District_008



ND_Grand Forks County_Baukol Historic District_009



ND_Grand Forks County_Baukol Historic District_010



ND_Grand Forks County_Baukol Historic District_011



ND_Grand Forks County_Baukol Historic District_012

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