

NDCRS SITE FORM
 ARCHITECTURAL SITES
 Page 1

SITS # 32 04 534

Field Code B0E3.8 Site Name _____
 Field Code _____ Site Name _____

Map Quad Center
 Map Quad _____

- 1. N±
- 2. E±
- 3. S±
- 4. W±
- 5. NE±
- 6. SE±
- 7. SW±
- 8. NW±
- 9. C

LTL	Twp	<u>141</u>	R	<u>84</u>	Sec	<u>13</u>	QQQ	<u>2</u>	QQ	<u>8</u>	Q	<u>7</u>
LTL	Twp	<u>141</u>	R	<u>84</u>	Sec	<u>13</u>	QQQ	<u>4</u>	QQ	<u>5</u>	Q	<u>7</u>
LTL	Twp	_____	R	_____	Sec	_____	QQQ	_____	QQ	_____	Q	_____
LTL	Twp	_____	R	_____	Sec	_____	QQQ	_____	QQ	_____	Q	_____
LTL	Twp	_____	R	_____	Sec	_____	QQQ	_____	QQ	_____	Q	_____
LTL	Twp	_____	R	_____	Sec	_____	QQQ	_____	QQ	_____	Q	_____

City _____

Street # _____ Street # _____

Street Name _____ Street Name _____

of Features 25

SITE DATA

FEATURE DATA

<u>1</u> Feature #	<u>40</u> Feature Type	<u>7</u> Condition
_____ Construction Date	<u>13</u> Context *	
<u>4</u> Feature Date		<u>5</u> Plan Shape *
<u>25</u> Structural System **	<u>26</u> Primary Exterior *	_____ Secondary Exterior
_____ Ethnic	_____ Style *	
<u>6-25-07</u> Fieldwork Date		_____ Architect/Builder
		_____ Other Information

SIISND USE

_____ Soil Association	<u>23</u> Ecozone	<u>2</u> Area Signf	_____ MS Number
_____ Soil Association	_____ Ecozone	_____ Area Signf	_____ MS Number
<u>1</u> CR Type	<u>1</u> Verified Site	_____ Non-Site	<u>3</u> E C F <u>2</u> T F
<u>4</u> State Registry	<u>4</u> National Register		

Coder Boughton

Date Coded 1/9/2008

Reconnaissance Survey _____

Intensive Survey

Manuscript/Report Title: BNE: A Cultural Resource Inventory of 7080 Acres in Arsac in Oliver County, North Dakota

Author(s): J. Boughton

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Field Code: BNI-38

SITS #:

FEATURE DATA

<u>10</u> Feature #	<u>9</u> Feature Type	<u>7</u> Condition
<u> </u> Construction Date	<u>13</u> Context *	<u>5</u> Plan Shape *
<u>4</u> Feature Date		
<u>25</u> Structural System **	<u>26</u> Primary Exterior *	<u> </u> Secondary Exterior
<u> </u> Ethnic	<u> </u> Style *	
<u>7/6/07</u> Fieldwork Date		<u> </u> Architect/Builder
		<u> </u> Other Information

FOUNDATION: cinderblock STORIES: 1 ROOF TYPE/CORNICE: gable

WINDOW CONDITION: original windows replaced, openings altered DATING METHOD(S): interview

PRESERVATION RECOMMENDATION (Check all that apply):

- 1) Individual nomination
- 2) Contributes to a potential district
- 3) x No nomination potential
- 4) Will not contribute to district
- 5) Potential district not known at this time: feature would be a contributing element if neighboring properties constitute a district
- 6) Thematic nomination potential
- 7) Component of historic site/landscape
- 8) Feature has an important physical, spatial, functional, historic or architectural relationship to the site/complex/farmstead
- 9) Moved: A) Relocation occurred within historic period. B) Recreates original site, orientation, landscape and spatial relationships. C) Compatible in context with neighboring structures. D) Relocation has damaged eligibility.
- 10) Request comparative study of neighboring properties
- 11) Historical associations require further investigation

DESCRIPTION/INTEGRITY/ELIGIBILITY:

Feature 10 is a school that was converted into a garage. It measures 20 ft. 5 in. north-south by 30 ft. 4 in. east-west and sits on a cinderblock foundation. A gable roof topped with wood shingles, steel ridgecap with endballs (the west endball is missing), and boxed eaves protects the feature. The walls are clad with white lap siding and wood cornerboards. A 6 ft. by 20 ft. section of the south elevation is reconstructed with tongue-and-groove boards. A 1-light rectangular fixed window is in the south elevation. There is a 2-light steel garage door located in the west elevation. A steel mandoor is in the north wall, and a boarded-over mandoor is located in the east elevation. It is boarded over with 6-in. to 12-in. horizontal boards. There is a covered vent in the east gable elevation. The building is wired for electricity.

Feature 10 was originally a school constructed in the 1920s for an adjoining township, 3 to 4 miles to the west. It was brought to its present location in 1963 or 1964 (Mark Erhardt, personal communication 2007).

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SITS #:

OWNER'S NAME, ADDRESS, PHONE #: Margaret Erhardt (701) 794-3550

PROJECT TITLE: BNI-C

REPORT TITLE: BNI: A Cultural Resource Inventory of 7,680 Acres in Area C in Oliver County, North Dakota

SITE AREA: 366,300 sq ft

ACCESS: From the intersection of the BNI Coal office driveway and the north-south running gravel section line road, drive south 3 miles. Turn west and drive 1.7 miles. Turn north and drive 0.35 mile up a gravel driveway to the site.

DESCRIPTION: The site is a farmstead consisting of 25 features. Cultivated fields are located north and east of the site and prairie is west and south. There is a large drainage immediately west of the site.

HISTORIC INFORMATION: The Northern Pacific Railroad obtained the original patent on March 7, 1896. The Northwest Improvement Company, a subsidiary of the Northern Pacific Railroad, sold the land (all of Section 13 and other property) to A.D. Gaines on January 1, 1902 for \$5680.18 via a Warranty Deed. Gaines and his wife, Bernice, passed all of Section 13 to Charles H. Congden of Chicago through a Warranty Deed on May 6, 1907. Congden paid \$2560 for all of Section 13. On April 24, 1907, Congden signed a Contract for Deed with John Britton for the property; the terms amounted to \$5440 amortized at \$640 a year until 1914 with the final payment of \$320 due on April 24 of that year. On August 21, 1907, Congden and his wife, Anna, transferred Section 13 to A. Murray Turner for \$5000 through a Warranty Deed, subject to the Contract for Deed to John Britton. Turner subsequently transferred the property to Britton (listed as a widower) via a Warranty Deed for \$5440 on September 4, 1913. Britton and Kasper Erhardt signed a "Land Contract" on January 1, 1915 for the S1/2 of Section 13. The terms amounted to \$4480 and half the grain harvested by December 1, 1914 and for each year after the contract was in effect. On December 12, 1918 they completed the transfer through a Warranty Deed for \$4400. Kasper and his wife, Anna, held the land until June 19, 1948 when they filed a Warranty Deed for the transfer of the N1/2 of the S1/2 of Section 13 to Max Erhardt. The S1/2 of the S1/2 was passed to Christ Erhardt in a Warranty Deed the same day. When Christ died, Rose Erhardt (his wife) and Christ's children, Ronald and Dorothy Erhardt received one-third interest in the S1/2 of the S1/2 of Section 13 on December 16, 1954. On September 18, 1956, Rose, Ronald, and Dorothy Erhardt transferred the S1/2 of the S1/2 of Section 13 to Max and Kathryn Erhardt for \$3200 via a Warranty Deed. On September 18, 1956, the Erhardts filed a Quit Claim Deed, making them joint tenants of the N1/2 of the S1/2 of Section 13. On November 26, 1980 Max and Kathryn Erhardt and Frank and Margaret Erhardt filed a Contract for Deed for all of Section 13, less than a two-acre plot in the NW1/4, and a 50 percent reserve of the mineral rights for a price of \$95,700 at 4 percent interest. On October 17, 1996, they fulfilled the contract, and a Warranty Deed was issued in favor of Frank and Margaret Erhardt. When Frank Erhardt died, Margaret became the sole owner of Section 13.

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SITS #:

Information regarding past owners of the property is limited. A.D. Gaines was born June 2, 1850 in Vermont. He became one of the more widely known realty operators in North Dakota (Reuther 1985).

In 1900, he purchased more than 30,000 acres in Oliver County from the Northern Pacific Railroad and founded Cross Ranch south of Washburn, North Dakota (Danilov 2005). He was reportedly worth more than \$1,000,000. Gaines passed away on July 9, 1927.

Kasper Erhardt was born on March 23, 1897. Interestingly, he and his family are noted on the 1930 Census for T141N R83W (Fifteenth Census of the United States 1930a), not T141 R84W, the location of the site. Both Kasper and his wife, Anna, were born in Russia. Four of Kasper and Anna's five daughters and four sons were born in North Dakota. The fifth daughter was born in Russia. The 1930 Census lists Kasper as a "farmer". He passed away on March 29, 1966 and is buried at the St. Martin's Cemetery (Oliver County Archives 2007b).

Features 1, 2, 3, 4, 5, 6, 7, 8, and 9 are associated with Kasper and Anna Erhardt's occupation. The construction of Features 10, 11, 13, 16, 17, 18, 19, 21, and 23 took place during Max and Kathryn Erhardt's occupation. Frank and Margaret Erhardt are associated with Features 14, 15, 20, 24 and 25, and they are responsible for the improvements to the previously erected features. It is undetermined which party is associated with Features 12 and 22.

References:

Fifteenth Census of the United States

1930a Population Schedule for T141N R83W. Found at

<http://www.rootsweb.com/~usgenweb/nd/oliver/census/1930/06-02a.gif>.

Oliver County Archives

2007b Oliver County, North Dakota, Cemeteries of Oliver County - Surnames D-G. Found at: <http://ftp.rootsweb.com/pub/usgenweb/nd/oliver/cemetery/alld-g.txt>.

SUMMARY OF SITE FEATURES AND EVALUATION OF SIGNIFICANCE:

- Feature 1 – house
- Feature 2 – barn
- Feature 3 – chicken coop
- Feature 4 – smokehouse
- Feature 5 – shed
- Feature 6 – shed
- Feature 7 – pump house
- Feature 8 – brooder house
- Feature 9 – outhouse
- Feature 10 – school
- Feature 11 – Quonset

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SITS #:

- Feature 12 – storage building
- Feature 13 – animal shelter
- Feature 14 – grain bin
- Feature 15 – grain bin
- Feature 16 – goose shed
- Feature 17 – dog house
- Feature 18 – pig barn
- Feature 19 – pig barn
- Feature 20 – grain bin
- Feature 21 – grain bin
- Feature 22 – cattle feeder
- Feature 23 – calf barn
- Feature 24 – propane tank
- Feature 25 - propane tank

Statement of Integrity:

Most of the features are in good condition. They are well maintained and are very serviceable. However, Feature 1, the original farmhouse, is heavily modified and no longer resembles its original, late 1918 appearance. The modifications have severely compromised its integrity.

Features 2, 3, 4, 6, 7 and 8 display good integrity. All of these features date to, or near, the original occupation of the site and are well maintained. They convey their original appearance and function. Although the original cladding of the west addition of Feature 2 is overlain with red corrugated steel sheeting, the underlying siding is still intact. It is apparent that beneath the corrugated steel siding, Feature 2 possesses good integrity based on the physical appearance of the feature as a whole. In addition, the corrugated steel siding fits tightly around the feature, indicating its stability and integrity. Modern siding often cannot disguise the poor integrity of a building. Although Feature 4, the smokehouse, no longer retains most of the original stucco protecting the underlying stone, it is still in good condition, and its construction from stone is somewhat unique to the area. All of the features are reshingled as part of a preservation effort. These features serve as an example of the maintenance of old buildings, which serves to preserve the overall integrity of the site. New roofing is to be expected as part of the preservation and does not constitute an important loss of integrity.

Feature 5 is a storage shed built in the 1920s. It displays poor integrity as is completely re clad with corrugated steel sheeting. It no longer presents any aspect of its original construction appearance. Feature 10 is the old school converted into a garage. The conversion has resulted in a severe loss of integrity, as it no longer resembles its original function as a school. Feature 9 displays good integrity, though it is neither remarkable nor unique in terms of architecture. It also does not date to the original occupation of the site. The integrity of Features 13, 18, and 19 is reduced as a result of neglect. In addition, Features 18 and 19 are not original to the property. The remaining features at the site are less than 50 years old and display fair to good integrity.

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Statement of Significance:

The site is recommended eligible under Criterion C. Features 2, 3, 4, 6, 7, and 8 are recommended as contributing elements of the site. These features retain good integrity and are easily able to express their original character and function. Features 2, 3, 6, 7 and 8 are all wood frame features whose integrity easily conveys their original function. Feature 4 is a smokehouse made of stone, a construction technique somewhat unique to the area. Features 2, 3, 4, 6, 7 and 8 provide a cluster of features that date to the original period of occupation and easily convey the atmosphere of the farm relative to the time of construction.

The site is not recommended eligible under Criteria A, B or D. None of the other features at the site is recommended eligible. The architecture of the remaining features at the site is neither unique nor remarkable, they lack integrity due to neglect, they are heavily compromised due to maintenance or updating, or they are less than 50 years old. Features 1, 5, and 9-25 are not recommended as contributing elements to the site.

The site is recommended not eligible under Criterion A; a review of the historical sources failed to yield any association with the site and any event that has made a contribution to the patterns of our history. Although A.D. Gaines, a prominent land developer in North Dakota, did own the land, the association with him never extended beyond this, as he never occupied the property. No other person of local or national importance is associated with the property; therefore, the site is recommended not eligible under Criterion B. The site does not have the potential to address pertinent archaeological research questions and is not recommended eligible under Criterion D. This recording has exhausted its research potential.

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MAP SECTION

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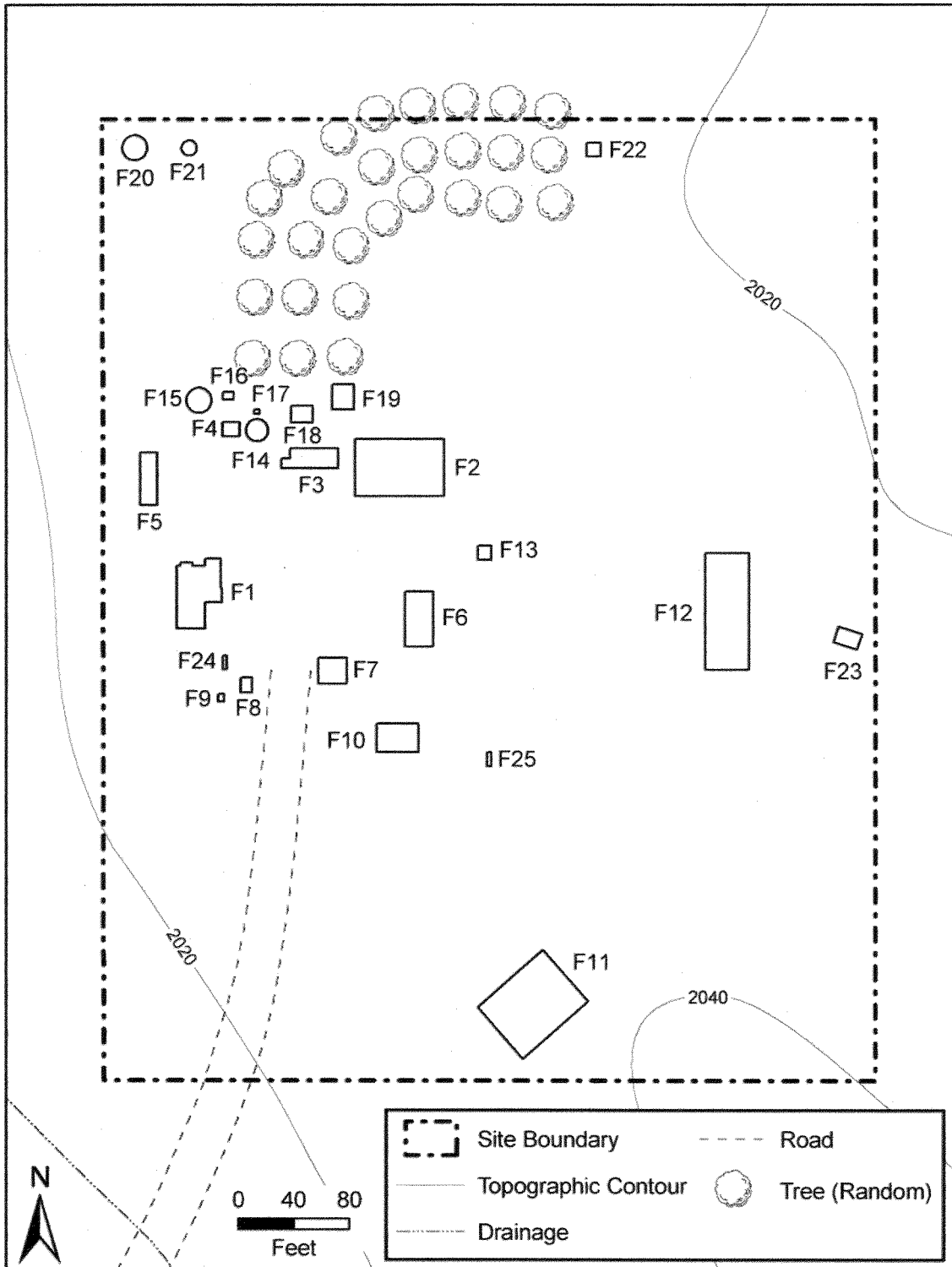
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SITS #:

SITE SKETCH MAP

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SITS NO. _____



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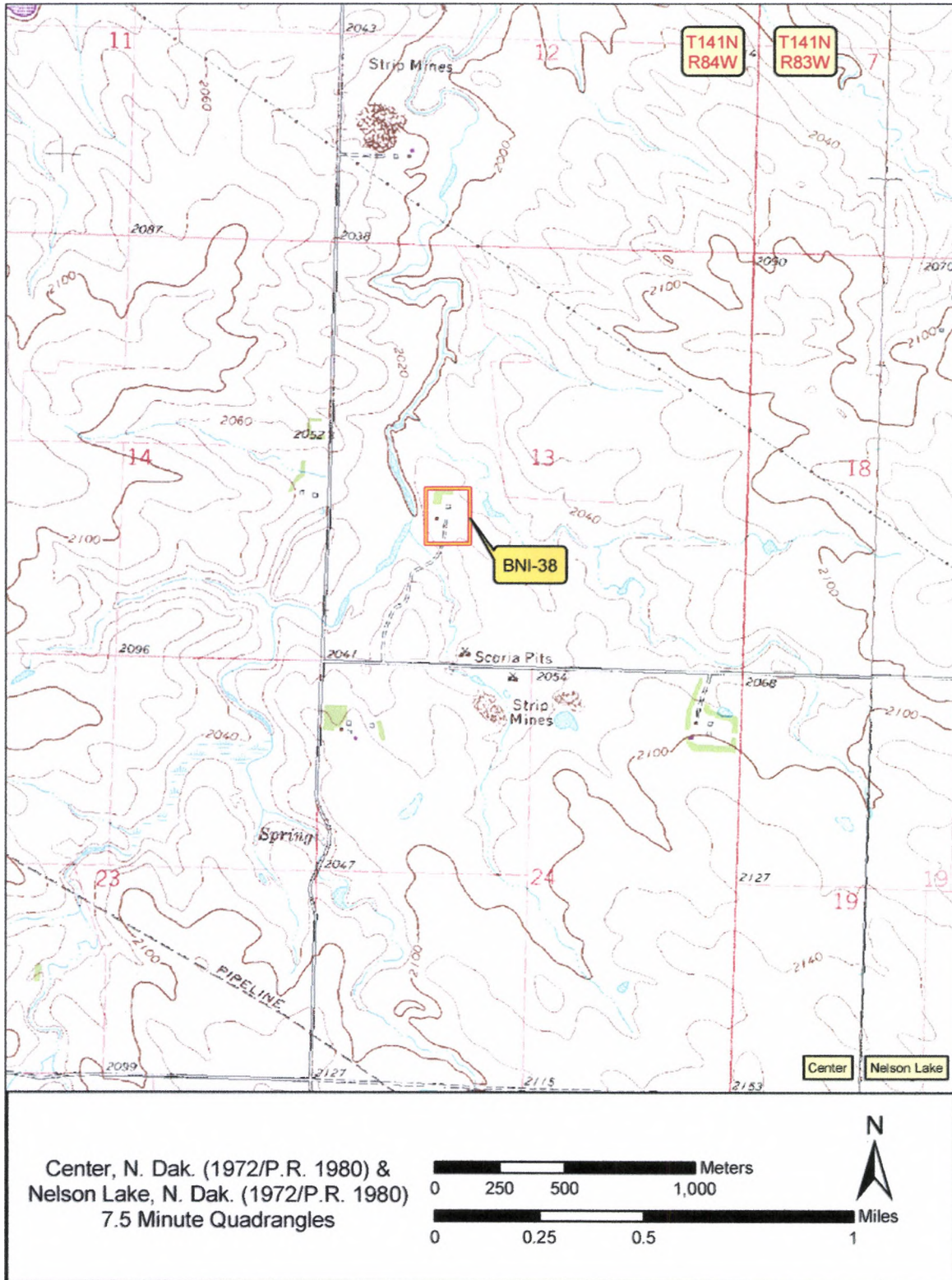
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MAP SECTION

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PHOTO SECTION**

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Feature 10-View to the East-southeast



Feature 10-View to the Northwest

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