



**HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
February 16, 2022**

Tom Baker Meeting Room	5:30 p.m.	City-County Office Building
*Please note: This meeting is scheduled to start at 5:30 p.m. instead of the regular meeting start time of 3:00 p.m. The City of Bismarck is encouraging citizens to provide their comments via email to whutchings@bismarcknd.gov. 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 whutchings@bismarcknd.gov 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 FreeTV.org and RadioAccess.org
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MINUTES

1. Consider approval of the minutes of the January 19, 2022 meeting of the Bismarck Historic Preservation Commission

REGULAR AGENDA

2. **Presentation and Public Comment on Highland Acres Historic District National Register of Historic Places Nomination** 03
Staff recommendation: *Approve*



OTHER BUSINESS

3. Other Business

- a. 150th Bismarck Birthday (Sesquicentennial) Online Resources
- b. Update of 2021 Historic Preservation Fund Activities:
 - Talking Trail's
 - Printed Walking Maps

ADJOURNMENT

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

Enclosures: Meeting Minutes of January 19, 2022



MEMORANDUM

Presentation and Public Comment on the Historic District National Register of Historic Places Nomination

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Will Hutchings, AICP, Senior Planner

DATE: February 10, 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 nomination has been provided for your final review and consideration of approval. The meeting will include a presentation of the final draft nomination and provide an opportunity for all interested parties to be heard with respect to this item during the public comment period. In order to better accommodate members of the public who may wish to attend and comment on this matter, the meeting start time has been moved to 5:30 p.m.

The National Register of Historic Places is the nation's list of properties and places considered worthy of preservation. The documentation process for listing demonstrates that the resource is significant in some aspects of the nation's history. The nomination for the proposed Highland Acres Historic District is expected to be submitted for National Park Service review and possible acceptance in June 2022. If accepted, Highland Acres would be the third NRHP recognized historic district within the City of Bismarck, joining two existing recognized historic districts - The Downtown Bismarck Historic District and the Cathedral Area Historic District.

Project Background:

Discussions about recognizing the historic significance of the Highland Acres neighborhood have occurred since 2004. Over time a series of public meetings and presentations have been provided. The following outlines significant progress dates related to this effort.

May 2009	State Historical Society of North Dakota presentation on the historic significance of the Highland Acres development at the Preservation North Dakota Conference
August 2017	First meeting of Highland Acres homeowners to discuss nominating the district to the NRHP
October 2017	First workshop to train volunteers in completing historic site surveys for the initial 146 Highland Acres properties



January 2018	Research started to provide material necessary for historic narrative and statement of significance for NRHP Designation
September 2018	Bismarck City Commission directs staff to start process to become a Certified Local Government which provides resources for communities to complete NRHP nominations and ensures local participation in historic preservation matters
December 2018	Bismarck Historic Society Presentation at Bismarck Library
April 2019	City of Bismarck becomes Certified Local Government
May 2019	First Meeting of Bismarck Historic Preservation Commission
August 2019	Bismarck City Commission provides letter of support of Highland Acres historic district nomination
April 2020	City of Bismarck awarded grant funding for the historic architectural survey of Highland Acres <i>A neighborhood architectural survey is the process used to research and document all properties in a proposed historic district and is necessary to determine if sufficient historic integrity exists to support the nomination. The documented findings inform the contents of the nomination form that is submitted for acceptance on the NRHP</i>
July 2020	Metcalf Archeological Consultants selected to complete majority of property surveys with remaining to be completed by the State Historic Preservation Office
July 2020	Survey work started by Metcalf Archeological Consultants and the State Historic Preservation Office
Spring 2021	City of Bismarck awarded grant funding to complete potential Nomination
August 2021	All surveys completed and accepted by State Historical Society of ND Determination made that sufficient historic integrity exists to support nomination.
September 2021	Metcalf Archeological Consultants selected to complete nomination
November 2021	City of Bismarck, State Historic Preservation Office and Metcalf Archeological Consultants staff host public information meeting at Highland Acres Elementary
January 2022	Bismarck Historic Preservation Commission review of draft nomination.

Historic District Characteristics

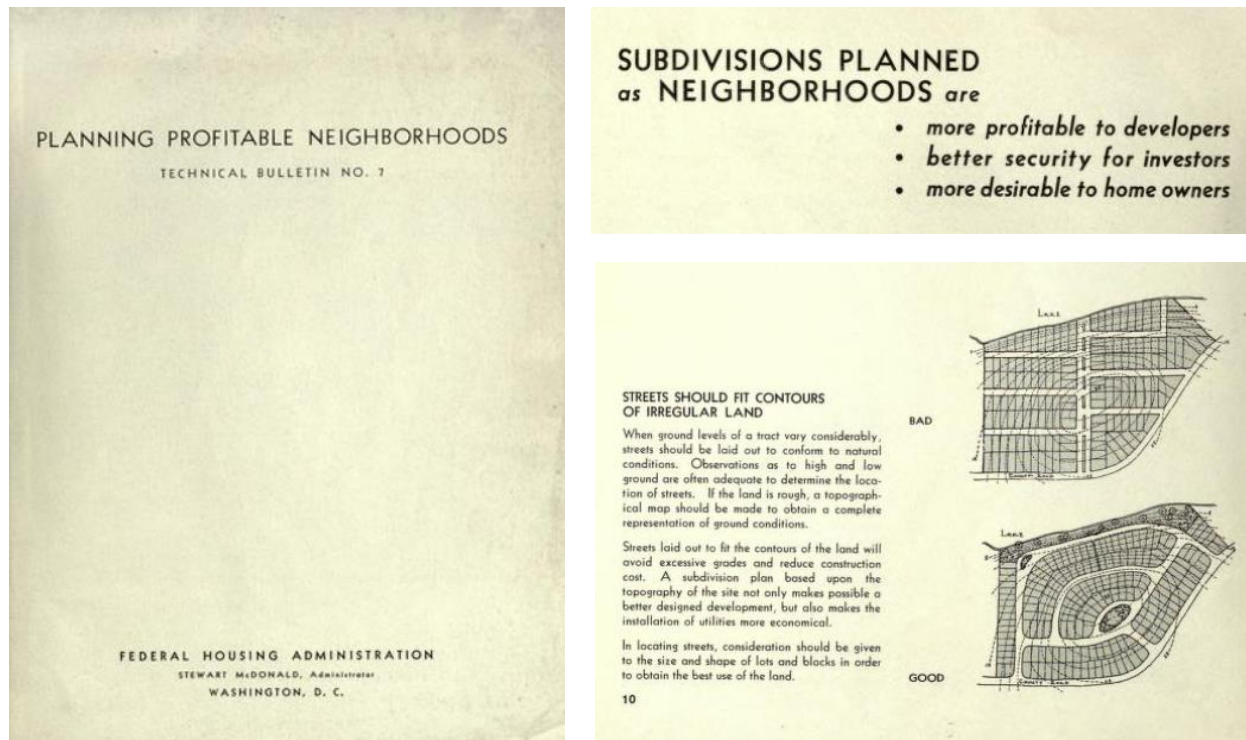
The proposed Highland Acres historic district is a post-WWII residential subdivision located in west central Bismarck and is generally bounded by Edwards Avenue to the north, Schafer Street to the west, West Highland Acres Road to the south, and North Parkview Drive and Williams Street to the east.

The properties in the proposed historic 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). If accepted the district would contain 346 residential properties, a public grade



school, two churches, and a park, known as Highland Acres Park which surrounds Jackman Coulee. The City of Bismarck and North Dakota State Historic Preservation Office selected the proposed boundaries in 2020 and based upon Highland Acres' development timeline, age of structures, likely eligibility, and the visual and aesthetics connections of properties on the ground. Areas adjacent that embody similar characteristics to Highland Acres such as age of structures, style and associations with the Highland Acres development could be evaluated and considered for possible inclusion in the district as a future boundary expansion. These could include properties in the adjacent Keatings and/or Torrance Hills subdivisions.

Notable characteristics of the district include its location along the Missouri River bluffs, irregular (trapezoidal-shaped) lots that accommodate the hilly topography, curvilinear streets, long blocks, and thirty-foot front lot setbacks. Many of the characteristics found within the district align with guidelines provided by the Federal Housing Administration starting in 1938. This guidance, when coupled with post WW-II housing finance policies, had a profound impact on urban development patterns. The excerpts from the Federal Housing Authority bulletin in the following image outlines many of the principles that mirror the original plan for the Highland Acres area.



Federal Housing Administration, Technical Bulletin, "Planning Profitable Neighborhoods," 1938

Highland Acres is the first application of these Federal Housing Administration development principles in Bismarck, which is still a common development pattern throughout not only Bismarck but most suburban and exurban new developments across the nation. Highland Acres embodies a huge shift in community attitudes to planning and a stark contrast to the square blocks with rectilinear lots flanked by a grid of perpendicular streets, found in the early portions of Bismarck and most communities that developed during the westward expansion of America.

Metcalf Archeological Consultants will present additional information about the proposed historic district characteristics, which can also be found in the attached NRHP nomination.

Historic Significance:

The intact integrity of the original planned and constructed features of the proposed historic district merit its inclusion on the NRHP for both its local and national historic associations and significance.

Metcalf Archeological Consultants have identified the following applicable National Register criteria to warrant the proposed Highland Acres historic districts inclusion on the NRHP:

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.

Metcalf Archeological Consultants will present additional information about the historic significance and specific criteria identified for the Highland Acres Historic District. This information is included in the attached NRHP nomination.

Misconceptions and Facts about NRHP listings:

Contrary to misconceptions about the National Register program, being individually listed or within a listed historic district does not prevent owners from altering their property, restrict the use or sale of the property or require that the owner establish times that the property must be open to the public. Entry into the National Register of Historic Places does give a property recognition of its historical significance, provide protection from federally assisted projects, and provide eligibility for certain preservation financial incentives. Included with this memo is a list of common misconceptions and counter facts about owning property listed on the National Register of Historic Places produced by the North Dakota State Historic Preservation Office.

Property Owner Objections:

Prior to submission of a nomination, property owners may contact the North Dakota State Historic Preservation Office (SHPO) to indicate their support or objection to the proposed Historic District Nomination. All letters of opposition from owners of property within the proposed nomination boundary must include the name/s of owners objecting, address of the property, if they are the sole or partial owners of the property, signatures of each objector and be either:

1. Signed and notarized; or
2. Signed and include the statement "I declare (or certify, verify, or state) under penalty of perjury that the foregoing is true and correct. Executed on (date). (Signature)." (Per Section 1746 of Title 28 of the U.S. Code. Section 1746)."



Property owner objection letters must be received by May 15th, 2022 and sent to:

Lorna Meidinger
ND Heritage Center
612 E. Boulevard Ave.
Bismarck, ND 58505-0830.

Project Funding:

Funding for the architectural site surveys and the NRHP historic district nomination is 100% funded from the Historic Preservation Fund of the National Park Service, Department of the Interior which is administered by the State Historical Society of North Dakota. Any opinions, findings, and conclusions or recommendations expressed in the material produced do not necessarily reflect the views of the Department of the Interior.

The required grant match was provided by donated labor of the Bismarck Historic Preservation Commission, City of Bismarck staff and Metcalf Archeological Consultants.

Next Steps:

March 2022	Notification of State Review Board Hearing
April 29, 2022	State Review Board Presentation and Hearing
June 2022	Nomination submitted to National Park Service for official consideration
TBD*	<i>National Park Service comment period</i>
<i>August 22, 2022</i>	<i>National Park Service expected determination on designation</i>

Staff Contact Information:

For additional information please contact Will Hutchings, AICP, Senior Planner in the Community Development Department at 701-355-1850 or whutchings@bismarcknd.gov.

Staff Recommended Action:

Review the attached NRHP historic district nomination for Highland Acres, receive the presentation and public comments and move to either:

1. Approve the NRHP nomination as outlined in the attached; *or*
2. Approve the NRHP nomination as outlined in the attached with identified changes requested by the Commission

Attachments:

- ND-SHPO NRHP Factsheet Handout
- Highland Acres Historic District NRHP Nomination



Listing a property on the National Register of Historic Places or being determined eligible for listing does not automatically preserve a building, and it does not keep a building from being modified, or even destroyed.

National Register Listing:

- ✓ Provides recognition of a property's significance in history, architecture, engineering, or archaeology.
- ✓ Provides a tool for local planning, heritage tourism, and heritage education
- ✓ Provides some protection in the form of consideration and mitigation of adverse effects to historic properties from federally funded or licensed projects
- ✓ Provides the owner of an income-producing property (commercial, industrial, or rental residential) the opportunity to receive federal investment tax credits of up to 20% of costs for a certified rehabilitation
- ✓ Provides the owner the opportunity to apply for matching grant-in-aid funds for restoration when such funds are available
- ✓ Allows the owner to receive technical assistance from State Historical Society staff on following the Secretary of the Interior's Standards for Rehabilitation for maintenance and rehabilitation of the historic property

National Register Listing:

- X Does not place restrictions on a private property owner regarding use, maintenance, or alterations to the property
- X Does not require the City to restrict use of the private property, although local ordinances may require architectural review or review of the project by the local preservation commission
- X Does not require Federal or State review of proposed alterations unless Federal money is being used to fund the project. Owners interested in technical assistance with rehabilitation should contact the State Historical Society
- X Does not mean the Federal or State government will seek to purchase or place restrictions on private property
- X Does not affect the use or sale of private properties
- X Does not require an owner to allow public access to private property
- X Encourages, but does not require continual maintenance of the private property
- X Does not require any government entity to maintain private property, or to provide funds for restoration or preservation
- X Does not provide an historical marker for the property, although owners are eligible to purchase one through private vendors

For more information, contact: Architectural Historian
State Historical Society of North Dakota
612 East Boulevard Avenue, Bismarck, ND 58505
701-328-2089

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 Ave to the north, Schafer Street to the west, W Highland Acres Road to the south, and N Parkview Drive and Williams Street to the east.

City or town: Bismarck State: North Dakota County: Burleigh

Not 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

Highland Acres Historic District
Name of Property

Burleigh, North Dakota
County and State

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

☒☐

Highland Acres Historic District

Burleigh, North Dakota

Name of Property

County and State

Site

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

302

64

buildings

1

sites

7

15

structures

objects

310

79

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

Highland Acres Historic District
Name of Property

Burleigh, North Dakota
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Movement
Late 19th and 20th Century Revivals

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: concrete

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

Roof: wood, asphalt

Other: _____

Narrative Description

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

Summary Paragraph

The 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 (346) 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.

Highland Acres Historic District

Name of Property

Burleigh, North Dakota

County and State

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.¹ 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 properties, 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 of Bismarck, curvilinear streets, long blocks, thirty-foot front lot setbacks, and irregular lots that accommodate the hilly topography.

See Continuation Pages

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

Highland Acres Historic District
Name of Property

Burleigh, North Dakota
County and State

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

Highland Acres Historic District
Name of Property

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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 Continuation Pages

Highland Acres Historic District

Name of Property

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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 subdivision in the city of Bismarck and one of the first developments in the city to base its 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 Cooperative 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

Highland Acres Historic District
Name of Property

Burleigh, North Dakota
County and State

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.

Highland Acres Historic District

Name of Property

Burleigh, North Dakota

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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.

Highland Acres Historic District

Burleigh, North Dakota

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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

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 # _____

Highland Acres Historic District

Name of Property

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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): _____

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.

11. Form Prepared By

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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.

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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

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

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

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

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

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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 ensured 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 low-pitched gabled and hipped 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 properties 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, Washington. 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 percent 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 Whitaker, 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 Elementary 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 resources and fifty-four non-contributing resources; contributing resources comprise 84 percent of the resources within the district. Of the contributing resources, 292 are residential. Detached garages and pools within residential properties were counted as individual resources and are included in the resource count above. Other minor resources, like small sheds, were not included within this count. The three non-residential contributing resources are a church, school, and park. Non-contributing resources comprise 16 percent of the district. Of the fifty-four non-contributing resources, fifty-three 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 since the historic period, the additions minimally impact integrity of design. The district retains integrity of location, setting, materials, workmanship, feeling, and association. Most individual properties within the district are in excellent condition and retain a high degree of integrity, despite slight alterations 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 if the modifications were not cumulative and did not significantly alter the scale, massing, or design of the

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original building, the property was considered contributing to the district. Other noted alterations include the installation of at least eleven in-ground pools added since 1965 and five bomb or fallout shelters constructed in the late 1950s and early 1960s.¹

Original plans for the development called for walkways through the interior of some blocks and street-adjacent sidewalks along some blocks (See Figure 6 in Additional Documentation). The interior walkways 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 walkways was never implemented. Historic aerial imagery indicates that within the period of significance, the planned street-adjacent sidewalks were installed along 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) and Crescent Lane (See Figure 2 in Additional Documentation).

After the period of significance, the City of Bismarck installed additional sidewalks in Highland Acres. 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 (See Map 5 in Additional Documentation).²

The recently added sidewalks minimally impact the district's integrity of design, as street-adjacent sidewalks now exist where none did in the historic period. Street-adjacent sidewalks represent one character defining feature of Highland Acres' design; other character defining features of the neighborhood, including curvilinear streets, irregular lots, accommodation of hilly terrain, and thirty-foot front setbacks remain intact. The presence or absence of sidewalks does not impede Highland Acres' National Register eligibility as the district continues to retain integrity of location, setting, materials, workmanship, feeling, and association. The district retains sufficient integrity to convey its historical associations.

Selected Properties

The 18 properties 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 integrity, and varied ways of accommodating the hilly terrain which appear throughout the neighborhood. A list of properties and their status within the district is provided in table

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

² 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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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

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

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constructed by Al Brady in 1967. The home faces east 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.

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.³ 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 (Far West model B-10) 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

³ 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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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 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.

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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 (variant of Far West Model JB) 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. 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:

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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 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

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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.¹

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.² 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.³ Fort Lincoln served as an internment camp from 1941 to March 1946, and housed German sailors and California residents of Japanese descent, all of whom were men.⁴ The City also ordered and placed fifty temporary housing trailers in a camp near the Memorial Bridge.⁵ 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.

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

² Wright, *Building the American Dream*, 243

³ 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.

⁴ *Bismarck Tribune*, "Piece of History to be in Bismarck", June 4, 2018.

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

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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, 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."⁶ 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."⁷ 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."⁸ 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.⁹ 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."¹⁰ 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 "The History of Highland Acres, Part 1", this turn to a cooperative structure is not surprising for North Dakotans, as the state has a strong history of cooperatives.¹¹ 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.¹² 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.

⁶ *Bismarck Tribune*, "Labor Body asks OPA to Act in Setting Ceiling", Jan 7, 1946.

⁷ Ibid.

⁸ *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.

⁹ *Bismarck Tribune*, "Legion to Back Attack on Housing Problem", Feb 22, 1946.

¹⁰ *Bismarck Tribune*, "Who Wants a House? Who Wants an Apartment?", February 21, 1946.

¹¹ Jim Fuglie, "The History of Highland Acres – Part One" *Prairie Blog* (blog). May 2018.

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

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The Bismarck Veterans Home Owners Cooperative Association, Inc., (BVHOCA) incorporated on April 26th, 1946.¹³ The ad in the *Bismarck Tribune* had generated over 100 interested replies and the BVHOCA wasted no time in organizing their cooperative.¹⁴ The Articles of Incorporation listed nineteen members to the Board of Directors and included prominent members of the community and three women representatives.¹⁵ 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 under consideration abutted the future street. When developed, this location would provide easy access to downtown, while remaining secluded on the edge of Bismarck.¹⁶

The Board approved the purchase of 85 acres from Keating and an additional 20 acres to the north, owned by Paul Jaskowiak. 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.¹⁷ 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.

¹³ "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.

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

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

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

¹⁷ 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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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 National Housing Act, designed to spur private housing investment during the Great Depression, created the Federal Housing Administration (FHA).¹⁸ 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.”¹⁹ 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.²⁰ 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.²¹ Importantly for the Association, these features also helped to cut the cost of development. The Association also designed some blocks with interior pathways, some blocks with street-adjacent sidewalks, and included utility easements at the rear of each lot. While the arrangement of interior pathways and rear utility easements 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.²² 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, pocket parks, and interior pathways 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

¹⁸ Ames and McClelland, “Historic Residential Suburbs”, 48.

¹⁹ Ibid.

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

²¹ Ames and McClelland, “Historic Residential Suburbs”.

²² 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.

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community.²³

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 was servants), and it reiterated the easement and setback requirements included with the plat.²⁴ Officially adopted June 13, 1947, Highland Acre's covenants incorporated the FHA's ideas of modern planning, described above, and the City of Bismarck's zoning code. As such, these covenants reflect the broader ways in which mid-century suburbs around the United States embraced homogeneity of race, class, and ethnicity. 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.²⁵

Wright goes on to describe that even stylistic regulations, "such as minimum lot sizes and house prices, reinforced economic segregation in the suburbs."²⁶ Although the BVHOCA covenants do not mention race or ethnic restrictions, 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 approved by the City Commission in December of 1946.²⁷ 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.²⁸ Bradley worked closely with the City of Bismarck, FHA, and an outside city planner, Lawrence E. Hovik of St. Paul, Minnesota, to ensure the plat met local and federal standards.

Having land, plat, and covenants prepared, the Association still needed a name for the

²³ Ames and McClelland, "Historic Residential Suburbs", 47 and 48.

²⁴ "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.

²⁵ Wright, *Building the American Dream*, 247.

²⁶ *Ibid.*, 212.

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

²⁸ 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.

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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.²⁹ 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 (164th 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.³⁰

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.³¹ 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.³² 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.³³ 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.³⁴ 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 1948.³⁵

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

³⁰ Ibid.

³¹ Fuglie, "The History of Highland Acres – Part One", 2018.

³² Ibid.

³³ 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.

³⁴ 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.

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

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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."³⁶

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, Montana.³⁷ Far West's B, M, and JB plans were chosen as the basis for the first homes in the nascent development.³⁸ Some adjustments were made to the plans due to the winter climate of North Dakota, including protected front and rear entryways for removal of outerwear and as protection against drafts and heat loss.³⁹ 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.⁴⁰

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, Nebraska, 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 to us, and we do not feel that we can depend upon sufficiently rapid progress in the future."⁴¹ 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 1948.⁴²

³⁶ *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.

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

³⁸ *Ibid.*

³⁹ *Ibid.*

⁴⁰ *Bismarck Tribune*, "Winter Fails to Halt Bismarck Contractors", February 26, 1948.

⁴¹ 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.

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

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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.⁴³ 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.⁴⁴ 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.⁴⁵ He was succeeded by Henry Brown.⁴⁶

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.⁴⁷ 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."⁴⁸ 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.⁴⁹

The projected construction numbers failed to materialize; of the twenty-one homes begun in 1947, only 17 were completed by December 1948.⁵⁰ 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."⁵¹

Development at Highland Acres stalled; only two building permits were issued between 1949

⁴³ 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.

⁴⁴ 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.

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

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

⁴⁷ "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 2 Folder 25.

⁴⁸ "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 1 Folder 49.

⁴⁹ Board of Director's Meeting Minutes, June 4th 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.

⁵⁰ *Bismarck Tribune*, "Vets Group Completes 17 Homes During 1948", Dec 31, 1948.

⁵¹ *Bismarck Tribune*, December 14, 1948. "Bismarck Highland Acres Project Theme of National Magazine Story"

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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."⁵² Finally, on April 11, 1951, the Association transferred the entirety of their property and loans to the North Dakota Central Credit Union.⁵³ 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 24th, 1951, advertising, "Lots – Lots of Lots."⁵⁴ 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 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.⁵⁵

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."⁵⁶ 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,

⁵² "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota, Box 3 Folder 7.

⁵³ 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.

⁵⁴ *Bismarck Tribune*, "For Sale, Lots – Lots of Lots" May 24, 1951.

⁵⁵ Ibid.

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

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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."⁵⁷ 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 1952.⁵⁸

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, Texas, 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.⁵⁹ Prominent businessmen, Wilhite and Seay later developed uranium claims in Idaho together.⁶⁰ In 1954, Seay constructed a home in Highland Acres (32BL1057) and resided there with his wife and children through 1970; he relocated to Denver, Colorado, in 1970, where he passed in 1975.⁶¹ 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 2020.⁶²

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."⁶³ 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.⁶⁴ 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

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

⁵⁸ *Bismarck Tribune*, "Boys Ranch Files to Incorporate", July 9, 1952.

⁵⁹ *Bismarck Tribune*, "Oil Hunt Has Become Big Business for Bismarck", October 27, 1951.

⁶⁰ *Bismarck Tribune*, "Group Here Forms Uranium Enterprise", Jan 24, 1955.

⁶¹ *Bismarck Tribune*, "Arthur Seay, Early Oil Man", Nov 14, 1975.

⁶² *Bismarck Tribune*, "Methanol Is Fuel for Entrepreneur's Dreams", Nov 25, 1981.

⁶³ *Bismarck Tribune*, "Wilhite, Seay Buy Highland Acres: Oilmen to Develop Addition" June 6, 1952.

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

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that.”⁶⁵

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.⁶⁶ 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.⁶⁷ 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.”⁶⁸

The advertising campaign worked and construction picked up in Highland Acres through the 1950s; nine building permits within the district were issued in 1952, thirteen in 1953, and thirty-eight in 1954. The years 1958 and 1959 also saw significant construction with over thirty 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.

The 1950s also brought the construction of Highland Acres Elementary School and both churches, Lutheran Church of the Cross in 1955 and United 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

⁶⁵ John Sakariassen interview by Lorna Meidinger, March 2021.

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

⁶⁷ Ibid.

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

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\$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 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 fifty-seven 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

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Addition”⁶⁹ 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 ten 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.⁷⁰ 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.⁷¹ 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 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

⁶⁹ “Bismarck Subdivisions”, City of Bismarck GIS Portal, <https://bismarck.maps.arcgis.com/home/webmap/viewer.html?webmap=cbfcd8b2ac334b9ca40df0c273e81e74>

⁷⁰ 32BL921, 32BL928, 32BL979, 32BL988, and 32BL1034

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

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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 188th 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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Highland Acres Historic District Eligibility by Site

SITS	Address	Year of Construction	Style	Status
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 Nomination Potential
32BL00897	911 Crescent Lane	1948	Hipped Roof Box	Contributing, Thematic Nomination Potential
32BL00898	915 Crescent Lane	1949	Minimal Traditional	Contributing, Thematic Nomination Potential
32BL00899	917 Crescent Lane	1949	Minimal Traditional	Contributing, Thematic 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 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, North Dakota 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, Wyoming.

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, North Dakota, 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, North Dakota.

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, Kentucky 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, North Dakota, and the surrounding area including the addition to the

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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 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, North Dakota, 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 11th 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, North Dakota. He also supervised the construction of the Medora Hotel and Ferris Store in Medora, North Dakota. 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, North Dakota, on May 24, 1921. He graduated from Steel High School, in Steele, North Dakota. 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, North Dakota, 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

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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.

John Berger

Born in Crown Butte, North Dakota in 1925, John Berger graduated from the Richardton Abbey, in Richardton, North Dakota, 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, North Dakota, 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, North Dakota 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, Illinois and in 1951, he and his family moved to North Dakota. In 1954, the Whitaker's moved to Mandan, North Dakota 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, North Dakota, 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.

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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, North Dakota 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 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, North Dakota, 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 11th 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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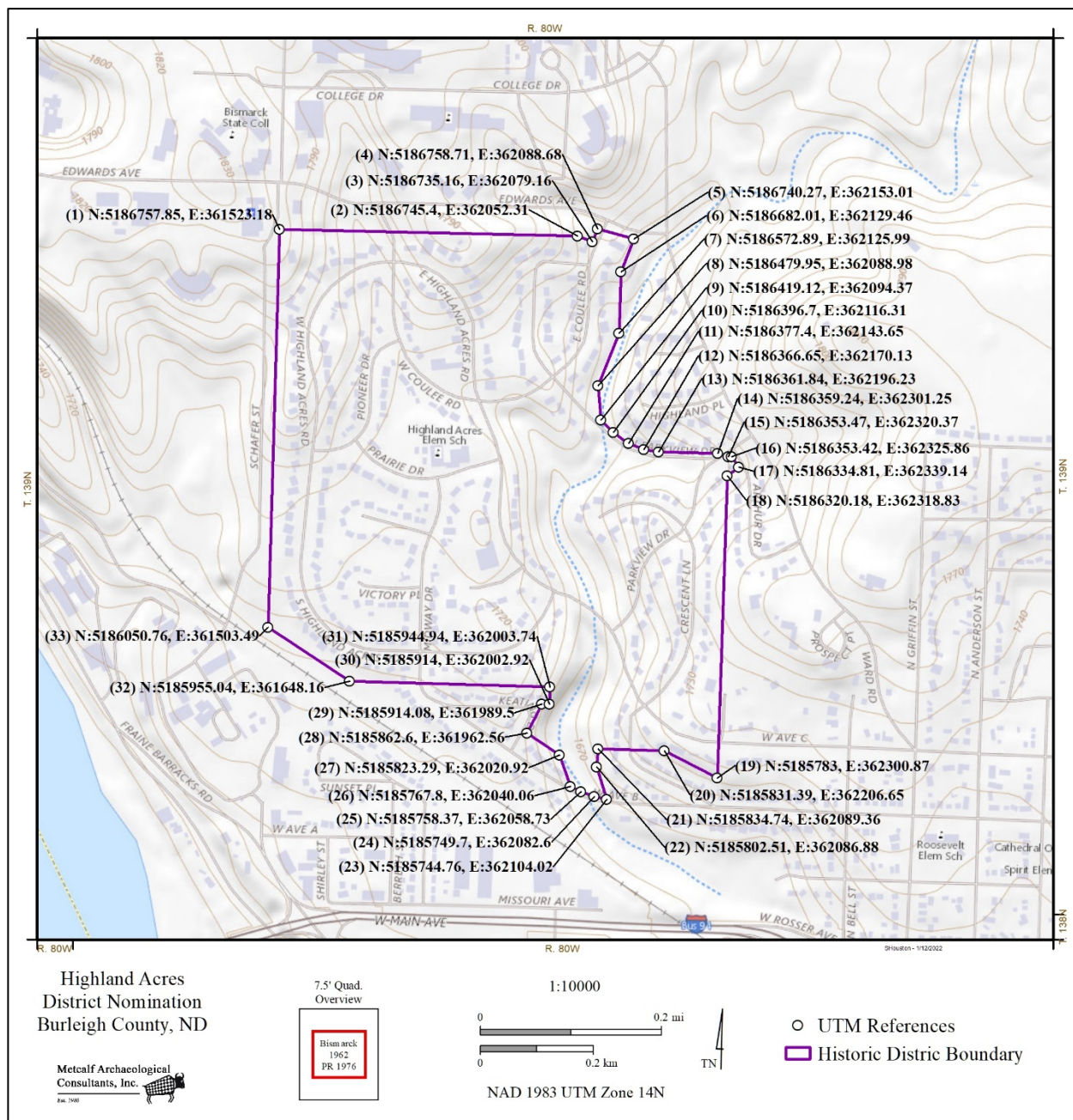
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Map 1: Highland Acres Historic District Boundary with UTM

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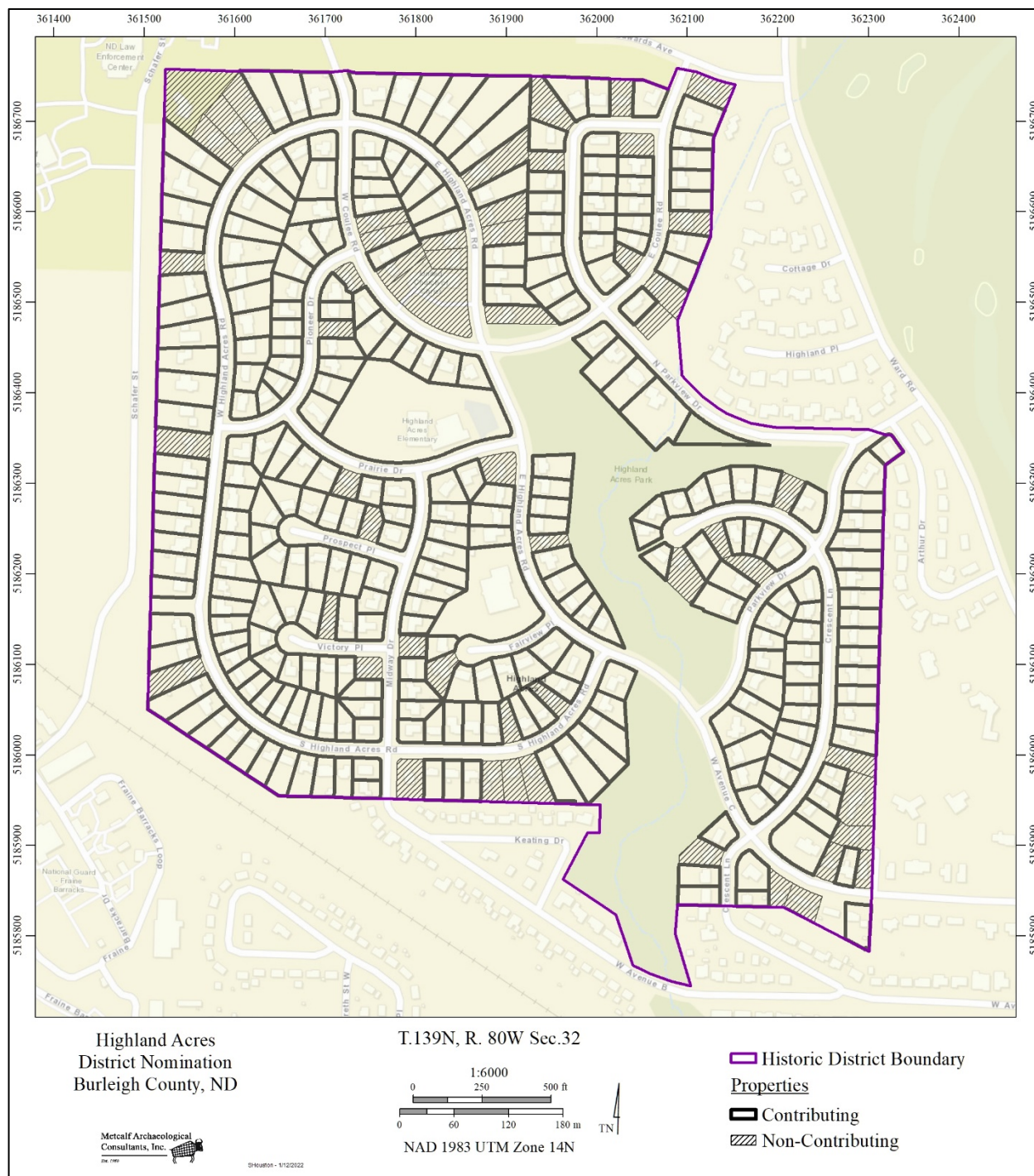
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Map 2: Highland Acres Historic District Boundary; Contributing and Non-Contributing sites

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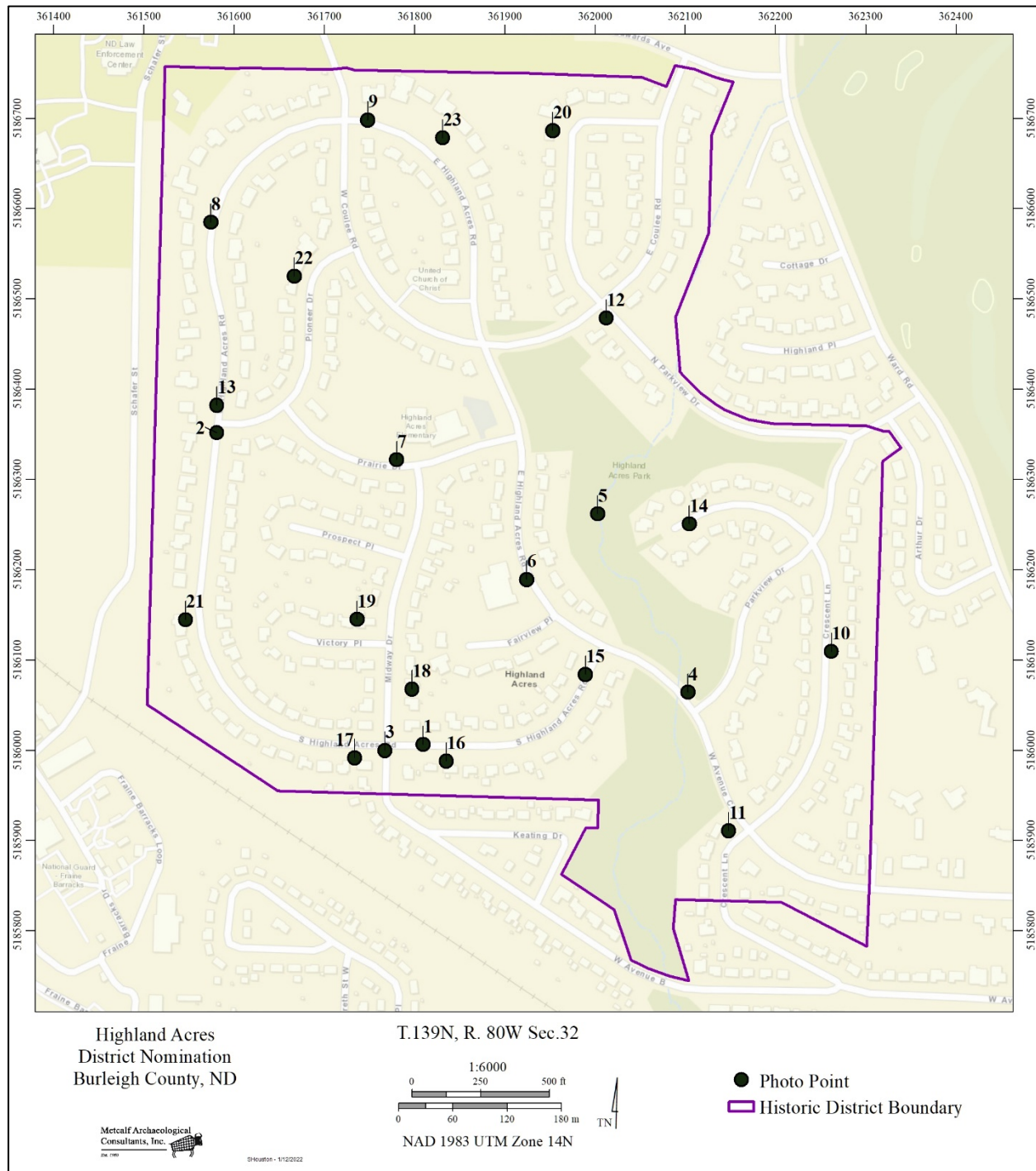
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Map 3: Location of Photos, Highland Acres Historic District

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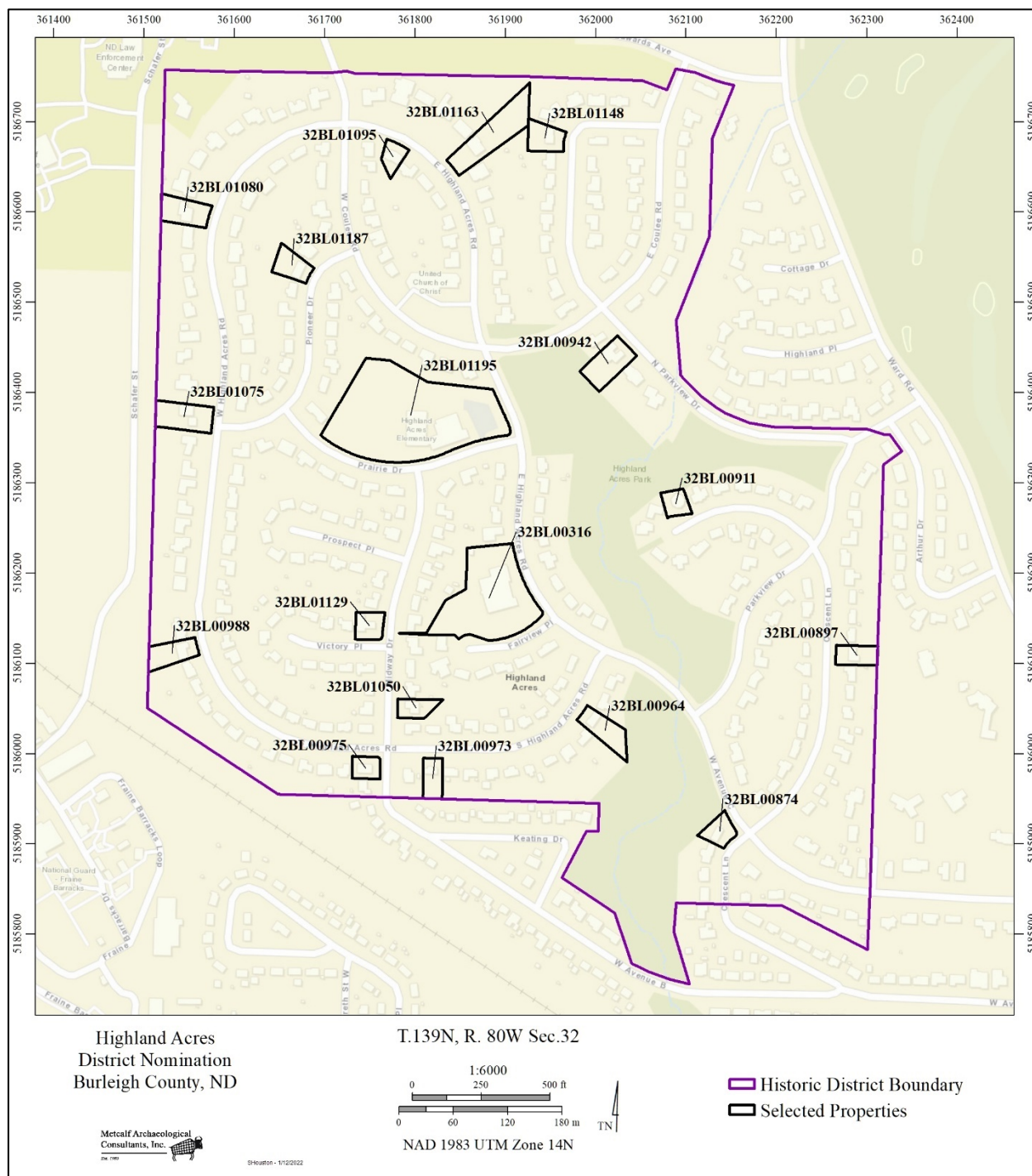
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Map 4: Highland Acres Historic District Selected Properties

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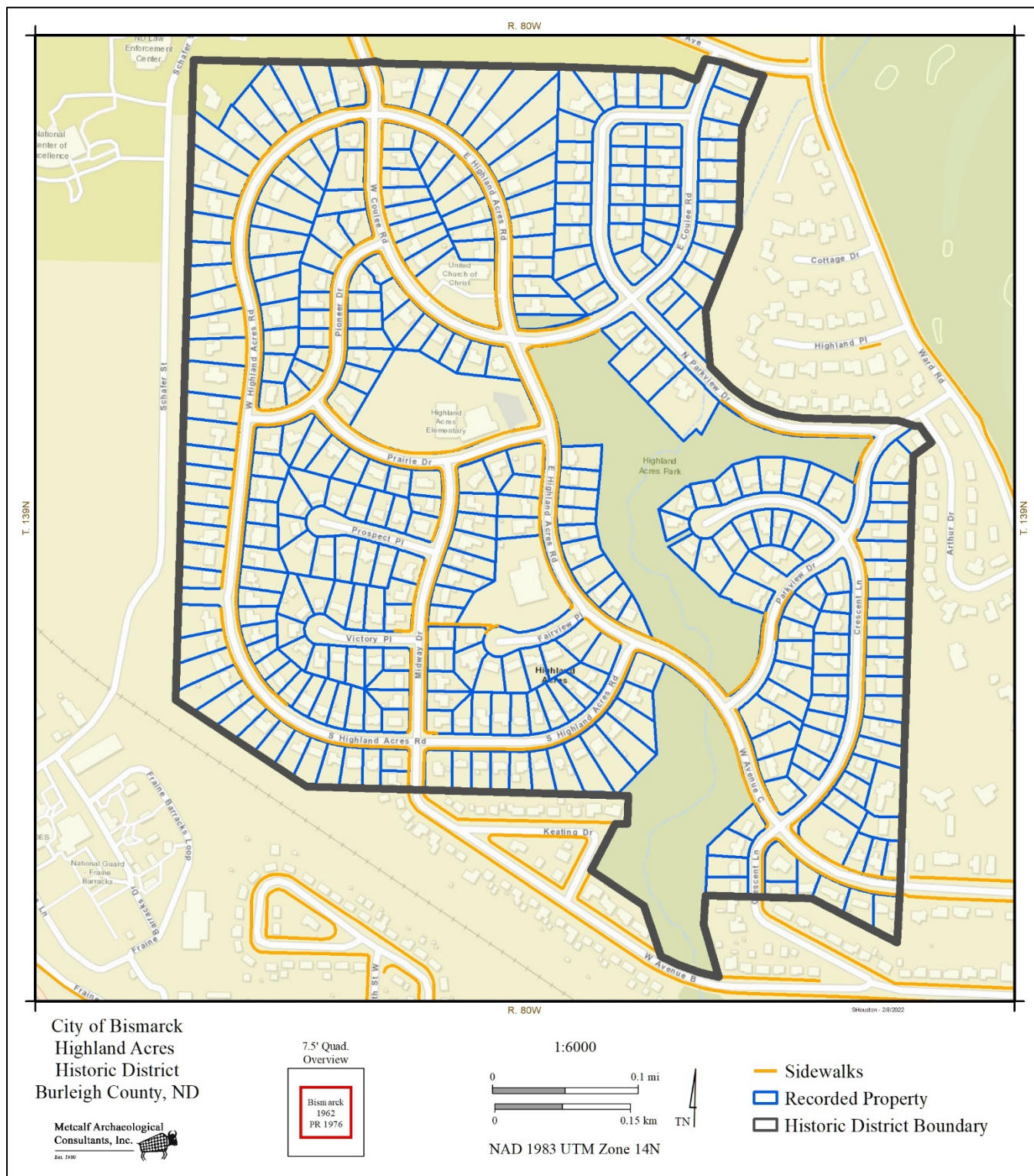
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Figure 1: Aerial photo of Bismarck c. 1957-1963. Highland Acres development circled. Image courtesy of North Dakota GIS Hub, North Dakota Department of Water Resources, and USDA-Aerial Photography Field Office.



Figure 2: Close-up aerial photo of Bismarck c. 1957-1963. Presence of street-adjacent sidewalks indicated. Image courtesy of North Dakota GIS Hub, North Dakota Department of Water Resources, and USDA-Aerial Photography Field Office.

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Figure 3: 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 4: 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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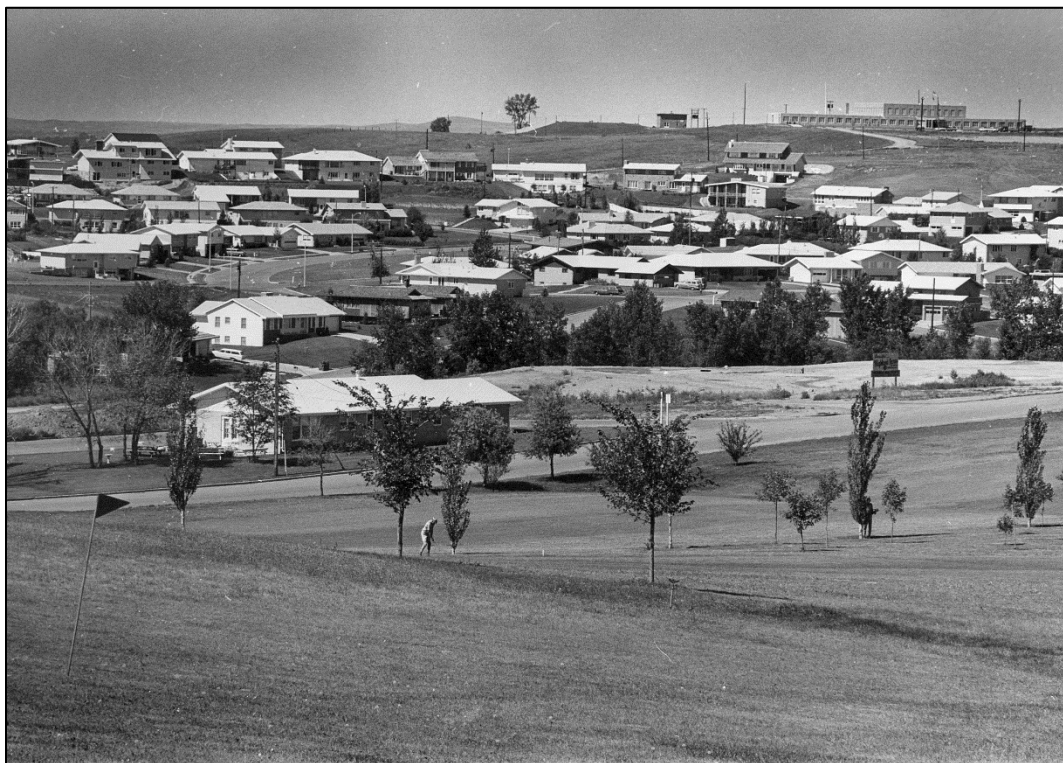


Figure 5: Highland Acres area looking northwest toward the Armory on the Bismarck Junior College campus, 1970-1973. Image courtesy of Bismarck Veterans Memorial Public Library (Bismarck: Capital City Memories 1f-114).

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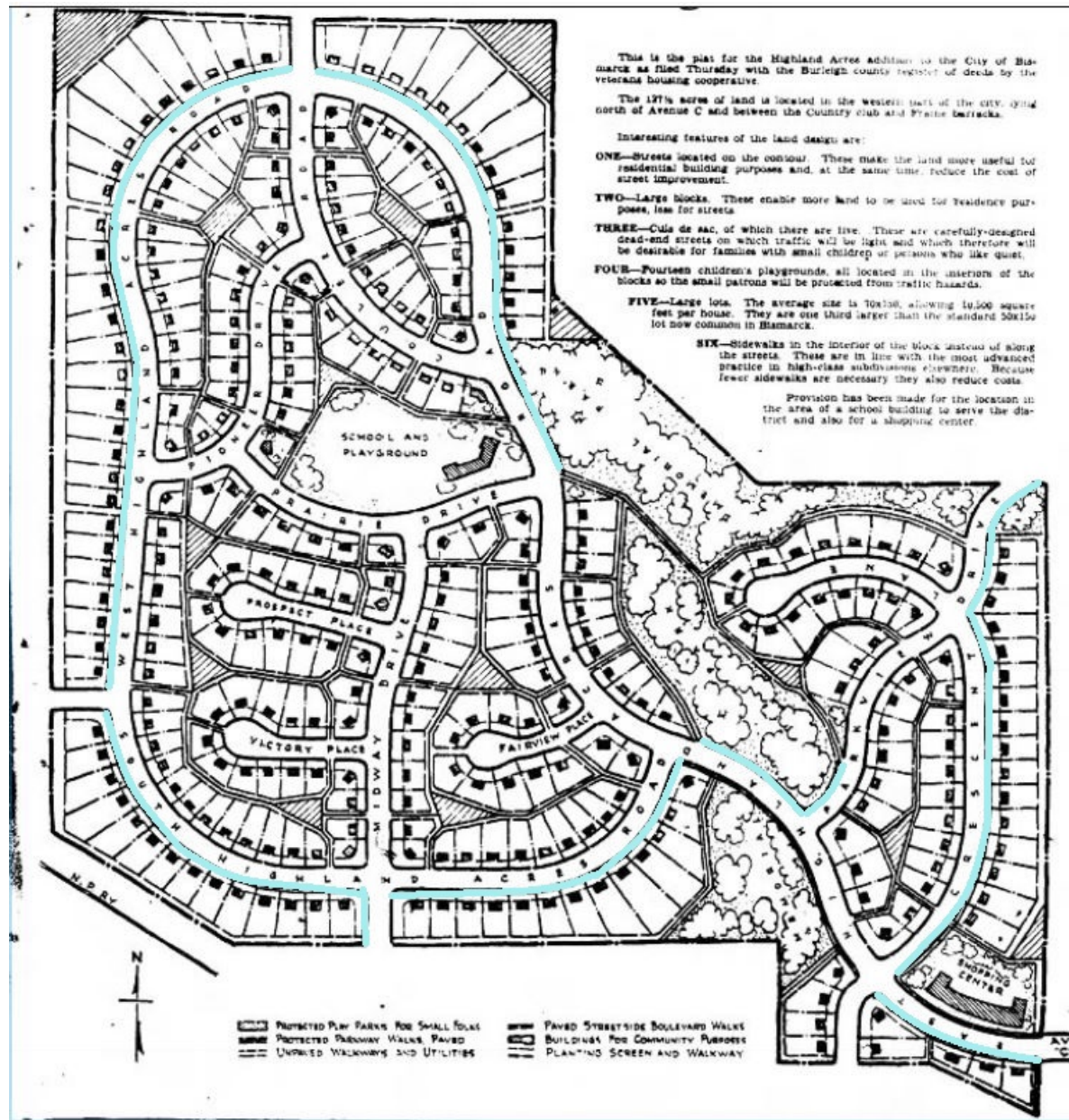


Figure 6: Highland Acres 1947 plan with planned street-adjacent sidewalks highlighted. *Bismarck Tribune*, January 9, 1947.

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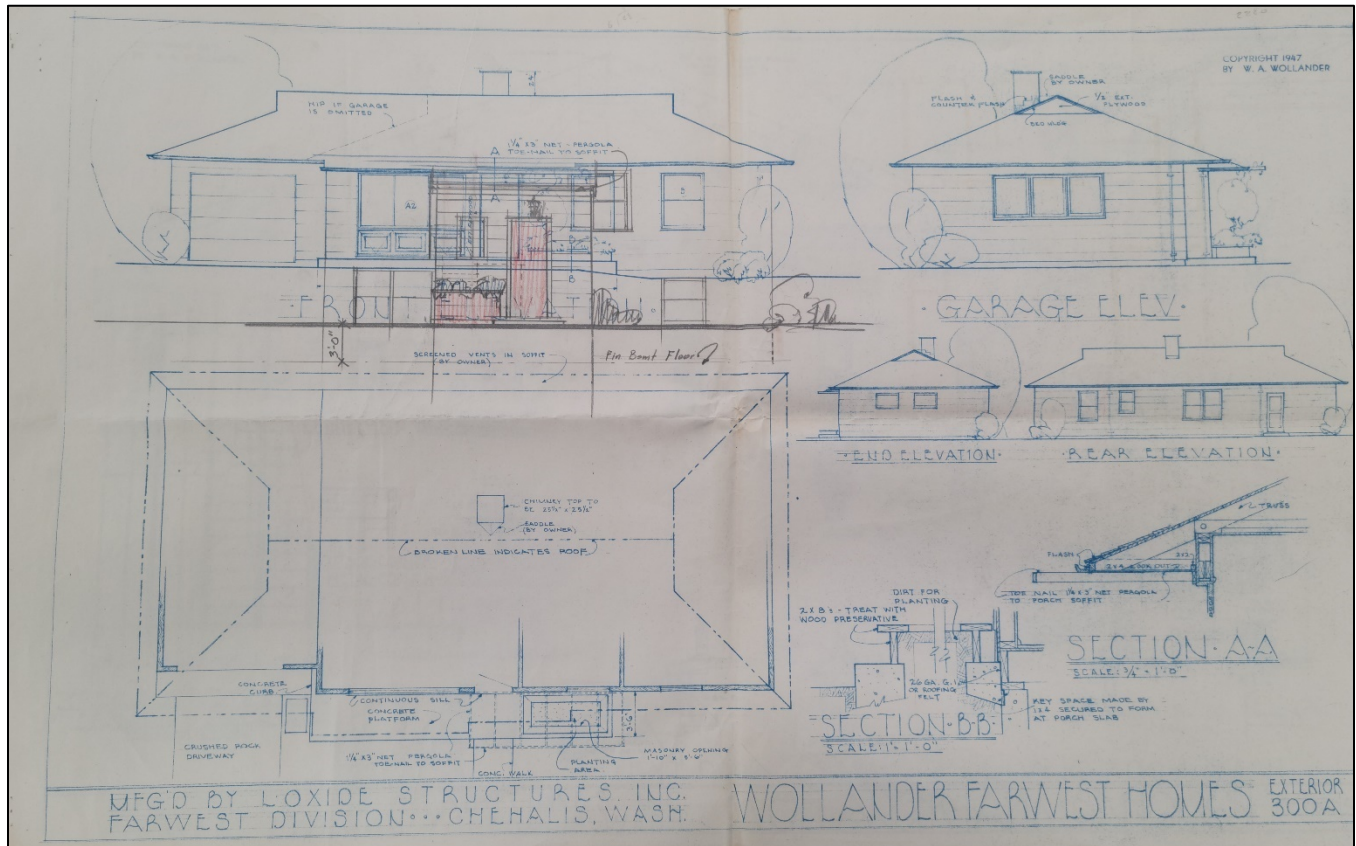


Figure 7: Architectural drawings, Wollander Far West Homes Plan #300 Blueprint n.d., "Bismarck Veterans Home Owners Cooperative Association, Inc." Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

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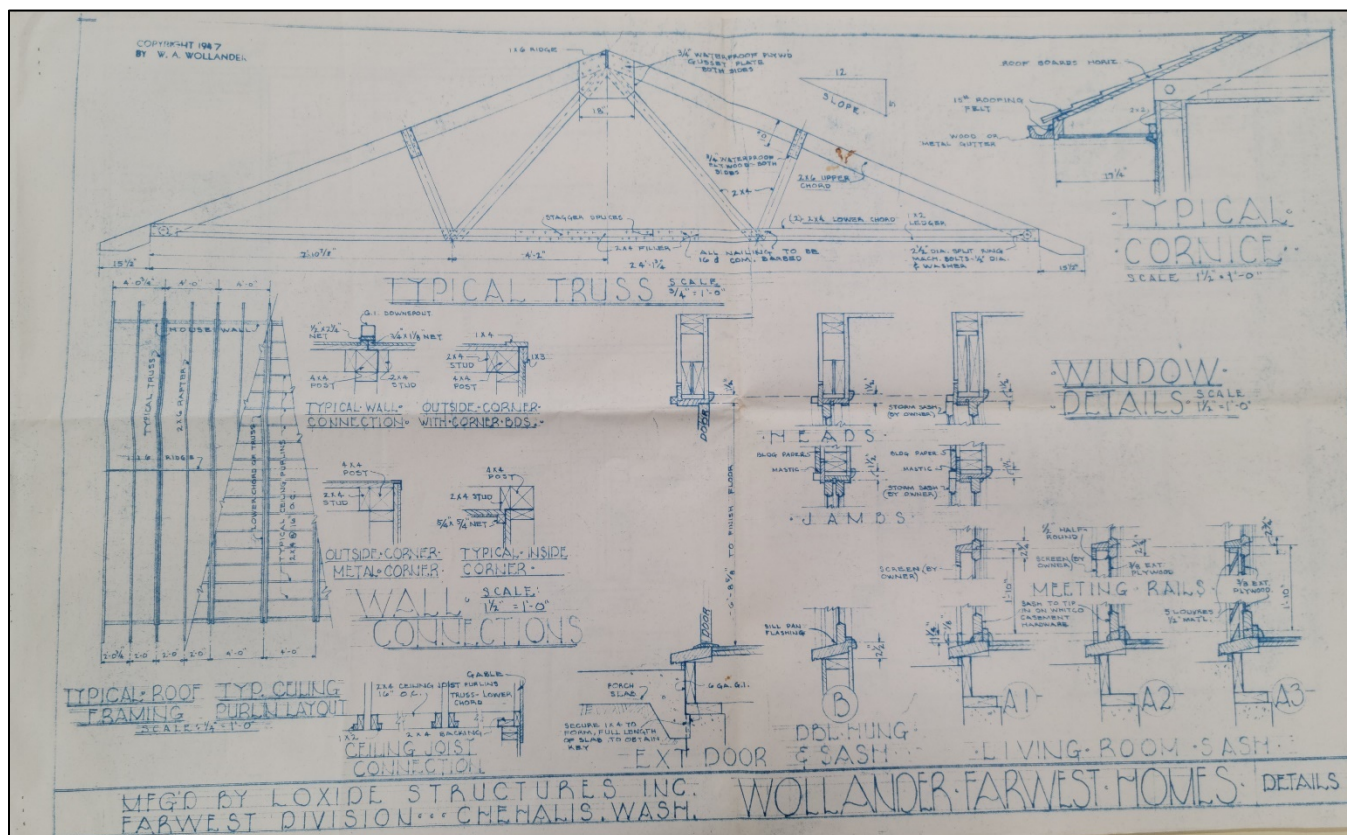


Figure 8: Architectural drawings, Wollander Far West Homes Plan #300 Blueprint n.d., “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.

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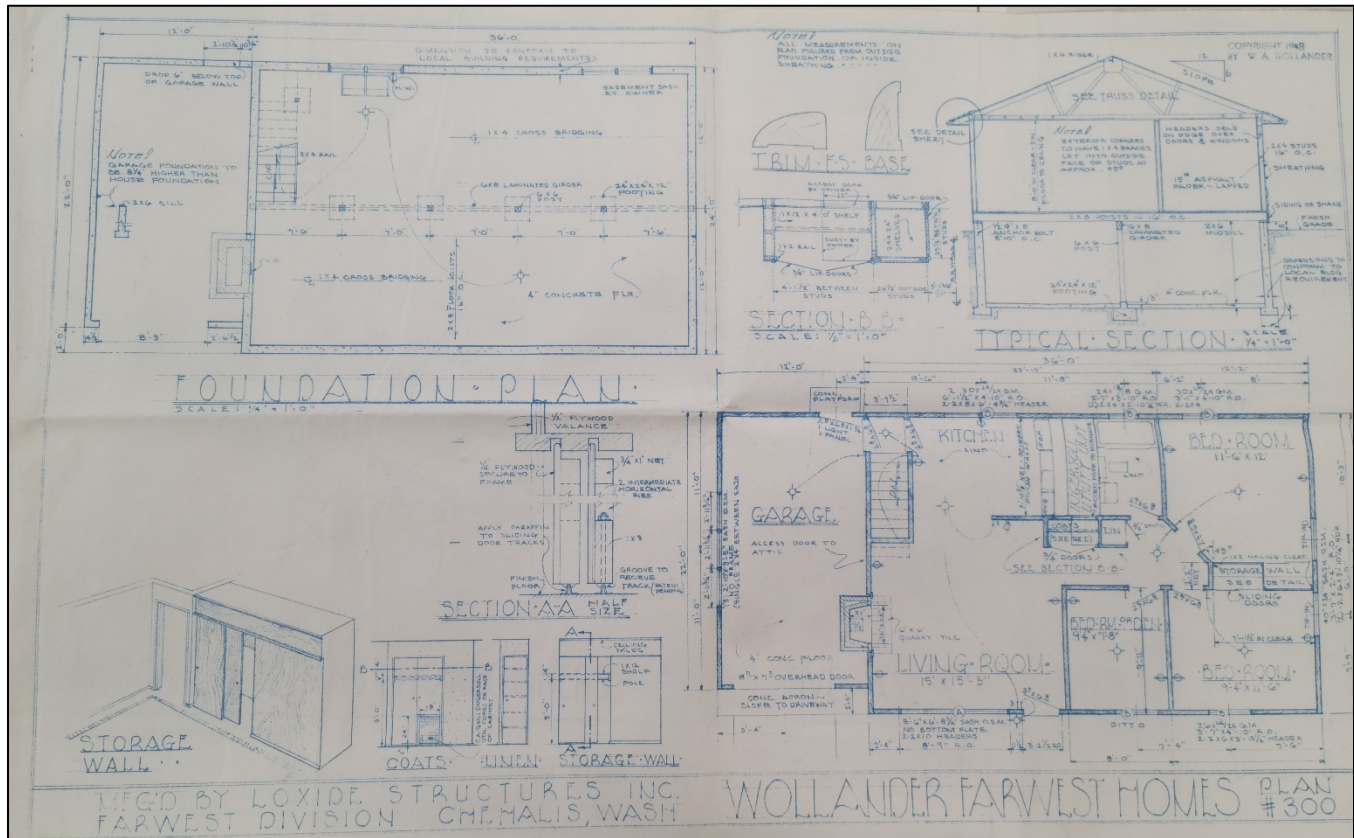


Figure 9: Architectural drawings, Wollander Far West Homes Plan #300 Blueprint n.d., “Bismarck Veterans Home Owners Cooperative Association, Inc.” Collection 10515 held by State Historical Society of North Dakota. Bismarck, North Dakota.



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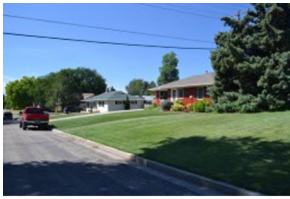
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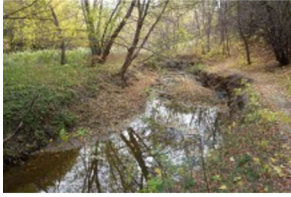
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**BISMARCK HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
January 19, 2022**

The Bismarck Historic Preservation Commission met on January 19, 2022 at 3:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. The meeting was held in person and via Zoom. Chair Sakariassen presided.

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

Commissioner Steve Bakken and Calvin Grinnell were not present.

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

Guests present were Tom Turck – Volunteer Archaeologist and Jim Fuglie – Property Owner.

MINUTES

Chair Sakariassen called for consideration of the minutes of the December 19, 2021 meeting of the Historic Preservation Commission.

MOTION: A motion was made by Commissioner Dinkins to approve the minutes of the December 19, 2021 meeting of the Historic Preservation Commission, as presented. The motion was seconded by Commissioner Bailey and with Commissioners Bailey, Dinkins, 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.

2022 HPF GRANT APPLICATION

Mr. Hutchings summarized items listed in the memorandum about the Historic Preservation Fund Grant Application included in the packet.

Ms. Nodland asked about deadlines associated with applying for a Main Street Education Grant that was identified by staff as an alternative funding source for development of a Local History School Curriculum. Mr. Hutchings stated that it has a rolling deadline. He suggested that, going forward, a Commissioner might meet with staff to prepare an application and Ms. Nodland volunteered to meet with staff.

MOTION: A motion was made by Commissioner Dinkins to approve the 2022 Historic and Preservation Fund Grant Application as outlined. The motion was seconded by Commissioner Jackson and with Commissioners Bailey, Dinkins, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

DRAFT HIGHLAND ACRES NRHP NOMINATION

Mr. Hutchings brought attention to the draft nomination for Highland Acres to be added to the National Register of Historic Places (NRHP) included in the packet which would be presented to the public at a Special Meeting on February 16, 2022 tentatively scheduled sometime between 5:00 p.m. and 6 p.m. and requested Commissioners' review and feedback.

Chair Sakariassen stated that she was impressed with the breadth of work already completed. She was pleased to see the thematic approach.

Mr. Dinkins stated that he was pleased with the content of the draft.

Mr. Jackson stated that he thought the draft looks really good, reads well and the cases presented worked well.

Mr. Hutchings thanked Commissioners for all their input and stated that the agreement with the contractor designates that critiques be offered to the contractor by January 21, 2022 and asked Commissioners, therefore, for any comments or critiques be sent to staff by 5 p.m. on January 20, 2022.

Ms. Nodland stated that she thought it looked great.

Commissioners noted they would provide comments and suggested edits to staff.

DRAFT TALKING TRAIL PROJECT SITE NARRATIVES

Mr. Hutchings stated that he was excited to present the draft of the ten site narratives of the Talking Trail project for Commissioners' review and feedback.

Mr. Hutchings stated that there is no specific deadline for comments to be returned to the contractor and did not note a deadline for comments.

There was discussion about several items' specificity.

Mr. Hutchings asked Commissioners since due to the number of suggested revisions if they prefer seeing another draft at the next meeting. There was a consensus between Chair Sakariassen and Commissioners to see another draft at the next meeting.

Ms. Nodland suggested that guests might be invited to attend the next meeting, who are working on Talking Trail sites at other locations in the region.

No action was taken at this time.

DRAFT AMENDED BYLAWS

Mr. Hutchings stated that the change of time voted upon at last month's Historic Preservation Commission meeting should have been included in the agenda prior to the vote. He asked that the changes be re-affirmed with a vote now that it was properly noticed in the agenda packet for the January meeting.

Mr. Dinkins suggested that since the bylaws do not mention the digital platform meetings that the Commission has been using that perhaps that wording should also be amended to reflect that option.

Ms. Pretzer suggested using the term, reliable electronic media, as other groups have used to stay consistent.

There was conversation about the wording of part of the bylaws and clarity was given.

MOTION: A motion was made by Commissioner Dinkins to approve the new meeting time of 3:00 p.m. of the Historic Preservation Commission with the addition of reliable electronic media as a meeting participation option. The motion was seconded by Commissioner Nodland and with Commissioners Bailey, Dinkins, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

OTHER BUSINESS

150TH BISMARCK BIRTHDAY (SESQUICENTENNIAL) STAKEHOLDER DISCUSSIONS

Mr. Hutchings identified and summarized potential areas that the City has involved itself with the planning of the sesquicentennial 150th Anniversary event.

Ms. Nodland suggested that dates when streets will be repaired might be identified for planning events. Mr. Hutchings stated that the Engineering Department are the lead department for any street work repairs and able to best provide a schedule of each block street repair.

Ms. Nodland asked if any specific events have been planned. Mr. Hutchings stated that a calendar of events has not yet been finalized but will be made public when available.

Draft National Register of Historic Places historic district boundary expansion forms for inclusion of the Torrance Addition were presented by Mr. Turck and accepted by staff.

ADJOURNMENT

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 3:53 p.m. to meet again on February 16, 2022 at 3:00 p.m. in the Tom Baker Meeting Room. (Secretary Note: This meeting time was subsequently move to 5:00 p.m. for the special meeting on the Highland Acres Nomination for the National Register of Historic Places.)

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

APPROVED:

Amy Sakariassen, Chair

DRAFT