

**BISMARCK HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
February 16, 2022**

The Bismarck Historic Preservation Commission met on February 16, 2022 at 5:30 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, Calvin Grinnell, Tory Jackson, Beth Nodland and Amy Sakariassen.

Commissioner Steve Bakken was not present.

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

Others present were Rebekah Schields and Jennie Lee - Metcalf Archeological Consultants, Inc.

MINUTES

Chair Sakariassen called for consideration of the minutes of the January 19, 2022 meeting of the Historic Preservation Commission.

MOTION: A motion was made by Commissioner Jackson to approve the minutes of the January 19, 2022 meeting of the Historic Preservation Commission, as presented. The motion was seconded by Commissioner Nodland and with Commissioners Bailey, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

PRESENTATION AND PUBLIC COMMENT ON HIGHLAND ACRES HISTORIC DISTRICT NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

Mr. Hutchings welcomed members of the public and recognized that Bismarck's 150th sesquicentennial celebration happening throughout 2022 coincides with the Historic Preservation Commission welcoming a designated historic district into the City. He referenced the memoranda included in the meeting packet summarizing the people, buildings and history involved with the Highland Acres Historic District National Register of Historic Places Nomination and asked for public comment. He noted funding sources, along with a list of scheduled and advertised public information hearings that have taken place. He specified several future dates for the next steps towards obtaining a determination on designation by the National Park Service – all contained in the packet memorandum.

Mr. Hutchings noted the historical significance and integrity of the neighborhood's distinctive characteristics. He mentioned that any property owner who did not wish to be included in the designation must follow a process to list their objections with the deadline of May 15, 2022 for those comments to be received.

Mr. Hutchings named some common misconceptions about being included in a Historic District and provided the correct information.

At this time Chair Sakariassen recognized Ms. Schields from Metcalf Archeological Consulting, Inc. to speak. Ms. Schields provided an overview presentation of the draft nomination. She spoke about the history of the development of Highland Acres, the relationship between its creation and national events, social and financial characteristics, a description of the neighborhood and how it meets the criteria to list on the National Register of Historic Places.

Chair Sakariassen asked if there were any public comments. Written comments provided to the Historic Preservation Commission are shown as Exhibit A.

Mr. Richard C. Thronset of 1249 West Coulee Road stated that he lived in Highland Acres for twenty years and commented on the beauty of place and people. He stated that he supports the designation.

Mr. Daniel Neff of 1204 Prospect Place thanked the Historic Preservation Commission and Metcalf Archeological Consultants, Inc. and stated that although he is a new resident he shares the opinion that the neighborhood is beautiful. He stated that although he does not oppose the designation he has concerns about tax credits, the possibility of commercial uses such as student housing from Bismarck State College encroaching, specificity about building new structures, future costs including special assessments, including sidewalks, and anything young families might need to know about.

Chair Sakariassen stated that any questions about sidewalks are to be directed to the Engineering Department and do not pertain to the request for historic designation. She stated that any future building in the city is between a property owner and the Community Development Department. She stated that unless the neighborhood decided to create covenants that the current zoning regulations will not change and any covenants would be enforced by the homeowners association, not the City. Mr. Hutchings stated that the neighborhood is entirely zoned R5 – Residential and P-Public where no commercial ventures are allowed and density is regulated by the City.

Mr. Neff asked if the designation would affect property values. Chair Sakariassen stated that if well-kempt designations often positively affect historically designated areas and incentivize home owners to take care of their property.

Mr. Neff asked if any financial burdens might be incurred. Chair Sakariassen stated that she cannot think of any application.

Ms. Nodland stated that the plaques in the Cathedral District were paid for by the City, not homeowners, as mitigation for the widening of Washington Street.

Mr. Kyle Lark stated that he is a resident of Highland Acres and asked who would be the governing body to approve designs, according to ordinance. Mr. Hutchings stated that prior to any ordinance being created a public hearing would be scheduled and if any preservation review were to be requested typically Historic Preservation Commissions would be requested to give an opinion. He stated that there are no plans to create a historic design review ordinance and noted that there is one other residential historic district which has

been functioning without a preservation ordinance for decades. Mr. Hutchings stated that currently 50% of residents would have to request an ordinance change to create a process for historic design review and then hold a public hearing but neither the City, nor any residents, have shown any interest in creating one.

Mr. Lark stated that if the City wanted to create an ordinance he asked what the process would be. Mr. Ehreth stated that the City is not proposing any overlay district and so a body is not designated for such a process. Mr. Lark stated that he would like to know what that process would look like. He also voiced his concern that if property values would increase as suggested that younger families might be priced out of a neighborhood and has seen such neighborhoods become derelict due to the aging of the community.

Chair Sakariassen stated that she felt it unlikely that Bismarck residents and government would create covenants or a design overlay district that would impose strict ordinance creating the affect Mr. Lark predicted. She stated that the City and Historic Preservation Commission are like-minded in their opinion that home owners have the right to buy into a neighborhood with covenants and petition for covenants but they are not going to initiate any change. Chair Sakariassen stated as a home owner in a historic neighborhood she does not foresee Bismarck implementing future design review and she hopes her experience eases any apprehension of being listed on the National Historic Register.

There being no further public input Chair Sakariassen closed the public meeting and thanked Metcalf for their presentation and all the great questions the public brought forward.

MOTION: A motion was made by Commissioner Jackson to approve the National Register of Historic Places nomination as outlined. The motion was seconded by Commissioner Bailey and with Commissioners Bailey, Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

OTHER BUSINESS

150TH BISMARCK BIRTHDAY (SESQUICENTENNIAL) ONLINE RESOURCES

Mr. Hutchings stated that the Historic Walking Maps should be ready for distribution this summer and stated how exciting it will be to see the final copies. The Cathedral District Map is 60% complete and the final revision will be presented at the March meeting.

The 2022 Historic Preservation Fund grant has been approved by the City Commission and submitted.

Chair Sakariassen described her experience at the most recent meeting in preparation for the 150th birthday celebration.

Mr. Hutchings stated that the City has created a web page for all things sesquicentennial found on the city website at <https://bismarcknd.gov/bismarck150>. He exhibited the site which describes city events, lists branding guidelines for using the approved event logo, a list of ideas for businesses to promote their establishment and suggests marketing uses.

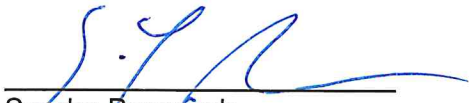
Mr. Jackson stated that he is working on the historic timeline which has become of interest to some groups in incorporating it into city anniversary events. He predicts it being completed in time to disseminate to the public for use and stated that Mr. Dinkins is doing a great job on the design and as such it has received a lot of interest and many suggested creative ways to use it.

Chair Sakariassen thanked everyone for all their efforts.

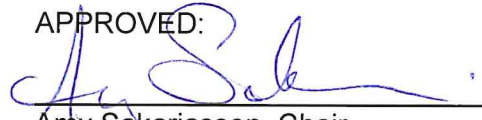
ADJOURNMENT

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 6:45 p.m. to meet again on March 16, 2022 at 3:00 p.m. in the Tom Baker Meeting Room.

Respectfully Submitted,



Sandra Bogaczyk
Recording Secretary

APPROVED: 

Amy Sakariassen, Chair