



## HISTORIC PRESERVATION COMMISSION MEETING AGENDA May 18, 2022

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

## MINUTES

1. Consider approval of the minutes of the March 16, 2022 meeting of the Bismarck Historic Preservation Commission

## PUBLIC COMMENT

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



## REGULAR AGENDA

3. **Section 106 Review – Burleigh County Housing Authority** ..... 3  
Staff recommendation: *Agree with Proposed Determination*
4. **Revised Final Talking Trails Narratives** .....11  
Staff recommendation: *Approve*
5. **Chancellor Square Streetscape Elements** .....23  
Staff recommendation: *Review and Provide Advisory Suggestions*

## OTHER BUSINESS

6. **Other Business**
  - a. Update on proposed NRHP Historic District Nomination of Highland Acres
  - b. 2022 CLG Conference

## ADJOURNMENT

7. **Adjourn:** The next regular meeting date is scheduled for June 15, 2022 at 3:00 PM in the Tom Baker Meeting Room

Enclosures: Meeting Minutes of March 16, 2022



## MEMORANDUM

### Section 106 Review Downtown Bismarck – Burleigh County Housing Authority

TO: Chair Sakariassen and Historic Preservation Commission  
FROM: Will Hutchings, AICP, Senior Planner  
DATE: May 13, 2022

The City of Bismarck has received a Section 106 Review request from the City of Bismarck's Community Development Department for a CDBG funded project that consist of the proposed demolition of three multi-family housing buildings, with total of 17 housing units. These buildings are owned and managed by the Burleigh County Housing Authority. As part of this project, the demolished buildings would be replaced with new multi-family housing consisting of 34 housing units

The proposed project is located in the area south of downtown between West Bowen Avenue and East Indiana Avenue along the east side South Washington Street at 415, 419 and 423 South Washington Street.

Each of the two-story buildings were designed and constructed in the newer Mansard style that were common between 1960-1985. The lower facades feature brick and a shared raised front entrance stoop, the upper portion are clad in wood fascia and asphalt shingles and inset windows. The three buildings are arranged in a courtyard style arrangement around a common shared surface parking area. This development was constructed in 1971 by Froeschle Bros. Inc., a local construction company known for numerous residential and commercial buildings in the Bismarck and Mandan area, including the Judicial Wing of the State Capitol Building and as well as the 120-foot concrete Peace Tower at the International Peace Gardens.

The Historic Preservation Commission reviews specific Section 106 Review projects. The Historic Preservation Commission evaluates the proposed finding provided by the submitting entity and provides a recommendation to the submitting agency and State Historic Preservation Office HPO. During the review, the Historic Preservation Commission may also provide comments regarding the identification of historic properties, effects to historic properties, and ways to mitigate or avoid adverse effects to historic properties and districts.

### Results and Proposed Finding:

The City of Bismarck's Community Development Department requests a concurrence of No Historic Properties Affected. The North Dakota State Historic Preservation Office has issued a concurrence with the proposed finding.



**Staff Recommended Action:**

Review the submitted documentation for Section 106 review of the proposed demolition of three multi-family housing buildings located at 415, 419 and 423 South Washington Street and complete the attached declaration of your findings for the State Historic Preservation Office

**Attachments:**

- Section 106 Review Clearance Form – April 24, 2022
- Current photos of buildings – April 24, 2022
- Historic Preservation Commission Declaration





## DECLARATION

The Bismarck Historic Commission on behalf of the City of Bismarck has been advised of the proposed CDBG funded project consisting of the demolition of three multi-family housing buildings with a total of 17 units and subsequent replacements for the properties located at 415, 419 and 423 South Washington Street, Bismarck, ND as noted in the review request dated April 25, 2022 and hereby [ AGREE / DISAGREE ] with a determination of No Historic Properties Affected.

\_\_\_\_\_  
Amy Sakariassen, Chair  
Bismarck Historic Preservation Commission

Dated: \_\_\_\_\_

*Additional Comments:*

---

---

---

---

**SECTION 106 CLEARANCE****NORTH DAKOTA DEPARTMENT OF COMMERCE/DCS**

SFN 52654 (12/09)

**THIS FORM MUST BE SUBMITTED TO THE SHPO FOR SECTION 106 DETERMINATIONS**

Identify funding source for project(s): Community Development Block Grant (Funding Year: B-21-MC-38-0003)

**Project Description:** (use attachment if necessary)

Burleigh County Housing Authority (BCHA): CDBG funds will be used for demolition of 17 units built in 1971 that are now obsolete. BCHA will replace these units with 14 units and an additional 20 one-bedroom units for the elderly.

**Location:** Rural Areas: Township 138, Range 80, Section 4, 1/4 Section SWCities - Street Address 415,419,423 South Washington Ave Bismarck 58504

(Only if there is no street system, use lot, block and addition (never USPS Box #, Route #, etc.))

**Attach Map:** Plot APE on map (city map or USGS topographic map for rural areas): Attached: ☒ (check)**Areas Indirectly Affected:** Attached location and maps for affected areas outside APE, (i.e., borrow sources, disposal areas, relocation sites, facilities to be abandoned, etc.)**Year Built:** 1971 (use the oldest part of the building, do not give age as "50"+)**Requirements for buildings/structures 50+ years or if age unknown:****Digital or 35mm photos:** Take obliquely (showing front & side) of each building/structure. If rehabilitation is involved, send photo close-ups of affected areas such as windows or doors. Send actual photos, not photocopies. ☒ (check)**Historic Associations:** Describe associations between the property and any persons/events of historic significance.

List references (local historian, centennial book, etc.)

N/A

**Based on the information collected, the type of SHPO concurrence you are requesting (check one only):**

- ☒ No Historic Properties Affected
- ☐ No Adverse Effect (If rehab of historic properties will occur, review the Secretary of Interiors Standards for Rehabilitation of Historic Properties prior to developing a work plan. Note - For Historic Properties, a No Adverse Effect determination requires conforming with the Secretary of Interiors Standards.)
- ☐ Adverse determination Effect (A MOA will be prepared)

**FOR SHPO USE ONLY:****No Historic Properties Affected**

The described undertaking will not affect any historic properties, per 36CFR800.4(d). If the project description changes, this recommendation is void.

Review and Compliance Coordinator \_\_\_\_\_ for William D. Peterson, PhD, ND SHPO

Date \_\_\_\_\_ In Response Please Reference: SHPO# \_\_\_\_\_

**Additional Information:** Send additional information relevant to the Section 106 determination. If the project involves properties listed on, or eligible for the National Register, additional information may be required.

Send form with all attachments to:

William D. Peterson, PhD  
Attn: Review and Compliance  
ND State Historic Preservation Office  
612 E. Boulevard Ave.  
Bismarck, ND 58505-0830

**Form should be returned to:**

Name

Maureen Mungai

Agency &amp; Phone Number

City of Bismarck

Address

221 N 5th Street, Bismarck ND 58506

City, State, Zip

Signature

Date

**Burleigh County Housing Authority (BCHA)  
Demolition project**

CDBG funds will be used for the demotion of 3 buildings located at 415, 419 and 423 S Washington. See pictures below-



**Burleigh County Housing Authority (BCHA)  
Demolition project**



**Burleigh County Housing Authority (BCHA)  
Demolition project**



**Burleigh County Housing Authority (BCHA)  
Demolition project**





## MEMORANDUM

### Revised Final Talking Trails Narratives

TO: Chair Sakariassen and Historic Preservation Commission  
FROM: Will Hutchings, AICP, Senior Planner  
DATE: May 13, 2022

Talking Trails has revised the previously approved narratives for the ten identified historic sites. Since the revised versions are substantially different than those approved at your March 16, 2022 meeting, your review, feedback and re-approval are requested. The content revisions are proposed to ensure the narratives include original content and highlights the historic significance of interest at each site. The attached are presented as provided by the contractor with edits provided by staff and Chair Sakariassen. These narratives, once approved, will be used to generate the audio recordings for each of the ten selected sites that can be accessed using the dial-in platform, mobile app and/or website. Minimal text will be used on the accompanying website and mobile app.

Signage to accompany these sites has been provided. Staff is working with Public Works and Engineering to find appropriate and visible locations to install the signs within the public right-of-way. If no options exist to install in the public right-of-way, staff will work with property owners as needed to find an alternative.

This project is grant funded using the monies awarded in 2021 from the Cultural Resource Fund. Grant activities and project close-out must be completed by September in order to comply with the grant contract. In order to keep this project on track, staff recommends all necessary changes are identified during your May 18, 2022 meeting or provided to staff prior to the meeting so that other commissioners can be provided a revised version to act upon.

### Staff Recommended Action

Review the attached final Talking Trail site narratives and either:

1. Approve the narratives as presented; or
2. Approve the narratives with identified changes requested by the Commission

Attachments: Revised Final Talking Trail site narratives





## **Bismarck Historic Preservation Talking Trail**

### **Talking Point #1: The Bismarck Rail Depot**

The Northern Pacific Railway built Bismarck's Rail Depot in 1901, following the great fire of 1898 that had consumed so many of the structures in and around the downtown district. Bismarck's commercial buildings had been built of wood, and fires were sadly quite common events. The railway decided to build the new structure close to the location of the old depot, keeping it in the heart of the town, and inspiring the community to rebuild after the disastrous fire.

Towns big and small across the country took immense pride in the depots built by the various railway companies. The railroads were an integral part of helping a community survive and thrive-- delivering new immigrants to settle there, keeping them all supplied with goods, and providing regular passenger service. A depot would usually be the first place seen by newcomers, and its appearance served to showcase the aspirations of an area. First impressions always matter!

Bismarck's Spanish Mission style depot was designed by the well-known Minneapolis firm of Reed and Stem, and cost \$33, 601 by the time it was completed in late 1901. The editor of the Mandan Pioneer was among many who waxed eloquent about the architectural magnificence of the Northern Pacific Railroad's new depot. It was, in fact, built entirely of concrete and the exterior walls were faced with crushed marble, and the roof was finished with clay tiles. Designed with 3 principal sections, the two-story center section flanked with two square towers projects over supporting Tuscan columns to create a covered entry. The main waiting room occupied the east wing and the express room occupied the west wing. The somewhat unexpected Mission style of the building certainly made it memorable to travelers and a source of local pride. And it was not susceptible to fire! The original domed tower tops were replaced in 1954 with simpler clay tile capped peaks. The grounds of the Depot that face Main Avenue between 4<sup>th</sup> and 5<sup>th</sup> Streets were originally fenced and maintained as a publicly accessible park for travelers and townspeople alike to enjoy.

Many important people traveled by train through North Dakota, stopping to visit or explore the area. Even United States presidents stopped at the Depot. On September 10, 1918, an estimated 15,000 people turned out to see President Woodrow Wilson at the Depot. In August, 1938, President Franklin Delano Roosevelt came in on the railroad with his daughter-in-law and

several grand-children. He came to inspect the WPA works in the region, and was accompanied by his faithful assistant Miss Marguerite LeHand and other officials. Rail travel was a convenient and comfortable experience in those days.

Towns in the western United States sprang up along the routes laid out by different railroads, and depended on those railroads for exporting the commodities of each area as well as for providing goods to these communities, and allowing people to move about the country. It was a mutually dependent relationship which was altered as the automobile entered the transportation world. The Depot in Bismarck was a bustling hub for passenger traffic from its first days, but this changed by the 1950s. The growing reliability of automobile travel and the vast improvements to the national roads and highways spelled trouble for the railroad industry. The passenger rail service industry declined nationwide and the railroad company serving Bismarck reorganized to focus on moving freight, closing the important chapter of passenger service in 1975, and leaving the beautiful Depot to be repurposed for other uses.

Sources:

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

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

Chronicling America

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

The people of Bismarck have been seeking entertainment since the founding of the town in 1872. In the wild, rough early days of the new frontier community the soldiers sent to protect the surveyors plotting the course of the Northern Pacific Railroad across the plains of North Dakota and over the waters of the Missouri River sought rather crude forms of entertainment. They enjoyed gambling, drinking, and carousing in the bawdy houses and saloons that sprang up to serve their needs. Before statehood, 4<sup>th</sup> Street was wild enough to be called “Bloody 4<sup>th</sup>”, and booze joints and Little Casino’s girls were popular. But as the community grew in size and became the home to more women with children and families, the need for more restrained forms of entertainment also grew. Dance halls and Opera Houses provided a slightly higher form of amusement for a time, as did meeting halls founded by fraternal organizations and civic spirited individuals. A time finally came when Bismarck was asked to vote to build its own City Auditorium which would encourage entertainment of a loftier, upscale nature. It was decided to ask the Minneapolis firm of Reed and Stem to prepare plans for a fine structure. The town budgeted \$45,000 for the project and when the Reed and Stem plans penciled out to over \$65,000, there was quite a concern. Local Bismarck architect Arthur Van Horn took over the project, and the plans, designing a building that came in closer to cost. Finished in 1914, this ambitious building could hold 1500 people, and was a fire-proof, modern structure of steel and reinforced concrete. Fire-proof was a real plus for the community so worried about the destructive forces of fire that had already scarred the town. The lovely finishes within the auditorium were elegant and impressive, matching the Beaux Arts style of the exterior. Arthur Van Horn’s architectural vision is evidenced throughout Bismarck, and include the Prince Hotel

just a few streets away from the auditorium. The town was rightly pleased and proud of the safety and beauty of the finished building. And Bismarck is still proud of it!

Opening night at the City Auditorium in 1914 did not disappoint its supporters, The night featured Reginald DeKoven's popular operetta, "Robin Hood". Entry to the show came at a premium-\$18 for a boxed seat, an enormous sum of money in those days. Even so, the house was sold out that evening. Over the years many famous performers have been featured at the Auditorium. Among them were the inspirational African-American opera singer, Marian Anderson, who had to be housed across the river in Mandan because of the unfortunate racial barriers of the time. In 1935, the Chicago Symphonic String Quartet played a concert with Native American musicians adapting their compositions to incorporate the beat and rhythm of the indigenous musical expression. President Woodrow Wilson spoke at the auditorium in 1919, and John F. Kennedy spoke during his presidential campaign in the 1960s.

After decades of loving but hard use, the once elegant cultural center became worn and tired. Fortunately, in 1996 the community once again stepped up to promote this entertainment jewel, by investing in a \$2.4 million dollar renovation. Placed on the National Register of Historic Places 1976, the City Auditorium was renamed the Belle Mehus Auditorium, after a well-loved piano teacher and music advocate. To see performances at the Belle is just as thrilling now as it was for the first audiences!

SOURCE(S):

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

### **Talking Point #3 - Van Horn and Ritterbush**

*(Located at Van Horn Hotel, 3rd Street Bismarck, ND)*

Van Horn and Ritterbush Architects, later Ritterbush Associates, P.C., is one of the state's oldest practicing architectural firms. The partnership began in 1920 when established Bismarck architect Arthur Van Horn joined forces with brothers Clarence and Robert A. Ritterbush.

Van Horn was born in New Jersey in 1860 and had learned carpentry skills from his father from an early age. He studied architecture at the Cooper Institute in New York City for two years before he headed west to make his career in Dakota Territory.

Like Van Horn, the Ritterbush brothers had been introduced to design and construction by their father. William Ritterbush had settled in Bismarck with his own father the same year Van Horn arrived in Dakota Territory. By 1890 the senior pair of Ritterbush men were advertising themselves as architects, contractors, cabinet makers, and concrete workers under the name of Ritterbush & Son. Robert A. and Clarence, upon graduating from high school in 1911 and 1912, respectively, sought more formal architectural training and entered the Ohio Mechanics Institute in Cincinnati. Both enlisted in the Navy on the eve of World War I, where they received

additional training in carpentry as part of their service in the aviation section. Following the war, the Ritterbush brothers returned to North Dakota and registered to practice architecture from offices in Oakes and Minot prior to their merger with Van Horn.

Arthur Van Horn arrived in Bismarck in 1883, his first job was a draftsman for the Weaver Lumber Company. He then worked briefly in Hillsboro, North Dakota. By 1902 he was back in the capital city as an architect and superintendent of building for the new state penitentiary. During this time, his reputation as a skilled designer and builder spread. He quit in 1907 and began taking independent commissions. Many of the civic and commercial buildings in downtown Bismarck are attributable to his early success as one of few trained architects in the region. These include the Bismarck Civic Auditorium now known as the Belle Mehus and the Van Horn Hotel building before you.

From 1920 to 1929, Van Horn and & Ritterbush Architects completed over 80 projects throughout the state, the majority of which were located in the Bismarck-Mandan area. The Mason Apartments on the corner of 2<sup>nd</sup> Street and Broadway in Bismarck, the Youth Correctional Center west of Mandan, and public works like the Logan and Hettinger County courthouses and Valley City Municipal Auditorium illustrate their reach. The Ritterbush brothers continued to practice after the death of Arthur Van Horn in 1931, and though it has evolved through the generations, a variant of the firm still operates in Bismarck.

SOURCE/S: Written by Emily Sakariassen

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

Welcome to North Dakota's first skyscraper, which was originally named the McKenzie Hotel after local political leader, Alexander McKenzie. Built by local politician, and a friend of Alexander McKenzie, Edward Patterson's modern marvel at the time held the accolade of being North Dakota's tallest building until 1934 when the new capitol building was completed.

Fires plagued the prairies and frontier towns alike. Bismarck was devastated by fires in 1898, and San Francisco's 1906 earthquake still loomed heavy on the minds of Americans at the time. Ed Patterson endeavored to construct a building that could withstand both potential disasters. Construction began in April of 1910 and utilized the most modern construction techniques of the time with Chicago Style architecture. Eight months later, and at a cost of \$150,000, the Hotel was completed and boasted of "steel reinforced concrete" to be both "fireproof and shockproof." Inside, it featured marble countertop tables, and rich mahogany furniture. There was a barber shop, a billiards room, and even "Turkish-Russian sea and plain baths." This place was fancy. Prior to the grand opening, Ed Patterson is quoted in the Bismarck Tribune saying,

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

Patterson didn't cut any corners. In fact, upon opening it was the largest hotel within a four-state region. To avoid property taxes, he continued construction on the building—expanding from seven stories to ten, as property taxes were not collected at the time so long as the building was undergoing construction. Evidence of the lingering expansion can be viewed today by the multiple shades of exterior colors found toward the top of the building. The name of the hotel was officially changed to the Patterson Hotel in March of 1927, though there are numerous instances recorded of it having been called, “The Patterson” as early as 1922, following the death of Alexander McKenzie.

Currently, the Peacock Alley Bar and Grill, which opened in 1933, serves the community of Bismarck, and is our oldest restaurant still in operation.

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

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

Ed Patterson built the E. G. Patterson Building in 1905. It was designed by the Fargo architect Milton Earl Beebe, at an early point in his career. In the first few years the building held a meat market on the lower west half of the ground floor, and the drugstore of B. E. Jones on the east side. Above these stores Patterson rented the front rooms of the large upper story to the Commercial Club of Bismarck—a sort of Chamber of Commerce group. The rest of the expansive upper level was designed as a meeting space for large gatherings and a ballroom for private functions and public dances. For decades Patterson's Hall hosted fancy balls, dances of all sorts, political party gatherings, boxing matches, and a range of other entertainments. In the prairie towns like Bismarck and Mandan, people hungered for social activities, seeking out musical events and other excuses to come together and meet new people and old friends. Hundreds of couples attended masquerade balls, and other such special events in Patterson's Hall. In these remote towns on the prairies, music was very important, it bridged cultural differences, and brought a cheap and relatively portable source of entertainment into their everyday lives. Many young area couples met and conducted courtships at the “Silver” Ballroom of the Hall. In 1922, Phyllis “Honey” Yochim, a Bismarck girl working at the Webb Brothers Department Store met an industrious young man from Mandan, John A. Sakariassen at a Patterson's Hall dance. They dated, likely adding variety to their social life by watching moving pictures featuring Tom Mix, Lillian Gish in “Way Down East”, and Rin Tin-Tin, shown in the Capitol Theater which by then occupied the converted street-level portions of the Patterson Building. They married in 1929, honeymooning in Cuba as the United States stock market crashed that same month.

The population of Bismarck at the time Ed Patterson's building went up was just under 5,000 people. Mandan, across the Missouri River, just a ferry or train ride west, had a population of 2734. Patterson understood the desire of people to gather together and supplied many opportunities to afford them chances to mingle and become exposed to music and culture, discuss state and local politics, and gather as members of assorted organizations. Around 1910, the meat market and drugstore on the street level on Main Avenue were replaced by the Orpheum Theater, which showed moving pictures. This new source of entertainment was wildly successful, and in 1920 the show house was remodeled and renamed “The Capitol Theater. Much needed seating was added to the capacity of the theater.

Patterson's Hall continued to be the site of important political gatherings and social events for decades, eventually connecting via a second story landing to the McKenzie Hotel, also built by Ed Patterson. Many events held in Patterson's Hall were progressive parties where a show would be watched in the theater, followed by dancing in the Hall, and late-night refreshments, first the Northwest Hotel across the street, and after that burned, in the McKenzie Hotel dining room.

According to the National Register of Historic Places nomination form, the E. G. Patterson Building's exterior has changed little over the century, and this record maintains that: "Although the E.G. Patterson Building is one of several existing turn-of-the-century two-story brick commercial buildings in the city center, its design remains distinctive for the striking combination of classical detail, white enameled finish and tall copper bay windows. The second-floor ballroom is unequalled in the area, and perhaps the State, for its expansive pressed metal ceiling. Milton Earl Beebe (1822-1940), who designed the building for Patterson in 1905, was one of the State's earliest and most prominent architects."

(pronunciation points: Beebe is pronounced "bb", Yochim is pronounced "yokim", and Sakariassen is pronounced "sakerson")

### **Talking Point #6 - The Provident Building and The Weather Beacon**

The world can be cruel. What can go wrong, often does go wrong, and likely for that reason there is evidence of groups starting to insure ships and their cargo in the fourteenth century in Italy. Fire insurance was first sold in Germany in the sixteenth century, and life insurance was introduced in England in the late seventeenth century. They all realized, like we do now, that there is a great benefit in sharing the risk of tragedy among an entire community.

So when three young entrepreneurs walked into the office of Mr. F. L. Conklin, the then president of the Bismarck Commercial Club, to share their idea of a life insurance company, whose headquarters would be in Bismarck, Mr. Conklin was all ears. The young entrepreneurs came well prepared with facts and figures that supported their dreams. The Bismarck Commercial Club voted to approve their proposal, and on March 8th, 1915, the company was incorporated as the Provident Insurance Company.

Unfortunately for the young entrepreneurs, they had taken on more than they could handle. The group couldn't keep up. Mr. Conklin was appointed to oversee affairs, and he soon realized the company didn't have policy forms, rate books, or even agents. Mr. Conklin got to work and one month later the small company had over \$9,000 in sales. Under two years later they had nearly \$4,000,000 of insurance in force. Then came the Spanish flu, and World War I. The company's surplus was exhausted, but they weathered the storm. In fact, Provident Insurance was one of only a few companies to pay all war claims, in spite of war clauses that freed them of the obligation. Not only that, but the company was able to expand into South Dakota, and Minnesota during the depression period of the early 1920's.

In 1921, the name was changed to Provident Life Insurance. Bismarck Pioneer and Banker, C.B. Little was elected as their President in 1924, and led the company until his death in 1942. Under his direction, the company withstood the 1929 stock market crash, and expanded into Montana, Washington, and Oregon.

The group that got its start in downtown Bismarck with two small rooms and three wooden desks, moved to the corner of Broadway and Second Street. Later, in 1942, Mr. Conklin was elected as president, and the company continued to thrive. By 1954, nearly every newspaper in the region boasted of their next major move—to the location where you are now, here at 5th street and Rosser.

The building was a modern day marvel at the time. Newspaper ads were taken out daily highlighting a new feature the building boasted. One raved about the modern break rooms equipped with a kitchen and couches, so staff could enjoy their down time. Another covered the company auditorium, which could be utilized by the public. And yet another ad was titled, “The Magical Elevators.” It pointed out that the doors would come “at fingertip call.” Wait for you to get in, never close on you, and then take you to your desired floor.

We’ve come a long way since then, but the most coveted of all the luxuries was found at the top of the building—the weather beacon, which is still in use today. It uses simple colors to show the 12-hour weather forecast. “Green means no change foreseen, red as fire means temperature is going higher, white as snow means down the temperature will go, and blinking in agitation means there’s going to be some precipitation.”

While this basic weather forecasting may seem quaint today with smartphones and weather apps, you can imagine how it was once the talk of the town, and we’re happy it still serves the community today...

SOURCE/S: ND State Archives. Tribune articles. Provident Insurance Company Brochure.

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

As families arrived in the Dakota Territory during the frontier days, it is fair to assume that the woman’s role, at least when defined by their husbands, was to take care of the children, and to cook and clean, and while they often did all of that, in reality they were needed for far more—and they were up for the challenge. It was often the women who noticed a need for prayer and worship and schooling for the youngsters. By filling those needs they created a greater sense of community—something that was vital to the success of any young frontier town.

Similarly, when the Benedictine Sisters arrived in the Dakota Territory in 1878, they responded to the needs of what was then known as Edwinton, the community we know today as Bismarck. First, they educated the children, and later cared for the sick. One can imagine their care was needed and appreciated, because in 1885, the Sisters were asked to open the first hospital in the Dakota Territory, and with the help of Abbot Alexius Edelbrock, the Benedictine Sisters purchased the former Lamborn Hotel from Alexander McKenzie and Robert Mellon to do exactly that. At a cost of \$30,000, it was no small sum of money at that time. After some remodeling done by the nuns themselves, they opened the hospital that same year. Despite no formal medical training, the Benedictine Sisters treated 65 patients within the hospital’s first year at a standard charge of one dollar per day.

Originally, it operated as the Lamborn Hospital before adopting the Saint Alexius moniker in 1887. Water had to be transported by hand from the mighty Missouri River. The hospital grew and completed its oldest section of the current facility in 1915—it served the residents of the

region with 125 beds and employed eighteen surgeons and physicians. But what do you think were the common ailments of the era? Well, Edwinton was a rough and tough community at the time and the trips to the hospital consisted of injuries from brawls, stabbings, and drunkenness. Horse accidents were also common, along with deadly diseases. President Theodore Roosevelt, and Medora de Vallombrosa Marquise de Mores were noted patients of the frontier hospital, and Sitting Bull's son was even cared for at the hospital after having served a stint in the town jail, where his health deteriorated.

Saint Alexius thrived under the direction of Sister Boniface, who took the head position in 1892. She was a key figure in transforming the hospital from a primitive frontier hospital to a modern facility with steam heat that replaced coal stoves. She even had telephones installed and replaced the hand bells with electronic call bells. She administered St. Alexius until retiring in 1937—the same year of her death. A four-story nursing school was built east of the hospital in 1925 and appropriately named Boniface Hall. While that program was phased out, she is still honored today with one of the first buildings erected at the University of Mary campus in South Bismarck, called Boniface Hall.

Though its original style is obscured, you can still see parts of the original brick building when standing on the south side of the hospital. St. Alexius Health continues the mission of the Benedictine Sisters to care for the sick, and they focus their commitment to St. Alexius today in ways that “invite those who work with them to bear witness to Gospel values through deeds of loving service.”

SOURCE/S: <https://www.chistalexiushealth.org/bismarck/our-history>  
<http://www.digitalhorizonsonline.org/digital/collection/uw-ndshs/id/558>

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

Bismarck has a long tradition of honoring veterans with memorial structures. There is a Memorial Bridge over the Missouri River, the Veterans' Memorial Public Library, the Liberty Memorial Building on the Capitol grounds, and the workhorse building of Bismarck—the World War Memorial Building just north of the Belle Mehus Auditorium on 6<sup>th</sup> Street. In 1929, nearly 75% of the Bismarck voters decided to fund a building which would honor the sacrifices of those who served in World War I and give the city a property big enough to host public events on a scale not before envisioned by the expanding community. Despite the economic upheaval of the Wall Street Crash which heralded the hard-scrabble years of the Great Depression, Bismarck stood behind its plans for the future, and persevered in the plans to build the World War Memorial building. The city managed to fund \$125,000 for the project, and Burleigh County chipped in \$84,000. On December 31, 1929, the cornerstone was laid.

The World War Memorial building was finished just in time to give the state legislature a temporary home after fire destroyed the North Dakota Capitol. Fire again had taken a toll on the town! Fortunately, the new Art Deco building designed to house a wide variety of events was just across the street from the fire house. The World War Memorial Building utilized the most up-to-date construction techniques of the day including a steel frame construction and the use of steel reinforced concrete. Local resources were used for much of the structure,

which helped the struggling area economy. Over 700,000 bricks produced at the Hebron, North Dakota brick plant were used to face the building.

Immediately put to the intended use, the World War Memorial building hosted all manner of events, ranging from basketball games and boxing matches, to state-wide agricultural shows like the Corn Show of 1930, and automobile and ag industry machine exhibits showcasing new models of cars and farm equipment. Many a day has been spent by people of Bismarck and the area around it enjoying sports shows and sporting events at this large and versatile civic facility. Garden shows were a popular type of event from the earliest days of the venue. The Slope Poultry organization designed new pens to suit the spaces of the new event location, considering it the best facility of its type in the entire region. In March of 1932, crowds of thousands gathered in and outside the World War Memorial building to celebrate the vote which denied Jamestown its bid to wrest the location of the State Capitol from Bismarck to their own city to the east along the James River. Political skullduggery was thwarted and Bismarck has remained the Capitol city, thanks to the votes of the rest of the state citizens, and the party of celebration was a huge event.

Today the World War Memorial building remains a civic asset, used for a wide assortment of activities by the Bismarck Parks and Recreation District, and is a very busy facility.

SOURCE/S: <http://www.digitalhorizonsonline.org/digital/collection/uw-ndshs/id/603>  
<https://www.history.nd.gov/hp/WWImemorials.html>

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

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

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

After the old Carnegie Library was torn down in the 1980's, and was later replaced by a parking garage, which can be found on 6th Street and Thayer. The architectural style of the parking structure pays respect to the original Carnegie library, and each level is named for famous authors. There is also a plaque inside the first floor, at the northeast corner that mentions the Carnegie Library.

The current library, the Veteran's Memorial Library was originally constructed for \$375,000. Its largest expansion and renovation concluded in 1989 at a cost of roughly \$3.9 million. Once completed, the project added 50,000 square feet and renovated the original 18,000 square foot building. Several minor renovations have followed, including the Children's Library in 2009, and an exterior renovation in 2022.

The library has continued to be one of the most visited public spaces in the city, and the industrious women of Bismarck/Mandan have continued to strengthen our community. In fact, much of the history in this Talking Point was documented by the Bismarck Library's own Kathy Waldera, of whom we are grateful.

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

### **Talking Point #10 - Cathedral District**

Cathedral District 1 - *recommend placement at CB Little Mansion Washington and Ave A*

Welcome to the beautiful, historic Cathedral District. You might consider walking a few blocks in each direction to check out the historic homes, and to view the Cathedral itself, which is located off West Avenue B and Raymond Street.

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

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

Sources: Written by Emily Sakariassen

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

DRAFT

## MEMORANDUM

### Chancellor Square Streetscape Elements

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Will Hutchings, AICP, Senior Planner

DATE: May 13, 2022

City of Bismarck staff is requesting the Historic Preservation Commission's review and advisory determination of the historic significance of benches, planters and other streetscape elements within Chancellor Square. Some of the streetscape elements have started to show signs of both structural and non-structural damage and staff have received requests to remove or alter some of these features. Staff is seeking your input on the historic significance of these elements and the extent to which any repair, improvements, or replacements may have toward the historic significance.

The streets that compose Chancellor Square consist of North 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> Streets between East Broadway Avenue and East Thayer Avenue and East Broadway and Thayer Avenues between North 4<sup>th</sup> and 6<sup>th</sup> Streets.

Chancellor Square is a two-block area within the central core of downtown Bismarck that was envisioned as a 'mini-mall' consisting of a loop of a one-way streets, angled parking, curb extensions, landscape beds, benches, bicycle racks and other streetscape elements.

### Key Elements of Chancellor Square



Standalone Benches



Curb Extensions



Street Tree Wells



Bicycle Racks



Raised Planters with integrated bench



Angled Parking

The redevelopment project that created Chancellor Square was sponsored by the Bismarck Urban Renewal Agency and the federal Department of Housing and Urban Development. An early version of the concept of the 'mini-mall' was originally identified in the 1970 Central Area Design Study completed by Urban Planning Consultants, Inc. (Chicago IL) and was refined in the two-phase Downtown Design Plan completed by The Hodne/Stageberg Partners Inc. (Minneapolis MN) in 1973. A copy of the of the Downtown Design Plan – Phase 2 is attached to this memorandum. Street reconstruction and associated streetscape elements were constructed in 1975. The area was named Chancellor Square to reflect and further honor German Chancellor Otto Von Bismarck for whom Bismarck was renamed shortly after the city was established.

Over time, some changes have occurred or have been identified for potential changes within Chancellor Square.

- Over time, as needed, the wood bench slats have been replaced with wood or composite replacements.
- In 2013 the City of Bismarck redeveloped a surface parking lot in the southwest quadrant of the intersection of North 6<sup>th</sup> Street and East Thayer Avenue with a structured parking garage. Adjacent streetscape elements constructed as part of Chancellor Square were removed and replaced with a contemporary design while retaining most of the placemaking, pedestrian oriented elements.
- In 2017, the City of Bismarck evaluated and implemented the conversion of the one-way streets back to two-way streets in order to improve traffic operations in the area and reduce confusion for motorists.
- In 2019, the Board of City Commissioners, at the recommendation of the Bismarck Renaissance Zone Authority, adopted an update to the Downtown Streetscape Standards. These standards identify the installation of tile-mosaic murals on the concrete bench structural walls as an allowable streetscape modification with set standards. Murals must incorporate iconographic elements identified in earlier streetscape standards.
- In 2021, the City Commission approved a street improvement project in the areas in and around Chancellor Square that will replace the existing concrete road, alter and enlarge

some planting areas, make some improvements for pedestrian and motorist safety, and ensure the roadway design is designed to work better now that all streets are two-way travel. The Historic Preservation Commission reviewed this project under a Section 106 Review participation request in August 2021.

Ongoing damage and maintenance needs to the elements in Chancellor Square has caused on-going staff-level discussions about whether or not to retain the original streetscape design elements. Staff also note potential safety concerns such as for users of the benches with deteriorating concrete and metal structure and wooden slats. The following photo exhibits show some of the common minor non-structural concerns and structural damage to the benches and planting beds



Missing concrete on corner of a raised planter – structural rebar exposed



Missing concrete on corner of a raised planter



Damage to raised planters – chipping concrete



Damaged wood bench seat slats

Longitudinal cracking



Missing wooden bench seat slats



Failing bench structural support connections)  
(wood 4x4 post used to prop up bench)



Failing bench structural support connections)



Cracked and loose metal on welded bench frame



Missing bench and damage to / missing concrete structural shell

### **Staff Recommended Action**

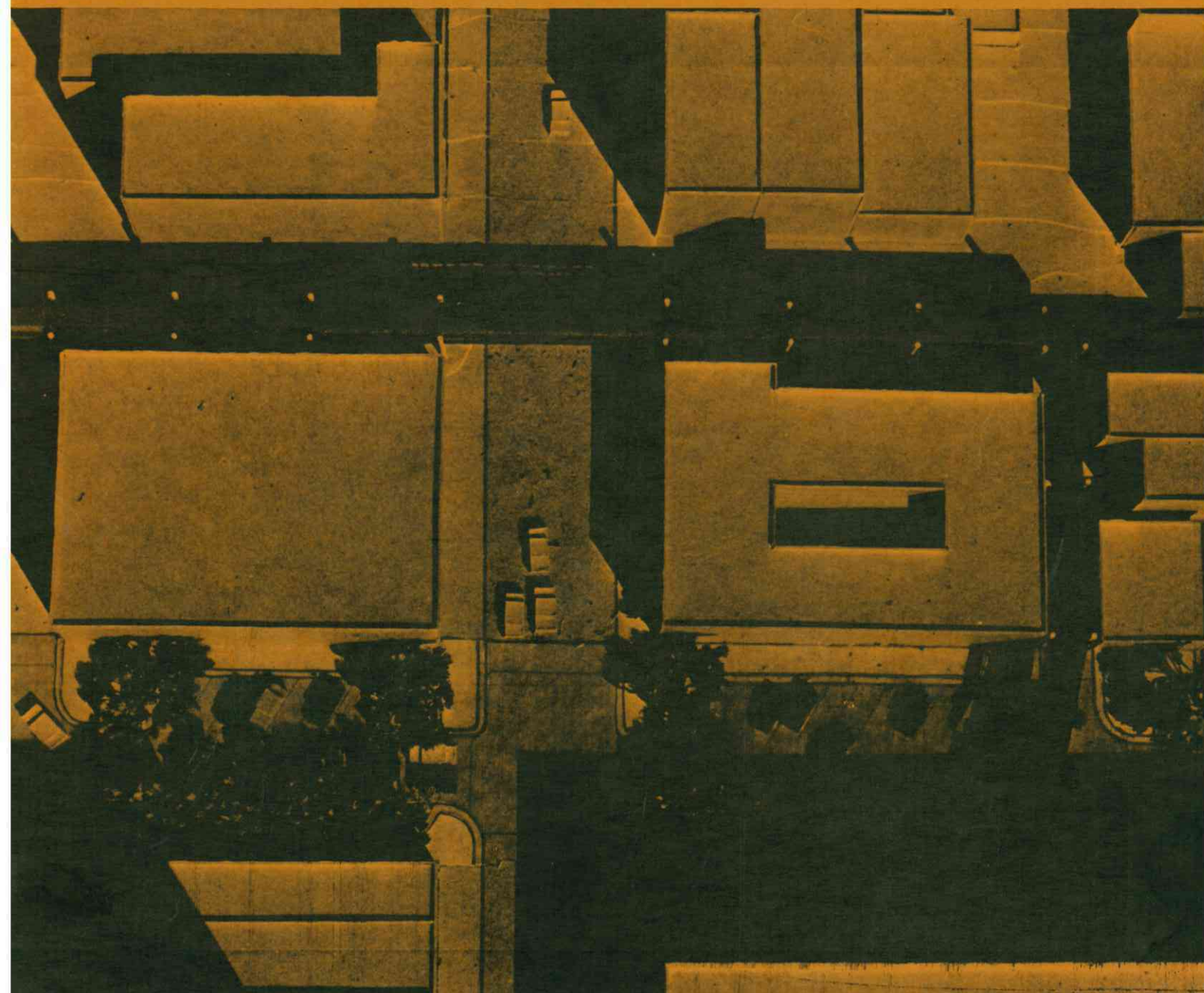
Review the material provided within and attached to this memorandum and provide:

1. An advisory determination of the historic significance of Chancellor Square
2. The impacts, considerations and recommendations, if any, for future proposed repairs, improvements and replacements
3. The Historic Preservation Commission's desired level of review participation of repairs and changes

Attachments: Downtown Design Plan – Phase 2 (1973)

**phase 2**

# **bismarck center**



PHASE TWO: PRELIMINARY DESIGN FOR:

# BISMARCK CENTER



URBAN RENEWAL PROJECT: N.D. /R-5  
BISMARCK URBAN RENEWAL AGENCY  
BISMARCK, NORTH DAKOTA

SEPTEMBER 1973

# TRANSMITTAL

26 September 1973

Bismarck Urban Renewal Agency  
107 East Bowen Avenue  
Bismarck, North Dakota 58501

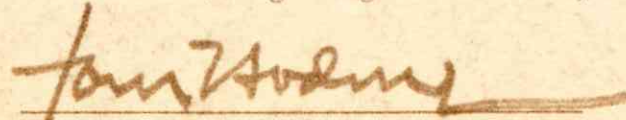
Ladies and Gentlemen:

It is our pleasure to present to you this report, Bismarck Center: Phase Two, which represents completion of our Preliminary Design work.

Your personal commitment, confidence and cooperation has been greatly appreciated, and no doubt has been instrumental in the positive community involvement, response, and approval. Hopefully, that community spirit can be marshalled further to effect implementation of this initial stage, and to extend in the future the physical downtown development to approach the objectives of the Concept Plan. As you know, the quest for a quality environment is a continual process, requiring dedication of effort toward a common goal. We stand ready to aid you in that effort to create a new and exciting "Bismarck Center".

Respectfully submitted,

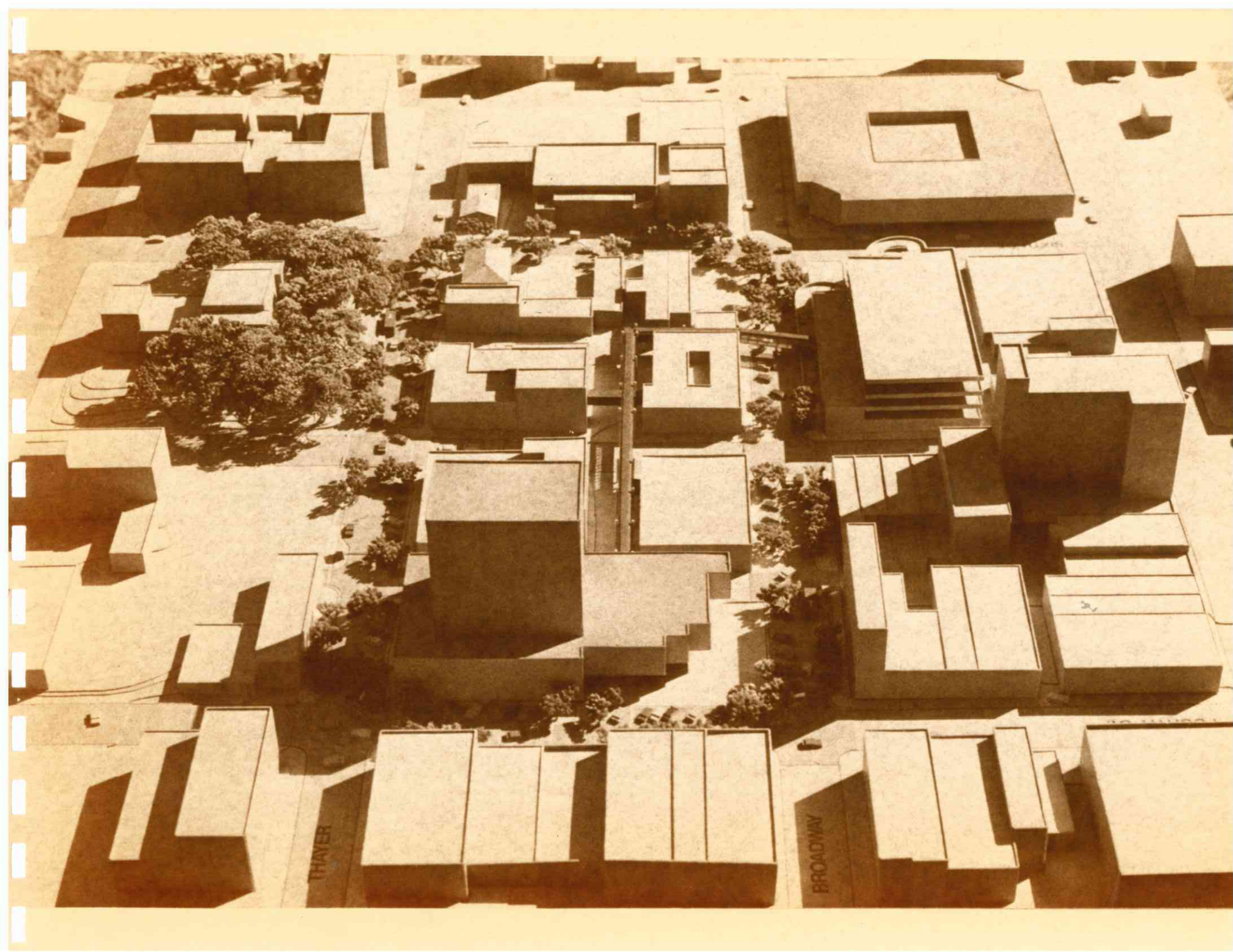
THE Hodne/Stageberg PARTNERS, Inc.

  
Thomas H. Hodne, Jr., AIA, AIP

  
Jon E. Gravender, AIA

/spr





## INTRODUCTION

This report represents the completion of Phase II: Preliminary Design, in a continuing planning and design process for the development of "Bismarck Center." The project refers directly to the construction of public improvements within a three and one-half square block area of downtown Bismarck, as defined and sponsored by the Bismarck Urban Renewal Agency and the federal Department of Housing and Urban Development. Phase I work conducted a Reconnaissance/Feasibility Study and concluded with the recommendation that before specific physical improvements be made, a more comprehensive, long-range concept plan should be developed to establish planning goals and objectives, and assure that such incremental improvements contribute to a rational whole.

The first portion of Phase II dealt with the generation of such a Concept Plan, which was presented to the Urban Renewal Agency and approved in principle by the City Commission. The concept plan went beyond the project boundary and "downtown" limits to include the new civic arena and shopping center areas south of the railroad tracks, or generally described within Third and Seventh Streets from Rosser to Bismarck Avenue. Important elements of that concept included suggestion of a new commercial "spine" linking the shopping center with downtown both economically and physically; a concentrated transit service loop; a central park surrounding the railroad depot; a "mini-mall" street system; and an enclosed pedestrian "skywalk" system.

With the Concept Plan as the reference base, this Preliminary Design is intended to illustrate a plan for initiating as much of the above elements as appropriate and as allowed by the present project definition and budget. As the name implies, it is a preliminary plan - requiring further development and detail, and subject to modification as the design process continues.

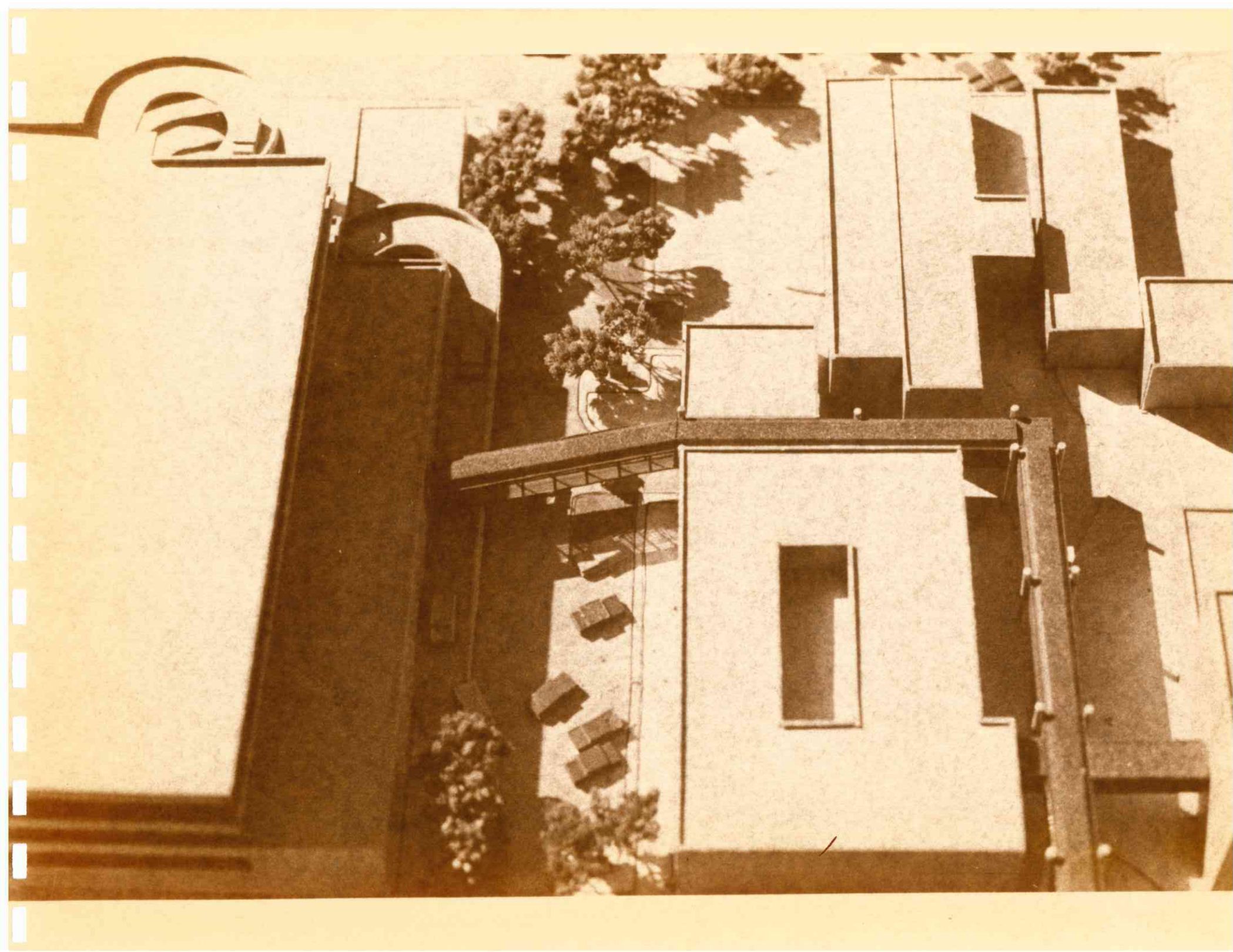
## DESIGN SUMMARY

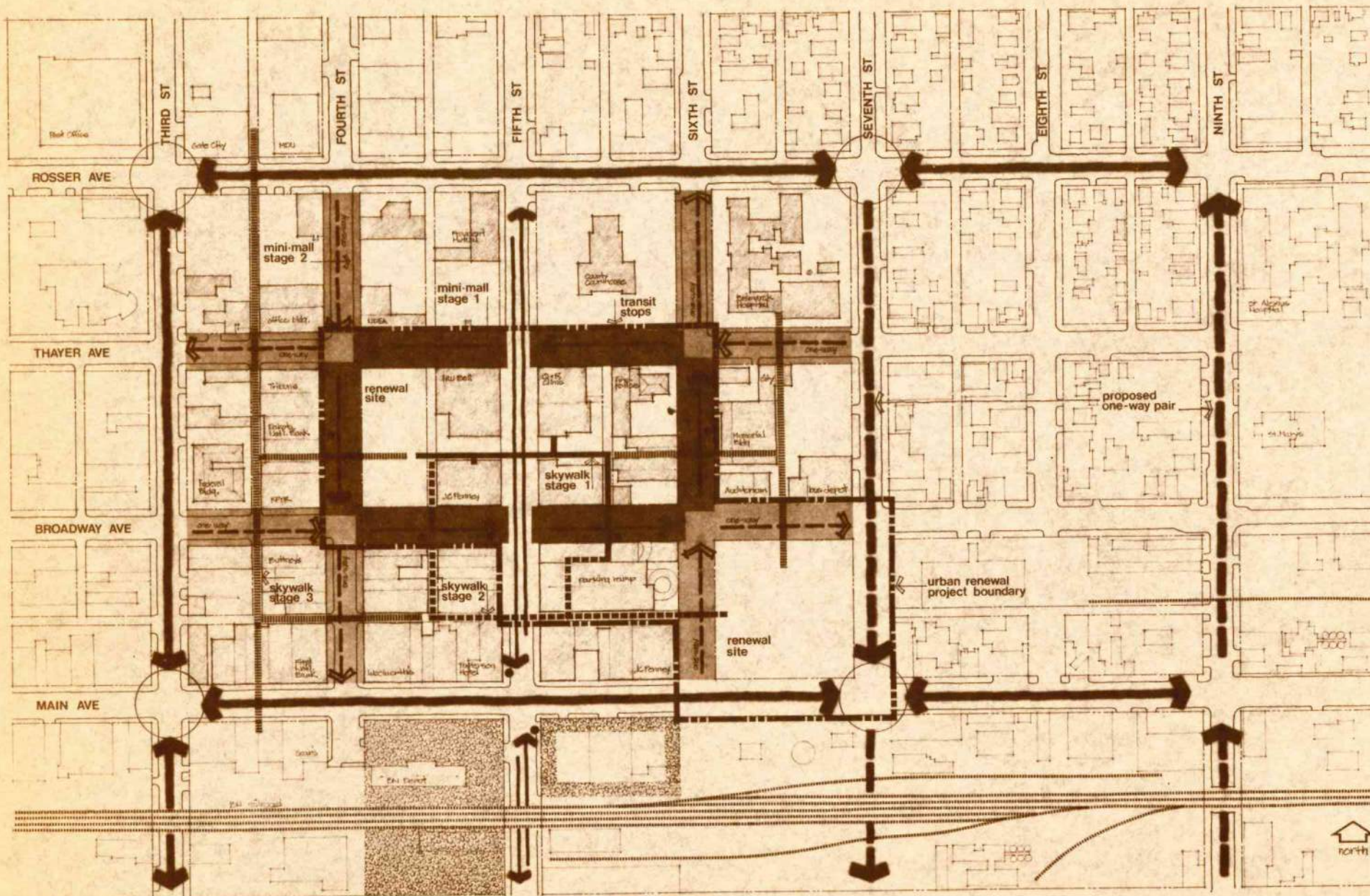
The preliminary design plan includes two separate but closely inter-related elements; a "mini-mall" system and a "skywalk" system, which offer circulation options to downtown users, while serving to unify and identify the downtown area.

The "mini-mall" system converts six blocks of existing streets into a core loop of one-way traffic, angled parking, landscaped malls which follows the proposed transit route, and serves the maximum number of downtown blocks. The plan provides two lanes of one-way traffic (counter-clockwise) and slightly increases the number of on-street parking spaces while introducing significant pedestrian amenities such as trees, plantings, street furniture, and coordinated lighting and signage systems.

The "skywalk" system is designed to offer an enclosed, continuous pedestrian pathway through several downtown blocks initially, as a counter, in part, to the indoor environment appeal of Kirkwood Plaza. The free-standing system follows public right-of-way, (alleys and easements) where possible for two basic reasons: 1) the project definition allows funding only for improvements upon public property, and 2) many existing downtown buildings are not considered to remain over the long term. The skywalk route links the Fourth Street renewal site with at least J. C. Penney's store, Q & R medical clinic, and the Park-ade, with possible extension to the Sixth Street renewal site. Where applicable, the skywalk roof element will enclose the present overhead utility equipment and feature a continuous skylight along mid-block portions for visual relief and interest along the interior pathway.

Together, the "mini-malls" and the "skywalk" offer a bold and unique solution to the special conditions of downtown Bismarck.





BISMARCK CENTER  
URBAN RENEWAL PROJECT - N.D./R.S.  
BISMARCK URBAN RENEWAL AGENCY

SEPTEMBER, 1973

# DOWNTOWN PLAN

SCHEMATIC PLAN / STAGING DIAGRAM



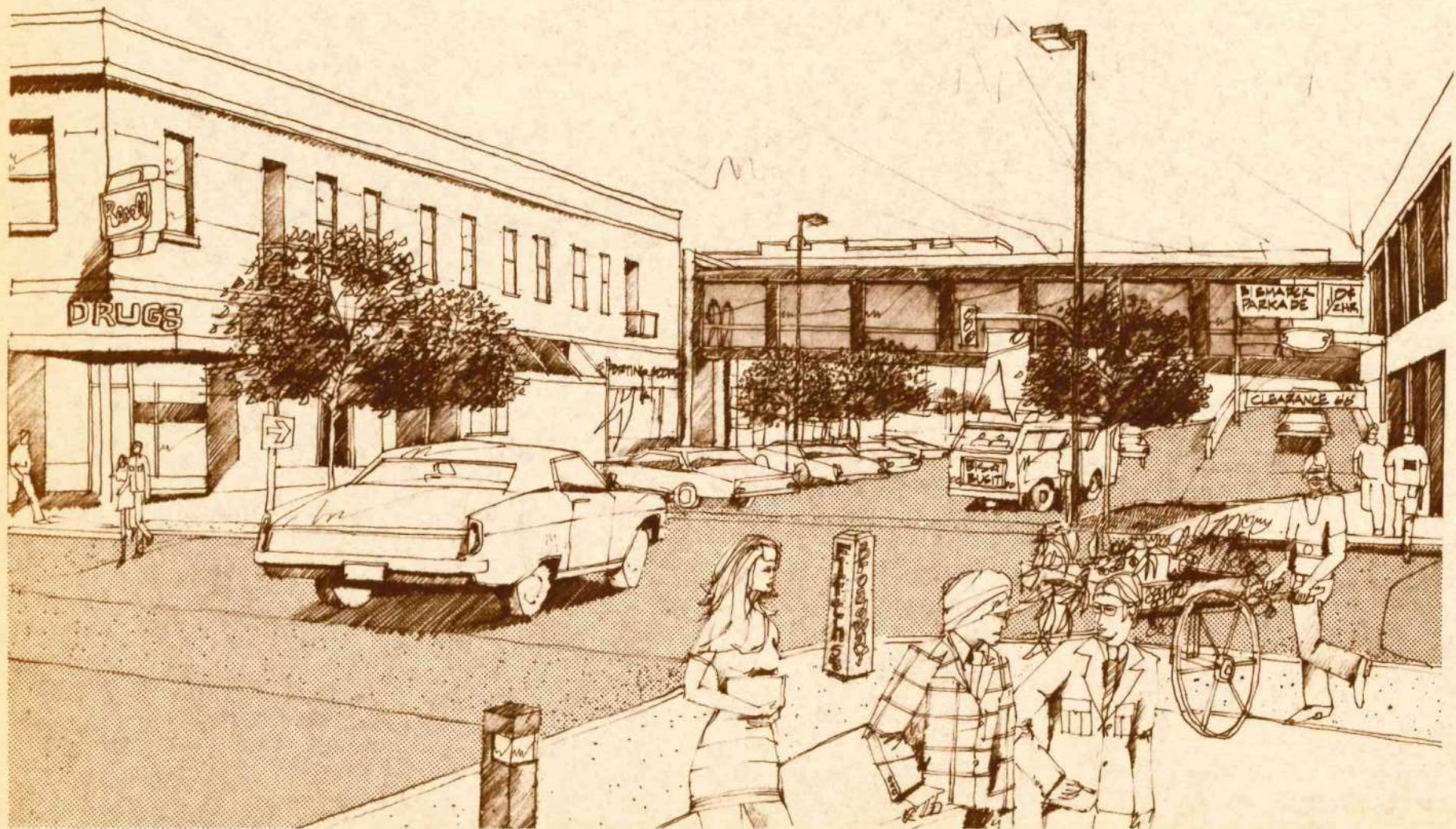
SEPTEMBER, 1973

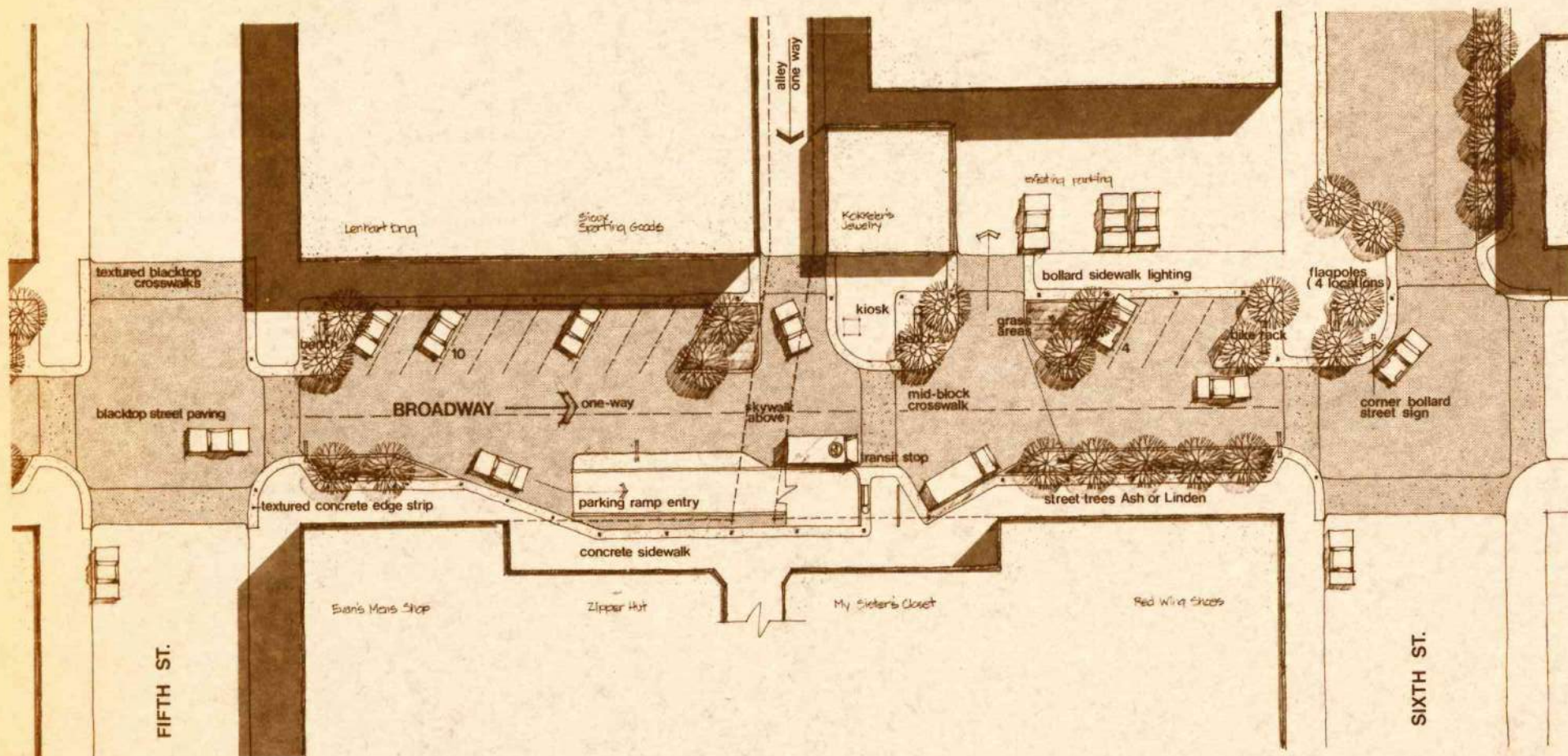
## MINI-MALL / SKYWALK SYSTEMS

# MINI-MALL SYSTEM DESIGN CRITERIA

The "mini-mall" system should:

- Enhance the ground-level outdoor environment and provide a downtown identity.
- Improve the vehicular traffic flow.
- Encourage pedestrian use and circulation.
- Provide on-street parking capacity equal to or greater than existing.
- Accommodate the route and stops for the proposed bus transit system.
- Introduce trees, plantings, furnishings and related public amenities to the street landscape.
- Provide opportunity to coordinate work with needed utility repair or replacement.
- Meet all public requirements of safety, maintenance, and access.
- Relate design and layout to special conditions of each block.
- Function at the interim stage of development as well as being capable of expanding to the completed stage and beyond.



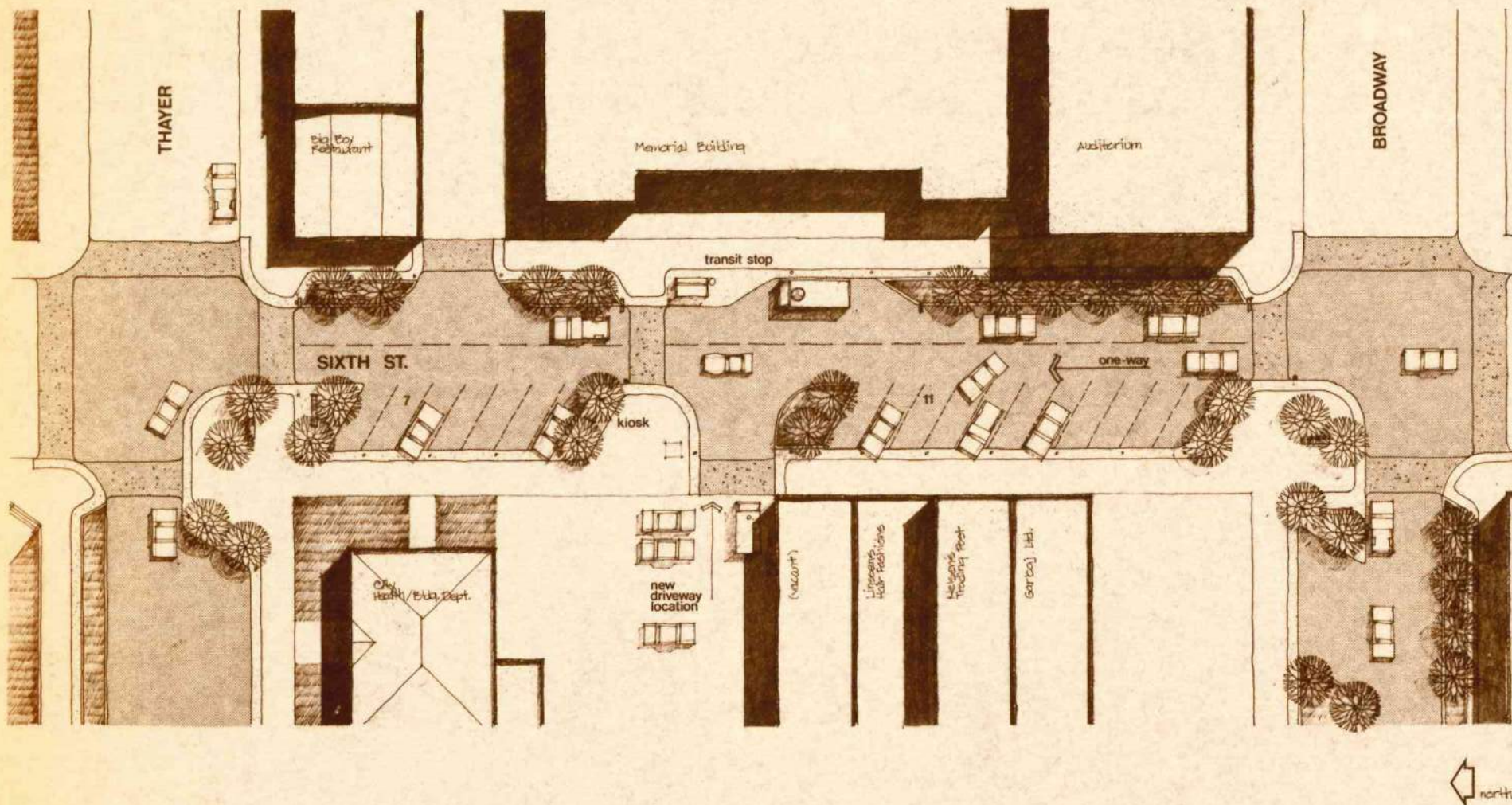


BISMARCK CENTER  
URBAN RENEWAL PROJECT: 110/R-5  
BISMARCK URBAN RENEWAL AGENCY

SEPTEMBER, 1975

## MINI-MALL: BLOCK "A"

BROADWAY AVE. BETWEEN FIFTH & SIXTH ST.

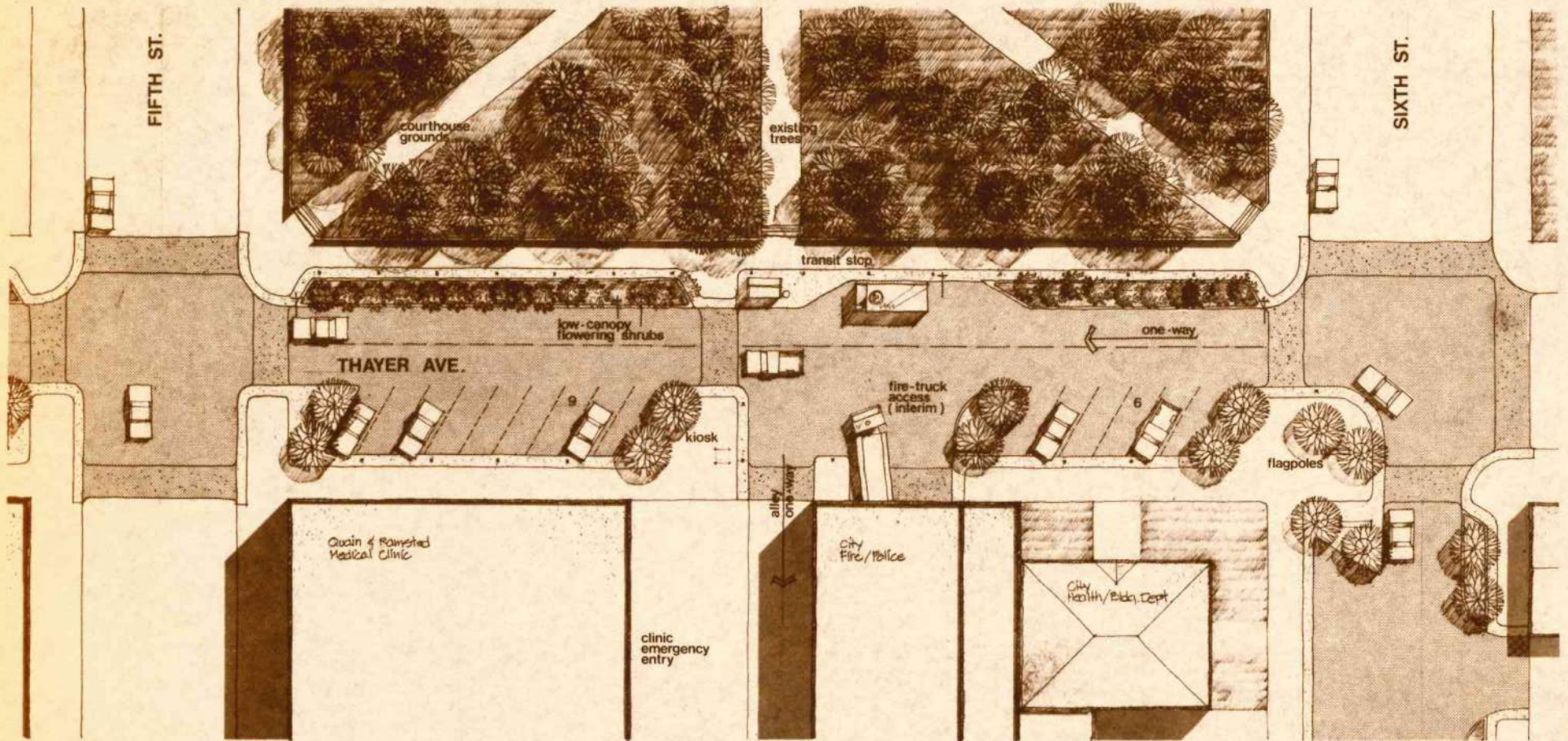


BISMARCK CENTER  
URBAN RENOVATION PROJECT: N.D./R.B.  
BISMARCK URBAN RENOVATION AGENCY

FEBRUARY 1979

## MINI-MALL: BLOCK "B"

SIXTH STREET BETWEEN BROADWAY & THAYER

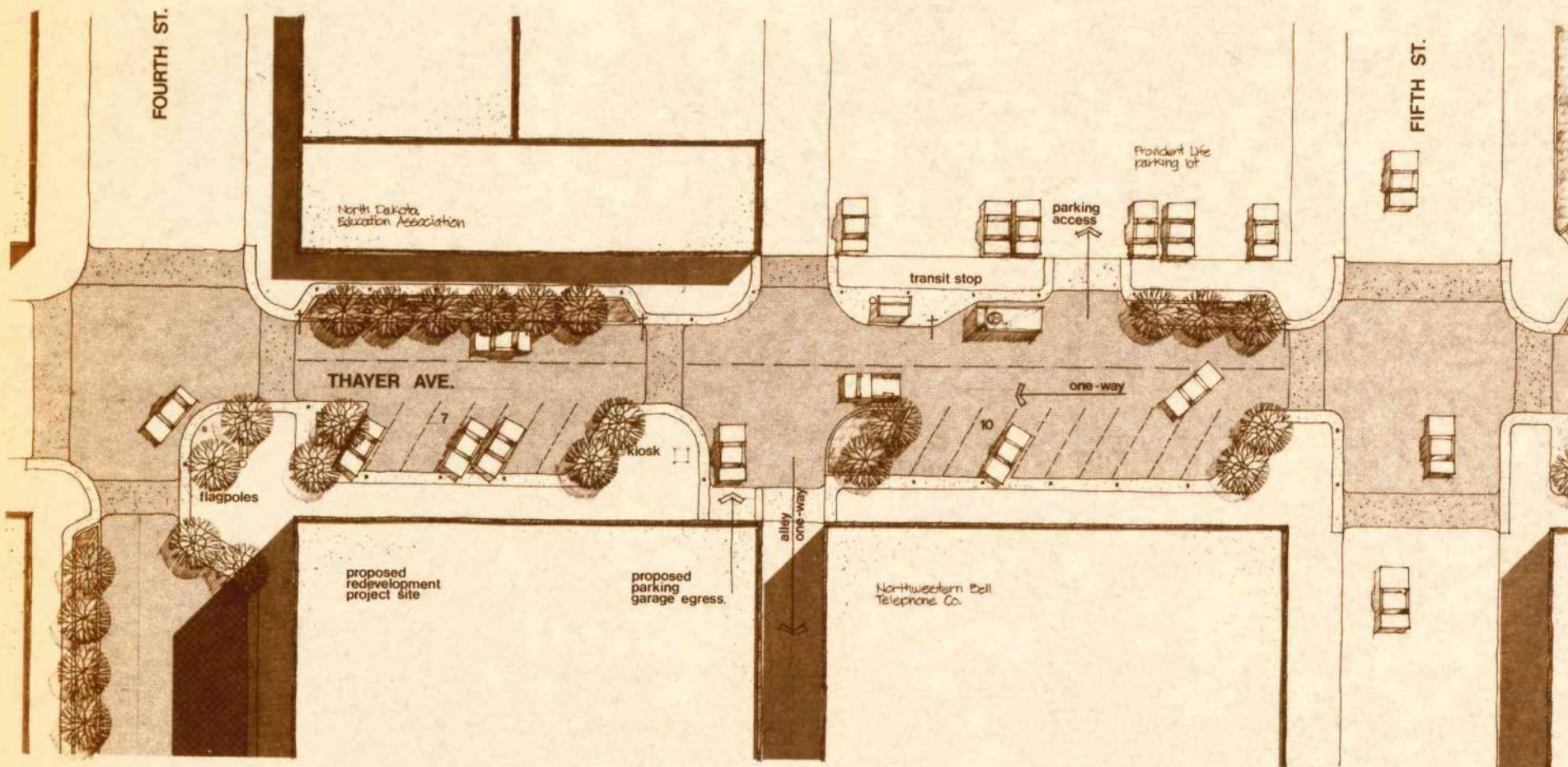


BISMARCK CENTER  
URBAN RENEWAL PROJECT: N.D./R-5  
BISMARCK URBAN RENEWAL AGENCY

SEPTEMBER, 1975

## MINI-MALL: BLOCK "C"

THAYER AVENUE BETWEEN FIFTH & SIXTH ST.

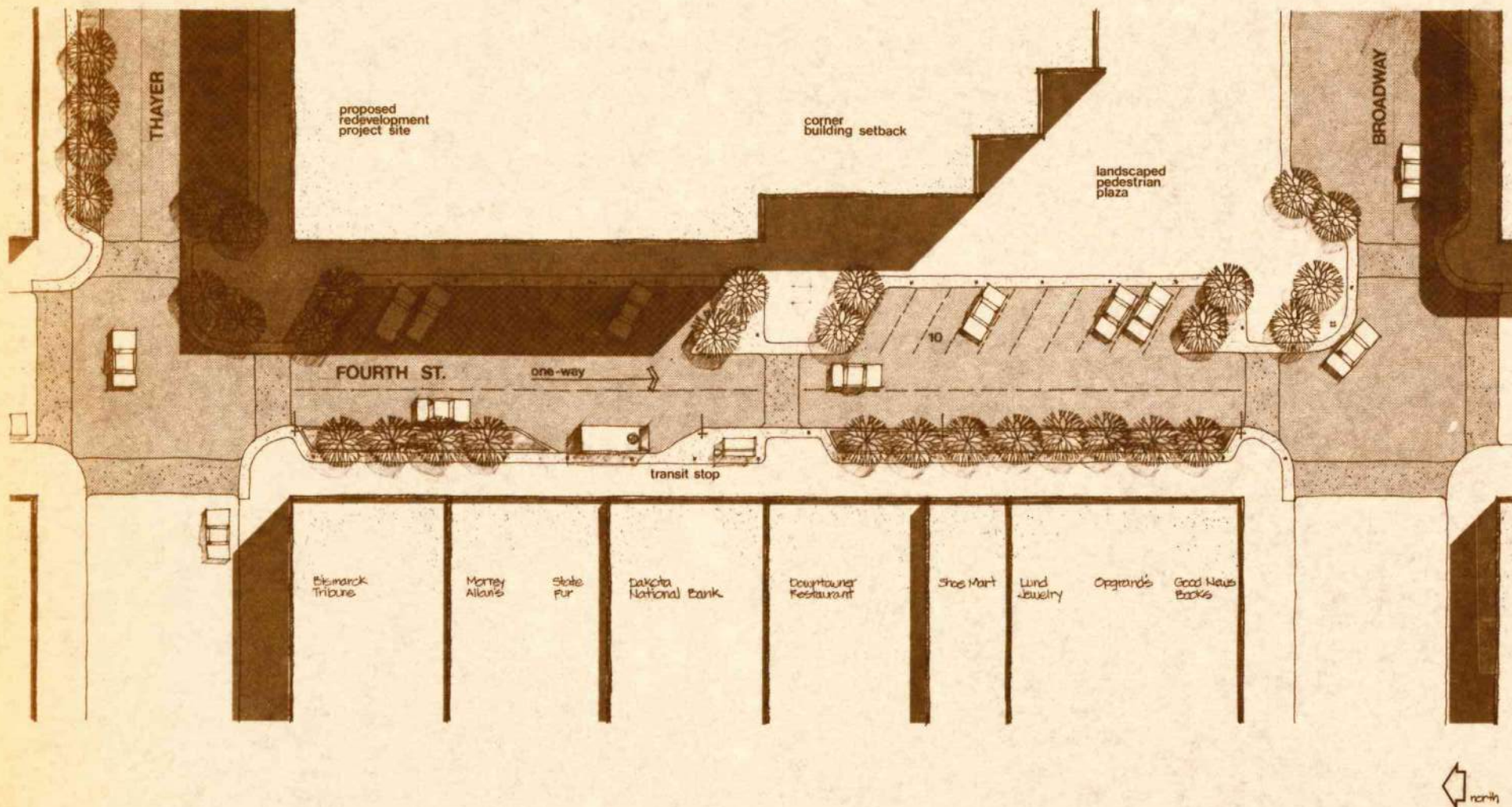


BISMARCK CENTER  
URBAN RENEWAL PROJECT: N.D./R.E.  
BISMARCK URBAN RENEWAL AGENCY

SEPTEMBER, 1975

## MINI-MALL: BLOCK "D"

THAYER AVENUE BETWEEN FOURTH & FIFTH ST.

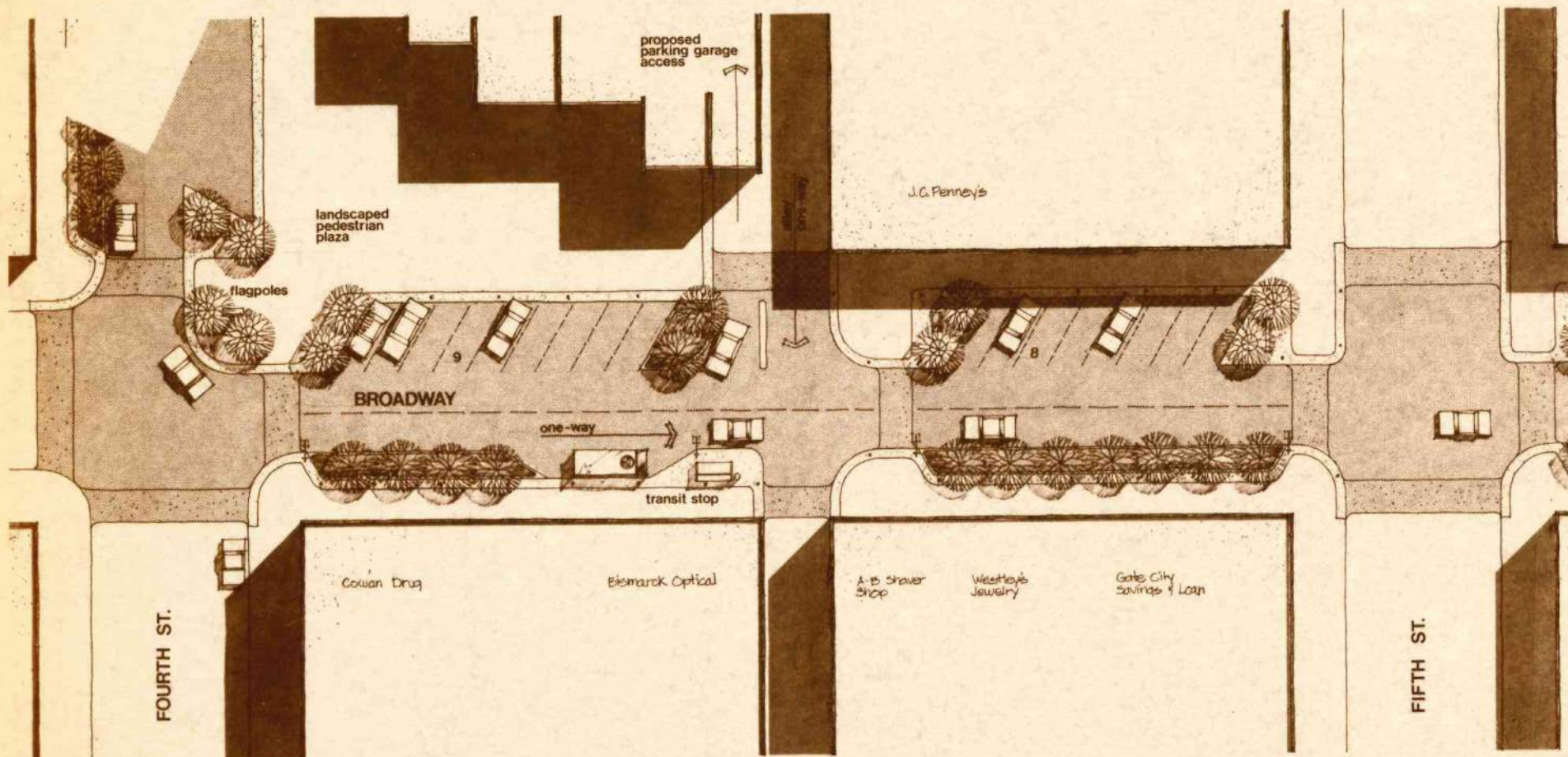


BISMARCK CENTER  
URBAN RENEWAL PROJECT: N.D./R-5  
BISMARCK

SEPTEMBER, 1975

## MINI-MALL: BLOCK "E"

FOURTH STREET BETWEEN THAYER & BROADWAY



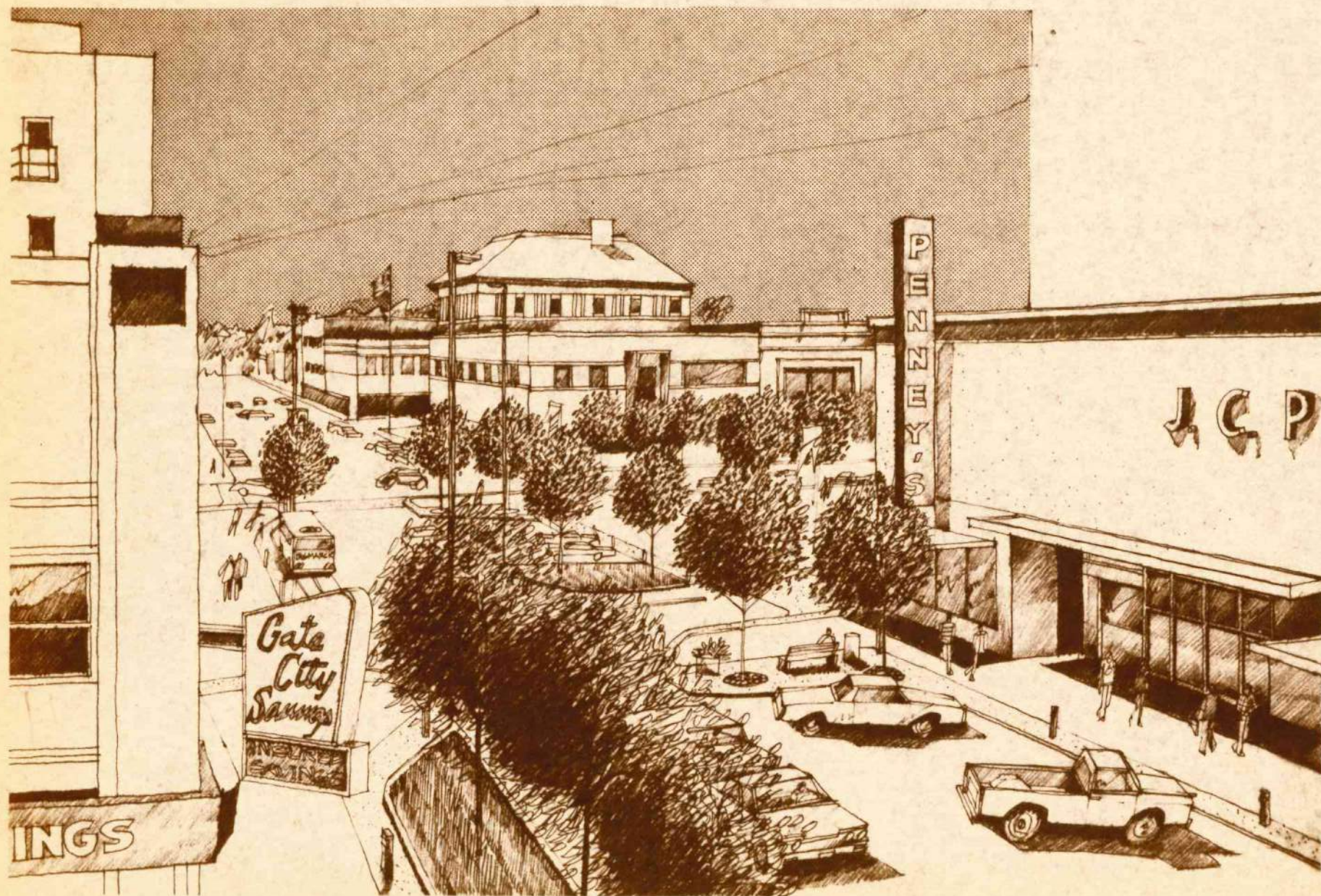
BISMARCK CENTER  
URBAN RENEWAL PROJECT: N.D./R.S.  
BISMARCK URBAN RENEWAL AGENCY

SEPTEMBER, 1978

## MINI-MALL: BLOCK "F"

BROADWAY AVE. BETWEEN FOURTH & FIFTH ST.

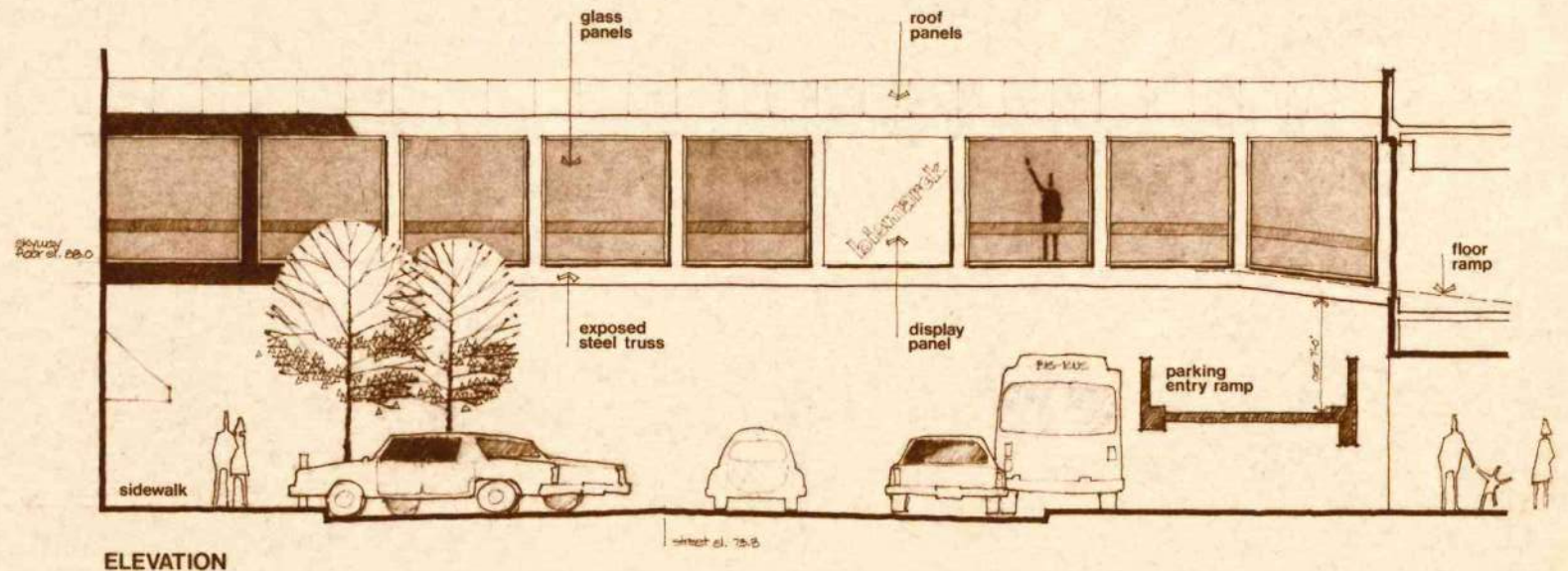
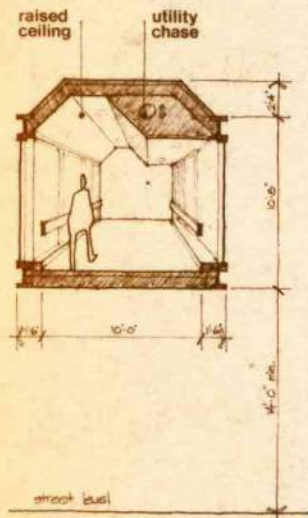
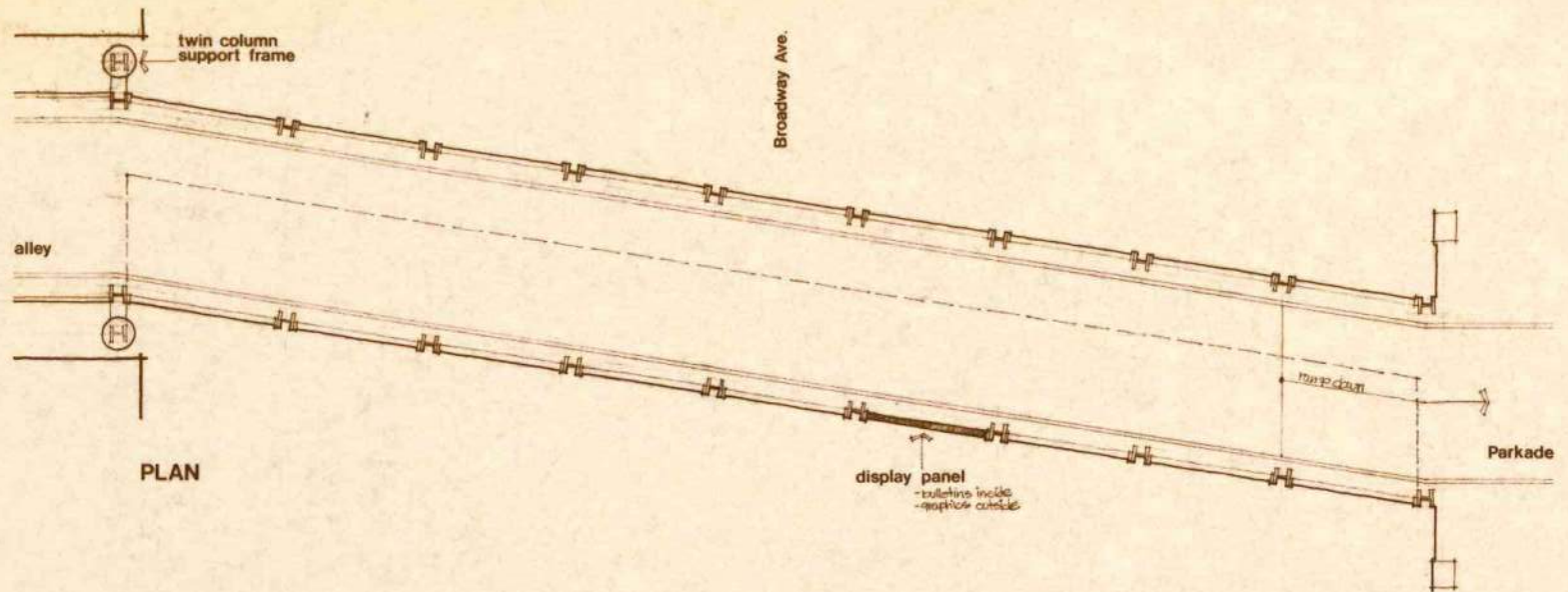




# SKYWALK SYSTEM DESIGN CRITERIA

The "skywalk" system should:

- Provide a new second-level indoor pathway option connecting downtown blocks without crossing traffic or going outside.
- Connect the two urban renewal development sites, with intermediate connections to destinations between.
- Follow public right-of-way (alley or easement) wherever possible.
- Be structurally independent and freestanding of adjacent structures where existing conditions may change.
- Provide a flexible, adjustable system capable of accommodating changes in elevation, direction, and exposure; and allowing future extension as demand and funding allow.
- Relate directly to points of convenient vertical access (elevators and escalators).
- Utilize an efficient, economical structural system minimizing ground-level interference.
- Offer opportunity to replace and incorporate overhead electrical service along alleys.
- Meet all public requirements of codes, vertical clearance, fire access, etc.
- Reflect its primary function in design, and set the standard for design quality downtown.

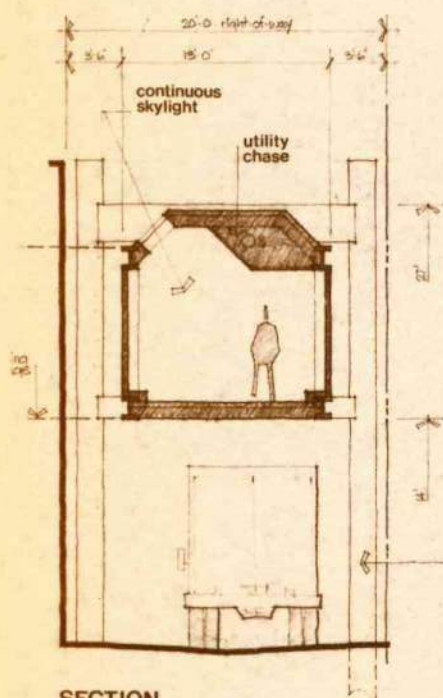


DEMARCH CENTER  
URBAN RENEWAL PROJECT: N.D./R.S.  
BISMARCK URBAN RENEWAL AGENCY

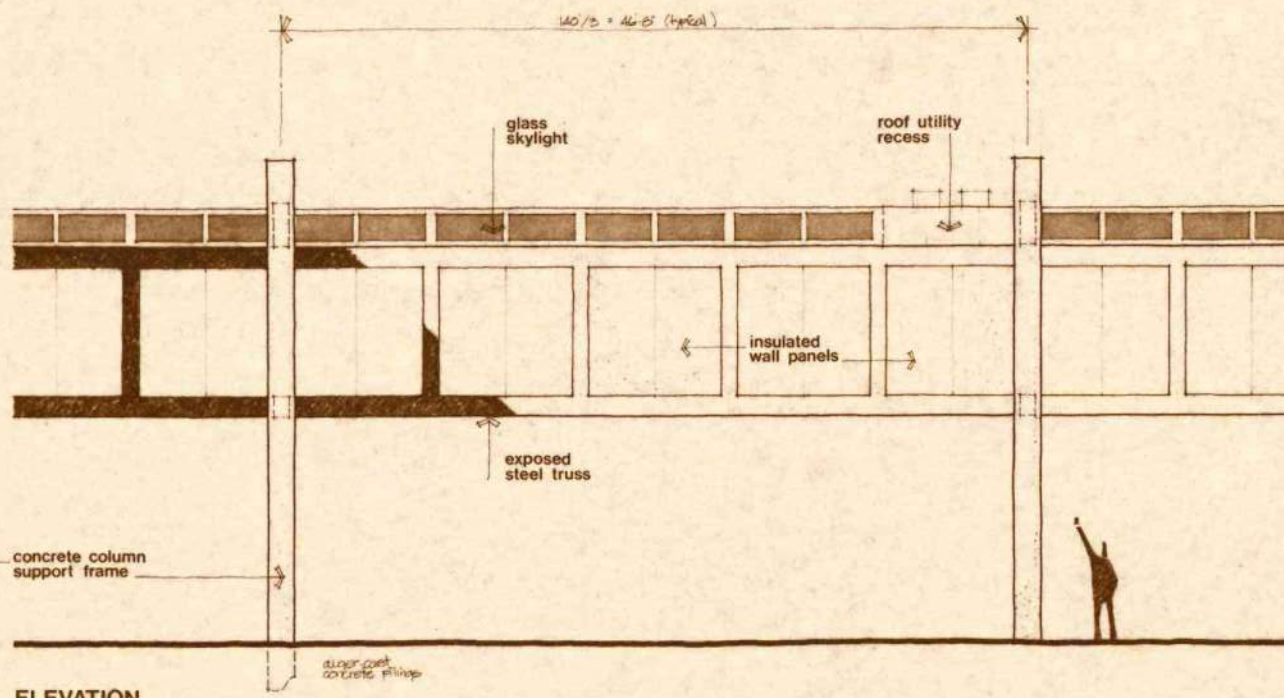
SEPTEMBER, 1973

# SKYWALK SYSTEM

TYPICAL STREET BRIDGE CONDITION



SECTION



ELEVATION

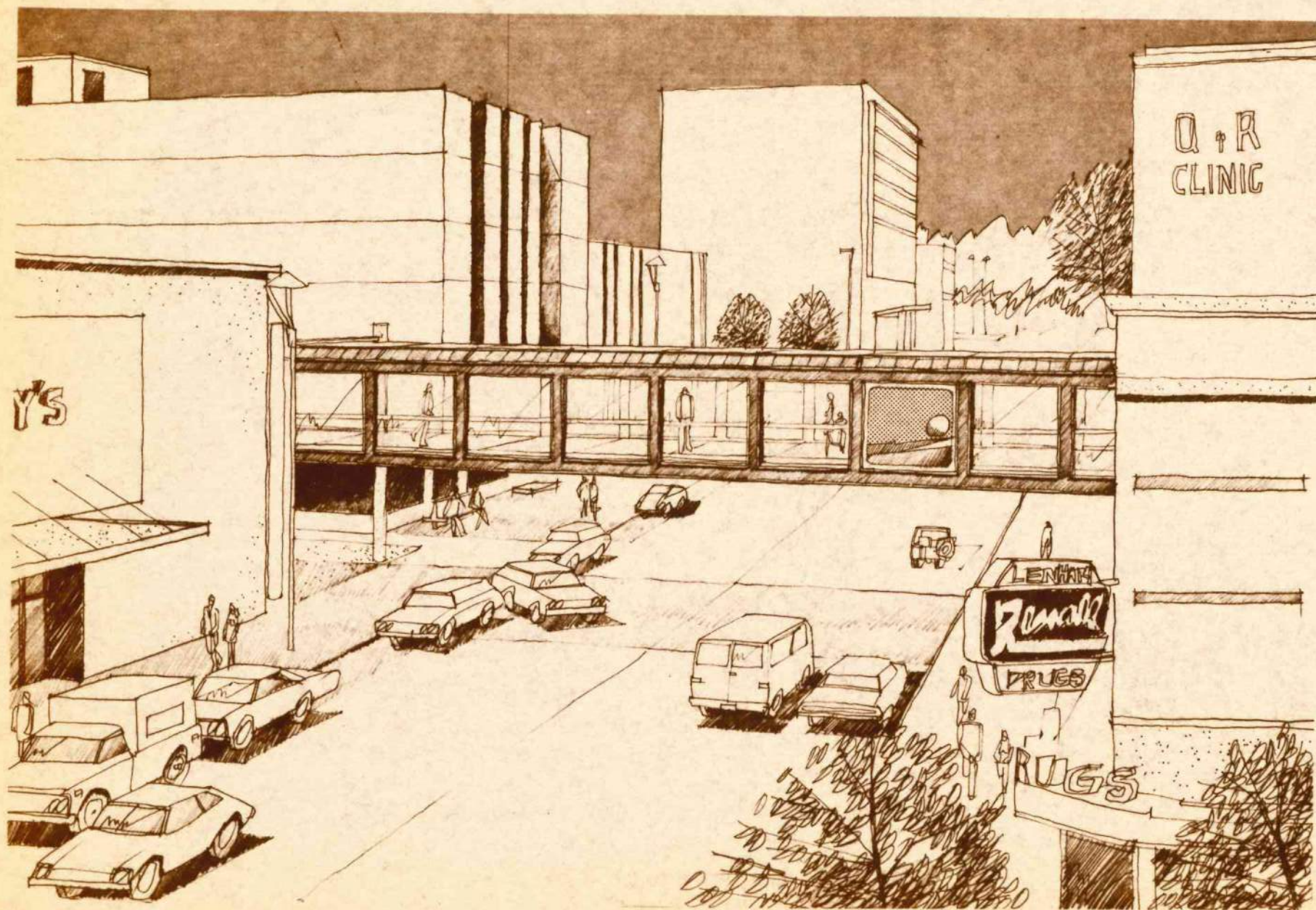


BISMARCK CENTER  
URBAN RENOVATION PROJECT: N.D./R-5  
BISMARCK URBAN RENOVATION AGENCY

SEPTEMBER, 1975

# SKYWALK SYSTEM

TYPICAL ALLEY CONDITION



# MATERIAL OUTLINE

## MINI-MALL SYSTEM:

- Demolition: Plan includes removal of all existing sidewalks, curbs, gutters, street paving and street fixtures.
- Paving: Traffic and parking areas to be standard bituminous paving, with textured crosswalks; sidewalks to be standard finish concrete with textured finish edge strips and accent areas.
- Landscaping: Primary street trees to be 4"-6" caliper Green Ash or American Linden, with accent plantings of Flowering Crab. Grass areas indicated to be from cultured sod over 18" topsoil. Flush metal tree-well grates at sidewalk locations.
- Lighting: 30' high square steel street light standards, four per block; 42" high square bollard sidewalk lighting spaced at approximate 20' intervals.
- Furnishings: Design to include benches, kiosks, bicycle racks, trash receptacles, signposts, bus shelters (alternate) and street signage system.

## SKYWALK SYSTEM:

- Structure: "Verendeel" truss system with exposed steel framing (painted dark), suspended from twin column support frames spaced approximately 50' apart along and within 20' wide alley or easements. Clear span of street crossings.
- Walls/Roof: Insulated metal or fiberglass panels. Tinted plate glass panels at street bridges; plexiglass skylight units continuous along mid-block locations.
- Interior: Ceiling to be suspended acoustic plaster; floors carpeted throughout.
- Mechanical: Continuous baseboard radiation heating; ceiling ducts for air-conditioning and ventilation; ceiling chase for electrical service.

# PRELIMINARY COST ESTIMATE OUTLINE SUMMARY :

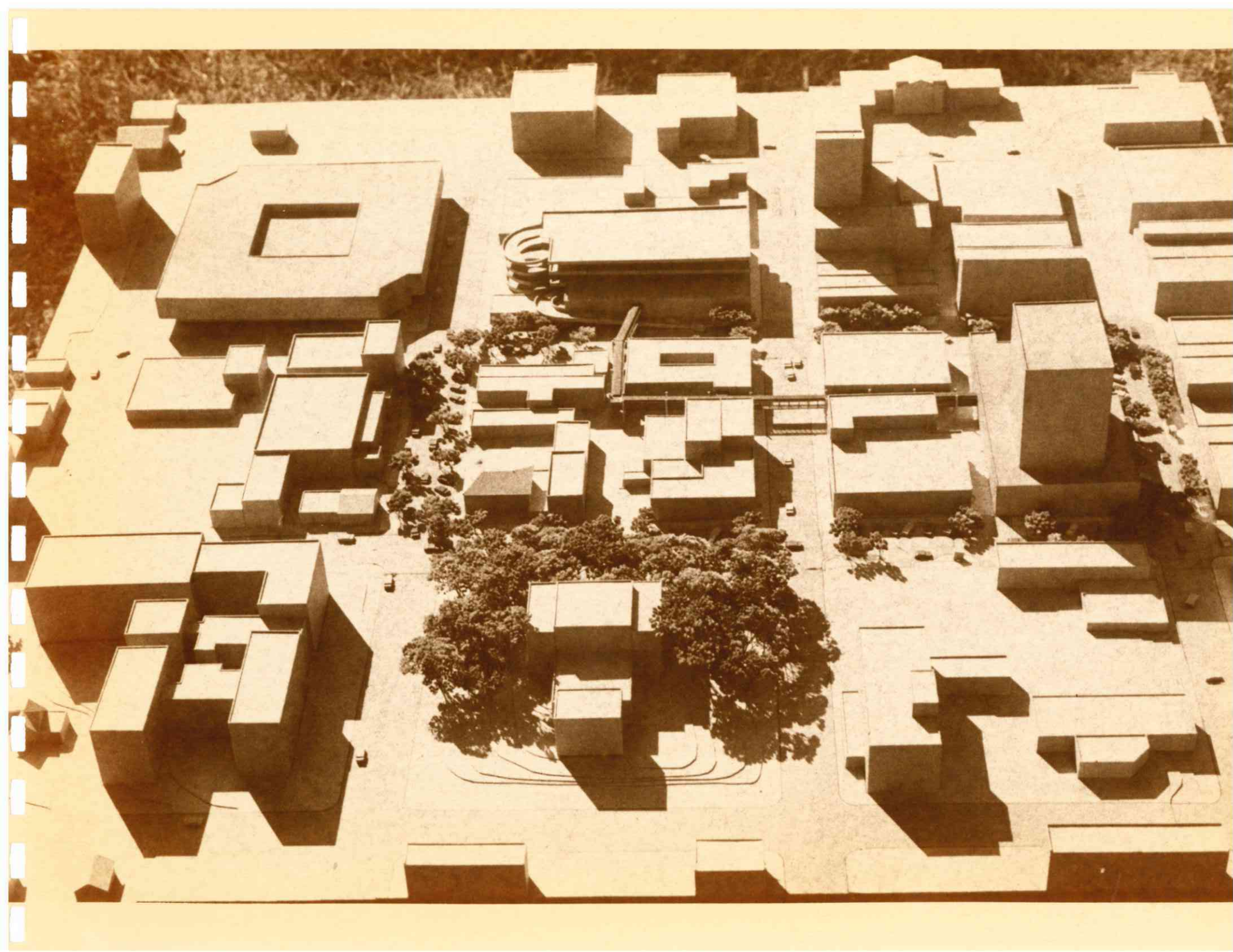
## MINI-MALL SYSTEM :

|                                                          |                   |
|----------------------------------------------------------|-------------------|
| ● 152,700 sq. ft. @ \$3.45/s.f. =                        | \$526,800         |
| ● 20% contingency for inflation,<br>unknow conditions: = | 105,400           |
|                                                          | <hr/>             |
| (or \$105,400 per block)                                 | <b>\$ 632,200</b> |

## SKYWALK SYSTEM :

|                                     |                   |
|-------------------------------------|-------------------|
| ● Skybridges: 160' @ \$1,000/l.f. = | 160,000           |
| ● Skywalks: 420' @ \$650/l.f. =     | 273,000           |
|                                     | <hr/>             |
|                                     | \$433,000         |
| ● 20% contingency =                 | 86,600            |
|                                     | <hr/>             |
|                                     | <b>\$ 519,600</b> |

|                     |                     |
|---------------------|---------------------|
| <b>TOTAL SYSTEM</b> | <b>\$ 1,151,800</b> |
|---------------------|---------------------|



## ACKNOWLEDGMENTS

The individuals and groups below provided special assistance during the course of this preliminary design:

### Bismarck Urban Renewal Agency

John R. Sakariassen, Chairman  
Myron H. Atkinson  
Mrs. Ronald Haas  
William O. Shirley  
R. L. Jacobsen

E. N. Sandwick  
Executive Director  
W. C. Wocken  
Administrative Assistant

### City of Bismarck

E. V. Lahr, Mayor  
Tom Baker, City Auditor  
Edward J. Booth, City Engineer  
Will Walton, City/County Planner

The many individual business, public, and community representatives who offered advice and comment during personal interviews.

### Special Consultants

Egil Wefald & Associates, Inc.  
Minneapolis, Minnesota  
(traffic engineering)

Meyer, Borgman & Johnson, Inc.  
Minneapolis, Minnesota  
(structural engineering)

Swenson & Hagen  
Bismarck, North Dakota  
(civil engineering)

Herb Baldwin Associates  
Jordan, Minnesota  
(landscape architecture)

"MINI-MALL" DESIGN STANDARDS SUPPLEMENT  
CITY OF BISMARCK, NORTH DAKOTA

A. TRAFFIC / PARKING

1. Mall streets shall be limited to two lanes of one-way traffic; each lane 12' minimum width.
2. Vehicles over 5 tons gross weight shall be prohibited, except for emergency access or local service on approval.
3. Angled parking (60 degrees) shall be provided by special bays (20' perpendicular depth) off the left-hand lane. The total number of spaces shall average at least 16 per block.
4. A separate bus stop or drop-off bay shall be provided off the right-hand lane near the middle of each block.
5. Access shall be maintained to all existing alleys and driveways along the mall, public or private, unless removed or relocated with the specific approval of the property owner.
6. Traffic signals and sign controls shall be provided at each intersection with the review and approval of the North Dakota State Highway Department.

B. PEDESTRIAN CIRCULATION

1. Sidewalks shall be provided on both sides of the street: typical width 14' each, including a 30" to 36" decorative strip at the curb edge.
2. Sidewalk elevations shall match existing conditions at street property lines and frontage entryways.
3. Crosswalks shall be provided at each intersection connecting all four corners, at a mid-block location on each block, and across all alley or driveway openings. Such crosswalks shall have a 10' minimum width and be defined by a change of material or texture, or by striping, or any combination thereof.

C. PAVING MATERIALS

1. Sidewalks: 4" concrete (refer to CS: Section 501 and 601).
2. Sidewalk edge strips: 4" textured finish or exposed aggregate concrete (refer to CS: Section 501 and 601).

3. Curb and gutter: 6" concrete combined curb and gutter section (refer to CS: Section 603), unless otherwise approved.
4. Street paving: 3" minimum bituminous surface course over prepared base course in accordance with CS: Sections 301-403.
5. Crosswalks paving: similar to above but with integrally colored or textured surface finish approved by City Engineer.

#### D. LANDSCAPING

1. Primary street trees shall be Green Ash or American Linden (Minimum 4" caliper) averaging at least 16 per block in number.
2. Other special plantings shall be in areas designated by the architect and selected to be compatible with the design and with the local growing conditions.
3. Sodding shall be done in accordance with CS: Section 1203.

#### E. LIGHTING

(More detailed lighting criteria and standards shall be developed and established as part of the design development stage, and applied to this project and future mall extensions).

1. Street lighting: provide four 1,000 watt mercury vapor lamps on 30' metal standards per block (or average spacing of 100') along the right-hand side of the street, unless otherwise approved.
2. Sidewalk lighting: Provide 100 watt directed mercury vapor lamps within 42" high metal bollards spaced approximately 20' apart along the sidewalk edge strip on both sides of the street.
3. Special or supplemental lighting shall be provided as appropriate and compatible with the above lighting system and as approved by the City.

#### F. STREET FURNITURE

(More detailed criteria and standards for street furniture shall be developed and established as part of the design development stage, and applied to this project and future mall extensions. Materials shall be coordinated for all elements).

1. Bus / waiting shelters: provide one per block located adjacent to the drop-off bay. Shelter shall provide seating for at least three persons, and protection from wind (partial) and rain.
2. Flagpole clusters: provide one cluster of 2 - 4 poles for flags or banners at each of the four corners of the "mini-mall" loop.
3. Benches: provide at least three permanent benches per block for public pedestrian use, seating at least 3 persons each.
4. Kiosks: provide one informational or poster-type kiosk per block located near the mid-block crosswalk.
5. Trash receptacles: provide at least two per block, with removable containers.
6. Miscellaneous items: signposts, phone booths, bicycle racks, and other similar items shall be designed and located as appropriate and approved by the City.

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

The Bismarck Historic Preservation Commission met on March 16, 2022 at 3:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5<sup>th</sup> Street. The meeting was held in person and via Zoom. Chair Sakariassen presided.

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

Commissioner Calvin Grinnell was not present.

Staff members present were Sandra Bogaczyk – Office Assistant II and Will Hutchings – Senior Planner.

### **MINUTES**

Chair Sakariassen called for consideration of the minutes of the February 16, 2022 meeting of the Historic Preservation Commission.

**MOTION:** A motion was made by Commissioner Nodland to approve the minutes of the February 16, 2022 meeting of the Historic Preservation Commission, as presented. 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.

Mr. Hutchings stated that the public comment section was accidentally omitted from the agenda. He then stated that no members of the public were in attendance.

### **FINAL REVIEW OF TALKING TRAILS NARRATIVE**

Mr. Hutchings stated that several other local agencies are including certain historical locations in their Talking Trails maps, which created a rationale for the Historic Preservation Commission to exclude certain sites previously identified in this project. He also mentioned, however, that other entities frequently focused on information about the same site that was different from the Historic Preservation Commission's focus and therefore determined some to be important enough to be included in the draft presented to Commission members.

Mr. Hutchings stated that staff recommends approving the narratives as drafted or as drafted with any requested revisions.

Commission members each suggested various edits and inclusions to the draft narratives. There was consensus to follow up with any corrections within a week. Mr. Hutchings stated that he would send a reminder to Commissioners.

At this time Shawn Brennan of Talking Trails joined the meeting via Zoom.

Mr. Hutchings asked if Mr. Brennan could clarify how Talking Trails could possibly introduce the next closest historical point at the end of any given site narrative. Mr. Brennan stated that if Commission members wanted the narrative to introduce another site at the end of a narrative he could easily accommodate.

At this time Commissioner Bakken joined the meeting via Zoom.

Commissioners discussed how to include historically significant buildings no longer standing. They suggested that these sites are best mentioned on the Timeline project rather than on this project. There was a consensus that important buildings which are no longer standing should be included in the Timeline project.

Mr. Hutchings distributed an example of the Talking Trails outdoor sign to the Commissioners.

Mr. Dinkins suggested to add a narrative about the murals in the Burleigh County Court House. Chair Sakariassen thanked him for pointing out the easily accessible images at that location and agreed on their importance.

**MOTION:** A motion was made by Commissioner Jackson to approve the Talking Trails draft narratives as presented with suggested modifications. The motion was seconded by Commissioner Bailey and with Commissioners Bakken, Bailey, Dinkins, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

## **FINAL REVIEW OF PRINTED HISTORIC DISTRICT WALKING MAPS**

Mr. Hutchings presented and distributed the draft Historic District Walking Maps and took this time to discuss the progress made in creating the informative document highlighting two historic districts within Bismarck. He stated that the project was completed with the help of funds from the 2021 Historic Preservation Grant for various aspects of production.

Mr. Hutchings stated that staff recommends approving the content and design proofs of the 11-inch by 17-inch document as presented or with or with any requested revisions.

Commissioners made suggestions about text and brochure design.

**MOTION:** A motion was made by Commissioner Nodland to approve the Historic District Walking Maps as presented with suggested modifications. The motion was seconded by Commissioner Jackson and with Commissioners Bakken, Bailey, Dinkins, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

Chair Sakariassen commented that the document looked great.

## **FINAL REVIEW OF HISTORIC PRESERVATION PLAN SUBCOMMITTEE TIMELINE NARRATIVES**

Mr. Hutchings stated how exciting this project has been and stated that the outcome shows enormous dedication to a project that originally was envisioned to take a few months to

complete but due to a deep interest by Commissioners in producing a comprehensive document it has culminated in a document representative of a city which takes its history seriously.

Chair Sakariassen and Mr. Bailey both congratulated the efforts and outcomes of the subcommittee in producing both a comprehensive, important and useful document for citizens and future citizens to learn from and be inspired by. Mr. Bailey stated that the methodology used is an inspiration for all who read it. Mr. Hutchings mentioned various ways the project will be used in the Bismarck 150<sup>th</sup> Anniversary celebration currently underway.

Mr. Hutchings described the process by which the document is being created and people, especially Mr. Dinkins, who is volunteering innumerable hours to create the production. Mr. Hutchings made a plea to the general public who have talent in production and design, who may be willing to volunteer their services in helping, to please call a Commission member or the City Planning Division to volunteer their services.

Mr. Jackson thanked Mr. Dinkins for the fantastic job he is doing on this project. Chair Sakariassen agreed and added complimentary comments to all who are helping with the project and stated that she was overwhelmed by the enormity of information and outcome.

Mr. Jackson stated that it has been edited but added that there is a final stamp of approval to be completed.

Mr. Hutchings stated that the City is already using some of the information on the City's Facebook page in its announcements of the sesquicentennial celebration.

At this time Commissioner Bakken left the meeting.

Mr. Dinkins mentioned that there will be both a printed and on-line version of the document and that the on-line version is intended to be regularly updated as necessary and added that a bibliography will also be included in the final production for anyone to access and is being compiled by Katherine Waldera at the Bismarck Veterans Memorial Public Library.

Chair Sakariassen suggested creating a relationship with Story Corps to make more historical narratives available to the public.

**MOTION:** A motion was made by Commissioner Nodland to approve the narratives and design concepts. 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.

## **2022 CLG CONFERENCE PLANNING**

Mr. Hutchings stated that the 2022 Certified Local Government (CLG) Conference will be held in Bismarck, one of eight CLGs in the state, and noted its overlap with the City's 150<sup>th</sup> anniversary. He asked for members' feedback regarding dates and locations they found amenable to hosting the conference. He asked members to consider speakers for the conference. He asked for one volunteer Commission member to assist. Mr. Bailey volunteered. Mr. Hutchings thanked Mr. Bailey for his assistance in organizing the event.

At this time several events, speakers, dates and suggestions were discussed. Mr. Jackson gave an overview of past conference agenda.

## **OTHER BUSINESS**

### **150<sup>TH</sup> BISMARCK ANNIVERSARY (SESQUICENTENNIAL) PLANNING EFFORTS**

Mr. Hutchings stated the history of planning for the City of Bismarck's anniversary celebration and noted marketing opportunities and scheduled events planned throughout the city. He further noted that many events are listed at the City's sesquicentennial portal online at [bismarcknd.gov](http://bismarcknd.gov).

## **ADJOURNMENT**

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 4:52 p.m. to meet again on April 20, 2022 at 3:00 p.m. in the Tom Baker Meeting Room.

Respectfully Submitted,

---

Sandra Bogaczyk  
Recording Secretary

APPROVED:

---

Amy Sakariassen, Chair