



# HISTORIC PRESERVATION COMMISSION

## MEETING AGENDA December 20, 2023

| Tom Baker Meeting Room                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3:00 p.m. | City-County Office Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The City of Bismarck encourages citizens to provide their comments via email to <a href="mailto:planning@bismarcknd.gov">planning@bismarcknd.gov</a>. The comments will be sent to the Historic Preservation Commissioners prior to the meeting and included in the minutes of the meeting. To ensure that comments are compiled and forwarded to the Historic Preservation Commission with enough time to review all comments, please submit your comments no later than 12 noon the day of the meeting. Comments should also include which agenda item number or topic your comment references and your name (anonymous</p> |           | <p>comments will not be forwarded to the Historic Preservations Commissioners or included in the minutes of the meeting).</p> <p>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:planning@bismarcknd.gov">planning@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, FreeTV.org, ROKU, Apple TV and Fire TV.</p> |
| Item No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           | Page No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## MINUTES

1. Consider approval of the minutes of the November 15, 2023, meeting of the Bismarck Historic Preservation Commission.

## PUBLIC COMMENT

2. 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. **Metropolitan Planning Organization Introduction to Historic Preservation Commission**
  - a. By Rachel Lukaszewski, MPO Director
4. **2022 Historic Preservation Fund Grant.....3**
  - a. Determine objectives of remaining funds
5. **2023 Historic Preservation Fund Grant.....8**
6. **Identification of 2024 Historic Preservation Grant Projects .....20**

## OTHER BUSINESS

7. **Other Business**

## ADJOURNMENT

8. **Adjourn:** The next regular meeting date is scheduled for January 17, 2024, at 3:00 p.m. in the Tom Baker Meeting Room.

Enclosures:

- Meeting Minutes November 2023

## MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: 2022 Historic Preservation Fund Grant

DATE: 12/15/2023

In order, to finalize our activities for the 2022 Historic Preservation Fund (HPF) grant, further discussion on the utilization of remaining funds is needed. The four project tasks outlined by this project include Administration, Hosting the 2022 Annual ND CLG Conference, 150<sup>th</sup> Anniversary of Bismarck Banners, and Publishing a Timeline of Bismarck's History (replacing the local history exhibit project task).

The Bismarck Historic Preservation Commission has completed the following project tasks:

- Administration
- Hosted the 2022 Annual ND CLG Conference
- 150<sup>th</sup> Anniversary of Bismarck (participation, not street banners)
- Published the *Timeline of Bismarck History*
  - The subscription to host the online version was renewed in September.

These activities have only used about 50% of the total allotted budget for this grant.

Although the Historic Preservation Commission provided time and support to the 150<sup>th</sup> Anniversary of Bismarck, no funds from the 2022 HPF grant were utilized to purchase the banners indicated in the grant budget. As such, we still have about 50% of the total allotted budget to utilize by the end of April 2024.

In order to utilize the rest of the allocated budget, staff is providing two potential options to the Historic Preservation Commission:

- Use the remainder of the 2022 HPF grant to purchase banners for one historic district
  - This would fall within the scope of the original budgeted purpose of this task. Requotes for materials and services will be needed. Consultation with and approval from the Bismarck Downtowners and Downtown Design Review committee should also take place. Streetlight banners are also considered a project task under the 2023 HPF grant.
- Use the remainder of the 2022 HPF grant to purchase and print more timeline booklets

- This would require submitting and receiving approval from the State Historical Society of North Dakota for a reallocation of funds. Requotes for materials will be needed. This will determine how many can be printed.

*Note: Since both project ideas will be over \$10,000, quotes from at least three different companies will be needed in order to comply with Section 7-01-03.*

### **Staff Recommended Action**

Provide direction to staff on how the remainder of the 2022 HPF grant funds should be utilized.

### **Attachments:**

1. 2022 Historic Preservation Fund contract budget
2. Excerpt from Reimbursement Request

Bismarck CLG  
2022  
Funded Budget

| Administration              |            |                |                |
|-----------------------------|------------|----------------|----------------|
|                             | Federal    | Match          | Total          |
| Coordinator's Salary        | \$0        | \$5,542        | \$5,542        |
| HPC Donated Labor           |            |                |                |
|                             |            |                |                |
| <b>Administrative Total</b> | <b>\$0</b> | <b>\$5,542</b> | <b>\$5,542</b> |

| 2022 Annual ND CLG Conference |                |                |                |
|-------------------------------|----------------|----------------|----------------|
|                               | Federal        | Match          | Total          |
| Host CLG Conference           | \$4,000        | \$0            | \$4,000        |
|                               | \$0            | \$1,333        | \$1,333        |
| HPC Donated Labor             |                |                |                |
| <b>TOTAL</b>                  | <b>\$4,000</b> | <b>\$1,333</b> | <b>\$5,333</b> |

| 150th Anniversary of Bismarck Banners |                 |                 |                 |
|---------------------------------------|-----------------|-----------------|-----------------|
|                                       | Federal         | Match           | Total           |
| Banners                               | \$4,500         | \$3,000         | \$7,500         |
| Hanging Kits                          | \$7,200         | \$4,800         | \$12,000        |
| Installation                          | \$3,600         | \$2,400         | \$6,000         |
| Design                                | \$500           | \$333           | \$833           |
| <b>TOTAL</b>                          | <b>\$15,800</b> | <b>\$10,533</b> | <b>\$26,333</b> |

| <del>Local History Exhibit</del> Timeline Project |                 |                |                 |
|---------------------------------------------------|-----------------|----------------|-----------------|
|                                                   | Federal         | Match          | Total           |
| Exhibit Production                                | \$7,500         | \$6,667        | \$14,167        |
| Exhibit Research and Design                       | \$2,500         | \$1,667        | \$4,167         |
| <b>Education Total</b>                            | <b>\$10,000</b> | <b>\$8,334</b> | <b>\$18,334</b> |

|                     | Federal         | Match           | Total           |
|---------------------|-----------------|-----------------|-----------------|
| <b>Grant Totals</b> | <b>\$29,800</b> | <b>\$25,742</b> | <b>\$55,542</b> |

|                            |          |          |          |
|----------------------------|----------|----------|----------|
| 40% Minimum Required Match | \$29,800 | \$19,867 | \$49,667 |
|----------------------------|----------|----------|----------|

**REIMBURSEMENT REQUEST AND MATCH REPORTING FORM**

for the Historic Preservation Grant Program administered by the State  
Historical Society of North Dakota

|                                      |                                                                                                   |            |                  |
|--------------------------------------|---------------------------------------------------------------------------------------------------|------------|------------------|
| Project #:                           | 38-05-20436   Bismarck CLG FFY 2022                                                               | Request #: | 1                |
| Project Name:                        | Administration, CLG Conference, Timeline of Bismarck History (Replaced Traveling History Exhibit) | Grantee:   | City of Bismarck |
| Time Period covered by this request: | July 15, 2022 to January 31, 2023                                                                 |            |                  |

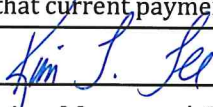
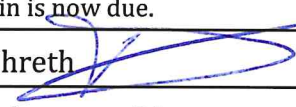
(a) Grant (b) Match

|                                                                 |              |              |
|-----------------------------------------------------------------|--------------|--------------|
| 1. Agreement amounts                                            | \$ 29,800.00 | \$ 25,742    |
| 2. Amount of reimbursement requested                            | \$ 14,289.25 |              |
| 3. Amount of match reported                                     |              | \$129,586.82 |
| 4. Total amount of reimbursement received (before this request) | \$ 0         | 0            |
| 5. Total amount of match credited (before this request)         | \$ 0         | \$ 6,332.17  |

**Please attach all receipts, invoices, pay records, donated labor and equipment sheets, etc.  
required to document expenses.**

**CERTIFICATE FOR PAYMENT**

I certify that to the best of my knowledge, information and belief the work covered by this Payment Request has been completed to date in accordance with the Agreement, that all amounts have been incurred in conformance to the Agreement and have been claimed in previous Payment Requests, that all reporting requirements and scheduled activities have been met to date, and that current payments requested herein is now due.

By: Kim Lee  | Ben Ehreth  Date: 03/07/23

Position: Planning Manager | Community Development Director

**For State Historical Society of North Dakota Use Only****Certification For Payment**

Project Personnel: Based on on-site inspections of work and/or review of reports and other materials submitted by the Grantee, I certify that to the best of my knowledge, information and belief that the work covered by this Payment Request has been completed to date in accordance with the Agreement, that all reporting requirements and scheduled activities have been met to date, and that the Grantee is entitled to payment.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Grant Personnel: Based upon review of this Payment Request and attached auditable records, I certify that to the best of my knowledge, information and belief that all amounts covered by this Payment Request have been incurred in conformance to the Agreement and have not been claimed in previous Payment Requests, and that the Grantee is entitled to payment.

By: \_\_\_\_\_ Date: \_\_\_\_\_

My records concur with the above figures.

SHSND Grant Officer

Date: \_\_\_\_\_

Project Code: COMDEVG.HPF.2022

G/L's: 293-193-143-4610-100

Advertising/Promotions

## Expense Ledger (By project)

| PO Date                       | Vendor              | Purpose                             | HPF Project                   | G/L                         | Total       |
|-------------------------------|---------------------|-------------------------------------|-------------------------------|-----------------------------|-------------|
| 7/25/2022                     | Lady J's Catering   | Deposit for Catering & Venue        | 2022 Annual ND CLG Conference | 293-193-143-4610-100        | \$ 1,000.00 |
| 8/4/2022                      | Harlows Bus Service | Charter Bus for Highland Acres Tour | 2022 Annual ND CLG Conference | 293-193-143-4610-100        | \$ 900.00   |
| 9/25/2022                     | The Printers        | Highland Acres Tour Brochure        | 2022 Annual ND CLG Conference | 293-193-143-4610-100        | \$ 89.00    |
| 9/30/2022                     | Lady J's Catering   | Balance on Catering & Venue         | 2022 Annual ND CLG Conference | 293-193-143-4610-100        | \$ 800.00   |
| 10/4/2022                     | Lady J's Catering   | Refund on Catering & Venue          | 2022 Annual ND CLG Conference | 293-193-143-4619-100        | \$ (65.45)  |
| 2022 Annual ND CLG Conference |                     |                                     |                               | TOTAL HPF Activity Expenses | \$ 2,723.55 |

| PO Date             | Vendor | Purpose           | HPF Project         | G/L                         | Total |
|---------------------|--------|-------------------|---------------------|-----------------------------|-------|
|                     |        | [Banners]         | Streetlight Banners | 293-193-143-4610-100        |       |
|                     |        | [Tools]           | Streetlight Banners | 293-193-143-4610-100        |       |
|                     |        | [Labor]           | Streetlight Banners | 293-193-143-4610-100        |       |
|                     |        | [Design Services] | Streetlight Banners | 293-193-143-4610-100        |       |
| Streetlight Banners |        |                   |                     | TOTAL HPF Activity Expenses | \$ -  |

| PO Date                      | Vendor            | Purpose                        | HPF Project         | G/L                         | Total        |
|------------------------------|-------------------|--------------------------------|---------------------|-----------------------------|--------------|
| 11/7/2022                    | Dakota Awards Inc | Awards                         | Timeline publishing | 293-193-143-4610-100        | \$ 413.61    |
| 1/31/2023                    | United Printing   | Printing & Binding 2500 copies | Timeline publishing | 293-193-143-4610-100        | \$ 11,152.09 |
| Timeline of Bismarck History |                   |                                |                     | TOTAL HPF Activity Expenses | \$ 11,565.70 |

\$ 14,289.25

## M E M O R A N D U M

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: 2023 Historic Preservation Fund Grant

DATE: 12/15/2023

As the Historic Preservation Commission's year comes to an end, further discussion is needed regarding this Commission's 2024 project goals for the 2023 Historic Preservation Fund (HPF) grant. No 2023 HPF grant funds have been utilized so far.

Four project tasks were outlined and budgeted for under the 2023 HPF grant. Based on these objectives outlined below, the following activities pertaining to the 2023 grant have been conducted:

| Project                                | Project Objectives                                                                                                                                                                                                                                                              | Activities Conducted To-date                                                                                                                                                                                                                         | Things to Consider for Future Activities                                                                                                                                                                                 |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Administrative Budget                  | Administrative support for the BHPC including preparation of agenda packets, organizing tasks, maintenance of projects, and other associated record keeping                                                                                                                     | Administrative support for the BHPC including preparation of agenda packets, organizing tasks, maintenance of projects, and other associated record keeping                                                                                          | <ul style="list-style-type: none"> <li>Nothing new to add to tasks already being conducted</li> </ul>                                                                                                                    |
| Historic District Street Light Banners | Create and hang historic banners on streetlights in key locations of the City's historic districts. This project would hang a total of 80 banners (20 in the Downtown Historic District, 25 in the Cathedral Historic District, and 35 in the Highland Acres Historic District) | Previous discussions under the 2022 HPF grant including potential locations of streetlight banners in the Cathedral and Highland Acres Historic Districts, and previous designs and estimates for fabric and vinyl banners from local sign companies | <ul style="list-style-type: none"> <li>New quotes will be needed (minimum of 3)</li> <li>Finalization of designs</li> <li>Cost of each type of banner</li> <li>Approval from Downtown Design Review committee</li> </ul> |

|                                             |                                                                                                                                                                                                           |                                                                                  |                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             |                                                                                                                                                                                                           |                                                                                  | and the Downtowners                                                                                                                                                                                                                                                                                                                           |
| Historic District Walking/Driving Tour Maps | Reprint maps of the Cathedral and Downtown Historic Districts (1500 each). Design and print maps of the Highland Acres Historic District (3000)                                                           | Currently in discussion with printers about the Highland Acres Historic District | <ul style="list-style-type: none"> <li>• New quotes will be needed for all Historic Districts</li> <li>• Finalization of Highland Acres map design</li> <li>• Inclusion of notice of HPF, NPS, and DOI project funding</li> <li>• 150<sup>th</sup> Year logo will need to be removed from the Cathedral and Downtown district maps</li> </ul> |
| Conference Attendance and Training          | Purchase membership to the National Alliance of Preservation Commissions for two years. Additionally, two (2) Commissioners and the staff coordinator will attend the NAPC's biennial Forum in July 2024. | Staff is looking to purchase 2024 NAPC membership                                | <ul style="list-style-type: none"> <li>• Availability of selected Commission Members to attend Forum</li> <li>• July 31<sup>st</sup>- August 4<sup>th</sup>, 2024</li> </ul>                                                                                                                                                                  |

### Staff Recommended Action

Staff is recommending that the Historic Preservation Commission review and provide direction to staff for the 2023 HPF grant project priorities for 2024.

### Attachments:

1. Potential 2024 Timeline
2. 2023 HPF Budget
3. Previously discussed Streetlight banner designs
4. Previously discussed streetlight banner locations (Cathedral and Highland Acres Historic Districts)
5. Previous Cathedral and Downtown Historic District walking tour map layouts

| Project                                     | Potential Timeline for 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Administrative Budget                       | <ul style="list-style-type: none"> <li>Continue as is. No specific timeline needed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Historic District Street Light Banners      | <ul style="list-style-type: none"> <li>January-March – Discuss and finalize designs and locations for each historic district (Include Public Works and Engineering in discussions for installation and location of banners)</li> <li>April – Obtain quotes for vinyl and fabric banners (80 total); Obtain installation quotes; Discuss and obtain approval from Downtowners and Downtown Design Review for downtown banner designs</li> <li>May – Order banners</li> <li>June-July – Start installing banners</li> </ul> |
| Historic District Walking/Driving Tour Maps | <ul style="list-style-type: none"> <li>January-March – Discuss and finalize design for Highland Acres tour map</li> <li>April – Obtain quotes to print and reprint all historic district maps</li> <li>May – Order maps</li> </ul>                                                                                                                                                                                                                                                                                        |
| Conference Attendance and Training          | <ul style="list-style-type: none"> <li>December-January – Order 2024 NAPC membership</li> <li>January-March – Registration for conference opens; Decide which Commission members are free to attend</li> <li>March-April – Start making/confirming travel arrangements</li> <li>July 31-August 4 – Staff and 2 Commission members attend conference</li> <li>August 21<sup>st</sup> – Present to HPC</li> </ul>                                                                                                           |

Bismarck CLG  
2023  
Funded Budget

| Administration              |            |                |                |
|-----------------------------|------------|----------------|----------------|
|                             | Federal    | Match          | Total          |
| Coordinator's Salary        | \$0        | \$5,696        | \$5,696        |
| HPC Donated Labor           |            |                |                |
|                             |            |                |                |
| <b>Administrative Total</b> | <b>\$0</b> | <b>\$5,696</b> | <b>\$5,696</b> |

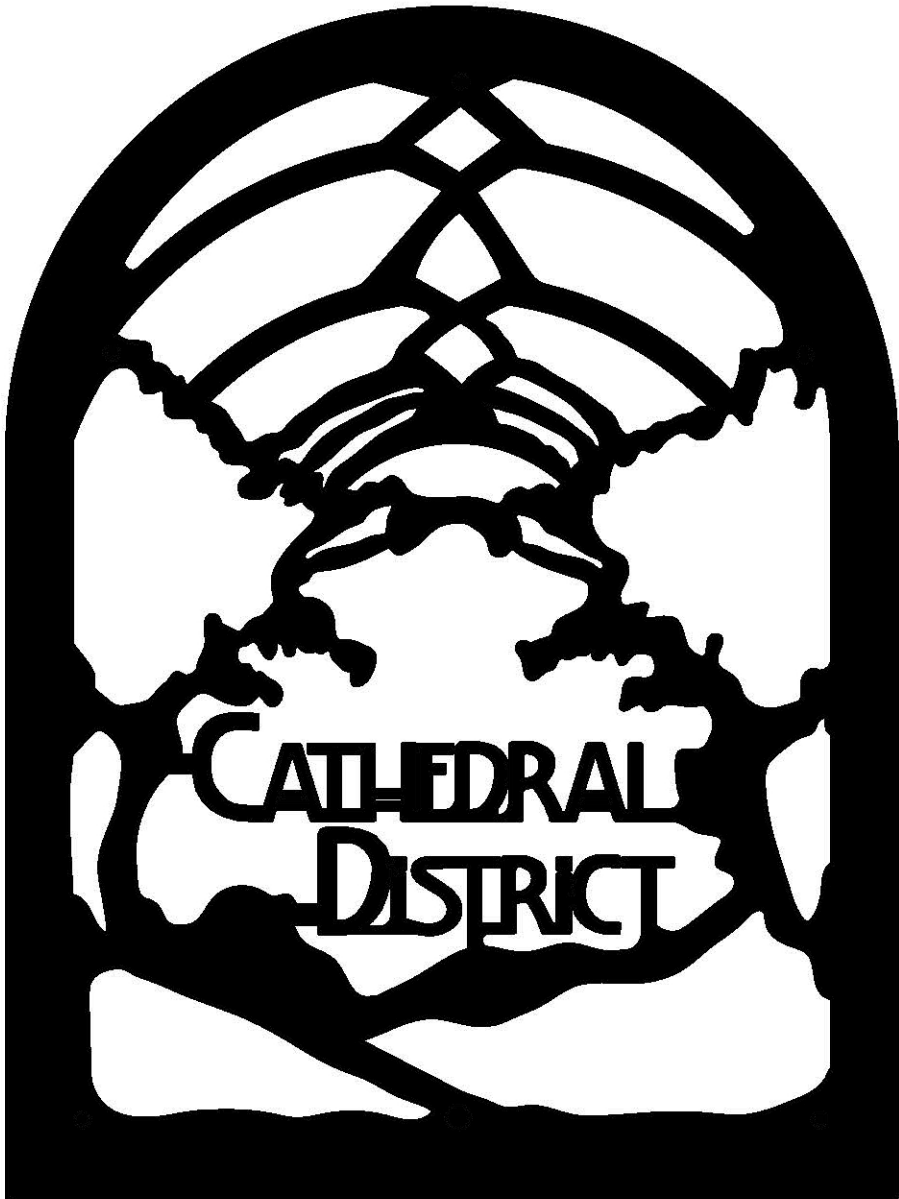
| Historic District Street Light Banners |                 |                |                 |
|----------------------------------------|-----------------|----------------|-----------------|
|                                        | Federal         | Match          | Total           |
| Banners                                | \$6,000         | \$0            | \$6,000         |
| Light Pole Banners                     | \$1,800         | \$1,200        | \$3,000         |
| Installation                           | \$0             | \$6,000        | \$6,000         |
| Design and Media Rights                | \$4,000         | \$0            | \$4,000         |
| <b>TOTAL</b>                           | <b>\$11,800</b> | <b>\$7,200</b> | <b>\$19,000</b> |

| Historic District Walking Tour Maps  |                |                |                |
|--------------------------------------|----------------|----------------|----------------|
|                                      | Federal        | Match          | Total          |
| Design & Printing - Highland Acres   | \$2,000        |                | \$2,000        |
| Design & Printing - Cathedral        | \$1,000        |                | \$1,000        |
| Design & Printing - Downtown         | \$1,000        |                | \$1,000        |
| Content Development - Highland Acres | \$1,000        |                | \$1,000        |
| In Kind                              | \$0            | \$1,000        | \$1,000        |
|                                      |                |                |                |
| <b>TOTAL</b>                         | <b>\$5,000</b> | <b>\$1,000</b> | <b>\$6,000</b> |

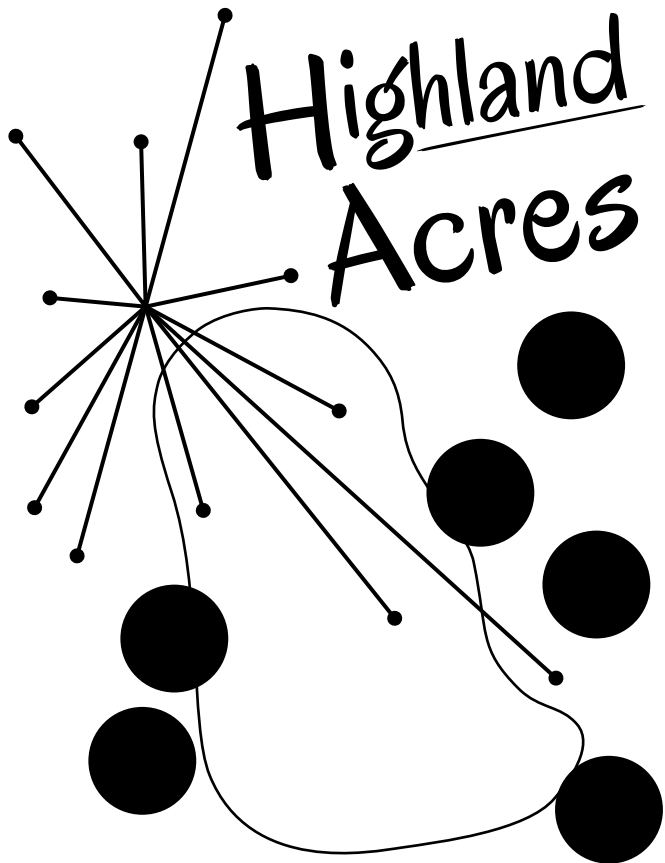
| Conference Attendance  |                |                |                 |
|------------------------|----------------|----------------|-----------------|
|                        | Federal        | Match          | Total           |
| NAPC Membership        | \$300          | \$0            | \$300           |
| Conference Attendance  | \$7,500        | \$0            | \$7,500         |
| In Kind                | \$0            | \$3,000        | \$3,000         |
| <b>Education Total</b> | <b>\$7,800</b> | <b>\$3,000</b> | <b>\$10,800</b> |

|                     | Federal         | Match           | Total           |
|---------------------|-----------------|-----------------|-----------------|
| <b>Grant Totals</b> | <b>\$24,600</b> | <b>\$16,896</b> | <b>\$41,496</b> |

|                            |          |          |          |
|----------------------------|----------|----------|----------|
| 40% Minimum Required Match | \$24,600 | \$16,400 | \$41,000 |
|----------------------------|----------|----------|----------|

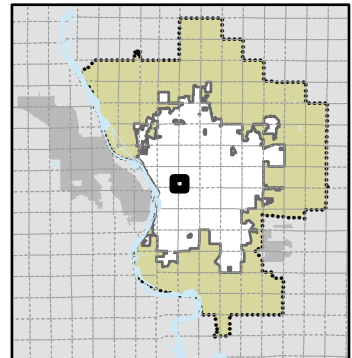
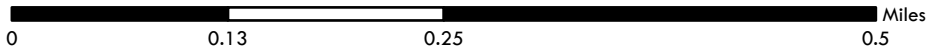
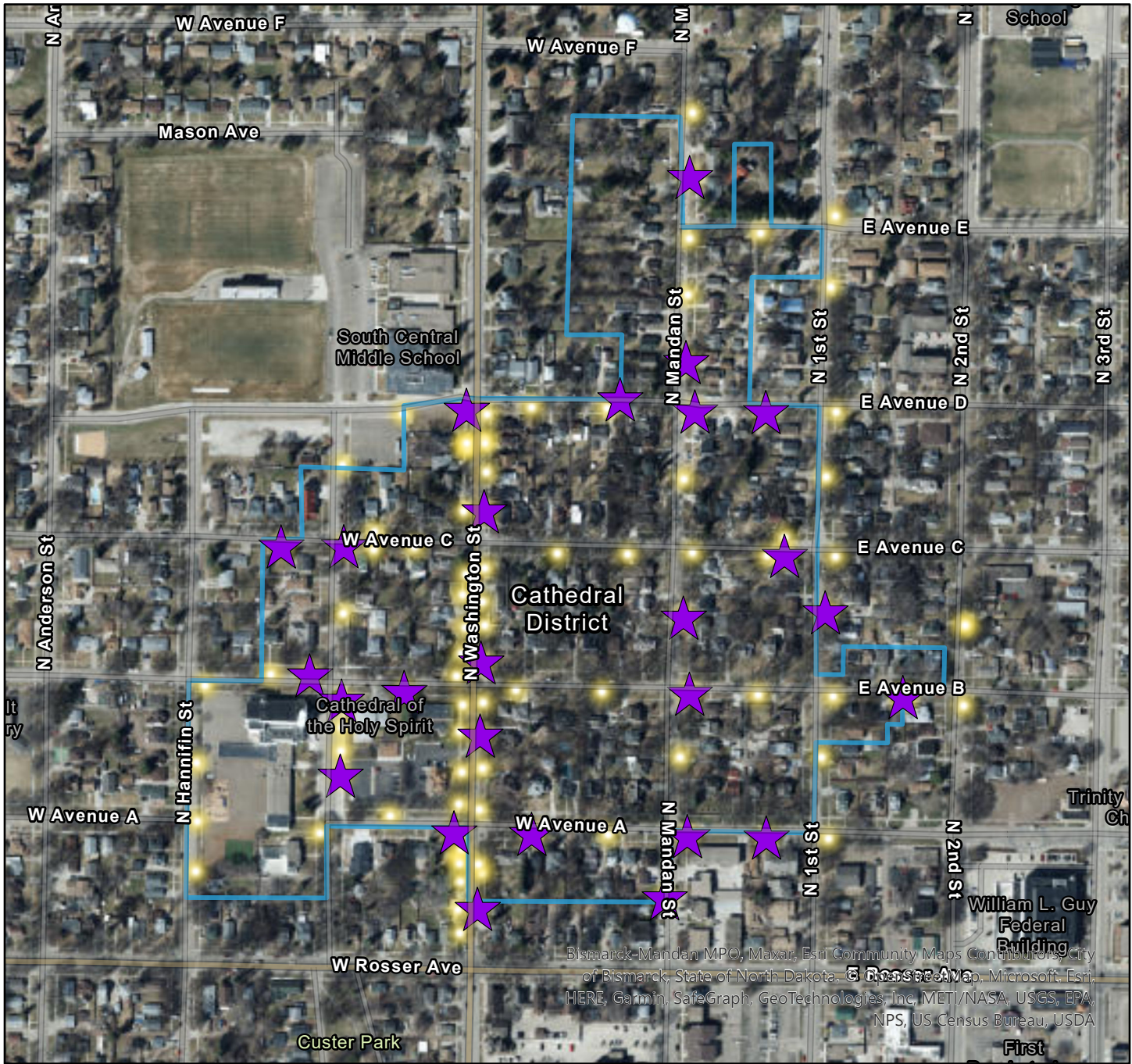


Original Design





Cathedral Area Historic District  
Proposed Banner Locations



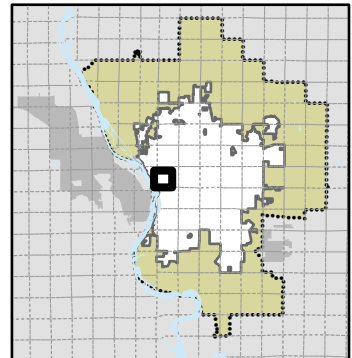
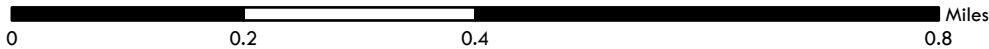
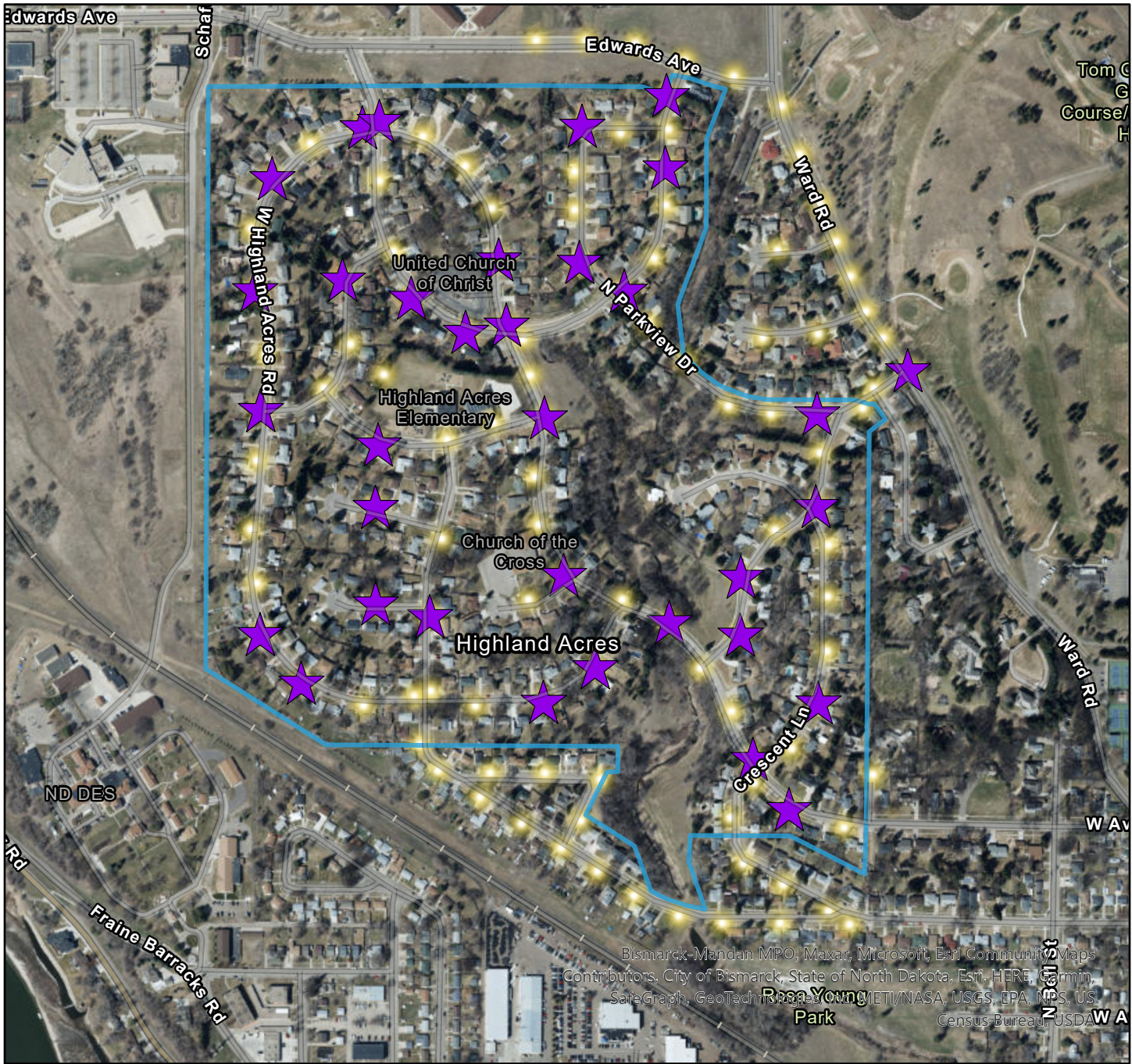
- ★ Banner
- Historic District Boundary
- Street Light Poles

City of Bismarck  
Community Development Department  
Planning Division  
July 14, 2022 (WRH)

*This map is for representational use only and does not represent a survey.  
No liability is assumed as to the accuracy of the data delineated hereon.*



Highland Acres Historic District  
Proposed Banner Locations

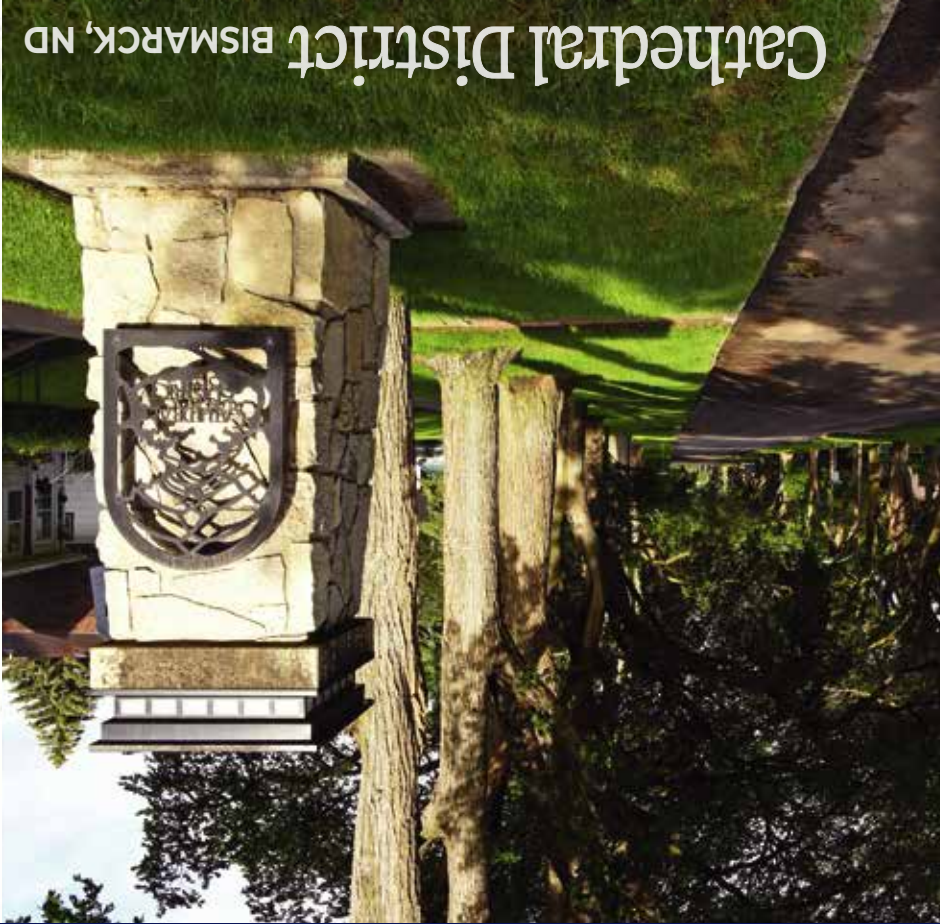


- ★ Banner
- Historic District Boundary
- Street Light Poles

City of Bismarck  
Community Development Department  
Planning Division  
July 14, 2022 (WRH)

*This map is for representational use only and does not represent a survey.  
No liability is assumed as to the accuracy of the data delineated hereon.*

The Cathedral Area benefits from the many trees planted in the boulevards. They were a feature planned in the teens and 1920s to beautify the growing community of Bismarck. Today, the mature trees visually, physically, and economically enhance and help to define the Bismarck Cathedral Area Historic District. American Elms are the dominant landscape feature of the district. Hundreds of them form canopies along the streets. The average spacing of the trees is approximately twenty feet.



In 1906 Clarence B. Little, an attorney, First National Bank president, and founder of the Provident Life Insurance Co., purchased property on the hill overlooking Bismarck's early commercial core and built a stately home for himself. His Queen Anne and Shingle Style turreted mansion at 304 W Avenue A set the trend for other well-to-do Bismarck residents, who quickly bought up lots along Avenues A and B. The neighborhood, now known as the Cathedral Area because it includes the 1945 Art Moderne Cathedral of the Holy Spirit, has retained much of its historic character. Remarkably intact, these homes look much the same as they would have when they were first constructed by a

The area served as the area of residence for many of the most prominent and influential figures of early twentieth-century Bismarck, several of whose fame extended far beyond North Dakota's boundaries. NorthWashington Street, the major thoroughfare that transects the neighborhood, was thoughtfully re-designed in recent years to move traffic efficiently while simultaneously preserving the integrity of the Cathedral Area. The area was listed in the National Register of Historic Places in 1980 and is Bismarck's first historic district.

Colonial Revivals. The area served as the area of residence for many of the most prominent and influential figures of early twentieth-century Bismarck, several of whose fame extended far beyond North Dakota's boundaries. Many of the homes built in this neighborhood were designed by architects like Arthur Van Horn, Frederick W. Keith, W.F. Kurke, Ashelman and Cage, and Purcell, Feick, and Elmslie, adding not only to the historic significance of the area, but to its eclectic aesthetic and charm. Its boundaries capture a variety of architectural styles, from modestly-sized Storybook and Tudor Revival bungalows to handsome Craftsman homes and Regal Colonial Revivals. The area served as the area of residence for many of the most prominent and influential figures of early twentieth-century Bismarck, several of whose fame extended far beyond North Dakota's boundaries. Many of the homes built in this neighborhood were designed by architects like Arthur Van Horn, Frederick W. Keith, W.F. Kurke, Ashelman and Cage, and Purcell, Feick, and Elmslie, adding not only to the historic significance of the area, but to its eclectic aesthetic and charm. Its boundaries capture a variety of architectural styles, from modestly-sized Storybook and Tudor Revival bungalows to handsome Craftsman homes and Regal Colonial Revivals.

progressive-minded era of North Dakotans. There existed an uncommonly democratic mix of residents, income ranges, and architectural styles indicative of the economic nature and social development distinguishing Bismarck's early growth and settlement from 1905-1949.



Neil O. Churchill, former Bismarck mayor and founder of the best baseball team in the history of the state once said of his life, "If there was another side of the tracks, that is where I was born." Churchill was born in St. Croix Falls, WI. As a youth, he worked hard to support his family but baseball had become his true passion. He played every summer and in 1912 he was a star catcher on a Minnesota-Wisconsin interstate league with future major league Hall of Famer Burleigh Grimes. Churchill came to Bismarck in 1918 and took a job with the Lahr Motor Sales Company, a career well-suited to his exuberant personality. A few years later he invested in the reorganization of Wickham Corwin's Bismarck franchise, forming Corwin-Churchill Motors; one of the largest dealerships in the state. Maintaining his interest in sports, Churchill organized the Bismarck baseball team. A bold move at the time, Churchill hired star players from the Negro Leagues, creating an interracial team more than a decade before Jackie Robinson broke the color barrier in Major League baseball.



**Bismarck's semi-pro baseball team.** From left to right: Joe Desiderator, Al Leary, Neil Churchill (manager), Dan Oberholzer, Ed Hendee. Standing: Hilton Smith, Red Haley, Barney Morris, Satchel Paige, Moose Johnson, Quincy Troupe and Ted Radcliffe. *Bismarck Tribune* August 9, 1935, page 8, *State Historical Society of North Dakota*.

**Sources for this information:**  
United States Department of the Interior  
National Register of Historical Places  
National Park Service  
**SPONSORED BY:**  
Bismarck Historic Preservation Commission  
**PHOTOS:**  
Alex Sakariassen, State Archives, Google Maps,  
City of Bismarck – Justine Thompson, photographer

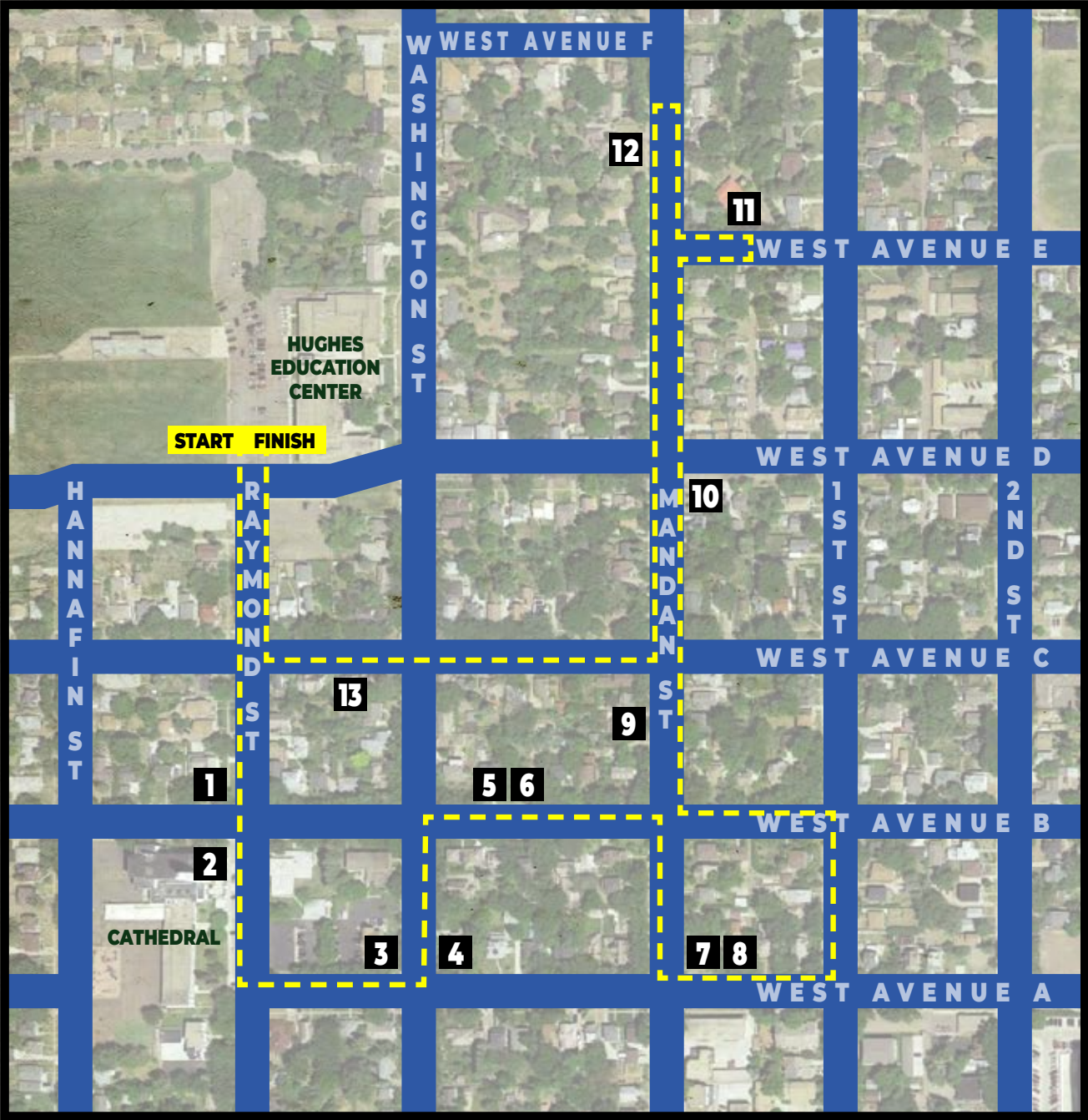


*This project was funded by the Historic Preservation Fund, National Park Service and the Department of the Interior. Any opinions, findings, and conclusions or recommendations expressed in this material do not necessarily reflect the views of the Department of the Interior.*

# CATHEDRAL DISTRICT

BISMARCK, NORTH DAKOTA

*Historic  
Neighborhood  
Walking Tour*



**1. 402 WEST AVENUE B**  
Prairie Style  
1910

**Timothy R. Atkinson (1896-1937)**  
**Architects:** William Gray Purcell & George Elmslie, Minneapolis  
Timothy R. Atkinson arrived in Bismarck in 1905 and served as N.D. State Engineer 1906-1914. He is credited with the extensive development of engineering projects in communities throughout western North Dakota. In 1910, Atkinson built a visionary Prairie Style home at 402 Avenue B West.



**2. 520 NORTH RAYMOND STREET**  
Art Deco  
1945  
**Cathedral of the Holy Spirit**  
**Architect:** William F. Kurke, Fargo  
Art Deco is an architectural style that rose to prominence during the Jazz Age between the World Wars. Sometimes referred to as Art Moderne, it fuses bold, futuristic, streamlined shapes with clean geometric decorative elements.



**3. 304 WEST AVENUE A**  
Shingle Style  
1902

**Clarence Belden Little (1857-1941)**  
“Colonel” Little came to Bismarck in 1882. An attorney and leader in finance and politics, he was a founder and president of the First National Bank and Trust and Provident Life Insurance companies. Little served in the N.D. State Senate 1889-1909. His shingle style mansion and carriage house set the bar for residential development of “The Hill” neighborhood. For many years, it served as a convent for the Sisters of St. Benedict and now houses the N.D. State Bar Association.



**4. 232 WEST AVENUE A**  
Tudor Revival  
1910  
remodeled  
1931

**George D. (1879-1936) and Stella (1892-1973) Mann**  
**Architects:** Bugenhagen & Molander, Minot  
George and Stella Mann were owners and publishers of North Dakota’s oldest newspaper, The Bismarck Tribune. Mann came to Bismarck in 1914 as editor and turned the run-down newspaper into a highly respected publication. Stella Hilleboe Mann served as publisher following her husband’s death in 1936 until 1962. Under her direction, the Tribune received a Pulitzer Prize in 1937. In 1931, the Manns remodeled the original 1910 Foursquare house into a grand Tudor Revival.



**5. 226 WEST AVENUE B**  
Classical Revival —  
Colonial  
1916  
**Frank E. Shepard House**  
**Architect:** Arthur Van Horn, Bismarck

Classical Revival architecture is a stylistic interpretation derived from ancient Greek and Roman Classical orders. Its most popular form in America is the Colonial Revival. It is characterized by balanced symmetrical facades, formal lines, and such classical decorative details as colonnaded entrance porches, pedimented doors and windows, dentils, quoins, and pilasters.



**6. 220 WEST AVENUE B**  
Tudor Revival  
1914  
**Clyde L. (1877-1967) and Rosa (1877-1962) Young**  
Clyde L. Young was Bismarck’s city attorney 1923-1933 and general counsel of Provident Life Insurance Company 1916-1962. Young is known as the “father of the Bismarck Public Library,” which he founded with C.B. Little and George F. Will in 1916. His wife, Rosa Christie Young, was a charter member of the Bismarck Park Commission and served from it’s inception in 1927 until 1950. Rosa Young Park is named in her honor. In 1914, the Young’s built a stately Tudor Revival at 220 West Avenue A which they occupied until Rosa’s death in 1962.



**7. 120 WEST AVENUE A**  
Prairie Style  
1912  
**Patrick Byrne House**  
**Architects:** William Gray Purcell & George Elmslie, Minneapolis  
Prairie Style is an architectural form original to the American Midwest and can be credited directly to the genius of Frank Lloyd Wright during his years in Oak Park, Illinois. Common features include broad eaves, cantilevered terraces, low hipped or gabled roof lines and ganged windows, often incorporating art glass design.



**8. 114 WEST AVENUE A**  
Craftsman Bungalow  
1906  
**William Langer (1886-1959)**  
“Wild Bill” Langer was elected N.D. Attorney General in 1916 as the newly-formed Non-Partisan League (NPL) swept to statewide victory. In 1932, he was elected N.D. Governor. Removed from office by the N.D. Supreme Court in 1934, he was later acquitted of fraud charges and again elected governor in 1936. Langer was elected as a Republican to the U.S. Senate in 1940 and served until his death in his fourth term. Throughout his career, he concentrated on making life easier for North Dakota farmers. In 1923, Langer purchased the Craftsman Bungalow at 114 West Avenue A and lived there until his move to the Governor’s Mansion.



**9. 618 NORTH MANDAN STREET**  
Tudor Revival  
1928  
**Neil O. Churchill House**  
Neil Churchill served as mayor Bismarck. from 1939 to 1946. During the height of his sports career, Churchill and his family resided in this home built by local contractor John Beattie. They later resided in a second house, also in the Cathedral Area Historic District, the Ervin H. L. Versperman House at 410 W. Avenue B.



**10. 723 NORTH MANDAN STREET**  
Arts & Crafts —  
Storybook  
1928  
**Clifford R. McConoughey House**  
**Architect:** Herman M. Leonhard, Bismarck

The Arts and Crafts tradition in architecture originated in 19th century Britain in reaction to the impersonality of the industrial age. The architecture exhibits a whimsical quality, encompassing many individual styles such as Bungalow, Tudor and Storybook. It is often characterized by asymmetrical facades, rustic materials, and informal design elements such as stone-dressed doorways and windows, open porches, projecting eaves with overhanging rafters, and large windows with leaded-glass decoration.



**11. 112 WEST AVENUE E**  
Spanish Colonial Revival  
1949  
**George F. Will (1884-1955)**  
George F. Will was born in Bismarck to Pioneer Seed House nurseryman Oscar H. Will. Will studied at Harvard, and in 1905, conducted the first archaeological excavation at the Double Ditch Village site north of Bismarck. Will earned respect as a plant geneticist, climatologist, archaeologist, ethnologist, historian, outdoorsman, and conservationist. He served on the Bismarck School Board for more than 30 years and was president of the N.D. Historical Society and the Bismarck Public Library. In 1949, Will built an impressive Spanish Colonial Revival residence at 112 West Avenue E where he lived until his death.



**12. 912 NORTH MANDAN STREET**  
Arts & Crafts  
1935  
**Clell (1900-1962) and Ruth (1906-1988) Gannon**  
Clell Gannon, a talented artist and poet, is best known for the murals he painted in the Burleigh County Courthouse and the Bismarck High School library. Clell and Ruth Gannon designed and built their stone Arts and Crafts Norman Cottage “The Cairn” in 1935. It became home to a WPA-inspired poetry society and press, which they shepherded for many years. In 1948, Clell Gannon received a Citation Award, and was added to the Honor Roll of the American Artists Professional League. The Gannon Gallery in the library at Bismarck State College is named in their honor.



**13. 313 WEST AVENUE C**  
Tudor Revival  
1938  
**Dr. Engrebretson House**  
Two-story stucco and timbered building with a steep roof with cross gable construction. Second floor timbered gable projection overhangs above front door and garage. Long main facade wall set with five casement window panels of 8 vertical panes. In timbered second floor gable end a 6-over-6 window is centered. A diamond-shaped paned window is just to the left of doorway. Doorway is framed with tortured timbers as is garage entry. Exposed sculpted stucco chimney rises at east gable end.



**ED PATTERSON**

Edward C. Patterson was a larger-than-life personality, and a man thoroughly entwined in Bismarck's history. He arrived in Bismarck in 1882 as an energetic 16-year-old and started working as a barber. By 1893 the Pattersons had acquired the Sheridan House hotel. At one time or another Patterson's hotel interests included the Grand Palace Hotel, the Soo Hotel, the Sheridan House, the Northwest Hotel, and the McKenzie Hotel. The McKenzie Hotel on Main Avenue and 5th Street was built by Patterson in 1910 as the McKenzie Hotel, opening for business on January 1, 1911, just in time for the legislative session. It was named to honor his friend and political crony Alexander McKenzie. Politics were a passion for Patterson, and he held many local offices through the years. The building was renamed The Patterson in 1927.

After Prohibition, in 1933, Patterson opened a bar and grill known as Peacock Alley, and a tavern known as The Ring on the ground floor of the Soo Hotel on 5th Street. The walls of this establishment were covered with pictures of prize fighters. His lifelong interest in prize-fighting prompted Patterson to bring well-known boxers and other entertainment figures to Bismarck.

**GEORGE AND STELLA MANN**

In 1911, George Douglas Mann became editor of the Bismarck Tribune, purchasing the newspaper from the Marshall H. Jewel estate in 1917. During the Great Depression, the Tribune produced a series of articles urging a "Self Help for the Dust Bowl" program that advocated the practices of diversified agriculture, the utilization of water-conservation, and the benefits of irrigation. George Mann died in 1936, but his widow Stella Irene Mann and her staff continued this campaign, ultimately earning The Bismarck Tribune a Pulitzer Prize. Mann served as publisher of the Tribune until her own retirement in 1951.



## Early citizens that were influential to Bismarck's growth

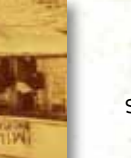
The city of Bismarck is located in south-central North Dakota on the east bank of the Missouri River. It is the Burleigh County seat and the state capital.

The Downtown Bismarck Historic District encompasses portions of eleven blocks in Bismarck's historic core. It is bounded by the historic Northern Pacific Railway mainline on the south and extends as far as 6th Street on the east, Thayer Avenue on the north and Washington Street on the west.

For four raucous years, 1873-1876, the stretch of 4th Street, between Main and Broadway Avenue, was a wild-west boardwalk of wood-fronted gambling saloons, dancehalls and brothels that became known as Bloody Fourth Street.



**Aftermath of**



**4th**



A large fire on August 8th, 1898 left this area from the Northern Pacific tracks north along 4th Street to Thayer Avenue in ruins. Substantial three story brick buildings were melted into charred heaps of rubble, and residences as far away as six blocks were damaged and destroyed. This brought in an urban renewal style project for Bismarck. The buildings display a variety of architectural styles and influences of the early 20th century. The historic commercial core is firmly anchored by architectural landmarks. The most prominent of these are the McKenzie Hotel, Civic Auditorium, Burleigh County Courthouse, Webb Brothers Block, Dakota Block, Hughes Apartment Building, Federal Courthouse, and the Tribune Building.

## DOWNTOWN BISMARCK HISTORIC DISTRICT

## 20. FEDERAL COURT

The federal government constructed this three-story building at the northwest corner of Broadway Avenue and 3rd Street in 1913. Architectural plans for the edifice were prepared by the Treasury Department's supervisory architect, James Knox. Upon completion, the Renaissance Revival-style building housed a Federal Post Office and District Court, one of only four such facilities in North Dakota. A three-story rear wing was added in 1937. The building was nominated to the National Register in 1976.



## 21. VAN HORN / PRINCE HOTEL

The Van Horn Hotel is on the west side of 3rd Street between Main Avenue and Broadway Avenue. Local entrepreneur and industrialist, Edmond Hughes, financed the construction of the original portion of the four story hotel in 1916 and added a four-story wing to the north in 1926. Hughes relied on the services of local architect Arthur Van Horn for the design of both the 1916 hotel and 1926 wing. The Van Horn Hotel has been listed in the National Register since 1984.



## 22. LOGAN

The Logan Building is on the west side of 3rd Street between Main Avenue and Broadway Avenue. The Logan Grocery was one Bismarck's first retail establishments and remained in operation at this general location for over sixty years. A. W. Logan opened the grocery at the corner of 3rd Street and Broadway Avenue in 1877. Logan had become sufficiently established to warrant construction of a new store on 3rd Street in 1881. After that building was destroyed in downtown Bismarck's 1898 fire, he quickly rebuilt on-site.



## 23. HUGHES / MASON APARTMENTS

The Hughes Apartment Building is a free-standing three-story building at the northwest corner of Broadway Avenue and 2nd Street. Edmond Hughes financed the construction of the original building in 1922 and reportedly relied on the services of Arthur Van Horn for its architectural design. The building included several retail shops on the first story, while the upper stories housed apartment-style living units. In 1926, the building received a large three-story addition that increased the total number of apartments to over forty units. That addition became known as the "Mason Apartments."



**ARTHUR VAN HORN**

Arthur Van Horn was born in New Jersey. He moved to Bismarck and set up shop as an architect in 1883, designing commercial and residential structures. His long career saw many changes in building technology and in architectural styles, and his influence was felt around the region. Among the commercial structures he designed in Bismarck are the Civic Auditorium, now known as the Belle Mehus Auditorium, the Van Horn Hotel, the Capital Chevrolet Building, the Hughes Auto Building Mason Apartments. His local residential corner of Avenue C and 4th Street, and the 100 W Avenue A in the Cathedral Area. He worked with Karl A. Loven as Van Horn & Rittenbush Brothers from 1920 until 1917 to 1919, and with Robert A. and Clarence



**MEYER AND MOLLIE EPPINGER**

Among the early merchants in the new town of Bismarck were Meyer Frisinger and

Over the years, Meyer and Mollie continued to build their assets by investing in real estate throughout the downtown, particularly around



**DR. BENJAMIN F. SLAUGHTER AND  
LINDA WARFEL SLAUGHTER**

Dr. Slaughter met his wife, Linda Warfel Slaughter in

Slaugethers arrived at the very beginnings of the community that grew around Camp Hancock. Dr. Slaugether retired from service in Dakota Territory in the early 1870s, the territory in 1868, transferred to several military posts in 1870, and devoted his time to community building and local health matters, for a time even serving as postmaster for Bismarck. Linda was deeply involved in community issues and needs as well, becoming in turn the first teacher, the first superintendent of schools in the new Burleigh County, and the first postmistress of Bismarck. She started Bismarck's first Sunday school in her own Camp Hancock home in 1872, and its first public school—the Bismarck Academy in 1873.



**Sources for this information:**

United States Department of the Interior

National Register of Historical Places

## National Park Service

**SPONSORED BY:**

## Bismarck Historic Preservation Commission

## PHOTOS:

Emily Sakariassen, Blake Dinkins,  
State Archives, Google Maps



*This project was funded by the Historic Preservation Fund, National Park Service and the Department of the Interior. Any opinions, findings, and conclusions or recommendations expressed in this material do not necessarily reflect the views of the Department of the Interior.*

# *Historic Buildings Walking Tour*



## Buildings of Downtown Bismarck

### 1. L.J. ANDERSON BUILDING / FORMER INTERNATIONAL HARVESTER COMPANY WAREHOUSE

The L. J. Anderson Building is a historic warehouse located on northwest corner of Main Avenue and Mandan Street. The International Harvester Company of America constructed it around 1910. This warehouse was opened to supply the company's farm dealerships in southwestern North Dakota and southeastern Montana. The company abandoned the warehouse in the late 1930s.



### 2. CAMP HANCOCK HISTORIC SITE

Camp Hancock, a United States military post, was established along the route of the Northern Pacific Railway at Bismarck, Dakota Territory, on April 16, 1872. It guarded the construction of the Northern Pacific Railway throughout the area. The military history of Camp Hancock officially ended on April 16, 1894, when the War Department transferred the property to the Department of Agriculture.



### 3. DAKOTA BLOCK

The Dakota Block, at the northeast corner of Main Avenue and 2nd Street, is one of the few pre-1898 buildings to survive in the downtown area. An elaborately detailed Gothic Revival Style edifice of the early 1880s, the three-story brick block originally was comprised of three 25-foot wide bays. However, the easternmost bay was razed, presumably in the mid-1950s or 1960s.



### 4. B.P.O.E.

The BPOE stands in the row of adjoining commercial buildings that line the north side of the 200 block of Main Avenue. The two-story brick edifice was built by the Benevolent and Protective Order of Elks (BPOE) in 1918. The organization occupied the building's second story and offered retail space at the street level for rent. The building's second story facade (south elevation) remains virtually unaltered.



### 5. WEBB BROTHERS BLOCK / ZIMMERMAN'S

This building was one of the first and finest replacement structures built in the aftermath of downtown Bismarck's 1898 fire. The St. Paul architectural firm of Butler and Reid rendered the building's Classical Revival design. A similarly styled addition was added on the west end of the original building in 1906. The Webb Brothers Department Store was the main occupant from the time of the building's completion until 1945.



### 6. NORTHERN PACIFIC RAILWAY DEPOT

Northern Pacific Railway Depot was completed by the railway in 1901. Designed in the Mission Revival style by the St. Paul architectural firm of Charles Reed & Alan Stern, its Spanish Mission style was uncommon on the northern plains. The depot displays a three-part structural mass, with a two-story gabled central core flanked by long single-story wings to the east and west.



### 7. WOOLWORTHS DEPARTMENT STORE

The Woolworths Department Store is a large two-story brick block on the northeast corner of Main Avenue and 4th Street. It was built in 1913 by the F. W. Woolworth Company which specialized in the sale of items priced at five and ten cents. The building has been extensively remodeled in recent years.



### 8. CAPITAL THEATRE / E.G. PATTERSON

The Patterson Building stands in a row of historic commercial blocks on the north side of Main Avenue between 4th Street and 5th Street. Built in 1905, it was the first of three major building projects completed in the vicinity of Main Avenue and 5th Street by Edward G. Patterson. Retail space for two stores were provided at the street level, while the second story housed office suites and a ballroom.



### 9. MCKENZIE / PATTERSON HOTEL

The McKenzie (Patterson) Hotel was constructed on the northwest corner of Main Avenue and 5th Street by local entrepreneur and politician, Edward G. Patterson in 1914. Rendered in the Chicago School tradition by St. Paul architect, Herman Krentz, the seven-story hotel stood as the tallest building in North Dakota upon its original completion and was one of the first in the state to feature a skeletal frame of reinforced concrete. Patterson built a two-story addition on the west side of the hotel in the 1910s. By the late 1930s, the hotel itself had been enlarged into a ten-story building. The property has been listed in the National Register since 1976.



### 10. LASKEN BLOCK

Sources consulted indicate that Herman Lasken built this two-story brick block on the northeast corner of 5th Street and Main Avenue sometime between 1910 and 1912. Upon the building's completion, Lasken and his wife Mae opened a billiard hall and soft drink parlor and moved into an apartment on the second story. They remained in business at this location until at least the late 1920s.



### 11. SOO HOTEL

The Soo Hotel building is located on the west side of 5th Street between Main Avenue and Broadway Avenue. Designed by prominent Fargo architect Milton Beebe, the hotel was among several important downtown construction projects backed by Edward G. Patterson. Intended for working-class visitors to Bismarck, the Soo lacks exuberant architectural detail, but still displays a dignified and straightforward Neoclassical facade.



### 12. CIVIC AUDITORIUM / BELLE MEHUS

The Bismarck Civic Auditorium "The Belle Mehus" is on the northeast corner of Broadway Avenue and 6th Street. The City of Bismarck constructed the building in 1914 to serve as an auditorium for public events and the performing arts. The noted St. Paul architectural firm of Reed and Stern worked on the original design concept, but the building's Beaux Arts design was largely the product of local architect Arthur Van Horn.



### 13. WORLD WAR MEMORIAL

The World War Memorial Building is on the east side of 6th Street between Broadway Avenue and Thayer Avenue. It is a large freestanding building that occupies nearly five city lots. Plans for the memorial detailed a state-of-the-art steel frame and brick building designed in the Art Deco Style, one of the most favored architectural forms for public and commercial buildings at the time.



### 14. BURLEIGH COUNTY COURTHOUSE

The Burleigh County Courthouse is a three-story Art Deco-style edifice constructed in 1931 from designs prepared by Minot architect Ira Rush. It stands in the 500 block of Thayer Avenue at the same location as the 1880s courthouse it replaced. A prominent centrally-placed entry dominates the facade. It features a pair of bronze doors framed by a massive stone surround.



### 15. PROVIDENT LIFE INSURANCE

Located on the southwest corner of Rosser Avenue and 5th Street, the headquarters of the Provident Life Insurance Company was constructed in 1954. The building was purchased by Burleigh County in 1995 and today houses Burleigh County Social Services and various professional offices. The 60-foot weather beacon is one of the most recognizable landmarks in downtown Bismarck. Operated by KFYP, the weather beacon uses colors to show the weather forecast for the upcoming twelve hours. Green means no change foreseen, red as fire means the temperature is going higher, white as snow means down the temperature will go, and blinking in agitation means there's going to be precipitation.



### 16. OLD BISMARCK TRIBUNE

The Bismarck Tribune Building stands on the southwest corner of 4th Street and Thayer Avenue. After completion in 1920, it became home to the presses and staff of the Bismarck Tribune – North Dakota's oldest newspaper founded in 1873. The newspaper remained at this location for the next sixty years.



### 17. DAKOTA NATIONAL BANK

The Dakota National Bank stands in a row of adjoining commercial blocks on the west side of 4th Street between Broadway Avenue and Thayer Avenue. It is a two-story building of wood-frame and masonry construction with a two-story modern addition at the rear. The First Guaranty Bank constructed this building to house its new financial institution at Bismarck in 1920. At that time, F. A. Eeher of Bismarck headed the bank as its president and E. V. Lahr was the cashier. In 1929, First Guaranty Bank reorganized and assumed a new charter under the name of Dakota National Bank and Trust Company.



### 18. LUCAS

The Eppinger-Philbrick Block, on the southwest corner of Broadway Avenue and 4th Street, was built in 1907 to house the Lucas department store on the first floor and offices on the second floor. The building, designed by A. Van Horn, was renovated in 1941 in the modern Art Deco style, clad in enameled tiles for the Buttery's department store.



### 19. COWAN

At the core of this building is an 1855 structure that was left standing after the fire of 1898. The present building was built around that structure between 1954 and 1957. It is an example of 1950s commercial architecture featuring a curved wall at the street corner, continuous window bands on the four upper stories and a recessed entry.



## M E M O R A N D U M

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: Identification of 2024 Historic Preservation Fund Grant Projects

DATE: 12/15/2023

The State Historic Preservation Office is expected to release details for the 2024 HPF grant application submittal window in the near future. Applications are typically due mid-February and must be reviewed by the City's administrative grant review committee and approved by the City Commission prior to submittal.

The State Historic Preservation Office has not received information on the HPF monies they anticipate for Federal Fiscal Year 2024. However, it is anticipated to be a similar level to 2023. A minimum of 10% of the HPF funds, dispersed to the state, will be granted to Certified Local Governments (CLGs) and awarded through a competitive grant process. This funding application is only eligible to the eight CLGs that exist in North Dakota.

The funding can be used for a wide range of CLG supportive activities, including administration, National Register Nominations, survey, historic education, historic promotion, and planning projects. The grant requires a 40% local match: however, in-kind work as well as documented contributions can be counted as a local match.

The following is an overview of potential project ideas. This list includes estimated cost factors and additional considerations and are listed in no particular order.

| Activity/Project    | Estimated Cost                      | Notes                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2024 CLG Conference | \$3500 <i>(Based on past costs)</i> | <p>In the fall of 2024, the SHSND will be hosting the Mountain Plains Museum Association (MPMA) Conference in Bismarck. Amy Munson, the ND CLG grant coordinator, has suggested partnering the CLG 2024 Conference with this event.</p> <p>The previous 2022 CLG Conference hosted by the Bismarck HPC included breakfast, lunch, snacks, and mobile tour of Highland Acres. There were over 30 people who attended.</p> |

|                                                                                 |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                 |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Develop and promote a 6 <sup>th</sup> Street Cultural Trail                     | \$2,500 (Based on past printed historic resource maps and associated costs)    | This has been identified as goal T6(c) in Bismarck's Comprehensive Plan. Its purpose is to connect downtown with the Capitol Grounds. This could include research into the history and importance of this corridor as well as providing educational resources like maps or an online self-walking tour. This also ties into Section 2-12-02(1)(a,d) of the City Code of Ordinances.                                                                                                                                                                                                                                                                                                                                |
| Conference attendance and potential presentation                                | \$9,000 (Based on past conference attendance and potential presentation costs) | Attend and present the Bismarck Timeline and other associated research at the National Alliance of Preservation Commissions (NAPC) conference, or other chosen conference, to educate and promote Bismarck to a wider national audience.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Identify, survey, and evaluate other potential historic districts or properties | \$5,000-\$10,000 (Based on previous surveys)                                   | Funding for a qualified consultant to complete architectural/historic survey/evaluation of a potential historic district or property in Bismarck. The 6 <sup>th</sup> Street Cultural Trail could potentially be surveyed as well, thereby combining these two tasks.<br><br>*Note: This may not cover complete nomination costs if the potential historic property or district is deemed eligible for nomination.                                                                                                                                                                                                                                                                                                 |
| Local History School Education Resource(s)                                      | \$10,000 (Based on potential development avenues and printing costs)           | K-12 level –Develop and research education resources that could circulate as part of a local history curriculum. Another potential option is creating a Suitcase Education for North Dakota (S.E.N.D) kits relating to Bismarck's local history. This could potentially be distributed to the North Dakota Studies curriculum at the middle schools. The cost also includes potential printing costs of materials. This also ties into Section 2-12-08(4) of the City Code of Ordinances involving the HPC's duty to develop and participate in educational programs to increase public awareness.<br><br>Bismarck Public Schools and the Bismarck Historical Society could be potential partners on this project. |

|  |  |                                                                                                                                             |
|--|--|---------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <i>*NOTE: There is a Main Street Education Grant that SHPO indicated could be another funding source for this specific type of activity</i> |
|--|--|---------------------------------------------------------------------------------------------------------------------------------------------|

### Staff Recommended Action

Staff recommends reviewing this list of potential projects and identifying desired grant application project requests. Further direction on any projects and associated variables for the inclusion in the application inclusion is requested. Staff aims to have a draft application proposal with a breakdown of estimated costs ready by January's HPC meeting.

**BISMARCK HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
November 15, 2023**

The Bismarck Historic Preservation Commission met on Wednesday, November 15, 2023, 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 Michael Connelly, Blake Dinkins, Damita Engel, Tory Jackson, Beth Nodland, and Amy Sakariassen.

Commissioner not present was Calvin Grinnell.

Staff members present were Sandra Bogaczyk – Office Assistant II, Ben Ehreth – Community Development Director, Isak Johnson – Planner, Daniel Nairn – Planning Manager and Lauren Oster – Planner.

### **MINUTES**

Chair Sakariassen called for consideration of the minutes of the October 18, 2023, meeting of the Historic Preservation Commission.

**MOTION:** A motion was made by Commissioner Jackson to approve the minutes of the October 18, 2023, meeting of the Historic Preservation Commission. The motion was seconded by Commissioner Dinkins and with Commissioners Connelly, Dinkins, Engel, 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 comments, Chair Sakariassen resumed the meeting.

### **STAFFING CHANGES**

Mr. Johnson introduced Lauren Oster as the planner assigned to staff Historic Preservation Commission as the Community Development Department is now fully staffed and stated that he will be transitioning to staff the Renaissance Zone Authority.

### **2023 HISTORIC PRESERVATION FUND GRANT**

Mr. Dinkins stated there is no update for the Street Light Banners subcommittee.

Chair Sakariassen and members discussed format and content and she asked members to give opinions of what to highlight on the Walking/Driving Tour Maps.

The privacy of homeowners was discussed.

## **RESEARCH ON HISTORIC PRESERVATION IN PEER CITIES**

Mr. Johnson summarized Planning staff's research of peer communities' process to see how they include Historic Preservation Commission into the development process and stated that an amendment to Ordinance 6358 about the creation of the Historic Preservation Commission might be necessary and pointed out the ordinance included in the packet.

There was discussion about how to go about amending the ordinance.

There was discussion about how to build an agenda to inventory historic properties and to develop guidelines to select properties for a survey. It was suggested to possibly look at hiring an outside source to find and maintain an inventory.

Mr. Jackson suggested that not only building permits but also zoning changes, etc. might also be included in the inventory. Ms. Nodland suggested working with other city departments.

Chair Sakariassen suggested she draft a letter noting that Historic Preservation Commission's intent is not to be restrictive, but to be included.

Mr. Ehreth stated that he could reach out to request departments to appear at future Historic Preservation Commission meetings and emphasize that Historic Preservation Commission be a resource rather than regulatory. There was a consensus agreement of members to build dialog with City departments this way. There was consensus that one representative of each Department could appear each month at the Historic Preservation Commission meeting.

## **UPDATE ON HISTORIC PRESERVATION PLAN**

Mr. Johnson asked members to revisit the Historic Preservation Plan regarding the Historic timeline and noted the National Registry of Historic Places must be updated.

Ms. Nodland suggested re-examining the organization of the Historic Preservation Plan and to give staff a list of what remains and what has been removed. Staff agreed to meet.

Chair Sakariassen suggested aligning the Plan with the timeline. There was discussion about how to accomplish this. There was consensus to complete over the wintertime.

## **OTHER BUSINESS**

There was no other business to discuss.

## **ADJOURNMENT**

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 4:08 p.m. to meet again on December 20, 2023, at 3:00 p.m. in the Tom Baker Meeting Room.

Respectfully Submitted,

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Sandra Bogaczyk  
Recording Secretary

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Amy Sakariassen  
Chair

DRAFT