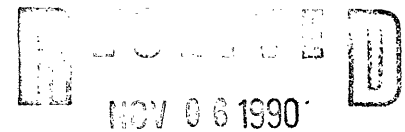


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National Park Service



National Register of Historic Places
Multiple Property Documentation Form

NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Bonanza Farming in North Dakota

B. Associated Historic Contexts

Bonanza Farming, 1875-1925

Farming, 1861-1889

Farming, 1890-1929

C. Geographical Data

Various farm sites roughly contained within the eastern third of North Dakota, emphasizing the Red River Valley below Grand Forks and points west approximately to Kidder County.

See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

James E. Sperry
Signature of certifying official James E. Sperry, State Historic Preservation
Officer (North Dakota)
State or Federal agency and bureau

9/26/90
Date

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Beth Boland
Signature of the Keeper of the National Register

11/20/90
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

See continuation sheet.

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Introduction

The subject of Bonanza farming concerns a relatively short-lived phenomenon in American agricultural history which is distinctive in its geographical characteristics, scale of operation, mode of harvest and causal development. Historically, Bonanza farms in North Dakota were characterized, both in popular and scholarly accounts, as large wheat growing empires emphasizing mass production with specialized machinery and an assembly-line cast of laborers. Managed and operated with the business savvy and financial backing of eastern industrial capitalists, these "prairie plantations" were also important instruments of propaganda designed to boost land sales and regenerate railroad building in the northern Plains.

No longer in operation today, and lacking the vast holdings that gave them eminence, Bonanza farms survive only in documentation, lore and in the few remaining structures that accompanied them. The only visible remains of the Bonanzas are the structures that provide a tangible link to this important period of agricultural growth and settlement in the northern Dakotas. The purpose of this nomination is to define the term "bonanza" as it relates exclusively to North Dakota agricultural history, to discern the unique characteristics which set this type of farming apart from other categories of western wheat "bonanzas," and to identify and describe the standing structures associated with these early farms.

The history of Bonanza farming in North Dakota reveals a unique set of conditions and events that satisfy National Register criteria for historical and architectural values. Bonanza farms embody the national momentum of westward expansion, land speculation and railroad building that characterized the last two decades of the nineteenth century. The farms were essential to the land development of the northern plains by eastern capitalists and railroad agents. Their establishment may, in fact, be viewed as a direct response to a nationally significant event - the 1873 failure of Northern Pacific financier Jay P. Cooke and Co., which put large acreages of Dakota Territory in the hands of eastern investors.

This context emphasizes the causal relationship between the Panic of 1873, which prompted the exchange of devalued Northern Pacific bonds for land grants, and the resultant farms that propagandized the bounty of the northern Plains. It has been posited that these great farms could not have been possible without freight lines to carry grain, and likewise that railroad expansion and frontier conquest in the northern Plains could not have resumed at such a furious pace without the eastern capital that poured into large wheat bonanzas. Unlike the smaller farms which lay devastated from

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periods of drought and sieges of insect investations, these large single crop farms could rest on the security of multi-ownership and unprecedented operating capital.

Historical Development

The term "bonanza" is synonymous with the sudden, speculative and wildly successful financial ventures that characterized the opening of the West. In popular accounts of western wheat ranching in the third quarter of the nineteenth century, this Bonanza phenomenon was acknowledged in the states of Dakota, California and portions of the inland Northwest.(White, pg. 532) In North Dakota land companies posted romantic handbills promoting the fertility of the prairies, and journalists penned rhetoric to entice eastern speculators and potential settlers: "Spring roses blossom on the plain...for New Year's posies and potatoes grow as big as beer kegs at the roots of ever tuft of prairie grass."(Walster, pg. 119)

The three regions acclaimed for Bonanza farming did share certain characteristics of size, grain cultivation and mechanized harvesting methods. These farms, generally incorporating several thousand acres, were devoted to the cultivation of a single wheat crop, and were assisted by masses of laborers, horse drawn plows, seeders and, later, by machine driven equipment. But unlike other regions of the West, Bonanza farming in eastern North Dakota was not just an innovative approach to cultivation, but a two-fold mission designed to showcase the fruits of the northern Prairie and to fuel the westward expansion of the railroads. While gold discovery may have been the prelude to California's agricultural epoch, large scale wheat farming was in fact, the gold that lured settlers to North Dakota's Red River Valley and reignited the Northern Pacific's westward push.

To understand the greater context of bonanza farming it is first necessary to outline the conditions which accelerated the trend toward large scale wheat farming. Although a number of causal factors are cited, the Panic of 1873 is regarded as the pivotal event which generated large scale wheat farms in the northern Dakota Territory. Their stocks rendered worthless, NP bond holders had no viable option but the exchange of their securities for Northern Pacific lands - lands which were to evolve into Bonanza farms.

Before the Panic of 1873, agents of the Northern Pacific had constructed small farms along in the land grant area to encourage their purchase by incoming settlers. This strategy proved mostly fruitless since farmers could easily obtain the free government plots juxtaposed with the railroad holdings. For the potential farmer, still other options for land acquisition existed in the form of homesteading and in the exchange of

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military script for land.(Coulter, pg. 43) Another impediment to the railroad's successful sale of plots was the growing skepticism about the land's productivity, prompted by several years of grasshopper investations and low wheat yields. As word spread to the east, the newly opened prairie gained a tarnished image as flat, treeless and incapable of sustaining crops.

In spite of these ominous conditions, Northern Pacific rails forged ahead. But with scant revenue from freighting and land sales, chief financier of the Railroad, Jay Cooke and Co., could not profit his investors. As a run on his bank ensued, Cooke offered his stock holders the option of trading their worthless bonds for plots of land within the Northern Pacific land grant, a prospect greeted with little enthusiasm. The first to act on this prospect was Northern Pacific land commissioner, James B. Power, a single voice of optimism and an ardent believer in the value of the land. His design was to reverse the negative press in the east and boost lands sales, not only through propaganda, but with hard, irrefutable facts and figures of bountiful and unprecedented wheat yields.

In his first effort, Power pooled eastern investment, bringing several sections of land under cultivation as a demonstration farm that was to become North Dakota's first true wheat Bonanza. Located eighteen to twenty miles west of Fargo, the farm began as a 5000 acres spread on eight sections of land. Power, his associate, Northern Pacific President, George W. Cass and board member, George Cheney passed the management responsibilities of their fledging Bonanza on to Oliver Dalrymple of nearby Minnesota. Dalrymple, former manager of a large scale wheat operation in that state was already a reputed wheat expert and well-acquainted with the unique demands of a single crop enterprise and mechanized methods of harvest. Acclaimed for the skills of it's manager, the Cass-Cheney farm became commonly known as the Dalrymple farm.(Drache, pg. 43)

With tracts producing twenty-five bushels per acre in 1877, the Cass-Cheney farm supplied the enticing figures Power had envisioned; by 1885 the farm had 32,000 acres under cultivation and was yielding 600,000 bushels of wheat. The massive enterprise, which required 600 men at seed time, 800 at harvest 200 plows, 200 self-binding reapers, 30 steam threshers and 400 teams of horses and mules and several division managers and superintendants for each of the 2500 acre tracts, stirred the ambitions of would-be farmers and incoming settlers. The goal of lining Northern Pacific tracks with visible propaganda to entice settlement and secure eastern confidence in railroad expansion had begun. Orators and journalists rewarded this effort. "Along the lines of the Northern Pacific Railway west of Fargo for twenty miles or more ," noted Dakota Territory Governor Pennington in 1877, "the wheat fields stretch out on both sides of

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the road as far as the eye can reach...we could see eight threshers going in different directions, and were told of yields ranging from twenty-five to thirty bushels to the acre."(Briggs, pg. 29)

To further encourage settlement and cultivation, Power made his tracts available at a lower cost if immediate cultivation was promised and sold plots nearest the tracks to serious farmers intent on improving their holdings.(Murray, pg. 105) Those wishing only to rid themselves of their bonds, or to gain holdings for speculation were given tracts furthest from the railroad.

Aside from the causal relationship between railroad expansion and wheat farming, a number of other conditions bolstered the prospects for large scale wheat cultivation. The retreat of ancient Lake Agassiz had already provided the flat topography and soil composition ideal for wheat cultivation. A mostly agreeable climate and the influx of European immigrants with agricultural origins were added benefits. In addition, many Bonanza farms could draw from the abundant labor force of off-season timber harvesters in the Minnesota lumber industry.

Farm lands in the east, stressed from decades of continuous cultivation, had become increasingly infertile, scarce and costly. And while eastern wheat crops were ever more threatened by the interaction of insects, parasites and various plant pathogens, the freshly broken prairie sod was an ideal laboratory for wheat experimentation. Still, in order to compete with the older farms of the east, western lands had to prove themselves with higher yields and more desirable strains of wheat.

Two major developments quickened the ascendancy of Dakota wheat in the national market. The first was a patented invention which allowed easy separation of the hard bran from the flour. The second involved innovations to the milling process and the introduction of steel roller belts which replaced traditional milling stones.(Ball, pg. 50) The previously time-consuming reduction of grain using milling stones had been simplified from a two stage process to a single operation, thus accomodating the new hard spring wheat grown in Dakota. Both of these milling improvements, as well as close proximity to grain processing centers in Minneapolis and easy transport from Duluth made the new Red River Valley wheat a worthy competitor.

Another factor, the Hatch Act of 1887, had a timely impact on wheat cultivation and gave Red River Valley wheat a competitive edge in national grain markets. The act promoted better farming practices by mandating a system of agricultural experiment stations.(Ball, pg. 58) Following the Act, crop experiments were undertaken nationwide, with particular attention given to the analysis of wheat growing and the

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improvement of commercial production. Since 1882, North Dakota's first experimental wheat plot had been selecting hardy strains of wheat and providing data about the most successful methods of wheat cultivation. The plot, which slightly preceeds the Hatch Act of 1887 has the distinction of being the oldest, continually cropped wheat station in the nation, and possibly the world.(Walster and Stoa) Experimentation in this field no doubt buttressed the efforts of early Red River Valley wheat farmers and gave added confidence to the Bonanza movement.

Following the successes of Power's Cass-Cheney farm, a number of Bonanza farms were established, mostly on the west side of the Red River of the North. Lands on the Dakota side of the River were, of course, less settled and offered relatively unlimited expansion opportunities. An added incentive was the gradual rise of the land west of the River which afforded better drainage prospects; lands on the Minnesota side were more confined, and being wetter, were less suited to wheat cultivation.(Coulter, pg. 86) Hiram Drache (Day of the Bonanza) as well as several other sources, recount the successes of most of the well-known farms of the period. Their mention will not be duplicated here, except to note a few that are exemplary.

The Grandins-Mayville Farm, established via stock-for-land grant exchange, was developed along the Goose River in Traill County, and also included holdings in the south end of the county near the Cass County line. In it's early phase, the Farm's yields were transported via steamboat. The buildings of the Mayville operation, including a manager's home, superintendant's house, bunkhouse and large barn are intact today and are listed on the National Register.

One of the major farms located in Richland County and also listed on the Register is the Bagg farm of rural Mooreton. Regarded as the most extensive collection of Bonanza farm buildings in the state, the Bagg farm also contains vestiges of the earlier Downing farm originally located two miles east. In the 1880s, Bagg came to Dakota from Massachusetts to take employment at his uncle's Downing Farm. When this farm was dissolved, Bagg acquired approximately half of the structures and moved them onto his own holdings to established a similar operation. Although the farm contains a broad cross section of prototype Bonanza buildings, the operation itself marks the late phase of Bonanza farming, reflecting the shift to mechanized seed and harvest equipment.

The Elk Valley Farms located north of the Valley near Larimore illustrates another category of Bonanza farms - those established outside the land grant area. The farm was the largest in the region, satisfying all criteria for Bonanza classification, although the holdings had been acquired differently through the by-out of homestead claims and other means. An early handbill advertising Larimore to homesteaders hosts a

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set of suspicions about the motives for such promotion. The handbill, issued in St. Louis, targets blacks, who apparently relinquished their claims soon after arrival and left the state. It has yet to be documented if any of the Bonanzas of the Larimore vicinity were developed from similar homesteading campaigns.

North of Casselton, the original company townsite of Amenia marks the corporate center of the Amenia and Sharon Land Co, later the H.F. Chaffee Company. Like, the Cheney-Cass farm, the Amenia and Sharon Land Co. represented a contingent of eastern capitalists. Investors from the communities of Amenia, New York and Sharon, Connecticut converted their Northern Pacific bonds and seeded \$100,000 for initial operating capital. At the hand of designated manager, H.F. Chaffee, the Company's corporate holdings grew to include a number of Bonanza farms, bee raising operations, implement sales, mill, elevator, lumber and livestock companies as well as telephone services, all subdivisions of the same massive enterprise.(Cass County Historical Society)

Decline of Bonanza Farming

Bonanza farming in North Dakota held a place of prominence for only four decades, beginning with the Cheney-Cass demonstration farm of the late 1870s and ending during the first two decades of the twentieth century. Reasons for the demise of bonanza farming generally target three major factors, chief of which was their distinctive mode of operation and the largely unwavering cultivation of a single crop. Large scale wheat production and the attendant labor force and machinery it required had given the farms their considerable wealth and stature nationwide, but became a detriment in the face of increasing diversification.

The smaller farms which had resisted the single crop strategy were, over the long term, better able to withstand fluctuations in rainfall and could cultivate other crops when wheat fields became vulnerable to disease and overuse. Another condition which empowered the smaller farms over the Bonanzas was their lack of a costly labor force. Coulter argues that because the family itself constituted the labor force on small farms, and because food items were raised on-site at minimal cost, labor expenses were almost non-existent for the smaller operations. On Bonanza farms, much of the operating capital was consumed by the huge labor force which had to be fed generously and paid decent wages.(Coulter, pg. 85) While the profits of the small farmer continued to rise gradually, the financial burden of a hired work force had become a glaring liability for the Bonanzas.

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After the turn of the century more and more farms gradually diversified into the cultivation of other cereal grains, legumes and corn, as well as focusing more attention on dairying and livestock raising. Wheat prices, which began a slow spiral after 1887, continued to drop during this period, while the demand for dairy products held steady.(Briggs, pg. 37) When it became known that land in the Red River Valley compared favorably with the productivity of lower Plains states, farmers realized that the soil had great potential beyond the cultivation of wheat. Promotional literature from the second decade applauded the shift from the single crop system to the raising of other commodities, observing that Bonanza acreages were passing into obscurity.(Profitable Farming in North Dakota, pg. 14)

Geographical Distribution and Definition of Bonanza Farms

The interdependence between the railroads and Bonanza farming is clear - railroads provided both farm land and transport for grain, and wheat bonanzas supplied the needed antidote to lift sagging confidence in railroad construction and land sales in the northern Prairie. From this premise, the characteristics of Bonanza farming may be partially defined by the degree to which railroad land grants were involved. At the time of the Northern Pacific bond failure, rail lines had been completed to Bismarck, and the north-south link of the St. Paul, Minneapolis, and Manitoba line was serving the area between Mayville and Wahpeton. As the major rail arteries in place at the time of the first Bonanza project, these lines also serve to define the general perimeters of the Bonanza phenomenon. Bonanza farms located along the Northern Pacific land grant can be documented, both by provenience, size and scale of operation.

But while many of the first Bonanza farms were spawned directly from the Railroad's land grant dilemma, other farms meeting the criteria for Bonanza status originated without land grant holdings. Though they may not have been formed directly from Northern Pacific holdings, they were not doubt encouraged by the successes of the land grant Bonanzas and may be viewed as a direct response to the phenomenon. The non-railroad grant farms are no less significant and will be treated as Bonanza farms as long as they were characterized by sizeable acreage, mass-production mode of operation and extensive farm related buildings and structures.

For purposes of nomination, eligible Bonanza farm sites will be defined by their extant physical remains - the standing structures that anchored the original holdings and were the hub of living quarters, management, grain storage, and harvest operation. Both Coulter and Drache qualified Bonanza farming as mass produced wheat growing operations with a minimum acreage of 3000 and 1280-3200, respectively. To be considered eligible

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under this context, sites must have been associated with a minimum of 1000 acres of cultivated fields in their historical period, and have paralleled the Bonanza format in terms of labor force, scale of production and single crop emphasis. Since it is unreasonable to expect any of these holdings to remain intact, present acreages associated with remaining farms will be considered incidental to nomination and will not affect eligibility. Eligible Bonanza sites may include, individually owned farms, multiple ownership farms (possibly with subdivisions under various names), and company towns and related infrastructure (elevators, implement businesses, seed companies etc.)

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F. Associated Property Types:

I. Name of Property Type Owner/Manager/Superintendent Residence

II. Description:

These residences are not exclusively of one style or design. The earliest dwellings are generally one and a half to two and a half story wood frame structures featuring gabled, hipped or Mansardic roofs and wood lap siding. Characteristics which signify an early vintage are shallow pitch gables, slender chimneys and broad sash that denote the lingering influences of the Greek Revival period. Other features denoting considerable age are the presence of gabled additions or shed-like extensions to the rear facade. Such additions may reflect growth spurts in the life of the farm or efforts to transform single dwellings to bunk house facilities. Bonanza farm residences built roughly after 1890 reflect Gothic characteristics of steeper roof pitch and long, narrow sash. Either mode may sport Victorian millwork at eaves, bargeboards, windows and porches. Pictorial illustrations as well as extant buildings place the earliest Bonanza farm residences into Italianate, Queen Anne and Greek Revival styles.

At least two known Bonanza sites, the Adams-Fairview Farm and the Glover Farm contain houses designed in contemporary Shingle or Craftsman styles. Owners and managers wanting to proclaim their good fortune, no doubt chose the latest architectural fashion or simply updated the original dwelling. More functional members of the building complex, such as barns and machine sheds, would probably not have received the same treatment, although carriage houses associated with both the Chaffee (demolished) and Miller houses in Amenia convey architectural pretensions with gambrel roofs and detailed window treatments.

III. Significance: (all Bonanza-related structures)

Criterion A: Agriculture, Exploration/Settlement, Industry, Invention,
Transportation

Bonanza farms, principally their related buildings, are landmarks of significant efforts to advertise the Red River Valley and to encourage settlement throughout the Dakota Territory. These farms are connected to broad patterns in the historical development of this region, and to promotional tactics employed by the nation's land grant railroad in its ambition to cross the northern tier of the United States to the

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Pacific Northwest, and to reburish it's coffers after the Panic of 1873.

The success of Bonanza farming was dependent upon major national achievements to revolutionize the cultivation, harvesting and milling of wheat crops. Components of this movement were the innovations of sophisticated, mechanized machinery, the invention of the middlings purifier and improvements in flour and bran separation, and the introduction of a Federal policy of agricultural test stations for crop experimentation. Scholars have in fact posited that the brief windfalls to Bonanza farms were due to this abnormal and fortuitous set of advancements and to unusually high demands for American wheat abroad after several periods of failure in European production.

Criterion B: Commerce, Government, Transportation

Several Bonanza farming operations are connected with individuals significant in state as well as national history. Examples include governors, business pioneers and major executives of the Northern Pacific Railroad. The success of some of the early farms was due to the business acumen of their founders and investors, individuals whose names have become synonymous with Bonanza farming and who have ascended to a place in Dakota history by their own right. Many individuals associated with a Bonanza farm are justifiably significant at the local level as critical forces in the development of a community or locale, and at the national level as well. For example, D.H. Houston is significant not only for his Bonanza operation near Hunter, but also for his patenting of the basic principles of the Kodak camera.

Criterion C: Architecture

Some Bonanza buildings developed in response to the unique situations they were designed to serve and may be distinctive, not only in size, but in design and functional attributes. Of these, the rectangular or L-shaped one and half to two and a half story gabled bunk houses, often with rhythmic dormers, exceptionally long cow and sheep barns and large machine sheds most strongly convey the Bonanza mode. For examples, refer to the manager's residence/bunk house at the Bagg farm, and the Grandin Farm bunkhouse. The large, ubiquitous machine sheds particularly convey the mass production strategy of Bonanza farming. In spite of these signature buildings, many buildings found on Bonanza farms are not distinctive and occur in more standard sizes; farm sites often incorporate a range of smaller out-buildings that are not easily discernible as Bonanza buildings. However, because of their unique context they are significant for their integral service to the Bonanza farm operation.

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IV. Registration Requirement: (all Bonanza-related structures)

As mentioned earlier, Bonanza farm status is contingent upon the scale of operation, attendant labor force and the size of the original acreage. Farms comprising at least 1000 acres and devoted exclusively to wheat cultivation are considered candidates for nomination, provided they meet the following criteria.

In order to qualify for listing in conjunction with this multiple properties form, subjects must retain most all exterior architectural components original to the design. Reversible modifications such as paint schemes, applied ornament such as shutters, and residing (unless this activity has caused the removal of ornamental brackets, millwork and cornices) will not detract from eligibility. While it is reasonable to expect window replacement, both window and door openings on principal facades must be unaltered to remain eligible. Severe physical deterioration will not detract from eligibility and will be treated according to the terms of National Register Bulletin guidelines for the evaluation of deteriorated buildings.

While Bonanza farms derive their significance from historical associations, significant individuals and acreage criteria, the ability of these farms to convey a unique status apart from other types of farming during this period depends largely upon the structures that survive them. Therefore, exterior integrity and the critical relationship among original structures are the critical points of evaluation. Integrity of building interiors will not be requisite for eligibility, however, where interiors feature notable architectural, decorative and functional components, their current appearance and condition will be discussed in Section 7 of the nomination form. Particular mention should be given to exemplary or unusual structural systems apparent inside barns and other agricultural buildings.

The period of significance identified in this study falls between 1877-1925, beginning with the first documented Bonanza (Cass-Cheney Farm, 1877) and ending with the subdivision of land holdings and the shift to diversified farming that began in the mid 1920s. All Bonanza Farm sites, company towns and other related departments of a Bonanza enterprise, must meet the terms of this form and satisfy at least one of the major Criteria and Areas of Significance cited under Section III.

Registration standards for the evaluation of Bonanza farm sites were suggested by two Bonanza farm nominations, the Grandin's Mayville Bonanza Farm and the Bagg Bonanza Farm. Further evaluation was aided by information contained in potential sites files for two Bonanza Farm sites, by historic and current photographs, by archival materials and by on-site inspection of various sites.

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Because of the unusually high level of integrity of the two previously nominated sites and their structures, and because of an absence of other Bonanza sites that meet these standards of integrity, the Grandin and Bagg farms will not serve as a reasonable gauge of integrity for either of the nominated sites or for nominations pursued in the future. Overall, a high percentage of extant original buildings, relative integrity and an ability to commemorate a distinctive association with the Bonanza era will serve as evaluation criteria.

I. Name of Property Type: Bunkhouses

II. Description

The bunkhouse property type has been observable in only two extant examples. Physical presentation, stylistic mode and functional attributes of the National Register listed examples at the Bagg and Grandin Farms, as well as a number of historic photographs, reveal simple rectangular wood frame volumes of lap siding and capped by gabled roofs. Generally, dining halls and bunkhouses were united in a single structure, although in the case of the Bagg Farm, staff living quarters and kitchen facilities were housed in one end of the owner's home. The rhythmic profusion of dormers at the second story signifies this relationship. This farm also includes another smaller bunkhouse, located south of the main house.

This fusion of both manager and laborer quarters is revealed in other accounts of Bonanza operations however, a separation of these functions appears to be most common. The bulk of owner/manager residences display greater architectural sophistication than the dwellings of farm hands and kitchen workers. It is anticipated that most bunkhouses will constitute separate structures with few stylistic pretensions other than repetitious windows and dormers.

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirement: see Owner/Manager/Superintendent House

I. Name of Property Type: Carriage Houses

II. Description:

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In the known examples of this property type, carriage houses are usually associated with Owner/Manager homes. The Adams-Fairview Farm and the Reed House in Amenia are accompanied by carriage houses/livery. They are characteristically wood frame and lap sided and appear to moderate between simple gabled types, such as the example at the Adams-Fairview Farm, to more stylistic types with gambrel and other more complicated roof configurations, and window treatments (Reed House, Chaffee House, Amenia).

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirement: see Owner/Manager/Superintendent House

I. Name of Property Type: Barns - cow, sheep, horse

II. Description:

On many of the early farms, the great numbers of work horses needed to pull machinery had to be housed in more generous structures that far surpassed the size of earlier barns in breadth and length. The definitive Bonanza barn building was the mule barn located in the Adams-Fairview farm complex (demolished), a massive structure measuring 84 feet by 176 feet and housing 125 animals. Bonanza barns are typically wood frame, lap sided rectangular structures, often unusually large in scale, though a number of farms contained barns of standard size and are not distinguished by scale. Roof variations include transverse gambrels, arched vaults, gothic, monitor and simple gabled types, often elaborated with ventilating cupolas, hay loft peaks and small square sash running along the first story. Some examples, possibly bank barn types, incorporate granite field stones at the first story, such as the remaining barn on the Buchanan Farm, in Buchanan. One anomaly in the collection is a circular barn (now a granary), at the former headquarters of the Adams-Fairview farm, that originally housed sheep and was surrounded by a shed-like extension.

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirements: see Owner/Manager/Superintendent House

I. Name of Property Type: Machine Shed, Blacksmith, Granary, Livery

II. Description:

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Although these structures differ in function, they have been grouped due to the similarities in their outward appearance. Machine sheds are generally simple rectangular volumes with gabled roofs and feature large sliding doors to accommodate implements. Though often smaller in scale, granaries and blacksmiths, as well as liverys, may have a similar presentations, with only slight variations in height and door types and occasional use of windows. This description does not preclude the discovery of property types within this category which exhibit distinctive designs and stylistic treatments. For example, the round sheep barn at the Adams-Fairview Farm also served as a granary in later years.

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirements: see Owner/Manager/Superintendent House

I. Name of Property Type: Store/Office

II. Description:

This property type typically occurs in two forms, as either a dwelling-like structure or as a large, commercial-type building defined as a long, rectangular volume. As with most other Bonanza farm buildings, stores and offices are generally wood frame, lap sided buildings, and often feature gabled roofs. Known examples are the house-like foreman's quarters and store on the Bagg farm and the large two and a half story store and hotel formerly located near the railroad tracks in Amenia (demolished).

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirement: see Owner/Manager/Superintendent House

I. Name of Property Type: Dining Halls

II. Description:

Dining halls, normally provided for in the bunkhouse property type, were also built as single structures often located in isolated settings on individual tracts or subdivisions. On larger farms with considerable acreages it was often more efficient to locate dining halls on each tract and feed workers in the field, rather than accommodate them at farm headquarters. None of these isolated structures has been

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identified to date, but they are expected to reflect typical construction and materials used in other Bonanza-related buildings.

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirement: see Owner/Manager/Superintendent House

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirement: see Owner/Manager/Superintendent

I. Name of Property Type: Elevators

II. Description:

Many of the larger Bonanza operators constructed grain elevators, either within the farm complex, or near a railroad spur. These structures are the prototypes for many of the elevators still used today. Earlier forms featured cupola-like extensions for ventilation and were constructed of stacked lumber finished with horizontal siding. Most of those which remain have been re clad with aluminum and other materials.

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirement: see Owner/Manager/Superintendent House

I. Name of Property Type: Silos

II. Description:

Circular silos have been observed alongside barn structures or in more free standing settings. They seem to encompass a broader range of materials than other Bonanza buildings and may feature brick, concrete block and wood components.

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirement: see Owner/Manager/Superintendent House

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I. Name of Property Type: Miscellaneous Buildings

II. Description:

Because of the small inventory of Bonanza sites, no definitive set of property types has been established. Not-yet-discovered Bonanza property types are expected to exhibit similar characteristics of wood frame construction and gable roof treatments. Various out-buildings, ice houses, corn drying plants, creameries and cream buying stations, stockyards and animals pens are known to have existed in conjunction with a Bonanza operations and may be described as property types once adequate information has been obtained.

III. Significance: see Owner/Manager/Superintendent House

IV. Registration Requirement: see Owner/Manager/Superintendent

Research Questions

During the completion of this form, several research questions emerged. Future investigation of eligible Bonanza farm sites may yield information germane to the issues raised in the following set of questions:

- 1) Because Bonanza farms are directly related to nationally significant events in railroad history and in the settlement of the northern Plains, what additional documentation and criteria would be necessary to justify a national level of significance?
- 2) What factors influenced the decision of smaller farmers to cling to diversified farming when some Bonanza farms were gaining big profits from single crop cultivation? Did the ethnicity of various immigrant groups affect these decisions?
- 3) Other than the town of Amenia, are there other Bonanza communities that qualify as company towns owned by large corporate investors?
- 4) To what degree did town establishment cluster around Bonanza farm headquarters? What was the economic impact of a town-based Bonanza farm on the development of the local community?

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5) Although research to-date had concluded that Bonanza farms did not exist in the western North Dakota, are there any large scale wheat ranches in the western third of the state that qualify as Bonanza operations in terms of size, single crop cultivation, labor force and mass production?

6) What are the sources of design and stylistic inspiration for buildings related to Bonanza farms, sites and company towns? To what degree, if any were standardized plans and designs obtained from pattern books and manufacturers?

7) Are there any property types not identified in this context which are exclusive to bonanza farming; are there other undistinguished structures not listed here as a property type that are typically found associated with a Bonanza farm?

8) What specific types of barns and other agricultural buildings developed in response to the unique demands of bonanza farms? What types of machinery were developed exclusively for use on these farms?

9) The lifestyle of Bonanza owners and managers has been variously described as aristocratic as well as spartan, while field hands are usually described as itinerant laborers in the wheat and lumber industry. How can the social and cultural history of farm owners, managers and farm laborers be characterized?

Bonanza Farm Sites Prioritized for Nomination:

Amenia and Sharon Land Co. Company town site associated with extensive Bonanza farm holdings originally under the corporate ownership of the Amenias and Sharon Land Co. Recommended for nomination as a Bonanza Farm Site District. Much of the original town site owned by the Company remains intact; there are few intrusive or non-contributing elements.

Cass-Cheney/Dalrymple Farm The first Bonanza farm, developed by James B. Powers and Oliver Dalrymple. Today owned by John S. Dalrymple. Many original buildings are still in use, including the house. Location: Gardner vicinity, 6 miles from Casselton.

Helendale - Power Farm Private farm of Bonanza promoter James B. Power, also included considerable livestock operations. Location: south of Leonard, T136,R52,S33,NW Q. Contact: Lynn Runck, owner, 645-2509. Opened occasionally as "Red Dog Saloon."

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The following sites have been described in Drache's study as well as in other sources, and should be investigated as potentially eligible Bonanza Farm sites. All meet the minimum acreage requirement of 1000 acres or more, and would be eligible for nomination under the terms of this context.

Kentucky Farm (1885) originally comprised 1280 acres. Location - 4/2 miles south of Larimore.

New York Farm (1878) Larimore vicinity. Now owned by Paul Glass.

Magoris Farm Bought by K.L. Boulden from Dick Armes in 1922. Now owned by Alfred Boulden family.

Grace Farm (1867) originally comprised 1600 acres. started from a homestead claim, developed by Sen. Henry E. Lavayea. Now owned by George Roch.

Elk Valley Farm Co. (1882) originally comprised 12,000 acres. Original location: T152, R54, S29 SW corner. Now owned by Jameson Larimore III.

Hersey Farm - Crystal Springs Farm Now owned by Anthony Stonehouse? Location: Larimore vicinity

Baldwin Farm (1890) not formed from a NP grant. Location: Dickey County, near Ellendale. pg. 52, Drache.

Tower, Charlemagne Farm East Barnes County Line. pg. 24, Drache.

Spiritwood Farm Now owned by Adams, Francis, Russell? Location: near Jamestown. pg. 74, Drache.

Steele and Troy Farms Description notes a store, blacksmith shop, stageline. Location: near Steele, along NP line. pg. 74, Drache.

Sykes Farm Location: near Sykeston, Section 21, Bilodeau Township. pg. 75, Drache.

Carrington and Casey Farm Location: Carrington vicinity. pg. 75, Drache.

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Dwight Farm Location: at Dwight. Incorporated with the Amenia and Sharon Land Co.

Buttz Farm (1882) Description notes a 45,000 bushel warehouse along the NP line. Location: at Buttsville, Ransom County.

Blanchard Farm Location: west of Hillsboro, near Blanchard.

Belle Prairie - Cloverlea Farm Location: 5 Sections in Blanchard Township.

F.S. Buxton Farm originally comprised 5760 acres. Location: Buxton townsite/vicinity?

Hillsboro Farm originally comprised 40,000 acres. Location: Hillsboro vicinity?

Houston Farm Location: three miles south of Hunter.

Boston Farms Location: Cass County.

J. Mosher Farm originally comprised 19,020 acres. Location: between Mapleton and Casselton.

J.G. Brown and Rand Farm - Brown and Preston Farm Location: Traill County.

Thomas W. Hunt etc. Farm Described as the first farm to employ steam powered plowing, known collectively as Aurora Farming Co. Location: 6 Sections west of Blanchard.

Helendale - Power Farm originally started by James B. Power. Location: south of Leonard, T136,R52,S33,NW Q. Contact: Lynn Runck, owner, 645-2509. Opened occasionally as "Red Dog Saloon."

Dodge Farm vicinity west of Durbin, northeast of Horace, Cass County.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

See continuation sheet.

See continuation sheet

H. Major Bibliographical References

See continuation sheet.

See continuation sheet

Primary location of additional documentation:

- | | |
|--|---|
| <input checked="" type="checkbox"/> State historic preservation office | <input type="checkbox"/> Local government |
| <input type="checkbox"/> Other State agency | <input type="checkbox"/> University |
| <input type="checkbox"/> Federal agency | <input type="checkbox"/> Other |

Specify repository: State Historical Society of ND, Div. of Archeology & Historic Preservation
Bismarck, ND

I. Form Prepared By

name/title <u>Lauren McCroskey/Architectural Historian</u>	date <u>September 25, 1990</u>
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G. Summary of Identification and Evaluation Methods:

Bonanza farm sites were identified chiefly through Hiram Drache's work on Bonanza farming entitled, "The Day of the Bonanza." His treatise on the subject identifies most of the well-known Bonanza farms by county, town and at times, more precisely by Township, Range and Section and further subdivision. A small number of these farms had already been identified and recorded in Potential Sites files held in the Division of Archeology and Historic Preservation at the North Dakota State Historical Society.

During the Spring of 1989 an attempt was made to locate further sites by contacting local historical societies with a questionnaire. This approach was not successful in expanding the inventory of Bonanza farms, with one notable exception. The Dickey County Historical Society supplied a historical photograph and a complete inventory of all land holdings, animals and machinery for the former Glover Bonanza Farm, west of Glover. Apart from this information, no other extant Bonanza farms were located in this manner.

Further attempts were made to locate extant Bonanza farms by consulting local and regional history publications. Most invaluable were the Centennial and Jubilee Souvenir books available for almost every community within the perimeters of this study. Many of the principal Bonanza farms associated with various communities are at least briefly profiled in these books, and at times, illustrated with current and historical photographs. Occasionally, legal descriptions for bonanza complexes as well as original land holdings are given.

Because of the collapse of Bonanza farming after the first two decades of the century and the subsequent division of these holdings into smaller plots, few farms if any retain their original proveniences as described in various texts. Also, because the advent of diversified farming by smaller operations no longer demanded a profusion of large scale buildings for field workers and animals, most of the original Bonanza structures were probably demolished, while serviceable structures such as houses, smaller barns and machine sheds may have been retained.

The state's National Register files contain nomination forms for two Bonanza sites, The Bagg Bonanza Farm in Mooreton, and the Grandin's Mayville Bonanza Farm, near Mayville. These nominations provided a framework within which to organize and evaluate farms with similar collections of buildings. However, it should be cautioned that these nominations provided only general guidelines for registration and that a number of relative factors must be considered in the evaluation of existing Bonanza farms and Bonanza structures. Few Bonanza farms have survived with the number and integrity of

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original buildings found at the Bagg and Grandin sites, making these farms an unrealistic gauge with which to evaluate other Bonanza "finds."

The significance of Bonanza farms both at the regional, and possibly national level, suggests that they be treated with less stringency than would be applied to a typical farmstead or small scale farm undistinguished by historical or architectural values. It may be said that the majority of the state's historic farms do not illustrate distinctive and chronologically "tight" patterns of agricultural history as do Bonanza farm sites.

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