



## HISTORIC PRESERVATION COMMISSION MEETING AGENDA January 19, 2022

| Tom Baker Meeting Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3:00 p.m. | City-County Office Building |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------|
| <b>*Please note: Starting in January 2022, the regular scheduled meeting start time is now 3:00 pm.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                             |
| The City of Bismarck is encouraging citizens to provide their comments via email to <a href="mailto:whutchings@bismarcknd.gov">whutchings@bismarcknd.gov</a> . The comments will be sent to the Historic Preservation Commissioners prior to the meeting and included in the minutes of the meeting. To ensure that comments are compiled and forwarded to the Historic Preservation Commission with enough time to review all comments, please submit your comments no later than 12 noon the day of the meeting. Comments should also include |           |                             |
| which agenda item number or topic your comment references and your name (anonymous comments will not be forwarded to the Historic Preservations Commissioners or included in the minutes of the meeting). If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to <a href="mailto:whutchings@bismarcknd.gov">whutchings@bismarcknd.gov</a> at least one business day before the meeting.                                           |           |                             |
| As always, live meeting coverage is available on Government Access Channels 2 & 602HD, Radio Access 102.5 FM Radio, or stream <a href="http://FreeTV.org">FreeTV.org</a> and <a href="http://RadioAccess.org">RadioAccess.org</a>                                                                                                                                                                                                                                                                                                               |           |                             |
| Item No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Page No.  |                             |

### MINUTES

1. Consider approval of the minutes of the December 15, 2021 meeting of the Bismarck Historic Preservation Commission

### PUBLIC COMMENT

2. **Public Comment** (The public comment period is available for residents and other interested parties to address items on the agenda or any general public input for consideration by the Historic Preservation Commission)



## REGULAR AGENDA

3. **2022 HPF Grant Application**.....3  
Staff recommendation: approve    ☐ approve    ☐ continue    ☐ table    ☐ deny    ☐ N/A
4. **DRAFT Highland Acres NRHP Nomination** ..... 19  
Staff recommendation: *review and comment only*
5. **DRAFT Talking Trail Project Site Narratives** .....87  
Staff recommendation: approve    ☐ approve    ☐ continue    ☐ table    ☐ deny    ☐ N/A
6. **Draft Amended Bylaws** .....98  
Staff recommendation: approve    ☐ approve    ☐ continue    ☐ table    ☐ deny    ☐ N/A

## OTHER BUSINESS

7. **Other Business**
- a. 150<sup>th</sup> Bismarck Birthday (Sesquicentennial) Stakeholder Discussions

## ADJOURNMENT

8. **Adjourn:** The next regular meeting date is scheduled for February 16, 2022 at 3:00 PM in the Tom Baker Meeting Room

Enclosures:    Meeting Minutes of December 15, 2021



## MEMORANDUM

### 2022 Historic Preservation Fund Grant Application

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Will Hutchings, AICP, Senior Planner

DATE: January 14, 2022

At your October 2021 meeting, the Historic Preservation Commission discussed several potential 2022 Historic Preservation Fund (HPF) grant project activities. At your November 2021 meeting you reviewed and prioritized a list of six potential HPF grant projects.

The State Historic Preservation Office has released the application for fiscal year 2022 HPF grant applications. Applications are due February 16<sup>th</sup>, 2022 and must be reviewed by the City's administrative grant review committee and approved by the City Commission prior to submittal.

The available funding for this grant has not been set at this time but is expected to be similar to 2021. A minimum of 10% or \$787,991 of North Dakota's allocation of HPF funds, or \$78,799 will be granted to Certified Local Governments (CLG) and awarded through a competitive grant process. This funding application is only eligible to the eight CLGs in North Dakota.

One project to create a Local History School Curriculum was identified at your October meeting but is not included in this grant application. Staff has identified a Main Street Education Grant that could be another funding source for this specific type of activity.

Three projects prioritized at your November meeting have not been included in this grant application. Two of those projects, prioritized as Priority 5 and Priority 7 have been identified by staff as a concern. Specifically, if all prioritized projects were awarded, staff time and capacity would be limited, hindering the ability to administer and provide adequate project management. The lowest priority, Priority 7, was discussed by the stakeholder planning committee for Bismarck's sesquicentennial/150<sup>th</sup> celebration who noted other groups are available in the community who could take that on. These excluded projects and the previously assigned priority assigned to each are listed below:

| HPC Priority | Project                            |
|--------------|------------------------------------|
| 5            | Sesquicentennial re-grant program  |
| 6            | Business door and window clings    |
| 7            | Highland Acres boundary expansions |



All other identified prioritized projects are included in the attached draft application for your review and approval. Please note the priority rankings provided by the Historic Preservation Commission will be one number lower than what priorities are included in the draft application. The grant requires that an administrative budget is listed as priority 1. This administrative budget, documents staff donated labor only outside of project administration.

**Staff Recommended Action**

Staff recommends approval of the 2022 Historic Preservation Fund grant application.

Attachments:           Draft 2022 HPF Grant Application

## HISTORIC PRESERVATION FUND GRANT APPLICATION FORM

CLG NAME: **City of Bismarck**

MAILING ADDRESS: **P.O. Box 5503**

CITY, STATE, ZIP: **Bismarck, ND 58506-5503**

CONTACT PERSON: **Will Hutchings**

TITLE: **Senior Planner**

PHONE: **701-355-1850**

E-MAIL: [whutchings@bismarcknd.gov](mailto:whutchings@bismarcknd.gov)

ADDRESS: **221 N. Fifth Street, Bismarck, ND 58501**

### PROJECT PERIOD

Start Date: **March 1, 2022** End Date: **February 29, 2023**

### PROJECTS

Project 1: **Administrative Budget**

Project 2: **2022 Annual ND State CLG Conference**

Project 3: **Streetlight Banners**

Project 4: **N/A**

### FEDERAL FUNDS and MATCHING SHARE:

FEDERAL FUNDS **\$27,800**

MATCHING SHARE **\$19,862**

TOTAL PROJECT COST **\$ 47,662**

I certify that I understand the terms and conditions relating to the use of HPF grant funds. I understand that I may not proceed with any project work for which reimbursement is expected until I receive written notification from the State Historical Society of North Dakota that the project has been approved. I also certify that the organization I represent has sufficient resources to satisfy the proposed matching share.

\_\_\_\_\_  
SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
DATE

## 2022 HPF Grant Application Comprehensive Budget

### Project 1:

| <b>Administrative Budget</b>       | <b>Qty</b> | <b>Each</b> | <b>HPF Request</b> | <b>Match Amount<br/>(Donated Labor)</b> | <b>Project Total</b> |
|------------------------------------|------------|-------------|--------------------|-----------------------------------------|----------------------|
| Administrative Salary and Benefits | 1          | \$5,542     | \$0                | \$5,542                                 | \$5,542              |
| <b>Total:</b>                      |            |             | <b>\$0</b>         | <b>\$5,542</b>                          | <b>\$5,542</b>       |

### Project 2:

| <b>2022 Annual ND CLG Conference</b>                         | <b>Qty</b> | <b>Each</b> | <b>HPF Request</b> | <b>Match Amount<br/>(Donated Labor)</b> | <b>Project Total</b> |
|--------------------------------------------------------------|------------|-------------|--------------------|-----------------------------------------|----------------------|
| Venue, Lunch, Snacks, Speakers and Misc. Conference Expenses | 1          | \$2,000     | \$2,000            | \$1,333                                 | \$3,333              |
| <b>Total:</b>                                                |            |             | <b>\$2,000</b>     | <b>\$1,333</b>                          | <b>\$3,333</b>       |

### Project 3:

| <b>Street Light Banners</b>                                        | <b>Qty</b> | <b>Each</b> | <b>HPF Request</b> | <b>Match Amount<br/>(Donated Labor)</b> | <b>Project Total</b> |
|--------------------------------------------------------------------|------------|-------------|--------------------|-----------------------------------------|----------------------|
| Canvas Banners with Historic Images & Bismarck 150th Logo (1 each) | 60         | \$75        | \$4,500            | \$3,000                                 | \$7,500              |
| Light Pole Banner Hanging Kits (1 banner/pole kit)                 | 60         | \$120       | \$7,200            | \$4,800                                 | \$12,000             |
| Installation                                                       | 60         | \$60        | \$3,600            | \$2,400                                 | \$6,000              |
| Design and Media Rights                                            | 1          | \$500       | \$500              | \$333                                   | \$833                |
| <b>Total:</b>                                                      |            |             | <b>\$15,800</b>    | <b>\$6,320</b>                          | <b>\$22,120</b>      |

### Project 4:

| <b>Traveling Local History Exhibit</b>                           | <b>Qty</b> | <b>Each</b> | <b>HPF Request</b> | <b>Match Amount<br/>(Donated Labor)</b> | <b>Project Total</b> |
|------------------------------------------------------------------|------------|-------------|--------------------|-----------------------------------------|----------------------|
| Traveling Exhibit of Printed Content, Stand, Research and Design | 1          | \$7,500     | \$10,000           | \$6,667                                 | \$16,667             |
| Support Material Research, Content Creation and Design           | 1          | \$2,500     | \$2,500            | \$1,667                                 | \$4,167              |
| <b>Total:</b>                                                    |            |             | <b>\$10,000</b>    | <b>\$6,667</b>                          | <b>\$16,667</b>      |

## Priority 1: Administration Project

### NARRATIVE

Administrative support for the Bismarck Historic Preservation Commission is provided by Will Hutchings, AICP, Senior Planner for the City of Bismarck's Community Development Department, Planning Division. The coordinator's typical Historic Preservation Commission duties include:

- Preparation of Historic Preservation Commission meeting packets
- Staffing Commission meetings
- Organizing work tasks and tracking associated donated labor
- Developing and/or administering Historic Preservation Commission work products
- Identification of future Historic Preservation Commission initiatives
- Coordination between citizens, historic preservation professionals/cultural resource firms, the Historic Preservation Commission and other City of Bismarck staff, boards and commissions on matters related to historic preservation
- Supervision of subcontractors and oversight/review of subcontracted projects
- Applicable grant administration, record keeping, and reporting in accordance with local, state and federal requirements
- Maintenance of applicable records pertaining to current activities of the Historic Preservation Commission and potential historically significant local events

### PRODUCTS

### TIME LINE (for submittal of products to the State)

|                                                  |                                  |
|--------------------------------------------------|----------------------------------|
| Monthly reports                                  | Last day of the month            |
| Expense and match reports                        | Throughout the grant cycle       |
| Final report                                     | November 1, 2023                 |
| Historic Preservation Commission meeting minutes | Within 30 days after the meeting |
| Agendas                                          | 5 days before meeting            |

### ADMINISTRATIVE BUDGET

|                                                   | MATCH              | HPF FUNDS  | TOTAL              |
|---------------------------------------------------|--------------------|------------|--------------------|
| Coordinator's Salary and Benefits (see breakdown) | \$ 5,542.43        | \$0        | \$ 5,542.43        |
| <b>TOTAL</b>                                      | <b>\$ 5,542.43</b> | <b>\$0</b> | <b>\$ 5,542.43</b> |

**Budget Notes:**

**Coordinator:** The coordinator's 2022 annual salary and fringe/benefit calculations are as follows:

|                           |             |          |
|---------------------------|-------------|----------|
| Salary                    | \$75,978.76 | per year |
| FICA/Medicare             | \$5,812.38  | per year |
| Health and Life Insurance | \$8,958.84  | per year |
| Pension                   | \$7,901.79  | per year |
| Workers Comp              | \$70.53     | per year |
| Disability                | \$227.94    | per year |
| Sick Leave                | 96 hours    | per year |
| Annual Leave              | 120 hours   | per year |
| Discretionary Leave       | 40 hours    | per year |

The coordinator's benefit and salary cost per hour is \$54.25.

The Bismarck Historic Preservation Commission coordinator's grant cycle salary for submitted grant related activities are as follows:

|                          | GRANT<br>CYCLE<br>EVENTS | HOURS | TOTAL SALARY &<br>BENEFIT COST / HOUR* | SUBTOTAL          |
|--------------------------|--------------------------|-------|----------------------------------------|-------------------|
| Monthly Reporting        | 12                       | 1     | \$54.25                                | \$651.00          |
| Conference Planning      | 5                        | 2     | \$53.81                                | \$538.10          |
| Reimbursement Processing | 1                        | 3     | \$53.81                                | \$161.43          |
| Project Admin            | 12                       | 3     | \$53.81                                | \$1,937.16        |
| HPC Agenda Packet Prep   | 12                       | 3     | \$53.81                                | \$1,937.16        |
| HPC Meeting & Discussion | 6                        | 1     | \$53.81                                | \$322.86          |
|                          |                          |       | <b>TOTAL</b>                           | <b>\$5,542.43</b> |

**\*Administrative Budget Note - Historic Preservation Commission, other staff and volunteers:** The Bismarck Historic Preservation Commission is anticipated to provide reviews of subcontracted work products. Since the amount of donated time each professional member may provide is unknown, estimates are not included in this grant application. Other City of Bismarck staff, including the City Attorney, Community Development Director, Planning Division Manager and Administrative Assistant donated labor is also tracked. A Historic Preservation Commission subcommittee made up of volunteer is also expected to provide additional in-kind match funding for work on a Timeline for the City of Bismarck that they are creating for a Historic Preservation Plan that is expected to be finished in 2022. A volunteer has offered to prepare a NRHP Boundary Expansion Nomination Form to include properties in Torrance Addition in the Highland Acres Historic District. A large stakeholder committee is actively working on preparations for the Bismarck sesquicentennial and their time as well as staff's is also being tracked and may be submitted as local match.

## **Priority 2: 2022 Annual North Dakota CLG Conference**

The City of Bismarck is seeking project funding assistance to host the 2022 Annual North Dakota State CLG Conference.

### **NARRATIVE**

The City of Bismarck and the Bismarck Historic Preservation Commission have been identified to host the 2022 Annual North Dakota Certified Local Government (CLG) Conference. The host community for this annual conference has traditionally cycled between each of the North Dakota CLGs. Bismarck was welcomed into the list of certified local cities as local partner in the Federal Preservation Program by the National Park Service in April 2019. Since then, two other communities have hosted the CLG Conference. Last year's event was held exclusively online due to the COVID-19 pandemic. This will be the City of Bismarck's first time hosting the conference and hope to return to an in-person conference meeting in 2022 with additional options for partial or full remote attendance.

Bismarck is also celebrating its sesquicentennial (150-year celebration) in 2022. It is the goal of the City of Bismarck, the Historic Preservation Commission and a stakeholder committee for Bismarck's 150<sup>th</sup> Celebration that events, such as this, will be co-branded and cross promote the celebration of the city's milestone. The conference will focus on sessions specific to the sesquicentennial, as well as other programs, speakers and sessions that help elevate conversations about the value and importance of historic preservation.

A date for the conference has not been set, but a date in the late spring to early fall 2022 will be favored to allow for safe travel to the conference as well as good weather to support outside mobile tours and activities. The conference will be a one-day event and will be hosted at a suitable venue for the anticipated number of participants. In the past, conference attendance has ranged from 30-40 participants however additional considerations will be made for a potential larger attendance due to Bismarck's favorable central location within the state.

The conference will be free to any staff or local city elected/appointed commissioner of a CLG as well as those from the State Historic Preservation Office and State Historical Society of North Dakota. Registration will include free snacks and lunch for participants. Additional expenses may include procurement and booking of an adequately sized venue, keynote presentation speaker fees, online conference participation platform fees, print material, and other miscellaneous conference related expenses.

Estimates for the requested funding for this priority are based on past expenses from recent previous North Dakota CLG conferences.

### **PRODUCTS**

2022 CLG Conference (1 full day)  
Venue  
Lunch Meal and Snacks  
Remote Online Platform  
Printed Agendas and Material

3 - 4 Local/State Sessions on Historic Topics  
 Keynote Address  
 Mobile/Walking Tour  
 Co-branded Bismarck Sesquicentennial/CLG Conference  
 North Dakota CLG Coordinators Presentation (showcasing recent and current projects)

# **TIME LINE**

Establishment of CLG Conference Planning Committee.....February 2022  
 Planning Committee .....March to May 2022  
 Keynote and Speaker Identification and Confirmation.....*at least 2 months prior to conference date*  
 Conference Registration..... *at least 1 month prior to conference date*  
 2022 Conference.....TBD (*anticipated between late spring – early fall*)

# **BUDGET**

|                     | <b>MATCH</b>      | <b>HPF FUNDS</b> | <b>TOTAL</b>      |
|---------------------|-------------------|------------------|-------------------|
| Conference Expenses | \$0.00            | \$2000.00        | \$2,000.00        |
| HPC Donated Labor   | \$1,333.00        | \$0.00           | \$1,333.00        |
|                     |                   |                  |                   |
| <b>TOTAL</b>        | <b>\$1,333.00</b> | <b>\$2000.00</b> | <b>\$3,333.00</b> |

Cost estimates were obtained from contacting other North Dakota CLG coordinators and the North Dakota State Historical Society of North Dakota Grants & Contracts Officer

City staff, Historic Preservation Commission and community volunteers will provide donated labor as a match.

### **Priority 3: Streetlight Banners**

The City of Bismarck is seeking project funding assistance to create and hang streetlight banners that promotes Bismarck history.

#### **NARRATIVE**

The City of Bismarck, Historic Preservation Commission and a stakeholder planning group are actively preparing for the 2022 sesquicentennial (150 year) anniversary celebration of the City's founding. Grant funds are sought to assist with associated costs to create and hang banners on streetlights in key locations to promote the commemorative event, foster civic pride in the past, and promote the City's local history and historic places. The banners would feature historic imagery and/or content along with the Bismarck 150<sup>th</sup> commemorative logo. Although the banners help cross promote the sesquicentennial, the banners would be made of a high-quality canvas material and would remain in place until they have deteriorated beyond repair. The estimated life of the banners is over 10 years.

As the North Dakota State Capital, Bismarck and its residents take pride in its appearance. Streetlight banners contribute to the community's appearance and placemaking to further reinforce community and civic pride. Utilizing streetlight banners to promote local history will align with existing Bismarck practices and traditions. Festive banners, on a seasonal rotation, have been hung on pedestrian light poles within the core of downtown for decades and provide an attractive and coherent experience for all visitors, residents, and workers in the downtown area. Those banners play a vital role in shaping the identity of the city and reinforce the cultural heart of the city. Recently, the City has permitted the University of Mary, Bismarck State College, Bismarck Public Schools and Light of Christ (private) schools to place school specific banners on streetlights to reinforce civic and school pride and promote the long-standing establishment of these organizations.

The proposed project would hang sixty single banners on light poles in key locations throughout the community. A concerted effort will be made to place the banners on locations within the historic core of the community in locations and manners that ensure they will be visible to pedestrian and vehicular traffic. Focus will also be placed on placement of banners adjacent to historic landmarks and within historic districts.

The banners would feature illustrations or photos of historical landmarks, landscapes, people, and imagery depicting various cultural heritages. Each banner would be a standardized design format and include title, associated date(s), a tag line to reinforce why history is important and the Bismarck 150<sup>th</sup> commemorative logo. Although the banners will include the 150<sup>th</sup> year logo, the banners are intended to remain in place for an estimate 10 or more years.

Specialty mounting hardware is necessary to mount banners on streetlight poles. The City of Bismarck utilizes several standardized types of poles depending on the location, purpose (vehicle street vs pedestrian path lighting) and the age of installation. Different mounting hardware for each different pole will need to be procured and installed depending on the identified location. Staff will work with the City of Bismarck Public Works and Engineering Departments to ensure that the banners and hardware are installed in permissible locations and will not interfere with vehicle or pedestrian traffic. Since the banners will be installed on public utility poles within the public right-of-way, the hardware mounting kit and banners must be installed by a licensed professional such as an electrician that is approved by the

City. Addition permission may be needed from the North Dakota Department of Transportation for banners located on poles along state highway routes.

To keep production costs low, the banners will be printed on a colored, fade resistant and long-lasting canvas material and will utilize a maximum of two different colored inks. Designs for the banners have not been established at this time. The Bismarck Historic Preservation Commission and City of Bismarck staff will coordinate the procurement of design services and any necessary imagery to be used on the banners. The following renderings depict examples of the proposed streetlight banners.



*Examples of proposed streetlight banners featuring historic local imagery, tagline, date, and the Bismarck 150<sup>th</sup> logo. Examples shown are for illustrative purposes only. Final design will be chosen by the Historic Preservation Commission.*

The City of Bismarck will investigate all options for procurement. Contracting with one company to complete the entire project including banner design, print production, hardware mounting and installation is preferential. Alternatively, if no qualified company is identified, City staff will provide project management and coordinate with any necessary consultants.

## **PRODUCTS**

- 60 Fade-Resistant Canvas or High-Quality Fabric Custom Printed and Designed Banners
- 60 Pole Mounting Hardware Kits
- 60 Identified locations for Banner Installations
- 60 Banner Installation
- Associated Custom Design
- Historic Image Procurement

## **TIME LINE**

|                                                                                         |              |
|-----------------------------------------------------------------------------------------|--------------|
| Request for Proposals/Quotes.....                                                       | April 2022   |
| Contractor and Consultant Selection or Independent Element Contractors Procurement..... | May 2022     |
| Banner Content Creation and Approval by HPC.....                                        | August 2022  |
| Mounting Hardware and Printed Banners Installed.....                                    | October 2022 |

**BUDGET**

|                                                                    | MATCH     | HPF FUNDS  | TOTAL       |
|--------------------------------------------------------------------|-----------|------------|-------------|
| Canvas Banners with Historic Images & Bismarck 150th Logo (1 each) | \$3000.00 | \$4,500.00 | \$7,500.00  |
| Light Pole Banner Hanging Kits (1 banner/pole kit)                 | \$4800.00 | \$7200.00  | \$12,000    |
| Installation                                                       | \$2400.00 | \$3600.00  | \$6,000     |
| Design and Media Rights                                            | \$333.00  | \$500      | 833.00      |
|                                                                    |           |            |             |
| TOTAL                                                              | \$6320.00 | \$15800.00 | \$22,120.00 |

Cost estimates were obtained from contacting three banner production companies, mounting hardware supplies local installers and past design project costs involving obtaining media content with reproduction fee costs. A wide variety of price ranges was noted so an average of all quotes was used to establish the requested grant funding with a 10% contingency added. City staff and the Historic Preservation Commission will provide donated labor as a match.

## Priority 4: Traveling History Exhibit

The City of Bismarck is seeking project funding assistance to create a traveling local history exhibit.

### NARRATIVE

The City of Bismarck, Historic Preservation Commission, and a stakeholder planning group are actively preparing for the 2022 sesquicentennial (150 year) anniversary celebration of the City's founding. Grant funds are sought to assist with associated costs to create a Bismarck history traveling exhibit to further promote and support the commemorative event while also promoting the knowledge and understanding of the City's heritage, its historic properties, and the past endeavors of its residents. No such traveling exhibit about Bismarck's history currently exists. The products and content being developed for the city's 150<sup>th</sup> (and beyond) will compliment across platforms, including the traveling exhibit, walking tours, web site, and educational materials.

The traveling exhibit would be loaned out to local organizations, institutions, and schools, and made available for use at local events, and to any interested communities beyond the city. During times when not loaned out, the City would place the exhibit in publicly accessible locations within City owned buildings such as the City/County Building in downtown Bismarck, the Bismarck Airport Bismarck Event Center, the Bismarck Veterans Memorial Library, and Belle Mehus. Other locations could include the World War Memorial Building and Bismarck State College.

Production of the exhibit would be created by a qualified consulting firm with the Historic Preservation Commissions guidance and final content approval. The exhibit could cross-promote the commemorative event by using the Bismarck 150<sup>th</sup> logo. If the exhibit also includes the logo to cross-promote the sesquicentennial this year, the traveling exhibit would still be used for several years.

The City of Bismarck will investigate all options for procurement. Contracting with one company to complete the entire project including historic research, content procurement, writing narratives, final design and exhibit production. Alternatively, if no one qualified company is identified, City staff will provide project management and coordinate with any necessary consultants.

The following provides photo examples of traveling exhibits similar to this proposed project:





## **PRODUCTS**

1 Mobile Local History Travelling Exhibit  
Research, Content Procurement, Design and Production

## **TIMELINE**

Request for Proposals/Quotes.....April 2022

Contractor and Consultant Selection or Independent Element Contractors Procurement.....May 2022

Content Creation and Approval by HPC.....August 2022

Delivery of Final Traveling Exhibi.....October 2022

**BUDGET**

|                                                                  | <b>MATCH</b>      | <b>HPF FUNDS</b>   | <b>TOTAL</b>       |
|------------------------------------------------------------------|-------------------|--------------------|--------------------|
| Traveling Exhibit of Printed Content, Stand, Research and Design | \$6,667.00        | \$7,500.00         | \$16,667.00        |
| Support Material Research, Content Creation and Design           | \$1,667.00        | \$2,500.00         | \$4,167.00         |
|                                                                  |                   |                    |                    |
| <b>TOTAL</b>                                                     | <b>\$6,667.00</b> | <b>\$10,000.00</b> | <b>\$16,667.00</b> |

Cost estimates were obtained by an Historic Preservation Commission. A wide variety of price ranges was noted so an average of estimated costs was used to establish the requested grant funding with a contingency added. City staff and the Historic Preservation Commission will provide donated labor as a match.

### Bismarck Historic Preservation Commission

| NAME            | POSITION                     | ADDRESS                                    | PHONE        | EMAIL                                                                    | DONATED<br>TIME RATE |
|-----------------|------------------------------|--------------------------------------------|--------------|--------------------------------------------------------------------------|----------------------|
| Steve Bakken    | Commissioner<br>& City Mayor | 221 North 5th Street, Bismarck<br>ND 58506 | 701-355-1300 | <a href="mailto:sbakken@bismarcknd.gov">sbakken@bismarcknd.gov</a>       | ██████               |
| Walt Bailey     | Commissioner                 | 221 North 5th Street, Bismarck<br>ND 58506 | 701-355-1840 | on file                                                                  | ██████               |
| Blake Dinkins   | Commissioner                 | 221 North 5th Street, Bismarck<br>ND 58506 | 701-355-1840 | on file                                                                  | ██████               |
| Calvin Grinnell | Commissioner                 | 221 North 5th Street, Bismarck<br>ND 58506 | 701-355-1840 | on file                                                                  | ██████               |
| Tory Jackson    | Commissioner                 | 221 North 5th Street, Bismarck<br>ND 58506 | 701-355-1840 | on file                                                                  | ██████               |
| Beth Nodland    | Vice-Chair                   | 221 North 5th Street, Bismarck<br>ND 58506 | 701-355-1840 | on file                                                                  | ██████               |
| Amy Sakariassen | Chair                        | 221 North 5th Street, Bismarck<br>ND 58506 | 701-355-1840 | on file                                                                  | ██████               |
| Will Hutchings  | Staff                        | 221 North 5th Street, Bismarck<br>ND 58506 | 701-355-1850 | <a href="mailto:whutchings@bismarcknd.gov">whutchings@bismarcknd.gov</a> | ██████               |

## Bismarck City Commission\*

| Name              | Position     | Contact                                                                        |
|-------------------|--------------|--------------------------------------------------------------------------------|
| Steve Bakken      | Mayor        | <a href="mailto:sbakken@bismarcknd.gov">sbakken@bismarcknd.gov</a>             |
| Nancy Guy         | Commissioner | <a href="mailto:nguy@bismarcknd.gov">nguy@bismarcknd.gov</a>                   |
| Steve Marquardt   | Commissioner | <a href="mailto:smarquardt@bismarcknd.gov">smarquardt@bismarcknd.gov</a>       |
| Mark Splonskowski | Commissioner | <a href="mailto:msplonskowski@bismarcknd.gov">msplonskowski@bismarcknd.gov</a> |
| Greg Zenker       | Commissioner | <a href="mailto:gzenker@bismarcknd.gov">gzenker@bismarcknd.gov</a>             |

*\* As of January 1, 2022*



## MEMORANDUM

### Draft Highland Acres NRHP Nomination

TO: Chair Sakariassen and Historic Preservation Commission  
FROM: Will Hutchings, AICP, Senior Planner  
DATE: January 19, 2022

The City of Bismarck has contracted with Metcalf Archeological Consultants to write a National Register of Historic Places (NRHP) Nomination for the Highland Acres neighborhood. The attached draft nomination has been provided for your preliminary review and feedback. Staff will note any comments you provide and forward to Metcalf's project team to incorporate in time for the February 16, 2022 public presentation of the nomination at a special meeting of the Historic Preservation Commission which is scheduled for 6:00 pm.

### Staff Recommended Action:

Review attached draft NRHP Highland Acres Nomination and provide staff with any recommended changes. Grammatical issues can be provided to staff within a marked-up copy; Substantive changes should be discussed at your meeting with all Commissioners. No motion is needed.

### Attachments:

- Draft NRHP Highland Acres Nomination



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 Property**Historic name: Highland Acres Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

**2. Location**Street & number: Generally bounded by Edwards Avenue to the north, Schafer Street to the west, West Highland Acres Road to the south, and North Parkview Drive and Williams Street to the east.City or town: Bismarck State: North Dakota County: BurleighNot 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

☒

Site

☐

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Structure

☐

Object

☐

### Number of Resources within Property

(Do not include previously listed resources in the count)

|               |                 |            |
|---------------|-----------------|------------|
| Contributing  | Noncontributing |            |
| <u>302</u>    | <u>64</u>       | buildings  |
| <u>1</u>      | <u>      </u>   | sites      |
| <u>7</u>      | <u>15</u>       | structures |
| <u>      </u> | <u>      </u>   | objects    |
| <u>310</u>    | <u>79</u>       | Total      |

Number of contributing resources previously listed in the National Register 0

### 6. Function or Use

#### Historic Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling  
DOMESTIC / secondary structure  
EDUCATION / school  
RELIGION / religious facility  
RECREATION AND CULTURE / outdoor recreation  
        
      

#### Current Functions

(Enter categories from instructions.)

DOMESTIC / single dwelling  
DOMESTIC / secondary structure  
EDUCATION / school  
RELIGION / religious facility  
RECREATION AND CULTURE / outdoor recreation

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern Movement  
Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: concrete

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.)

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#### Summary Paragraph

The Highland Acres Historic District is a post-WWII residential subdivision in west Bismarck, North Dakota. Located in a hilly area on the east bank of the Missouri River, the district contains 349 sites, 295 of which are contributing. Almost all (345) of the sites are residential, the remaining four sites are a park, school, and two churches. Contributing resources within the district conform to Modern Movement and Late 20th Century Revival styles. While the earliest homes in the district were partially prefabricated, the remainder were constructed by over 100 different local builders. The district as a whole retains historic integrity visible through its curvilinear streets, front facing setbacks, accommodation of hilly terrain, and historic homes.

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## **Narrative Description**

### Location and Setting

The Highland Acres Historic District is a post-WWII residential subdivision in west Bismarck, North Dakota. The district is generally bounded by Edwards Avenue, Schafer Street, West Avenue B, and Ward Road (see boundary description). Platted in 1947, the Highland Acres First Addition was developed by the Bismarck Veterans Home Owners Cooperative Association (BVHOCA), a veteran's cooperative established to address the post-war housing shortage in Bismarck. Although the cooperative succumbed to financial difficulties in 1951, development of the subdivision continued through the North Dakota Central Credit Union and later private developers Arthur Seay and Irvine Wilhite.

Located a few hundred yards east of the Missouri River, the district features a hilly topography, rising generally to the northwest and cut through by Jackman Coulee. The hilly terrain is emphasized by the original design. An early BVHOCA prospectus identified straight-line streets, checkerboard blocks, and coffin-box lots as "old traditions" predicated on the needs of horse-drawn wagons and residential deliveries of coal, ice, and wood. The BVHOCA believed that utilizing the terrain to its best advantage through sweeping curved streets, long blocks, irregularly shaped lots, and cul-de-sacs was a sound modern practice that could save the cooperative a significant sum.<sup>1</sup> The long but limited number of streets in the development created large city blocks which helped reduce costs associated with paving and utilities in the initial stages of development. The streets also follow the natural contours of the hilly area, which eliminated the need for added engineering and earthwork. Another intended consequence of the layout was the physical and visual disconnect from other older residential neighborhoods. Highland Acres is a distinctive enclave, set apart from high-traffic thoroughfares like Ward Road and Avenue C and the rectilinear blocks of older Bismarck neighborhoods.

### General Characteristics

The district contains 346 residential sites, a school, two churches, and a park, known as Highland Acres Park which surrounds Jackman Coulee. Character-defining features of the district include its orientation to the commercial center, curvilinear streets, long blocks, thirty-foot front lot setbacks, and irregular lots that accommodate the hilly topography.

See Continuation Pages

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<sup>1</sup> Draft Prospectus, "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

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## 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
- ☐ 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

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**Areas of Significance**

(Enter categories from instructions.)

Architecture  
Community Planning and Development

**Period of Significance**

1946-1972

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above.)

Robert H. Ritterbush  
Jack Askew  
Bernard Hillyer  
Arlo Beattie  
Robert Carlson  
Robert Olgeirson

**Cultural Affiliation**

**Architect/Builder**

See Additional Documentation

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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.)

The Highland Acres Historic District is locally significant under Criterion A in the area of Community Planning and Development. The neighborhood was initially designed and developed in 1946 and reflects the important role the Bismarck Veterans Home Owners Cooperative Association played in the community's response to the nation-wide post-war population boom and subsequent housing crisis. The evolution of the development following dissolution of the BVHOCA in 1951 illustrates the community's belief in the original design principles and continued desire for a comfortable, modern, residential neighborhood.

Additionally, Highland Acres is locally significant under Criterion B for its association with several prominent community members. Many local doctors, architects, engineers, builders, and public servants made their homes within Highland Acres while contributing to their respective fields.

Under Criterion C, Highland Acres is significant in the context of Architecture and Community Planning and Development as the first master planned subdivisions in the city of Bismarck and one of the first developments in the city to base their neighborhood design on Federal Housing Administration (FHA)-recommended suburban design. These design elements include curvilinear streets, cul-de-sacs, long blocks, adaptation of layout to topography and natural features, and incorporation of parks, schools, and churches. Additionally, buildings within the district embody the distinctive characteristics of post-WWII construction, represent the wide variety of styles and methods of construction popular at mid-century, and retain a high degree of integrity.

The period of significance for the Highland Acres Historic District is defined as 1946, when the Bismarck Veterans Home Owners Association first designed the neighborhood, through the end of the historic period in 1972.

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

See Continuation Pages

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Ames, David L. and Linda McClelland. "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places." *National Register Bulletin*, National Park Service, 2002.

Bismarck Centennial Association. *Bismarck 100: 1872-1972*. Bismarck Centennial Association, Ed. David Blackstead, 1972. Courtesy of Digital Horizons (North Dakota County and Town Histories Collection, ND State Library).  
<http://digitalhorizonsonline.org/digital/collection/ndsl-books/id/58987/rec/4>

"Bismarck Subdivisions", City of Bismarck GIS Portal.  
<https://bismarck.maps.arcgis.com/home/webmap/viewer.html?webmap=cbfcd8b2ac334b9ca40df0c273e81e74>

"Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

Federal Writers Project, "The WPA Guide to North Dakota: The Northern Prairie State". Works Progress Administration, 1938.

Fuglie, Jim. "The History of Highland Acres – Part 1". *The Prairie Blog*. Published online May 2018. <https://theprairieblog.com/2018/04/27/the-history-of-highland-acres-part-1/>

Fuglie, Jim. "The History of Highland Acres – Conclusion". *The Prairie Blog*. Published online May 2018. <https://theprairieblog.com/2018/05/03/the-history-of-highland-acres-conclusion/>.

Hoffman, Randy. "1899-1929: Phoenix: Bismarck's Rebirth" *BisMan Café* (blog). May 22, 2019. <https://www.bismarckcafe.com/blogs/wiki/1910-1929-a-change-in-the-wind>.

Long, Barbara Beving, "The Evolution of Van Horn & Ritterbush, et al. Cresco, IA: Four Mile Research Co., 1991. Electronic Document,

Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.

McAlester, Virginia Savage, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Knopf, 1984.

McCormick, Mary, Downtown Bismarck Historic District, NRIS #01001188, Nomination to the National Register of Historic Places. Washington D.C.: National Park Service, 2000. Electronic Document.

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North Dakota State Historic Preservation Office, "City of Bismarck's Highland Acres Survey: A Class III Architectural Inventory in Burleigh County, North Dakota NDSHPO Addendum." Unpublished manuscript on-file with the State Historic Preservation Office, State Historical Society of North Dakota, Bismarck, North Dakota, 2021.

Robinson, Elwyn B. *History of North Dakota*. Grand Forks, ND: UND Scholarly Commons, Open Educational Resources, 2017.  
<https://commons.und.edu/cgi/viewcontent.cgi?article=1000&context=oers>

Sakariassen, Emily. "Preliminary Findings for City of Bismarck Highland Acres Survey". Unpublished manuscript on-file with the State Historic Preservation Office, State Historical Society of North Dakota, Bismarck, North Dakota, 2020.

Sakariassen, Emily and Rebekah Schields, "City of Bismarck's Highland Acres Survey: A Class III Architectural Inventory in Burleigh County, North Dakota". Unpublished manuscript on-file with the State Historic Preservation Office, State Historical Society of North Dakota, Bismarck, North Dakota, 2021.

Sanborn Fire Insurance Company. "Map of Bismarck, North Dakota." 1899, 1904, 1919

Snortland, Signe, L. and Martin Perry, Laruen McCroskey, Fern Swenson, Amy Bleier, and Lorna Meidinger "NDCRS Site Form Training Manual: Architectural Sites." Division of Archaeology and Historic Preservation, State Historical Society of North Dakota, 2020.

State Historical Society of North Dakota, North Dakota Studies. *North Dakota: People Living on the Land, Part IV: Modern North Dakota*. Online course, 2019.  
<https://www.ndstudies.gov/gr8/>

Vyzralek, Frank and Louis Hafermehl, "Bismarck Cathedral Area Historic District", NRIS #80002908, Nomination to the National Register of Historic Places. National Park Service, 1980.

Wright, Gwendolyn, *Building the Dream: A Social History of Housing in America*. Cambridge, MA: The MIT Press, 1983.

### Interviews:

John Sakariassen, conducted by Lorna Meidinger March 1, 2021.

### Newspapers and Periodicals:

*Bismarck Tribune* – Bismarck, ND

"Year 1923 has Recorded Big Change in Bismarck and her Territory Points to Future", December 31, 1923.

All Local Builders Busy on New Home Construction", May 27, 1935.

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“Capital City Ranks First in New N.D. Home Construction”, August 20, 1935.  
“Fort Lincoln Barracks Declared Excellent for Vet’s Housing” January 10, 1946  
“Labor Body asks OPA to Act in Setting Ceiling” January 7, 1946  
“Five Local Men Named to Administer Rent Control Here on Local Basis” February 13, 1946  
Who Wants a House? Who Wants an Apartment?”, February 21, 1946  
“Legion to Back Attack on Housing Problem” February 22, 1946  
“Nearly 100 to Join in Housing Venture” March 4, 1946  
“Housing Group Gives Landlords ‘Last Chance’ “ March 28, 1946  
“Winter Fails to Halt Bismarck Contractors” February 26, 1948  
“D. E. Freeman Resigns as Vets Co-op Manager” July 21, 1948  
“Bismarck Highland Acres Project Theme of National Magazine Story” December 14, 1948  
“Vets Group Completes 17 Homes During 1948” December 31, 1948  
“For Sale, Lots – Lots of Lots” May 24, 1951  
“Oil Hunt has Become Big Business for Bismarck”, October 27, 1951  
“Casey Reveals Plans: Shopping Center Construction Slated for Early Next Summer”, Jan 8  
1952  
“Wilhite, Seay Buy Highland Acres: Oilmen to Develop Addition” June 6, 1952  
“Boys Ranch Files to Incorporate”, July 9, 1952  
“Bismarck Shows Record Increase in Building” December 23, 1952  
“Go Straight West on Ave. C To Highland Acres”, Feb 18, 1954  
“Group Here Forms Uranium Enterprise”, Jan 24, 1955  
“Arthur Seay, Early Oil Man”, Nov 14, 1975  
“Methanol Is Fuel for Entrepreneur’s Dreams”, Nov 25, 1981  
“Piece of History to be in Bismarck”, June 4, 2018.

*The News Tribune* – Tacoma, WA

“ ‘Home Show’ Today in Three Parts of City” July 9, 1950

“Home Show Open Apr. 28” April 2, 1949

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**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 # \_\_\_\_\_

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**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):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 149.16

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: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

**Or**

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

|             |               |              |
|-------------|---------------|--------------|
| 1. Zone: 14 | N: 5186757.85 | E: 361523.18 |
| 2. Zone: 14 | N: 5186745.4  | E: 362052.31 |
| 3. Zone: 14 | N: 5186735.16 | E: 362079.16 |
| 4. Zone: 14 | N: 5186758.71 | E: 362088.68 |
| 5. Zone: 14 | N: 5186740.27 | E: 362153.01 |

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|              |               |              |
|--------------|---------------|--------------|
| 6. Zone: 14  | N: 5186682.01 | E: 362129.46 |
| 7. Zone: 14  | N: 5186572.89 | E: 362125.99 |
| 8. Zone: 14  | N: 5186479.95 | E: 362088.98 |
| 9. Zone: 14  | N: 5186419.15 | E: 362094.37 |
| 10. Zone: 14 | N: 5186396.7  | E: 362116.31 |
| 11. Zone: 14 | N: 5186377.4  | E: 362143.65 |
| 12. Zone: 14 | N: 5186366.65 | E: 362170.13 |
| 13. Zone: 14 | N: 5186361.84 | E: 362196.23 |
| 14. Zone: 14 | N: 5186359.24 | E: 362301.25 |
| 15. Zone: 14 | N: 5186353.47 | E: 362320.37 |
| 16. Zone: 14 | N: 5186353.42 | E: 362325.86 |
| 17. Zone: 14 | N: 5186334.81 | E: 362339.14 |
| 18. Zone: 14 | N: 5186320.18 | E: 362318.83 |
| 19. Zone: 14 | N: 5185783    | E: 362300.87 |
| 20. Zone: 14 | N: 5185831.39 | E: 362206.65 |
| 21. Zone: 14 | N: 5185834.74 | E: 362089.36 |
| 22. Zone: 14 | N: 5185802.51 | E: 362086.88 |
| 23. Zone: 14 | N: 5185744.76 | E: 362104.02 |
| 24. Zone: 14 | N: 518/5749.7 | E: 362082.6  |
| 25. Zone: 14 | N: 5185758.37 | E: 695058.73 |
| 26. Zone: 14 | N: 5185767.8  | E: 362040.06 |
| 27. Zone: 14 | N: 5185823.29 | E: 362020.92 |
| 28. Zone: 14 | N: 5185862.6  | E: 361962.56 |
| 29. Zone: 14 | N: 5185914.08 | E: 36189.5   |
| 30. Zone: 14 | N: 5185914    | E: 362002.92 |
| 31. Zone: 14 | N: 5185944.94 | E: 362003.74 |
| 32. Zone: 14 | N: 5185955.04 | E: 361648.16 |
| 33. Zone: 14 | N: 5186050.76 | E: 361503.49 |

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

The Highland Acres Historic District boundary conforms to the exterior of the City of Bismarck's Highland Acres, Highland Acres Second, Memorial Park, and Highland Acres Replat of L17 B1 subdivisions.

The boundary of Highland Acres Historic District is shown on the accompanying Map 1, in Additional Documentation below.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary for the district includes the original planned and platted area for Highland Acres (1946), Highland Acres Second Addition (1960), and two re-platted subdivisions (1953 and 1963). The City of Bismarck and North Dakota State Historic Preservation Office selected the

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boundaries in 2020 and based their selection upon Highland Acres' development timeline, age of structures, likely eligibility, and the feeling and connection of properties on the ground.

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## 11. Form Prepared By

name/title: Rebekah Schields, Architectural Historian

organization: Metcalf Archaeological Consultants Inc.

street & number: 1501 Mapleton, Suite B

city or town: Bismarck state: ND zip

code: 580525

e-mail rschields@metcalfarchaeology.com

telephone: 701-258-1215

date: January 12, 2022

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.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes she or he has been discriminated against in any program activity, or facility operated by the recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington D.C. 20013-7127.

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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.

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- **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: Highland Acres Historic District

City or Vicinity: Bismarck

County: Burleigh

State: North Dakota

Photographer: Emily Sakariassen, Dierdre Bostyan, Kimberly Troendle, Fern E. Swenson, Lorna Meidinger

Date Photographed: June – October 2020

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

Photo #1 (ND\_Burleigh County\_Highland Acres Historic District\_0001)

North side of South Highland Acres Road, camera facing northeast

Photo #2 (ND\_Burleigh County\_Highland Acres Historic District\_0002)

Intersection of Pioneer Drive and W Highland Acres Road, camera facing north

Photo #3 (ND\_Burleigh County\_Highland Acres Historic District\_0003)

Intersection of Midway Drive and S Highland Acres Road, camera facing west

Photo #4 (ND\_Burleigh County\_Highland Acres Historic District\_0004)

Highland Acres Park (32BL1210) from Ave C and Parkview Dr, camera facing north

Photo #5 (ND\_Burleigh County\_Highland Acres Historic District\_0005)

Jackman Coulee in Highland Acres Park (32BL1210), camera facing south

Photo #6 (ND\_Burleigh County\_Highland Acres Historic District\_0006)

East façade of Lutheran Church of the Cross (32BL316), camera facing west

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Photo #7 (ND\_Burleigh County\_Highland Acres Historic District\_0007)

South façade and east elevation of Highland Acres Elementary School (32BL1195), camera facing northeast

Photo #8 (ND\_Burleigh County\_Highland Acres Historic District\_0008)

West façade (left) and north elevation (right) of 32BL1080, camera facing southwest

Photo #9 (ND\_Burleigh County\_Highland Acres Historic District\_0009)

Northeast façade and northwest elevation of 32BL1095, camera facing southeast

Photo #10 (ND\_Burleigh County\_Highland Acres Historic District\_0010)

West façade of 32BL897, camera facing east

Photo #11 (ND\_Burleigh County\_Highland Acres Historic District\_0011)

East façade (left) and north elevation (right) of 32BL874, camera facing southwest

Photo #12 (ND\_Burleigh County\_Highland Acres Historic District\_0012)

Northeast façade (right) and southeast elevation (left) of 32BL942, camera facing west

Photo #13 (ND\_Burleigh County\_Highland Acres Historic District\_0013)

East façade of 32BL1075, camera facing west

Photo #14 (ND\_Burleigh County\_Highland Acres Historic District\_0014)

South elevation of 32BL911, camera facing northeast

Photo #15 (ND\_Burleigh County\_Highland Acres Historic District\_0015)

West façade of 32BL964, camera facing east

Photo #16 (ND\_Burleigh County\_Highland Acres Historic District\_0016)

North façade of 32BL973, camera facing south

Photo #17 (ND\_Burleigh County\_Highland Acres Historic District\_0017)

North façade and east elevation of 32BL975, camera facing southeast

Photo #18 (ND\_Burleigh County\_Highland Acres Historic District\_0018)

West façade of 32BL1050, camera facing east

Photo #19 (ND\_Burleigh County\_Highland Acres Historic District\_0019)

South façade of 32BL1129, camera facing north

Photo #20 (ND\_Burleigh County\_Highland Acres Historic District\_0020)

East façade and south elevation of 32BL1148, camera facing northwest

Photo #21 (ND\_Burleigh County\_Highland Acres Historic District\_0021)

East façade of 32BL988, camera facing west

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Photo #22 (ND\_Burleigh County\_Highland Acres Historic District\_0022)  
East façade and south elevation of 32BL1187, camera facing northwest

Photo #23(ND\_Burleigh County\_Highland Acres Historic District\_0023)  
South façade of 32BL1163, camera facing north

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Architectural styles of buildings within the district represent a range of post-WWII styles and technologies. A significant majority of residences within the district are Ranch, Split-Level, or Minimal Traditional in style, but other post-war styles are visible including Contemporary, Tudor Revival, Colonial Revival, Mansard, Hipped Roof Box, Shed, International, New Traditional, Eclectic, and Millennium Mansion. Despite the variety in architectural styles present, residences within the district are cohesive in scale, design, materials, and workmanship. This is due in large part to strict covenants created alongside the original Highland Acres plat in 1947. These covenants dictated required front, side, and rear yard setbacks, set minimum square footage requirements, and mandated utility easements. A setback marks the minimum distance a building may be constructed from the property line. Highland Acres' required thirty-foot front setbacks were the first residential development setbacks enshrined within a plat plan submitted to the city. These setbacks ensure Highland Acres residents a uniform front yard that extends to the street edge.

Individual lots vary in size and are irregular in shape due to the hilly topography. Many builders took advantage of the sloping terrain and used it creatively to accommodate tuck-under garages, walk-out basements, and split-level designs. Additionally, as a significant majority of residences conform to modern movement styles, like Ranch and Contemporary, long, low massing and roof shapes are common. Residences are generally one or two stories with attached single- and double-stall garages; detached garages are also present, but less common. Twenty-two residential sites also support in-ground pools. Materials used in original construction include brick, wood, stone, and stucco, as well as period specific materials such as asbestos, Insulite, and Masonite cladding. Roofs support asphalt or wood shingles.

The earliest homes constructed in the district were partially prefabricated. Twenty-one homes, constructed in 1948 and 1949, have been identified as partially prefabricated by Wollander Far West Homes of Tacoma, WA. Clustered near the southwest entrance to Highland Acres, the homes are located on South Highland Acres Road, Crescent Lane, and Midway Drive. These original homes represent eleven variations on three models ordered from Far West.

While some homes were partially prefabricated, most were constructed by local contractors; over 100 different contractors and builders constructed homes within the district between 1946 and 1972. More than 80% of builders associated with the historic district constructed between one and three homes in the neighborhood. A small group of builders were more prolific in the district, including Merle Kenny, John Berger, Larry Whitacre, O.M. Hillesland, Eddo Carlson, A. R. Homsey, Robert Olgeirson, and Wayne Weeda. Homeowners themselves also worked to construct their residences, putting in "sweat equity" to reduce the cost of construction or constructing their own homes from a plan book design.

Although most homes were constructed by local builders at least five trained architects are associated with the Highland Acres Historic District: Jack Askew, Arlo Beattie, Robert H. Ritterbush, Herman Leonhard, and Bernard Hillyer. Askew, Ritterbush, Beattie, and Hillyer designed their own homes within the district at 1025 Crescent Lane (32BL911), 1100 West Highland Acres Road (32BL1075), 1139 North Parkview (32BL942), and 1235 East Highland Acres Road (32BL1163), respectively. Beattie designed at least one other home in the district and Leonhard and Askew designed

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the Highland Acres School at 1200 Prairie Drive (32BL1195).

A variety of mature deciduous and coniferous trees, sweeping manicured lawns, various house-hugging shrubs and perennials, as well as a sloped coulee shrouded in mixed tall grasses and forbs characterize the Highland Acres Historic District in terms of vegetation. The BVHOCA did not create a plan for further landscaping or plantings outside the designated park, but the size and layout of the individual lots promoted plantings by each property owner. Vegetation surrounding residences consists of shrubs, seasonal flowers, and deciduous trees. Parcels without sidewalks or boulevards extend manicured lawns to the street edge.

Jackman Coulee, an integral feature of Highland Acres Park, is an undeveloped storm water drainage that runs north to south through the district. Providing a play area for children was within the original plans of the BVHOCA and Highland Acres Park continues to serve that purpose. The park is relatively undeveloped compared to other Bismarck parks and is accentuated by organically created footpaths, concrete culverts, and the occasional park bench. The land was given by the BVHOCA to the city for use as a park in 1946.

Non-residential buildings within the Historic District include two churches and a school. Aligned north to south along East Highland Acres Road, the land for these non-residential buildings had been set aside in the original plat. The Highland Acres Elementary School and Church of the Cross are contributing, while the United Church of Christ is non-contributing due to significant alterations. Both churches and the school are currently in use.

The district contains 295 contributing sites and 54 non-contributing sites; contributing sites comprise 84% of the sites within the district. Of the contributing sites, 292 are residential. Residential sites contain homes and some include additional contributing resources (detached garages and pools) included within the resource count above. Other minor resources, like small sheds, were not included within this count. The three non-residential contributing sites are a church, school, and park. Non-contributing sites comprise 16% of the district. Of the 54 non-contributing sites, 53 are residential and one is a church.

### Alterations

The district, as a whole, has changed very little since the period of significance, defined as 1946, when the BVHOCA was established, through 1972. Road alignments remain as originally designed, as has the undeveloped Highland Acres Park surrounding Jackman Coulee. While some sidewalks have been added where none were originally planned, the additions minimally impact integrity of design. The district as a whole retains integrity of location, setting, materials, workmanship, feeling, and association. A majority of individual properties within the district are in excellent condition and retain a high degree of integrity, although many have been slightly altered since the historic period. The most common types of alteration are new vinyl or metal siding, replacement of original windows with vinyl windows, and small additions to the side or rear of the residence. These alterations impact integrity of design and material to a degree, but as long as the modifications were not cumulative and did not significantly alter the scale, massing, or design of the original building, the property was considered contributing to the

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district. Other noted alterations include at least eleven in-ground pools added between 1965 and the present and five bomb or fallout shelters constructed in the late 1950s and early 1960s.<sup>1</sup>

Original plans for the development called for pathways through the interior of blocks instead of sidewalks along the street edge. The interior pathways were meant to connect to pocket parks planned within the interior of some blocks. Due to the BVHOCA's dissolution in 1951, the plan for interior pathways was never fully implemented, leaving some blocks without any sidewalks and some blocks with sidewalks along the streets. Historically, the main loop of Highland Acres Road (the south side of South Highland Acres Road, the west side of West Highland Acres Road, and the north and east sides of East Highland Acres Road) did have streetside sidewalks installed and one paved pedestrian walkway was installed between two residential lots to allow access to the Church of the Cross. Throughout the 1970s, 80s, and 90s, the City of Bismarck installed sidewalks in Highland Acres at the behest of individual landowners, resulting in street-side sidewalks where none had originally existed or, in some cases, been planned by the BVHOCA. In 2014, the City initiated a "sidewalk gap" project, installing street-side sidewalks along the north end of West Highland Acres Road and West Coulee Road; the project continued in 2015 with portions of East Coulee Road, Parkview Drive, and West Avenue C. In 2018, planned installation on segments of West Avenue C and East Highland Acres Road was postponed pending determination of historic district potential. Areas that remain without street-side sidewalks include segments of Parkview Drive, North Parkview Drive, the west side of Crescent Lane, Arthur Drive, East Coulee Road, and the cul-de-sacs on Cottage Drive, Highland Place, Crescent Lane, Fairview Place, Victory Place, and Prospect Place.<sup>2</sup> As street adjacent sidewalks now exist where none were originally planned, the added sidewalks impact the district's integrity of design to a degree.

Selected Properties

The 18 sites which follow have been selected to illustrate the range of styles and designs within the Highland Acres Historic District. They were chosen for a number of reasons including location, year of construction, builder/architect, and architectural style. Together, they display the wide range of materials, typical alterations, and varied ways of accommodating the hilly terrain which appear throughout the neighborhood. A list of sites and their status within the district is provided in table format on a continuation sheet.

The following selection should not be construed to mean that these are the only important or significant homes in the neighborhood. Each home in Highland Acres is unique and makes its own contribution to the fabric of the district.

**32BL316 – Church of the Cross – 1004 East Highland Acres Road**  
*Contributing*

<sup>1</sup> Residences with bomb/fallout shelters are 32BL921, 32BL928, 32BL979, 32BL988, and 32BL1034.

<sup>2</sup> Emily Sakariassen, "Preliminary Findings for City of Bismarck Highland Acres Survey", Unpublished manuscript on-file with the State Historic Preservation Office, State Historical Society of North Dakota, Bismarck, North Dakota, 2020.

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The Church of the Cross is a Contemporary-style, single-story, irregular plan church clad in a mixture of masonry block, brick, and wood siding. The original I-plan portions of the church are visible on the east elevation, which faces east toward East Highland Acres Road. Brick buttresses separate fixed lite picture windows. At the north and south ends of the east elevation are window walls with fixed lites in the shape of a cross. The church was constructed between 1955-1956 by William Kirchmeier; this original portion of the church was the first unit in a larger planned structure. A planned addition was added to the west elevation in 1964, constructed by Froeschle and Sons. A classroom addition was added to the west and south elevations in 1988, a renovation in 2010 reorganized the sanctuary space, and in 2014 another addition was added to the south elevation.

Although significant additions have altered the structure from its original form, much of the newer structure has been added to the west and south elevations, away and barely visible from the public right-of-way. Additionally, the modern alterations to the north portion are distinguished from the original building through the application of horizontal wood siding versus the brick cladding of the original portions.

**32BL1195 – Highland Acres Elementary School – 1200 Prairie Drive**

*Contributing, Thematic Nomination Potential*

The school was designed by local architects Leonhard and Askew and constructed by Mandan, ND-based Peavey Builders. The school is composed of three distinct volumes; the two volumes which face south toward Prairie Drive are single-story long, low-lying forms with aluminum windows separated by brick pilasters and topped with a flat roof. The rear gymnasium, added in 1963, is a two-story volume with a folded plate roof.

The Highland Acres Elementary School was built in 1958, on land set aside and donated to the school district by the Bismarck Veterans Home Owners Cooperative Association. It was their intent that the school be named in honor of Kenneth W. Simons, editor of the Bismarck Tribune and leader of the Homeowners Association; however, it was ultimately named for its geographic location.

**32BL1080 – 1238 West Highland Acres Road**

*Contributing*

The two-story Colonial Revival style residence at 1238 West Highland Acres Road was constructed by Al Brady in 1967. The home faces west onto West Highland Acres Road and supports a hipped roof clad in wood shingles pierced by two large brick chimneys, a dentil cornice runs below the slightly overhanging eaves. The five-bay symmetrical façade features a centrally located primary entrance accessed via brick steps with metal railings. The door is set within a pedimented surround with flanking pilasters, plain entablature, and a fanlight above. The first story has six-over-nine lite windows with brick sills and lintels, the second story has six-over-six lite windows. A double-stall garage is attached at the north end of the façade, though it is set back to the east. The residence has had no noticeable alterations to the exterior since the time of construction.

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**32BL1095 – 1250 East Highland Acres Road**

*Contributing*

The residence at 1250 East Highland Acres Road is Eclectic in style with elements of both English Arts and Crafts and Classical Revival movements. Constructed in 1970, the house was based on the design of the 1914 Clyde L. Young House in Bismarck.<sup>3</sup> The 1.5 story house has a roughly rectangular plan and is clad in stucco with wood trim. The roof is a clipped gable-front with a front-facing gable and transecting hipped-roof dormers on the east and west elevations. The entry is centered under a balustraded wood balcony and supported by fluted columns. Although the original windows have been replaced with modern vinyl windows, the original openings remain intact.

**32BL897 – 911 Crescent Lane**

*Contributing, Thematic Nomination Potential*

The residence at 911 Crescent Lane is a partially prefabricated Hipped Roof Box style home constructed in 1948. The residence is clad in vertical wood siding with an attached single-stall garage. The hipped roof supports Dutch gables at the north and south ends filled with horizontal wood siding. A brick chimney extends from the south peak of the roof. A large three-lite window on the south end of the west-facing façade has been replaced with a five-lite canted bay window, likely in the early 1990s. At the north end of the façade, three square single-lite windows have been replaced with smaller, vinyl casement windows. This alteration affects the integrity of design, materials, and workmanship to a degree, but the home retains sufficient integrity to convey historic character.

**32BL874 – 714 Crescent Lane**

*Contributing*

The residence at 714 Crescent Lane was constructed in 1972 in the Mansard style. The two-story home faces east onto Crescent Lane and supports an attached two-stall garage. The walls are clad in brick and the mansard roof in wood shingles. The primary entry is sheltered under a small extension of the mansard roof at the north end of the façade and the entry is surrounded by a short brick wall. Since the time of construction, an additional casement window has been added to the second story and an original door replaced.

**32BL942 – 1139 North Parkview Drive**

*Contributing*

The residence at 1139 North Parkview Drive is a Contemporary style home designed by architect and owner Arlo Beattie. The single-story residence was constructed in 1962, with a rear addition added in 1990. The walls are clad in vertical board and batten and the hipped and gabled roof is clad in wood

<sup>3</sup> Located at 220 West Avenue B, the house is listed as a contributing structure in the Cathedral Area Historic District (entered May 8, 1980).

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shake shingles. Rafter tails are visible under the overhanging eaves. While much of the house is concealed behind a retaining wall and mature vegetation, the residence appears to retain a high amount of integrity.

**32BL1075 – 1100 West Highland Acres Road**

*Contributing, Individually Eligible*

The property at 1100 West Highland Acres Road was designed and owned by prolific North Dakota architect and engineer Robert “Bob” H. Ritterbush. Bob hired Froeschle and Sons to build the split-level Contemporary-style home in 1958. The residence is rectangular in shape with a shed roof, vertical cedar siding, and a detached double-stall garage with a shed roof. There has been little change to the property since its original construction and it arguably remains the neighborhood’s best example of the Mid-Century modern contemporary aesthetic.

**32BL911 – 1025 Crescent Lane**

*Contributing*

The Mansard / Contemporary style residence at 1025 Crescent Lane was constructed by and for owner Jack Askew. The residence was constructed in 1968 and is polygonal in shape with an attached garage. The mansard roof is clad in wood shakes and comprises the majority of the visible exterior; several recessed areas feature vertical wood siding. An addition was added to the rear of the garage in 1992.

**32BL964 – 1111 South Highland Acres Road**

*Contributing*

The residence at 1111 Highland Acres Road was constructed in the Minimal Traditional style in 1953 with some modern elements. The house is a multi-volume structure divided into three bays by full ground to rafter height angled brackets which support the deep overhanging eaves. The gabled roof is nested into three bays with the height increasing to the south. The rectangular structure supports a single-stall attached garage and is clad in horizontal wood with sheet board in the gable peaks. The east facing façade supports a nine-lite window with three operable lites along the bottom and three shoulder-height sliding windows. One of the shoulder height windows has been replaced with a modern vinyl window.

**32BL973 – 1145 South Highland Acres Road**

*Contributing*

The residence at 1145 South Highland Acres Road is one of the original twenty-one homes constructed in the district. The Minimal Traditional style home was constructed in 1949 on a mostly level lot. The façade faces north onto South Highland Acres Road and supports a front-facing gable over the primary entrance. The exterior is clad in a mixture of horizontal and vertical wood siding. A brick chimney extends from the gabled roof and an off-set single-stall garage is attached to the west elevation.

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An original picture window flanked by single-lite casement windows to the west of the primary entrance has been replaced with a bank of three, six-over-six lite vinyl windows within the original opening. To the east of the entrance, two, one-over-one lite windows have been replaced with two, eight-over-eight lite vinyl windows. The replacement of the windows affects the integrity of material to a degree, but the site retains all other aspects of integrity and is able to convey its historic associations.

**32BL975 – 1201 South Highland Acres Road**

*Contributing*

The residence at 1201 South Highland Acres Road is a Minimal Traditional style home constructed in 1960. Situated on a sloping corner lot at the intersection of South Highland Acres Road and Midway Drive, the residence takes advantage of its location with a tuck-under garage and walk-out basement. The house is rectangular in plan, supported by a poured concrete foundation and topped with a hipped roof. The exterior is clad in steel siding with a yellow brick veneer around the base. Alterations include replacement of original Masonite siding and application of shutters around the windows.

**32BL1050 – 805 Midway Drive**

*Contributing*

The residence at 805 Midway Drive is a Minimal Traditional style home constructed in 1953. The residence faces west onto Midway Drive and is L-shape in plan due to the single-stall attached garage that projects to the west from the main portion of the house. An open porch runs along the south elevation of the garage to the main entrance, near the intersection of the garage and house. While the open porch is currently encompassed under the garage's front-facing gable, historic images indicate it originally supported a flat roof. Since the time of construction, the driveway has been enlarged to accommodate an additional parking space and the original wood siding has been replaced with metal. At the south end of the façade is an original picture window, flanked by a single-lite casement window.

**32BL1129 – 1202 Victory Place**

*Contributing*

The residence at 1202 Victory Place is a Ranch-style home constructed by Merle Kenny in 1954. This residence takes advantage of its corner lot at the intersection of Midway Drive and Victory Place: an attached double-stall garage opens onto Midway Drive, while the primary elevation of the residence faces south onto Victory Place. Vertical and horizontal metal siding clads the exterior with uncut stone veneer cladding the lower third portion. The metal siding replaced original Masonite siding in 1978 and an addition was added to the rear elevation in 1960. A bank of four, single-lite casement windows near the primary entry was replaced with a picture window flanked by single-lite casement windows at an unknown date, but retains the original opening.

**32BL1148 – 1244 North Parkview Drive**

*Contributing*

The residence at 1244 North Parkview Drive is a Ranch-style house constructed in 1968 by

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Elmer Trautman. The residence is situated on a lot that slopes down steeply to the south. The design of the residence takes advantage of the slope through a double-stall, non-street facing, tuck-under garage on its south end. Above the garage is a wrap-around wood deck. The low-pitched side-gabled roof is supported by prominent outriggers and a brick chimney is visible on the north gable end. The house is clad in vertical wood siding and the exposed poured concrete basement walls are painted. Although original casement windows have been replaced with modern vinyl casements and wood shutters have been added, original window opening are retained.

**32BL988 – 1249 South Highland Acres Road**

*Contributing*

The Ranch-style residence at 1249 South Highland Acres Road was constructed by John Berger in 1959. The residence is L-shape in plan and features an attached double stall garage, hipped roof, and recessed entryway. A vinyl railing runs along the recessed portion of the façade. The exterior is clad in vinyl siding which replaced the original Insulite siding after 2004. All original windows have been replaced with modern vinyl windows, but the original openings remain intact. Owner Frank Rose installed a fallout shelter on the main level in 1963. The shelter measures 8x10 feet and is constructed of concrete block.

**32BL1187 – 1132 Pioneer Drive**

*Contributing*

The Split-Level style residence at 1132 Pioneer Drive was constructed by John Berger in 1967. Set on a lot that slopes down to the south, the home takes advantage of the terrain with a tuck-under, double-stall garage and basement with jettied upper story. The primary entrance is located between stories near the center of the east elevation and is approached by concrete L-shaped stairs and flanked by brick planters. The exterior is clad in horizontal composite wood siding with a brick veneer over the basement level. The side-gabled roof is pierced by a large rectangular brick chimney near the center point. The residence retains original windows and doors.

**32BL1163 – 1235 East Highland Acres Road**

*Contributing*

The residence at 1235 East Highland Acres Road is a Split-Level style home constructed in 1966 by architect and owner Bernard Hillyer. The residence is situated on a lot which slopes down to the east. The split-level style takes advantage of this topography with a tuck-under, double-stall garage and a single-story wing to the west. The low-pitched roof has broadly overhanging eaves with exposed rafter beams along the gable front, clear story windows extend along the entirety of the gable front. The exterior is clad in white brick veneer with horizontal vinyl siding in the upper story gable. While some original windows have been replaced with modern vinyl counterparts, they are similar in style and shape to the original windows.

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**Narrative Statement of Significance:**

***Historical Overview***

As Americans celebrated their victory over the Axis powers in 1945, millions of veterans returned home to face a new challenge: a nationwide housing shortage. Few homes had been built during the Great Depression and the war effort had commandeered both building materials and labor in service of the war. Compounding the problem was a significant population increase after decades of decline. Spurred by the possibility of war and separation, many Americans married in 1940 and soon afterward the birthrate began to increase. The increase in marriage rates and subsequent baby boom continued after the war, placing additional pressure on housing stock. Families doubled up in single family homes while others lived in Quonset huts or temporary housing. The National Housing Association estimated that five million new housing units were needed immediately with another 12.5 million units needed over the next decade.<sup>1</sup>

The federal government had anticipated this problem and in response supported a vast new construction program through a variety of legislation. The Serviceman's Readjustment Act, later known as the G.I. Bill of Rights, supported mortgages for veterans, allowing them to borrow the entire value of a home with no down payment.<sup>2</sup> Administered through the Federal Housing Administration (FHA), the bill endorsed the idea that millions of returning veterans deserved to own and live in a new single-family home. Although construction of single-family housing jumped from 114,000 new units in 1944 to 937,000 in 1946, many veterans still had to wait for new homes to be built before taking out a mortgage at the price set by private builders.

North Dakota veterans also felt the pinch of the housing crisis; in Bismarck, the capital city began to implement emergency housing plans in late 1945. Under a bold headline proclaiming "Army Moves to Hurry Vets Home" the *Bismarck Tribune* reported on City plans to convert barracks at Fort Lincoln into emergency veteran housing. Although the barracks were currently housing interned individuals, the City's Municipal Housing Committee believed they could be converted into, "fairly attractive apartments" for returning veterans and their families.<sup>3</sup> Fort Lincoln served as an internment camp from 1941 to March 1946, the camp housed Italian and German sailors and California residents of Japanese descent, all of whom were men.<sup>4</sup> The City also ordered and placed fifty temporary housing trailers in a camp near the Memorial Bridge.<sup>5</sup> Despite these efforts, Bismarck residents continued to feel the squeeze of high rental prices and in January of 1946, a local labor union asked the Office of Price Administration (OPA) for an intervention.

Bismarck's Trades and Labor Assembly requested the OPA establish rent control in the city, stating, "the housing shortage in Bismarck is such as to create an intolerable situation for many,

<sup>1</sup> Gwendolyn Wright, *Building the American Dream: A Social History of Housing in America* (Cambridge, MA: The MIT Press, 1981), 242.

<sup>2</sup> Wright, *Building the American Dream*, 243

<sup>3</sup> Municipal housing committee member, architect, and future Highland Acres resident Robert H. Ritterbush planned the barrack remodel, converting the 20x120 foot structures into family apartments. *Bismarck Tribune*, "Fort Lincoln Barracks Declared Excellent For Vet's Housing", January 10, 1946.

<sup>4</sup> *Bismarck Tribune*, "Piece of History to be in Bismarck", June 4, 2018.

<sup>5</sup> *Bismarck Tribune*, "Fort Lincoln Barracks Declared Excellent For Vet's Housing", January 10, 1946.

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especially for returning service men and ... as a result of said shortage there is a tendency for rents to increase beyond the ability to pay on the part of many people.”<sup>6</sup> The City’s Municipal Housing Committee took up the issue. Preferring to avoid rent control and the intrusion of the OPA, the Committee instead established a new rent control committee to encourage landlords to, “hold their rents in line.”<sup>7</sup> The Committee had no legal authority with which to prod action from landlords, and depended instead on, “the force of public opinion and moral suasion”.<sup>8</sup> Despite calling offending landlords to committee meetings and giving an additional 30 days for compliance, the Committee’s efforts were ineffective.

*A Cooperative is Formed*

Instead of waiting for help from the City or the OPA, Bismarck veterans organized to address the housing crisis themselves. In early 1946, the American Legion established its own housing committee and invited representatives from the Veterans of Foreign Wars and Disabled American Veterans to the table.<sup>9</sup> The three groups drummed up additional support from Bismarck locals through an ad in the *Bismarck Tribune* which inquired, “Who Wants a House? Who Wants an Apartment?” Although organized by veteran’s groups, the ad was addressed, “to all who would like to own a home or apartment of their own.”<sup>10</sup> The ad also indicates that the prospective veteran homeowners were already considering the use of collective action and mass housing techniques to create the needed homes.

Jim Fuglie, former North Dakota Tourism Director and author of the *Prairie Blog* has written several articles exploring the history of Highland Acres. As he describes in part one of his Highland Acres series, this turn to a cooperative structure is not surprising for North Dakotans, as the state has a strong history of cooperatives.<sup>11</sup> The cooperative structure, which organizes groups of people with common interests to pool resources for a specific purpose, thrived in North Dakota due to a small population with large distances between population centers.<sup>12</sup> An organized group spread over a large portion of the state could more effectively bargain with businesses and pool resources to benefit all members. North Dakotans have created cooperatives to support farmers with fair prices for crops, electrify and install telephone service to rural areas of the state, and provide insurance for farms and homes. The veteran’s organization hoped to speed construction and reduce costs by ordering and assembling prefabricated homes in bulk. And in fact, the cooperative housing venture would be partially funded by another cooperative, the North Dakota Central Credit Union.

The Bismarck Veterans Home Owners Cooperative Association, Inc (BVHOCA) incorporated on April 26<sup>th</sup>, 1946.<sup>13</sup> The ad in the *Bismarck Tribune* had generated over 100 interested replies and the

<sup>6</sup> *Bismarck Tribune*, “Labor Body asks OPA to Act in Setting Ceiling”, Jan 7, 1946.

<sup>7</sup> Ibid.

<sup>8</sup> *Bismarck Tribune*, “Five Local men Named to Administer Rent Control Here on Local Basis”, 13 February 1946; “Housing Group Gives Landlords ‘Last Chance’”, 28 March 1946.

<sup>9</sup> *Bismarck Tribune*, “Legion to Back Attack on Housing Problem”, Feb 22, 1946.

<sup>10</sup> *Bismarck Tribune*, “Who Wants a House? Who Wants an Apartment?”, February 21, 1946.

<sup>11</sup> Jim Fuglie, “The History of Highland Acres – Part One” *Prairie Blog* (blog). May 2018.

<sup>12</sup> State Historical Society of North Dakota, *North Dakota: People Living on the Land, Part IV: Modern North Dakota*, (Online Course), 2019.

<sup>13</sup> “Articles of Incorporation”, “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 2 Folder 38.

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BVHOCA wasted no time in organizing their cooperative.<sup>14</sup> The Articles of Incorporation listed nineteen members to the Board of Directors and included prominent members of the community and three women representatives.<sup>15</sup> Henry T. Brown served as Board President; a former lieutenant colonel in the U.S. Army, Brown was also a member and commander of the local American Legion Post. Robert E. Bradley, future Chief Engineer of the North Dakota State Highway Department headed the Engineering Committee, while Virgil Luyben, who worked with the Public Welfare Board, served as the Secretary Treasurer. Future Association Manager, Dorrance E. Freeman (known as D. E. Freeman), owned and operated a window business in downtown Bismarck. Although not listed on the Articles of Incorporation, *Bismarck Tribune* editor Kenneth Simons, had served as chairman of the veteran's housing committee prior to the establishment of the BVHOCA. Simons also supported the BVHOCA through the *Bismarck Tribune*, often using the newspaper as a platform to promote the cooperative. Between April and December of 1946, the Association made significant strides towards home construction for their members: land was found, optioned, and purchased; the financial ability of stockholders was investigated; new construction materials were considered; and drafts of the subdivision layout were begun.

*BVHOCA's Highland Acres 1946-1951*

For the BVHOCA, finding the right location for the new development was of top importance. On a Sunday afternoon in April of 1946, the Board of Directors visited four available parcels near the city. The board expressed interest in two pieces of property, one owned by Mr. Keating and the other owned by the City Parks Board; the two parcels were contiguous, located west of the city, and composed of gently rolling hills with a steep coulee. Although the land had no improvements upon it, the board knew that the city planned for Avenue C to become a major thoroughfare and the land in consideration abutted the future street. When developed, this location would provide easy access to downtown, while remaining secluded on the edge of Bismarck.<sup>16</sup>

The Board approved the purchase of 85 acres from Keating and an additional 20 acres to the north, owned by Paul Jaszowski. Still interested in the land owned by the City Park Board, the board also acquired that land through transfer. The BVHOCA received a 20-acre tract abutting the Keating land to the north and the City Parks Board received title to the coulee which cut through the rolling hills of the Keating land.<sup>17</sup> The transfer was beneficial to the BVHOCA as the land was too steep to be developed and the subdivision gained a large park with access from most areas of the development. In total, the Association acquired 127.5 acres of land for their nascent subdivision.

The BVHOCA Engineering Committee worked quickly to design the subdivision, as the plat and covenants needed to be filed with the FHA and city prior to beginning construction. Headed by Robert E. Bradley, the Engineering Committee designed a development that would take advantage of the hilly topography, while allowing large lots and access to natural areas. The curved streets and cul-de-sacs planned by the association conformed to current trends of subdivision design at the time. In 1934, the

<sup>14</sup> *Bismarck Tribune*, "Nearly 100 to Join in Housing Venture", March 4, 1946.

<sup>15</sup> By 1948, then manager D. E. Freeman would describe this number of members as, "utterly unwieldy".

<sup>16</sup> "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 36.

<sup>17</sup> Board of Directors Meeting Minutes, June 14, 1946, "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

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National Housing Act, designed to spur private housing investment during the Great Depression, created the Federal Housing Administration (FHA).<sup>18</sup> The FHA, “called for the development of housing standards, a process for real estate appraisal, and a comprehensive program of review for approving subdivisions for mortgage insurance.”<sup>19</sup> Inspired by the Garden City Movement and Picturesque suburbs of the nineteenth century, the FHA’s standards were compiled in a series of circulars in the 1930s and encouraged the development of safe, livable neighborhoods that could be constructed at a large scale, to take advantage of cost savings. One of the main features of the new standards was curvilinear streets, which the FHA preferred over rectilinear blocks. Curvilinear streets could provide visual interest, assure privacy between plots, reduce cost of construction, and were thought to be safer for drivers and pedestrians. Early in 1946, the BVHOCA requested several copies of FHA circulars, including *Land Planning Bulletin No. 1*.

The Association took the FHA design standards to heart, restating many of the principles in their prospectus.<sup>20</sup> The design of the neighborhood featured most of the FHA’s “desirable standards” which included careful adaptation to topography and natural features, elimination of sharp corners, long blocks that eliminated unnecessary streets, generous and well-shaped house sites, parks and playgrounds, community organization of property owners, and features that added to the privacy and attractiveness of the community.<sup>21</sup> Importantly for the Association, these features also helped to cut the cost of development. To cut development costs even further, they designed interior sidewalks and utility easements at the rear of each lot, through the interior of the block, instead of around the outside. While this arrangement is economical, allowing these features to serve the lots on either side, it also reduced the visibility of what the Association considered to be “unsightly services.” Also concerned with, “the intangible realities of living”, the BVHOCA reserved land near the center of Highland Acres for the construction of two churches and a school, and several triangular-shaped easements at the rear of some lots for pocket parks.<sup>22</sup> Additional land at the entrance to the neighborhood, near the intersection of Avenue C and Crescent Lane, was reserved for a community building, shopping center, or office building. Although the shopping facilities and pocket parks were never constructed, they speak to the Association’s dedication to FHA standards, which advocated for centrally located community facilities and a shopping district near the edge of the community.<sup>23</sup>

Developed alongside the plat and prospectus were Highland Acres’ protective covenants. The twenty-four covenants described in detail the conditions required to live and construct a home in the neighborhood. Lots could only support one detached single-family dwelling with a minimum square footage requirement, only one family allowed per home (unless the second family were servants), and it reiterated the easement and setback requirements included with the plat.<sup>24</sup> Officially adopted June 13, 1947, Highland Acres’ covenants incorporate the FHA’s ideas of modern planning, described above, and

<sup>18</sup> Ames and McClelland, “Historic Residential Suburbs”, 48.

<sup>19</sup> Ibid.

<sup>20</sup> “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 36.

<sup>21</sup> Ames and McClelland, “Historic Residential Suburbs”.

<sup>22</sup> Report from the Committee of Community Facilities, “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 1.

<sup>23</sup> Ames and McClelland, “Historic Residential Suburbs”, 47 and 48.

<sup>24</sup> “Resolution Establishing Protective Covenants”, “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 25.

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the City of Bismarck's zoning code. As such, these covenants reflect the ways in which mid-century suburbs embraced homogeneity of race and class. Urban historian Gwendolyn Wright discusses this trend in her book *Building the American Dream*:

In FHA terms, "neighborhood character" depended primarily on overt policies of ethnic and racial segregation. An FHA technical bulletin on *Planning Profitable Neighborhoods* advised developers to concentrate on a particular market, based on age, income, and race... In the suburbs, the FHA encouraged the use of restrictive covenants to ensure neighborhood homogeneity and to prevent any future problems of racial violence or declining property values.<sup>25</sup>

Wright goes on to describe these "seemingly necessary restrictions", enforced by developers and the FHA, were incorporated into the American consciousness, "under the guise of neighborhood planning ... This was what the government, the builders, the bankers, and the magazines told them, and many believed it – or felt they had too."<sup>26</sup> Although the BVHOCA planned a development that was to be a "Community for Family Living", the covenants, as written, almost certainly excluded a portion of Bismarck's residents who could not afford to live in a single-family home or construct a home to the required square footage.

The design of Highland Acres was accepted by the City in December of 1946.<sup>27</sup> In another effort to save on design cost, the Association hired the head of the Engineering Committee, Robert Bradley, and two assistants to stake out the lots and prepare the plat. The Association estimated the effort would take nine days and paid Bradley \$3.00/hour to complete the design.<sup>28</sup> Bradley worked closely with the City of Bismarck, FHA, and an outside city planner, Lawrence E. Hovik of St. Paul, MN, to ensure the plat met local and federal standards.

Having land, plat, and covenants prepared, the Association still needed a name for the neighborhood and streets. In August of 1946, the Association ran a contest for the naming of the development, placing an ad in the *Bismarck Tribune*. The Executive Committee considered the entries and picked the winning names through an elimination vote.<sup>29</sup> Mrs. Homer Golden, member of the Board of Directors, submitted the winning subdivision name: Highland Acres. Several chosen street names reflect the immediacy of WWII (164<sup>th</sup> Infantry Drive, Midway Drive, Victory Drive), others the North Dakota spirit and the nature of Highland Acres' location (Riverview Drive, Parkview Drive, Crescent Drive, Pioneer Drive, Prairie Drive), although not all the winning street names were approved with the final plat.<sup>30</sup>

<sup>25</sup> Wright, *Building the American Dream*, 247.

<sup>26</sup> Ibid., 258.

<sup>27</sup> "Bismarck Subdivisions", City of Bismarck GIS Portal, <https://bismarck.maps.arcgis.com/home/webmap/viewer.html?webmap=cbfcd8b2ac334b9ca40df0c273e81e74>

<sup>28</sup> Executive Committee Minutes, July 29, 1946, "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 27.

<sup>29</sup> "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

<sup>30</sup> Ibid.

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By the end of 1946, the Association was in good financial shape. The Board of Directors took out a \$50,000 loan from the North Dakota Central Credit Union to cover the purchase of the land and development of a water district. A subsidiary of the North Dakota Farmer's Union, the Central Credit Union was a locally organized lending and savings institution owned by cooperative members. The credit union's members would pool their funds to support other cooperative ventures, in this case, the BVHOCA.<sup>31</sup> In addition, each stockholder was asked to submit \$200 to enable the association to pay its debts and continue working towards the housing development. The funds would be credited toward future lot or building fees and also guaranteed original shareholder's lot preference over those who would gain shares later.<sup>32</sup> Although land had been selected, covenants drafted, street names proposed, and plat submitted, the Association had a long way to go to realize their dream of a veteran's cooperative neighborhood.

The year 1947 brought progress for the Association, albeit at a slow pace. Recognizing the need for an individual who did not work on a volunteer basis, the board approved the hiring of a general manager in April of 1947. The first manager, E.H. Woolrych, served for four short months before vacating the position, citing health conditions. During his time as manager, the Association asked the city to begin organizing a water and grading/graveling district. While street grading was expected to be completed for the entire development, the water district would only include portions of Crescent Lane, Parkview Drive, and South Highland Acres Road.<sup>33</sup> The first houses erected in Highland Acres would be required to use septic tanks, as sewer installation was expensive and could feasibly be added at a later date.<sup>34</sup> In July, the Association hired D. E. Freeman as a replacement manager; having previously served on the Board of Directors and Executive Committee, Freeman had an excellent understanding of the workings of the Association and would serve as manager through July of 1948.<sup>35</sup>

Having investigated a variety of materials and manufacturers for home construction, the Association settled on prefabricated homes constructed by Far West Sales and Engineering in the fall of 1947. Wollander Better Builder Plans and Wollander Far West Homes were owned and operated by Willard A. Wollander of Tacoma, WA. An architect and interior designer, Wollander established his business as a one-stop shop for prefabricated homes that included home design, color planning, plot planning, and construction. Tacoma's *News Tribune* noted that owners of Wollander Far West Homes could move into their new home, "six weeks after ground is broken" while retaining, "individuality, style, unusual features and construction and color appeal."<sup>36</sup>

The Association reviewed several Far West plans of partially prefabricated homes and inquired after plans that had been used in a development of three hundred homes in nearby Billings, MT.<sup>37</sup> Far

<sup>31</sup> Fuglie, "The History of Highland Acres – Part One", 2018.

<sup>32</sup> Ibid.

<sup>33</sup> Executive Committee Meeting Notes, June 20, 1947, "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 27.

<sup>34</sup> Summary Prospectus, "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 2 Folder 27.

<sup>35</sup> *Bismarck Tribune*, "D. E. Freeman Resigns as Vets Co-op Manager", July 21, 1948.

<sup>36</sup> *The News Tribune*, "'Home Show' Today in Three Parts of City", July 9, 1950.

*The News Tribune*, "Home Show Open Apr. 28", April 2, 1949.

<sup>37</sup> "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box2 Folder 7.

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West's B, M, and JB plans were chosen as the basis for the first homes in the nascent development.<sup>38</sup> Some adjustments were made to the plans due to the winter climate of North Dakota, these included protected front and rear entryways for removal of outerwear and as protection against drafts and heat loss.<sup>39</sup> In November of 1947, Mr. Wollander himself traveled to Bismarck to view the development and work with the Association to develop adequate adjustments of the plans. And in December, an agreement was reached for the materials to construct twenty homes. Excavation of the first basements began soon after, even though the Bismarck ground was frozen. Delzer Construction proceeded with the basement excavations using dynamite to blast off the frozen crust and a power shovel to scoop out the unfrozen dirt underneath.<sup>40</sup>

Although 1947 brought about the beginning of construction within the development, the year also brought the beginning of financial difficulties that would eventually spell the end of the veteran's cooperative. The Association had approached Guarantee Mutual Life Company of Omaha, NE earlier in the year asking for a construction loan and assistance with individual member mortgages. Though the two organizations had signed a Memorandum of Agreement, Guarantee Mutual notified the Association late in the year that they planned to terminate their interest as, "the progress made to date is not at all satisfactory us, and we do not feel that we can depend upon sufficiently rapid progress in the future."<sup>41</sup> The Association sent several letters with additional financial information in an effort to convince the insurance company of their financial stability, but to no avail. The agreement was officially terminated in February of 1948.<sup>42</sup>

The Association spent much of the early part of 1948 dealing with the financial difficulties and attempting to secure additional funding. Costs for materials and construction had increased in the preceding years, leaving them without the money to pay contractors for services rendered. In March, the Board approved a resolution which authorized a contract with the Bank of North Dakota, securing the mortgages and construction funds for the houses already under construction.<sup>43</sup> With the mortgages secured, the Association acquired an additional \$15,000 loan from the North Dakota Credit Union. As a stipulation to the loan, the North Dakota Credit Union instructed that active boards and committees give up most of their managing duties to concentrate on promotion and development of the subdivision.<sup>44</sup> The Board of Directors was reorganized with five representatives in April, and in July, Association Manager D. E. Freeman, who had served since the beginning of the organization, resigned his position, citing the strain of significant time donated.<sup>45</sup> He was succeeded by Henry Brown.<sup>46</sup>

<sup>38</sup> Ibid.

<sup>39</sup> Ibid.

<sup>40</sup> *Bismarck Tribune*, "Winter Fails to Halt Bismarck Contractors", February 26, 1948.

<sup>41</sup> Letter from Gabrielson to Freeman, Sept 5, 1947. Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

<sup>42</sup> "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 3 Folder 30.

<sup>43</sup> Board of Director's Minutes, March 11, 1947, "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 27.

<sup>44</sup> Letter from Richard Joyce to Freeman, May 1, 1948. "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

<sup>45</sup> "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 2 Folder 25.

<sup>46</sup> *Bismarck Tribune*, "D. E. Freeman Resigns as Vets Co-op Manager", July 21, 1948.

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Despite the financial and construction setbacks, the Association presented a positive face to their stockholders, noting in their April newsletter that plans for the 1948 construction season were taking shape.<sup>47</sup> In June, the Association relayed to stockholders that they expected, “fifty to seventy houses will be completed and occupied by the early and late fall.”<sup>48</sup> Feeling pressured by those stockholders who had yet to begin construction, the Association also resolved to allow any type of home construction in the development, not just prefabricated homes or materials selected by the Association. Although it was clarified that permission would be needed from the Board of Directors.<sup>49</sup>

The projected construction numbers failed to materialize; of the twenty-one homes begun in 1947, only 17 were completed by December 1948.<sup>50</sup> The *Tribune* stated that while all seventeen were occupied, the finishing touches had yet to be added. In the interest of lowering construction costs even further, the Association allowed qualified homeowners to work on their own homes, crediting their labor toward the actual cost of construction. The *Tribune* reported that, “most of the home builders waterproofed their own basements... a few did their own primer coat painting, a number installed their own insulation, and a few did their own plaster board or sheetrock work.”<sup>51</sup>

Development at Highland Acres stalled; only two building permits were issued between 1949 and 1951 to owners other than the Association. A notice sent to stockholders in March of 1949 outlined the financial difficulties, stating plainly, “many of our sub-contractors as well as other building bills are unpaid. Labor liens will be filed within a few days... [and with these filed] against the co-op, the sale of lots, houses, and other future developments would be difficult to promote.”<sup>52</sup> Finally, on April 11, 1951, the Association transferred the entirety of their property and loans to the North Dakota Central Credit Union.<sup>53</sup> The Credit Union planned to offer all Association members the option to purchase their lots at 75% of appraised price and later offered the same to anyone in the surrounding area. They also agreed to not tamper with the existing covenants in any way during the promotional campaign.

The Credit Union took out a large, three-quarters page ad in the *Bismarck Tribune* on May 24<sup>th</sup>, 1951, advertising, “Lots – Lots of Lots.”<sup>54</sup> While the ad encouraged those in the surrounding area to consider buying a lot for a reduced rate in Highland Acres, it also remarked that the credit union was not in the real estate business by choice:

High building costs, lack of support, inexperience, and some opposition prevented the Association from achieving its worthy goal. No individual can be blamed for the difficulty. It finally became necessary for the Credit Union to acquire the property. This was done voluntarily by the

<sup>47</sup> “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 2 Folder 25.

<sup>48</sup> “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 49.

<sup>49</sup> Board of Director’s Meeting Minutes, June 4<sup>th</sup> 1948. “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 27.

<sup>50</sup> *Bismarck Tribune*, “Vets Group Completes 17 Homes During 1948”, Dec 31, 1948.

<sup>51</sup> *Bismarck Tribune*, December 14, 1948. “Bismarck Highland Acres Project Theme of National Magazine Story”

<sup>52</sup> “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 3 Folder 7.

<sup>53</sup> Letter from Richard Joyce to Homer Golden. April 11, 1951. “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

<sup>54</sup> *Bismarck Tribune*, “For Sale, Lots – Lots of Lots” May 24, 1951.

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Association. This Credit Union is disposing of the property by offering lots for sale at attractive prices without disrupting any of the original plans of the association. Any lots remaining after the Credit Union has recovered its investment will be returned to the Association.<sup>55</sup>

The Association continued to exist on paper, but its days as a cooperative of veterans were over. Increased cost of materials and construction, paired with construction delays, loss of financial investment, and the difficulties of managing an organization with a board of nineteen spelled the end of the Bismarck Veterans Home Owners Cooperative Association. While the Association did not see the project through to completion, they did accomplish many of their original goals. In a 1947 letter to Guarantee Life Mutual, Manager D. E. Freeman described the significant savings made through the purchase and development of the subdivision: "The land has been surveyed, staked, platted, and the plat approved by the city and recorded at a cost approximately equal to one-fifth of the usual price of such services [and] ... cost of installation of city controlled utilities has been reduced by about \$25,000."<sup>56</sup> Unfortunately, these savings did not save the Association from its untimely end.

*Highland Acres Continues 1952-1960*

Although the subdivision was now owned by the North Dakota Central Credit Union, development at Highland Acres did not end. Indeed, the housing promised by Highland Acres may have been even more necessary for Bismarck residents through the 1950s as the city's economic prospects increased. In June of 1952, Bismarck residents opened the *Tribune* to learn of the new owners of Highland Acres: Irvine Wilhite and Arthur Seay. The oil entrepreneurs had purchased the remaining 246 lots owned by the Credit Union, in a deal that had begun negotiations in February. Although the subdivision would now be developed privately, Wilhite and Seay planned to honor many of the original conditions established by the veteran's association several years before. The pair were quoted in the *Tribune*, "It would be a shame for a subdivision as well-planned as Highland Acres and in such a fine location to be spoiled by indiscriminate building and development."<sup>57</sup> The restrictive covenants already on the books were to be retained, as were the requirements for only single-family home construction. Homes were expected to cost between \$17,000 and \$20,000 and the developers hoped to construct and sell homes as well as individual lots. Wilhite, Seay, and their real estate partner, Frank Hedden, incorporated as Capital City Development in 1952.<sup>58</sup>

Arthur Seay came to North Dakota in 1949 to develop an oil property brokerage and exploration business. Having previously served as a land man for the Hunt Oil Company in Dallas, TX, Seay soon partnered with Irvin Wilhite, a state senator and future Republican majority leader representing Burleigh County. The pair set up their oil organization in the Grand Pacific Hotel basement, in downtown Bismarck.<sup>59</sup> Prominent businessmen, Wilhite and Seay later developed uranium claims in Idaho

<sup>55</sup> Ibid.

<sup>56</sup> "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

<sup>57</sup> *Bismarck Tribune*, "Wilhite, Seay Buy Highland Acres: Oilmen to Develop Addition" June 6, 1952.

<sup>58</sup> *Bismarck Tribune*, "Boys Ranch Files to Incorporate", July 9, 1952.

<sup>59</sup> *Bismarck Tribune*, "Oil Hunt has Become Big Business for Bismarck", October 27, 1951.

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together.<sup>60</sup> In 1954, Seay constructed a home in Highland Acres (32BL1057) and resided there with his wife and children through 1970; he relocated to Denver, CO in 1970, where he passed in 1975.<sup>61</sup> Wilhite remained a force in North Dakota politics through the 1970s, and in later years developed other economic interests in Central America. He passed in 2020.<sup>62</sup>

The new developers expressed their desire to not just sell lots, but to create a neighborhood and, “make the area the most desirable in Bismarck.”<sup>63</sup> After the dissolution of the BVHOCA, price and square footage of Highland Acres homes increased, and new residents included doctors, engineers, politicians, and leading businessmen. Although covenants and zoning requirements have historically created suburbs with class and racial homogeneity, Highland Acres was home to both upper- and middle-class residents.<sup>64</sup> Doctors and lawyers lived side-by-side with teachers and public servants. Long-time resident of Highland Acres, John Sakariassen remembers in an oral interview, “There wasn’t any particular overriding element that was pushing [for upper class residents], it just happened to be that you could have a nice home that was of a certain price point - next door you could have a grander home or a modest home. It was just sort of the way it developed. I don’t think people gave much thought to that.”<sup>65</sup>

To sell the remaining lots, Capital City Development took to the papers and airwaves, making their desirable neighborhood known to those seeking houses in the Bismarck area. Jim Fuglie notes in his “History of Highland Acres” blog, the advertising employed by real estate manager Hedden after the acquisition was different than that used previously by the BVHOCA.<sup>66</sup> Using ad space on television, radio and in the paper, Hedden promoted the development using colorful language that highlighted the luxury, beauty, and family feel of the subdivision.<sup>67</sup> Small notices were frequently posted in the real estate section, but Hedden also took out larger quarter page ads. One such ad from 1954 emphasized the importance of the restrictive covenants, in maintaining this “outstanding” residential area, “Your home built on any of the Highland Acres sites comes under protective covenants ... for the protection of all. The covenants filed with the plat state that no basement homes, basement apartments, or old homes will be allowed.”<sup>68</sup>

The advertising campaign worked and construction picked up in Highland Acres over the 1950s; nine building permits within the district were issued in 1952, thirteen in 1953, and 38 in 1954. The years 1958 and 1959 also saw significant construction with over 30 building permits issued in each of those years. In general, the development filled from south to north, with homes constructed on multiple streets each year. The 1950s saw construction of mostly Ranch, Split-Level, and Minimal styles first on South Highland Acres Road, Crescent Lane, Midway Drive, Victory Place, and Prospect Place, moving up West Highland Acres Road, East Highland Acres Road, and North Parkview Drive near the end of the decade.

<sup>60</sup> *Bismarck Tribune*, “Group Here Forms Uranium Enterprise”, Jan 24, 1955.

<sup>61</sup> *Bismarck Tribune*, “Arthur Seay, Early Oil Man”, Nov 14, 1975.

<sup>62</sup> *Bismarck Tribune*, “Methanol Is Fuel for Entrepreneur’s Dreams”, Nov 25, 1981.

<sup>63</sup> *Bismarck Tribune*, “Wilhite, Seay Buy Highland Acres: Oilmen to Develop Addition” June 6, 1952.

<sup>64</sup> Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States*, (New York, NY: Oxford University Press, 1985), 241-242.

<sup>65</sup> John Sakariassen interview by Lorna Meidinger, March 2021.

<sup>66</sup> Jim Fuglie, “The History of Highland Acres – Conclusion” *Prairie Blog* (blog). May 2018.

<sup>67</sup> Ibid.

<sup>68</sup> *Bismarck Tribune*, “Go Straight West on Ave. C To Highland Acres”, Feb 18, 1954.

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The 1950s also brought the construction of Highland Acres Elementary School and both churches, Lutheran Church of the Cross in 1955 and Church of Christ in 1958. From its earliest stages of design, the BVHOCA had planned to incorporate churches and a school within the district. Church membership grew significantly after WWII and religious participation was considered an essential part of the American way of life. At least part of this growth is due to the Cold War mindset that Americans were superior to “godless” communists. The national importance of religion is evident in the addition of “In God We Trust” to U.S. currency in 1955 and “under God” to the Pledge of Allegiance in 1954. In Bismarck, a growing population placed increased pressure on churches in the historic core of the city, many of which were now surrounded by busy thoroughfares. Some churches opted to move away from their historic locations while others split off additional congregations, dispersing into the residential suburbs now ringing the city.

The Lutheran Church of the Cross (32BL316) at 1004 East Highland Acres Road was begun by members of Bismarck’s Trinity Lutheran Church who sponsored the new congregation in west Bismarck. The new building was constructed by William Kirchmeier between 1955-1956 at a cost of \$50,000. Cold weather delayed the final stages of construction, requiring the first service to be postponed by several weeks. When the first service took place March 11, 1956, neighborhood residents were prominent participants: Mrs. Beverly Henke of 729 Midway Drive lead the choir, while Mrs. Larson of 1105 Fairview Place played the organ. The Church of the Cross added additions in 1964, 1988, and 2014; the church also underwent a renovation in 2010, which reorganized and almost doubled the amount of worship space available.

The United Church of Christ (32BL317) at 1200 East Highland Acres Road was constructed in 1958 by Froeschle and Sons. Organization of the United Church of Christ stretches back to 1950, when the Board of Directors of the Congregational Christian Conference of North Dakota discussed the establishment of a new church in Bismarck. In 1951, the Inter-Church Council approved a survey of Bismarck residents by the Congregationalists and in 1954, the Council granted permission for the Congregational Christian Conference to establish a church in west Bismarck. Originally known as the First Congregational Christian Church, the church found themselves involved in a denominational merger in 1959 and subsequently changed their name to United Church of Christ.

As post-war baby boomers grew into school-aged children, additional elementary schools were needed to accommodate their education. And so, like many towns, Bismarck experienced a school building boom. Of Bismarck’s sixteen public elementary schools in use as of this writing, eleven were constructed between 1950 and 1980. The construction of these schools may reflect an important trend in urban settlement and the education of Bismarck’s youth in the mid-20th Century. The Highland Acres Elementary School was built in 1958, on land set aside and donated to the school district by the BVHOCA. It was their intent that the school would be named in honor of Kenneth W. Simons, editor of the *Bismarck Tribune* and early leader of the Association. However, it was ultimately named for its geographic location within the Highland Acres neighborhood. The school was designed in a Contemporary style by local architects Leonhard and Askew. Originally, the structure was a single-story building with six total classrooms. In 1963, the Bismarck School Board expanded the school building. Meisner and Co. won the bid for a new multipurpose room and classroom addition that included the gymnasium, library, and administrative office.

Residences began to fill the blocks of Highland Acres and nearby property owners Ell and Margaret Torrance took notice. The Torrance’s decided to develop their own property, on the east side

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of Highland Acres. Having seen the success of Highland Acres, the Torrance's planned their development in a similar manner rather than attempting to differentiate their addition from nearby developments. Curved streets, front yard setbacks, and utility easements were marked on the 1957 plat for the Torrance Addition which supported 21 lots. Pleased with their success in Highland Acres, Capital City Development platted Highland Acres Second Addition in 1960, adding another 57 lots to the northeast edge of the development. The addition was formed out of the land given to the BVHOCA by the Parks Board in 1946. The submitted plat also marked off an area south of the Highland Acres Second Addition but north of Torrance Addition for a, "proposed Highland Acres Third Addition"<sup>69</sup> The Third Addition was formally platted in the early 1960s and replatted in 1966. Although similar in design and adjacent to Highland Acres First and Second Additions, Highland Acres Third Addition, Highland Place, Torrance Addition, and Keating Addition are not part of the current district nomination.

The 1960s brought about more residential construction at Highland Acres, but at a slower pace than the 1950s. While 190 building permits were issued for Highland Acres in the 1950s, the 1960s saw 109 new permits. Most construction occurred during the first half of the decade, slowing down to about 10 new permits per year by 1967, as residences filled the remaining lots on Coulee Road, Parkview Drive, North Parkview Drive, and East and West Highland Acres Road. Ranch and Split-Level home designs continued to dominate, but several Colonial Revival and Contemporary style homes were constructed at this time.

Along with new home construction, several owners added bomb or fallout shelters to their homes in the late 1950s and early 1960s. The cold war, an ideological struggle between capitalism and communism, prompted Americans to turn towards family stability as a bulwark against communism. One way in which families prepared for the possible nuclear fallout should the cold war turn hot, was to install a bomb shelter within their homes. Five homes, located on Crescent Lane, South Highland Acres Road, Parkview, and Pioneer Drive, include bomb or fallout shelters.<sup>70</sup> Located in the basements of these five properties, the fallout shelters were generally constructed of concrete or concrete block and are approximately 100 square feet in size.

### *Conclusion*

By 1970, only twenty-three lots remained available in Highland Acres First and Second Additions. Five homes were constructed between 1970 and the end of the period of significance – 1972. The remaining eighteen homes were constructed within the past fifty years and are considered non-contributing as of this writing.<sup>71</sup> Begun by a veteran's cooperative in 1946, the Highland Acres subdivision has remained one of Bismarck's most highly coveted neighborhoods for the last seventy-five years. Although post-1972 development has encroached on Highland Acres from the north and south, the neighborhood retains its mid-century feel and design. Limited entrances and a buffer provided by the Tom O'Leary Golf Course has allowed the neighborhood to remain a distinct enclave within the city.

The Highland Acres Historic District is historically significant at the local level under Criterion

<sup>69</sup> "Bismarck Subdivisions", City of Bismarck GIS Portal,

<https://bismarck.maps.arcgis.com/home/webmap/viewer.html?webmap=cbfcd8b2ac334b9ca40df0c273e81e74>

<sup>70</sup> 32BL921, 32BL928, 32BL979, 32BL988, and 32BL1034

<sup>71</sup> ND SHPO has identified 32BL950, 32BL842, and 32BL878 as contributing should the period of significance expand through 1978.

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A and C as a strong local representation of post-WWII community planning and development. The district represents a unique, proactive approach to resettling North Dakota's WWII veterans. The principles that informed the BVHOCA's initial design of the development outlived the organization and were continued through the work of private developers Wilhite and Seay. Throughout the 1950s and 1960s, the neighborhood served as an important residential development that absorbed the influx of rural North Dakotans who moved to urban areas for the first time. The neighborhood stands as a testament to the increasing population and economic prosperity of North Dakota's capital city throughout the Cold War.

Under Criterion B, Highland Acres was home to many of Bismarck and North Dakota's prominent public servants, architects, and business leaders. Robert Carlson, who resided at 913 Parkview Drive (32BL928), served as director of Civil Defense for North Dakota from 1960-1965 and as Commander of the ND National Guard's 188<sup>th</sup> Field Artillery Battalion. Carlson played a major role in the civil defense of the state during the Cold War. Local builder Robert Olgeirson was instrumental in the formation of the BVHOCA, serving on the Board of Directors and as head of the Architectural Committee. He constructed at least a dozen homes in Highland Acres including his own residence at 828 Crescent Lane (32BL917) where he resided from 1949 through 1968. Additionally, the development was home to four prominent architects: Robert H. Ritterbush, Jack Askew, Bernard Hillyer, and Arlo Beattie. All four resided in Highland Acres during their productive lives, in homes they designed. Taken together, the four architects designed a large swath of commercial, public, and religious buildings in Bismarck and greater North Dakota and were responsible for the spread of mid-century modern architecture throughout the state.

Under Criterion C, Highland Acres is notable as the first master planned development in Bismarck and one of the first developments to use FHA-recommended suburban designs. The BVHOCA designed a development that was unlike any before in Bismarck, utilizing curvilinear streets, cul-de-sacs, long blocks, natural topography, and large lots. The covenants set by the Association in 1947 also contributed to the unique design with the rear-facing utility easements and thirty-foot front yard setbacks. These features are still visible within the district and continue to differentiate it from other Bismarck neighborhoods. Residences within Highland Acres serve as an excellent example of the variety of styles and methods of construction used in post-WWII Bismarck. While the first twenty-one homes were mass-produced and partially prefabricated, the remaining lots were purchased by prospective homeowners or local builders. Prospective homeowners could purchase a lot, then find a builder or architect to design a home they wanted. Alternatively, local builders also purchased lots and constructed homes on them, then sold the home and the lot together. Because the subdivision developed in this way, the district is home to both builder constructed and architect designed homes that display the variety of architectural styles popular at mid-century, including Ranch, Minimal Traditional, Split-Level, and Contemporary. The distinctive character of this neighborhood and its architecture, which it retains to this day, continues to express the values of Bismarck's mid-century residents, who wanted a safe and livable place to raise their families after decades of depression and war.

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| <b>SITS</b> | <b>Address</b>          | <b>Year of Construction</b> | <b>Style</b>        | <b>Status</b>    |
|-------------|-------------------------|-----------------------------|---------------------|------------------|
| 32BL00316   | 1004 E Highland Acre Rd | 1955                        | Contemporary        | Contributing     |
| 32BL00317   | 1200 E Highland Acre Rd | 1958                        | Contemporary / Shed | Non-Contributing |
| 32BL00837   | 1009 Parkview Dr        | 1962                        | Ranch               | Contributing     |
| 32BL00838   | 1032 Crescent Lane      | 1958                        | Ranch               | Contributing     |
| 32BL00839   | 821 Crescent Lane       | 1952                        | Hipped Roof Box     | Contributing     |
| 32BL00840   | 1033 Crescent Lane      | 1956                        | Contemporary        | Contributing     |
| 32BL00841   | 1205 E Coulee Rd        | 1963                        | Ranch               | Contributing     |
| 32BL00842   | 1209 E Coulee Rd        | 1976                        | Ranch               | Non-Contributing |
| 32BL00843   | 1213 E Coulee Rd        | 1968                        | Ranch               | Contributing     |
| 32BL00844   | 1301 E Coulee Dr        | 1964                        | Ranch               | Contributing     |
| 32BL00845   | 1238 E Coulee Rd        | 1964                        | Ranch               | Contributing     |
| 32BL00855   | 1020 Arthur Dr          | 1966                        | Split-Level         | Contributing     |
| 32BL00856   | 1019 Parkview Dr        | 1968                        | Colonial Revival    | Contributing     |
| 32BL00857   | 1204 E Coulee Rd        | 1962                        | Split-Level         | Contributing     |
| 32BL00858   | 1208 E Coulee Rd        | 1964                        | Split-Level         | Non-Contributing |
| 32BL00859   | 1216 Coulee Rd          | 1967                        | Split-Level         | Contributing     |
| 32BL00860   | 1220 E Coulee Rd        | 1967                        | Split-Level         | Contributing     |
| 32BL00861   | 1226 E Coulee Rd        | 1965                        | Ranch               | Contributing     |
| 32BL00862   | 1232 E Coulee Rd        | 1964                        | Ranch               | Contributing     |
| 32BL00863   | 1213 N Parkview Dr      | 1963                        | Ranch               | Contributing     |
| 32BL00864   | 1221 N Parkview Dr      | 1964                        | Ranch               | Contributing     |
| 32BL00865   | 1229 N Parkview Dr      | 1964                        | Ranch               | Contributing     |
| 32BL00866   | 1235 N Parkview Dr      | 1962                        | Ranch               | Contributing     |
| 32BL00867   | 1239 N Parkview Dr      | 1963                        | Split-Level         | Contributing     |
| 32BL00868   | 1255 N Parkview Dr      | 1963                        | Ranch               | Contributing     |
| 32BL00869   | 1261 N Parkview Dr      | 1963                        | New Traditional     | Non-Contributing |
| 32BL00870   | 701 Crescent Lane       | 1954                        | Hipped Roof Box     | Contributing     |
| 32BL00871   | 700 Crescent Lane       | 1960                        | Split-Level         | Contributing     |
| 32BL00872   | 706 Crescent Lane       | 1954                        | Ranch               | Contributing     |
| 32BL00873   | 708 Crescent Lane       | 1957                        | Ranch               | Non-Contributing |
| 32BL00874   | 714 Crescent Lane       | 1972                        | Mansard             | Contributing     |
| 32BL00876   | 1009 W Ave C            | 1950                        | Ranch               | Contributing     |
| 32BL00875   | 1003 W Ave C            | 1955                        | Hipped Roof Box     | Contributing     |
| 32BL00877   | 1019 West Ave C         | 1952                        | International       | Non-Contributing |
| 32BL00878   | 1025 W Ave C            | 1978                        | Ranch               | Non-Contributing |
| 32BL00879   | 1029 W Ave C            | 1959                        | Split-Level         | Contributing     |

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|-----------|--------------------|------|------------------------|------------------------------------------------|
| 32BL00880 | 922 Parkview Dr    | 1972 | Ranch                  | Contributing                                   |
| 32BL00881 | 926 Parkview Dr    | 1959 | Ranch                  | Contributing                                   |
| 32BL00882 | 930 Parkview Dr    | 1958 | Ranch                  | Non-Contributing                               |
| 32BL00883 | 934 Parkview Dr    | 1957 | Ranch                  | Contributing                                   |
| 32BL00884 | 1004 Crescent Lane | 1959 | Split-Level            | Contributing                                   |
| 32BL00885 | 1010 Crescent Lane | 1956 | Minimal Traditional    | Contributing                                   |
| 32BL00886 | 1016 Crescent Lane | 1967 | Split-Level            | Contributing                                   |
| 32BL00887 | 1020 Crescent Lane | 1965 | Split-Level            | Non-Contributing                               |
| 32BL00888 | 1024 Crescent Lane | 1962 | Split-Level            | Contributing                                   |
| 32BL00889 | 1028 Crescent Lane | 1957 | Ranch                  | Non-Contributing                               |
| 32BL00890 | 720 Williams St    | 1978 | Tudor Revival          | Non-Contributing                               |
| 32BL00891 | 817 Crescent Lane  | 1952 | International          | Contributing                                   |
| 32BL00892 | 825 Crescent Lane  | 1952 | Other                  | Non-Contributing                               |
| 32BL00893 | 831 Crescent Lane  | 1952 | Split-Level            | Contributing                                   |
| 32BL00894 | 833 Crescent Lane  | 1952 | Split-Level            | Contributing                                   |
| 32BL00895 | 903 Crescent Lane  | 1948 | Split-Level            | Contributing                                   |
| 32BL00896 | 907 Crescent Lane  | 1948 | Split-Level            | Contributing, Thematic<br>Nomination Potential |
| 32BL00897 | 911 Crescent Lane  | 1948 | Hipped Roof Box        | Contributing, Thematic<br>Nomination Potential |
| 32BL00898 | 915 Crescent Lane  | 1949 | Minimal Traditional    | Contributing, Thematic<br>Nomination Potential |
| 32BL00899 | 917 Crescent Lane  | 1949 | Minimal Traditional    | Contributing, Thematic<br>Nomination Potential |
| 32BL00900 | 921 Crescent Lane  | 1950 | Minimal Traditional    | Contributing                                   |
| 32BL00901 | 925 Crescent Lane  | 1956 | Ranch                  | Contributing                                   |
| 32BL00902 | 929 Crescent Lane  | 1956 | Ranch                  | Contributing                                   |
| 32BL00903 | 1001 Parkview Dr   | 1959 | Ranch                  | Contributing                                   |
| 32BL00904 | 1005 Parkview Dr   | 1961 | Ranch                  | Contributing                                   |
| 32BL00905 | 1003 Crescent Lane | 1959 | Ranch                  | Contributing                                   |
| 32BL00906 | 1005 Crescent Lane | 1955 | Other                  | Non-Contributing                               |
| 32BL00907 | 1009 Crescent Lane | 1955 | Ranch                  | Contributing                                   |
| 32BL00908 | 1013 Crescent Lane | 1955 | Ranch                  | Contributing                                   |
| 32BL00909 | 1017 Crescent Lane | 1956 | Ranch                  | Contributing                                   |
| 32BL00910 | 1021 Crescent Lane | 1958 | Ranch                  | Contributing                                   |
| 32BL00911 | 1025 Crescent Lane | 1968 | Mansard / Contemporary | Contributing                                   |
| 32BL00912 | 1029 Crescent Lane | 1961 | Ranch                  | Contributing                                   |
| 32BL00913 | 804 Crescent Lane  | 1969 | Ranch                  | Contributing                                   |
| 32BL00914 | 814 Crescent Lane  | 1954 | Ranch                  | Contributing                                   |
| 32BL00915 | 816 Crescent Lane  | 1952 | Ranch                  | Contributing                                   |

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|-----------|--------------------|------|----------------------|---------------------------------------------|
| 32BL00916 | 822 Crescent Lane  | 1948 | Ranch                | Contributing, Thematic Nomination Potential |
| 32BL00917 | 828 Crescent Lane  | 1949 | Minimal Traditional  | Contributing, Individually Eligible         |
| 32BL00918 | 832 Crescent Lane  | 1952 | Minimal Traditional  | Contributing                                |
| 32BL00919 | 902 Crescent Lane  | 1948 | Minimal Traditional  | Contributing, Thematic Nomination Potential |
| 32BL00920 | 906 Crescent Lane  | 1948 | Ranch                | Contributing, Thematic Nomination Potential |
| 32BL00921 | 910 Crescent Lane  | 1948 | Minimal Traditional  | Contributing, Thematic Nomination Potential |
| 32BL00922 | 912 Crescent Lane  | 1952 | Ranch                | Contributing                                |
| 32BL00923 | 916 Crescent Lane  | 1958 | Ranch                | Contributing                                |
| 32BL00924 | 922 Crescent Lane  | 1958 | Ranch                | Contributing                                |
| 32BL00925 | 901 Parkview Dr    | 1958 | Ranch                | Contributing                                |
| 32BL00926 | 905 Parkview Dr    | 1957 | Ranch                | Contributing                                |
| 32BL00927 | 909 Parkview Dr    | 1957 | Ranch                | Contributing                                |
| 32BL00928 | 913 Parkview Dr    | 1956 | Ranch                | Contributing, Individually Eligible         |
| 32BL00929 | 917 Parkview Dr    | 1960 | Split-Level          | Contributing                                |
| 32BL00930 | 921 Parkview Dr    | 1959 | Ranch                | Contributing                                |
| 32BL00931 | 929 Parkview Dr    | 1966 | Split-Level          | Contributing, Individually Eligible         |
| 32BL00932 | 1058 W Ave C       | 1959 | Ranch                | Contributing                                |
| 32BL00933 | 1064 W Ave C       | 1961 | Ranch                | Contributing                                |
| 32BL00934 | 714 Williams St    | 1953 | Ranch                | Non-Contributing                            |
| 32BL00935 | 813 Crescent Lane  | 1953 | Minimal Traditional  | Contributing                                |
| 32BL00936 | 1002 West Ave C    | 1954 | Ranch                | Non-Contributing                            |
| 32BL00937 | 1006 West Ave C    | 1953 | Split-Level          | Contributing                                |
| 32BL00938 | 1016 W Ave C       | 1947 | Ranch                | Non-Contributing                            |
| 32BL00939 | 1024 West Ave C    | 1953 | Colonial Revival     | Contributing                                |
| 32BL00940 | 1121 N Parkview Dr | 1965 | Ranch / Contemporary | Contributing                                |
| 32BL00941 | 1129 Parkview Dr   | 1964 | Ranch                | Contributing                                |
| 32BL00942 | 1139 N Parkview Dr | 1962 | Contemporary         | Contributing                                |
| 32BL00943 | 1143 E Coulee Rd   | 1962 | Ranch                | Contributing                                |
| 32BL00944 | 1136 N Parkview Dr | 2016 | New Traditional      | Non-Contributing                            |
| 32BL00945 | 1137 Edwards Ave   | 1990 | Millennium Mansion   | Non-Contributing                            |
| 32BL00949 | 1217 E Coulee Rd   | 1965 | Ranch                | Contributing                                |
| 32BL00950 | 1221 E Coulee Rd   | 1975 | Ranch                | Non-Contributing                            |
| 32BL00951 | 1225 E Coulee Rd   | 1966 | Split-Level          | Contributing                                |
| 32BL00952 | 1233 E Coulee Rd   | 1965 | Split-Level          | Contributing                                |

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| 32BL00953 | 1241 E Coulee Rd         | 1964 | Split-Level               | Contributing     |
| 32BL00954 | 1245 E Coulee Rd         | 1966 | Split-Level               | Contributing     |
| 32BL00962 | 1103 S Highland Acre Rd  | 1953 | Minimal Traditional       | Contributing     |
| 32BL00963 | 1107 S Highland Acre Rd  | 1953 | Split-Level               | Contributing     |
| 32BL00964 | 1111 S Highland Acre Rd  | 1953 | Minimal Traditional       | Contributing     |
| 32BL00965 | 1115 S Highland Acre Rd  | 1953 | Contemporary              | Contributing     |
| 32BL00966 | 1119 S Highland Acre Rd  | 1948 | Minimal Traditional       | Contributing     |
| 32BL00967 | 1123 S Highland Acre Rd  | 1948 | Minimal Traditional       | Contributing     |
| 32BL00968 | 1127 S Highland Acre Rd  | 1949 | Elizabethan/Tudor Revival | Non-Contributing |
| 32BL00969 | 1131 S Highland Acre Rd  | 1949 | Minimal Traditional       | Non-Contributing |
| 32BL00970 | 1135 S Highland Acre Rd  | 1954 | Minimal Traditional       | Non-Contributing |
| 32BL00971 | 1139 S Highland Acre Rd  | 1949 | Minimal Traditional       | Contributing     |
| 32BL00972 | 1141 S Highland Acre Rd  | 1955 | Hipped Roof Box           | Contributing     |
| 32BL00973 | 1145 S Highland Acres Rd | 1949 | Minimal Traditional       | Contributing     |
| 32BL00974 | 729 Midway Dr            | 1949 | Minimal Traditional       | Non-Contributing |
| 32BL00975 | 1201 S Highland Acre Rd  | 1960 | Minimal Traditional       | Contributing     |
| 32BL00976 | 726 Midway Dr            | 1959 | Hipped Roof Box           | Contributing     |
| 32BL00977 | 1205 S Highland Acre Rd  | 1954 | Ranch                     | Contributing     |
| 32BL00978 | 1211 S Highland Acre Rd  | 1949 | Ranch                     | Contributing     |
| 32BL00979 | 1213 S Highland Acre Rd  | 1955 | Ranch                     | Contributing     |
| 32BL00980 | 1217 S Highland Acre Rd  | 1955 | Ranch                     | Contributing     |
| 32BL00981 | 1221 S Highland Acre Rd  | 1955 | Ranch                     | Contributing     |
| 32BL00982 | 1225 S Highland Acre Rd  | 1954 | Ranch                     | Contributing     |
| 32BL00983 | 1229 S Highland Acre Rd  | 1958 | Ranch                     | Contributing     |
| 32BL00984 | 1233 S Highland Acre Rd  | 1958 | Ranch                     | Contributing     |
| 32BL00985 | 1237 S Highland Acre Rd  | 1959 | Ranch                     | Contributing     |
| 32BL00986 | 1241 S Highland Acres Rd | 1958 | Ranch                     | Contributing     |
| 32BL00987 | 1245 S Highland Acre Rd  | 1959 | Ranch                     | Non-Contributing |
| 32BL00988 | 1249 S Highland Acres Rd | 1959 | Ranch                     | Contributing     |
| 32BL00989 | 1253 S Highland Acre Rd  | 1959 | Ranch                     | Contributing     |
| 32BL00990 | 1256 S Highland Acre Rd  | 1958 | Ranch                     | Contributing     |
| 32BL00991 | 1252 S Highland Acre Rd  | 1958 | Ranch                     | Contributing     |
| 32BL00992 | 1248 S Highland Acre Rd  | 1957 | Ranch                     | Contributing     |
| 32BL00993 | 1242 S Highland Acres Rd | 1959 | Ranch                     | Contributing     |
| 32BL00994 | 1238 S Highland Acres Rd | 1957 | Ranch                     | Contributing     |
| 32BL00995 | 1232 S Highland Acre Rd  | 1958 | Ranch                     | Contributing     |
| 32BL00996 | 1228 S Highland Acre Rd  | 1955 | Ranch                     | Contributing     |
| 32BL00997 | 1224 S Highland Acre Rd  | 1954 | Ranch                     | Contributing     |
| 32BL00998 | 1218 S Highland Acres Rd | 1954 | Ranch                     | Contributing     |
| 32BL00999 | 1216 S Highland Acre Rd  | 1953 | Minimal Traditional       | Contributing     |

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| 32BL01000 | 1208 S Highland Acre Rd  | 1957 | Ranch               | Contributing     |
| 32BL01001 | 1206 S Highland Acre Rd  | 1953 | Ranch               | Contributing     |
| 32BL01002 | 1200 S Highland Acre Rd  | 1968 | Split-Level         | Contributing     |
| 32BL01003 | 1000 W Highland Acres Rd | 1966 | Ranch               | Contributing     |
| 32BL01004 | 1001 W Highland Acre Rd  | 1956 | Minimal Traditional | Contributing     |
| 32BL01005 | 1004 W Highland Acres Rd | 1961 | Ranch               | Contributing     |
| 32BL01006 | 1005 W Highland Acre Rd  | 1958 | Ranch               | Contributing     |
| 32BL01007 | 1008 W Highland Acre Rd  | 1958 | Ranch               | Contributing     |
| 32BL01008 | 1009 W Highland Acre Rd  | 1956 | Ranch               | Contributing     |
| 32BL01009 | 1012 W Highland Acre Rd  | 1957 | Ranch               | Contributing     |
| 32BL01010 | 1016 W Highland Acre Rd  | 1957 | Ranch               | Contributing     |
| 32BL01011 | 1020 W Highland Acres Rd | 1957 | Ranch               | Contributing     |
| 32BL01012 | 1024 W Highland Acre Rd  | 1957 | Ranch               | Contributing     |
| 32BL01013 | 1032 W Highland Acre Rd  | 1958 | Ranch               | Non-Contributing |
| 32BL01014 | 1103 W Highland Acre Rd  | 1959 | Ranch               | Contributing     |
| 32BL01015 | 1107 W Highland Acre Rd  | 1959 | Ranch               | Contributing     |
| 32BL01016 | 1108 W Highland Acre Rd  | 1964 | Contemporary        | Contributing     |
| 32BL01017 | 1110 W Highland Acre Rd  | 1958 | Contemporary        | Contributing     |
| 32BL01018 | 1111 W Highland Acre Rd  | 1961 | Contemporary        | Contributing     |
| 32BL01019 | 1116 W Highland Acre Rd  | 1959 | Contemporary        | Contributing     |
| 32BL01020 | 1017 E Highland Acre Rd  | 1959 | Split-Level         | Contributing     |
| 32BL01021 | 1013 E Highland Acre Rd  | 1957 | Minimal Traditional | Non-Contributing |
| 32BL01022 | 1009 E Highland Acres Rd | 1956 | Ranch               | Contributing     |
| 32BL01023 | 1003 E Highland Acres Rd | 1957 | Split-Level         | Contributing     |
| 32BL01024 | 923 E Highland Acre Rd   | 1958 | Split-Level         | Contributing     |
| 32BL01025 | 919 E Highland Acre Rd   | 1957 | Ranch               | Contributing     |
| 32BL01026 | 915 E Highland Acre Rd   | 1954 | Contemporary        | Contributing     |
| 32BL01027 | 1202 West Coulee Rd      | 1960 | Split-Level         | Contributing     |
| 32BL01028 | 1206 West Coulee Rd      | 1961 | Ranch               | Contributing     |
| 32BL01029 | 1210 West Coulee Rd      | 1960 | Split-Level         | Contributing     |
| 32BL01030 | 1214 West Coulee Rd      | 1960 | Split-Level         | Contributing     |
| 32BL01031 | 1218 West Coulee Rd      | 1960 | Ranch               | Contributing     |
| 32BL01032 | 1244 West Coulee Rd      | 1961 | Ranch               | Contributing     |
| 32BL01033 | 1254 West Coulee Rd      | 1968 | Split-Level         | Contributing     |
| 32BL01034 | 1124 Pioneer Dr          | 1961 | Split-Level         | Contributing     |
| 32BL01035 | 1120 Pioneer Dr          | 1958 | Ranch               | Contributing     |
| 32BL01036 | 1116 Pioneer Dr          | 1959 | Ranch               | Contributing     |
| 32BL01037 | 1112 Pioneer Dr          | 1961 | Ranch               | Contributing     |
| 32BL01038 | 1108 Pioneer Dr          | 1959 | Split-Level         | Contributing     |
| 32BL01039 | 1105 Pioneer Dr          | 1959 | Ranch               | Contributing     |

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| 32BL01040 | 1104 Pioneer Dr          | 1960 | Ranch               | Contributing                        |
| 32BL01041 | 1105 Prairie Dr          | 1959 | Ranch               | Contributing                        |
| 32BL01042 | 1109 Prairie Dr          | 1957 | Ranch               | Contributing                        |
| 32BL01043 | 1201 Prairie Dr          | 1958 | Ranch               | Contributing                        |
| 32BL01044 | 1205 Prairie Dr          | 1959 | Ranch               | Contributing                        |
| 32BL01045 | 1209 Prairie Dr          | 1958 | Ranch               | Non-Contributing                    |
| 32BL01046 | 1213 Prairie Dr          | 1958 | Ranch               | Contributing                        |
| 32BL01047 | 1217 Prairie Dr          | 1958 | Ranch               | Contributing                        |
| 32BL01048 | 1221 Prairie Dr          | 1959 | Ranch               | Contributing                        |
| 32BL01049 | 804 Midway Dr            | 1958 | Ranch               | Contributing                        |
| 32BL01050 | 805 Midway Dr            | 1953 | Minimal Traditional | Contributing                        |
| 32BL01051 | 808 Midway Dr            | 1958 | Split-Level         | Contributing                        |
| 32BL01052 | 809 Midway Dr            | 1954 | Ranch               | Contributing                        |
| 32BL01053 | 813 Midway Dr            | 1957 | Ranch               | Contributing                        |
| 32BL01054 | 901 Midway Dr            | 1957 | Ranch               | Non-Contributing                    |
| 32BL01055 | 905 Midway Dr            | 1958 | Ranch               | Contributing                        |
| 32BL01056 | 908 Midway Dr            | 1956 | Ranch               | Contributing                        |
| 32BL01057 | 909 Midway Dr            | 1954 | Ranch               | Contributing                        |
| 32BL01058 | 913 Midway Dr            | 1954 | Ranch               | Contributing                        |
| 32BL01059 | 917 Midway Dr            | 1954 | Minimal Traditional | Contributing                        |
| 32BL01060 | 1148 S Highland Acre Rd  | 1958 | Split-Level         | Contributing                        |
| 32BL01061 | 1144 S Highland Acres Rd | 1949 | Ranch               | Contributing                        |
| 32BL01062 | 1140 S Highland Acre Rd  | 1953 | Ranch               | Contributing                        |
| 32BL01063 | 1136 S Highland Acre Rd  | 1955 | Ranch               | Contributing                        |
| 32BL01064 | 1134 S Highland Acre Rd  | 1949 | Minimal Traditional | Contributing                        |
| 32BL01065 | 1130 S Highland Acres Rd | 1949 | Minimal Traditional | Non-Contributing                    |
| 32BL01066 | 1120 S Highland Acres Rd | 1948 | Minimal Traditional | Contributing                        |
| 32BL01067 | 1118 S Highland Acres Rd | 1948 | Minimal Traditional | Contributing                        |
| 32BL01068 | 1110 S Highland Acre Rd  | 1954 | Minimal Traditional | Non-Contributing                    |
| 32BL01069 | 1106 S Highland Acre Rd  | 1953 | Minimal Traditional | Contributing                        |
| 32BL01070 | 1100 S Highland Acre Rd  | 1949 | Ranch               | Contributing                        |
| 32BL01071 | 1013 W Highland Acre Rd  | 1956 | Ranch               | Contributing                        |
| 32BL01072 | 1019 W Highland Acre Rd  | 1960 | Ranch               | Contributing                        |
| 32BL01073 | 1023 W Highland Acre Rd  | 1957 | Ranch               | Contributing                        |
| 32BL01074 | 1027 W Highland Acre Rd  | 1960 | Ranch               | Contributing                        |
| 32BL01075 | 1100 W Highland Acres Rd | 1958 | Contemporary        | Contributing, Individually Eligible |
| 32BL01076 | 1117 W Highland Acres Rd | 1966 | Ranch               | Contributing                        |
| 32BL01077 | 1230 W Highland Acre Rd  | 1973 | Split-Level         | Non-Contributing                    |
| 32BL01078 | 1233 W Highland Acre Rd  | 1965 | Ranch               | Contributing                        |

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| 32BL01079 | 1234 W Highland Acre Rd  | 1965 | Ranch                   | Contributing     |
| 32BL01080 | 1238 W Highland Acre Rd  | 1967 | Colonial Revival        | Contributing     |
| 32BL01081 | 1239 W Highland Acre Rd  | 1965 | Ranch                   | Contributing     |
| 32BL01082 | 1242 W Highland Acres Rd | 1971 | Contemporary            | Contributing     |
| 32BL01083 | 1243 W Highland Acre Rd  | 1962 | Split-Level             | Contributing     |
| 32BL01084 | 1246 W Highland Acre Rd  | 1965 | Ranch                   | Contributing     |
| 32BL01085 | 1249 W Highland Acre Rd  | 1965 | Contemporary            | Contributing     |
| 32BL01086 | 1250 W Highland Acre Rd  | 1977 | Shed                    | Non-Contributing |
| 32BL01087 | 1254 W Highland Acre Rd  | 1982 | Split-Level             | Non-Contributing |
| 32BL01088 | 1255 West Coulee Rd      | 1964 | Ranch                   | Contributing     |
| 32BL01089 | 1258 W Highland Acre Rd  | 1984 | Shed                    | Non-Contributing |
| 32BL01090 | 1261 W Highland Acre Rd  | 1962 | Split-Level             | Contributing     |
| 32BL01091 | 1262 W Highland Acre Rd  | 1962 | Split-Level             | Contributing     |
| 32BL01092 | 1266 W Highland Acre Rd  | 1962 | Split-Level             | Contributing     |
| 32BL01093 | 1257 E Highland Acre Rd  | 1968 | Contemporary            | Contributing     |
| 32BL01094 | 1251 E Highland Acres Rd | 1962 | Split-Level             | Contributing     |
| 32BL01095 | 1250 E Highland Acre Rd  | 1970 | Eclectic Period Revival | Contributing     |
| 32BL01096 | 1247 E Highland Acre Rd  | 1968 | Split-Level             | Contributing     |
| 32BL01097 | 1244 E Highland Acre Rd  | 1960 | Ranch                   | Contributing     |
| 32BL01098 | 1243 E Highland Acre Rd  | 1964 | Contemporary            | Contributing     |
| 32BL01099 | 1240 E Highland Acre Rd  | 1959 | Ranch                   | Contributing     |
| 32BL01100 | 1239 E Highland Acre Rd  | 1960 | Split-Level             | Contributing     |
| 32BL01101 | 1231 E Highland Acre Rd  | 1961 | Millennium Mansion      | Non-Contributing |
| 32BL01102 | 1230 E Highland Acre Rd  | 1959 | Split-Level             | Contributing     |
| 32BL01103 | 1227 E Highland Acre Rd  | 1959 | Split-Level             | Contributing     |
| 32BL01104 | 1223 E Highland Acre Rd  | 1958 | Split-Level             | Non-Contributing |
| 32BL01105 | 1222 E Highland Acre Rd  | 1959 | Split-Level             | Contributing     |
| 32BL01106 | 1218 E Highland Acre Rd  | 1975 | Split-Level             | Non-Contributing |
| 32BL01107 | 1215 E Highland Acre Rd  | 1958 | Ranch                   | Contributing     |
| 32BL01108 | 1211 E Highland Acre Rd  | 1958 | Ranch                   | Contributing     |
| 32BL01109 | 1207 E Highland Acre Rd  | 1958 | Ranch                   | Contributing     |
| 32BL01110 | 1203 E Highland Acre Rd  | 1957 | Ranch                   | Non-Contributing |
| 32BL01111 | 912 Midway Dr            | 1956 | Ranch                   | Contributing     |
| 32BL01112 | 1001 Midway Dr           | 1954 | Ranch                   | Contributing     |
| 32BL01113 | 1005 Midway Dr           | 1954 | Minimal Traditional     | Contributing     |
| 32BL01114 | 1006 Midway Dr           | 1955 | Hipped Roof Box         | Contributing     |
| 32BL01115 | 1009 Midway Dr           | 1954 | Minimal Traditional     | Contributing     |
| 32BL01116 | 1202 Prospect Pl         | 1957 | Ranch                   | Contributing     |
| 32BL01117 | 1204 Prospect Pl         | 1956 | Split-Level             | Non-Contributing |
| 32BL01118 | 1205 Prospect Pl         | 1955 | Ranch                   | Contributing     |

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| 32BL01119 | 1208 Prospect Pl        | 1955 | Minimal Traditional | Contributing     |
| 32BL01120 | 1209 Prospect Pl        | 1954 | Ranch               | Contributing     |
| 32BL01121 | 1212 Prospect Pl        | 1954 | Ranch               | Contributing     |
| 32BL01122 | 1213 Prospect Pl        | 1954 | Ranch               | Contributing     |
| 32BL01123 | 1216 Prospect Pl        | 1955 | Ranch               | Contributing     |
| 32BL01124 | 1217 Prospect Pl        | 1955 | Ranch               | Contributing     |
| 32BL01125 | 1220 Prospect Pl        | 1954 | Ranch               | Contributing     |
| 32BL01126 | 1221 Prospect Pl        | 1954 | Ranch               | Contributing     |
| 32BL01127 | 1224 Prospect Pl        | 1956 | Ranch               | Contributing     |
| 32BL01128 | 1225 Prospect Pl        | 1954 | Ranch               | Contributing     |
| 32BL01129 | 1202 Victory Pl         | 1954 | Ranch               | Contributing     |
| 32BL01130 | 1203 Victory Pl         | 1955 | Ranch               | Non-Contributing |
| 32BL01131 | 1204 Victory Pl         | 1954 | Minimal Traditional | Contributing     |
| 32BL01132 | 1205 Victory Pl         | 1954 | Split-Level         | Contributing     |
| 32BL01133 | 1213 Victory Pl         | 1954 | Ranch               | Contributing     |
| 32BL01134 | 1217 Victory Pl         | 1954 | Ranch               | Contributing     |
| 32BL01135 | 1218 Victory Pl         | 1954 | Ranch               | Contributing     |
| 32BL01136 | 1221 Victory Pl         | 1954 | Minimal Traditional | Contributing     |
| 32BL01137 | 1222 Victory Pl         | 1954 | Ranch               | Contributing     |
| 32BL01138 | 1225 Victory Pl         | 1954 | Ranch               | Contributing     |
| 32BL01139 | 1101 Fairview Pl        | 1958 | Ranch               | Contributing     |
| 32BL01140 | 1105 Fairview Pl        | 1955 | Ranch               | Contributing     |
| 32BL01141 | 1109 Fairview Pl        | 1955 | Minimal Traditional | Contributing     |
| 32BL01142 | 1113 Fairview Pl        | 1956 | Ranch               | Contributing     |
| 32BL01143 | 1117 Fairview Pl        | 1956 | Ranch               | Contributing     |
| 32BL01144 | 1122 Fairview Pl        | 1969 | Ranch               | Contributing     |
| 32BL01145 | 1230 N Parkview Dr      | 1962 | Ranch               | Contributing     |
| 32BL01146 | 1236 N Parkview Dr      | 1962 | Ranch               | Contributing     |
| 32BL01147 | 1240 N Parkview Dr      | 1972 | Split-Level         | Non-Contributing |
| 32BL01148 | 1244 N Parkview Dr      | 1964 | Ranch               | Contributing     |
| 32BL01149 | 1248 N Parkview Dr      | 1980 | Split-Level         | Non-Contributing |
| 32BL01150 | 1252 N Parkview Dr      | 1966 | Split-Level         | Contributing     |
| 32BL01151 | 1256 N Parkview Dr      | 1968 | Split-Level         | Contributing     |
| 32BL01152 | 1260 N Parkview Dr      | 1975 | Tudor Revival       | Non-Contributing |
| 32BL01153 | 1110 East Coulee Rd     | 1964 | Ranch               | Contributing     |
| 32BL01154 | 1255 Schafer St         | 1978 | Contemporary        | Non-Contributing |
| 32BL01155 | 1306 East Coulee Rd     | 1966 | Split-Level         | Contributing     |
| 32BL01156 | 1300 West Coulee Rd     | 1961 | Ranch               | Contributing     |
| 32BL01159 | 1120 W Highland Acre Rd | 1962 | Colonial Revival    | Contributing     |
| 32BL01160 | 1121 W Highland Acre Rd | 1962 | Ranch               | Contributing     |

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| 32BL01161 | 1127 W Highland Acre Rd  | 1962 | Ranch            | Contributing                                   |
| 32BL01162 | 1226 W Highland Acre Rd  | 1962 | Ranch            | Contributing                                   |
| 32BL01163 | 1235 E Highland Acre Rd  | 1966 | Split-Level      | Contributing                                   |
| 32BL01164 | 1219 E Highland Acre Rd  | 1958 | N/A              | Non-Contributing                               |
| 32BL01165 | 1214 E Highland Acre Rd  | 1975 | Ranch            | Non-Contributing                               |
| 32BL01166 | 1106 E Highland Acre Rd  | 1961 | Split-Level      | Contributing                                   |
| 32BL01167 | 1029 E Highland Acre Rd  | 1954 | Ranch            | Contributing                                   |
| 32BL01168 | 1028 E Highland Acres Rd | 1957 | Ranch            | Non-Contributing                               |
| 32BL01169 | 1025 E Highland Acre Rd  | 1955 | Ranch            | Contributing                                   |
| 32BL01170 | 1024 E Highland Acre Rd  | 1955 | Ranch            | Contributing                                   |
| 32BL01171 | 1021 E Highland Acre Rd  | 1957 | Ranch            | Contributing                                   |
| 32BL01172 | 1020 E Highland Acre Rd  | 1954 | Ranch            | Contributing                                   |
| 32BL01173 | 1018 E Highland Acre Rd  | 1955 | Ranch            | Contributing                                   |
| 32BL01174 | 1222 West Coulee Rd      | 1960 | Ranch            | Contributing                                   |
| 32BL01175 | 1225 West Coulee Rd      | 1978 | Ranch            | Non-Contributing                               |
| 32BL01176 | 1229 West Coulee Rd      | 1960 | Ranch            | Contributing                                   |
| 32BL01177 | 1230 West Coulee Rd      | 1984 | Ranch            | Non-Contributing                               |
| 32BL01178 | 1233 West Coulee Rd      | 1960 | Ranch            | Non-Contributing                               |
| 32BL01179 | 1237 West Coulee Rd      | 1960 | Ranch            | Non-Contributing                               |
| 32BL01180 | 1240 West Coulee Rd      | 1959 | Ranch            | Contributing                                   |
| 32BL01181 | 1241 West Coulee Rd      | 1965 | Split-Level      | Contributing                                   |
| 32BL01182 | 1245 West Coulee Rd      | 1962 | Ranch            | Contributing                                   |
| 32BL01183 | 1249 West Coulee Rd      | 1963 | Colonial Revival | Contributing                                   |
| 32BL01184 | 1255 W Highland Acre Rd  | 1963 | Split-Level      | Contributing                                   |
| 32BL01185 | 1140 Pioneer Dr          | 1959 | Ranch            | Contributing                                   |
| 32BL01186 | 1136 Pioneer Dr          | 1964 | Split-Level      | Contributing                                   |
| 32BL01187 | 1132 Pioneer Dr          | 1967 | Split-Level      | Contributing                                   |
| 32BL01188 | 1129 Pioneer Dr          | 1960 | Ranch            | Contributing                                   |
| 32BL01189 | 1128 Pioneer Dr          | 1959 | Split-Level      | Contributing                                   |
| 32BL01190 | 1125 Pioneer Dr          | 1959 | Ranch            | Contributing                                   |
| 32BL01191 | 1121 Pioneer Dr          | 1961 | New Traditional  | Non-Contributing                               |
| 32BL01192 | 1117 Pioneer Dr          | 1960 | Ranch            | Contributing                                   |
| 32BL01193 | 1115 Pioneer Dr          | 1959 | Ranch            | Contributing                                   |
| 32BL01194 | 1113 Pioneer Dr          | 1959 | Ranch            | Contributing                                   |
| 32BL01195 | 1200 Prairie Dr          | 1958 | Contemporary     | Contributing, Thematic<br>Nomination Potential |
| 32BL01196 | 1222 Prairie Dr          | 1959 | Ranch            | Contributing                                   |
| 32BL01197 | 1208 Victory Pl          | 1954 | Ranch            | Non-Contributing                               |
| 32BL01198 | 1209 Victory Pl          | 1954 | Ranch            | Contributing                                   |
| 32BL01199 | 1212 Victory Pl          | 1954 | Ranch            | Contributing                                   |

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| 32BL01200 | 1121 Fairview Pl   | 1975 | Ranch       | Non-Contributing |
| 32BL01201 | 1208 N Parkview Dr | 1962 | Ranch       | Contributing     |
| 32BL01202 | 1212 N Parkview Dr | 1962 | Split-Level | Contributing     |
| 32BL01204 | 1216 N Parkview Dr | 1964 | Ranch       | Contributing     |
| 32BL01206 | 1224 N Parkview Dr | 1963 | Split-Level | Contributing     |
| 32BL01210 | 1107 N Parkview Dr | 1966 | Park        | Contributing     |

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**Biographical Sketches of Significant Architects and Builders:**

**Jack Askew**

Born in Casselton, ND in 1923, Jack Askew pursued a degree in architectural engineering from North Dakota Agricultural College (now NDSU) graduating in 1948. His studies were interrupted by three years of service in WWII with the U.S. Navy where he served as a flight instructor. Askew married Elizabeth Kathleen (Kay) in 1948 and the pair relocated to Bismarck, where he joined Herman Leonard's architecture practice. He later began his own practice, where he worked through 1975. In 1975, Askew relocated to Wheatland, WY.

Askew is known for his design of Bismarck's Good Shepard Lutheran Church, Manhattan Building, and the William Guy Federal Building. Both the Manhattan Building and Federal Building went on to win design awards from the North Dakota chapter of the American Institute of Architects. Askew also designed his own home in Highland Acres at 1025 Crescent Lane (23BL911). The residence is a dodecahedron with a mansard roof clad entirely in wood shingles.

**Bernard Hillyer**

Bernard Hillyer was born in 1920 in Worthing, England, and obtained a degree in architecture at Brighton College, England. During WWII, he served in the H.M.S. Royal Navy. Following the war, he moved to the United States and practiced architecture in Fargo, ND, before settling in Bismarck. Hillyer worked as a draftsman in Bismarck for Herman Leonhard, before starting his own practice. He is remembered locally for his design of religious and public buildings such as the 1962 Simle Middle School in Bismarck and Christ the King Church in Mandan, ND.

Hillyer designed his own home in Highland Acres at 1235 East Highland Acres Road (32BL1163). The residence is a 1.5 story, wood-framed split-level style constructed in 1965-1966. The house has an irregular plan shape, with a single-story flat-roofed garage wing projecting from the south end of the west façade. The Hillyer's resided at this address through the historic period. In later years he moved to Minot where he resided for five years before moving to Knoxville, KY in 1993, where he served as the building inspector for the City of Knoxville.

**Robert H. Ritterbush**

Robert "Bob" H. Ritterbush was born in Bismarck in 1926 to Robert A. and Ruth Ritterbush. Bob's father was among Bismarck's early architects, having formed a practice with Arthur Van Horn in 1920 before breaking away and forming the Ritterbush Brothers (and later Ritterbush Associates) with his brother in 1931. His father's work was instrumental in the area's early 20th century development; it is unsurprising, then, that Ritterbush took an interest in architecture and engineering from a very young age. He studied engineering at Purdue University and received a master's degree in engineering and a degree in architecture from the University of Michigan.

Ritterbush served in the U.S. military during WWII and during the Korean War through June of 1953. When he returned, he practiced architecture with his father and designed many commercial and public buildings in Bismarck, ND and the surrounding area including the addition to the North Dakota State Capitol building, Century High School, the Basin Electric and Montana Dakota Utilities headquarters buildings, the second North Dakota Governor's Mansion (demolished 2017), and the Bismarck Civic Center. He also designed his own home in Highland Acres at 1100 West Highland

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Acres. The split-level Contemporary style home was constructed in 1958 by Froeschle and Sons. Ritterbush died in 2019 and is survived by his wife Julie and their daughters.

**Donald Froeschle**

Donald Froeschle was born in 1926 to Julius and Rosina Froeschle in Hazen, ND, where he grew up and was educated. After high school, Froeschle enlisted with the U.S. Navy in the Sea Bees Construction Battalion. His battalion constructed roads, landing strips, bridges, and buildings after the invasion of Okinawa, Japan. After the war, Froeschle attended NDSU, graduating with a degree in architecture.

In 1952, he began Froeschle and Sons with his father and brother. The commercial contractor company constructed motels, hospitals, office buildings, and some residential homes within Bismarck and Western North Dakota. Froeschle's favorite completed projects included the Judicial Wing of the State Capitol and the Peace Tower at the International Peace Gardens; other well-known Froeschle and Sons projects include the downtown Bismarck Sheraton (currently Radisson Hotel Bismarck), MedCenter One (currently Sanford Health), Q and R Clinic, and the New-Formalist style Northern National Life Insurance/Manhattan Building at East Divide Avenue and North 11<sup>th</sup> Street. Within Highland Acres, the company constructed at least four residences, including Froeschle's own at 1033 Crescent Lane, the United Church of Christ (32BL317), and the addition to the Church of the Cross in 1964 (32BL316). Froeschle and Sons closed their practice in 1989 due to a dip in construction of large-scale buildings. Froeschle passed in 2010.

**Arlo Beattie**

Born in Bismarck in 1930, Arlo Beattie graduated from Bismarck High School in 1948. He went on to earn degrees in architectural engineering from Bismarck Junior College and NDSU, and began his own architecture firm, Arlo C. Beattie, Inc., in 1961. Beattie designed and supervised construction of commercial and public buildings across western North Dakota including schools in Linton, Beach, and Streeter, ND. He also supervised the construction of the Medora Hotel and Ferris Store in Medora, ND. Within Highland Acres, Beattie designed two homes, including his own at 1139 North Parkview (32BL942). Beattie passed in 2012.

**Merle Kenny**

Merle Kenny was born in Montpelier, ND, on May 24, 1921. He graduated from Steel High School, in Steele, ND. After two years of college at what later became NDSU, he enlisted, serving in the Pacific Theatre with the U.S. Army Medical Corps, and was discharged in January 1946. Following his service, he studied drafting at the University of Michigan at Ann Arbor before returning to Steele, ND, where he met and married Rose Marie Simmons.

The Kenny's relocated to Bismarck in 1950 where he founded Kenny Construction Company. Kenny Construction Company specialized in residential construction; Kenny constructed at least thirty homes in Highland Acres, including his own at 1237 West Coulee (32BL1179). He ran the construction company until 1976, when he founded the Deco Art Ornamental Iron Company, which won several awards from the National Ornamental Metals Association for quality in design and workmanship. Kenny passed in 2005 and Rose in 2019.

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**John Berger**

Born in Crown Butte, ND in 1925, John Berger graduated from the Richardton Abbey, in Richardton, ND, and soon after began working for his father's trucking business. He married Rose Yantzer in 1947 and the pair soon relocated to the Bismarck-Mandan, ND, area. Berger owned and operated three gas stations in Mandan, while Rose worked for The Dime Store and Hawley Dry Cleaners. After struggling with health issues, Berger moved on from his gas stations and opened Berger Construction.

Together, he and Rose constructed and remodeled homes and commercial buildings in the Bismarck-Mandan area; the pair constructed at least 23 residences in Highland Acres, including their own at 1136 Pioneer Drive (32BL1186). Rose passed in 2016 and John in 2018; they are buried together in Mandan's Union Cemetery.

**Robert Olgieron**

Robert Hagen Olgieron (also spelled Olgeirson) was born in Bismarck, ND in 1912. He was employed by the State Regulatory Commission until the late 1930s, and then worked for Albert Stude Carpenter Shop. During WWII, he served in the North Dakota National Guard 188th Field Artillery.

In 1950, he started Olgeirson's Construction. Within Highland Acres, Olgieron constructed at least 13 residences, including his own at 828 Crescent Lane (32BL917). In 1966, he began working with the new Bismarck Vo-Tech Center, teaching carpentry skills. In 1970, Olgieron became the superintendent of buildings and grounds for the Bismarck School System, he retired in 1984.

**Lawrence Whitaker**

Born in 1920 in Kentucky, Lawrence (Larry) Whitaker enlisted in the U.S. Navy at the age of 18 and served in the Pacific Theatre. When he returned to the states, Whitaker learned carpentry and cabinetmaking in Chicago, IL and in 1951, he and his family moved to North Dakota. In 1954, the Whitaker's moved to Mandan, ND and Whitaker began his own construction business. He constructed at least 26 homes in the Highland Acres development, and had started to plan his own, when he was conned out of the earning for four homes he constructed. Whitaker and his family relocated to Oregon in the late 1960s, where he continued to construct homes.

**O. M. Hillesland**

Known by his middle name "Manley", Orville Hillesland was born on the family farm near Aneta, ND in 1928. He graduated from Aneta High School and soon after joined the U.S. Army where he served as a corporal stationed in Japan. After WWII, Hillesland continued his education, earning a degree in entomology from North Dakota State University.

Hillesland spent several years constructing homes in Bismarck, including twenty in the Highland Acres development, where he lived (1117 Pioneer Drive, 32BL1192). By 1970, he was working as a district agent for Northwestern Mutual Life Insurance. Hillesland passed in 2020.

**A. R. Homsey**

Ahitophel "Toby" Homsey was born in Driscoll, ND in 1907. During WWII, Homsey served the U.S. Army in both the Pacific Theatre and in Austria. After the war, he began his own contracting

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business. Homsey constructed at least 13 homes within Highland Acres and resided there with his wife, Freda, at 714 Crescent Lane (32BL874). He passed in 1977.

**Eddo Carlson**

Born in 1924, Eddo Carlson was educated at University of Oklahoma, Michigan State University, and North Dakota State University. He served in the Ninth Amphibian Tractor Battalion during WWII. After his return, Carlson began his own home building business which he operated for 18 years. He constructed at least 16 residences in the Highland Acres subdivision and served as a project manager during the Construction of Kirkwood Mall in the 1960s. Carlson passed in 1997.

**Herman Leonhard**

Born in New Salem, ND in 1894, Herman M. Leonhard served in WWII. After his service, Leonhard returned to Bismarck and established the architectural firm of Leonhard and Askew in 1955. During his time with the firm, Leonhard designed prominent modern buildings in Bismarck including the Northern National Life Building/Manhattan Building at East Divide Avenue and North 11<sup>th</sup> Street and the U.S. Post Office and Federal Building in downtown Bismarck, both of which won awards from the North Dakota chapter of the American Institute of Architects in 1965. Within Highland Acres, Leonhard and Askew designed the Highland Acres School (32BL1195). He worked with this firm until 1968. Leonhard passed in 1974.

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**List of Architects/Builders:**

A. R. Homsey  
Al Brady  
Al Kraft  
Al Mindt  
Arlo Beattie  
Arnold Olson  
Arthur Seay  
Ben Marcovitz  
Benedict Paul  
Berkley Strothman  
Bernard Hillyer  
Bernard Thomas  
Brady Construction  
BVHOCA  
Capp Homes  
Carl Scott  
Charles Tighe  
Chris Schaffer  
Clarence Karls  
Clarence Wetzel  
Clifford Giese  
Corliss Nelson  
Custom Builders  
Dakota House Moving and Building  
Delbert Maier  
Dennis Jacobs  
Don Ebert  
Donald A. Raatz  
Donald Froeschle  
Donald Johnson  
Eddo Carlson  
Elmer Trautman  
Fisher Construction  
Forest Otis  
Frank Hedden  
Frank Volk  
Gil Bourgois  
G.W. Jennings  
Harmony Homes  
Harold Scott  
Harrison Sherman

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Henry Wadeson  
Herman Dupree  
Hopkins Construction Company  
Jack Askew  
Jack Hopfauf  
Jerome Delzer  
Jerry Priddy Construction  
Joe Shimek  
John Berger  
John Garland  
John Knoll  
John Larson Construction  
John Reinert  
John Tkach  
John Vogel  
John Zoller  
Johnny J. Bachmeier  
Johnson and Lunn  
Kenneth E Leben  
Larry Whitacer  
Leo Fortune  
Leonhard  
Loraine and Violet Begeman  
Merle Kenny  
Morrison Construction  
N. W. Builders Service  
Nelson Brothers  
Norman Rolfe  
Occident Lbr Yds  
O.M. Hillesland  
Omer Tweeton  
Oscar K. Will  
Otto Tomanek  
Paul Cline  
Pearey Building Service  
Philip Schafer  
R&H Construction Co  
R.E. Dorothy  
R.E. Schroeder  
Ray Pfaff  
Richard V. Green  
Robert Fleck  
Robert L. Truscott

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Robert Morrison  
Robert Olgeirson  
Sattler Homes  
Saudsberger Construction  
Sharon Heights Construction Company  
Steve Meier  
Strand Construction  
Strand Construction Company  
Terry Leischner  
Trinity Builders  
Valentine Goldade  
Vernon H. Baltzer  
Viran Nelson  
Virgil Luyben  
Walt Neuens  
Wayne Weeda/Weeda Homes  
Wilber Horst  
William Kirchmeier  
William Mills  
William W. Augustadt

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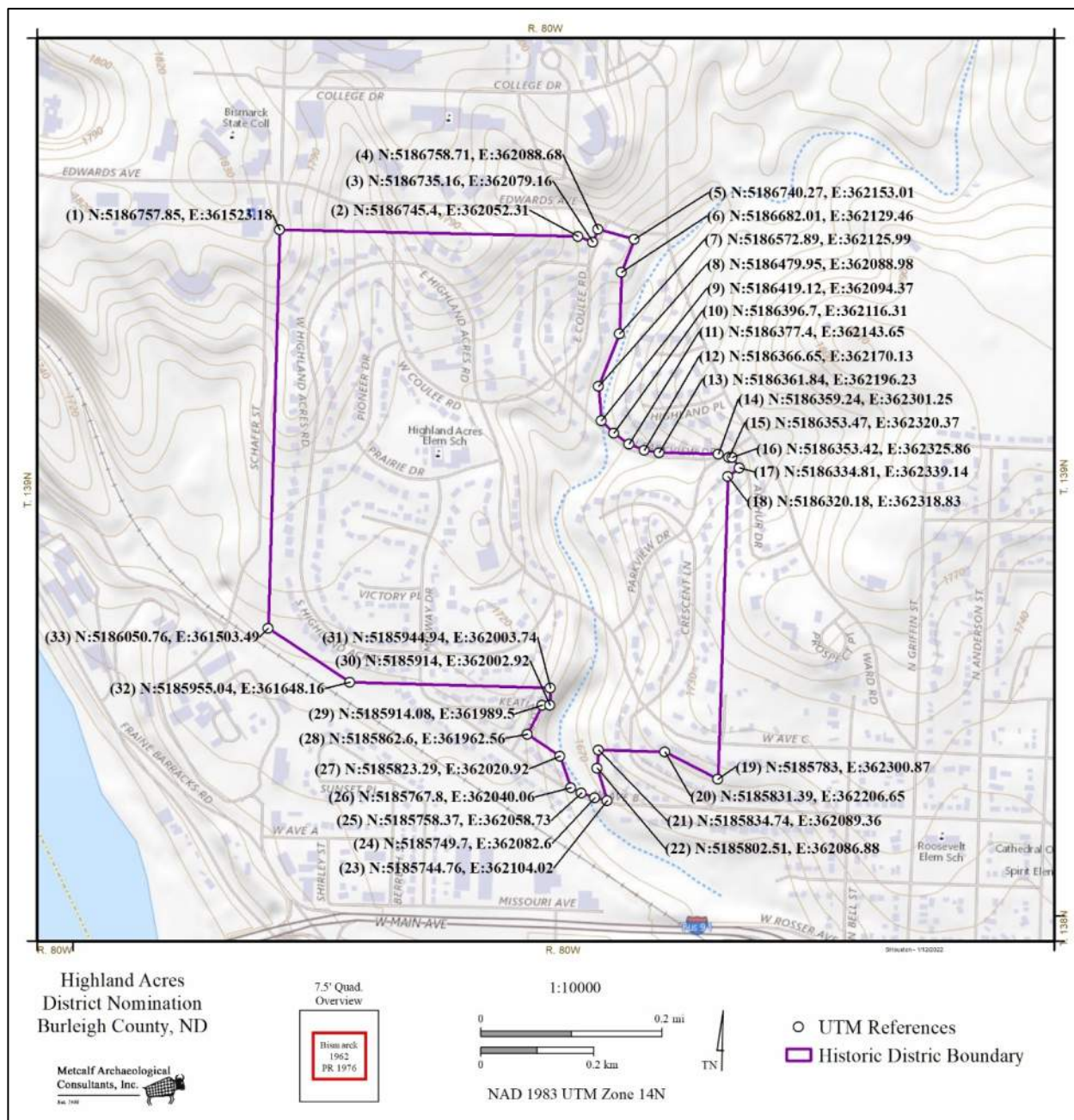
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Map 1: Highland Acres Historic District Boundary with UTM's

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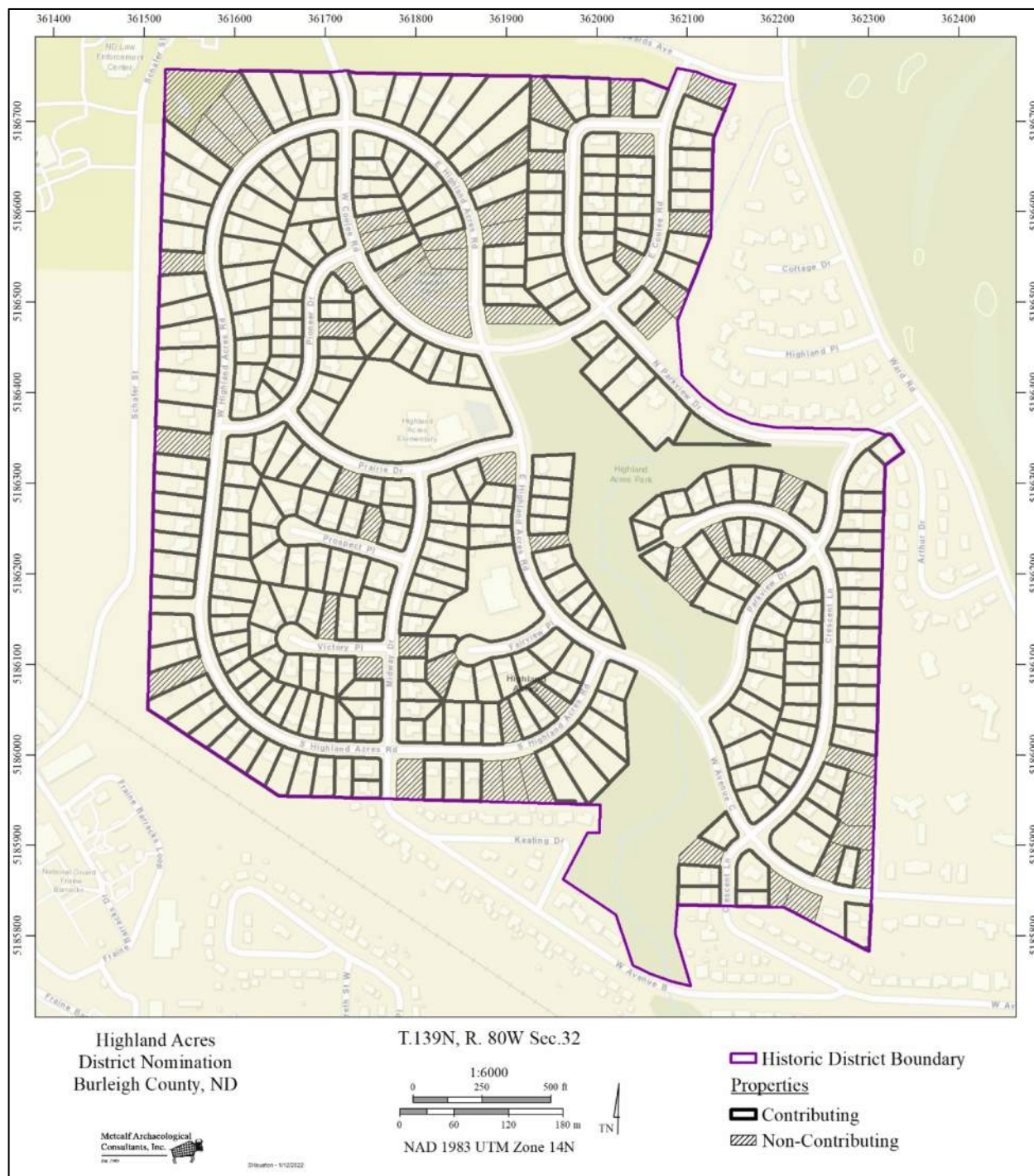
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Map 2: Highland Acres Historic District Boundary; Contributing and Non-Contributing sites

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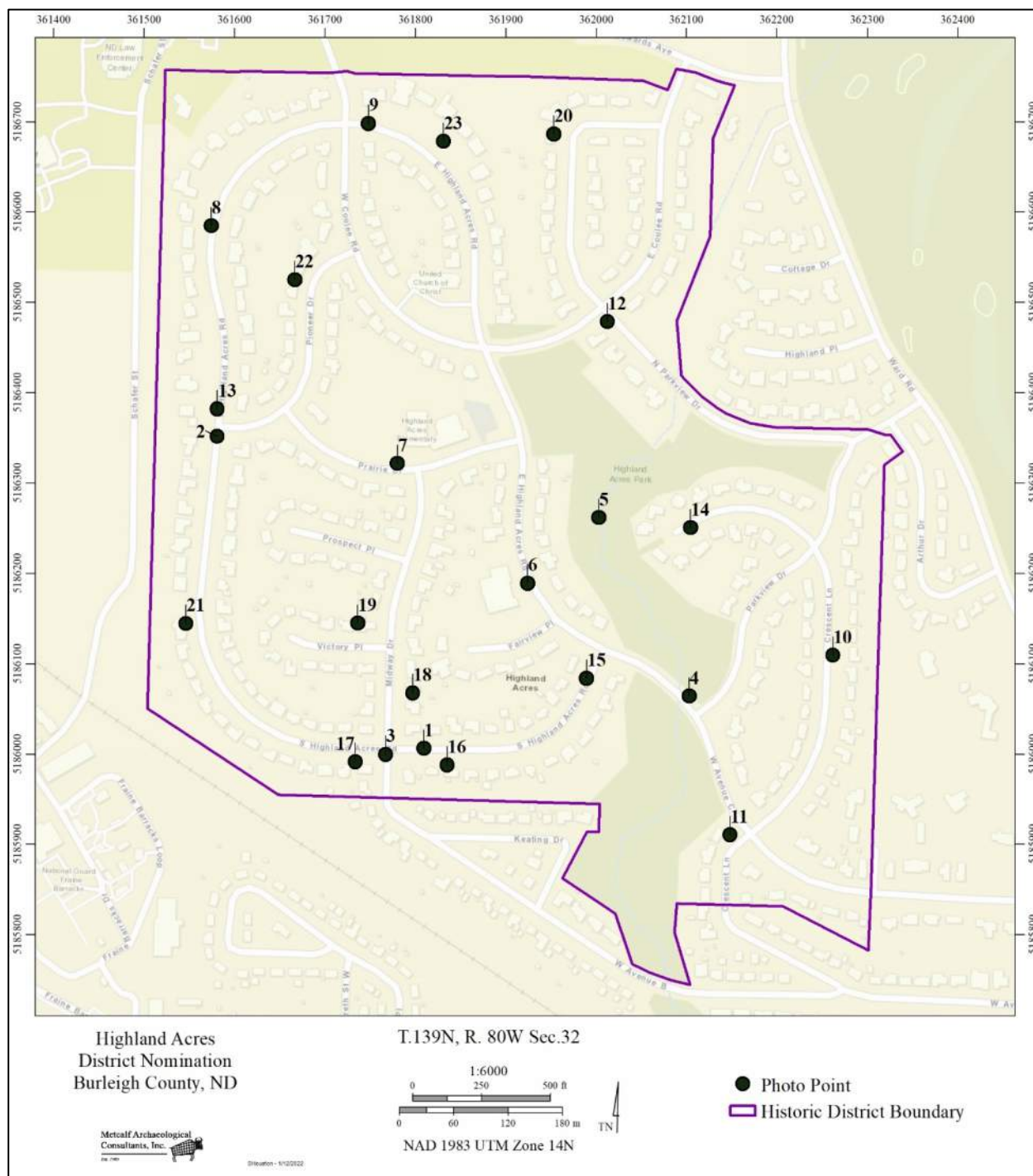
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Map 3: Location of Photos, Highland Acres Historic District

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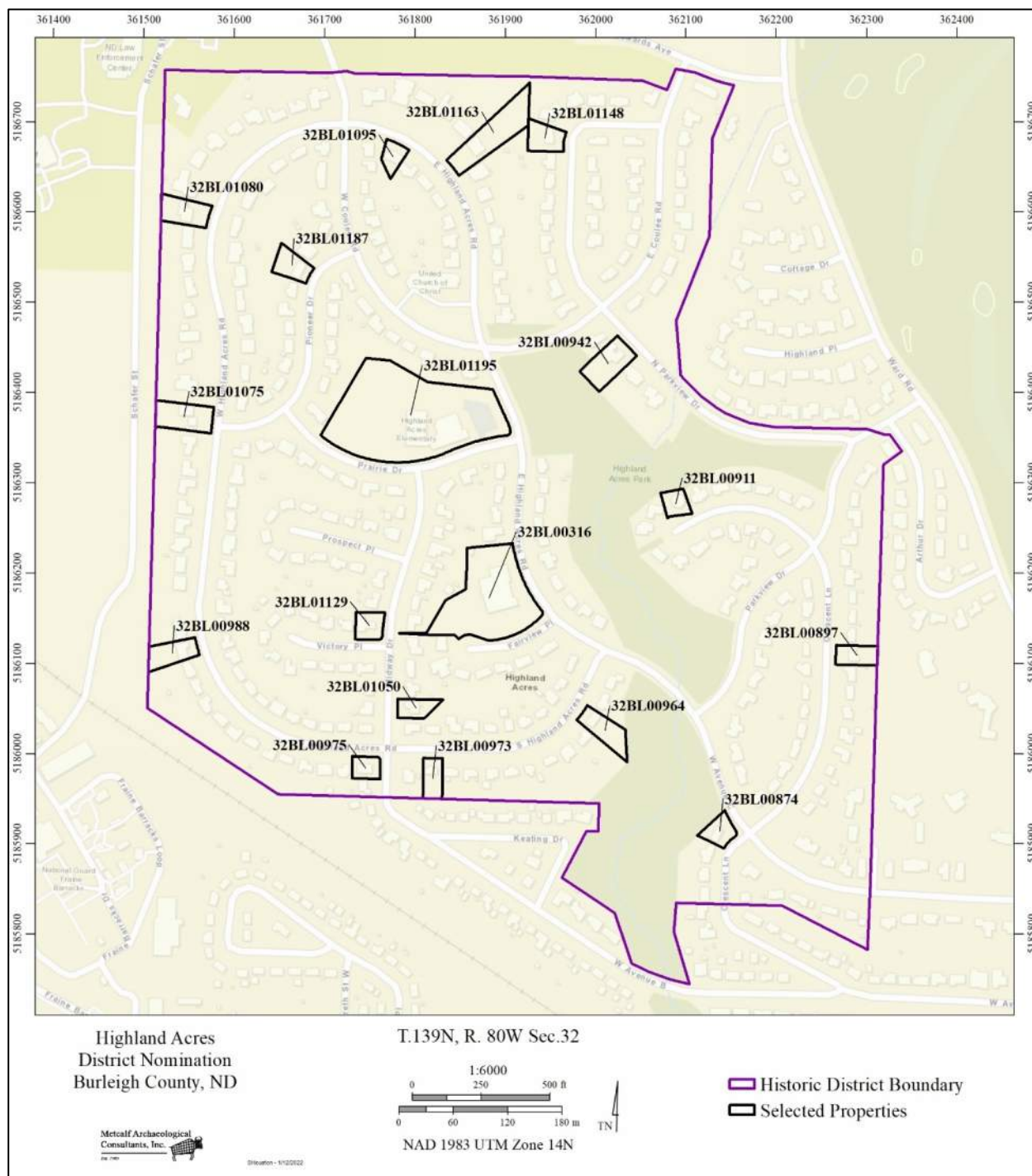
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Map 4: Highland Acres Historic District Selected Properties

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Figure 1: Aerial photo of Bismarck c. 1957-1963. Highland Acres development circled. Image courtesy of North Dakota GIS Hub, North Dakota Department of Water Resources, and USDA-Aerial Photography Field Office.

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Figure 2: Highland Acres near Avenue C and Crescent Lane, 1950-1955. Image courtesy of Bismarck Veterans Memorial Public Library (Bismarck: Capital City Memories 1e-98)

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Figure 3: Looking over Highland Acres from the Tom O'Leary Golf Course, 1955-1959. Image courtesy of Bismarck Veterans Memorial Public Library (Bismarck: Capital City Memories 1e-99).

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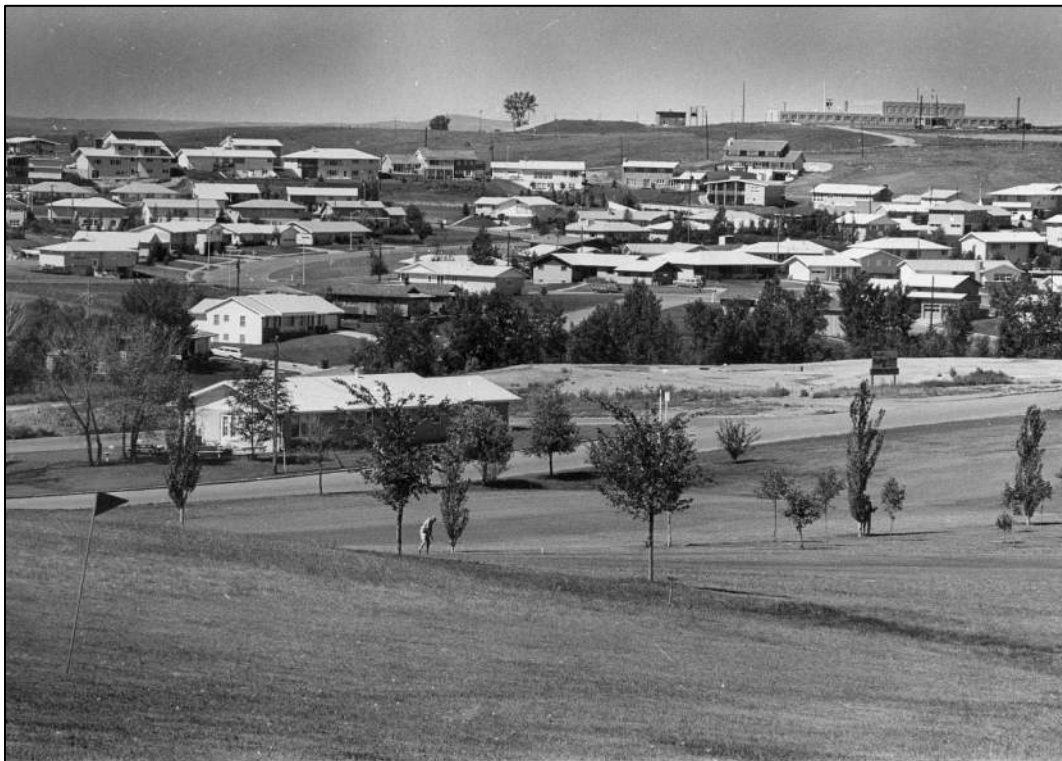


Figure 4: Highland Acres area looking northwest toward the Armory on the Bismarck Junior College campus, 1970-1973. Image courtesy of Bismarck Veterans Memorial Public Library (Bismarck: Capital City Memories 1f-114).

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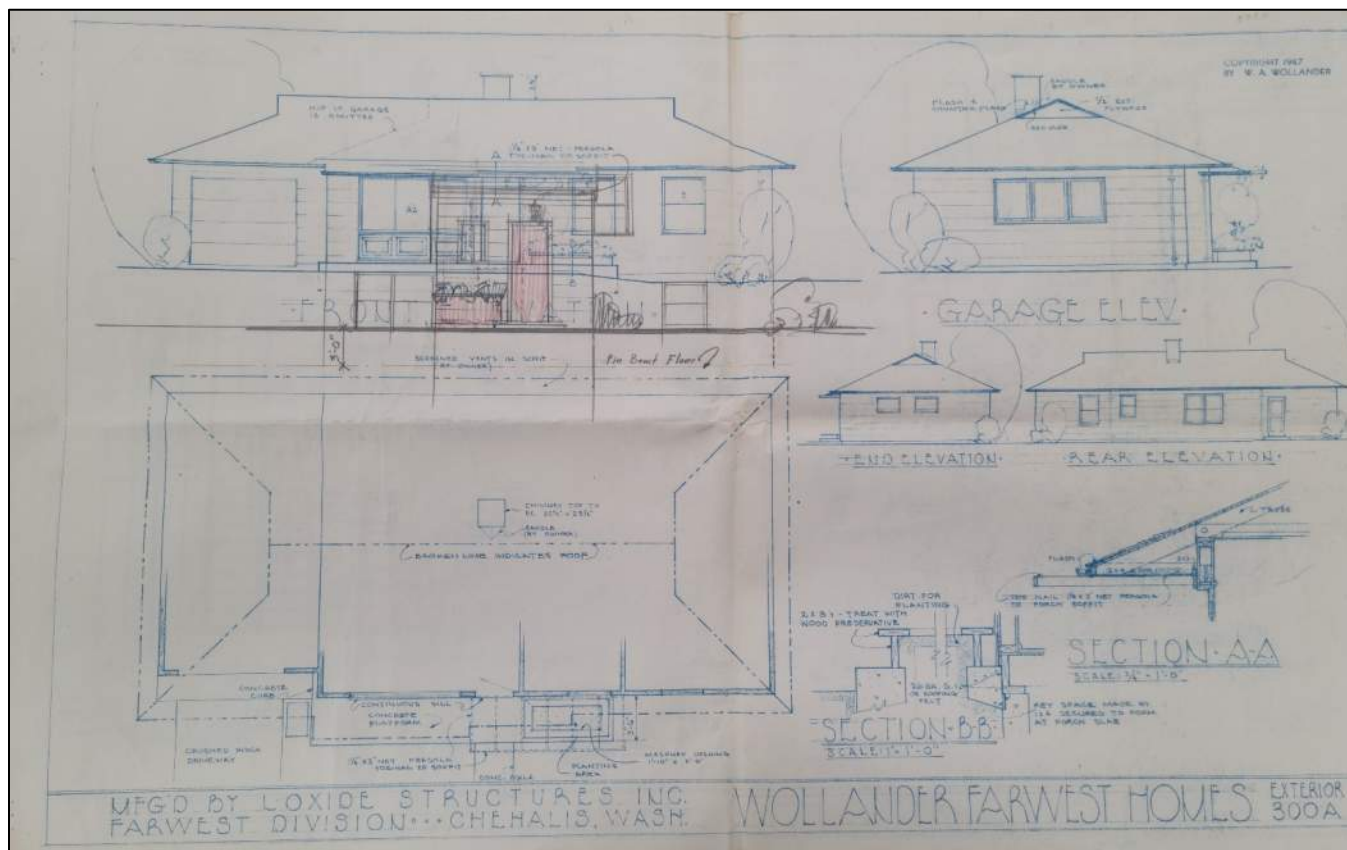


Figure 5: Architectural drawings, Wollander Far West Homes Plan #300 Blueprint n.d., “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

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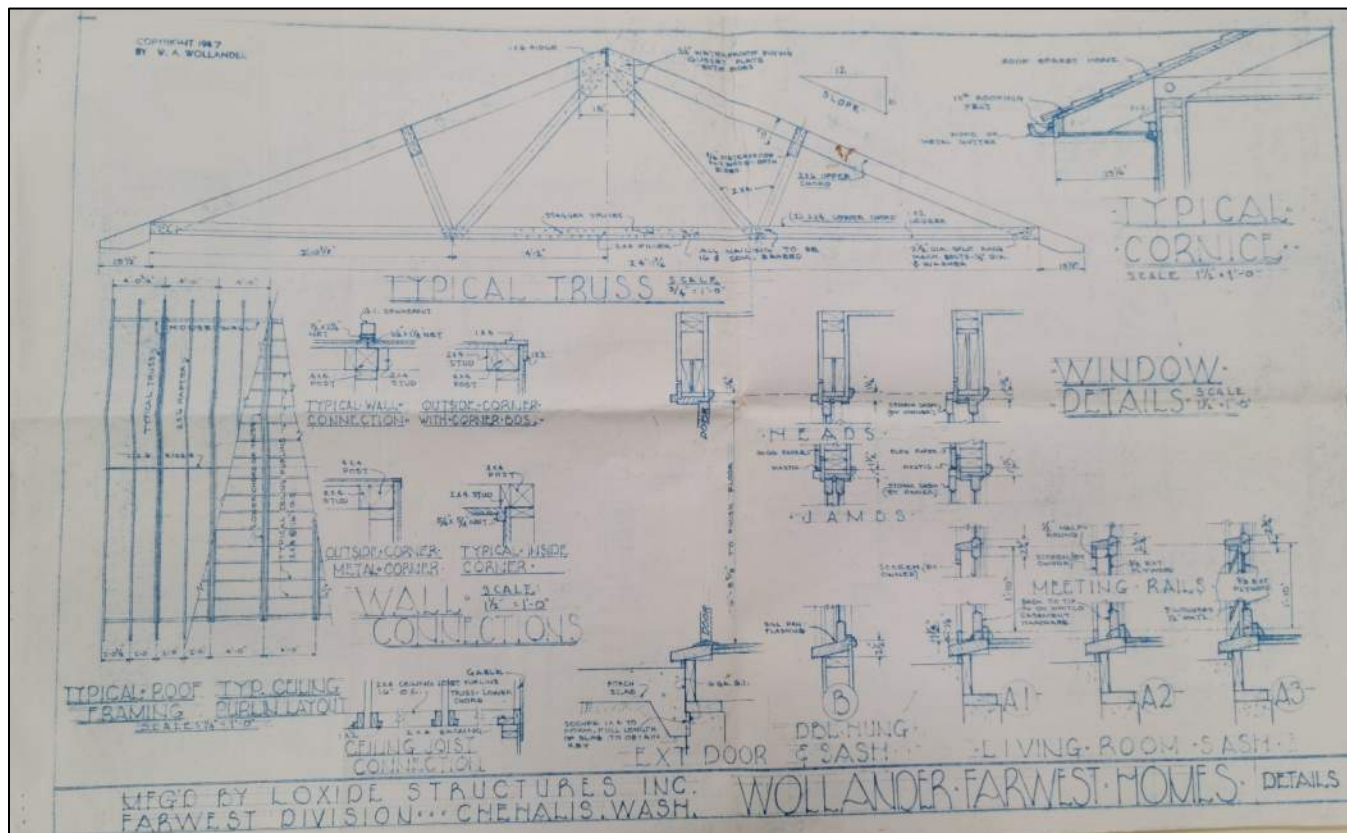


Figure 6: Architectural drawings, Wollander Far West Homes Plan #300 Blueprint n.d., "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

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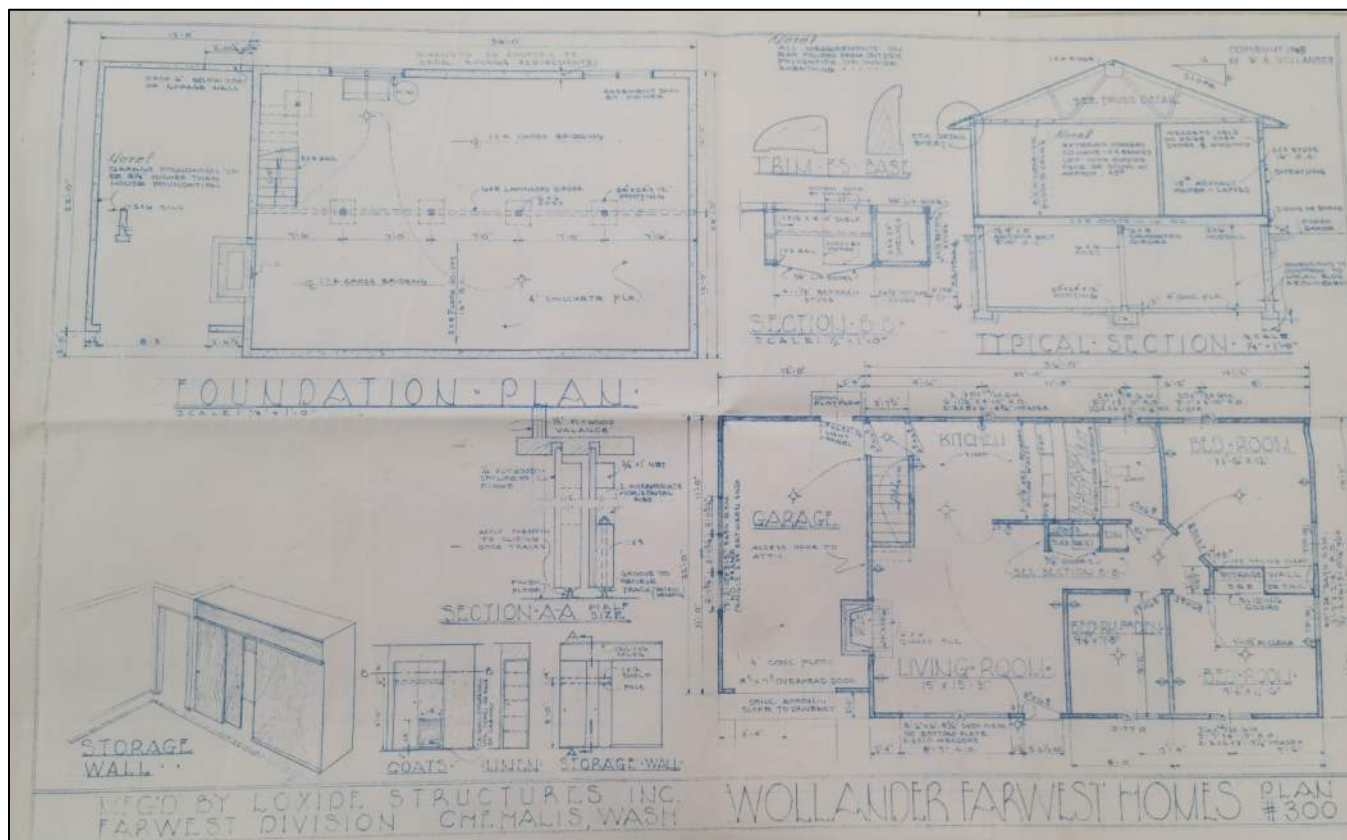


Figure 7: Architectural drawings, Wollander Far West Homes Plan #300 Blueprint n.d., “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.



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## MEMORANDUM

### Draft Talking Trails Site Narratives

TO: Chair Sakariassen and Historic Preservation Commission  
FROM: Will Hutchings, AICP, Senior Planner  
DATE: January 14, 2022

Talking Trails has drafted the attached narratives for the 10 previously identified sites for your review, feedback and approval. The attached are presented as provided by the contractor. Staff have not completed a preliminary review since these narratives are for recording purposes only. The narratives, once approved, will be used to generate the audio recordings for each of the ten selected sites and will be added to the dial-in platform, mobile app, and website. Minimal text will be use on the accompanying website and mobile app.

Talking Trails has also indicated that production of each of the ten signs is complete and those will be delivered soon. Staff will work with Talking Trails, Public Works and Engineering to find appropriate and visible locations to install the signs within the public right-of-way. If no options exist to install in the public right-of-way, staff will work with property owners as needed to find an alternative.

### Staff Recommended Action

Review the attached Draft Talking Trail site narratives and provide corrective edits as needed.

A motion to accept the provided Talking Trail narratives with all proposed changes is suggested.

Attachments: Draft Talking Trail site narratives



## Bismarck Historic Preservation Talking Trail

### **Talking Point #1 - Rail Depot**

In August, 1898, the St. Paul Globe reported the Northern Pacific Railway's intention to build a new depot and office building here in Bismarck, to replace the framed freight depot built in the 1870's that had been destroyed by a fire in 1898. According to the article, the Bismarck Depot would be designed by the nationally prominent architectural firm of Charles Reed and Allan Stem of St. Paul, and that it would be "one of the finest depots and freight offices on the Northern Pacific system, and one that all the people of Bismarck would admire.

Completed in December, 1901 at a cost of \$33,601, the Northern Pacific Depot is notable for its Spanish mission-style architecture, uncommon on the Northern Plains. The new depot was built on a site that had previously been the location of the 1877 Sheridan House, at one time Bismarck's leading hotel and the largest building erected in the Dakota Territory. The Sheridan House, which had served as both a hotel and railway passenger depot, was moved across fifth street, where it was remodeled and reopened as the Northwest Hotel.

The Northern Pacific Depot's Spanish mission-style architecture featured a center façade flanked by towers that were originally domed, and later replaced in 1954 by simple peaked tile roofs. Originally the Northern Pacific Depot grounds between 4th and 5th streets were enclosed with post and rail fencing. The grounds were planted with trees, and at the southeast corner, an enamel and wrought iron sign reading "Bismarck" was supported by two Tuscan columns.

By 1916, the Northern Pacific Depot was serving 24 passenger trains daily. By 1950, however, Bismarck began to reflect the nationwide decline in railroad traffic. The decline continued into the 1970's as mergers between the Northern Pacific and other railroads eventually created the Burlington Northern and Sante Fe. Ultimately, the Railway Express Agency vacated its quarters in the west end of the Bismarck Depot following bankruptcy in 1975. Continue to explore all the rich history of Bismarck along the Talking Trail...

#### SOURCE(S):

<https://www.history.nd.gov/hp/PDFinfo/Railroads%20in%20North%20Dakota,%201872-1956.pdf>

<http://www.bismarckhistory.org/?id=32>

## **Bismarck Historic Preservation Talking Trail**

### **Talking Point #2 - Belle Mehus Auditorium**

Bismarck was brimming with civic pride the evening of January 19, 1914, when the Belle Mehus City Auditorium first opened its doors. Designed by local architect Arthur Van Horn and built by Bismarck Construction Co. for about \$35,000, the handsome brick and stone structure was the cultural showpiece for a small town that only 40 years earlier had been little more than a collection of saloons and bawdy houses, and where horse-drawn wagons could still be more dependable than newfangled automobiles on the mostly unpaved streets.

Design of the building was originally to have gone to a Minneapolis architectural firm, but when their bid came in at more than \$80,000, the city commission turned to Van Horn, one of North Dakota's leading architects at the time. The money was raised through a special bond issue. Van Horn, who founded the architectural firm now known as Ritterbush Associates, designed a number of downtown buildings, most notably the Kensington (Prince Hotel), which was originally known as the Van Horn Hotel.

The opening night gala featured Reginald DeKoven's popular operetta, "Robin Hood," conducted by the composer. Although ticket prices were as high as \$18 for a box seat, an enormous sum in those days, the house was sold out.

In addition to its physical beauty, the auditorium was blessed with superb acoustics, and famous visitors were pleased to find their art could be heard perfectly even in the furthest seats. Not to be outdone by musicians and entertainers, politicians have also found the Belle a useful venue. President Woodrow Wilson tried to drum up support for the League of Nations from the auditorium rostrum in 1919; and a future president – John F. Kennedy – also put in an appearance here, as did presidential hopefuls Hubert Humphrey and Eugene McCarthy.

In 1931, the City Auditorium together with the adjacent, then-brand new, World War Memorial Building, housed the State Legislature after fire had destroyed the Old State Capitol. Most importantly, however, the Belle has been a showcase for local talent.

By the 40's and 50's the once elegant auditorium had become worn down and ragged. Fortunately, in 1996 the community approved a 2.4 million dollar renovation. It has been placed on the National Register of Historic Places. It was renamed in 1989 in honor of the beloved music teacher, the Belle Mehus City Auditorium, which continues to serve the Bismarck-Mandan community.

SOURCE(S):

<https://www.history.nd.gov/archives/manuscripts/inventory/00745.html>  
<https://bismarckmandansymphony.org/about/BelleMehusAuditorium/>

## Bismarck Historic Preservation Talking Trail

### **Talking Point #3 - Former Governor's Mansion – Alexander McKenzie**

You might imagine that during the late 1800s and early 1900s, important meetings and big decisions in North Dakota politics emanated from here, the governor's mansion. But according to many North Dakotans, the real heart of the action was a suite of rooms at the Merchant's Hotel in St. Paul, where Alexander McKenzie, "the Boss of North Dakota," lived. In fact, McKenzie allegedly hand-picked six of the first seven governors who lived here.

McKenzie, who had made his fortune in Bismarck in business and real estate, had a remarkable talent for making friends with influential people. His big breakthrough came in 1883, near the end of territorial days, when he masterminded the removal of Dakota Territory's capitol from Yankton to Bismarck. He and his executive friends at the Northern Pacific Railway knew they'd profit handsomely if Bismarck somehow became the capital, but the law required the capital commission to hold their first meeting in Yankton, where locals threatened to stop them by force. Undeterred, McKenzie had another friend, Governor Nehemiah Ordway, stack the capital commission with supporters, then booked a private train to slowly transport them through Yankton under cover of darkness. They finished their business onboard and in secret, and soon a new capital building was under construction in Bismarck! The outraged southern half of Dakota Territory immediately began demanding to join the Union as a separate state.

With his newfound notoriety, McKenzie promised similar feats for other big businesses if they supplied him the needed bribes. McKenzie knew that early North Dakota's only major industry, farming, depended heavily on the Northern Pacific and Great Northern Railroads, the Pillsbury and Washburn flour mills, and a handful of banks and other businesses—most of which were based in Minnesota. This is why McKenzie spent most of his time in St. Paul, cultivating relationships with their executives. With seemingly unlimited resources, McKenzie and the companies appeared to have unshakable control over North Dakota.

McKenzie wasn't just out for himself, however. He knew North Dakota was a risky place to invest, and he believed his interventions were helping get rail lines and grain elevators built and loans extended across the state. It mattered little to him whether North Dakotans agreed.

But by 1906, he had overreached. He endorsed Gov. Sarles for re-election, even though Sarles publicly defied the state's prohibition law, and his candidate for Chief Justice of the Supreme Court was an attorney known for swindling his clients. That same year, a best-selling novel called *The Spoilers* brought national attention to McKenzie's subterfuges. John Burke ran against Sarles in a campaign he called "The Revolution of 1906"—and won. When he moved into the mansion in January of 1907, Burke was only the second resident and third governor whom McKenzie had not picked. You can learn more about Governor Burke at his statue in front of the North Dakota capitol building where the Talking Trail continues...

SOURCE(S): Robert Hanna (ND Historical Society).

## Bismarck Historic Preservation Talking Trail

### **Talking Point #4 - Patterson Hotel**

Originally named the McKenzie Hotel, after local political boss Alexander McKenzie, The hotel opened its doors on New Year's Day, 1911. It was developed by local businessman and fellow politician, Edward Patterson, who was a close friend to Alexander McKenzie. Constructed in only 8 months at a cost of roughly \$150,000, the hotel represented the most modern construction techniques of the era. It was the first building in North Dakota built with "steel reinforced concrete" and was advertised as "absolutely fireproof" and "shockproof"--important features in lieu of Bismarck's devastating 1898 fire, and San Francisco's 1906 earthquake. The building featured marble-top tables, mahogany furniture. Inside, there was a modern barber shop, billiards room, and "Turkish-Russian sea and plain baths." Just prior to its opening, Patterson is quoted late in 1910 in the Bismarck Tribune in reference to naming the hotel after his friend, Alexander McKenzie, saying,

"If it had not been for Alex McKenzie, there would have been no Bismarck worthwhile. His work made it possible that there be demand for such a hotel and I made up my mind that, as long as I was putting up a building that would be sure to endure for many years, I would make it, in some measure, a tribute to and appreciation of the man who did so much for Bismarck."

Deemed North Dakota's first skyscraper, the building was the tallest in the state until the new Capitol building's completion in 1934. Upon opening, it was the largest hotel with a four state region. It was notable for its continued construction that spanned decades, ultimately expanding from seven stories to ten--this was done at least partially to exploit a loophole where property taxes couldn't be collected on a building undergoing construction. The hotel's name was officially changed to Patterson Hotel in March 1927; however, there are numerous references to it being called "The Patterson" as early as 1922 following McKenzie's death. It operated as a hotel from 1911 to 1978. It was condemned in 1980 and re-opened as Patterson Place Senior Apartments in 1983 after a 5.6 million dollar renovation.

Housed in the former hotel's lobby, the Peacock Alley Bar and Grill is Bismarck's oldest restaurant still in operation, having first opened its doors in 1933.

Continue to explore the Talking Trail throughout downtown Bismarck, the Art Alley, and at the Former Governor's mansion where you can learn more about Alexander McKenzie--"the boss of North Dakota" and the man who was said to have hand-picked 6 of the first 7 governor's who lived at the former Governor's Mansion...

SOURCE/S: <https://www.bismarckcafe.com/blogs/wiki/patterson-hotel-mckenzie-hotel>

## Bismarck Historic Preservation Talking Trail

### **Talking Point #5 - Capitol Theatre Building**

Built in 1905 by Edward Patterson, this building housed Capitol Theater (later Cinema Theater) for several decades. I believe it was the first movie theater in Bismarck. Today it's home to Dakota Stage Playhouse. It is adjacent to the historic and famous Patterson Hotel (built in 1910). The original nameplate is still clearly visible at the top center of the building. It reads "1905: E.G. Patterson".

Edward Patterson was one of Bismarck's most influential citizens. He and his chief rival Edmond Hughes were the main developers of early downtown Bismarck. He owned several hotels, including the Soo and McKenzie/Patterson Hotels. Mr. Patterson was a close friend to political boss Alexander McKenzie, and he also served as mayor from 1896-1900.

DRAFT

## Bismarck Historic Preservation Talking Trail

### **Talking Point #6 - Provident Building including the Weather Beacon**

The Provident Life Insurance Building, located on the southwest corner of Rosser Avenue and Fifth Street, was constructed in 1954 as the headquarters of Provident Life Insurance Company, which was the largest privately owned institution in North Dakota at that time. The building was purchased by Burleigh County in 1995 and today houses Burleigh County Social Services and various professional offices.

The 60-foot weather beacon attached to the roof of the building is one of the most recognizable landmarks downtown Bismarck. In 2002, recognizing the need to repair the beacon after decades of use and damage from a hailstorm, the Burleigh County Commission authorized \$61,000 to restore the beacon.

The weather beacon is operated by KFYZ, as it has been throughout its history, and uses simple colors to show the weather forecast for the upcoming twelve hours. Green means no change foreseen, red as fire means temperature is going higher, white as snow means down the temperature will go, and blinking in agitation means there's going to be some precipitation.

SOURCE/S: <https://www.bismarckcafe.com/blogs/images/provident-life-insurance-building>  
Historical Preservation Group Talking Trail site information document.

## Bismarck Historic Preservation Talking Trail

### **Talking Point #7 - St. Alexius**

From the time of their arrival in Dakota Territory in 1878, the Benedictine Sisters have responded to the needs of the people, first for educating children, and then in caring for the sick. In 1885, the sisters were asked to open the first hospital in the Dakota Territory, and with the help of Abbot Alexius Edelbrock, the Benedictine sisters purchased the former Lamborn Hotel from Alexander McKenzie and Robert Mellon for \$30,000. The nuns put in some remodeling and the hospital was opened in 1885. It operated as the Lamborn Hospital before adopting the Saint Alexius moniker in 1887. Water was carried in from the river by hand. After completing the oldest section of its current facility in 1915, it served the residents of the region with 125 beds and employed eighteen surgeons and physicians.

They treated 65 patients in its first year, despite no formal medical training, at a standard fee of \$1 per day. Most patients suffered from common injuries of the era... brawls, frequent horse accidents, drunkenness, deadly diseases, and others. Chief Sitting Bull, future President Theodore Roosevelt, and Medora de Mores were noted patients of the frontier hospital.

Saint Alexius progressed under the administration of Sister Boniface, who took the position in 1892. She was instrumental in evolving it from a primitive, barely equipped frontier hospital into a well-funded modern healthcare facility. She replaced coal stoves with steam heat, installed telephones, and replaced hand bells with electronic call bells. She administered St. Alexius until retiring in 1937--the same year of her death. A dedicated four-story nursing school was built east of the hospital in 1925, appropriately named Boniface Hall. The program was phased out in 1960 when Saint Alexius partnered with the University of Mary. One of the first buildings erected at today's University of Mary campus is called Boniface Hall.

St. Alexius Health continues the mission of the Benedictine Sisters to care for the sick and strive to create healthier lifestyles. The sisters focus their commitment to St. Alexius in ways that invite those who work with them to bear witness to Gospel values through deeds of loving service.

SOURCE/S: <https://www.chistalexiushealth.org/bismarck/our-history>

## **Bismarck Historic Preservation Talking Trail**

### **Talking Point #8 - World War Memorial Building**

Welcome to the historic World War Memorial Building, located here on 6th Street in downtown Bismarck. Not to be confused with the Liberty Memorial Building, on the State Capitol grounds.

The Legislative Assembly first authorized the construction of the building in 1929. It was decided that it would be a joint city-county community center. The city funded \$125,000, while the county funded \$84,000.

With nearly 75% support, Bismarck voters overwhelmingly approved the debt limit increase and bond measure to finance the building, through a special election held on May 31st 1929. It was the largest election turnout to that point. The cornerstone was laid on December 31st of that year.

It was originally dedicated to honor World War I veterans, but it has since expanded to celebrate other Veterans, namely those of World War II. The Art Deco-style building deployed the most modern construction techniques of the time, from its heating system to its steel frame supporting 700,000 bricks. It continues to serve the community with the gymnasium still in use today.

The state legislature met here from 1931 to 1934 while the new state capitol building was undergoing construction after the original had burned down. Check out the State Capitol Talking Trail to continue to experience the stories of Bismarck, ND--history happens here.

SOURCE/S: <https://www.bisparks.org/world-war-memorial-building-named-an-official-world-war-i-centennial-memorial/> <http://www.digitalhorizonsonline.org/digital/collection/uw-ndshs/id/603>

## **Bismarck Historic Preservation Talking Trail**

### **Talking Point #9 - Bismarck Veterans Memorial Library**

Welcome to the Veteran's Memorial Public Library. The library you see before you opened on July 8th, 1963, and replaced the Carnegie Library (which was demolished in 1980), however, the efforts to create Bismarck's first free public library began much earlier. The industrious pioneer women of Bismarck first established a reading room in the school with 200 donated books soon after the city was established in 1873. The books were made available to the public after school hours. The first movement for a Carnegie Library began in 1893 by Marshall Jewell and C.M. Dahl. While the idea was initially well received by both the citizens and the Carnegie Foundation, the Panic of 1893 hit the country and the idea of a public library was shelved.

Other library campaigns were launched in 1901 by former Governor Hanna and others, but did not succeed. In 1908, the Civic Improvement League formed and named a library committee as did the city Federation of Women's Clubs and the Bismarck Commercial Club. Bismarck was the only city with a population of over 3,000 that didn't have a public library, and many of Bismarck's community members weren't happy. By 1915 community members and groups worked together to lay out plans for a reading room. Folks donated materials and labor for the shelves and bookcases. One year later, in 1916, the devoted groups received a letter from the Carnegie Foundation, which had agreed to give \$25,000.00 to erect a free public library building for Bismarck. Construction was completed at the end of 1917.

The current library, the Veteran's Memorial Library was originally constructed for \$375,000. Its largest expansion and renovation concluded in 1989 at a cost of roughly \$3.9 million. Once completed, the project added 50,000 square feet and renovated the original 18,000 square foot building. Several minor renovations have followed, including the Children's Library in 2009.

The library has continued to be one of the most visited public spaces in the city. The library continues to honor our Veterans, and is grateful for their service, as well as for the continued support it has received over the years from our local businesses and citizens. So stop in, grab a book, find a nook, and get lost in one of the thousands of adventures waiting for you within..

SOURCE/S: <https://www.bismarcklibrary.org/157/History-of-the-Bismarck-Public-Library>

## Bismarck Historic Preservation Talking Trail

### Talking Point #10 - Cathedral District

Cathedral District 1 - *recommend placement at CB Little Mansion Washington and Ave A*  
Development of the Cathedral Area Historic District, also known as “the Hill”, all started with Clarence B. Little, an attorney and founder of the Provident Life Insurance Co. who purchased property on the hill overlooking Bismarck’s early commercial core. He built [this](#) Shingle Style mansion at the northwest corner of N Washington St. and W Ave A in 1906, setting the trend for other well-to-do Bismarckers to construct stately residences along Avenues A and B, to take advantage of what was then a panoramic view of the Missouri River valley.

Through the first half of the 20th Century, many of Bismarck’s most prominent figures bought up lots and built homes here. Three-term Governor “Honest” John Burke, who also served as Treasurer of the United States (1913-1921), lived at 224 W Ave A. In the 1920s, Governor “Wild” Bill Langer moved into the bungalow just down the street, at 114 W Ave A. Local physicians Dr. Lloyd Shipfer and Dr. Reuben Waldschmidt had homes on Ave B, as did A.W. Mundy, owner of the A.W. Lucas & Co. department store. Other movers and shakers in the neighborhood included George and Stella Mann, publisher and owners of the *Bismarck Tribune*; early archaeologist, historian, and horticulturist George Will; poet and artist Clell Gannon and his wife Ruth, both leaders in Bismarck arts and culture; Mayor Neil O. Churchill, auto dealer and manager of the Bismarck baseball team for whom Satchel Paige was the star pitcher, and many more.

SOURCE/S: Written by Emily Sakariassen  
Vyzralek, Frank E. and Louis N. Hafermehl. 1980. Cathedral Area Historic District, National Register of Historic Places Inventory - Nomination Form. National Park Service, U.S. Department of the Interior, Washington, D.C.



## MEMORANDUM

### Draft Amended Bylaws

TO: Chair Sakariassen and Historic Preservation Commission  
FROM: Will Hutchings, AICP, Senior Planner  
DATE: January 19, 2021

At your December 15, 2021 meeting, under 'Other Business,' staff proposed a change to your regular meeting scheduled start time as a way to ensure all meetings consistently start at the same time throughout the year. In the past several Historic Preservation Commission meetings have run long and almost created conflicts with other meetings scheduled directly after your meeting at 5:00 PM. This is also a hassle for Dakota Media Access who must ensure both meetings are televised and they have sufficient time to prepare for the meeting that follows. A consistent start time will also cause less confusion for the public. Staff proposed a consistent date and start time of 3:00 PM on the third Wednesday of every month for all future meetings. This change is a half hour earlier start time.

At the December meeting, you made a motion to adopt the change and amend the bylaws. After further review, staff determined that any action for the amendment to the bylaws must occur under 'Regular Business' and the proposed amendment provided to the commission prior to the meeting.

The attached reflects the proposed change discussed at your December meeting.

### Staff Recommend Action

Review and make a motion to approve the amendment to the Historic Preservation Commission Bylaws as outlined in the attached.



# **Bylaws of the City of Bismarck Historic Preservation Commission**

## **Article I. Authorization**

A. Authority. The Historic Preservation Commission is established pursuant to Chapter 2-12 of the City of Bismarck Code of Ordinances and pursuant to applicable provisions in the North Dakota Century Code and laws of the United States of America.

## **Article II. Purpose**

A. Purpose. The purpose of the Historic Preservation Commission is to promote the cultural, educational, economic and general welfare of the community through the identification, designation, promotion, preservation, and protection of historic properties within the City of Bismarck.

## **Article III. Membership and Organization**

A. Membership. In accordance with the provision of Chapter 2-12 of the City Code of Ordinances, the Historic Preservation Commission shall consist of seven (7) Commissioners, each to be appointed by a majority of the Board of City Commissioners for a term of three (3) years. One of the voting Historic Preservation Commissioners shall be a City Commissioner who shall serve a respective term for which they have been elected.  
(Title 2)

B. Organization. The organization of the Historic Preservation Commission will consist of a chairperson and vice-chairperson who shall be selected by the membership and who shall serve at the pleasure of the membership for one year. Nominations and election of officers shall be taken from the floor at the Historic Preservation Commission's first meeting of the year. In the event that an officer is unable to complete the specified term, a special election shall be held for the completion of the term.

The Chairperson shall preside at all Historic Preservation Commission meetings and review agendas with staff.

The Vice-chairperson shall conduct all business delegated by the chairperson, in the Chairperson's absence.

## **Article IV. Conduct of Commissioners and Ethics**

A. General Conduct. Historic Preservation Commissioners shall make every effort to attend all meetings and shall make every effort to represent the interests of all citizens of the City of Bismarck in a fair and impartial manner.

B. Conflict of Interest. Any Historic Preservation Commissioner who has a direct and substantial personal or pecuniary (financial) interest in a matter before the Historic Preservation Commission must disclose the fact to the Historic Preservation Commission and may not

participate or vote on that particular matter without the unanimous consent of a majority of the rest of the Historic Preservation Commission.

C. Removal of Commissioners. The Historic Preservation Commission may recommend that the Board of City Commissioners remove any Historic Preservation Commissioner if that Commissioner has failed to attend three (3) consecutive regular meetings of the Historic Preservation Commission or has failed to attend a majority of the regular meetings within one calendar year. The Board of City Commissioners shall make judgment on such matters after receiving a report from the Chairperson of the Historic Preservation Commission.

D. Open Meetings Requirements. Historic Preservation Commissioners shall comply with all applicable City and State open meeting requirements, including but not limited to requirements of the N.D. Constitution Article XI, Section 5 and N.D.C.C. Section 44-04-19. Communications involving any information relevant to a particular agenda item received by an Historic Preservation Commissioner before the meeting in reproducible form should be forwarded to staff for dissemination to the Historic Preservation Commission. Historic Preservation Commissioner shall refrain from making any commitments concerning final disposition of any item prior to the meeting.

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## **Article VI. Meeting Schedule and Order**

A. Meetings. The Historic Preservation Commission regular meeting time shall be **3:30:00** pm on the third Wednesday of each month in the Tom Baker Meeting Room in the City-County Building or other suitable and agreed upon time, date and location by the Commission, properly noticed under North Dakota law and open to the general public. Special meetings can be held at any time and may be called by the chairperson.

B. Meeting Notice. Notice of the time and place of the regular scheduled meeting and any special meeting shall be posted prior to the Historic Preservation Commission meeting.

C. Quorum. A quorum of at least four (4) Historic Preservation Commissioners must be present to exercise any of the powers and duties of the Historic Preservation Commission outlined herein. In instances when a quorum is not present, the Historic Preservation Commission may discuss items on the agenda but may not cast votes.

D. Participation. A Commissioner may join the meeting by telephone and be included in the determination of a quorum, and discussion and voting on all agenda items.

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A. Staff Responsibilities. The Bismarck Community Development Department shall provide administrative, professional, and technical support to the Historic Preservation Commission.

B. Staff Privilege. The staff representative(s) from the Community Development Department and City Attorney's Office have the privilege to address the Historic Preservation Commission during any meetings.

## **Article VIII. Instruments and Documents**

A. Documents of the Historic Preservation Commission. All notices, agendas, requests, letters, reports, maps, photographs, staff reports, minutes and other related items shall constitute the documents of the Historic Preservation Commission and shall be maintained by the Community Development Department. Meeting documents shall be made available to the general public upon final completion and review by staff.

## **Article IX. Amendment of Bylaws**

A. Amendments. These bylaws may be amended at any regular meeting of the Historic Preservation Commission, provided that the proposed amendment has been introduced in writing at least seventeen (17) days prior to a regular meeting of the Commission. Amendment of the Bylaws shall require the affirmative vote of at least four (4) Commissioners.

Adopted August 22, 2019

Amended this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Historic Preservation Commission

\_\_\_\_\_  
Amy Sakariassen - Chairman

**BISMARCK HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
December 15, 2021**

The Bismarck Historic Preservation Commission met on December 15, 2021, at 3:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5<sup>th</sup> Street. The meeting was held in person and via Zoom. Chair Sakariassen presided.

Commissioners present were Walt Bailey, Blake Dinkins, Calvin Grinnell and Tory Jackson, Beth Nodland and Amy Sakariassen.

Commissioner Steve Bakken joined later in the meeting, as noted.

Staff members present were Sandra Bogaczyk – Office Assistant II, Ben Ehreth – Community Development Director, Kim Lee – Planning Manager, Stephanie Pretzer – Assistant City Attorney and Will Hutchings – Senior Planner.

Guests present were Lisa Steckler and Lorna Meidinger – State Historic Preservation Office and Jim Fuglie – property owner.

## **MINUTES**

Chair Sakariassen called for consideration of the minutes of the November 17, 2021 meeting of the Historic Preservation Commission.

**MOTION:** A motion was made by Commissioner Jackson to approve the minutes of the November 17, 2021 meeting of the Historic Preservation Commission, as presented. The motion was seconded by Commissioner Bailey and with Commissioners Bailey, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

## **PUBLIC COMMENT**

Chair Sakariassen asked if there were any public comments.

There being no public input Chair Sakariassen resumed the meeting.

At this time Commissioner Bakken joined the meeting.

## **SECTION 106 REVIEW – VERIZON TELECOMMUNICATIONS TOWER**

Mr. Hutchings stated that the City of Bismarck has received a Section 106 Review request from Trileaf Corporation for a proposed monopole telecommunication tower within a gravel parking lot for an industrial site. The review request has been submitted to the State Historic Preservation Office for the proposed construction of a 110-foot monopole telecommunications tower and associated equipment within a 17-foot by 50-foot land space at 1700 Commerce Drive. Mr. Hutchings stated that staff found a Class III Cultural Resource Inventory, conducted in 2011 for the East Divide Avenue Expansion and the area of potential effect, noted a finding of No Historic Properties Affected. Mr. Hutchings noted

that the staff recommendation listed in the packet incorrectly references “Bismarck Airport Utilities and Roadway” but should state “Verizon Telecommunications Tower.”

**MOTION:** A motion was made by Commissioner Nodland to approve the Section 106 declaration for the proposed telecommunication tower project at 1700 Commerce Drive, as written with a finding of No Historic Properties Affected. The motion was seconded by Commissioner Bakken and with Commissioners Bailey, Bakken, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

## **SECTION 106 REVIEW – COMMUNITY ACTION PROGRAM – HOME IMPROVEMENT**

Mr. Hutchings stated that the City of Bismarck has received a Section 106 Review request from Community Action Program for a proposed home improvement project consisting of the replacement of a wooden basement door with a new steel door at 1839 North Griffin Street. The project would utilize Department of Energy funding, not Community Development Block Grant funding, through Community Action Program Region VII as previously posted and listed in memorandum. Mr. Hutchings stated that Department of Energy projects of this nature, specifically exterior, in-kind door replacements noticeable from the public right-of-way, are exempt from Section 106 Review and thus recommended removing this item from consideration.

**MOTION:** A motion was made by Commissioner Bakken to remove the Section 106 Review request for 1839 North Griffin Street from consideration. The motion was seconded by Commissioner Dinkins and with Commissioners Bailey, Bakken, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

## **SECTION 106 REVIEW – REVIEW CHANGES**

Mr. Hutchings reminded Commission members that at the November 17, 2021 meeting the Historic Preservation Commission received public input regarding requested changes to their involvement in Section 106 Reviews, as outlined in the Section 106 Consultation Information Guide. In addition, staff have been monitoring the effectiveness and impacts of the Historic Preservation Commission review of all Section 106 review requests. City staff, the State Historic Preservation Office and Chair Sakariassen met on November 23, 2021 to discuss potential options to improve on the City of Bismarck’s current level of participation. Mr. Hutchings noted the table of all Section 106 Reviews submitted to the State Historic Preservation Office, included in the agenda packet, and called attention to the large volume of Section 106 Reviews. Mr. Hutchings noted the proposed changes to the process were based on discussions with Chair Sakariassen and the State Historic Preservation Office and are reflected in the Section 106 Consultation Information Guide, attached as Appendix A.

Mr. Hutchings outlined the proposed changes to the City of Bismarck’s Section 106 review process, which was included in the agenda packet.

There was discussion about revising the By-Laws to include qualifications of Historic Preservation Commission members and the process for who would review any qualified request.

**MOTION:** A motion was made by Commissioner Dinkins to approve the Section 106 Consultation review process change as presented and appoint a member of the Commission to assist staff. The motion was seconded by Commissioner Nodland and with Commissioners Bailey, Bakken, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

There was discussion about making a motion to appoint a Commission member to be designated as advisor and whether or not to discuss with other members per project expertise as needed.

Mr. Ehreth cautioned members about discussing projects outside of the public meeting if more than two members were to meet outside of the public process.

Commissioner Bakken asked staff if there is a different possible method to discussing the Section 106 reviews that could be explored and brought back for further consideration. Mr. Hutchings stated that there may be some alternatives.

There was continued discussion about choosing a Commission member to be the liaison with City staff for Section 106 reviews instead of having to wait until the monthly meeting for review, benefitting applicants' timelines for project completion.

**MOTION:** A motion was made by Commissioner Nodland to nominate Chair Sakariassen as the Commission member designated to assist staff about Section 106 reviews. The motion was seconded by Commissioner Bakken and with Commissioners Bailey, Bakken, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

Mr. Hutchings thanked Lisa Steckler, Lorna Meidinger and Fern Swenson of the State Historic Preservation Office for discussions and their expertise regarding the discussions about improving the Commission's Section 106 Review process.

## **UPDATE ON TORRANCE ADDITION AND HIGHLAND ACRES PROJECT**

Mr. Hutchings stated that at the November 17, 2021 Historic Preservation Commission meeting a motion was passed to approve the expansion of the Highland Acres Historic District project to include Torrance Addition, as a volunteer led effort, if residents are able to meet established deadlines as outlined and not incur added expenditure. Upon further review and consultation with the contracted consultant for the Highland Acres Nomination and the State Historic Preservation Office, it was determined that this course of action would not be feasible as it would lead to expanding the current contract with the consultant.

Mr. Hutchings stated that alternatively a historic district boundary amendment could be completed by volunteers and submitted in fall of 2022. The Historic Preservation Commission members would review the proposed expansion prior to the fall State Review Board hearing.

Mr. Hutchings stated that staff recommends a motion to rescind the previous motion from the November 17, 2021 meeting and a new motion to support a National Register of Historic

Places Historic District boundary expansion for the properties in Torrance Addition as a volunteer led effort.

**MOTION:** A motion was made by Commissioner Dinkins to rescind approval of the expansion of the Highland Acres Historic District project to include Torrance Addition, as a volunteer led effort, if residents are able to meet established deadlines as outlined and not incur added expenditure. The motion was seconded by Commissioner Bailey and with Commissioners Bailey, Bakken, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

Ms. Nodland stated her concern that the motion should include support for the boundary expansion.

Mr. Dinkins withdrew his motion and Commissioner Bailey withdrew his second.

**MOTION:** A motion was made by Commissioner Dinkins to rescind approval of the expansion of the Highland Acres Historic District project to include Torrance Addition, as a volunteer led effort, if residents are able to meet established deadlines as outlined and not incur added expenditure and to support a National Register of Historic Places Historic District boundary expansion for the properties in Torrance Addition as a volunteer led effort. The motion was seconded by Commissioner Nodland and with Commissioners Bailey, Bakken, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

Mr. Jackson asked for clarification of deadlines. Mr. Hutchings clarified that work on both neighborhoods would occur simultaneously, but the Highland Acres approval would precede the amendment request.

## **OTHER BUSINESS**

Mr. Ehreth stated that there is a city-wide effort to adjust all terms of office to end in December and begin in January so there is a more consistent and seemingly more transparent ability for the public to apply for appointments and plan for them. Historic Preservation Commission members would be asked to complete extra months since their appointments started in the spring. He stated that the City Commission will be reviewing this item at its December 21, 2021 meeting.

Mr. Hutchings asked if Commission members had any concerns with moving all future monthly meetings to 3:00 p.m. instead of 3:30 p.m. to avoid conflicts with other meetings that occur several times per year. The meeting location would not change. He stated that the By-Laws would have to be amended, if so.

Mr. Hutchings proposed that Committee members designate a Special Meeting for the Highland Acres public meeting at 5:00 p.m. or 5:30 p.m. on the same day as the regular meeting in February 2022 to be more accessible to the public.

**MOTION:** A motion was made by Commissioner Jackson to amend the By-Laws to schedule regular meetings at 3:00 p.m. The motion was seconded by

Commissioner Bakken and with Commissioners Bailey, Bakken, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

Secretary's Note: This By-law amendment was brought forward on the January 19, 2022 Historic Preservation Commission meeting to ensure proper notice of the change in the agenda was included.

Mr. Hutchings stated that the City Commission voted to create a stakeholder group to plan and discuss the sesquicentennial celebration and stated that he was sure the Historic Preservation Commission would do its part in assisting in organizing that celebratory occasion. He mentioned that Commissioner Bakken in his role as Mayor asked the Assistant City Administrator to create a conducive environment in cooperation with City social media outlets.

Chair Sakariassen stated how happy and excited she was at the growing support for events. There was a consensus of Commissioners who agreed.

### **ADJOURNMENT**

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 3:54 p.m. to meet again on January 19, 2022 at 3:00 p.m. in the Tom Baker Meeting Room.

Respectfully Submitted,

\_\_\_\_\_  
Sandra Bogaczyk  
Recording Secretary

APPROVED:

\_\_\_\_\_  
Amy Sakariassen, Chair



**Information Guide**  
 City of Bismarck  
 Community Development Dept.  
 Planning Division  
 Updated: 12/15/21

## Section 106 Consultation

The [City of Bismarck requests Bismarck Historic Preservation Commission](#) participation in Section 106 Reviews as a consulting party. [Reviews may involve the Bismarck Historic Preservation Commission, on behalf of the City of Bismarck.](#)

The National Historic Preservation Act (NHPA) (54 U.S.C. 300101 et seq.), enacted in 1966, is the primary federal historic preservation law. Among its many provisions, the law establishes a regulatory review process known as Section 106 Review. Section 106 of the NHPA requires federal agencies to consider the effects of any project they carry out, permit, approve or fund that could potentially have an impact on a property listed or eligible to be listed on the National Register of Historic Places. Various consulting parties participate in the review process, including local governments. The process requires each federal agency to consider public views and concerns about historic preservation issues when making final project decisions.

### Consultation with the City of Bismarck

[City of Bismarck staff and/or the Historic Preservation Commission](#) reviews all Section 106 Review projects submitted to the City for evaluation and comment. [The Historic Preservation Commission Reviewers will](#) evaluate the proposed finding provided by the submitting entity and provide a recommendation to the submitting agency and the North Dakota State Historic Preservation Office (SHPO). During the review, [the Historic Preservation Commission reviewers](#) may also provide comments regarding the identification of historic properties, effects to historic properties, and ways to mitigate or avoid adverse effects to historic properties and districts.

### Section 106 Review Steps

Whenever a Section 106 Review is conducted, reviews follow four basic steps:

1. Initiate consultation by notifying the appropriate consulting parties. Consultation is between the federal agency, SHPO and other consulting parties including, but not limited to, the Advisory

Council on Historic Preservation (ACHP), Bismarck [staff and/or](#) Historic Preservation Commission and members of the general public with an economic, social or cultural interest in the project.

2. Identify properties that may be affected by the project and determine if the property or properties are historic as determined by eligibility or listing on the National Register of Historic Places.
3. Assess the effects of the undertaking on the resources in consultation with the SHPO and establish if they are adverse. Determining adverse effects on historic resources is based on criteria established by the regulations, 36 CFR Part 800 of the ACHP.
4. Resolve adverse effects by developing and evaluating alternatives that could avoid, minimize, or mitigate these impacts on historic resources. The result of consultation is a Memorandum of Agreement (MOA) or a Programmatic Agreement (PA). The MOA or PA is a legally binding document, which evidences the agency's compliance with Section 106 and records the outcome of consultation and the effects of an agency's project, projects or program on historic resources.

### Area of Potential Effect

The area of potential effect or APE is "the geographic area or areas within which the undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any exist." (36 CFR §800.15(d)). The APE is typically based on the following:

- The nature and scale of the project
- The kinds of effects the project may cause
- The kinds of historic properties that may be located in the project vicinity
- Input from the SHPO

*Continue on other side*

## Findings and Determinations

All projects that require a Section 106 Review will be found to have one of the following proposed findings or determinations:

Proposed determination of **Adverse Effect**. The term “effect” is defined under [36 CFR §800.16\(i\)](#) as an “alteration to the characteristics of historic property qualifying it for inclusion in, or eligibility for, the National Register.” The project’s impact on the property’s use, character, location, and setting will be considered when determining its effect on the historic property. An effect is considered adverse under [36 CFR §800.5\(a\)\(1\)](#) when it will endanger those qualities that make the property eligible for inclusion in the National Register. Adverse effects of a project can be direct or indirect. The following are common kinds of Adverse Effects:

- Removal from historic setting
- Physical destruction or damage
- Introduction of visual or audible intrusions
- Alterations that are out of character
- Changes in use or setting if those are important characteristics of the property

Proposed determination of **No Adverse Effect**. This finding is used when there is a historic property affected but the effect is not considered adverse.

Proposed finding of **No Historic Properties Affected**. Any property affected is not on the National Register of Historic Places or Eligible for listing. Or the properties, whether historic or not, are not affected by the undertaking.

When there is insufficient information from a Class 1 literature search, **Survey Recommended** may be a proposed finding. A Class 1 literature search is documentary research and the starting place for inventory efforts.

## Submittal Procedures

The following procedures are typically followed for [Historic Preservation Commission City of Bismarck](#) consulting party reviews and comments on Section 106 project:

1. Prior to submittal to the SHPO, a consulting party request for Section 106 review should be sent to:

Will Hutchings, Planner  
City of Bismarck  
Community Development Department  
221 N Fifth Street / PO Box 5503  
Bismarck, ND 58506  
(701) 355-1850  
[whutchings@bismarcknd.gov](mailto:whutchings@bismarcknd.gov)

The review should define the area of potential effects (APE), include the results of any research conducted in the APE, summarize the findings of the literature search and provide a proposed determination or finding. A request for pre-consultation may be requested prior to a formal Section 106 review but only initial comments will be provided.

2. [If the project is likely to affect historic resources, the Historic Preservation Commission will be involved in the review.](#) Submittals must be received at least nine (9) days prior to the Historic Preservation Commission meeting. The Historic Preservation Commission typically meets the third Wednesday of every month at 3:30 PM. Representation is not required but is encouraged in case the Historic Preservation Commission has additional question.
3. [If the review is conducted by staff, comments will be returned within two weeks. If the project is forwarded to the](#) ~~The~~ Historic Preservation Commission [for review, they](#) will meet and review the proposed project and the proposed determination or finding. Any potential concerns will be noted and discussed during the meeting. [Staff and/or](#) ~~The~~ Historic Preservation Commission may agree or disagree with the proposed determination or finding and may note additional concerns or considerations.
4. A proclamation of [Staff/the](#) Historic Preservation Commission review action will be completed and returned to the submitting agency and the SHPO.

## Additional Resources

The following additional hyperlinked resources are available online:

- [A Citizen’s Guide to Section 106 Review \(AChP\)](#)
- [Section 106 Applicant Toolkit \(AChP\)](#)

*For additional information, contact Will Hutchings in the  
Community Development Department - Planning Division at 355-  
1850 or visit the City-County Office Building 221 N. 5th St.  
during standard office hours.*

DRAFT

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*(Title 2)*

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## **Article VIII. Instruments and Documents**

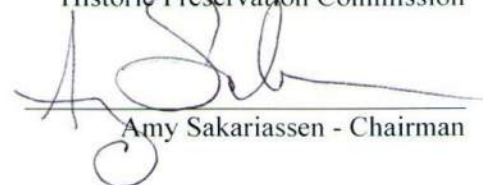
A. Documents of the Historic Preservation Commission. All notices, agendas, requests, letters, reports, maps, photographs, staff reports, minutes and other related items shall constitute the documents of the Historic Preservation Commission and shall be maintained by the Community Development Department. Meeting documents shall be made available to the general public upon final completion and review by staff.

## **Article IX. Amendment of Bylaws**

A. Amendments. These bylaws may be amended at any regular meeting of the Historic Preservation Commission, provided that the proposed amendment has been introduced in writing at least seventeen (17) days prior to a regular meeting of the Commission. Amendment of the Bylaws shall require the affirmative vote of at least four (4) Commissioners.

Adopted this 22 day of August, 2019

Historic Preservation Commission

  
Amy Sakariassen - Chairman