



Historic Preservation Commission

MEETING
September 17, 2025

Tom Baker Meeting Room	City-County Office Building	3:00 PM
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The City of Bismarck encourages citizens to provide their comments via email to planning@bismarcknd.gov. The comments will be sent to the Historic Preservation Commissioners prior to the meeting and included in the minutes of the meeting. To ensure that comments are compiled and forwarded to the Historic Preservation Commission with enough time to review all comments, please submit your comments no later than 12 noon the day of the meeting. Comments should also include which agenda item number or topic your comment references and your name (anonymous comments will not be forwarded to the Historic Preservations Commissioners or included in the minutes of the meeting).

If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to planning@bismarcknd.gov at least one business day before the meeting.

As always, live meeting coverage is available on Government Access Channels 2 & 602HD, FreeTV.org, ROKU, Apple TV and Fire TV.

1. MEETING INFORMATION

A. Historic Preservation Reports

2. PUBLIC COMMENT

A. Includes items on the Regular Agenda or the prior Historic Preservation Commission agenda items

3. APPROVAL OF MEETING MINUTES

A. Approval Of Meeting Minutes for August 20, 2025

4. REGULAR AGENDA

A. 2024 Historic Preservation Fund Grant Update

B. 2025 Historic Preservation Fund Grant Update

5. OTHER BUSINESS

- A. 250th Anniversary Celebration

ADJOURN

- A. The next regular meeting date is scheduled for October 15, 2025, at 3:00 p.m. in the Tom Baker Meeting Room.

2025 Bismarck Historic Preservation Commission - Historic Preservation Reviews

Review Number	Date of HPC Review Completion	Review Group	Review Type	Requestor	Project Location	Project Description	SHPO Review	HPC Review
HPC2024-008	6/25/2025	Full Commission	Other - Section 106	Northern Plains Heritage Foundation	1600 River Road	Renovate Bismarck's Keelboat Park and boat ramp into the Bismarck Riverfront Park and Festival Grounds	No Historic Properties Affected (physical impact); No Adverse Effect (visual impact)	Support
HPC2024-009	1/23/2025; 04/03/2025	Chair and Staff	CDBG - Section 106	Stepping Stones Ministries	112 South 24th Street	Interior renovations for the creation of medical respite care units	No Historic Properties Affected	Decline to comment
HPC2025-001	4/16/2025	Full Commission	Other - Section 106	City of Bismarck	221 North 5th Street	Interior lighting upgrades		No Adverse Effect
HPC2025-002	4/22/2025	Chair and Staff	CDBG - Section 106	Ministry on the Margins	715 East Interstate Avenue	Affordable housing acquisition	No Historic Properties Affected	No Historic Properties Affected
HPC2025-003	5/20/2025	Chair and Staff	CDBG - Section 106	Burleigh County Senior Center	315 North 20th Street	Purchase of refrigeration and kitchen equipment and support expanding needs of various food programs	No Historic Properties Affected	No Historic Properties Affected
HPC2025-004	5/23/2025	Full Commission	Other - Section 106	City of Bismarck	515 North 5th Street	Interior lighting upgrades		No Adverse Effect
HPC2025-005	6/25/2025	Chair and Staff	CAP - Section 106	Individual	4221 Claridge Loop	Walk-in shower installation and safety/structural failure repairs	No Historic Properties Affected	No Historic Properties Affected
HPC2025-006	7/2/2025	Chair and Staff	CAP - Section 106	Individual	725 S 12th Street #229	Walk-in shower installation and safety/structural failure repairs	No Historic Properties Affected	No Historic Properties Affected
HPC2025-007	6/25/2025	Chair and Staff	CAP - Section 106	Individual	109 East Interstate Avenue	Walk-in shower installation and safety/structural failure repairs	No Historic Properties Affected	No Historic Properties Affected



Public Comment Policy

The Historic Preservation Commission welcomes and values public input during its meetings. This policy outlines the procedures for public comment to ensure that all individuals have a fair opportunity to be heard while maintaining an orderly, transparent, and efficient meeting environment.

1. A public comment agenda item will be the first non-procedural agenda item at all regular meetings of the Historic Preservation Commission.
2. To provide public comments, each individual must sign a speaker sheet located at the podium that includes the individual's name and address. A reasonable accommodation will be made for those requiring it pursuant to the City's Title VI policy.
3. Each individual will be allotted up to five minutes to make comments; the time may be extended at the discretion of the chair. The individual will be notified when the time has expired.
4. An individual may not yield his or her allotted time to another individual.
5. The public comment agenda item may be limited to a total of thirty minutes. The initial thirty minutes may be extended at the discretion of the chair, but each speaker will continue to be limited to five minutes.
6. All comments must address an item of the current agenda or an agenda item from the preceding meeting.
7. Comments may not:
 - a. Be defamatory, abusive, harassing, or unlawful.
 - b. Include information that is exempt or confidential under North Dakota open records law.
 - c. Interfere with the orderly conduct of the meeting.
 - d. Must be pertinent to the public entity.

BISMARCK HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

August 20, 2025

The Bismarck Historic Preservation Commission met on Wednesday, August 20, 2025, at 3:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. The meeting was held in person and via Zoom. Dakota Media Access was present to record the meeting and archive on freetv.org for public viewing.

Commissioners present were Greg Zenker, Matthew Hull, Amy Sakariassen, Scooter Pursley and Vice Chair Beth Nodland.

Commissioner John Swanson and Chair Damita Engel were absent.

Staff members present were Annie Hojian – Office Assistant and Lauren Oster – Planner, Joshua Jyring – Assistant City Attorney.

Guest presentation, Emily Sakariassen, South Fork Historical Research.

MEETING INFORMATION

PUBLIC COMMENT

No public comments were made or submitted for the current agenda or prior June 18, 2025 agenda. Vice Chair Nodland closed the public comment period.

MINUTES

Vice Chair Nodland called for consideration of the minutes of the June 18, 2025 meeting of the Historic Preservation Commission.

MOTION: A motion was made by Commissioner Zenker to approve the minutes of the June 18, 2025 meeting of the Historic Preservation Commission, with corrections. The motion was seconded by Commissioner Sakariassen and with Commissioners Hull, Pursley, Sakariassen, Zenker and Vice Chair Nodland voting in favor of the motion, the motion was approved.

2023 HISTORIC PRESERVATION FUND GRANT UPDATE

Ms. Oster provided an update regarding production and installation of banners for the Highland Acres Historic District and Cathedral Area Historic District banners. Banners are currently in production and installation will occur within the next month. A notice was published through City of Bismarck social media platforms regarding phase I installation of banners in the Highland Acres Historic District. The HPC determined by consensus that a second notification regarding installation of additional banners be provided to the public via City of Bismarck social media platforms.

The brochures for the Highland Acres Historic District walking tour have been produced and copies are now available from Community Development. Ms. Oster asked how the HPC would like these brochures distributed to the community. With the two previous walking tour maps, Downtown and Cathedral, commissioners informally placed them in areas they felt the community would be able to easily access them. Commissioner Pursley informed the HPC that the North Dakota Department of Tourism has a brochure distribution program that entities may consider as an avenue of distribution and he will reach out to them. Commissioners discussed methods of distribution and determined the following entities/methods would be explored by members of the HPC: North Dakota Tourism, Chamber of Commerce Visitor's Center, The Bismarck Veteran's Memorial Public Library, hotels, emphasizing downtown area hotels, North Dakota Heritage Center, the Lewis and Clark Riverboat, Bismarck State College, the North Dakota Capitol Building, The Former Governor's Mansion, Camp Hancock, Highland Acres Elementary School (via Bismarck Public Schools Administration), the Bismarck Event Center, and the League of Cities for conference marketing and packets. Although the community concert series organized for the Highland Acres residential community has concluded, it is possible organizers of these events may be interested and available to help distribute brochures to interested parties. Brochures are intended for local residents, and those visiting our community. Commissioner Sakariassen stated the "little free libraries" located around communities are a good place to locate brochures.

2024 HISTORIC PRESERVATION FUND GRANT UPDATE

South Fork Historical Research has completed and submitted the North Dakota Cultural Resource Surveys site-forms for the first twenty properties within the South Capital Survey project area. These site forms have been provided to the HPC for content and quality control prior to today's meeting due to the amount of information needed to be reviewed. Upon receiving comments and/or corrections from the HPC, the site forms will be submitted to the State Historic Preservation Office (SHPO) for review. To maintain the previously agreed-upon timeline, staff will need any comments from the HPC by 5:00 p.m. August 21, 2025. The initial site forms were more thoroughly researched than what is typical of a Class II Reconnaissance Survey, however, to keep within the agreed upon scope of the project, the remaining properties the HPC will review site forms for will only be evaluated as reconnaissance level efforts afford. Emily Sakariassen of South Fork Historical Research has provided a draft example of what a typical site form for reconnaissance surveys will look like and copies are available to HPC members. The reconnaissance level surveys will establish basic characteristics and trends within the survey area and the information gathered will only be sufficient to recommend eligibility in reference to a potential district. Staff recommends the HPC review and provide feedback on the submitted site forms to the consultant.

Emily Sakariassen explained that the work done on the reconnaissance survey sample of 20 properties was completed closer to an intensive level effort. Ms. Sakariassen chose to complete the sample properties in this way as an approach to orientating herself to the history of the neighborhood and specifically chose the 20 oldest properties based on the construction dates provided by City of Bismarck records. This allowed her to determine what primary and secondary resources are available, develop historical context and chronology, and gain knowledge about the neighborhood to better assess the remaining properties. As the information was found, including different people associated with each property, it was determined inclusion of this information would be beneficial. This is not standard for a reconnaissance survey of a potential historic district. Ms. Sakariassen is hopeful other methods to identify important people in the neighborhood will become available as work continues and

site forms for the remaining 180 properties will be lighter in content. Ms. Sakariassen provided an example to the HPC of what future site forms will look like and contain so that HPC members are aware of the difference in work completed versus future work and why the difference in the level of information exists. The main difference will be a shorter summary description. Visits to the Registrar of Deeds office will not be made, but she does have other resources available to do some historical research in a very efficient manner. It will be sufficient to make the required recommendation for whether or not these properties have integrity and would convey their historic character, and if they would be a "contributing" or "non-contributing" property to a potential district. Appreciation was expressed by the HPC for the additional research and efforts by Ms. Sakariassen and they are pleased with the results.

Commissioner Hull asked, regarding page two of the site form regarding "future recommendations checklist", why some of the site forms have certain categories for individual nominations, specific to a site, and others have "will not contribute to district potential" rather than both categories addressed for each site. Ms. Sakariassen explained "future recommendations" is a selected list, as individually eligible properties would require a more intensive research level. As Ms. Sakariassen had conducted more in-depth research for this sample of 20 properties, she felt there was enough information to say this property, specifically the Dr. Porter house at 824 North 4th Street, should be noticed by SHPO as a potentially individually eligible property beyond just the parameters of this project. In regard to other properties marked as "Reconnaissance Survey" or "Intensive Survey", SHPO was contacted for clarification to ensure consistency in the project. This classification is used to indicate to the SHPO if the research has been exhausted. If a property is not checked as "individually eligible", it indicates there is not enough information available to make a determination, and more research is necessary.

Ms. Sakariassen requested it be noted that the work provided to date is a preliminary evaluation; boundaries are arbitrary and management recommendations for a potential district may change as more information is found during the rest of the survey. Some properties already presented to the HPC for their review may be re-evaluated and another determination may be recommended. Vice Chair Nodland asked if Ms. Sakariassen was limiting herself to only one time period. Ms. Sakariassen explained she is not, and she did not have enough information at this time to provide a confident evaluation as to whether a property would be contributing or non-contributing until the whole potential for a district is understood. Next steps are to continue with the remaining 180 sites; all field work has been conducted, with the exception of two properties as Ms. Sakariassen is attempting to find a more opportune time to photograph the properties, assemble the forms, begin research and writing of each property to reconnaissance level. The 20 submitted to the HPC for their review have not been submitted to the SHPO. Upon HPC review and comments, and return to South Forks Historical Research, a submittal to the SHPO will be made within two weeks. Comments will be received from the SHPO and Ms. Sakariassen will address them as required. This will occur simultaneously with new reviews and submissions, and while there may be more to review at the end of the project, it will allow the opportunity to learn as the project progresses, define and re-define the areas and periods of significance, and make final recommendations at one time rather than go back and re-do any work.

Commissioner Sakariassen asked how receptive property owners have been and how interactions have progressed. Ms. Sakariassen stated that residents are receptive, and interactions have been positive. She has heard many stories and has received offers for

historical photographs from current and previous residents of the neighborhood. Ms. Oster has shared survey results with Ms. Sakariassen, and she will be attaching them to the site forms to be submitted to SHPO and any relevant information will also be included in her narrative.

Commissioner Pursley asked what would cause a property in the area to be non-contributing and how does receiving that label effect the area; does it have any impact on whether an area is determined to be a historical district. Ms. Sakariassen referred to National Historic Register Bulletin 46, which gives additional guidance for evaluating properties that are historic residential suburbs, as well as some additional guidance for assessing integrity in terms of a multiple properties and sites contributing to a whole, such as a district, as well as assessing the integrity of a property. There are seven aspects of integrity that the National Park Service, through the National Register Program, looks for to be retained by the property, for it to be eligible. These include materials and if original materials still exist, if it conveys its original design, and if the setting is the same; each individual property is reviewed for its retention of those qualities. Things like major additions that are visible from the public right-of-way, replacement of historic siding with something that's not sympathetic, replacement of windows or enlargement of windows, are looked at cumulatively and do have an effect on the property being non-contributing to the district. In addition, if data supports a specific time frame thematically for the properties located within an area, and the property falls outside of that period of significance, it could make the property non-contributing. A non-contributing status means a property is still within a historic district, but does not have the benefits for potential grants regarding restoration. Properties that are now contributing can lose that status and become non-contributing if it is re-surveyed in the future. Determinations are made based on the present point in time. For the sake of the project, if it is found a qualifying number of properties does not exist, the argument for a district would not be available. A majority of the properties must exist in a district for it to be listed in the National Register. Vice Chair Nodland expressed that although a property may have been deemed non-contributing previously, it may be through research, a case can be made that a property is indeed contributing. Ms. Sakariassen informed the commission that she has found there are some property owners who have either recently completed, or are doing restoration work, and are actively trying to restore something to its original character or save some of the historic materials. She provided the Dr. Porter house as an example.

Vice Chair Nodland asked commissioners if discussion and comment held today would serve as the HPC's comment on this project. Commissioners present were in agreement. Ms. Oster stated no formal motion is needed.

250th ANNIVERSARY OF FOUNDING OF THE U.S.

Ms. Oster informed the HPC the U.S. will be celebrating the 250th anniversary of it's founding in 2026 and several groups around the community are already beginning to plan for this event. Although efforts and celebrations may not be specific to Bismarck history, there is still an opportunity to engage with members of the community and implement some of HPC's goals, specifically fostering civic pride in accomplishments of the past. Staff has reached out to City of Bismarck Administration and the Bismarck Historical Society to inquire on potential partnerships or to support current efforts. Other opportunities may include working with the Downtowners, Dakota West Arts Council, or Northern Plains Heritage Foundation as an example. Potential grant opportunities were presented in the agenda packet to the HPC, and Ms. Oster presented a brief overview to the commission.

The America 250 Tour is anticipated to be in Bismarck Wednesday, September 9, 2026, through Sunday, September 13, 2026. They have a goal to feature special events like a traveling exhibit, presentations, patriotic festivals or events and are looking for collaboration with local groups or organizations in curating local history exhibits, promoting events and partnering on local field trips with local school districts.

There are two grant opportunities available. The first is the North Dakota 250 Community Initiatives Grant. This is state funded and provides up to \$10,000. This requires a 20% match that can be cash or in-kind. Applications are currently open, but will not be reviewed until October 1, and will be reviewed quarterly after until funds are expended. The second is Celebrate America! Grant. This provides federal funds through the National Endowment for Humanities up to \$25,000 per application. This is a 1:1 cash match only. Applications are currently open and reviewed on a rolling basis.

Similar activities exist that would be eligible for both grants: speakers, screenings and discussion series, community events and family programs, exhibits (permanent or temporary) including interpretation, digital projects resulting in virtual exhibitions, web content, or virtual tours, educational materials and curriculum development for K-12 and higher education purposes, and research leading to documentary films, exhibits, books, or other products that reach the general public. Additional separate eligible activities specific to each grant are public art (related to exhibits/interpretation) and a trip to the North Dakota State Heritage Center and State Museum to view ND250 exhibit or a trip to a local organization to view ND250 exhibit or program (\$1,000 max) [ND 250 Community Initiatives] and meetings, conferences and symposia, and professional development and training [Celebrate America!]. Tory Jackson, Bismarck Historical Society, is eager to partner with the HPC.

Staff recommends the HPC determine the desired level of involvement they would like to have for these efforts, including activities or ways to engage community members in the celebration are identified, and determine what grant(s) should be applied for to support the celebratory activities.

Vice Chair Nodland asked for clarification of grant criteria, specifically for exhibits and speakers, and if these activities pertain to the US's 250th anniversary or Bismarck's local history. Ms. Oster explained for the National Endowment for the Humanities, as it is a federal grant, the criteria is very broad and the HPC would be able to articulate how the funds would be utilized very easily. The state grant may have additional information available, but the notice of funding does not include a lot of information other than what is a potential activity. Most activities are related to celebrating the past 250 years, but it could relate to North Dakota, through different places, innovations, or achievements that have contributed to the nation's overall history.

Discussion ensued and commissioners determined they would like to be involved, but are unsure as to what level, activities, partnerships, or funds would be associated at this time. Commissioner Sakariassen feels this is an opportunity for the HPC to develop a framework that could be utilized for future events and involvement also. Commissioner Zenker feels the HPC could support this endeavor, but the City of Bismarck Administration should lead any efforts. Ms. Oster has reached out to Jason Tomanek, City Administrator, and based on his response it would go a long way if the HPC was actively supporting this effort through discussions, brainstorming ideas or helping with grant funds. Ms. Oster agrees that the City of Bismarck Administration would take the lead in the efforts, with active support from the HPC.

Vice Chair Nodland stated that the HPC wants to be actively involved through partnerships with other organizations or agencies, in determining how best to accomplish this, and agrees to assist the administration in every possible way the HPC has available to them. This was agreed upon through consensus of HPC commissioners present. Potential grant funds, and who should apply, was discussed. Commissioner Sakariassen stated it would be beneficial if the HPC applied for the grants. Vice Chair Nodland suggested that if there is a way to support the mission and vision of the HPC, the HPC would apply for the grant funds for their purposes, but that does not mean it would not simultaneously benefit the efforts of any entity the HPC partners with.

Commissioner Sakariassen stated the role of the HPC is to show the rest of the country how we fit into it as a whole and mentioned westward expansion. She suggested a story trail along the river, or creating a narrative, featuring westward expansion, the Lewis & Clark Expedition, and the take-over of this area, including capturing the Native Americans' perspective on life for the past 250 years. This material would still exist and could be used after this purpose for the history of Bismarck and the HPC's mission. Commissioner Hull stated opportunities exist for partnerships with Mandan, Lincoln, United Tribes Technical College, MHA Nation, and the State Historical Society. Vice Chair Nodland stated Bismarck has an important history as a steamboat landing and the development of the northern portion of the country, not only with steamboats, but with train travel and the development of a transcontinental highway system. She mentioned research as an eligible grant activity and suggested a potential project could be researching Bismarck's role in national history. The Celebrate America! grant may have the most potential for the HPC's endeavors.

The State Historical Society had a meeting recently and stated some event or activity that could be created to coordinate with the Red, White and Boom 4th of July celebration hosted by the City of Bismarck would be a great opportunity. Another idea was a symposia with local authors that could tie in with the anniversary of the Battle of Little Big Horn that will be occurring next year.

Vice Chair Nodland wanted to revisit the HPC's vision and where they are in the strategic plan. It is her position the HPC should take a lead role in representing the city's historic preservation in future endeavors instead of always partnering with someone else. She requested an update from the strategic plan committee at the next meeting.

It was determined HPC members should use the time between today's meeting and the next meeting to research the grant criteria and think of ideas to discuss at the next HPC meeting. It was suggested to find out what the Bismarck Historical Society has envisioned for grant funds, determine if the HPC can partner with them and also apply for grant funds to aid this endeavor. Ms. Oster suggested one or two commission members form a working group with City Administration or other groups to have a discussion as to how best the HPC can participate. Commissioners Hull and Pursley volunteered and will report any findings to Ms. Oster. She will then notify commissioners if any items or proposed activities require additional time to review to ensure any appropriate action(s) can be taken at the October 15, 2025, meeting. Whether a grant application would be solely submitted by the HPC, or as a partnership with another agency, it would need to be decided by the next HPC meeting in order meet deadlines regarding approval from the City Commission.

OTHER BUSINESS

Ms. Oster provided an update of the 2025 Historic Preservation Fund Grant. The HPC was awarded funding for two of three projects that were applied for: the Downtown Historic District survey and the Historic Preservation Plan. The subcommittee has waited to finalize activities until hearing back from the State. Once the contract is signed, work on the projects can begin. The contract is currently undergoing the review process through various departments, and will be presented at the next City Commission meeting for their approval.

The Patrick E. Byrne house was officially accepted by the National Register of Historic Places on August 4th. Staff will work to update the National Register map available publicly online. Commissioner Hull asked if notification of this addition will be provided via social media and Ms. Oster stated she would request this through appropriate channels.

Commissioner Pursley informed Ms. Oster the Fargo-Moorhead Heritage Society has disbanded due to a lack of interest and fewer volunteers. All records they had are available through the North Dakota State University (NDSU) archives. As this is a similar organization to the HPC with a goal of providing history engagement to a community, it is relevant to bring to commissioners' attention.

ADJOURNMENT

There being no further business, Vice Chair Nodland declared the meeting of the Bismarck Historic Preservation Commission adjourned at 4:18 p.m. to meet again on September 17, 2025, at 3:00 p.m. in the Tom Baker Meeting Room.

HISTORIC PRESERVATION REPORTS

Respectfully Submitted,

Annie Hojian
Recording Secretary

Damita Engel
Chair



MEMORANDUM

TO: Chair Engel and Historic Preservation Commission
FROM: Lauren Oster, Planner
SUBJ: 2024 Historic Preservation Fund Grant Update
MEETING: September 17, 2025

Local History Education Resources

An update on this project was last provided to the Historic Preservation Commission on February 19, 2025. As a reminder, the overarching topic for the local history education resources kits is the Great Depression in Bismarck (1930s to pre-WWII). There are two kits being created: one for K-5 grades and one for 6-12 grades.

Staff and members of the project's subcommittee have been working on activities and associated worksheets that can be easily used and implemented by teachers. Each kit will include the following:

- Table of contents
- List of objects/photos
- Activity guides with associated worksheets and objects
- Teacher guide and bibliography
- Additional resources and/or areas of this topic to explore

A copy of one of the draft activity pages and associated worksheets is attached. Each activity will have one of these. These include North Dakota learning standards to help teachers determine which activity may be beneficial to include in their lesson plan. A teacher's guide with an associated bibliography will be created and included in each kit.

Not all topics discussed by the subcommittee will be able to be included in the kits as activities. As such, the subcommittee discussed including a list of additional resources and/or areas of this topic to include in case a teacher and/or student want to learn more.

Staff Recommended Action

No action is required at this time for this project, as subcommittee work is ongoing.

Attachments:

1. Draft activity page and worksheet

The Great Depression in Bismarck

City of Bismarck Education Kit

Write Your Own Recipe

Objectives:

- Participants will analyze a recipe between then and now for similarities and differences.
- Participants will identify ingredients and steps needed to complete a recipe.

Standards

K	1st	2nd	3rd	4th	5th
E.K_2.3	E.K_2.3	E.K_2.3	E.3_5.2	E.3_5.2	E.3_5.2
H.K_2.1	H.K_2.1	H.K_2.1	E.3_5.5	E.3_5.5	E.3_5.5
H.K_2.4	H.K_2.4	H.K_2.4	H.3_5.2	H.3_5.2	H.3_5.2
K.C.1	1.C.6	2.C.1	H.3_5.8	H.3_5.8	H.3_5.8
K.R.2	1.R.2	2.R.2			

Timeframe: Determined by instructor. Participants can work individually or in small groups.

Materials:

Included in kit

Cookbooks or cookbook excerpts
Comparing Recipes worksheet

Provided by Participants

Pens or pencils
Notecards or paper

Background Information:

People enjoy food. It is a way for families to connect. Recipes can change between generations or they may stay the same. Recipes may be different or similar depending on where a family comes from. Recipes may change if new food or technology is available.

Activity Steps:

1. Set up the cookbooks or specific recipes from the cookbooks. Each participant will need a Comparing Recipes worksheet.
2. Participants will look through both of the cookbooks or review the specific recipes provided from both of the cookbooks.
3. Discuss as a group:
 - What was the strangest ingredient they found? Would they try it?
 - Were there any words or instructions that sounded odd?
 - Were there any recipes that had specific instructions on how to present the dish?
 - Were there any ingredients that might be difficult to get?

Name _____

Comparing Recipes

1. Look in both of the cookbooks. Find a similar recipe that is included in each book and have the participant note the similar ingredients.
2. What ingredients are different between the two recipes? Are they prepared or presented differently?
3. Pick one of your favorite meals. Write a recipe for that meal as if it was from the 1930s.



MEMORANDUM

TO: Chair Engel and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: 2025 Historic Preservation Fund Grant Update

MEETING: September 17, 2025

The City of Bismarck was awarded \$34,790 in funding from the 2025 Historic Preservation Fund grant. This funding will be used to perform a Downtown District Survey and finalize the Historic Preservation Plan. A minimum match of \$23,193 in donated labor is required for this grant. Several items will require review by Commissioners outside of the regular monthly meetings. Staff suggest that Commissioners, if possible, keep track of this review time as this can be used as part of the donated labor match.

Downtown District Survey

The goal of this project is to review and update properties within the current boundary of the Downtown Historic District and to conduct a survey of properties surrounding the current boundary of the historic district including those south of the railroad tracks. A copy of the proposed project map and a copy of the project's description that were submitted with the application are attached for your reference.

City staff anticipate setting up a meeting with staff from the State Historic Preservation Office to discuss their thoughts on the RFP and the project as whole. A tentative timeline for this project is identified below. To stay on track, staff plan to include a draft RFP at the October 15, 2025, Historic Preservation Commission meeting for review.

Scope of Work/RFP	October 1, 2025
Choose Proposal	December – February 2026
Contract Development/Approval	February - March 2026
Consultant Notice to Proceed	March 2026
Site Forms for Review	November 2, 2026
Draft Written Report to HPC	January 4, 2027
Draft Written Report to SHPO	February 15, 2027
Final Survey Report	May 31, 2027

Staff Recommended Action

Determine which Commissioners would like to help with drafting the RFP for this project.

Attachments:

1. Project Item from Application
2. Proposed Downtown District Map

Historic Preservation Plan

On the August 20, 2025, meeting, the Historic Preservation Commission asked for an update on the Historic Preservation Plan to be provided at the September 17, 2025, Historic Preservation Commission meeting. A subcommittee was created in 2024 to finalize the work previously conducted on the Historic Preservation Plan. The subcommittee meets regularly once a month, and it includes community members, Historic Preservation Commissioners, and city staff.

A copy of the project's description that was submitted with the application is attached for your reference. Recent work on the Plan has included the creation of the implementation table for the goals and objectives; the inclusion of the *Threats to Historic Resources* section; and editing portions of the documents. The version of the draft Plan included in the agenda only includes text for the document and the implementation table. Photos, graphics, other tables, and graphs will be added later when staff begins work on the digital copy of the Plan.

A tentative timeline for this project is identified below. Work will begin on the digital copy at the next scheduled subcommittee meeting for October 9.

Begin Design Work for Plan	October 1, 2025
Design Work/Revise Draft.....	October 2025 – February 2026
Public Comment Period for Plan	February – April 2026
Final Draft Completed	May 2026
Forward to HPC for Approval	June 2026
Forward to SHSND for Review/Approval	July 2026
Forward to City Commission for Approval.....	August 2026
Add to Historic Preservation page City Website	August 2026
Project Completion	August 2026

Staff Recommended Action

Provide comments or suggestions on the Plan or the project timeline.

Attachments:

1. Project Item from Application
2. Draft Plan

Priority 2: Downtown Historic District Update and Intensive Survey

The Bismarck Historic Preservation Commission (HPC) is seeking project funding assistance for a qualified consultant(s) to complete an intensive architectural/historic survey/evaluation (Class III) of properties surrounding Bismarck's current Downtown Historic District and updating the site forms for the Downtown Historic District. It is anticipated that the Downtown Historic District will need to be amended as a result of this intensive survey. Funding to conduct this will be identified in the future.

The project funding would be used to hire a qualified consultant(s) to complete an intensive architectural/historic survey/evaluation (Class III) of properties surrounding Bismarck's current Downtown Historic District and updating the site forms for the Downtown Historic District. The area for the survey is identified in the map below. The potential project area would encompass a total of 151 parcels. The intensive survey would include 74 parcels and the site form update within the boundary of the current district would include 77 parcels. The estimate of this project is identified using parcels as this district can have parcels with several structures or none at all. Based on this, it is reasonable to assume that the number of structures within this area for this survey is comparable to the number of parcels.

There are currently 11 properties individually listed on the National Register of Historic Places (NRHP) and 19 properties that are individually eligible/contributing within the current historic district boundary. The buildings in this core area of Bismarck showcase commercial, professional, social, and civic elements of Bismarck's history. This area covers a broad historic time range of both the city and North Dakota's past. This area highlights several significant themes and details of Bismarck's history including transportation related to the railroad and early automobile dealerships, congregations of civic buildings, warehouses, and unique architecture examples.

The previous nomination as well as the subsequent amendment to the district were completed in 2001 and 2012, respectively. There have been several changes in this core area since then including changes to building appearances, additions, and address changes. As such, an update to the current district and an evaluation of the surrounding area are needed. Previous surveys of this area did not conduct evaluations to the south of the railroad tracks, even though this area was active during the current district's period of significance. The intensive survey portion of this project would review a small area to the south of the railroad tracks to determine if any of this area maintains its historic integrity.

The area to the north of the current district, as identified in the attached map, will also be part of the intensive survey. This area has not been previously evaluated. This survey will help determine if the northern boundary of the current Downtown Historic District should be adjusted and may also help determine, if applicable, whether the period of significance for this area should be adjusted.

Surveys like this provide a way from which to learn and celebrate unique aspects of a neighborhood or city's history. Depending on the level of public engagement for this survey, this project could provide an opportunity to disseminate information on this area's history to the public. Learning the history and significance of one's property can be a point of pride for many individuals and could even be a way to entice people to visit this area or Bismarck in general.

The City of Bismarck recently adopted its Comprehensive Plan in 2022. Goal T6 states: “Preserve buildings and sites of architectural significance to the history of Bismarck.” Updating and completing an intensive survey of adjacent properties within this area will ensure that the historic significance and development of the downtown core is preserved. Additionally, the HPC is in the process of developing a Historic Preservation Plan. One of the goals identified in the draft plan is to “prepare and maintain a comprehensive inventory of historically significant and potentially eligible properties within the City.” One objective in support of this goal is to “conduct updates to past NRHP nominations as needed.” This project will be the first step to reevaluating the current district which may require a formal update later. Additionally, this project would support Goals 2 and 3 identified in *Historic Preservation in North Dakota, 2022-2027: A Statewide Comprehensive Plan*. Specifically, the objective to “encourage survey and inventory,” to “increase the dissemination of historical and cultural resource information,” and to “form new partnerships” which would include conversations and collaboration with downtown groups.

A draft of all site forms and survey reports will be subject to review by members of the HPC prior to submission to the State Historic Preservation Office (SHPO). The HPC is fully capable of providing such review in-house, based on the relevant professional experience of current board members who meet the Secretary of the Interior’s Professional Qualifications Standards for History (Commissioner Nodland, Swanson, and Sakariassen), Archaeology (Commissioners Nodland, Hull, and Engel), and Architecture (Commissioner Swanson), and those who have experience serving on the State Review Board (Commissioner Sakariassen).

An initial amount of site forms (approximately ten percent) will be submitted early to SHPO by the consultant to make sure all data and information requirements are being followed. This will also help identify if any major changes for conducting the survey or evaluation are needed. The consultant will be responsible for making all necessary changes identified by SHPO or the HPC to the site forms and written report. Additional time has been built into the timeline identified below to accommodate time for corrections and additional review of both the site forms and the written report.

GIS data will be collected and submitted in accordance with all SHPO requirements. Architectural buildings or isolated finds identified in the survey boundary should be points. All other pertinent site data should be polygons. The respective shapefiles will not be geodatabases.

PRODUCTS

- Request For Proposal (RFP)
- Chosen Proposal
- Contract
- Site Forms
- GIS Data
- Photos
- Draft Written Report to HPC
- Draft Written Report to SHPO
- Final Written Report

TIMELINE

Scope of Work/RFP	October 1, 2025
Choose Proposal	December – February 2026
Contract Development/Approval	February - March 2026
Consultant Notice to Proceed	March 2026
Site Forms for Review	November 2, 2026
Draft Written Report to HPC	January 4, 2027
Draft Written Report to SHPO	February 15, 2027
Final Survey Report	May 31, 2027

BUDGET

	HPF FUNDS	MATCH	TOTAL
Site Form Updates in Downtown Historic District	\$16,170	\$0	\$16,170
Intensive Survey of New Parcels (Class I and III)	\$18,500	\$ 0	\$18,500
HPC Site Forms and Other Document Review	\$0	\$14,400	\$14,400
Coordinator	\$0	\$704	\$704
TOTAL	\$34,670	\$15,104	\$49,774

The budget items for the intensive survey and the site form updates were based on the price per parcel. The price per parcel estimates were based on survey cost estimates from various sources including the [System for Survey: City of Saint Paul 2021-2030](#). In this, a suggested price per parcel is between \$150-\$200 for a reconnaissance survey (Class II) and \$200-\$250 for an intensive survey (Class III). These costs would include fieldwork, site research, GIS data collection, site photos, participation in different types of meetings, and a full written report detailing the research, findings and recommendations.

There are currently 77 parcels within the current Downtown Historic District boundary and 74 additional surrounding parcels identified for the intensive survey. The site form update of the parcels within the current boundary was calculated at \$210 per parcel. This was priced this way as several properties will likely need additional review and survey beyond a typical site form update. However, not all of these parcels will require extensive work in order to update them. The intensive survey of the additional parcels outside the current boundary was calculated at \$250 per parcel.

77 parcels X \$210 per parcel = \$16,170

74 parcels X \$250 per parcel = \$18,250

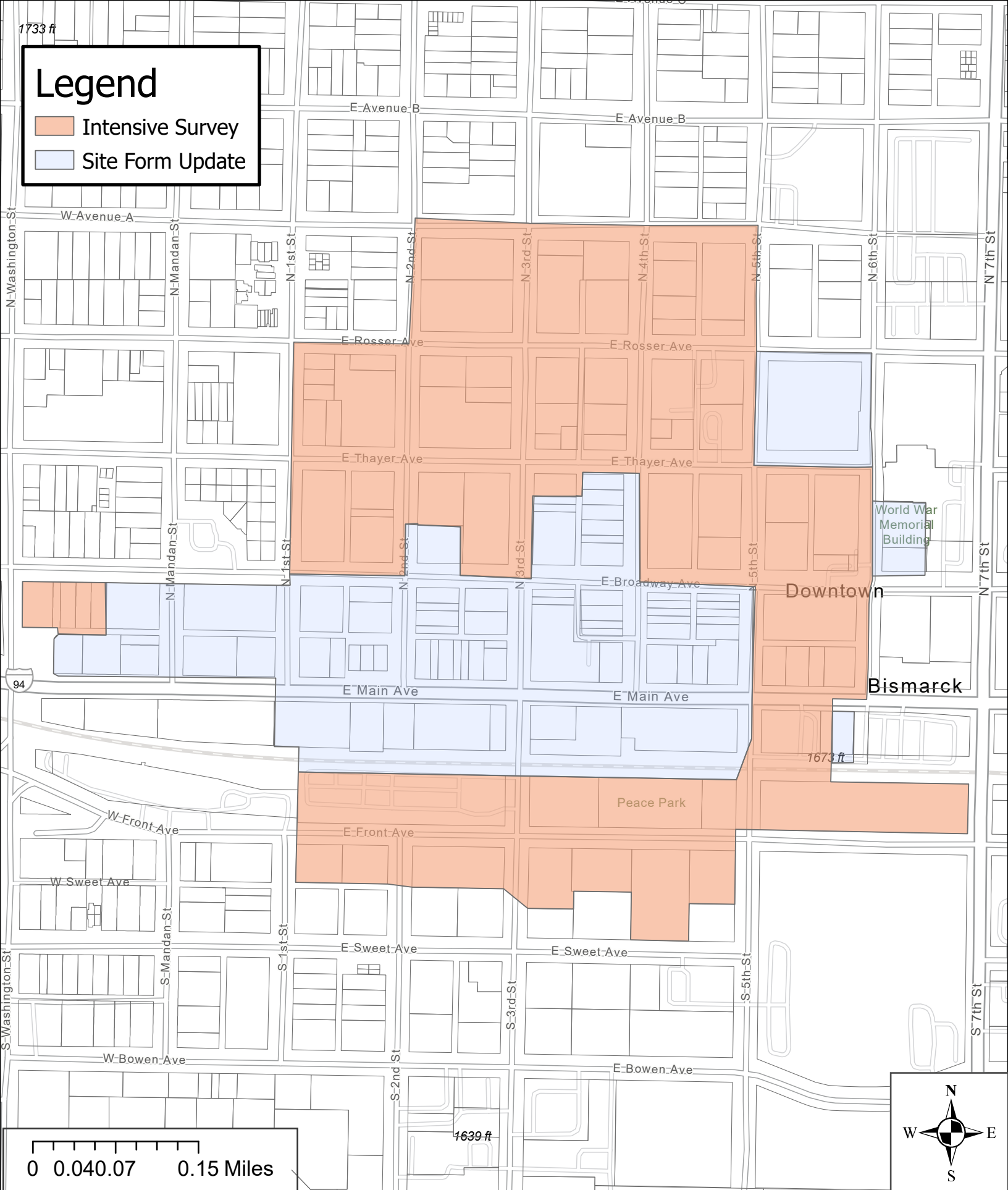
The donated labor for the HPC's review of the 151 total site forms (new and updated) was calculated for an estimated time of review of 160 hours total. This was multiplied by the current average hourly rate of all the HPC members (\$30.37 per hour) which was rounded down. This review would be conducted by at least three (3) members of the HPC. Additional hours of review conducted by more HPC members may occur as needed.

3 HPC individuals X \$30 per hour X 160 hours = \$14,400

The donated labor for the solicitation of the RFP and proposal selection for consultant services was calculated using the staff coordinator's price per hour (\$44.42) rounded down. The total time spent on this is estimated for a total of 16 hours. This will include the creation and review of the RFP, review of proposals, creation of contract, necessary work (i.e., agenda memos) to get

approvals from boards and SHPO, and coordination with the potential consultant during this time.

\$44 per hour X 16 hours = \$704



Priority 3: Bismarck Historic Preservation Plan

The Bismarck Historic Preservation Commission (HPC) is currently in the process of drafting the city's first Historic Preservation Plan. The purpose of this project would be to design and finalize a digital version of the Historic Preservation Plan. The grant funding requested for this project would be to provide notice of the final product to members of the public in the form of QR code postcards. These could be distributed to local historic preservation professionals, relevant government entities, and other additional interested members of the public. A majority of this project will utilize donated labor from staff and members of the HPC and subcommittee.

The Historic Preservation Plan will provide a means from which to evaluate current progress of the HPC and to determine future activities. The information and design will be outlined in a way that makes it navigable for both historic preservation professionals and general members of the public. The plan will provide information on Bismarck, historic preservation practices, funding opportunities, resources, and goal and objectives. Additionally, it will include an implementation table to track the progress of the goals and objectives of the plan. It will be a key resource for Bismarck historic preservation-related matters.

The Planning Manager for the Community Development Department will conduct the design work for the plan. The donated labor for this portion of the plan is based on his price per hour. The donated labor included for this project beyond the work conducted by the Planning Manager would be attributed specifically to this project would relate to the final HPC review, and additional drafting that would occur in conjunction with digital design of the plan. Work has already been conducted on cleaning up the draft for this plan and it will continue for the next several months. However, that will not be included as the match for this project as it will occur prior to any possible notice of grant funding. All donated labor that will be counted for this grant will be for the design work, the final review of the product, and any potential revisions that would be needed as design work is completed (i.e., removing a section that would be easier for users to understand in a graphic format).

The design phase will create user-friendly graphics, making it easier for members of the public to understand information or find key details on processes. By creating the plan in a digital format, it will be easier for users to look up information. Relevant photos and maps will also be included in the plan during the design phase. This will help provide examples of preservation information and highlight key resources in the community. The Plan will consolidate information for other sources in an easy-to-read format, which will make it easier for individuals to utilize who are not sure what information they are looking for.

This will be Bismarck's first Historic Preservation Plan, and it will provide a basis from which to evaluate future plans, goals, and activities for the HPC, the City of Bismarck, and members of the community. Additionally, the finalization of this Plan will support Goals 2 and 3 identified in *Historic Preservation in North Dakota, 2022-2027: A Statewide Comprehensive Plan*. Specifically, the objectives to "increase the dissemination of historical and cultural resource information," and to "demonstrate the relevance of historic preservation to the individual citizen." One goal currently identified in this draft plan is to "educate the public about historic preservation and any programs and tools available to achieve this goal," and would be supported through the design and eventual finalization of this plan.

PRODUCTS

Postcards with QR code linked to Historic Preservation Plan (4 boxes of 50)
Draft Plan to HPC
Draft Plan to State Historical Society of North Dakota (SHSND)
Draft Plan to City Commission
Final Digital Historic Preservation Plan

TIMELINE

Begin Design Work for PlanJuly 2025
Design Work/Revise DraftJuly – November 2026
Public Comment Period for PlanNovember 2025 – January 2026
Final Draft CompletedFebruary 2026
Forward to HPC for ApprovalMarch 2026
Forward to SHSND for Review/ApprovalApril 2026
Forward to City Commission for ApprovalMay 2026
Add to Historic Preservation page City WebsiteMay 2026
Project CompletionMay 2026

BUDGET

	HPF FUNDS	MATCH	TOTAL
Postcards (Box of 50)	\$120	\$0	\$120
Staff Design Work	\$0	\$3,375	\$3,375
Coordinator Review/Revisal of Draft	\$0	\$264	\$264
HPC Review/Revisal of Draft	\$0	\$234	\$234
TOTAL	\$120	\$3,873	\$3,993

Postcard estimates were based on local printing company prices for boxes of 50 postcards. The average price was \$30 per box. The total price was determined for four (4) boxes.

\$30 per box X 4 boxes = \$120

Staff design work was calculated using Planning Manager's price per hour (\$74.70) which was rounded up. The price per hour was calculated based on the Planning Manager's base salary and included fringe benefits. Based on the current total of pages of the plan draft (33 pages), he has estimated that it will take him approximately 45 hours to complete the design work.

45 hours X \$75 per hour = \$3,375

The HPC and staff review donated labor budget lines for the review and revisal of the draft was calculated using the price per hour of the staff coordinator (\$44.42), which was rounded down, and the chair of the plan's subcommittee (\$39.43) which was rounded down. These were then calculated by six (6) hours to conduct minor adjustments to the Plan.

\$44 per hour X 6 hours = \$264

\$39 per hour X 6 hours = \$234

Acknowledgements

Bismarck Board of City Commissioners

Michael Schmitz, President
Anne Cleary
John Risch
Michael Connelly
Greg Zenker

Others

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Blake Dinkins
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Introduction

Our place along the Missouri River has been a bustling crossroads of trade and transportation for hundreds of years. We share a rich and diverse history, steeped in the oral traditions of the Mandan, Hidatsa, and Arikara, the Lakota and Dakota and other tribes. That history was transformed by exploration and the fur trade, steamboat travel, military campaigns and conflict. At the end of the 19th Century, our forebears experienced the coming of the railroad, western settlement, immigration and homesteading, the “Golden Age” of agriculture, and energy development. This heritage is embodied in historical, architectural, and cultural resources throughout our community.

Bismarck has a tremendous wealth of historic resources that contribute to the unique identity and strong character of the community. The city’s historic resources contribute to the unique character of our community in a variety of ways. Many of these resources may be vulnerable to development pressures, environmental factors, neglect and other modern threats. The City of Bismarck Historic Preservation Commission has created this plan to provide guidance on historic preservation activities for the City. The Plan along with the resources cited and definitions of historic character are meant to provide an understanding of the past and current state of our historic resources in this community. The identified goals and objectives [\[Add Section Reference\]](#) will provide a framework for future historic preservation activities.

How to use this document

This Plan is a policy document to guide the work of the Historic Preservation Commission (HPC) and provides a comprehensive overview for the public of the Historic Preservation Commission's roles, responsibilities, and goals. The plan begins with an overview of Bismarck’s history through themes and events identified in the Timeline of Bismarck History. Next, it introduces readers to key principles of historic preservation and discusses ways numerous groups engage in preservation efforts in Bismarck. The plan defines the relationships between some of these groups, and the regulatory framework for historic preservation at the local, state, and federal levels. Lastly, the plan lays out the Historic Preservation Commission’s goals and objectives, with actionable items for implementation over the course of the next several years. An appendix provides the supporting data and information used to produce the plan.

Background

What is Historic Preservation?

Historic preservation is any activity that identifies, protects, maintains, or enhances places of historic and/or cultural value. Preservation aims to keep such places in active use by encouraging appropriate treatments to sustain their usefulness and maintain the aspects that define their significance as historic and cultural resources.

Why is Historic Preservation important?

Reasons to save historic places vary widely, but studies have shown that the preservation movement contributes to a collective wellbeing in several key ways, having economic, environmental, cultural and education benefits for our community.

“Tangible and intangible resources...can show us, if we take a moment to reflect on these, a unique and inspirational story of human existence in this wide and windswept part of the upper plains.”

- Amy Sakariassen, HPC

Historic preservation is an integral part of other goals and objectives of the City that support all aspects of the Bismarck community, including housing, public safety, education, public health, arts, and general social capital.

The economic benefits for historic preservation include:

- Providing sales tax dollars which can boost hospitality and travel industries.
- Fostering vibrant, cultural places that draw tourism, art, festivals, and other activities which in turn draw investment, revenue, and economic growth.
- Creating specialized and highly skilled jobs.
- Stabilizing property values and bolstering neighborhood cohesion.
- Lower costs for rehabilitation or adaptive reuse compared to new construction since new costly civic infrastructure is not required, and the majority of costs are for labor rather than materials.

This combination of preservation and rehabilitation of historic structures can help reduce the number of properties considered to be blighted.

Historic preservation lessens environmental impacts.

Historic rehabilitation reduces waste while preserving cultural heritage. Reusing an existing building prevents loss of buildings, materials and crafts indicative of their time and place. Maintaining existing inventories of historic properties reduces the adverse effects of urban sprawl. Historic districts are typically more walkable and facilitate the

use of other forms of transportation such as bicycles and scooters, which reduce the need for automobile travel to complete most tasks.

[Figure: Preparing for demolition of the former Carnegie Bismarck Public Library, located at 6th Street and Thayer Avenue, in 1980. Image courtesy of Bismarck Veterans Memorial Public Library (Bismarck: Capital City Memories 1c-30).]

[Figure: Ruins of the former Carnegie Bismarck Public Library, demolished in 1980. Image courtesy of Bismarck Veterans Memorial Public Library (Bismarck: Capital City Memories 1c-33).]

Historic preservation bolsters the culture of the community.

Historic preservation reinforces a sense of place, identity, evolution, ownership, and community. Historic sites, buildings and districts provide tangible reminders that strengthen civic pride and convey what makes Bismarck unique. Building on an understanding and appreciation for our community's past can also help inform our community's future.

[\[Recommend a photo from the upcoming September food truck festival to be held in front of the historic downtown rail depot – photo should feature the building as well as indicators of the space being activated and used by the public\]](#)

Educational opportunities are supported by historic preservation.

Historic preservation elevates discussions about our community and the past endeavors of residents. Understanding the past informs decisions that help encourage civic pride and guide future decisions. It also serves as another way to welcome new residents to the City and the area by creating a shared understanding of the past. School curriculums that promote the history of the community help build a sense of hometown pride and offer a local historic lens within the greater context of our state, national and world history.

[Figure: Historic Sites Supervisor for the State Historical Society of North Dakota, Jonathan Campbell, gives a public presentation at Camp Hancock State Historic Site, 101 E Main, Bismarck.]

Who Engages in Historic Preservation?

At the federal level, the National Park Service sets the standards for the treatment and management of historically significant resources, and the State Historic Preservation Office (SHPO) oversees various preservation programs including the National Register of Historic Places (NRHP) and State Historic Sites Registry.

At the local level, Bismarck's Historic Preservation Commission implements the City's Historic Preservation Ordinance, while special interest groups, non-profits, and individuals carry out a variety of activities that celebrate, promote, or preserve area history.

Bismarck Residents

Property owners who purchase older homes or buildings may invest time and money of their own into preservation, keeping a resource in active use. Those whose historic

property is listed or eligible for inclusion in the NRHP may also qualify for financial incentives for the maintenance of the property. This investment, in addition to owning a piece of Bismarck's historic fabric, results in pride of ownership.

[Insert Window Repair Figure]

[as a side bar/photo caption]: Historic commercial buildings are often more affordable than new construction and attract small businesses. By their nature, they are frequently located in a city or town's commercial core, tied to existing infrastructure in destinations that draw residents and visitors alike.

[Insert Repair 1 and 2 Figures]

[as a side bar/photo caption]: "Charm" is often part of the appeal of living in a historic home. Historic houses tend to have unique architectural features, quality craftsmanship, and walkability. Located in older neighborhoods and historic districts, they may even have higher rates of appreciation than properties elsewhere.

Visitors

Many of Bismarck's major tourist attractions include historic events and activities and historic sites, including Bismarck's historic downtown where visitors sleep, shop, and eat. Other notable historic sites include:

- North Dakota Heritage Center and State Museum
- State Capitol Building
- United Tribes Technical College International Powwow
- Camp Hancock
- Former Governors Mansion

[Figure: Visitor admires the recently-restored stained glass windows in the 1881 Bread of Life Church while touring the Camp Hancock State Historic Site, 101 E Main, Bismarck.]

[Figure: Passengers aboard the Lewis & Clark Riverboat take photographs as they approach the 1883 Northern Pacific Rail Bridge spanning the Missouri River.]

Bismarck History

Prior to the founding of Bismarck, the Missouri River has been a hub of human activity for thousands of years. In the Archaic period (5500 – 400 BC), early hunters camped on nearby bluffs, following herds of bison, elk, or deer. In the Late Plains Woodland period (1000 AD) people began to cultivate the resources of the Missouri River valley and established the first permanent community along Apple Creek. By the 14th century, the farming villages of the Mandan were the center of a trans-continental trade network that came to include the Hidatsa and, later, the nomadic Lakota. By the end of this era, the population in the area around Bismarck, from the Mandan villages alone, was likely close to 20,000.

From 1783 to 1872, new groups entered the region. The Lakota emerged as a dominant power on the Northern Plains while European and American trappers, traders, and explorers followed the Missouri River and its tributaries further into the continent's interior. Euro-American disease decimated Mandan and Hidatsa villages. The Lewis & Clark Expedition (1804-1806) wintered with the Mandan near present-day Washburn. Their reports ushered in an age of westward expansion. The military established a strong presence along the Missouri River to protect the nation's economic interests. Lakota resisted white encroachment under leadership including Tatanka Iyotanka (Sitting Bull). In the mid-1800s the Arikara were forced northward and what would become the Three Affiliated Tribes (Mandan, Hidatsa, and Arikara) consolidated near the Knife River.

"The river, in all seasons and in all its varied aspects, we have found it beautiful. And dear it will ever be, this wild, majestic, ever changing river, to the hearts of all who have learned to revere the works of nature." Linda Slaughter, 1870.

Originally named Edwinton after the Northern Pacific Railroad chief engineer, Bismarck was founded in 1872 at a location selected as an ideal crossing for the coming railroad. Early businesses supported military forts and steamboat trade on the upper Missouri River. Custer and the 7th Cavalry rode from Fort Lincoln to their defeat at the Battle of the Little Bighorn by Lakota and Cheyenne. The Northern Pacific Railroad bridge was completed, and Bismarck became the territorial and, later, state capital. Institutions like the Bismarck Tribune, St. Alexius Hospital, and First National Bank emerged. The region experienced an economic boom as merchants, tradespeople, and other opportunists arrived.

"The citizens of Bismarck may congratulate themselves upon the action of the railroad...as the permanent crossing of the Missouri River by the N.P. railroad will add greatly to the attractiveness of Bismarck, facilitate business interests, and with the city's natural advantages, commercially, make it the point of importance in the Missouri River valley." -Bismarck Tribune Sep 24, 1880

Bismarck was a growing capital city. From 1898 to 1930, it prospered as a regional distribution center. European immigration swelled, agricultural prices rose, and North Dakota became the number one wheat-producing state. The community suffered through the Great Fire of 1898 and managed to rebuild, with stone and brick public buildings, churches, and commercial structures that replaced the wood-framed buildings of yesteryear. The Nonpartisan League dominated state politics as nationwide social movements took hold, including Women's suffrage. When the U.S. entered the Great War in Europe, the men, women, and children of Bismarck answered the call of duty.

A shifting social and political climate in the 1930s and early 1940s, coupled with extreme weather conditions affecting agriculture, challenged the people of Bismarck and North Dakota. Federal relief programs to support the arts, architecture, engineering, farming, and conservation created jobs and put men, women, and even young people to work. The new Art Deco style State Capitol building was completed and touted as the “Skyscraper on the Prairie.” The Army National Guard established Fraine Barracks as its headquarters, on the campus of the former Bismarck Indian School. The country was called once again to serve in a World War.

Bismarck experienced mid-century growth in the post- World War II years, from 1945 to 1965. It outgrew its core as veterans returned from World War II and settled in urban areas in record numbers. Completion of the Interstate Highway system and the Grant Marsh Bridge drew commercial and residential development north. The Garrison Dam on the Missouri River was authorized under the Pick-Sloan Act and provided flood protection for farm and ranch lands to the south of Bismarck, at the same time the Lake Sakakawea Reservoir inundated tribal communities to the north. The discovery of oil in western North Dakota stirred excitement, created jobs, and brought newfound wealth.

From the mid-1960s through 1999, Bismarck became a regional leader in higher education, briefly attracting Job Corps training programs, as Bismarck Junior College and University of Mary grew, and United Tribes Technical College was founded. Residents embraced arts, culture, and recreation. The Heritage Center and State Museum opened its doors, the Bismarck Civic Center was built, Sleepy Hollow Summer Theater and Arts Park was created, and Bismarck hosted the first of many Prairie Rose State Games and the state’s Centennial celebration.

Bismarck faced unprecedented growth at the turn of the 21st century. The City withstood natural disasters and grappled with social, environmental, and political issues. The Bakken Oil Boom brought an influx of people and new businesses to the area, boosting the local economy. The community banded together to combat major floods on the Missouri River. Tensions rose when Energy Transfer Partners’ Dakota Access Pipeline crossed under Lake Oahe southeast of Bismarck, and the first cases of COVID-19 were confirmed in Burleigh County in March 2020. The City of Bismarck established its Historic Preservation Commission to promote awareness of local history and historic resources. The City of Bismarck celebrated its sesquicentennial (150th anniversary).

“It’s important to have people talk about these histories, just like it’s important to talk about what happened here in North Dakota, what happened to the Missouri River, how do we...affect generations to come?” - Alisha Hall, Superintendent Knife River Indian Villages National Historic Site

Overview of the Historic Preservation Commission

"The CLG program provides important resources that have helped preserve our downtown district...and have furthered our understanding of Grand Forks' urban development throughout time. Sharing this work with the community helps to foster a greater appreciation for our shared cultural heritage and local history." - Susan Caraher, Grand Forks Historic Preservation Commission

Upon the request of citizens, the City of Bismarck applied to become a Certified Local Government (CLG) in the summer of 2018, drafting ordinance amendments to establish a historic preservation purpose and declaration of public policy and establish a Historic Preservation Commission, defining its powers and duties, membership terms, appointments, and qualifications. The ordinance was adopted by the City Commission on January 8, 2019.

After submitting all necessary requirements to the State Historic Preservation Office and National Park Service, the City of Bismarck received notice that it was granted Certified Local Government status on April 29, 2019. Bismarck is the 2012th local government to join the ranks as a partner in the Federal Preservation Program and the eighth Certified Local Government in North Dakota.

What advantages does the community gain by joining the CLG program?

- Greater control of local preservation issues.
- Better access to federal funding for local preservation projects.
- Direct participation in the National Register nomination process.
- Greater access to expertise, assistance, and guidance in resource management.

[as a side bar/photo caption]: Each year the North Dakota State Historic Preservation Office allocates 10% of the federal funding they receive for individual CLGs, through a competitive application process. The funds received must be matched by the City with 40% or more of local funds or in-kind labor or donations.

The Bismarck Historic Preservation Commission is an advisory board made up of six local historic preservation experts and a Bismarck City Commissioner. The Commission's main responsibilities are to advise on matters related to nominations to the National Register of Historic Places, assist in the nomination process, document historic resources and properties, and work to promote and educate community members about the city's history, heritage, historic properties and past citizens. The Bismarck Historic Preservation Commission also serves as a resource for citizens and the city to seek local historic expertise, as needed.

Plan Development Summary

The preservation planning process for the City of Bismarck spanned several years, starting in June 2019, when the Historic Preservation Commission identified the need to create a preservation plan to guide participation in the CLG program. The HPC held a series of special meetings beginning in August 2019 to define its goals and objectives. Tasks were assigned that included reviewing existing historic resources, developing historic contexts, garnering community insight on preservation issues, and identifying specific preservation planning goals and objectives and the actions necessary for achieving them.

A partial draft of the Historic Preservation Plan was presented by City Staff on February 14, 2020; the final plan was adopted by the City of Bismarck HPC on [REDACTED] and the Bismarck City Commission on [REDACTED].

Members of the HPC, City Staff, and volunteer members of the community have all contributed to this years-long planning process. Key planning activities included:

- **National Alliance for Historic Preservation Commissions conference (September 16, 2020)**

City Staff participated in the National Alliance for Historic Preservation Commissions and were introduced to several model historic preservation plans.

- **Historic Context development (January 2021 - March 2023)**

The HPC formed a subcommittee to focus on a section of the Historic Preservation Plan that would serve as a historic context for understanding local history and prioritizing preservation activities. The section was to be organized by historical eras and themes and presented as a timeline.

From January 2021 through March 2023, HPC Commissioners Dinkins, Nodland, and Jackson (chair) along with several members of the community worked on developing this timeline of Bismarck history, culminating in a bound book and digital interactive website. The timeline was launched on March 15, 2023, with a public event that coincided with other Sesquicentennial celebrations held in 2023 by various entities throughout the community. The publication is available from the Bismarck Community Development office in the City/County office building.

[Insert Timeline 1 and 2 Figures]

- **Second Draft Historic Preservation Plan (August 10, 2023)**

The HPC reviewed an updated draft of the Historic Preservation Plan. Staff reviewed the intent of the Plan stating, “the Bismarck Historic Preservation Plan is to ultimately serve as an encyclopedia of resources, including information on tax credits, legislation, and organizations, that are relevant to the goal of historic preservation throughout the Bismarck community specifically (though much of the information could be applied to other communities as well).”

- **Historic Preservation Survey results (May 10, 2024)**

City Staff developed and disseminated an online survey to gauge public interest in historic preservation issues. The survey received over 100 responses from community members. Members of the community who answered the survey were asked if they would like to serve on the Historic Preservation Plan subcommittee. As a result, the subcommittee was reformed to include volunteers from the community.

- **Final Historic Preservation Plan (DATE)**

Goals & Objectives

The following implementation table identifies the goals, objectives, and anticipated timeframes to implement associated strategies. These will provide a framework for future historic preservation activities that the Bismarck Historic Preservation Commission will strive to accomplish.

Time Frames
Now (0-3 years)
Soon (3-5 years)
Next (5-10 years)

Priority
1= low priority
5= high priority

Funding is required. Identify a source(s).
Funding may be required. Identify a potential source(s) if it is.
Funding is not required. Identification not required.

Goal 1: Celebrate the heritage of Bismarck					
Objective	Time Frame	Priority	Recommended Strategy	Potential Partners	Funding Opportunities
A. Promote civic pride by highlighting Bismarck's unique character and culture	Now (0-3 years)	1	1) Continue instituting annual preservation awards	City of Bismarck	
	Now (0-3 years)	2	2) Encourage plaques for buildings and sites on the National Register of Historic Places	The Downtowners, local residents in NRHP districts, local businesses, City of Bismarck	
	Now (0-3 years)	2	3) Collaborate with the community partners on oral history programs	Bismarck Historical Society, SHSND, City of Bismarck	
B. Encourage social engagement in heritage events and activities	Now (0-3 years)	1	1) Participate in and promote Bismarck's Founders Day celebrations	City of Bismarck, Bismarck Historical Society	
	Now (0-3 years)	5	2) Celebrate Historic Preservation Month every May	Bismarck Historical Society, SHSND, Bismarck Parks and Recreation District, City of Bismarck	
	Now (0-3 years)	3	3) Participate in and promote the Bismarck Historical Society monthly presentation program	Bismarck Historical Society, City of Bismarck	
	Now (0-3 years)	1	4) Create interactive GIS StoryMaps or other digital resources highlighting events and activities	City of Bismarck	

Goal 2: Preserve places that represent the City's heritage, its historic properties, and the past endeavors of its residents.					
Objective	Time Frame	Priority	Recommended Strategy	Potential Partners	Funding Opportunities
A. Prepare and maintain a comprehensive inventory of historically significant and potentially eligible properties within the City.	Now (0-3 years)	1	1) Maintain and conduct annual updates to a map of all site and districts listed on the National Register of Historic Places	City of Bismarck	
	Now (0-3 years)	1	2) Maintain and conduct annual updates to a map showing all structures over 45 years of age	City of Bismarck	
B. Encourage good stewardship of historic places	Now (0-3 years)	3	1) Create and/or distribute handouts on historically appropriate renovations, alterations, tax credits and maintenance to residents in historic neighborhoods	City of Bismarck, SHSND, realtors	
	Now (0-3 years)	3	2) Monitor for development patterns that may impact historic and cultural resources within and adjacent to the City	City of Bismarck, local developers	
	Now (0-3 years)	3	3) Develop, provide and maintain design guidelines and "best practices" for historic properties	City of Bismarck, SHSND	
C. Facilitate disaster and resilience planning for historic properties	Now (0-3 years)	4	1) Identify historic areas at risk and prioritize proactive mitigation and resilience measures for those most at risk	City of Bismarck, SHSND	
	Soon (3-5 years)	5	2) Engage residents in historic neighborhoods to conduct basic property documentation on their homes prior to disasters	City of Bismarck, SHSND, cultural resource management firms, local residents, local businesses	
	Soon (3-5 years)	2	3) Incorporate preservation goals into community disaster plan(s) like the Multi-hazard Mitigation Plan	City of Bismarck	

Goal 3: Encourage historic preservation as part of the City's economic planning and development					
Objective	Time Frame	Priority	Recommended Strategy	Potential Partners	Funding Opportunities
A. Identify and promote funding for historic preservation projects or initiatives.	Now (0-3 years)	3	1) Maintain and update a list of local, state, and federal funding sources on the city's Historic Preservation webpage	City of Bismarck, SHSND	
	Soon (3-5 years)	4	2) Explore additional local funding avenues to help fund programs related to historic preservation	City of Bismarck, financial institutions, SHSND, private organizations	

B. Develop materials, programs, or areas that help bolster Bismarck's heritage tourism.	Now (0-3 years)	2	1) Develop historic walking maps/tours	City of Bismarck, SHSND, local tour guides, Bismarck Historical Society, The Downtowners	
	Now (0-3 years)	4	2) Provide historic district markers, street signs, interpretive signage, and/or wayfinding elements	City of Bismarck, SHSND, local businesses, The Downtowners, Bismarck Parks and Recreation District, Dakota West Arts Council	
	Soon (3-5 years)	1	3) Create brochures and digital media of historic districts, buildings, people, and events	City of Bismarck, SHSND, Bismarck Historical Society, Dakota West Arts Council	
	Next (5-10 years)	3	4) Determine the feasibility of creating a Bismarck-specific exhibit in a publicly accessible location	City of Bismarck, SHSND	
C. Promote the rehabilitation and preservation of historic structures as a benefit of economic growth	Now (0-3 years)	2	1) Encourage adaptive reuse as an option for affordable housing while still protecting life and safety through application of the existing building code	City of Bismarck, local developers, local tradespeople	
	Now (0-3 years)	2	2) Identify and provide information on appropriate adaptive treatments, such as for accessibility or aging in place		

Goal 4: Advocate for historic preservation to other public entities.

Objective	Time Frame	Priority	Recommended Strategy	Potential Partners	Funding Opportunities
A. Coordinate historic preservation efforts and regulations among city documents and departments	Now (0-3 years)	5	1) Provide yearly updates to City Commission about the Historic Preservation Commission's previous year's activities and new or updated local, state and federal policy and statute changes	City of Bismarck	
	Soon (3-5 years)	4	2) Assess and coordinate with local repositories (e.g., libraries) to increase awareness of historical resources such as books, videos, or websites	City of Bismarck, Bismarck Veterans Memorial Public Library, SHSND, Bismarck Historical Society	
	Now (0-3 years)	2	3) Assist and provide feedback on pertinent City of Bismarck plans, studies, guidelines and ordinance changes	City of Bismarck	
B. Enhance existing or develop additional preservation programs	Next (5-10 years)	5	1) Consider creating a local landmark designation program	City of Bismarck	
	Next (5-10 years)	4	2) Update the Historic Preservation Plan every 10 years	City of Bismarck	
C. Develop and maintain the capacity and excellence of the Historic Preservation Commission	Now (0-3 years)	3	1) Participate in ongoing training opportunities including heritage and preservation conferences	City of Bismarck, Bismarck Historical Society	
	Now (0-3 years)	2	2) Create a quarterly newsletter with information on Commission projects and current historic preservation resources	Bismarck Historic Preservation Commission	

Goal 5: Educate the public about Bismarck's heritage and the benefits of historic preservation.

Objective	Time Frame	Priority	Recommended Strategy	Potential Partners	Funding Opportunities
A. Educate young community members about Bismarck's history	Now (0-3 years)	3	1) Develop and provide educational resources, lectures, online lesson plans, and curricula to area schools	Bismarck Public Schools, Bismarck Historical Society, SHSND, City of Bismarck, United Tribes Technical College, BSC, University of Mary	
	Soon (3-5 years)	3	2) Encourage schools to integrate more Bismarck-specific history into the Social Studies curriculum	Bismarck Public Schools, Bismarck Historical Society, SHSND, City of Bismarck	
B. Identify and provide historic preservation training opportunities for the public	Soon (3-5 years)	4	1) Partner with local contractors and workforce training centers to encourage integration of historic rehabilitation training	ND Chapter AIA, general contractors or trades associations, cultural resource management firms, BSC, Bismarck Public Schools, City of Bismarck	

	Now (0-3 years)	5	2) Create and sponsor a Historic Preservation Fair	City of Bismarck, SHSND, Bismarck Historical Society, cultural resource management firms, local tradespeople, United Tribes Technical College, BSC, University of Mary, ND Chapter AIA	
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Goal 6: Engage community members in historic preservation processes					
Objective	Time Frame	Priority	Recommended Strategy	Potential Partners	Funding Opportunities
A. Identify ideas about historic preservation from the public through a variety of methods and techniques	Now (0-3 years)	5	1) Use a quick response (QR) code to direct people to the Historic Preservation Commission website when participating in events or when sponsoring a historic preservation booth or table	City of Bismarck	
	Now (0-3 years)	3	2) Utilize art as an engagement method to foster dialogue and understanding of Bismarck's history and historic preservation	City of Bismarck, SHSND, Dakota West Arts Council	
B. Ensure a robust and inclusive engagement process	Now (0-3 years)	4	1) Develop a public participation framework to utilize for large projects like National Register of Historic Places nominations	City of Bismarck	
	Now (0-3 years)	3	2) Utilize digital and in-person options as a way for individuals to engage with historic preservation events, policies, and projects	City of Bismarck	
	Soon (3-5 years)	4	3) Encourage input from local underrepresented groups about additional information that should be included in resources and projects related to Bismarck's history	City of Bismarck, SHSND, United Tribes Technical College	

Applicable Preservation Laws

This Historic Preservation Plan was proposed and adopted by the Historic Preservation Commission to further the purposes of the city ordinance that created the commission; guide the commission in the exercise of its powers and duties under the ordinance; guide the City in fulfilling its obligations pursuant to the Local Government Certification Agreement; and foster public input and interest in the commission's work.

The powers and duties of the commission may in some cases be informed or affected by various local, state and federal laws. The purpose of this section is to provide a summary of this legal context.

Local Preservation Laws

The following laws, policies, and agreements apply to the City of Bismarck:

Historic Preservation Commission Ordinance

Chapter 2-12 of the City Code of Ordinances was adopted by the Bismarck Board of City Commissioners on January 8, 2019, to create the Historic Preservation Commission. The purpose of the ordinance is to preserve historic properties and districts by providing guidance on the various functions of the City relating to the built environment. The ordinance establishes the membership, powers, and duties of the commission, including the responsibility to inventory historic assets, make recommendations to the City Commission and other political bodies regarding historic preservation, and develop educational programs and outreach.

Local Government Certification Agreement

The City of Bismarck and the State Historical Society of North Dakota entered into an agreement on April 17, 2019, to establish a Certified Local Government Program. The City agrees to various undertakings, some of which mirror various provisions of the ordinance, including the following enforcement of various federal, state, and local historic preservation laws, as described below, and adherence to other requirements of the national Certified Local Government Program. As a member of this program, the City of Bismarck cooperates closely with the State Historical Society to achieve these objectives.

Design Review Standards

Sections 14-04-21.1(4)(c) and 14-04-21.2(4)(c) of the Bismarck Code of Ordinances contain design review standards applicable to the restoration and rehabilitation of historically significant buildings within the zoning districts known as the Downtown Core

District (DC) and Downtown Fringe District (DF). Historically significant buildings are defined as any building on the National Register of Historic Places, individually eligible for listing, or identified as contributing to the downtown Bismarck historic district, or any building more than 50-years old that may be determined to be historically significant on a case-by-case basis. In general, restoration or rehabilitation of historically significant buildings should reflect the original architectural character of the building and its characteristics, and new designs should be consistent with traditional features. Rehabilitation is encouraged to conform to the Secretary of Interior's Standards for Rehabilitation. All such projects are subject to review by the Downtown Design Review Committee, and the ordinance requirements are supplemented by the Downtown Design Review Guidelines.

State of North Dakota Historic Preservation Laws

The North Dakota Century Code (NDCC) contains various provisions regarding historic preservation. Pursuant to the Local Government Certification Agreement summarized above, the City has agreed to cooperate with and assist the State Historical Society and comply with the following statutes:

Protection of Artifacts and Sites (NDCC 55-02-07)

Any historical or archaeological artifact or site on City-owned land may not be disturbed without the approval of the State Historical Board, although there are some exceptions to protect public health and safety. The State Historical Board Director determines the significance of any historical resource and provides direction to the City for the protection of this resource, and the city and state director cooperate on historic preservation actions, including the exploration of any alternatives to demolition or alteration.

Protection of Location Data (NDCC 55-02-07.1)

The director of the State Historical Society may limit access to, and release of, files which contain data that specifically identifies the location of archaeological, historical, or paleontological sites in North Dakota.

Required Permits (NDCC 55-03-01.1 and 55-03-02)

Any person engaged in the investigation, excavation, or other recording of cultural resources on land owned by an instrumentality of the state or in the excavation of cultural resources on private land, must obtain a permit from the director of the state historical society.

Retention of Materials (NDCC 55-03-06)

When the city sells, conveys, transfers, or leases land, title to any and all archaeological or paleontological materials, whether found upon or below the surface of the land, must be retained by the city.

State Historic Site Registry (NDCC 55-10-02(4), 55-10-07, 55-10-08, 55-10-09)

The state historic site registry is a publicly accessible listing of sites designated by the state historical board as state historic sites. A city may not demolish or cause to alter the physical features or historic character of any site listed in the registry without prior approval from the director. The statute also governs the acquisition by a city of fee title or a historic easement with respect to a state historic site or property listed on the national register, provides for arbitration if a city disagrees with the director's disallowance of alteration or demolition of a site listed on the state registry, and requires the city to cooperate with the director in safeguarding state historic sites and in the preservation of historic and archaeological sites.

Federal Historic Preservation Laws

Federal law contains various provisions regarding historic preservation. The following obviously is not an exhaustive list, but summarizes some of the relevant federal laws:

National Historic Preservation Act (NHPA) (54 U.S.C. 300101 *et seq.*)

Enacted in 1966, the NHPA is the primary federal historic preservation law. Among its many provisions, the law includes the number of provisions that are particularly relevant to the work of the Historic Preservation Commission, which are listed individually in this section.

National Register of Historic Places (NRHP)

The NHPA established the NRHP, an inventory of national historic resources. The NRHP is maintained by the National Park Service, which has developed criteria for evaluating nominations.

To be listed, the resource must "possess integrity of location, design, setting, materials, workmanship, feeling, and association" and:

1. Be associated with events that have made a significant contribution to the broad patterns of our history;
2. Be associated with the lives of significant persons in our past;
3. Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a

significant and distinguishable entity whose components may lack individual distinction; or

4. Yield or may be likely to yield, information important in history or prehistory.

Section 106 Review

The NHPA also establishes a regulatory review process known as Section 106 review. This review requires all federal agencies to consider the effects of any project engaged in or funded by an agency that could have an impact on a property listed or eligible to be listed on the national register. Various consulting parties participate in this review including the state historic preservation office and local government agencies and commissions. The review requires submitting federal agencies to provide documentation concerning the nature and scope of the proposed work. Typically, the end result is a determination of the potential effect on historic properties and resources.

Detailed requirements for the Section 106 Review are covered in the “Section 106 Applicant Toolkit” published by the Advisory Council on Historic Preservation (ACHP). The publication is available on the government website www.ACHP.gov.

National Environmental Policy Act (NEPA) (42 U.S.C. 4321)

Enacted in 1969, NEPA is one of the primary federal environmental protection laws. One of the stated goals of NEPA is to “preserve important historic, cultural, and natural aspects of our national heritage.” NEPA requires review and analysis of proposed major federal actions that could significantly affect the environment, including cultural and archaeological resources, most often through an Environmental Assessment (EA) or Environmental Impact Statement (EIS). The NEPA review process includes the participation of federal, state, tribal and local agencies and various private stakeholders. Projects that fall outside the scope of NEPA review might still fall within the Section 106 review process.

Section 4(f) Review (49 U.S.C. 303 and 23 U.S.C. 138)

Originally enacted as part of the U.S. Department of Transportation Act of 1966, Section 4(f) requires that a special effort must be made to preserve the natural beauty of public park and recreation lands, wildlife and waterfowl refuges, and historic sites during transportation project development. The law applies to any project receiving funding or requiring approval from any agency of the U.S. Department of Transportation. Section 4(f) Review applies to all historic sites listed or eligible for listing on the National Register. Any transportation project that affects Section 4(f) land must include an assessment, and the program or project requiring the use of such land will be approved only if there is no prudent and feasible alternative and it includes all possible planning to minimize harm to

the land or resources (unless there is a finding of *de minimis* impact on Section 4(f) property). The Federal Highway Administration has developed administrative procedures for the preparation, circulation and coordination of Section 4(f) documents. Unlike Section 106, which is primarily a consultative procedural law, Section 4(f) is a substantive law that can prevent a project from going forward if a prudent and feasible avoidance alternative is available.

Funding

Potential Tax Credits

Renaissance Zone Historic Rehabilitation Tax Credit (NDCC 40-63-06)

In addition to state income tax and property tax exemptions, state law provides a tax credit for investments in the historic preservation or renovation of property within an established Renaissance Zone, has a commercial or residential use, and is eligible or on the National Register of Historic Places. Most of downtown Bismarck is within an established Renaissance Zone, not necessarily aligning with the boundary of the Downtown Historic District. Projects beyond the boundary of the Renaissance Zone are not eligible for these tax credits.

The credit is equal to twenty-five (25) percent of the amount invested, with a maximum allowable credit of \$250,000. The credit can be claimed in the year in which the project is completed and can be carried forward up to five years. The rehabilitation must follow the Secretary of the Interior's Standards for Rehabilitation. A meeting with the State Historical Society of North Dakota and consultant with a tax expert prior to application are strongly encouraged. Approval must be secured before construction work begins.

Entities Involved in Tax Credit Administration: State Historical Society of North Dakota, North Dakota Department of Commerce, National Park Service, Internal Revenue Service

Federal Historic Rehabilitation Tax Credit (26 U.S.C. 47)

The federal historic rehabilitation tax credit program provides a twenty (20) percent federal tax credit to property owners who undertake substantial rehabilitation of a historic building for a commercial or other income-producing purpose, while maintaining its historic character. An eligible taxpayer can claim up to twenty (20) percent of the total credit amount each year during the five years beginning when the project is placed in service. The building must be a "certified historic structure" which means that the building is either listed on the National Register or located in a registered historic district and certified by the Secretary of the Interior as being of historic significance to the district. The rehabilitation

must follow the Secretary of the Interior's Standards for Rehabilitation. The owner must maintain ownership of the building for five years after completing the rehabilitation or be subject to a staggered recapture of the tax credit.

Entities Involved in Tax Credit Administration: State Historical Society of North Dakota, National Park Service, Internal Revenue Service

[insert image of the Patterson Place 420 E Main Ave (\$13,042,175 qualified expenses in 2022) and/or Woodmansee Building 114 N 4th Street (\$127,500 qualified expenses in 2005)]

Low-Income Housing Tax Credit (26 U.S.C. 42)

This is a federal program, administered in North Dakota by the North Dakota Housing Finance Agency, that is designed to encourage investment in the development and rehabilitation of affordable rental housing. Acquisition of property with substantial rehabilitation of existing historic multi-family housing or adaptive reuse of existing non-residential historic buildings that create affordable housing units are considered eligible projects.

Eligible applicants for this program may receive federal income tax credits for up to ten (10) years based on the capital investment and level of commitment to low-income tenancy. Units of government, local or tribal housing authorities, community action agencies, regional planning councils, and non-profit or for-profit developers are eligible to apply for this program. Applicants without prior Low Income Housing Tax Credit experience are required to partner with an experienced entity.

These tax credits are awarded annually through a competitive application process. A project may receive a maximum allocated tax credit of nine (9) percent of the project's qualified basis which is typically defined as the project's depreciable cost times the percentage of the project that is restricted for low-income households that are sixty (60) percent or less of the area median income. For certain difficult development areas, qualified census tracts, or other high-cost areas, the qualified basis may be increased up to thirty (30) percent.

Entities Involved in Tax Credit Administration: North Dakota Housing Finance Agency, Internal Revenue Service

Grants and Programs for Preservation

Additional information on several of these grant programs can be obtained from the North Dakota State Historic Preservation Office.

Historic Preservation Fund grant (for Certified Local Government Programs)

Each year, the State Historical Society of North Dakota (SHSND) receives federal funds from the Historic Preservation Fund to assist in historic preservation endeavors. The SHSND sets aside ten (10) percent of this historic preservation funding for the North Dakota Certified Local Governments as subgrants. Each fall, the Bismarck Historic Preservation Commission reviews and narrows down historic preservation projects that would benefit from historic preservation funding and applies for a Historic Preservation Fund grant from the SHSND to implement those projects. These projects are identified by Bismarck Historic Preservation Commissioners or by members of the Bismarck community.

Entities Involved in Grant Administration: Bismarck Historic Preservation Commission, State Historical Society of North Dakota, National Park Service

[Insert Talking Trail Figure]

Historic Preservation Fund (for NRHP properties)

As stated above, each year, the State Historical Society of North Dakota (SHSND) receives federal funds from the Historic Preservation Fund to assist in historic preservation endeavors for cultural resources listed in the National Register of Historic Places. Only properties listed in the National Register of Historic Places and have maintained their historic integrity qualify to apply for this subgrant. This includes private citizens, non-profit organizations, educational institutions, federally-recognized tribes, governmental entities, owners of land containing a National Register archaeological site, and owners of a contributing property within a National Register Listed District.

A non-federal cash match of fifty (50) percent is required, and grant funds can only be used for a maximum of fifty (50) percent of the total project cost. The total project cost includes the grant funds and the cash match. The program is administered by the National Park Service in partnership with the SHSND.

Entities Involved in Grant Administration: State Historical Society of North Dakota, National Park Service

[Insert photo of Belle Mehus?]

Community Development Block Grant Program

The City of Bismarck receives an annual allocation of Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). These funds must be used for community activities that primarily

benefit low- and moderate-income persons or for removal of slum and blight. The City adopts several plans related to this grant including a 5-year Consolidated Plan which is the program's guiding document for priority goals and objectives including identifying the programs and projects it intends to fund. An Annual Action Plan is adopted every year and it describes how the city's CDBG funds will be utilized that year.

CDBG funds must be used primarily for the benefit of low- and moderate-income persons. These funds may be used for the rehabilitation of residential and non-residential structures. Each year, at least 65% is used for housing programs, public facilities, infrastructure improvements, and other uses allowed under federal regulations. Examples of potential eligible projects related to historic properties include, but are not limited to, rehabilitation and preservation for low- and moderate-income owner-occupied houses; low- and moderate-income public housing; publicly or privately owned historic properties; a commercial or industrial facility for job creation or retention; affordable housing or mixed income housing; and low- and moderate-income senior housing.

Entities Involved in Program Administration: City of Bismarck, Department of Housing and Urban Development

Cultural Heritage Grant

This is a state-funded grant program that provides funding for exhibits, special projects, events, education activities, collections, projects, and capital improvements for non-profits, museums, and historical societies. A dollar-for-dollar match is required for grant funds and can be in the form of cash or in-kind which includes donated labor, supplies, and equipment. It must be used on the specific project supported by the grant, not for work completed prior to the applications or award of the grant. Grant funds are distributed by reimbursement after a project is complete and the final report is submitted with the request for reimbursement.

Entities Involved in Grant Administration: State Historical Society of North Dakota

Neighborhood Reinvestment Initiative Program

This is a program of the City of Bismarck, in partnership with local financial institutions, that offers reduced-interest loans to homeowners for eligible home improvement projects. It aims to revitalize older and potentially disinvested areas of the city through reinvestment in Bismarck's existing housing stock. Certain criteria must be met in order to be considered eligible from the city's perspective including the residence's age, its property value, the residence being owner-occupied upon the completion of the work, the loan being between \$10,000 and \$100,000, and the proposed improvement being eligible. Applicants may be

eligible from the city's standpoint but may not meet requirements identified by the financial institution at the time of application.

All loans are provided by the financial institution. No public funds subsidize these loans.

Entities Involved in Program Administration: City of Bismarck, local financial institutions currently including Gate City Bank and Capital Credit Union

Contact info/brands for the different entities identified above

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Historic Resources

Designations

Historic resources can be designated at the local, state, or national level. At the local level, the City's Historic Preservation Ordinance, defines a Historic Property as a building, structure, site, object, resource, or district that meets the Criteria of Significance as promulgated by the Secretary of Interior and endorsed, accepted or adopted by the North Dakota State Historic Preservation Office. In other words, the City defers to the criteria established for the National Register of Historic Places. Properties that meet those criteria are afforded some protection in the form of consideration and mitigation of adverse effects from federally-funded or licensed projects whether they are formally listed in the National Register or simply determined to be eligible for listing. The City's Preservation Ordinance provides a mechanism for the Historic Preservation Commission to review and comment on such projects and their potential effects.

The City does not currently maintain a local historic sites registry or local landmark program.

National-Level Designations

The National Register of Historic Places is the nation's official list of historic properties recognized for their significance in American history, architecture, engineering, archaeology, or culture. To benefit from the program, administered by the National Park Service under the Department of the Interior, a property must be of a certain age (fifty years or older), be historically significant, and possess historic integrity.

- **Significance**
Is the property associated with events, activities, or developments important in the past? Is the property associated with the lives of people who were historically important? Is the property associated with distinctive architecture, landscape, or engineering achievements? Does it have the potential to yield important information through archaeological investigation?
- **Age and Integrity**
Is the property old enough to be considered "historic" (at least 50 years in age) and does it still look much the way it did in the past?

Information on Bismarck NRHP properties can be found here:

<https://www.bismarcknd.gov/2394/Historic-Preservation>

State-Level Designations

The State of North Dakota maintains its own list of historic properties, the State Historic Sites Registry, recognizing places that are important to North Dakota history. Much like the National Register, the State Historic Sites Registry establishes certain criteria that a prehistoric site, structure, building, object, neighborhood, network, or cultural landscape must demonstrate in order to be eligible for inclusion. Any state agency, department, municipality, county, school district, or other governmental subdivision or private organization or individual may submit nominations of properties to the State Historic Sites Registry. It is important to note, however, that only when registry properties are also listed or determined eligible for listing in the National Register of Historic Places do the federal programs or regulations related to such listing apply to registry properties.

For more information about the State Historic Sites Register, refer to Chapter 40-02-01 of the North Dakota Administrative Code: <https://ndlegis.gov/information/acdata/pdf/40-02-01.pdf>

Historic Resource Surveys

The Bismarck HPC encourages and facilitates historic resources surveys, to identify properties within the community to identify those that may be historically significant. In coordination with the North Dakota State Historic Preservation Office, the HPC evaluates these properties to determine their significance using the State Historic Sites Registry and/or National Register of Historic Places criteria. Such properties enhance our understanding of the historical and cultural foundations of our city, state, and country. The North Dakota State Historic Preservation Office maintains the State Historic Sites Registry and National Register program for the State Historical Society of North Dakota.

What is a historic resource survey?

A survey is the process of identifying and collecting data regarding a community's historic resources. Some are conducted by federal or state agencies, in compliance with Historic Preservation laws and are carried out by professional cultural resource contractors. Others are undertaken by local governments, communities, neighborhoods, organizations, or individuals to identify the historic values of private properties.

A survey may be designed to meet a variety of project needs. A comprehensive inventory, for example, identifies all historic properties (prehistoric and historic sites, buildings, structures, objects, and districts) within a specific area. More specialized inventories may concern only certain types or historic properties, such as an architectural inventory in a particular neighborhood.

How are Surveys Conducted?

All inventories begin with planning and research, followed by a field survey to physically locate historic properties and record important data using the North Dakota SHPO's standardized North Dakota Cultural Resources Survey (NDCRS) Site Form.

In a Reconnaissance Level Inventory, data collected may be limited to a property's location, physical description, and condition, but should be sufficient to provide a general understanding of an area's historic resources (i.e. the distribution of buildings, structures, and neighborhoods, as well as the different architectural styles, period, and methods of construction present in an area). Properties of particular interest or concentrations of architectural or historical properties that contribute to a sense of time and place identified during a Reconnaissance Level Inventory can be mapped for consideration in planning or to inform further work.

An Intensive Level Inventory is a more detailed inspection done by, or under the direction of a professional historian, architectural historian, archaeologist, or other specialist. This type of study requires additional research and documentation, as site data must be sufficient to assess the historic significance of a property and evaluate its eligibility for listing in the National Register of Historic Places (NRHP) and/or the North Dakota State Historic Sites Registry.

The State Historic Preservation Office curates site forms, manuscripts, and photographs generated by all historic resource inventories in the state. The SHPO's database contains documentation for approximately 70,000 properties; more than 19,000 manuscripts reporting on the inventory, evaluation, and mitigation of adverse effects to cultural resources in the state; and extensive Geographic Information Systems (GIS) data.

As of September 9, 2025, approximately 830 resources have been inventoried and are included in the SHPO's NDCRS database within the city limits of Bismarck.

Of those resources, 605 are included within a historic district or are individually listed in the National Register of Historic Places.

Threats to Historic Resources

Threats to properties can be both immediate and long term, and survey priorities must be flexible to respond. Threats may include deterioration of a property due to neglect, severe weather, or high UV exposure and affect a property's integrity. Activities like demolition, new construction, or house "flipping" may also result in the loss of integrity of an individual property, neighborhood, or district and, in turn, its eligibility for historic designation.

Identification through survey and inventory is the first step to help stem the loss of historic resources.

In Bismarck, some of the most common environmental factors likely to reduce the integrity of historic resources are moisture (snow, ice, rain, flooding); efflorescence (salt); and damage due to temperature extremes (freeze-thaw). Extreme deterioration may eventually result in "demolition by neglect." However, properties subject to these particular threats may benefit from a survey project that generates interest in historic preservation, especially if the survey results lead to financial incentives for preservation.

Activities that cause the most harm to historic resources in Bismarck include storefront alterations and replacement of windows and siding with materials incompatible with the property's historic character; new construction or infill that is not sympathetic to the surrounding resources; and demolition.

New construction and infill within a designated historic district may be compatible and sympathetic to its surroundings; this can have a positive impact encouraging maintenance and repair of historic buildings. However, new construction may also be incompatible with the surrounding buildings and negatively impact that area's eligibility for historic designation. Sometimes zoning changes within a historic district may allow new uses that could significantly alter historic buildings, as when residential buildings are changed to accommodate commercial use. It is therefore recommended that any rezoning should be accompanied by a survey of that neighborhood.

Public initiatives such as road projects may also result in adverse effects on historic properties. Even federally funded projects may result in the demolition of historic resources if no other prudent or feasible alternative is available. Examples of this type of action are road-widening or improvement projects.

Threats to historic sites, buildings, neighborhoods, and districts should be considered in the HPC's goals and objectives, especially when establishing survey priorities.

List of Historic Resources

Helpful Links

Preservation Plan Survey & Results

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