



Historic Preservation Commission

MEETING
June 17, 2026

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, DakotaMediaAccess.org, ROKU, Apple TV and Fire TV.

AGENDA

1. Call to Order
2. Historic Preservation Report
3. Approval of Meeting Minutes
4. [Public Comment](#)
5. 2024 Historic Preservation Fund Grant Update
6. 2025 Historic Preservation Fund Grant Update
7. Land Development Code Discussion
8. Other Business

ADJOURN

The next regular meeting date is scheduled for July 15, 2026, at 3:00 pm in the Tom Baker Meeting Room.

2026 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
HPC2026-001	2/13/2026	Chair and Staff	CDBG - Section 106	Individual	2500 Centennial Road #222	Life-safety improvements including mold remediation and replacement of integral fixtures to include plumbing repairs	No Historic Properties Affected	No Historic Properties Affected
HPC2026-002	2/25/2026	Chair and Staff	CDBG - Section 106	Abused Adult Resource Center	520 E Main Avenue	ADA improvements and reconfigurations to a bathroom	No Adverse Effect	No Adverse Effect
HPC2026-003	4/20/2026	Chair and Staff	EPA - Section 106	City	Citywide	Investigating residential water service line material types related to EPA and ND DEQ requirements	No Adverse Effect	No Adverse Effect
HPC2026-004	5/15/2026	Chair and Staff	CDBG - Section 106	Bismarck Parks and Recreation District	602 Airport Rd	Installation of 8 raised garden beds and 8 ADA raised garden beds and supportive elements	No Historic Properties Affected	No Historic Properties Affected
HPC2026-005	5/15/2026	Chair and Staff	CDBG - Section 106	Abused Adult Resource Center	520 E Main Avenue	Replacement of air conditioning units and associated electrical work	No Adverse Effect	No Adverse Effect
HPC2026-006	5/20/2026	Chair and Staff	CDBG - Section 106	Ministry on the Margins	715 E Interstate Avenue	Individual rental unit improvements such as flooring, trim and doors, cabinets, and internal fixtures	No Historic Properties Affected	No Historic Properties Affected
HPC2026-007	5/20/2026	Chair and Staff	CDBG - Section 106	Dakotah Foundation	417 N 11th Street	Roof repairs	No Historic Properties Affected	No Historic Properties Affected
HPC2026-008	5/20/2026	Chair and Staff	CDBG - Section 106	Dakotah Foundation	623 S Anderson Street	Roof repairs	No Historic Properties Affected	No Historic Properties Affected
HPC2026-009	6/2/2026	Chair and Staff	CDBG - Section 106	Youthworks	221 W Rosser Avenue	Siding repairs and replacement of windows	No Historic Properties Affected	No Historic Properties Affected

BISMARCK HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

May 20, 2026

The Bismarck Historic Preservation Commission met on Wednesday, May 20, 2026, 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. Dakota Media Access was present to record the meeting and archive on freetv.org for public viewing. Chair Engel presided.

Commissioners present were Matt Hull, Beth Nodland, Kane Perrin, John Swanson, Greg Zenker, Amy Sakariassen, and Chair Engel.

Staff members present were Darcy Vaughan - Office Assistant, Lauren Oster – Planner.

HISTORIC PRESERVATION REPORT

Five reviews have been conducted and Chair Engel noted that three were approved today.

PUBLIC COMMENT

Chair Engel opened the public comment period. No public comments were made or submitted for the current agenda or prior to the May 20, 2026 agenda. Chair Engel closed the public comment period.

MINUTES

Chair Engel called for consideration of the minutes of the April 15, 2026 meeting of the Historic Preservation Commission.

MOTION: A motion was made by Commissioner Zenker to approve the minutes of the April 15, 2026 meeting of the Historic Preservation Commission. The motion was seconded by Commissioner Sakariassen with Commissioners Hull, Perrin, Swanson, Nodland, Zenker, Sakariassen and Chair Engel voting in favor of the motion, the motion was approved.

2024 HISTORIC PRESERVATION FUND GRANT UPDATE

Ms. Oster stated that currently there are three open projects: South Capitol Survey, Local History Education Resource Kits, and Baseball History Brochures. Regarding the South Capitol Survey, staff are working with the consultant on scheduling an end of project presentation tentatively scheduled for August 12, 2026. No action was recommended at this time.

2025 HISTORIC PRESERVATION FUND GRANT UPDATE

Ms. Oster stated that the Historic Preservation plan subcommittee is finalizing a draft document to be presented at the next Historic Preservation Commission meeting in June. No action was recommended at this time.

2026 HISTORIC PRESERVATION FUND GRANT APPLICATION UPDATE

Ms. Oster stated that the City of Bismarck was awarded \$37,800 with the 2026 Historic Preservation Fund grant. Commissioner Hull asked about local match. Ms. Oster stated that the local match is 40% of the overall grant total, not for each individual project. Match can be in-kind. No action was recommended at this time.

OTHER BUSINESS

Ms. Oster communicated to the Commissioners that the Historic Preservation Award will be presented to Chris Anderson at the Bismarck City Commission meeting on May 26, 2026.

ADJOURNMENT

There being no further business, Chair Engel declared the meeting of the Historic Preservation Commission adjourned at 3:07 p.m. to meet again on June 17, 2026, at 3:00 p.m. in the Tom Baker Meeting Room.

Respectfully submitted,

Darcy Vaughan
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: June 17, 2026

South Capitol Survey

South Fork Historical Research, the consultant for the South Capitol Survey project, has submitted the report for review. The project resulted in the documentation and evaluation of 182 sites, of which 126 were newly recorded sites. Of the 182 sites recorded, 141 were found to retain sufficient integrity. The consultant's findings show that there is an NRHP-eligible district within the Study Area and recommends that an appropriate period of significance could be defined as 1882 to 1930. In which case, 114 sites would be considered eligible/contributing. The consultant has also provided recommendations for further work in this area.

A revised scope of work and contract amendment has been signed by the city and consultant for the additional work for the presentation and public summary document as requested by the Historic Preservation Commission at its April 2026 meeting. The presentation is scheduled for August 12, 2026, at 6:30 p.m. at the Bismarck Veterans Memorial Public Library (515 North 5th Street) in Meeting Room A.

Staff Recommended Action

Review and provide feedback on the submitted draft survey to the consultant.

Attachments:

1. Cover Letter from Consultant
2. Draft Report

May 29, 2026

Ms. Lauren Oster
Planner, Community Development
City of Bismarck
laoster@bismarcknd.gov

RE: South Capitol Survey – Report Submission

Ms. Oster,

Under contract to the City of Bismarck (City), I have completed the Reconnaissance Survey of architectural resources within the South Capitol neighborhood. At this time, please accept this submission, to be reviewed by your office and the Bismarck Historic Preservation Commission for content and quality.

I am so very pleased to confirm that the South Capitol neighborhood meets the NRHP criteria for eligibility as a historic district. Based on the results of the survey and the information gathered in researching 182 properties within the Study Area, it is my recommendation that the City and BHPC pursue an NRHP historic district nomination. Areas of Significance defined by the NPS that are most applicable to this potential district include: Architecture, Exploration/Settlement, Politics/Government, and Social History. Further, I find that a reasonable period of significance for this proposed district could follow the City's *Timeline of Bismarck History* and should focus on the eras in which the majority of the neighborhood was developed, with reference to the number of properties retaining sufficient integrity to convey their historic character at the time of this survey. South Fork therefore recommends a period of significance of 1882, when the oldest extant house was built, to 1930 when the original Capitol building burned and, for a variety of reasons, residential construction in this part of town noticeably slowed.

If these parameters were followed, 114 of the 182 properties surveyed would be considered eligible/contributing to a potential historic district. Sixty-four of the surveyed properties would be non-contributing, however a revised boundary for the proposed district would likely affect the total number of non-contributing sites if carried through to nomination.

It should be noted that the current project did not survey the entirety of what could be considered Bismarck's "South Capitol neighborhood", and adjacent areas may provide additional data to further justify a historic district listing or would, at minimum, lend themselves to later amendments to a district nomination of the current Study Area.

I look forward to your comments on the submitted draft. Should you have any questions or comments regarding the report, please do not hesitate to contact me at emily@southforkhistorical.com or 701-220-4014. I will look forward to your response.

Respectfully,

A black rectangular redaction box covering the signature of Emily Sakariassen.

Emily Sakariassen Architectural Historian/Owner
South Fork Historical Research LLC

MANUSCRIPT DATA RECORD FORM

1. Manuscript Number:
2. SHPO Reference #:
3. Author(s): Emily Sakariassen
4. Title: City of Bismarck's: Class II Architectural Survey in the South Capitol Neighborhood,
Bismarck, Burleigh Bounty, North Dakota.
5. Report Date: May 2026
6. Number of Pages: 76
7. Type: B=Built Only
8. List formally tested or excavated sites (not probes): N/A
9. Acres: N/A
10. Legal Location(s):

County	TWP	R	SEC	SU
Burleigh	139	80	33	Missouri River



CITY OF BISMARCK'S:
CLASS II ARCHITECTURAL SURVEY IN THE SOUTH
CAPITOL NEIGHBORHOOD, BISMARCK, BURLEIGH
COUNTY, NORTH DAKOTA

Author & Principal Investigator:

Emily Sakariassen
South Fork Historical Research, LLC

Prepared for:
The City of Bismarck

May 2026

ABSTRACT

The City of Bismarck, in consultation with the State Historic Preservation Office, designed a plan to inventory properties within the “South Capitol” neighborhood, an area in central Bismarck bounded by North 4th Street to the east and North 6th Street to the west, between East Boulevard Avenue and East Avenue A. The purpose of the inventory was to determine whether the neighborhood qualifies as a historic district eligible for inclusion in the National Register of Historic Places and, if so, which properties would be considered contributing to its historic significance. The study area encompasses 182 residential and non-residential properties. The City of Bismarck contracted with South Fork Historical Research to survey and evaluate each of these sites.

The inventory was funded by a Certified Local Government Historic Preservation Fund grant from the State Historical Society of North Dakota with the intent to further the Bismarck Historic Preservation Commission’s goals, which include maintaining an inventory of historically significant properties within Bismarck (Ord. 6358 § 2.12.08, 2019). The project resulted in the documentation and evaluation of 182 sites. Of the 182 sites recorded, 126 were newly recorded sites. Fifty-six sites and site leads had been previously recorded and were updated for the purposes of this project. Of the 182 sites recorded, 141 were found to retain a integrity such that they could readily convey a sense of their historic or original character based on their known or estimated construction date. A clear majority of the sites in the Study Area date to the “Growing Capital City (1898-1930)” era of Bismarck’s history.

South Fork finds that there is an NRHP-eligible district within the Study Area and recommends that an appropriate period of significance could be defined as 1882 to 1930, in which case 114 sites would be considered eligible/contributing.

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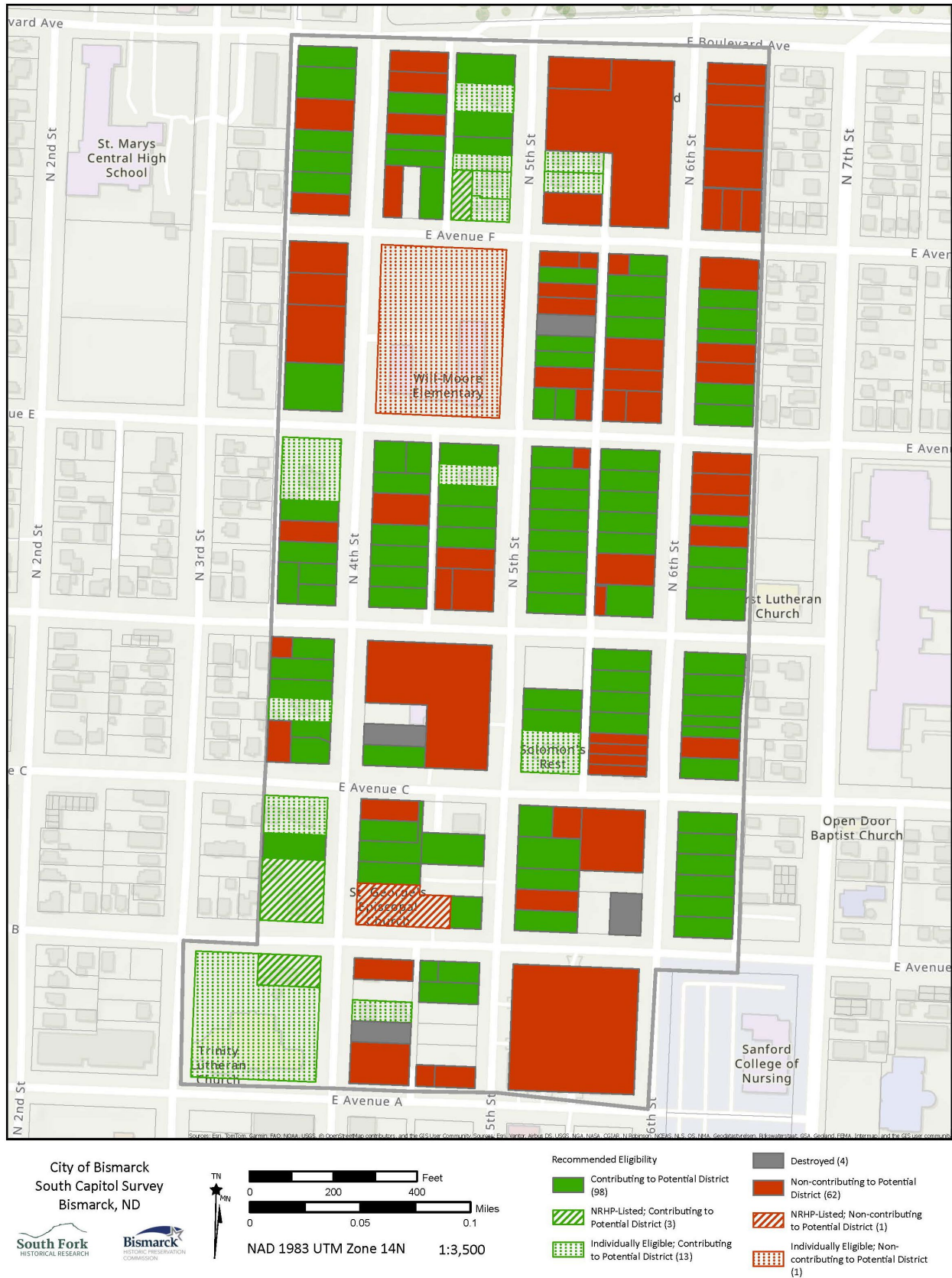
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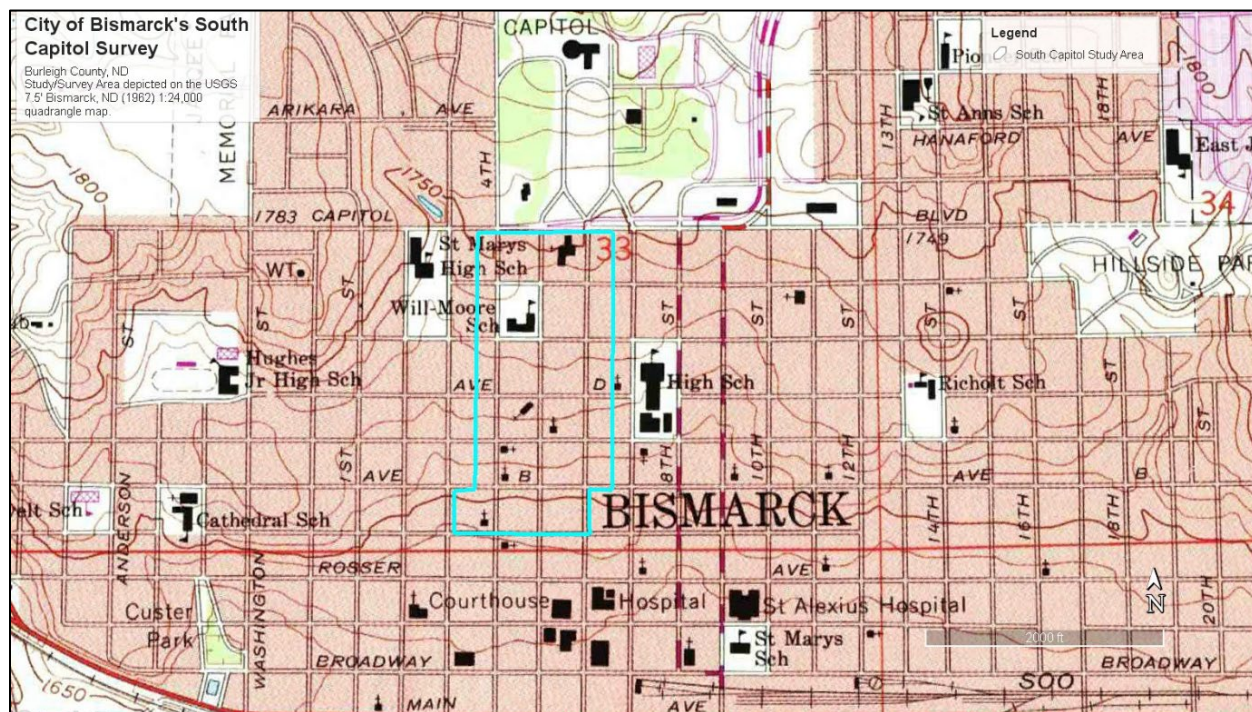


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INTRODUCTION

In 2019, the City of Bismarck (City) became a Certified Local Government, forming the Bismarck Historic Preservation Commission (BHPC) to implement the designated programs and provisions of its historic preservation ordinance (Ord. 6358 § 2.12.08). Among its responsibilities, the BHPC maintains a system for the survey and inventory of historic properties in the local area and for recommending properties for nomination to the National Register of Historic Places (NRHP). In 2025, the BHPC identified the South Capitol neighborhood, one of Bismarck's oldest residential areas located in the central part of the City, as a potential candidate for Historic District nomination and designation.

To determine district potential in the South Capitol neighborhood (Study Area), the City contracted South Fork Historical Research (South Fork Historical) to complete a Class I and II architectural survey. The Study Area encompassed all or a portion of 23 City blocks, bounded by North 4th Street to the east and North 6th Street to the west, between East Boulevard Avenue and East Avenue A (Map 1). The overall project goal was to document approximately 200 properties within the Study Area and offer management recommendations regarding NRHP district eligibility. All field work was completed in June 2025 and February of 2026. The preliminary findings were summarized in a letter to the BHPC on March 31, 2026. This report summarizes the results of the Class I and II architectural survey and provides South Fork Historical's management recommendations.



Map 1: The location of the South Capitol Study/Survey Area depicted on the USGS 7.5' Bismarck, ND (1962) quadrangle map.

SURVEY AREA

The South Capitol neighborhood is among Bismarck's oldest residential areas. It is located in central Bismarck, in Burleigh County, North Dakota (Township 139N, Range 80W, Section 33). Historically, residential development in the Study Area grew incrementally north from the city's commercial core along the Northern Pacific Railroad corridor, toward the site of the territorial capitol (later North Dakota State Capitol grounds). Several subdivisions were platted here; the largest are the Northern Pacific Addition platted in 1879, and the McKenzie & Coffin's Addition platted in 1882.

This neighborhood reflects key aspects of urban life in Bismarck. The Capitol Trolley ran through this area along 4th Street, connecting the two hubs of commercial, political, and social activity in town. Historic schools including the North Ward School and the first high school, are found here, as are several churches and at least one grocery store.



Figure 1: Representative photo of the project area, view southwest along 700 block of N 4th Street (ES #772, 6/16/2025).



Figure 2: Representative photo of the project area, view north along 800 block of N 6th Street (ES #1396, 6/16/2025).



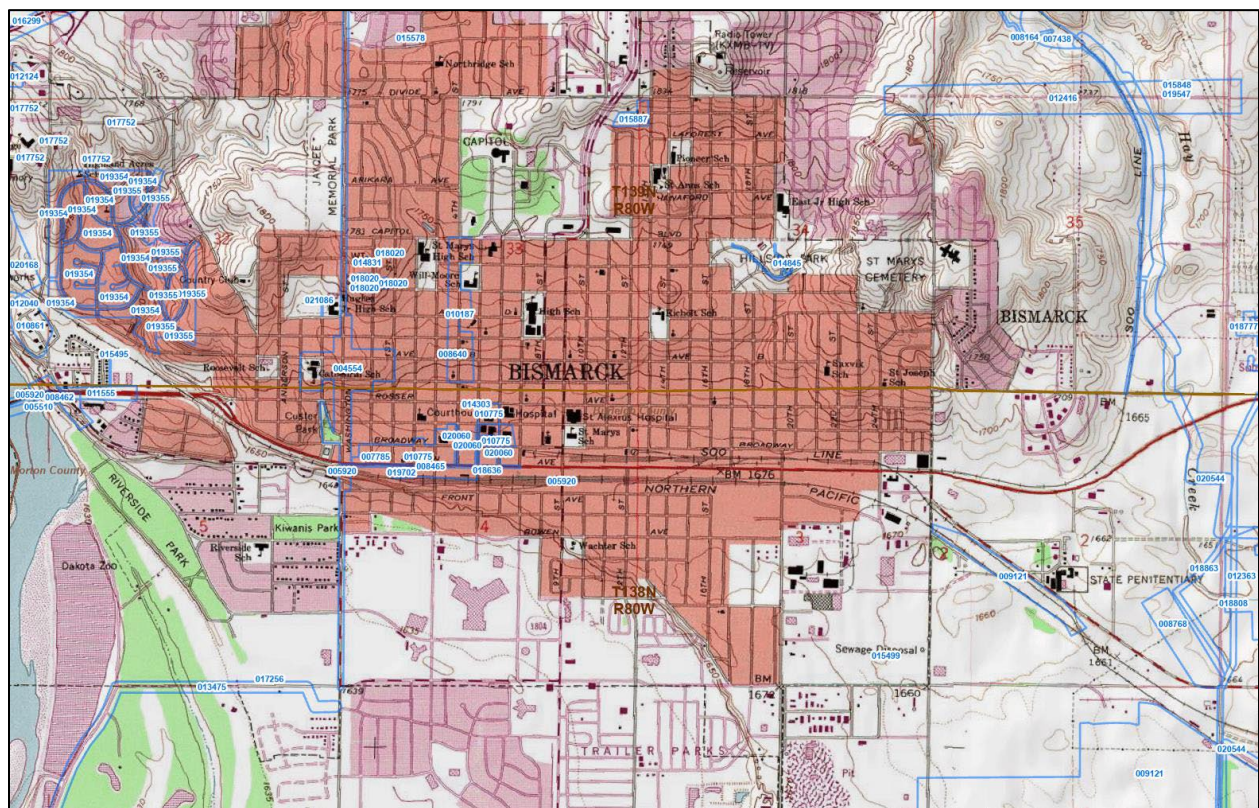
Figure 3: Representative photo of the project area, view northeast along 800 block of N 4th Street (ES #882, 6/16/2025).

CLASS I LITERATURE REVIEW

City staff conducted a search of the site and manuscript files at SHSND to determine what architectural sites have been recorded and what cultural resources inventories have been conducted within the Study Area and surrounding mile. The City provided results of that files search to South Fork for interpretation. The data assembled is presented in Appendix A.

Files Search

The manuscript files search revealed that 16 cultural resource projects have been conducted in the Study Area and surrounding mile (Map 2). These projects consist of four architectural inventories, three surveys related to transportation projects, three studies at Camp Hancock State Historic Site, two historical and archaeological investigations at the Former Governors' Mansion State Historic Site, three surveys for telecommunications projects, and a context study for historic bridges.



Map 2: Results of the Manuscript search in the Survey Area and surrounding mile, depicted on the USGS 7.5' Bismarck, ND (1962) quadrangle map.

The site files search revealed that 424 sites have been recorded in the search area. Of these, 382 are architectural sites, 29 are architectural site leads, 10 are historical archaeological sites, two historical archaeological site leads, and one is a multi-component site (Map 3). These resources include 89 sites contributing to the NRHP-listed Bismarck Cathedral Area Historic District and 56 sites contributing in the NRHP-listed Downtown Bismarck Historic District. A total of 17 previously recorded architectural sites are listed individually in the NRHP. Of those, four are located within the Study Area. One of these sites, the Former Governors' Mansion (32BL17), is a State Historic Site managed by the SHSND.

Bismarck has one other NRHP-listed district—the Highland Acres Historic District. However, this resource is located outside of the search area.

Map 3: Results of the site files search in the Survey Area and surrounding mile, depicted on the USGS 7.5' Bismarck, ND (1962) quadrangle map.

Archival research was conducted to provide information about the development of the South Capitol neighborhood and place it in context of the broader history of the City of Bismarck. Research was completed at the North Dakota State Archives, Burleigh County Recorder's Office, Bismarck Veterans Memorial Public Library, Bismarck Historical Society, and through available online sources. A historical overview is provided in a subsequent section of this report.

Prior to fieldwork, South Fork Historical worked with City staff to develop a short questionnaire that was mailed to all the residences within the Study Area. The purpose of the questionnaire was to collect information about previous owners, renovations and alterations to the properties, known builders and architects, and any other pertinent information residents or property owners wanted to share. Only 6 surveys were returned with information. During fieldwork, however, several informative conversations were had with residents of the Study Area and a handful of individuals with personal family ties to the neighborhood even provided historical photographs for use in compiling the NDCRS site forms.

GOALS & OBJECTIVES

The goal of this project was to complete a Class I and II Reconnaissance survey documenting the Study Area and its resources, sufficient to analyze and recommend whether an NRHP-eligible district is present. Assuming from the start of the project that the Study Area had potential eligibility as a historic district, South Fork Historical was tasked with identifying character-defining elements of the Study Area; assessing site and district integrity; proposing area(s) and period(s) of significance and a reasonable district boundary; preliminary recommendation of which surveyed sites would be likely contributing or non-contributing; and recommendations for further work.

FIELD METHODS

The inventory conformed to *North Dakota SHSND/SHPO Guidelines*.¹ South Fork Architectural Historian Emily Sakariassen completed the field survey in June 2025 and February 2026. Working from a site list compiled by the BHPC, South Fork recorded resource type, form or style, materials, known or estimated dates of construction, potential areas of significance, and integrity of each property using the NDCRS site form. Locational information (UTM coordinates, legal lot and block descriptions, and Township, Range, and Section) was obtained for each property using a combination of tax records and GIS data provided by the City. The location of each surveyed property was recorded on the relevant portion of the USGS 7.5' Bismarck (1962) quadrangle maps, and sketch maps were created using aerial imagery. Digital photographs of each property were also taken during the field survey; they included all building elevations that were visible from the public right-of-way and any visible outbuildings. Archaeological potential in the project area was not evaluated.

Primary and secondary sources identified in the Class I effort rounded out site documentation to develop historical context and site history necessary to evaluate site eligibility against the NRHP Criteria. When available, South Fork used county tax records to confirm dates of construction and/or narrow estimates based on physical attributes of each site. Historical aerial imagery from the website of the State Water Commission provided important information about each site, depicting the presence, absence, or changes in site features over time. County atlases and insurance maps provided further insight into site histories, while historical newspapers and published county histories were used to research individuals who may have been associated with each site.

Evaluation

Evaluating architectural sites and districts for NRHP eligibility considers site significance and integrity. To be considered significant, a cultural resource must be 50 years in age or older, possess sufficient integrity to convey historic character, and meet one or more of the four NRHP Criteria for Evaluation:

- Criterion A – The property has associations with events that have made significant contributions to the broad patterns of our history;
- Criterion B – The property is associated with the lives of persons significant in our past;

¹ State Historical Society of North Dakota, *North Dakota SHSND/SHPO Guidelines*, (State Historical Society of North Dakota, 2026).

- Criterion C – The property embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D – The property has yielded, or may be likely to yield, information important in prehistory or history.

Evaluations of site eligibility were made with reference to the potential for a historic district in the South Capitol neighborhood. Per NPS guidelines, a district must possess “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan of physical development” and, “the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.”²

While somewhat subjective, assessment of integrity is grounded in an understanding of a property’s physical attributes and how they relate to its significance. The NRHP defines seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. A property must possess several, but not necessarily all, aspects of integrity. Properties that do not meet the criteria for individual listing in the NRHP or may not retain sufficient integrity, may still be eligible as contributing resources within a historic district.

Those sites over 50 years in age that retained integrity sufficient to convey a sense of their historic or original character were given a preliminary recommendation of “will contribute to a potential district.” Following completion of the Class II architectural survey, South Fork Historical then refined the parameters, most notably the period of significance, of the potential district identified within the Study Area through further research and a comprehensive analysis of site data. The final recommendation for each site is provided in the following section of this report.

HISTORICAL OVERVIEW

An understanding of the historical background of the Study Area is necessary in evaluating the NRHP eligibility of resources encountered. The following overview provides context for the architectural sites recorded in the Study Area, with reference to the themes and eras outlined in the BHPC’s 2022 *Timeline of Bismarck History*.

The City of Bismarck is situated on the east bank of the Missouri River in the south-central part of North Dakota and has long been a hub of commercial activity along a major transportation corridor. The City of Bismarck’s *Timeline of Bismarck History*, identifies eight eras of area history that span changing economies, population shifts, and environmental and political issues beginning with the Native Landscape (12,000BCE to 738AD). Bismarck is located within the ancestral home of the Mandan people, who established agricultural villages along the upper Missouri as early as the 14th Century, consolidating here, between the confluence of the Missouri and the Heart rivers and Square Buttes, by 1600.³ In the Pre-Founding Era (1738 to 1872), the Lakota people entered

² National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: National Park Service, United States Department of the Interior, 1997).

³ Bismarck Historic Preservation Commission, *Timeline of Bismarck History* (Bismarck: City of Bismarck, 2022): 5.

the region and became a dominant power on the Northern Plains. European and American trappers and traders arrived following the Missouri River and its tributaries, the Corps of Discovery famously traversed the area in 1804 and 1806, the U.S. military established a presence along the Missouri River, and the Mandan, Hidatsa, and Arikara were forced out of the immediate area toward the Knife River confluence. As the cultural resources encountered in the Study Area date from 1882 onward, a more thoughtful discussion of subsequent eras from the City's *Timeline* are provided below.

Bismarck Early Years (1872-1898)

The City itself was platted in 1872 which, based on the *Timeline of Bismarck History*, falls within the Bismarck Early Years (1872-1898). At that time, the new settlement was called Edwinton, named for Edwin Ferry Johnson, chief engineer for the Northern Pacific Railway. Because of its geography, speculators for the Northern Pacific had identified the present site of Bismarck as the most advantageous crossing for their transcontinental line as early as 1871, and began planning for the construction of a railroad bridge. Soon after, the Fort Greeley infantry post (later called Camp Hancock) was established to protect the Northern Pacific's construction crews and serve as a supply depot for forts along the Missouri River.⁴

Railroad surveyors platted the townsite of Edwinton in 1872 and the railroad reached the nascent community on June 3, 1873. That year, it was renamed Bismarck, after German chancellor Otto Von Bismarck, in railway officials' attempt to attract German capital.⁵ The financial Panic of 1873 would stall completion of the railroad bridge across the Missouri River, and for the next decade, Bismarck remained the western terminus for the line. Freight could continue upriver by steamboat, and as tracks continued to be laid west of the river, rail cars were frequently ferried or moved on temporary tracks over the ice in winter.⁶

The first issue of *the Bismarck Tribune*, printed on July 11, 1873, described Bismarck, "composed of one hundred and fifty houses, of which twelve are stores, twenty-five saloons and gambling houses, and the remainder residences, hotels, offices, etc. and about one thousand inhabitants."⁷ Initially, Bismarck grew east-to-west along Main Street, which paralleled the railroad. The earliest photograph of the City was taken in 1873 and depicts a series of log and wood-framed structures—many with false-fronts characteristic of western boomtowns—all facing south toward the tracks (Figure 4).

⁴ Bismarck Historic Preservation Commission: 14.

⁵ Mary McCormick, "Downtown Bismarck Historic District," National Register of Historic Places Registration Form Washington, D.C.: National Park Service, United States Department of the Interior, (2021).

⁶ Bismarck Historic Preservation Commission: 17.

⁷ *The Bismarck Tribune*, July 11, 1873.



Figure 4: View northeast along Main Ave, Bismarck, Dakota Territory, 1873.
State Historical Society of North Dakota (C0529).

The following year, Lt. Col. George Armstrong Custer led an expedition from Fort Abraham Lincoln on the west side of the Missouri River to the Black Hills in present-day South Dakota, confirming the presence of gold on lands that belonged to the Lakota under the terms of the Fort Laramie Treaty of 1868. Within a year, 15,000 miners had flocked to the Black Hills and Bismarck became a supply center for mining operations in Dakota Territory.⁸

In 1883, after considerable maneuvering on the part of a group of legislators, the capital of Dakota Territory was moved from Yankton to Bismarck. As explained in the *Timeline of Bismarck History*:

As part of the agreement to move the capital, Bismarck had offered \$100,000 in cash and 160 acres of land, which could be used as the site of the capitol building and as a source of additional revenue through the sale of residential building lots...The ceremonial laying of the cornerstone for the new capital building in Bismarck was held on September 5, 1883.⁹

The Capital Commission, who had lobbied for the change, surveyed and platted “Capital Park” which included 36 blocks of various sizes (Figure 5).

⁸ Bismarck Historic Preservation Commission: 21.

⁹ Bismarck Historic Preservation Commission: 29. A conflicting report of the amount offered by the City of Bismarck to relocate the capital is provided in an online exhibit of the SHSND entitled “Remembering Lincoln in Places,” where the figure given is \$50,000. <https://www.history.nd.gov/lincoln/life6.html> (accessed 4/17/2026).

today.¹¹ Surveyor Lyman N. Cory platted the Northern Pacific Second Addition in August 1881, which extended east from 5th Street to the midpoint between 12th and 13th Streets.¹²

An even larger swath had been platted and added to the City of Bismarck in December 1882. Alexander McKenzie and Elijah Coffin were the proprietors. The McKenzie and Coffin's Addition comprises most of the area between Washington Street to the west and the midpoint between 12th and 13th Streets to the east, north from Ave D to present-day Boulevard Ave. A majority of the properties surveyed in the Stuy Area are part of McKenzie and Coffin's Addition.¹³

The oldest extant building encountered in the Study Area is 623 N 5th Street (32BL1289) and was built in 1882. It belonged to John E. Weber, proprietor of the European restaurant and hotel downtown.¹⁴ It is one of 15 properties recorded in the Study Area that date to the *Timeline of Bismarck History's* Bismarck Early Years Era (pre-1898). Of those, only 623 N 5th Street and 714 N 6th Street (32BL1292) predate the laying of the cornerstone of the capitol building. But newspaper accounts reveal that the house at 714 N 6th Street was originally the A.T. Sherwood house, built c.1883 two miles north of the City and moved to this location in 1897.¹⁵

The Bismarck Tribune printed an announcement of a coming Northern Pacific 3rd Addition on December 12, 1882. In addition to describing the area immediately north of downtown as “the most desirable portion of the city for residences,” it reports that lots in the Northern Pacific 2nd Addition were currently selling for \$300-500 “and increasing in value rapidly.” It goes on to warn that “the fact of this being so desirable a location will attract many speculators who will buy for speculative purposes” and that it would “behooveth the residents of Bismarck who want a permanent and sightly location to watch and be on hand at the opening day of the sale.”¹⁶

¹¹ John Harold, *Plat Map of the Northern Pacific Addition to the City of Bismarck, Dakota Ter.* (Bismarck: Burleigh County Register of Deeds, 1912), 1:2,400.

¹² John Harold, *Plat Map of the Northern Pacific Second Addition to the City of Bismarck, Dakota Ter.* (Bismarck: Burleigh County Register of Deeds, 1912), 1:2,400.

¹³ John Harold, *Plat Map of McKenzie and Coffin's Addition to the City of Bismarck,* (Bismarck: Burleigh County Register of Deeds, 1912), 1:2,400. There is also a small State Subdivision and the Schulz Subdivision contained within McKenzie and Coffin's Addition in the Study Area.

¹⁴ *Bismarck Tribune*, November 30, 1883. The European Hotel opened in November of 1883. A review in the Bismarck Tribune claimed it would, “soon be one of the most popular resorts for the hungry and weary traveler along the line of the Northern Pacific.” Subsequent news coverage indicates that it was a short-lived venture. The following year, the furnishings “formerly of the European hotel” were listed for sale in the Dakota Block in the *Bismarck Tribune*, July 18, 1884.

¹⁵ *Bismarck Tribune*, May 14, 1897.

¹⁶ *Bismarck Tribune*, December 15, 1882.

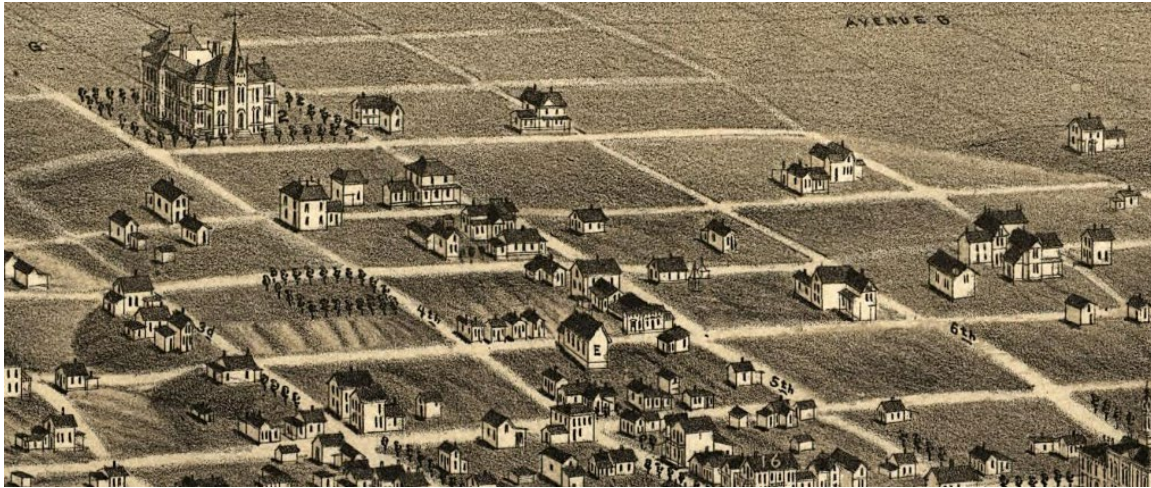


Figure 6: Excerpt from *View of the City of Bismarck, Dak. Capital of Dakota*, 1883 lithograph by Stoner, J. J. and Beck & Pauli (Madison, WI). Excerpt depicts Avenues A north to Ave G (now Boulevard Ave), from 3rd to 6th Street.

Early property records further demonstrate that real estate speculation was a common practice in the period between completion of the State Capitol building and the end of the Bismarck Early Years Era in 1898—a fact that, at times, complicates the process of determining a property’s association with a particular individual. Among the many real estate investors who appear in property records purchasing and quickly selling off lots in the Study Area are Sig Hanauer, Orson W. Bennett, George D. Hanscom, Frank McCord, and Virginia Comer.¹⁷ Francis E. Young is another individual whose primary occupation was in real estate, but records show he actually lived at 821 N 6th Street (32BL1291) for a number of years.¹⁸

The earliest known occupants of the Study Area are, predictably, Bismarck’s more affluent citizens. Asa Fisher (231 E Ave B/32BL17) was an early Bismarck merchant, who was a liquor wholesaler and owner of a billiard hall before investing in Bismarck’s First National Bank.¹⁹ The house at 701 N 4th Street (32BL564) was built by Philip B. Webb, one of the community’s most successful merchants who owned the Webb Bros Department Store and Funeral Parlor.²⁰ Col. W.S. Moorhouse (902 N 6th Street/32BL1297), former Adjutant General of Kansas, owned a hardware store.²¹ Similarly, Oscar R. Barnes (814 N 4th Street/32BL574) was a Civil War veteran who came to Bismarck to open a dry goods business and ultimately became a long-serving

¹⁷ Virginia Comer was born enslaved in Slaughter Mountain, Virginia and, following her emancipation at the end of the Civil War came to Dakota Territory "with the family of an army officer who was stationed at Fort Rice." In 1873, she relocated to Bismarck where she was later married to W.H.W. Comer, a barber. The two invested in real estate in early Bismarck. When he died in 1888, Mrs. Comer continued to manage their properties. *Bismarck Tribune*, May 20, 1897.

¹⁸ *Bismarck Tribune*, November 5, 1912.

¹⁹ Johnathan Campbell, *History Hotdish*, podcast, episode 36, "Asa Fisher," Bismarck Historical Society, February 5, 2025. <https://www.spreaker.com/episode/history-hotdish-ep-29-johnathan-campbell-asa-fischer--63006400>

²⁰ *Fargo Forum*, November 12, 1952.

²¹ In 1883, he and his wife Annie and son Frank were among a handful of Kansas veterans who relocated to the booming frontier town of Bismarck, Dakota Territory. Frank Frisbee, a druggist, also came from Atchinson. *Leavenworth Daily Commercial*, February 28, 1869; *Atchison Champion*, June 3, 1883.

employee of the Webb Bro.s store.²² Anderson Healy lived at 705 N 6th Street (32BL1300) and was a general contractor and in the “general retail merchandise business.”²³

R.D. Hoskins was a lawyer and merchant (904 N 4th Street/32BL581) who established the Hoskins Company, later Hoskins-Meyer Co. greenhouse.²⁴ Oscar H. Will, founder of the Oscar H. Will Seed Company also built in this neighborhood (710 N 4th Street/32BL368; Figure 7).²⁵

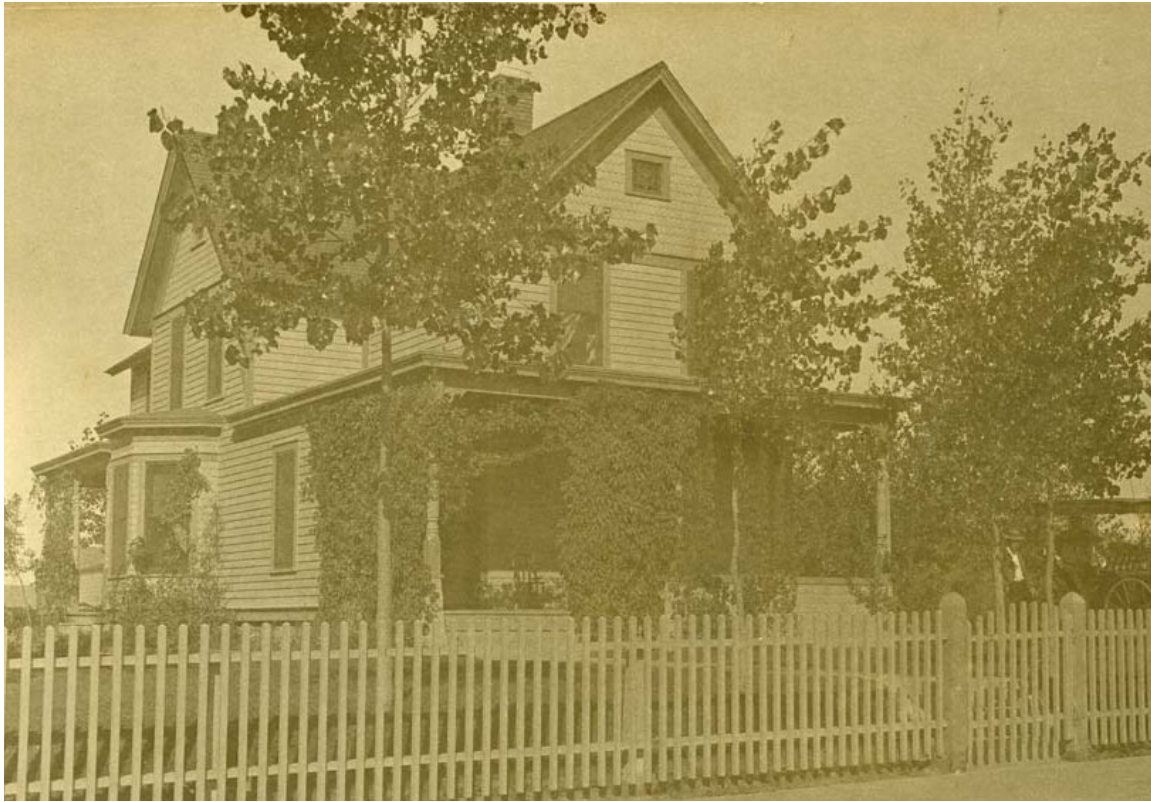


Figure 7: Oscar Will house, 710 N 4th Street, c. 1900. Will Family Papers, Folder 62, Item 01084, SHSND.

Dr. Henry R. Porter (824 N 4th Street/32BL578) served as post surgeon with the army at Camp Hancock and famously accompanied Custer’s 7th Cavalry on their campaign west, to the Little Bighorn River in 1876. He was the sole surviving surgeon, having cared for 20 wounded soldiers under dire circumstances. He was mustered out that fall and remained in Bismarck where he opened a private medical practice out of his home (Figure 8).²⁶ Dr. Walter E. Fraser, a “pioneer doctor” and veterinarian, also lived and worked in the neighborhood in this period (722 N 6th Street/32BL1290).²⁷

²² *Bismarck Tribune*, August 4, 1925.

²³ *Bismarck Tribune*, July 2, 1923.

²⁴ *Bismarck Weekly Tribune*, January 25, 1895.

²⁵ *Bismarck Tribune*, July 27, 1883.

²⁶ *Bismarck Weekly Tribune*, August 28, 1885; *Bismarck Tribune*, March 5, 1903.

²⁷ *Bismarck Tribune*, August 8, 1918.



Figure 8: Dr. Porter House, 824 N 4th St., c. 1896. George Hornell Fairchild Photograph Collection, Folder 2, Item 36, SHSND.

The house at 930 N 4th Street (32BL32BL584) is the only extant building encountered in the Study Area from this time period that was not a single-family residence (Figure 9). It was built by William M. and Sadie Falconer as the Hotel de Falconer boarding house.²⁸ When the Hotel de Falconer opened, the Bismarck Weekly Tribune referred to its setting as in “that portion of Bismarck bordered on the north by the Capital, and on the south by the churches, and which is the centre of wealth, politics, and aristocracy.”²⁹

²⁸ *Bismarck Weekly Tribune*, August 13, 1886.

²⁹ *Bismarck Weekly Tribune*, May 21, 1886. The North Ward School, built in 1884, was admittedly another non-residential building, located on the 400 block of E Ave E. In its first year, the school had 364 students across all grade levels. However, that building was torn down in 1904, replaced by the Will School and, later still, Will-Moore Elementary (32BL32BL1306). Ann Vadnie, Carolyn Twingley, Renae Hoffman Walker, and Marnie Piehl, *Bismarck: A Rich History of Education* (Bismarck: Bismarck Historical Society, 2014): 6.

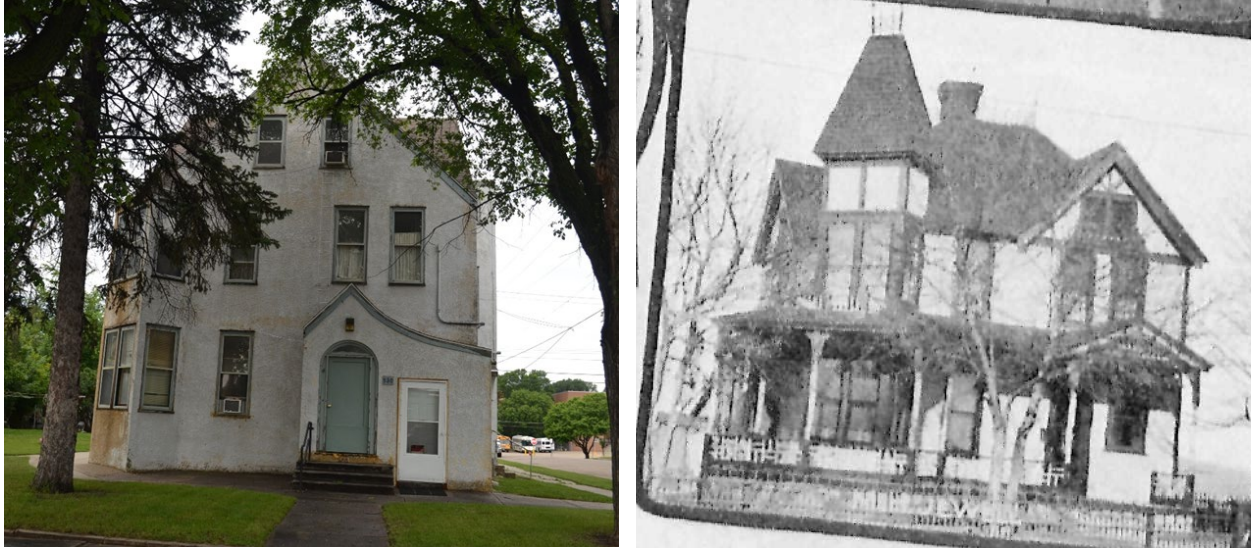


Figure 9: Hotel de Falconer, 930 N 4th Street/32BL584 (left). Excerpt from the 1906 Bismarck Commercial Club's *Bismarck: The Commercial Centre of Western North Dakota and State Capital* (right).

On the evening of August 8, 1898, a catastrophic event unfolded in downtown Bismarck, blocks away from the Study Area, that marks the end of the Bismarck Early Years as defined in the *Timeline of Bismarck History*. Just after 9 P.M., fire ignited in the Northern Pacific freight depot. The flames spread quickly and the fire raged for an estimated six hours before it was finally brought under control. The Bismarck Tribune reported, detailing the path of the fire and assessing damages in the following days. At one point, the wind veered slightly to the southwest and had carried flames further north into the Study Area.

When the fire had reached its height, flames broke out in the northern portion of the city from the vast shower of sparks which were carried through the air upon the wind. The barn at General Hughes' residence, half a dozen blocks from the nearest fire, was soon in flames and destroyed. The Webb residence [32BL564] was also in flames, but was saved by the heroic endeavors of neighbors. The barn was consumed. The residence of Judge Bartholomew seemed at one time fated to destruction, but a sudden shifting of the wind saved it. With the destruction of the smaller barns in the neighborhood, the conflagration there ceased.³⁰

At the time of the fire, Bismarck's downtown was a patchwork of commercial and residential buildings, all of either brick, stone, or wood. Mrs. Klause is listed as having completely lost her residence downtown, while others made temporarily homeless were shop owners like F.R. Smyth or Brady who lived above their stores.

While the affects of the Great Fire of 1898 on the growth and development of the South Capitol neighborhood have not been fully examined, the event has been credited as the impetus of modernization in Bismarck's downtown, inspiring fire codes and construction of safe and more

³⁰ *Bismarck Weekly Tribune*, August 12, 1898.

permanent, even “fireproof” structures. With the exception of apartments, there are very few residential properties downtown today.

Growing Capital City (1898-1930)

As historian Michelle Dennis discussed in her 2007 Historical Architectural Survey of the 4th Street Capitol Area, the intentional modernization of Bismarck’s infrastructure continued through the turn-of-the-century.

In 1903, bills were passed to modernize the Capitol building, to construct a new wing to the building, and to construct a central heating plant and an electric generating plant. They also passed HB221, which provided for a ‘Single Track Electric Trolley Railway from the Capitol Building to the Northern Pacific Depot’...to be operated by the State of North Dakota.³¹

Trolley fare was to be five cents and riders were expected to be legislators boarding downtown, elected officials, state employees, and visitors. Regularly scheduled service between downtown and service began in March 1904. In 1906, the State leased the electric line and trolley to the Hughes Electric Company. The Bismarck Commercial Club boasted in its promotional pamphlet that year that the “trolley line connects the business center with the state capitol building, furnishing easy and inexpensive transit about the city.”³² The route had one standard streetcar that accommodated up to 36 passengers. The Capitol Trolley was once a fixture of the Study Area, and ran for 25 years, shutting down in February 1931 (Figure 10).³³

³¹ Michelle Dennis, 2007: 8.

³² Bismarck Commercial Club, *Bismarck: The Commercial Center of Western North Dakota and State Capital* (Bismarck: W.F. Cushing, 1906).

³³ Bismarck Historic Preservation Commission, 2022: 38.



Figure 10: Photograph of the Dr. H.R. Porter House, 824 N 4th Street (32BL578), c. 1910, with trolley tracks visible on the street in the foreground. George Hornell Fairchild Photo Collection, Folder 2, Item 30, SHSND.

Improvements to the Study Area were being carried out at the municipal and private levels, too. The Bismarck Tribune regularly reported on the progress of street and sidewalk paving projects at this time. One issue read, “the sound of the hammer and the smell of paint are noticeable in all parts of the city. Cottages are being modernized, walks built, lawns improved, and the city is taking on a general air of prosperity.”³⁴

These civic improvements accompanied a series of building booms that characterize the period defined in the *Timeline of Bismarck History* as the Growing Capital City Era (1898-1930). An overwhelming majority of the properties encountered in the Study Area, 122 of the 182 (67%), were built within this span of roughly three decades. Tribune articles consistently reflect the filling in of the central part of the city, with headlines like “Much Building of Residences Done,” “City Engineer Tells of Grading and Boulevarding Streets,” “Builds California Bungalows,” and “Fourth Street is Booming.”³⁵

In 1923 alone, the City anticipated more than \$1.5 million to be spent for building improvements throughout the community. This included 22 new homes, some of which were built within the Study Area.³⁶

³⁴ *Bismarck Tribune*, May 8, 1903.

³⁵ *Bismarck Tribune*, May 11, 1910; March 9, 1912; June 16, 1922; September 25, 1924.

³⁶ *Bismarck Tribune*, July 11, 1923.



Figure 11: Aerial view northeast from downtown toward the original Capitol Building showing the Study Area in the middle ground, excerpt from photo taken by Burt Finney, 1930. State Capitol Cornerstone Records, 1883-1934, Box 002, Item 1, SHSND.



Figure 12: Rooftop view south over the Study Area from the new State Capital building, 1933. Bismarck Veterans Memorial Public Library, 1f-45.

Those who built homes in the Study Area during the Growing Capital City boom years were of a similar demographic as before. Amelia “Mollie” Eppinger, whose husband Meyer was a very

successful early clothier, had built an impressive Italianate residence in the neighborhood (no longer extant) and developed four nearly identical single-family rental properties on the 800 block of N 5th Street in 1903 to “help supply the demand for houses.”³⁷ Walford Hoover, later proprietor of Hoover and Eppinger clothing store built the house at 601 N 6th Street (32BL1315) in 1907.³⁸ Fred L. Conklin, who worked in real estate sales and was a member of the Bismarck Commercial Club (later director of the U.S. Chamber of Commerce) lived at 825 N 4th Street (32BL579).³⁹ The impressive house at 620 N 4th Street (32BL366) was built in 1910 by Frank G. Grambs, a heating and plumbing contractor who owned the Dickinson Heating and Plumbing Co.⁴⁰ Harry Woodmansee, who ran an office supply business in downtown Bismarck, built one of the later homes in this period at 614 N 4th Street in 1927 (32BL561).⁴¹ Catherine E. Morris (714 N 6th Street/32BL1292) became one of the state’s earliest female attorneys during this period. She was the second woman in North Dakota to be admitted to the bar, and first woman in Bismarck to do so (Figure 13).⁴²

³⁷ *Bismarck Tribune*, April 28, 1903. The extant properties are: 819 N 5th Street/32BL1293; 823 N 5th Street/32BL1294; 827 N 5th Street/32BL1295; and 831 N 5th Street/32BL1296.

³⁸ *Bismarck Tribune*, May 18, 1907.

³⁹ *Bismarck Tribune*, November 27, 1959. Interestingly, Fred Conklin’s wife Edith Conklin, nee Winchester, was the daughter of Bismarck judge W.H. Winchester and had grown up across the street in the former Porter House (824 N 4th Street/32BL578), illustrating the second generation settling in this portion of the City in this era.

⁴⁰ *Bismarck Tribune*, November 12, 1909. This house is a strong example of a trend in later re-settlement in the neighborhood. One of Gramb’s sons inherited and moved into this home in the late 1930s and “renovated the family home to include rental space everywhere other than their space on the main floor,” *Bismarck Tribune*, November 23, 1997.

⁴¹ Bismarck Historical Society, “Woodmansees,” Prairie Pioneers Oral History Project, May 23, 2025, https://youtu.be/sGMWbokTmXk?si=2DqeUm1_qKa9i-Uo

⁴² *Bismarck Tribune*, January 14, 1928.



Figure 13: Catherine E. Morris stands on the sidewalk just north of her home at 714 N 6th St., c. 1918. Catherine E. Morris Papers, MSS 10315, Box 8, SHSND.

It is during this period, though, that an increasing number of elected officials and State employees built or purchased homes in the Study Area. This appears to be a direct result of the State Legislature passing an act aimed at requiring state officials to reside in the capital city in 1909.⁴³ Carl O. Jorgenson, for example, was deputy state auditor, and contracted Purcell, Feick, and Elmslie of Minneapolis to design his Prairie Style house at 1021 N 5th Street (32BL628).⁴⁴ In 1912, state land commissioner Alexander MacDonald decided to build a residence within walking distance to the State Capitol building as well (822 N 6th Street/32BL1331).⁴⁵ Albert W. Cook, who served as clerk of district court, lived at 801 N 5th Street (32BL1310). He was married to Mrs. Ollie Cook and, when he died in 1909, she continued to raise their three children in the house. Their son Dennis, who worked as clerk for the State Treasurer's office, inherited the house and remained there for many years. Interestingly, Dennis Cook also ran the Cook & Co. Grocery, a small residential grocery store located immediately east of the site at 512 E Ave D and the only commercial property in the Study Area from this period (32BL1346; Figure 14).⁴⁶

⁴³ 1909 N.D. Session Laws, Ch.216§2, <https://ndlegis.gov/research-center/chapter-categories-1909-regular> (Accessed 4/22/2026).

⁴⁴ Emily Sakariassen, "The Architecture of Purcell, Feick, and Elmslie in Bismarck," *North Dakota History* 81, no. 3 (Bismarck: State Historical Society of North Dakota, 2016).

⁴⁵ *Bismarck Tribune*, October 30, 1912; *Bismarck Tribune*, July 25, 1931.

⁴⁶ *Bismarck Tribune*, June 18, 1909; March 13, 1900; May 3, 1971.



Figure 14: D.B. Cook Grocery Store, Bismarck, 1929. Note the IGA (Independent Grocers Alliance emblem on the sign and windows). From the Albert Cook Family Collection, item 0007, State Historical Society of North Dakota.

Only a small number of non-residential properties were developed in the Study Area during the Growing Capital City Era. However, most were religious buildings like the First Baptist Church (523 N 4th Street/32BL559), Christian Science Society (407 E Ave C/32BL327), Trinity Lutheran Church (310 E Ave A/32BL325), and Temple B'nai Ephraim (703 N 5th Street/32BL319).



Figure 15: Class photograph taken on the south lawn of then William Moore School (400 block of E Ave E), c. 1932. Houses in the background are on the 900 block of N 5th Street, most of which were built in 1928 and 1929. Photo courtesy of Anne DeKrey.

Seven of the residential properties in the Study Area that date toward the end of the Growing Capital City Era were built under the Nonpartisan League's Home Building Association program, a short-lived program intended to provide affordable, state-financed housing. The state built or bought and resold houses for a down payment of twenty percent, loaning the remainder of the cost to the borrower at a low interest rate.⁴⁷ These seven houses are 826, 1002, 1006, 1007, 1010, and 1013 N 5th Street (32BL1365, 32BL1353, 32BL1352, 32BL1354, 32BL1351, and 32BL1355) and 414 E Ave E (32BL550). The latter is listed in the NRHP for its historic associations with the NPL's Home Building Association. In some ways, these properties foretell a shift in the community's social, political, and economic climate defined in the *Timeline of Bismarck History* as the Tumultuous Years Era (1930-1945).

Tumultuous Years (1930-1945)

The Tumultuous Years is an era of Bismarck history in which significant national events can readily be seen impacting local trends. Drought and extreme weather, economic depression, federal relief programs, and entry into World War II all left visible marks on the landscape of the City, if not the Study Area. In the midst of it all, on the morning of December 28, 1930, oily rags stored in a janitor's closet at the State Capitol caught fire and spread, destroying the building. State offices had to be relocated and when the Legislature convened the following week, the Senate met at the World War Memorial Building and the House at the Civic Auditorium downtown.⁴⁸ The State

⁴⁷ Michelle Dennis, "Nonpartisan League's Home Building Association Resources in North Dakota," National Register of Historic Places Multiple Property Documentation Form (Washington, D.C.: US Department of the Interior, National Park Service, 2006).

⁴⁸ Bismarck Historic Preservation Commission, 2022: 49.

began to rebuild, at a construction cost of about \$2 million. The new Capitol—an Art Deco “Skyscraper on the Prairie” designed by Joseph Bell DeRemer and W.F. Kurke, was completed in 1934 (Figure 16).⁴⁹



Figure 16: View looking up fourth Street towards the relatively new North Dakota State Capitol building, 1940. Photo depicts the entryway of 1023 N 6th Street in the foreground, which was completed that year. John Vachon Photograph Collection, item ND 11-1940, State Historical Society of North Dakota.

Like communities across the country, Bismarck had experienced rapid urbanization in the previous decade, with the 1920 census marking the first time in which over half the population of the United States was defined as “urban” (living in an incorporated place with a population of at least 2,500).⁵⁰ Yet data reveals that residential building in the Study Area stalls after 1930. In the four years it took to rebuild the Capitol building, only one new residence (1029 N 4th Street/32BL596) was added to the South Capitol neighborhood.⁵¹ By the middle of the decade, when home building resumed, it took on a slightly different character.

⁴⁹ Ibid: 52.

⁵⁰ U.S. Census Bureau, “History of Urban and Rural Areas,” website of the Census,, <https://www.census.gov/about/history/historical-censuses-and-surveys/census-programs-surveys/geography/urban-and-rural-areas.html> (Accessed 4/22/2026).

⁵¹ That residence was completed in 1932 and was originally designed by Bismarck architect Herman M. Leonhard as a duplex for the Sherwin and Burbage families. Trinity Lutheran Church (310 E Ave A/32BL320) was completed in

Of the 17 properties developed in the years between 1935 and 1945, six are either apartment buildings or appear to have been purpose-built multiple-unit dwellings with an original separate entrance at basement or ground level. Perhaps the most recognizable apartment complex from this Era is the Mission Style Capitol Court Apartments, designed by local builder J.C. Beattie in 1936 (1021 N 6th Street/32BL1385).⁵² Other examples include the Art Deco apartments at 815 N 6th Street (32BL1389) and Colonial Revival building at 416 E Ave A (32BL1388). The increase in this property type suggests that not only was there a housing shortage in the Capital City, but there were property owners willing to meet the demand and diversify their sources of income.

Post World War II and Mid-Century Growth (1945-1965)

As stated in the *Timeline of Bismarck History*, the Post-War period is characterized by further population growth, “Bismarck outgrew its core as veterans returned from World War II and settled in urban areas in record numbers.”⁵³ The Study Area was considered, at this time, to be the City’s core.

Most new construction was taking place on the edges of Bismarck. Planned housing developments took root in Highland Acres, the Casey Additions, Homan Acres, and the Fisher Addition. From the boundary of the Study Area, residential development began pushing north, beyond Boulevard Avenue and the Capitol. Bismarck Junior College, Arrowhead Plaza, and Northbrook Shopping Center emerged as anchors for these new north-trending neighborhoods. With the construction of the Grant Marsh Bridge over the Missouri River, Interstate 94 was completed through Bismarck, which fueled a construction boom in the 1960s that included new hotels, restaurants, and gas stations.⁵⁴

In the Study Area, only 12 properties were developed during this period. Of these, only one (501 E Ave F/32BL1398) is a single-family dwelling. The remainder are duplexes, apartments, three churches, Will-Moore Elementary School (400 E Ave E/32BL1306) and the Bismarck library (515 N 5th Street/32BL1408).

Construction of Will-Moore Elementary, which began in 1950, was a major undertaking with considerably community support. It is, arguably, the site that best reflects the impact Bismarck’s mid-century growth had on the Study Area, limited as it may have been. The completion of this school was highly anticipated. It was built to replace the William Moore School (originally the North Ward School) which had been located on this block, to better meet the community’s needs in an unprecedented growth (Figure 17). The name of the school honors William Moore, who had been principal of the former North Ward School from 1894 to 1908 and Oscar H. and George F. Will, who had both been instrumental members of the Bismarck School Board. An article in the Bismarck Tribune described the school, designed by Ritterbush Architects and built by

1931, but the project had started as early as 1926. Arnold Goplen, *History of Trinity Evangelical Lutheran Church, Bismarck, N.D. 1908-1958* (Bismarck: Bismarck Tribune, 1958).

⁵²It had been suggested at the outset of this survey that the presence of multi-unit dwellings in the Study Area may be directly related to the neighborhood’s proximity to the Capitol and early renters of such apartments were anticipated to be state employees or legislators. However, the research does not bear this theory out. While it may have occurred to property developers that they could potentially attract renters from the pool of people employed at the state, those who are listed in the City Directories actually residing in such units represent a variety of occupations.

⁵³ Bismarck Historic Preservation Commission, 2022: 3.

⁵⁴ Ibid, 60.

neighborhood resident John W. Larson as "a community as well as an educational center."⁵⁵ Will-Moore was the first in a wave of much-needed modern public schools of its type built in the 1950s (Figure 18). By 1960, enrollment in grades 1-12 in Bismarck had surpassed 5,000.⁵⁶



Figure 17: Will-Moore Elementary School under construction, with the previous school building visible in the background. Photograph by Leo LaLonde, c. 1950. Courtesy of Will-Moore Elementary School.

⁵⁵ *Bismarck Tribune*, May 2, 1952.

⁵⁶ Vadnie et al., 2014: 14.



Figure 18: Will-Moore Elementary School, c. 1952. Courtesy of Will-Moore Elementary School.

In 1963, the City completed the oldest portion of the present-day Bismarck Veterans' Memorial Public Library, also designed by Ritterbush Brothers. The building is the library's third iteration and has undergone extensive remodeling in the years since.⁵⁷ Like Will-Moore Elementary School, it was a large-scale civic project that reflects the community's growth.

A Maturing City (1965-1999)

The *Timeline of Bismarck History* summarizes the period from 1965 to 1999 in Bismarck as one in which the City "became a regional leader in higher education" with notable growth at the University of Mary and creation of Bismarck Junior College and United Tribes Technical College. Meanwhile, residents "embraced arts, culture, and recreation" with the modern Heritage Center and State Museum, Bismarck Civic Center, and Sleepy Hollow Summer Theater and Arts Park.⁵⁸

The first decade of this era, which is considered within the historic period, was also marked by redevelopment and urban renewal. The Urban Renewal Act had been passed in 1954 as an economic stimulus in the post-war era, making federal funds available to for purchase and

⁵⁷ Kate Waldera, "Frontier Days to the 21st Century: A History of the Bismarck Public Library 1917-2017," electronic document, <https://www.bismarcklibrary.org/2235/History-of-the-Bismarck-Public-Library>.

⁵⁸ Bismarck Historic Preservation Commission, 2022: 3. It is important to note that this era, 1965-1999 extends beyond the historic period for the purposes of this survey, which ends at 1976 (fifty years ago).

clearance of deteriorated neighborhoods.⁵⁹ In 1967, the Department of Inspections announced plans for a systematic survey of each residential property in the City, “to determine whether the city should apply for Federal matching funds for urban redevelopment” to address environmental health concerns and eliminate sub-standard living units.⁶⁰ The Bismarck Tribune reported results of the Department’s housing survey in 1969, claiming more than 800 dwellings had “minor to major deficiencies which are having a blighting effect on the respective neighborhood.” The justification for the survey had been simply stated: “A blighted home in a block can reduce resale value of adjacent property by thousands of dollars.”⁶¹ Those properties deemed beyond the point of rehabilitation were condemned and demolished in subsequent years.

New construction within the Study Area during this era consisted of four multi-unit dwellings, the Bismarck Tire Center, and two small private clinics, one at 1029 N 5th Street (32BL1402) and the other at 626 N 6th Street (32BL1407). The Bismarck Tire Center at 503 N 4th Street (32BL1403) exemplifies the encroachment of commercial redevelopment into the traditionally residential area north of downtown. There had been three private residences (503, 507 N 4th Street and 410 E Ave A) at this location. But, in 1967, Froeschle & Sons received a contract to raze the existing structures and build the current commercial building.⁶²

Of course, this was not the first instance of demolition in the Study Area. Churches like St. George’s Episcopal Memorial Church (32BL318), Trinity Lutheran, and McCabe Methodist had torn down older homes to make way for building additions and parking lots throughout the historic period, and continued to do so the Maturing City Era.⁶³ Most notably Zion Lutheran built an educational wing addition in 1977 that ultimately became Martin Luther Elementary School which opened in 1995.⁶⁴

Perhaps the most impactful change in the South Capitol neighborhood in this period, however, was the replacement of standing structures with surface parking in the downtown fringe. Built to serve the expanding downtown, including both local hospitals, surface parking lots characterize the south end of the Study Area today. The interruption of residential building stock has become a visual boundary, where the South Capitol neighborhood transitions to the current downtown commercial core.

⁵⁹Bismarck first applied to the Federal Urban Renewal Agency for an engineering study in 1965 that ultimately resulted in construction of the Civic Center site at 5th Street and Front Ave in 1969. *Bismarck Tribune*, February 19, 1965; *Bismarck Tribune*, December 29, 1966.

⁶⁰ *Bismarck Tribune*, November 20, 1967.

⁶¹ *Bismarck Tribune*, January 3, 1969.

⁶² *Bismarck Tribune*, October 5, 1967.

⁶³ St. George’s cleared three residential lots in preparation for original construction of the church in the 1940s and tore down a fourth in 2002. Emily Sakariassen, “St. George’s Episcopal Memorial Church,” National Register of Historic Places Registration Form (Washington, D.C.: National Park Service, United States Department of the Interior, 2021): Section 7, Page 5. Assessor records show that Zion Lutheran Church razed two homes on the 700 block of N 4th Street as recently as 2005.

⁶⁴ *Bismarck Tribune*, December 29, 1995.

ARCHITECTURAL OVERVIEW

The built environment of the Study Area is, as anticipated, largely composed of one- and two-story single-family and multiple-unit residences built from the 1880s through the present. Several commercial properties are also located within the Study Area, as are five active churches, one public school, one private school, and the Bismarck Veterans Memorial Public Library. A wide variety of architectural styles are represented in the sites recorded (Figure 19). The most prevalent classification, based on the NDCRS lexicon for Architectural Sites is the “bungalow,” of which there are 25 in the Study Area. While the term bungalow more accurately describes the form of a building, rather than a style, most of the buildings in the Study Area were found to lack one clear or definite architectural style. The second most common classification in the Study Area is “eclectic” (n=19), which that local builders, contractors, and even the few architects practicing in Bismarck at the time most of the buildings were built (1898-1930) took a vernacular approach to architectural design, likely influenced by familiar building methods, practicality, and availability of materials more than strict adherence to a particular trend or school of design. The geographic distribution of architectural styles in the Study Area is provided in Map 4.

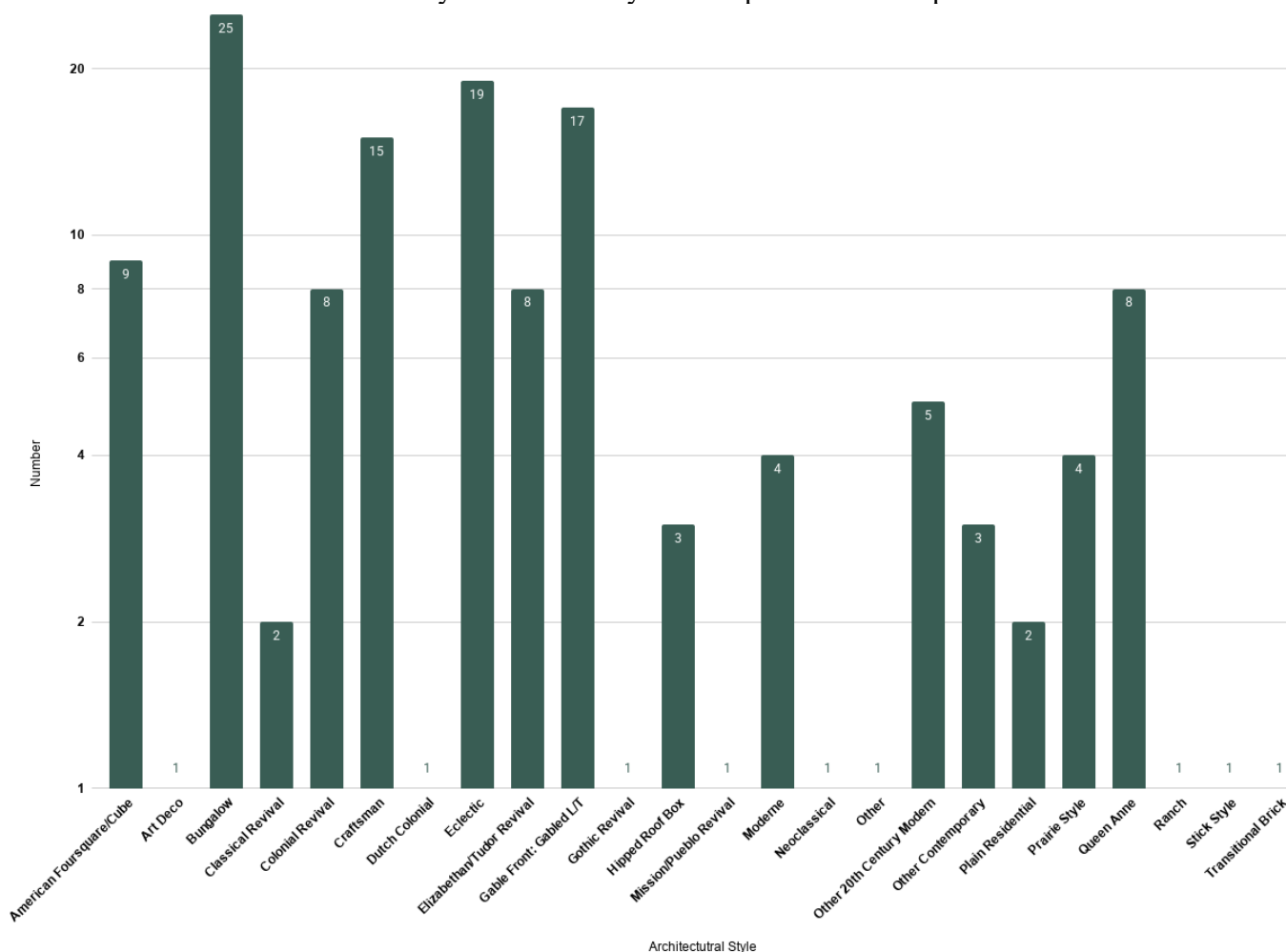
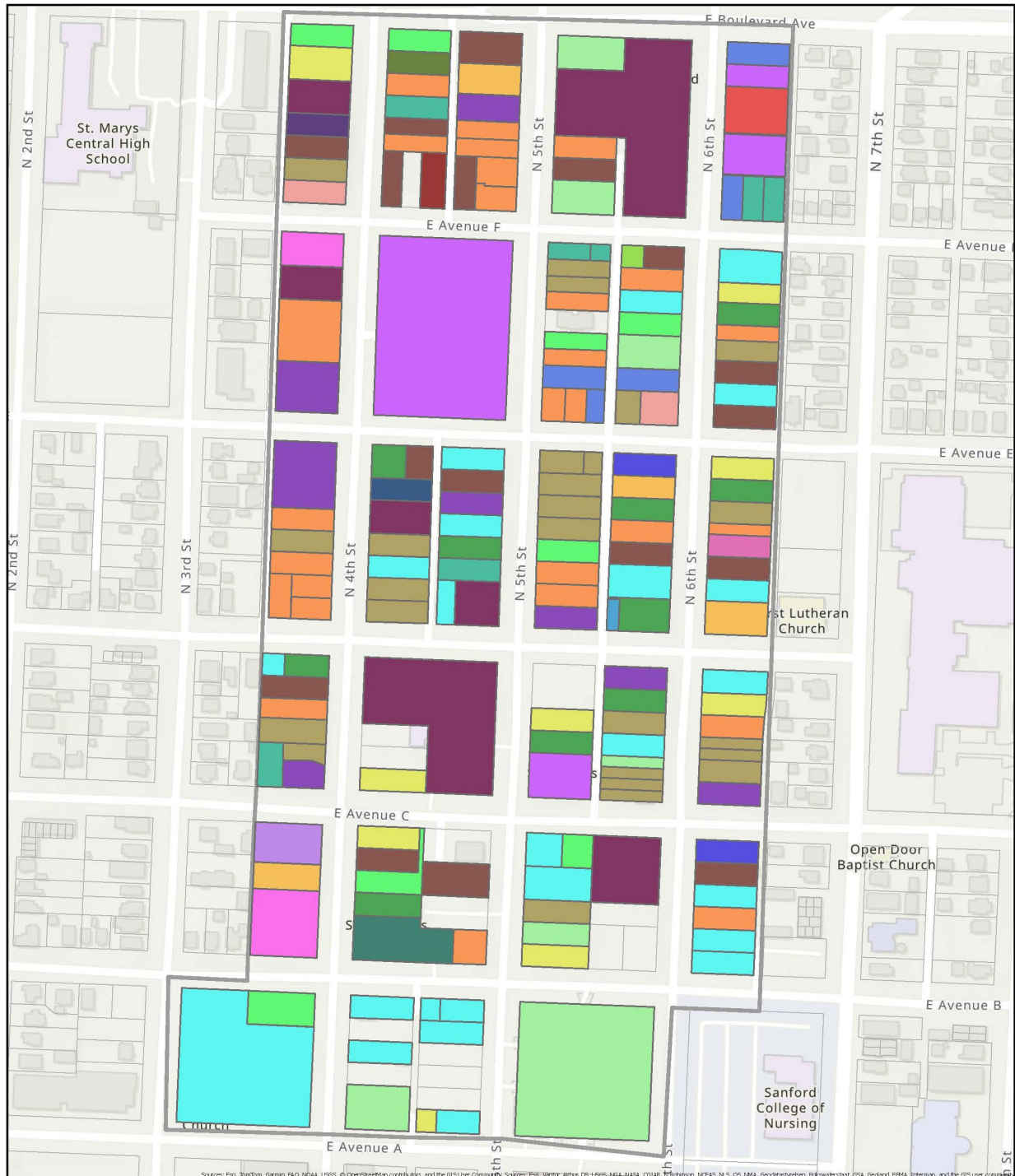


Figure 19: Bar graph showing the architectural classifications represented in the 141 sites recorded and found to retain sufficient integrity to convey historic character.



Map 4: Sites within the Study Area color-coded based on architectural style classification.

South Fork was able to identify several builders and architects associated with buildings in the Study Area. John L. Larson, a prolific local builder, is responsible for several residences in the Study Area including his own 1911 Gambrel-roofed house at 719 N 6th Street/32BL1330 (Figure 20).



Figure 20: John L. Larson House, 719 N 6th Street/32BL1330. Historical photograph (right) from the Alfred E. Strawn Photograph Collection, Item 312, Box 6, SHSND.

Architect Nels A. Freeburg also lived in a house he designed for himself at 515 N 4th Street/32BL558 (Figure 21).



Figure 21: Nels A. Freeburg House, 515 N 4th Street/32BL558. Historical photograph (right) from the Alfred E. Strawn Photograph Collection, Item 312, Box 6, SHSND.

Other builders and architects associated with sites within the Study Area include, but are not limited to:

- Nels Levin (802 N 4th Street/32BL569, 806 N 4th Street/32BL570, and 314 E Ave D/32BL32BL1358)
- Fred Anderson (600 E Ave D/32BL1380)
- Richard Riel (819 N 5th Street/32BL1293; 823 N 5th Street/32BL1294; 827 N 5th Street/32BL1295; and 831 N 5th Street/32BL1296)
- Arthur Van Horn (620 N 4th Street/32BL366, 824 N 4th Street/32BL578)
- Raymond Aberle (626 N 6th Street/32BL1407)

- H. Twingley (906 N 6th Street/32BL1405)
- Froeschle & Sons (503 N 4th Street/32BL1403)
- J.C. Beattie (1021 N 6th Street/32BL32BL1385)
- Purcell and Feick (1022 N 5th Street/32BL628)
- Ritterbush Brothers (400 E Ave E/32BL1306, 515 N 5th Street/32BL1408)
- Herman Max Leonhard (601 N 4th Street/32BL318)

At least one residential building in the Study Area appears to have been built from or heavily influenced by a published plan book (Figure 22). The R.D. Hoskins House at 904 N 4th Street/32BL581 bears striking resemblance to Minneapolis architect Max L. Keith's "design no. 105" published in *Keith's Architectural Studies Vol. 8* in 1905.⁶⁵

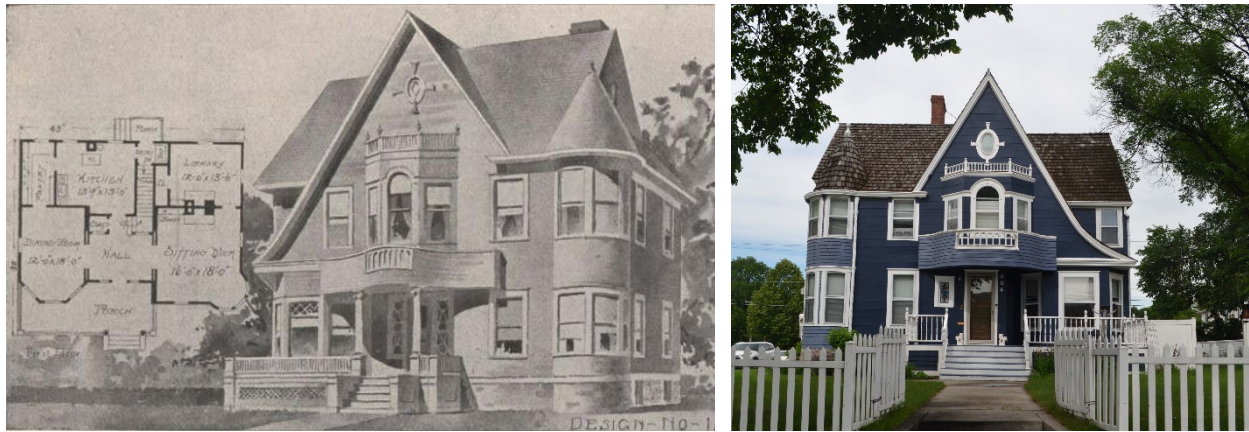
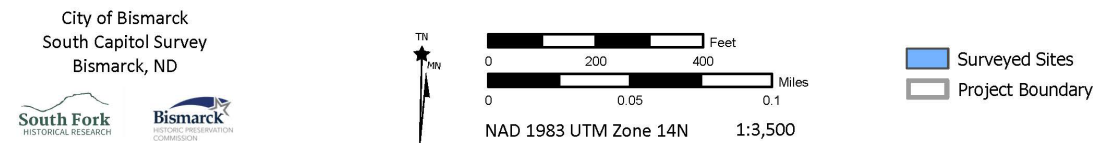
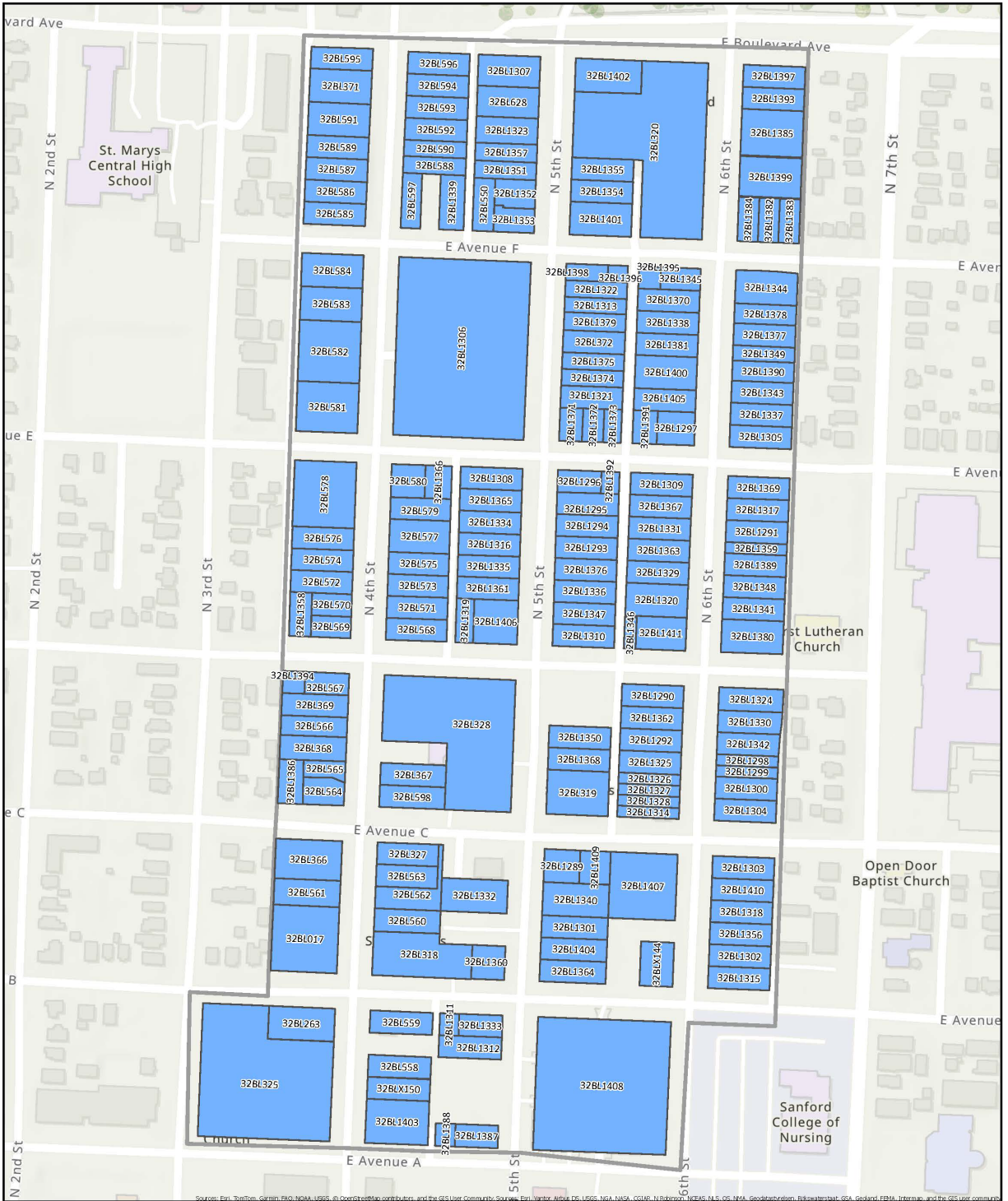


Figure 22: M.L. Keith "design no. 1.5" (left) and the R.D. Hoskins House (right).

RESULTS

The survey encompassed all or some of 23 blocks in the "South Capitol" neighborhood, an area in central Bismarck bounded by N 4th Street to the east and N 6th Street to the west, between E Boulevard Avenue and E Avenue A. The BHPC originally selected 194 properties for survey, but 11 were discovered to be vacant lots, surface parking, or modern buildings and were omitted from survey in consultation with City staff. In sum, 182 properties were recorded at the reconnaissance level (Map 5).

⁶⁵ Max L. Keith, *Keith's Architectural Studies Vol. 8* (M.L. Keith Co., Minneapolis, MN, 1905): 17. Available online, <https://archive.org/details/MLKeithKiethsarchitecturalstudies0001/page/n17/mode/2up> (accessed 4/30/2026).



Map 5: Surveyed properties within the bounds of the Study Area, labeled by SITs number.

Overall, the surveyed properties are in good to excellent condition, although issues affecting integrity within the Study Area were noted. The most common integrity issues appear to be replacement of historic siding, windows, and porches with materials not compatible with original design, and small additions to the rear or sides of residences. Few examples of modern infill interrupting the cohesive character of the neighborhood were encountered.

Of the 182 sites recorded, 141 were found to retain a integrity such that they could readily convey a sense of their historic or original character based on their known or estimated construction date. A clear majority of the sites in the Study Area date to the “Growing Capital City (1898-1930)” era of Bismarck’s history (Table 1).

Table 1: Site totals by Era		
Historic Era	# Sites	# with Integrity
Bismarck Early Years (1872-1898)	19	14
Growing Capital City (1898-1930)	125	100
Tumultuous Years (1930-1945)	18	13
Post World War II and Mid-Century Growth (1945-1965)	12	9
A Maturing City (1965-1999)	7	5
Bismarck Today (1999-2022)	1	0
Total	182	141

As the survey was conducted at the reconnaissance level, insufficient information was collected to evaluate most properties for eligibility for individual listing on the National and/or State Registers of Historic Places. However, six sites should be surveyed at an intensive level to determine individual eligibility for historic associations under Criterion A and/or C. These are:

- Dr. H.R. Porter House (824 N 4th Street/32BL578)
- The Grambs House (620 N 4th Street/32BL366)
- N.A. Freeburg House (515 N 4th Street/32BL558)
- Oscar H. Will House (710 N 4th Street/32BL368)
- Temple B’nai Ephraim (703 N 5th Street/32BL319)
- Trinity Lutheran Church (310 E Ave A/32BL325)

In addition, eight sites may have thematic eligibility and could be surveyed in a specific context beyond the parameters of the South Capitol neighborhood. These are:

- Carl O. Jorgenson House (1022 N 5th Street/32BL628) – associated with the limited works of Purcell, Feick and Elmslie in North Dakota
- Will-Moore Elementary School (400 E Ave E/32BL1306) – associated mid-20th Century public architecture in Bismarck
- 826, 1002, 1006, 1007, 1010, and 1013 N 5th Street (32BL1365, 32BL1353, 32BL1352, 32BL1354, 32BL1351, and 32BL1355) – associated with the Nonpartisan League's Home Building Association Resources in North Dakota MPDF

Evaluation of goals

The purpose of the inventory was to determine whether the South Capitol neighborhood qualifies as a historic district eligible for inclusion in the NRHP and, if so, which properties would be considered contributing to its historic significance. The results of the current survey provide the City and BHPC with a better understanding of the condition, integrity, and status of architectural resources in the Study Area. The following section recommends a methodology for future documentation, evaluation, and nomination the South Capitol neighborhood for consideration as a historic district.

SUMMARY AND RECOMMENDATIONS

As anticipated, the survey results do provide sufficient evidence of historic district eligibility within the South Capitol neighborhood that merits an NRHP nomination.

In comparison to other NRHP-listed districts in Bismarck, it is most like the Cathedral Area Historic District. However, it was already an established and growing neighborhood by the time C.B. Little built his house at 304 W Ave A in 1906, the event named in the District's significance statement as "the real genesis of the district."⁶⁶ All properties in the Study Area date from 1882 onward. The majority were built within the Growing Capital City Era (1898-1930) as defined in the City's *Timeline of Bismarck History* and a review of the architectural styles present has revealed far fewer high-style buildings than are present in the Cathedral District, giving the South Capitol neighborhood its own character.

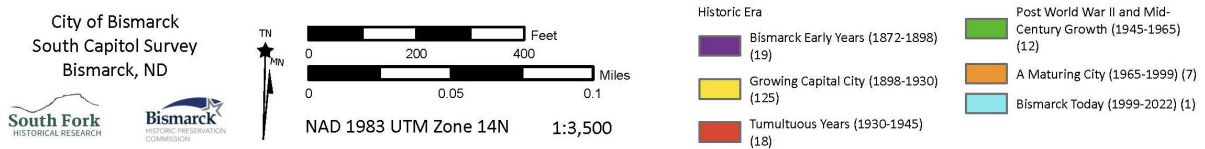
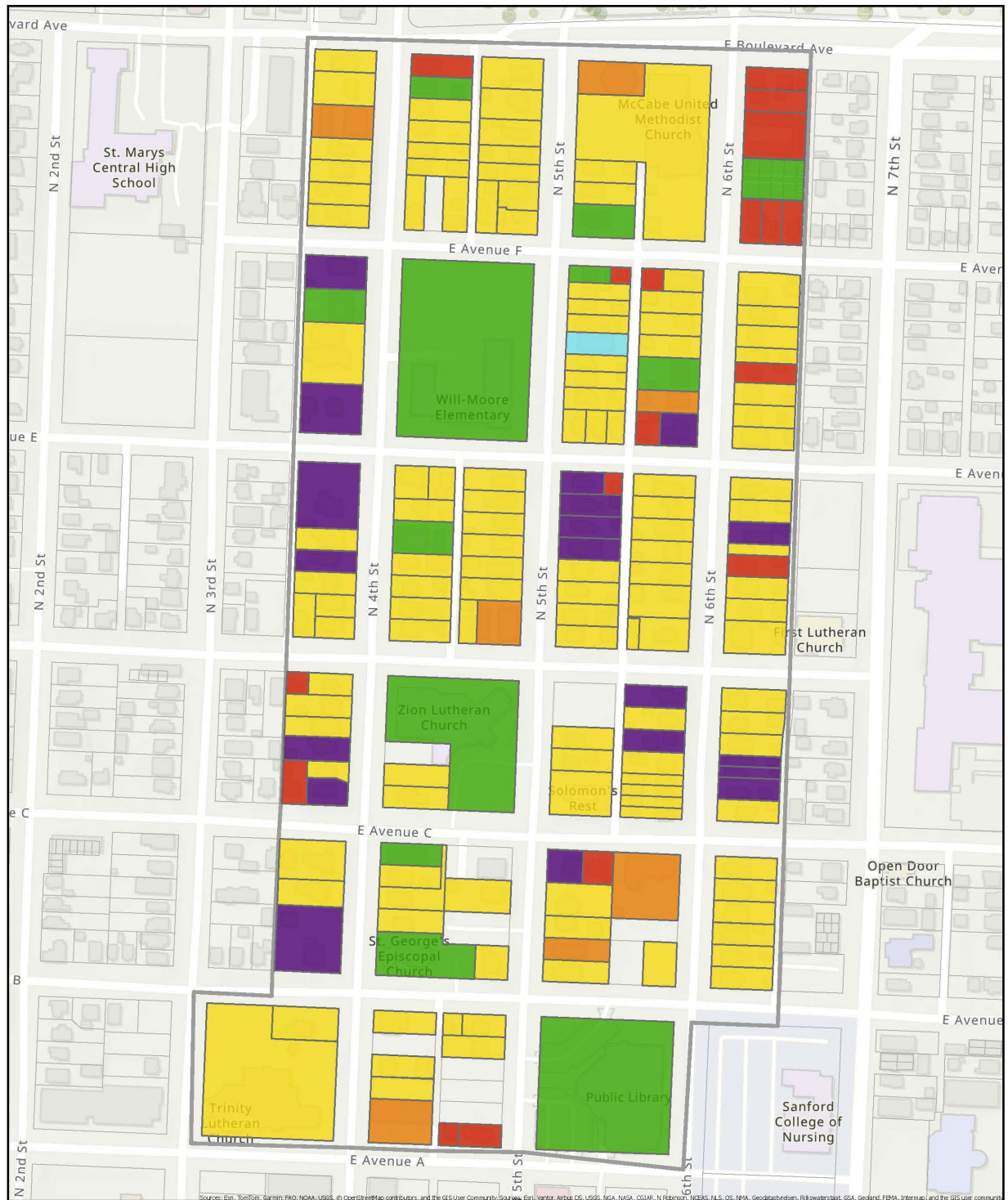
Based on the results of the survey and the information gathered in researching 182 properties within the Study Area, South Fork recommends the City and BHPC pursue an NRHP historic district nomination of the South Capitol neighborhood. Areas of Significance defined by the NPS that are most applicable to this potential district include:

- Architecture
- Exploration/Settlement
- Politics/Government, and
- Social History⁶⁷

A reasonable period of significance for the proposed district could follow the City's *Timeline of Bismarck History* and should focus on the eras in which the majority of the neighborhood was developed, with reference to the number of properties retaining sufficient integrity to convey their historic character at the time of this survey. South Fork therefore recommends a period of significance of 1882, when the oldest extant house was built, to 1930 when the original Capitol building burned and, for a variety of reasons, residential construction in this part of town noticeable slowed (Map 6).

⁶⁶ Frank E. Vyzralek and Louis N. Haffermehl, "Cathedral Area Historic District" National Register of Historic Places Registration Form (Washington, D.C.: US Department of the Interior, National Park Service, 1980).

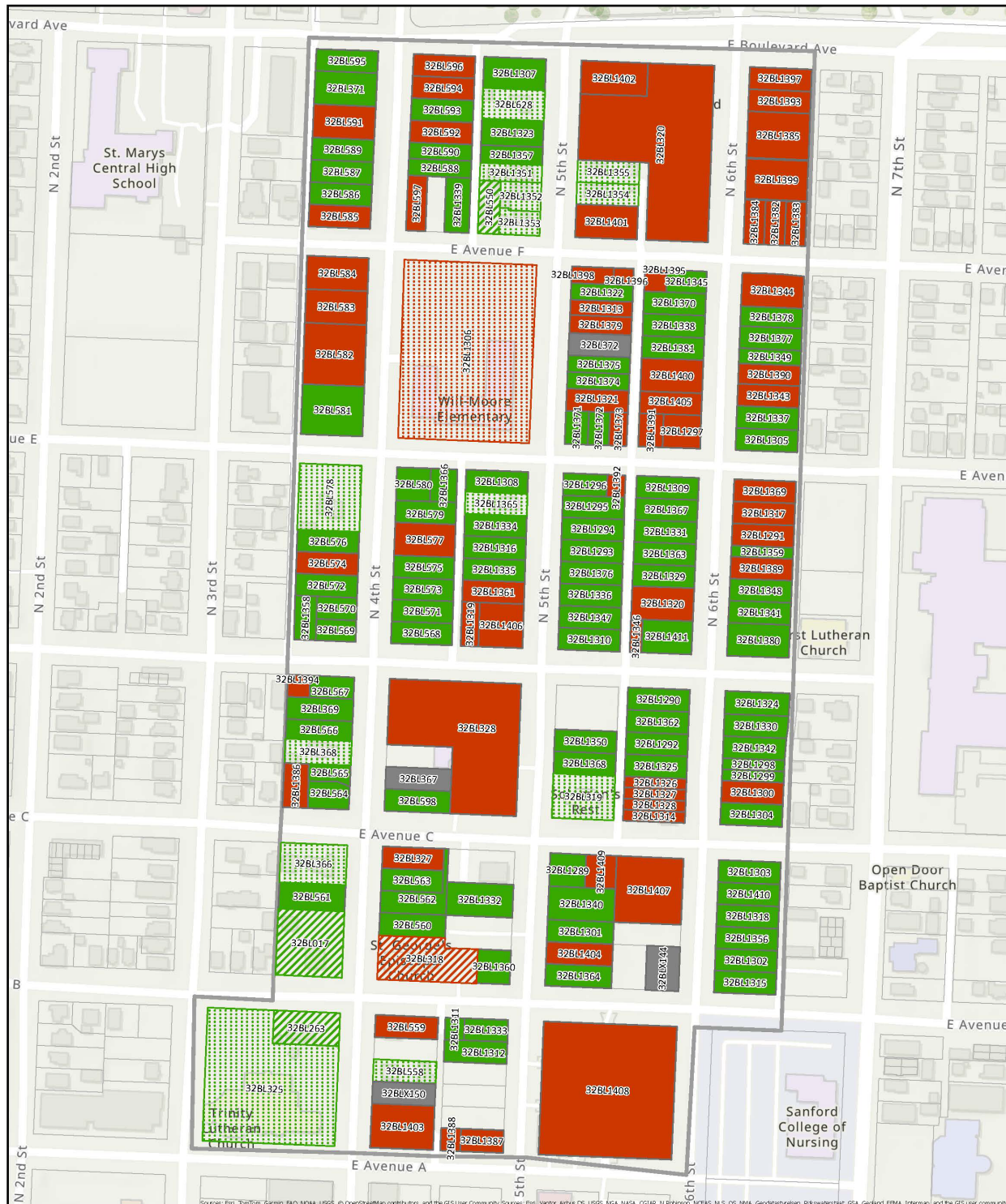
⁶⁷ National Register Policy Clarifications, <https://www.nps.gov/subjects/nationalregister/publications.htm> (accessed 4/30/2026).



Map 6: Sites in the Study Area color-coded to the eras defined in the *Timeline of Bismarck History* based on known or estimated dates of construction

If these parameters were followed, based on the results of this survey, 114 of the 182 properties surveyed would be considered eligible/contributing to a potential historic district (Appendix B).⁶⁸ Sixty-four of the surveyed properties would be non-contributing, however a revised boundary for the proposed district would likely affect the total number of non-contributing sites if carried through to nomination (Map 7).

⁶⁸ Discussion of individual site integrity is provided in the NDCRS Site Forms submitted to SHPO and could be used to re-evaluate South Fork's recommended period of significance if the City and BHPC disagrees and feels it should extend into subsequent eras.



City of Bismarck
South Capital Survey
Bismarck, ND

South Fork
HISTORICAL RESEARCH

Bismarck
HISTORIC PRESERVATION
COMMISSION



0 200 400 Feet
0 0.05 0.1 Miles
NAD 1983 UTM Zone 14N 1:3,500

Recommended Eligibility

- Contributing to Potential District (98)
- NRHP-Listed; Contributing to Potential District (3)
- Individually Eligible; Contributing to Potential District (13)

- Destroyed (4)
- Non-contributing to Potential District (62)
- NRHP-Listed; Non-contributing to Potential District (1)
- Individually Eligible; Non-contributing to Potential District (1)

Map 7: Map of Study Area with sites color-coded based on evaluation of NRHP eligibility.

Further Work

It should be noted that the current project did not survey the entirety of what could be considered Bismarck's "South Capitol neighborhood", however, and adjacent areas may provide additional data to further justify a historic district listing or would, at minimum, lend themselves to later amendments to a district nomination of the current Study Area.

For the consideration of the City and BHPC, South Fork recommends that Class II/III survey be conducted from the west boundary of the Study Area to the east side of N 3rd Street, between E Ave B and E Ave C, and from the east boundary of the Study Area to the west side of N 7th Street, between E Ave B and Boulevard Ave. While a more ambitious survey could extend the east boundary of the Study Area all the way to the east side of N 9th Street, South Fork finds that as major traffic corridors, N 3rd and N 7th Streets may prove to be natural boundaries in terms of capturing the historic character of the residential area.

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APPENDIX A: MANUSCRIPT & SITE FILES SEARCH RESULTS

Manuscript Files Search Results – South Capitol Survey			
MS#	DATE	TITLE	AUTHOR(S)
004554	1988	A Cultural Resources Inventory of the Proposed Washington Street Project, Bismarck, Burleigh Co., ND Vol. I	(Schweigert, Kurt P. - Primary Author)
004872	1983	Former Governor's Mansion State Historic Site, Burleigh Co., ND	(Sprunk, Larry J. - Primary Author)
008640	2003	Archeological Monitoring for the Carriage House Renovation, Former Governors' Mansion (32BL17), Burleigh Co., ND	(Picha, Paul R. - Primary Author);(Reed, Timothy A. - Contributing Author)
005920	1992	Historic Bridges in North Dakota	(Hufstetler, Mark - Contributing Author);(Johnson, Lon - Primary Author);(Quivik, Fredric L. - Contributing Author);(Roise, Charlene K. - Contributing Author)
007785	2000	An Historic Structures Report for the Post Surgeon's Quarters at Camp Hancock Bismarck, Burleigh Co., ND	(Schliesman, Rolene - Primary Author)
008465	2003	Main Avenue Monitoring: A Report on Cultural Resources Recorded During the Reconstruction Along Main Avenue in Bismarck, Burleigh Co., ND	(Hafermehl, Louis N. - Contributing Author);(Morrison, John G. - Primary Author)
010187	2007	4th Street Survey Bismarck, ND A Historical Architectural Survey of the 4th Street Capitol Area in Bismarck, Burleigh Co., ND	(Dennis, Michelle L. - Primary Author)
010775	2000	Historic Architectural Inventory and Evaluation of Downtown Bismarck, Burleigh Co., ND	(Hufstetler, Mark - Contributing Author);(McCormick, Mary E. - Primary Author);(Rossillon, Mitzi - Contributing Author)
014303	2013	A Class III Cultural Resource Inventory of the Proposed Telecommunications Tower BISM MCKENZIE, 316 North 5th Street, Bismarck, Burleigh County, North Dakota	(Blondo, Steven J. - Primary Author)
014831	2014	Class III: Cultural Resources Inventory, BISC Jaycee Park, 202 West Avenue F, Bismarck, Burleigh County, North Dakota	(Holven, Adam C. - Primary Author)
015887	2015	First International Bank & Trust: A Class III Architectural Inventory	(Sakariassen, Emily - Primary Author)
018020	2018	ECA-USA'S Washington North NDBM Collocate Antenna: A Class III	(Sakariassen, Emily - Primary Author)

		Architectural Inventory in Bismarck, North Dakota	
018636	2019	Class I and III Cultural Resource Investigation for the BIS Downtown SC1 3 Small Telecommunication Light Pole, Burleigh County, North Dakota	(Nelson, Christopher - Contributing Author);(Picka, Craig M. - Primary Author)
019143	2017	Archaeological Monitoring for a Proposed Flagpole at Camp Hancock State Historic Site (32BL26)	(Picha, Paul R. - Primary Author);(Schoenfelder, Meagan - Contributing Author)
019702	1990	Test Excavations at Camp Hancock (32BL26) in Burleigh County, North Dakota	(Bailey, Walter L. - Contributing Author);(Swenson, Fern E. - Primary Author)
020060	2023	City of Bismarck Monitoring report: UGP-1-981(122) & UGP-1-981(120); PCN: 22870, 22512, Burleigh County, North Dakota	(Bluemle, William J. - Contributing Author);(Engel, Damita J. - Primary Author);(Meens, Daan - Contributing Author);(Snortland, J. Signe - Contributing Author)

SITE FILES SEARCH RESULTS – SOUTH CAPITOL SURVEY			
SITS#	SITE TYPE	SITE NAME	NRHP STATUS
32BL16	ARCHITECTURAL SITE	NORTHERN PACIFIC RAILWAY DEPOT	LISTED
32BL17	ARCHITECTURAL SITE	ASA FISHER HOUSE; FORMER GOVERNORS' MANSION; FORMER NORTH DAKOTA EXECUTIVE MANSION; OLD GOVERNORS' MANSION; STATE HISTORIC SITE	LISTED
32BL18	ARCHITECTURAL SITE	BISMARCK CIVIC AUDITORIUM	LISTED
32BL19	ARCHITECTURAL SITE	FIRE HALL; POLICE HEADQUARTERS	UNEVALUATED/NOT ELIGIBLE
32BL20	ARCHITECTURAL SITE	MCKENZIE HOTEL; PATTERSON HOTEL	LISTED
32BL22	ARCHITECTURAL SITE	GEORGE W. WALLACE HOME; TOWNE-WILLIAMS HOUSE	LISTED
32BL23	ARCHITECTURAL SITE	--	ELIGIBLE
32BL24	ARCHITECTURAL SITE	--	LISTED
32BL25	ARCHITECTURAL SITE	BISMARCK PUBLIC LIBRARY; MUNICIPAL COURT BUILDING	UNEVALUATED/NOT ELIGIBLE

32BL26	MULTI-COMPONENT SITE	CAMP HANCOCK; STATE HISTORIC SITE	LISTED
32BL27	ARCHITECTURAL SITE	CATHEDRAL OF THE HOLY SPIRIT	LISTED
32BL56	ARCHITECTURAL SITE	SEARS BLOCK; WEBB BROTHERS BLOCK	LISTED
32BL57	ARCHITECTURAL SITE	BISMARCK TRIBUNE	LISTED
32BL58	ARCHITECTURAL SITE	DAKOTAN HOTEL; SOO HOTEL	LISTED
32BL59	ARCHITECTURAL SITE	PRINCE HOTEL; SUNRISE OF BISMARCK; VAN HORN HOTEL	LISTED
32BL60	ARCHITECTURAL SITE	AKLEY HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL61	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL62	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL63	ARCHITECTURAL SITE	--	ELIGIBLE
32BL64	ARCHITECTURAL SITE	--	ELIGIBLE
32BL65	ARCHITECTURAL SITE	--	ELIGIBLE
32BL66	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL67	ARCHITECTURAL SITE	-	UNEVALUATED/NOT ELIGIBLE
32BL68	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL69	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL70	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL71	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL72	ARCHITECTURAL SITE	--	ELIGIBLE
32BL73	ARCHITECTURAL SITE	--	ELIGIBLE
32BL74	ARCHITECTURAL SITE	--	ELIGIBLE
32BL76	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL75	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL77	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE

32BL78	ARCHITECTURAL SITE	--	ELIGIBLE
32BL79	ARCHITECTURAL SITE	--	ELIGIBLE
32BL80	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL81	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL82	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL83	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL84	ARCHITECTURAL SITE	--	ELIGIBLE
32BL85	ARCHITECTURAL SITE	CUSTER PARK	ELIGIBLE
32BL94	ARCHITECTURAL SITE	BURLEIGH COUNTY COURTHOUSE	LISTED
32BL103	ARCHITECTURAL SITE	RALPH S THOMPSON HOUSE	ELIGIBLE
32BL105	ARCHITECTURAL SITE	CAPITOL THEATRE; CINEMA THATRE; E. G. PATTERSON BLDG	LISTED
32BL112	ARCHITECTURAL SITE	9 ST RR UP	ELIGIBLE
32BL113	ARCHITECTURAL SITE	BURLINGTON NORTHERN RAILROAD MAINLINE UP	NOT ELIGIBLE
32BL148	ARCHITECTURAL SITE	MYERS SERVICE STATION	UNEVALUATED/NOT ELIGIBLE
32BL149	ARCHITECTURAL SITE		UNEVALUATED/NOT ELIGIBLE
32BL150	ARCHITECTURAL SITE	LJ ANDERSON BUILDING	LISTED
32BL151	ARCHITECTURAL SITE	HEDAHL TIRE	UNEVALUATED/NOT ELIGIBLE
32BL152	ARCHITECTURAL SITE	212 W MAIN	UNEVALUATED/NOT ELIGIBLE
32BL153	ARCHITECTURAL SITE	SUNSCREEN ACCESSORIES; WARD MOTOR BUILDING	LISTED
32BL154	ARCHITECTURAL SITE	GSA GARAGE	LISTED
32BL155	ARCHITECTURAL SITE	CORWIN CHURCHILL	UNEVALUATED/NOT ELIGIBLE
32BL156	ARCHITECTURAL SITE	DAKOTA BLOCK	LISTED
32BL157	ARCHITECTURAL SITE	ZIMMERMAN'S	UNEVALUATED/NOT ELIGIBLE
32BL158	ARCHITECTURAL SITE	WYLIE MUSIC	UNEVALUATED/NOT ELIGIBLE

32BL159	ARCHITECTURAL SITE	BPOE BUILDING	LISTED
32BL160	ARCHITECTURAL SITE	GUIARLAND	LISTED
32BL161	ARCHITECTURAL SITE	STACEY-BISMARCK WAREHOUSE	LISTED
32BL162	ARCHITECTURAL SITE	--	LISTED
32BL163	ARCHITECTURAL SITE	--	LISTED
32BL164	ARCHITECTURAL SITE	JR VACUUM; WINSTON-NEWELL BUILDING	LISTED
32BL165	ARCHITECTURAL SITE	FLASH PRINTING; FLECK OLDSMOBILE BUILDING	LISTED
32BL166	ARCHITECTURAL SITE	F W WOOLWORTH'S	LISTED
32BL167	ARCHITECTURAL SITE	DAHL BLOCK; GOLDEN DRAGON EAST	LISTED
32BL168	ARCHITECTURAL SITE	LASKEN BLOCK	LISTED
32BL169	ARCHITECTURAL SITE	500 MAIN PLAZA	UNEVALUATED/NOT ELIGIBLE
32BL170	ARCHITECTURAL SITE	LASKEN APARTMENTS	LISTED
32BL171	ARCHITECTURAL SITE	HEALTHY DOG CENTER; PACIFIC SOUND	UNEVALUATED/NOT ELIGIBLE
32BL172	ARCHITECTURAL SITE	MIDWEST BUSINESS; STRING BEAN MUSIC AND COFFEE SHOP	UNEVALUATED/NOT ELIGIBLE
32BL173	ARCHITECTURAL SITE	DISCONTENT & SEEDS OF HOPE; INTERSTATE BUSINESS	UNEVALUATED/NOT ELIGIBLE
32BL174	ARCHITECTURAL SITE	BISMARCK GROCERY BUILDING	LISTED
32BL178	ARCHITECTURAL SITE	UNIVERSAL MOTOR COMPANY BUILDING	LISTED
32BL179	ARCHITECTURAL SITE	SCHRANZ MOTOR GARAGE	UNEVALUATED/NOT ELIGIBLE
32BL180	ARCHITECTURAL SITE	GRANT-DADLEY AUTO BUILDING	UNEVALUATED/NOT ELIGIBLE
32BL181	ARCHITECTURAL SITE	HUMPHREYS, MOULE, & MILHOLLAN PRINT SHOP	LISTED
32BL182	ARCHITECTURAL SITE	SBHO LAW OFFICE	UNEVALUATED/NOT ELIGIBLE
32BL183	ARCHITECTURAL SITE	BISMARCK FINANCE OFFICE	LISTED
32BL184	ARCHITECTURAL SITE	3RD ST PARKING GARAGE	UNEVALUATED/NOT ELIGIBLE
32BL185	ARCHITECTURAL SITE	LOGAN BUILDING	UNEVALUATED/NOT ELIGIBLE

32BL186	ARCHITECTURAL SITE	RODGERS APPLIANCE	LISTED
32BL187	ARCHITECTURAL SITE	NORMA APARTMENTS; ROSE APARTMENTS	LISTED
32BL188	ARCHITECTURAL SITE	RUE BUILDING	LISTED
32BL189	ARCHITECTURAL SITE	KRAMER AGENCY	UNEVALUATED/NOT ELIGIBLE
32BL190	ARCHITECTURAL SITE	MATHISONS BUILDING	LISTED
32BL191	ARCHITECTURAL SITE	WOODMANSEE BUILDING	LISTED
32BL192	ARCHITECTURAL SITE	MALLOY BUILDING; OLD JC PENNY'S STORE	LISTED
32BL193	ARCHITECTURAL SITE	CENTENNIAL PLAZA	UNEVALUATED/NOT ELIGIBLE
32BL194	ARCHITECTURAL SITE	HOMAN BUILDING	LISTED
32BL195	ARCHITECTURAL SITE	LUCAS BUILDING	UNEVALUATED/NOT ELIGIBLE
32BL196	ARCHITECTURAL SITE	KNOWLES JEWELRY BUILDING	LISTED
32BL197	ARCHITECTURAL SITE	COWAN BUILDING	LISTED
32BL198	ARCHITECTURAL SITE	OFFICE BUILDING	LISTED
32BL199	ARCHITECTURAL SITE	HUGHES BUILDING; KYYY RADIO	LISTED
32BL200	ARCHITECTURAL SITE	GOLD SEALS BUILDING; KFYZ RADIO	UNEVALUATED/NOT ELIGIBLE
32BL202	ARCHITECTURAL SITE	DAKOTA NATIONAL BANK	LISTED
32BL203	ARCHITECTURAL SITE	HOSKINS-MEYER BUILDING	LISTED
32BL204	ARCHITECTURAL SITE	BUMAN BUILDING	UNEVALUATED/NOT ELIGIBLE
32BL205	ARCHITECTURAL SITE	CHOP SUEY RESTAURANT	LISTED
32BL206	ARCHITECTURAL SITE	BITTIS BILLIARD HALL	LISTED
32BL207	ARCHITECTURAL SITE	BLACKSTONE CLUB	LISTED
32BL208	ARCHITECTURAL SITE	COVERED WAGON BAR; STATE THEATER	UNEVALUATED/NOT ELIGIBLE
32BL209	ARCHITECTURAL SITE	NELSEN TRADING POST	UNEVALUATED/NOT ELIGIBLE
32BL210	ARCHITECTURAL SITE	COUGLAIN LAW OFFICE	UNEVALUATED/NOT ELIGIBLE
32BL211	ARCHITECTURAL SITE	RESSLERS CAFÉ	UNEVALUATED/NOT ELIGIBLE

32BL212	ARCHITECTURAL SITE	WORLD WAR MEMORIAL RECREATION CENTER	LISTED
32BL213	ARCHITECTURAL SITE	CAPITAL CHEVROLET BUILDING	LISTED
32BL214	ARCHITECTURAL SITE	HUGHES AUTO BUILDING	LISTED
32BL215	ARCHITECTURAL SITE	OLD PROVIDENT LIFE BUILDING	LISTED
32BL216	ARCHITECTURAL SITE	HUGHES APARTMENTS; MASON APARTMENTS	LISTED
32BL217	ARCHITECTURAL SITE	LITTLE BUILDING	LISTED
32BL218	ARCHITECTURAL SITE	OLYMPIA BUILDING	LISTED
32BL219	ARCHITECTURAL SITE	NICOLA BUILDING	LISTED
32BL220	ARCHITECTURAL SITE	ANNEX HOTEL	ELIGIBLE
32BL221	ARCHITECTURAL SITE	KOKKELERS JEWELRY	UNEVALUATED/NOT ELIGIBLE
32BL222	ARCHITECTURAL SITE	JOHNNIES GAS STATION	UNEVALUATED/NOT ELIGIBLE
32BL223	ARCHITECTURAL SITE	NASH-FINCH WAREHOUSE	LISTED
32BL224	ARCHITECTURAL SITE	CHAPMAN & CHAPMAN LAW OFFICE	UNEVALUATED/NOT ELIGIBLE
32BL225	ARCHITECTURAL SITE	BISMARCK NATIONAL BANK	UNEVALUATED/NOT ELIGIBLE
32BL226	ARCHITECTURAL SITE	GOLDEN DRAGON WEST	LISTED
32BL227	ARCHITECTURAL SITE	INTERNATIONAL HARVESTER GARAGE	LISTED
32BL263	ARCHITECTURAL SITE	DR ALBERT & MRS EVELYN BRANDT HOUSE; LARSON HOUSE	LISTED
32BL275	HISTORICAL SITE	--	NOT ELIGIBLE
32BL276	HISTORICAL SITE	--	NOT ELIGIBLE
32BL277	HISTORICAL SITE	--	NOT ELIGIBLE
32BL278	HISTORICAL SITE	--	NOT ELIGIBLE
32BL279	HISTORICAL SITE	--	NOT ELIGIBLE
32BL280	HISTORICAL SITE	--	NOT ELIGIBLE
32BL281	HISTORICAL SITE	--	NOT ELIGIBLE
32BL285	ARCHITECTURAL SITE	ST MARY'S CATHOLIC CHURCH	UNEVALUATED
32BL286	ARCHITECTURAL SITE	FIRST PRESBYTERIAN CHURCH	UNEVALUATED
32BL310	ARCHITECTURAL SITE	CAPITOL HEIGHTS BAPTIST CHURCH	UNEVALUATED
32BL312	ARCHITECTURAL SITE	FIRST BAPTIST CHURCH	UNEVALUATED

32BL313	ARCHITECTURAL SITE	UNITARIAN UNIVERSALIST CHURCH	UNEVALUATED
32BL318	ARCHITECTURAL SITE	ST GEORGE'S EPISCOPAL MEMORIAL CHURCH	LISTED
32BL319	ARCHITECTURAL SITE	GAP TEEN CHURCH; TEMPLE BNAI-EPHRAIM (FORMER)	UNEVALUATED
32BL320	ARCHITECTURAL SITE	MCCABE UNITED METHODIST CHURCH	UNEVALUATED
32BL321	ARCHITECTURAL SITE	OPEN DOOR BAPTIST	ELIGIBLE
32BL322	ARCHITECTURAL SITE	FIRST LUTHERAN CHURCH	UNEVALUATED
32BL323	ARCHITECTURAL SITE	ALAND	UNEVALUATED/NOT ELIGIBLE
32BL324	ARCHITECTURAL SITE	FIRST UNITED METHODIST CHURCH	UNEVALUATED
32BL325	ARCHITECTURAL SITE	TRINITY LUTHERAN CHURCH AND PARSONAGE	UNEVALUATED/NOT ELIGIBLE
32BL326	ARCHITECTURAL SITE	BIBLE BAPTIST CHURCH	UNEVALUATED
32BL327	ARCHITECTURAL SITE	CHRISTIAN SCIENCE CHURCH; FIRST CHURCH OF CHRIST SCIENCE	UNEVALUATED
32BL328	ARCHITECTURAL SITE	ZION LUTHERAN CHURCH	UNEVALUATED
32BL329	ARCHITECTURAL SITE	GOOD SHEPHERD LUTHERAN CHURCH	UNEVALUATED
32BL330	ARCHITECTURAL SITE	BISMARCK EVANGELICAL CHURCH	UNEVALUATED
32BL333	ARCHITECTURAL SITE	FAITH LUTHERAN CHURCH	UNEVALUATED
32BL347	ARCHITECTURAL SITE	ST ANNE CATHOLIC CHURCH	UNEVALUATED
32BL365	ARCHITECTURAL SITE	FRANKLEY SCARLETT	UNEVALUATED/NOT ELIGIBLE
32BL366	ARCHITECTURAL SITE	FRANK GRAMBS HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL367	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL368	ARCHITECTURAL SITE	O H & MABEL WILL HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL566	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL370	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL372	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL373	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE

32BL374	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL375	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL376	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL377	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL378	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL380	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL381	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL382	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL383	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL384	ARCHITECTURAL SITE	--	LISTED
32BL385	ARCHITECTURAL SITE	--	LISTED
32BL386	ARCHITECTURAL SITE	--	LISTED
32BL387	ARCHITECTURAL SITE	--	LISTED
32BL388	ARCHITECTURAL SITE	--	LISTED
32BL389	ARCHITECTURAL SITE	--	LISTED
32BL390	ARCHITECTURAL SITE	--	LISTED
32BL391	ARCHITECTURAL SITE	--	LISTED
32BL392	ARCHITECTURAL SITE	--	LISTED
32BL393	ARCHITECTURAL SITE	HENRY J GEIERMAN HOUSE	LISTED
32BL394	ARCHITECTURAL SITE	--	LISTED
32BL395	ARCHITECTURAL SITE	--	LISTED
32BL396	ARCHITECTURAL SITE	--	LISTED
32BL397	ARCHITECTURAL SITE	--	LISTED
32BL398	ARCHITECTURAL SITE	--	LISTED
32BL399	ARCHITECTURAL SITE	--	LISTED

32BL400	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL401	ARCHITECTURAL SITE	--	LISTED
32BL402	ARCHITECTURAL SITE	--	LISTED
32BL403	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL404	ARCHITECTURAL SITE	--	LISTED
32BL405	ARCHITECTURAL SITE	--	LISTED
32BL406	ARCHITECTURAL SITE	BURKE HOUSE; ROBERT ORR HOUSE	LISTED
32BL407	ARCHITECTURAL SITE	--	LISTED
32BL408	ARCHITECTURAL SITE	--	LISTED
32BL409	ARCHITECTURAL SITE	GEORGE MANN HOUSE	LISTED
32BL410	ARCHITECTURAL SITE	C. B. LITTLE HOUSE	LISTED
32BL411	ARCHITECTURAL SITE	WILLIAM F COCHRANE HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL412	ARCHITECTURAL SITE	GAYLORD CONRAD HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL413	ARCHITECTURAL SITE	--	LISTED
32BL414	ARCHITECTURAL SITE	--	LISTED
32BL415	ARCHITECTURAL SITE	--	LISTED
32BL416	ARCHITECTURAL SITE	--	LISTED
32BL379	ARCHITECTURAL SITE	--	LISTED
32BL417	ARCHITECTURAL SITE	--	LISTED
32BL418	ARCHITECTURAL SITE	--	LISTED
32BL419	ARCHITECTURAL SITE	--	LISTED
32BL420	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL421	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL422	ARCHITECTURAL SITE	DR W.L. LARSON HOUSE	LISTED
32BL423	ARCHITECTURAL SITE	--	LISTED

32BL424	ARCHITECTURAL SITE	--	LISTED
32BL425	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL426	ARCHITECTURAL SITE	--	LISTED
32BL427	ARCHITECTURAL SITE	--	LISTED
32BL428	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL429	ARCHITECTURAL SITE	--	ELIGIBLE
32BL430	ARCHITECTURAL SITE	--	ELIGIBLE
32BL431	ARCHITECTURAL SITE	--	ELIGIBLE
32BL432	ARCHITECTURAL SITE	--	ELIGIBLE
32BL433	ARCHITECTURAL SITE	--	ELIGIBLE
32BL434	ARCHITECTURAL SITE	--	LISTED
32BL435	ARCHITECTURAL SITE	--	LISTED
32BL436	ARCHITECTURAL SITE	--	LISTED
32BL437	ARCHITECTURAL SITE	--	LISTED
32BL438	ARCHITECTURAL SITE	--	LISTED
32BL439	ARCHITECTURAL SITE	--	LISTED
32BL440	ARCHITECTURAL SITE	--	LISTED
32BL441	ARCHITECTURAL SITE	--	LISTED
32BL442	ARCHITECTURAL SITE	--	LISTED
32BL443	ARCHITECTURAL SITE	--	LISTED
32BL444	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL445	ARCHITECTURAL SITE	--	LISTED
32BL446	ARCHITECTURAL SITE	--	LISTED
32BL447	ARCHITECTURAL SITE	--	LISTED
32BL448	ARCHITECTURAL SITE	--	LISTED

32BL449	ARCHITECTURAL SITE	--	LISTED
32BL454	ARCHITECTURAL SITE	--	ELIGIBLE
32BL455	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL456	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL457	ARCHITECTURAL SITE	--	ELIGIBLE
32BL458	ARCHITECTURAL SITE	--	ELIGIBLE
32BL459	ARCHITECTURAL SITE	--	ELIGIBLE
32BL460	ARCHITECTURAL SITE	--	ELIGIBLE
32BL461	ARCHITECTURAL SITE	--	ELIGIBLE
32BL462	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL463	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL464	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL465	ARCHITECTURAL SITE	--	LISTED
32BL466	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL467	ARCHITECTURAL SITE	--	LISTED
32BL468	ARCHITECTURAL SITE	--	LISTED
32BL469	ARCHITECTURAL SITE	--	LISTED
32BL470	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL472	ARCHITECTURAL SITE	--	LISTED
32BL471	ARCHITECTURAL SITE	--	LISTED
32BL473	ARCHITECTURAL SITE	--	LISTED
32BL474	ARCHITECTURAL SITE	--	LISTED
32BL475	ARCHITECTURAL SITE	--	LISTED
32BL476	ARCHITECTURAL SITE	--	LISTED

32BL477	ARCHITECTURAL SITE	NEIL O CHURCHILL HOUSE	LISTED
32BL478	ARCHITECTURAL SITE	--	LISTED
32BL479	ARCHITECTURAL SITE	--	LISTED
32BL480	ARCHITECTURAL SITE	--	LISTED
32BL481	ARCHITECTURAL SITE	--	LISTED
32BL482	ARCHITECTURAL SITE	--	LISTED
32BL483	ARCHITECTURAL SITE	--	LISTED
32BL484	ARCHITECTURAL SITE	--	LISTED
32BL485	ARCHITECTURAL SITE	--	LISTED
32BL486	ARCHITECTURAL SITE	--	LISTED
32BL487	ARCHITECTURAL SITE	--	LISTED
32BL488	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL489	ARCHITECTURAL SITE	GARAGE	LISTED
32BL490	ARCHITECTURAL SITE	--	LISTED
32BL491	ARCHITECTURAL SITE	--	LISTED
32BL492	ARCHITECTURAL SITE	--	LISTED
32BL493	ARCHITECTURAL SITE	--	LISTED
32BL494	ARCHITECTURAL SITE	--	LISTED
32BL495	ARCHITECTURAL SITE	--	LISTED
32BL496	ARCHITECTURAL SITE	--	LISTED
32BL497	ARCHITECTURAL SITE	--	LISTED
32BL498	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL499	ARCHITECTURAL SITE	--	LISTED
32BL500	ARCHITECTURAL SITE	--	LISTED
32BL501	ARCHITECTURAL SITE	--	LISTED

32BL502	ARCHITECTURAL SITE	--	LISTED
32BL503	ARCHITECTURAL SITE	--	LISTED
32BL504	ARCHITECTURAL SITE	FRIESE HOUSE	LISTED
32BL505	ARCHITECTURAL SITE	--	LISTED
32BL506	ARCHITECTURAL SITE	--	LISTED
32BL507	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL508	ARCHITECTURAL SITE	--	LISTED
32BL509	ARCHITECTURAL SITE	--	LISTED
32BL510	ARCHITECTURAL SITE	--	ELIGIBLE
32BL511	ARCHITECTURAL SITE	GRADE SCHOOL	UNEVALUATED/NOT ELIGIBLE
32BL512	ARCHITECTURAL SITE	CATHEDRAL RECTORY	UNEVALUATED/NOT ELIGIBLE
32BL513	ARCHITECTURAL SITE	--	ELIGIBLE
32BL514	ARCHITECTURAL SITE	--	ELIGIBLE
32BL515	ARCHITECTURAL SITE	--	ELIGIBLE
32BL516	ARCHITECTURAL SITE	--	ELIGIBLE
32BL517	ARCHITECTURAL SITE	--	ELIGIBLE
32BL518	ARCHITECTURAL SITE	C. B. LITTLE CARRIAGE HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL519	ARCHITECTURAL SITE		LISTED
32BL520	ARCHITECTURAL SITE	CATHEDRAL CONVENT	UNEVALUATED/NOT ELIGIBLE
32BL521	ARCHITECTURAL SITE	--	LISTED
32BL522	ARCHITECTURAL SITE	--	ELIGIBLE
32BL523	ARCHITECTURAL SITE	--	ELIGIBLE
32BL525	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL530	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL550	ARCHITECTURAL SITE	GRADY HOUSE; RIGGS HOUSE	LISTED

32BL551	ARCHITECTURAL SITE	EBERT HOUSE; LUNDQUIST HOUSE	LISTED
32BL558	ARCHITECTURAL SITE	W A FREEBURG HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL559	ARCHITECTURAL SITE	FIRST BAPTIST CHURCH (FORMER); OFFICE BUILDING	UNEVALUATED/NOT ELIGIBLE
32BL560	ARCHITECTURAL SITE	HORNER HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL561	ARCHITECTURAL SITE	HARRY & TESS WOODMANSEE HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL562	ARCHITECTURAL SITE	JOHN & GRACE FRENCH HOUSE #2	UNEVALUATED/NOT ELIGIBLE
32BL563	ARCHITECTURAL SITE	JOHN & GRACE FRENCH HOUSE #1	UNEVALUATED/NOT ELIGIBLE
32BL564	ARCHITECTURAL SITE	PHILIP B & MARGARET WEBB HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL565	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL369	ARCHITECTURAL SITE	WILLIAM J & MARIE NOGGLE HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL567	ARCHITECTURAL SITE	OTTO & CORA CROONQUIST HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL568	ARCHITECTURAL SITE	HOBART SMITH HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL569	ARCHITECTURAL SITE	EARL & DORIS DRAPER HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL570	ARCHITECTURAL SITE	RG & MAYME MCLAUGHLIN HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL571	ARCHITECTURAL SITE	JONES DUPLEX	UNEVALUATED/NOT ELIGIBLE
32BL572	ARCHITECTURAL SITE	HARRY & MARION BRANDES HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL573	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL574	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL575	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL576	ARCHITECTURAL SITE	FRED & MARIE JANSONIUS HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL577	ARCHITECTURAL SITE	MARIAH APARTMENTS	UNEVALUATED/NOT ELIGIBLE
32BL578	ARCHITECTURAL SITE	WINCHESTER-RAMSTAD HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL579	ARCHITECTURAL SITE	CONKLIN HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL580	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL581	ARCHITECTURAL SITE	ROBERT & FLORENCE HOSKINS HOUSE	UNEVALUATED/NOT ELIGIBLE

32BL582	ARCHITECTURAL SITE	PHILIP & ETTA MEYER HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL583	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL584	ARCHITECTURAL SITE	FALCONER HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL585	ARCHITECTURAL SITE	SKODJE APARTMENT	UNEVALUATED/NOT ELIGIBLE
32BL586	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL587	ARCHITECTURAL SITE	EMIL & MARTHA STENDER HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL590	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL589	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL592	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL371	ARCHITECTURAL SITE	WILLIAM & FRANCES KOCH HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL588	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL591	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL593	ARCHITECTURAL SITE	CARL & ELLA TULLBERG HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL594	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL595	ARCHITECTURAL SITE	ROBERT & EVA HENDERSON HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL596	ARCHITECTURAL SITE	SHERWIN DUPLEX	UNEVALUATED/NOT ELIGIBLE
32BL597	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL598	ARCHITECTURAL SITE	PHILIP & EDNA WEBB HOUSE	UNEVALUATED/NOT ELIGIBLE
32BL620	ARCHITECTURAL SITE	LIBERTY MEMORIAL BUILDING; STATE LIBRARY	ELIGIBLE
32BL628	ARCHITECTURAL SITE	E M THOMPSON HOUSE	ELIGIBLE
32BL644	ARCHITECTURAL SITE	--	LISTED
32BL645	ARCHITECTURAL SITE	--	LISTED
32BL646	ARCHITECTURAL SITE	--	LISTED
32BL647	ARCHITECTURAL SITE	--	LISTED

32BL648	ARCHITECTURAL SITE	--	LISTED
32BL649	ARCHITECTURAL SITE	--	LISTED
32BL691	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL692	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL693	ARCHITECTURAL SITE	--	UNEVALUATED
32BL694	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL695	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL696	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL697	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL698	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL699	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL700	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL701	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL702	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL703	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL704	ARCHITECTURAL SITE	AREA 1	UNEVALUATED/NOT ELIGIBLE
32BL705	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL706	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL707	ARCHITECTURAL SITE	--	ELIGIBLE
32BL708	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL709	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL710	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL711	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL712	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL713	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE

32BL714	ARCHITECTURAL SITE	--	ELIGIBLE
32BL745	ARCHITECTURAL SITE	CITY OF BISMARCK WATER TOWER	NO LONGER EXTANT
32BL791	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL792	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL793	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL794	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL797	ARCHITECTURAL SITE	U. S. COURTHOUSE; U. S. POST OFFICE; WILLIAM L. GUY FEDERAL BUILDING	ELIGIBLE
32BL1212	ARCHITECTURAL SITE	CATHEDRAL AREA STEEL-BAR CURBS	UNEVALUATED/NOT ELIGIBLE
32BL1230	ARCHITECTURAL SITE	--	UNEVALUATED/NOT ELIGIBLE
32BL1231	HISTORICAL SITE	6TH ST. MAIN TO BROADWAY	NOT ELIGIBLE
32BL1232	HISTORICAL SITE	5TH ST. MAIN TO THAYER	NOT ELIGIBLE
32BL1233	HISTORICAL SITE	4TH ST. MAIN TO THAYER	NOT ELIGIBLE
32BLX1	ARCHITECTURAL SITE LEAD	BANK OF NORTH DAKOTA	UNEVALUATED
32BLX4	ARCHITECTURAL SITE LEAD	ALEXANDER MCKENZIE HOUSE	UNEVALUATED
32BLX5	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX13	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX22	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX67	ARCHITECTURAL SITE LEAD	STATE CAPITAL GROUNDS; STATE CAPITOL BUILDING	UNEVALUATED
32BLX144	ARCHITECTURAL SITE LEAD	BORSCHT HOME; MOCKLER HOME	UNEVALUATED
32BLX148	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX149	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX150	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX152	HISTORICAL SITE LEAD	STRAUSS PRIVY BURIAL	UNEVALUATED
32BLX189	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX190	ARCHITECTURAL SITE LEAD	EDWARD HEATH	UNEVALUATED

32BLX191	ARCHITECTURAL SITE LEAD	WILLIAM TROLLEY	UNEVALUATED
32BLX192	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX193	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX194	ARCHITECTURAL SITE LEAD	DELORES HALENBUST	UNEVALUATED
32BLX195	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX266	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX281	HISTORICAL SITE LEAD	--	UNEVALUATED
32BLX400	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX401	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX402	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX403	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX408	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX409	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX410	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX411	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX412	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX413	ARCHITECTURAL SITE LEAD	--	UNEVALUATED
32BLX414	ARCHITECTURAL SITE LEAD	--	UNEVALUATED

APPENDIX B: SURVEY RESULTS AND EVALUATION

SOUTH CAPITOL SURVEY RESULTS & EVALUATION				
SITS#	ADDRESS	ERA	ARCHITECTURAL STYLE	ELIGIBILITY
32BL1289	623 N 5TH ST	Bismarck Early Years (1872-1898)	Eclectic	C
32BL1290	722 N 6TH ST	Bismarck Early Years (1872-1898)	Queen Anne	C
32BL578	824 N 4TH ST	Bismarck Early Years (1872-1898)	Queen Anne	E, C
32BL1291	821 N 6TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	NC
32BL1292	714 N 6TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	C
32BL574	814 N 4TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	NC
32BL1293	819 N 5TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	C
32BL1294	823 N 5TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	C
32BL1295	827 N 5TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	C
32BL1296	831 N 5TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	C
32BL584	930 N 4TH ST	Bismarck Early Years (1872-1898)	Stick Style	NC
32BL564	702 N 4TH ST	Bismarck Early Years (1872-1898)	Queen Anne	C
32BL1297	902 N 6TH ST	Bismarck Early Years (1872-1898)	Italianate	NC
32BL581	904 N 4TH ST	Bismarck Early Years (1872-1898)	Queen Anne	C
32BL1298	711 N 6TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	C
32BL1299	709 N 6TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	C
32BL368	710 N 4TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	E, C
32BL1300	705 N 6TH ST	Bismarck Early Years (1872-1898)	Gabled Front: Gable L/T	NC
32BL318	601 N 4TH ST	Post World War II and Mid-Century Growth (1945-1965)	Gothic Revival	L, NC
32BL325	310 E A AVE	Growing Capital City (1898-1930)	Eclectic	E, C
32BL1301	611 N 5TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	C
32BL1302	607 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1303	623 N 6TH ST	Growing Capital City (1898-1930)	Classical Revival	C

32BL1304	701 N 6TH ST	Growing Capital City (1898-1930)	Queen Anne	C
32BL575	815 N 4TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	C
32BL1305	901 N 6TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL1306	400 E E AVE	Post World War II and Mid-Century Growth (1945-1965)	Moderne	E, NC
32BL1307	1030 N 5TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL320	1030 N 6TH ST	Growing Capital City (1898-1930)	Other Contemporary	NC
32BL1308	828 N 5TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL573	811 N 4TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1309	828 N 6TH ST	Growing Capital City (1898-1930)	Classical Revival	C
32BL566	712 N 4TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1310	801 N 5TH ST	Growing Capital City (1898-1930)	Queen Anne	C
32BL1311	413 E B AVE	Growing Capital City (1898-1930)	Eclectic	C
32BL1312	518 N 5TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL559	523 N 4TH ST	Growing Capital City (1898-1930)	Eclectic	NC
32BL571	807 N 4TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	C
32BL1313	925 N 5TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	NC
32BL568	801 N 4TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	C
32BL366	620 N 4TH ST	Growing Capital City (1898-1930)	Neoclassical	E, C
32BL1314	700 N 6TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	NC
32BL1315	601 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1316	818 N 5TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL579	825 N 4TH ST	Growing Capital City (1898-1930)	Other	C
32BL1317	827 N 6TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	NC
32BL558	515 N 4TH ST	Growing Capital City (1898-1930)	Eclectic	E, C

32BL1318	615 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1319	412 E D AVE	Growing Capital City (1898-1930)	Eclectic	NC
32BL1320	810 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	NC
32BL1321	909 N 5TH ST	Growing Capital City (1898-1930)	Hipped roof box	NC
32BL1322	927 N 5TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	C
32BL586	1006 N 4TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	C
32BL628	1022 N 5TH ST	Growing Capital City (1898-1930)	Prairie Style	E, C
32BL1323	1018 N 5TH ST	Growing Capital City (1898-1930)	Queen Anne	C
32BL582	912 N 4TH ST	Growing Capital City (1898-1930)	Bungalow	NC
32BL1324	723 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1325	710 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1326	706 N 6TH ST	Growing Capital City (1898-1930)	Other 20 Century Modern	NC
32BL1327	704 N 6TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	NC
32BL1328	702 N 6TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	NC
32BL1329	812 N 6TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL1330	719 N 6TH ST	Growing Capital City (1898-1930)	Colonial Revival	C
32BL1331	822 N 6TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	C
32BL589	1014 N 4TH ST	Growing Capital City (1898-1930)	Dutch Colonial	C
32BL1332	618 N 5TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL1333	522 N 5TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1334	820 N 5TH ST	Growing Capital City (1898-1930)	Queen Anne	C
32BL1335	814 N 5TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	C
32BL1336	809 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1337	905 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1338	922 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	C

32BL585	1002 N 4TH ST	Growing Capital City (1898-1930)	Italianate	NC
32BL587	1010 N 4TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL563	617 N 4TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL1339	410 E F AVE	Growing Capital City (1898-1930)	Transitional Brick	C
32BL597	400 E F AVE	Growing Capital City (1898-1930)	Craftsman	NC
32BL1340	615 N 5TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL1341	807 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	C
32BL565	706 N 4TH ST	Growing Capital City (1898-1930)	Gabled Front: Gable L/T	C
32BL1342	715 N 6TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1343	911 N 6TH ST	Growing Capital City (1898-1930)	Craftsman	NC
32BL1344	927 N 6TH ST	Growing Capital City (1898-1930)	Eclectic	NC
32BL1345	930 N 6TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL1346	512 E D AVE	Growing Capital City (1898-1930)	Boomtown/False Front	NC
32BL1347	805 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1348	811 N 6TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL1349	917 N 6TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL595	1028 N 4TH ST	Growing Capital City (1898-1930)	Elizabethan/Tudor Revival	C
32BL1350	715 N 5TH ST	Growing Capital City (1898-1930)	Colonial Revival	C
32BL1351	1010 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	E, C
32BL1352	1006 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	E, C
32BL1353	1002 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	E, C
32BL550	414 E Ave E	Growing Capital City (1898-1930)	Craftsman	L, C
32BL1354	1007 N 5TH ST	Growing Capital City (1898-1930)	Craftsman	E, C
32BL1355	1013 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	E, C
32BL590	1015 N 4TH ST	Growing Capital City (1898-1930)	Craftsman	C

32BL1356	611 N 6TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1357	1014 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL369	718 N 4TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL576	816 N 4TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL569	802 N 4TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL570	806 N 4TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1358	314 E D AVE	Growing Capital City (1898-1930)	Bungalow	C
32BL1359	819 N 6TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL567	722 N 4TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	C
32BL1360	420 E B AVE	Growing Capital City (1898-1930)	Bungalow	C
32BL572	810 N 4TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1361	810 N 5TH ST	Growing Capital City (1898-1930)	Plain Residential	NC
32BL588	1011 N 4TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL592	1017 N 4TH ST	Growing Capital City (1898-1930)	Plain Residential	NC
32BL1362	718 N 6TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	C
32BL1363	818 N 6TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL371	1024 N 4TH ST	Growing Capital City (1898-1930)	Colonial Revival	C
32BL561	614 N 4TH ST	Growing Capital City (1898-1930)	Prairie Style	C
32BL1364	601 N 5TH ST	Growing Capital City (1898-1930)	Colonial Revival	C
32BL1365	826 N 5TH ST	Growing Capital City (1898-1930)	Craftsman	E, C
32BL1366	411 E E AVE	Growing Capital City (1898-1930)	Craftsman	C
32BL1367	826 N 6TH ST	Growing Capital City (1898-1930)	Prairie Style	C
32BL263	323 E B AVE	Growing Capital City (1898-1930)	Elizabethan/Tudor Revival	L, C
32BL1368	709 N 5TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	C
32BL1369	831 N 6TH ST	Growing Capital City (1898-1930)	Colonial Revival	NC

32BL1370	928 N 6TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1371	504 E E AVE	Growing Capital City (1898-1930)	Bungalow	C
32BL1372	508 E E AVE	Growing Capital City (1898-1930)	Bungalow	C
32BL1373	512 E E AVE	Growing Capital City (1898-1930)	Hipped roof box	NC
32BL1374	911 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL1375	917 N 5TH ST	Growing Capital City (1898-1930)	Elizabethan/Tudor Revival	C
32BL598	404 E C AVE	Growing Capital City (1898-1930)	Colonial Revival	C
32BL560	609 N 4TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	C
32BL319	703 N 5TH ST	Growing Capital City (1898-1930)	Moderne	E, C
32BL1376	815 N 5TH ST	Growing Capital City (1898-1930)	Elizabethan/Tudor Revival	C
32BL1377	921 N 6TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	C
32BL1378	925 N 6TH ST	Growing Capital City (1898-1930)	Colonial Revival	C
32BL1379	921 N 5TH ST	Growing Capital City (1898-1930)	Bungalow	NC
32BL593	1021 N 4TH ST	Growing Capital City (1898-1930)	Bungalow	C
32BL562	615 N 4TH ST	Growing Capital City (1898-1930)	Elizabethan/Tudor Revival	C
32BL1380	600 E D AVE	Growing Capital City (1898-1930)	Prairie Style	C
32BL1381	918 N 6TH ST	Growing Capital City (1898-1930)	Elizabethan/Tudor Revival	C
32BL596	1029 N 4TH ST	Tumultuous Years (1930-1945)	Elizabethan/Tudor Revival	NC
32BL1382	606 E F AVE	Tumultuous Years (1930-1945)	Plain Residential	NC
32BL1383	608 E F AVE	Tumultuous Years (1930-1945)	Plain Residential	NC
32BL1384	604 E F AVE	Tumultuous Years (1930-1945)	Hipped roof box	NC
32BL1385	1021 N 6TH ST	Tumultuous Years (1930-1945)	Mission/Pueblo Revival	NC
32BL1386	314 E C AVE	Tumultuous Years (1930-1945)	Plain Residential	NC
32BL1387	500 N 5TH ST	Tumultuous Years (1930-1945)	Eclectic	NC
32BL1388	416 E A AVE	Tumultuous Years (1930-1945)	Colonial Revival	NC

32BL1389	815 N 6TH ST	Tumultuous Years (1930-1945)	Art Deco	NC
32BL1390	915 N 6TH ST	Tumultuous Years (1930-1945)	Gabled Front: Gable L/T	NC
32BL1391	514 E E AVE	Tumultuous Years (1930-1945)	Gabled Front: Gable L/T	NC
32BL1392	513 E E AVE	Tumultuous Years (1930-1945)	Gabled Front: Gabled L/T	NC
32BL1393	1023 N 6TH ST	Tumultuous Years (1930-1945)	Moderne	NC
32BL1394	317 E D AVE	Tumultuous Years (1930-1945)	Eclectic	NC
32BL1395	513 E F AVE	Tumultuous Years (1930-1945)	Ranch/Split Level	NC
32BL1396	511 E F AVE	Tumultuous Years (1930-1945)	Plain Residential	NC
32BL1397	1027 N 6TH ST	Tumultuous Years (1930-1945)	Hipped roof box	NC
32BL1398	501 E F AVE	Post World War II and Mid-Century Growth (1945-1965)	Plain Residential	NC
32BL1399	1005-1019 N 6TH ST	Post World War II and Mid-Century Growth (1945-1965)	Moderne	NC
32BL327	407 E C AVE	Post World War II and Mid-Century Growth (1945-1965)	Colonial Revival	NC
32BL594	1025 N 4TH ST	Post World War II and Mid-Century Growth (1945-1965)	Ranch	NC
32BL1400	912 N 6TH ST	Post World War II and Mid-Century Growth (1945-1965)	Other 20th Century Modern	NC
32BL1401	504 E F AVE	Post World War II and Mid-Century Growth (1945-1965)	Other 20th Century Modern	NC
32BL583	922 N 4TH ST	Post World War II and Mid-Century Growth (1945-1965)	Other Contemporary	NC
32BL577	821 N 4TH ST	Post World War II and Mid-Century Growth (1945-1965)	Other Contemporary	NC
32BL1402	1029 N 5TH ST	A Maturing City (1965-1999)	Other 20th Century Modern	NC
32BL1403	503 N 4TH ST	A Maturing City (1965-1999)	Other 20th Century Modern	NC
32BL1404	607 N 5TH ST	A Maturing City (1965-1999)	Other 20th Century Modern	NC
32BL1405	906 N 6TH ST	A Maturing City (1965-1999)	Hipped roof box	NC

32BL1406	800 N 5TH ST	A Maturing City (1965-1999)	Other Contemporary	NC
32BL1407	626 N 6TH ST	A Maturing City (1965-1999)	Other Contemporary	NC
32BL591	1016 N 4TH ST	A Maturing City (1965-1999)	Other Contemporary	NC
32BL372	919 N 5TH ST	Bismarck Today (1999-2022)	n/a	DESTROYED
32BL328	413 E D AVE	Post World War II and Mid-Century Growth (1945-1965)	Other Contemporary	NC
32BL367	705 N 4TH ST	Growing Capital City (1898-1930)	n/a	DESTROYED
32BL017	320 E B AVE	Bismarck Early Years (1872-1898)	Stick Style	L, C
32BLX150	511 N 4TH ST	Growing Capital City (1898-1930)	n/a	DESTROYED
32BL1408	515 N 5TH ST	Post World War II and Mid-Century Growth (1945-1965)	Other 20th Century Modern	NC
32BLX144	602 N 6TH ST	Growing Capital City (1898-1930)	n/a	DESTROYED
32BL1409	511 E C AVE	Tumultuous Years (1930-1945)	Elizabethan/Tudor Revival	NC
32BL1410	619 N 6TH ST	Growing Capital City (1898-1930)	Craftsman	C
32BL580	829 N 4TH ST	Growing Capital City (1898-1930)	American Foursquare/Cube	C
32BL1411	522 E D AVE	Growing Capital City (1898-1930)	American Foursquare/Cube	C

L=NRHP-listed; E=Individually or thematically eligible; C=Contributing to Potential District; NC=Not Eligible/Non-contributing.

MEMORANDUM

TO: Chair Engel and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: 2025 Historic Preservation Fund Grant Update

MEETING: June 17, 2026

The Historic Preservation Plan (Plan) subcommittee has submitted the draft document for review. The document is expected to be available digitally on the city's website. However, printed copies will be provided to members of this commission to assist with its role and responsibilities. The subcommittee would like to provide an opportunity for public comment prior to adoption of the Plan. A potential timeline for adoption is included below. If approved by the Historic Preservation Commission (HPC), staff and the HPC Chair will bring the Plan to the City Commission for final adoption. A potential timeline for adoption is included below.

Plan brought to HPC for initial review	June 17, 2026
Public comment period	June 17 – July 15, 2026
HPC reviews and approves Plan	July 15, 2026
City Commission reviews and adopts Plan	July 28, 2026

Additionally, this grant project includes limited funding to create, print, and potentially send postcards to cultural resource professionals and other potential users. The postcards will include a QR code linking to the online Plan.

Staff Recommended Action

Review and provide feedback on the submitted draft Plan to the staff.

Attachments:

1. Draft Plan

Bismarck HISTORIC PRESERVATION PLAN

Bismarck Historic
Preservation Commission

June 2026



MAIN AVENUE, BISMARCK, NORTH DAKOTA



ACKNOWLEDGMENTS

Bismarck Board of City Commissioners

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Michael Connelly
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Cover Photo:

Blake Dinkins - Photo Collage of East Main Avenue



Workers scrape paint on the exterior of the 1883 Dr. Porter House (824 N 4th Street) during a recent restoration project. Photo by Tom Stromme.



Rehabilitation of the storefront at the historic Prince Hotel (114 N 3rd Street) downtown. Photo courtesy of Rolf Eggers.

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"The CLG status and creation of an HPC was a wonderful accomplishment for Bismarck. It has brought grant funds for local history and preservation process to the community, has contributed to the creation of local jobs in the archaeology, history, and preservation fields, and has resulted in some great projects. The Timeline, for example, was a triumph! It was a much-needed resource to capture parts of our community history, professionally executed and free for the public to enjoy. I think Bismarck has long relied on the State Historical Society and SHPO to represent our interests in historic preservation. And it was high time that we as a community took that on for ourselves. I have a great deal of respect for those who serve on the HPC and the variety of skills, creativity, and knowledge they have to share. I would like to see them have better access to information, education, and training so that they can more easily and effectively do their work on our behalf."

-2024 Survey Response

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 will provide a framework for future historic preservation activities.

HOW TO USE THIS DOCUMENT

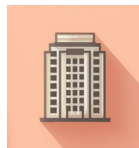
This Plan is a policy document to guide the work of the Historic Preservation Commission (HPC) and provides a comprehensive overview for the public of the HPC’s roles, responsibilities, and goals.

These icons indicate information that might be relevant or interesting to...



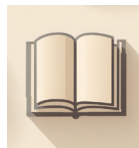
Homeowners

Relevant or interesting to homeowners in Bismarck who have historic homes.



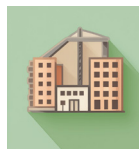
Government Officials

Local, state, or federal government officials working on historic preservation projects in Bismarck.



Cultural Resource Professionals

Cultural resource professionals working on historic preservation projects in Bismarck.



Developers and Builders

Developers or builders that have historic properties or are working on historic preservation projects in Bismarck

The plan begins with an overview of historic preservation, introducing the key principles of historic preservation and discusses ways numerous groups engage in preservation efforts in Bismarck. Next, it provides an overview of Bismarck’s history through themes and events identified in the Timeline of Bismarck History. Information on the creation and role of the Bismarck HPC is then provided. Next, the plan lays out the HPC’s goals and objectives, with items for implementation over the course of the next several years. The plan defines the regulatory framework for historic preservation at the local, state, and federal levels and identifies potential funding sources for historic preservation projects in Bismarck. Common preservation activities including resource surveys and state and federal designations are described, and discussion on threats to historic resources in Bismarck is included. A list

of historic resources and information on historic preservation entities and online resources is included. Lastly, supporting data and information used to produce the plan is provided.

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?

“History is a part of the community. It’s what built our city. If we lose that part, we lose our roots to our city.”

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“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

Reasons to save historic places vary, but studies have shown that the preservation movement contributes to a collective wellbeing in several key ways: economic, environmental, cultural and educational benefits.

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.



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).



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).

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 areas were often developed closer together, creating more walkable neighborhoods for cities. Today, this factor is an advantage to residents and visitors looking to explore unique aspects of cities. It provides a greater opportunity for community activities and resources in these



Johnathan Campbell, Historic Sites Supervisor for the State Historical Society of North Dakota, gives a tour of Camp Hancock State Historic Site (101 E Main Ave). Photo courtesy of the Bismarck Historical Society.

areas including walking tours and maps, heritage trails, and neighborhood and community gatherings.

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.



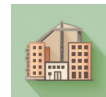
Historic spaces activated by a food truck festival at the historic Bismarck depot (411 E Main Ave)

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.

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 curricula 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.



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 HPC implements the City's Historic Preservation Ordinance, while special interest groups, non-profits, and individuals carry out activities that celebrate, promote, or preserve area history.

Bismarck Homeowners

Homeowners who purchase older homes may invest time and money into preservation, keeping a resource in active use and bolstering the surrounding neighborhood character. Those whose historic property is listed or eligible for inclusion in the NRHP may also qualify for certain financial incentive programs for the maintenance of the property.



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. Photo courtesy of Emily Sakariassen.



"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. Photo courtesy of Emily Sakariassen.

Government Officials

Local, state, and federal government officials who work on historic preservation projects. They provide support and information to homeowners, cultural resource professionals, and visitors about applicable laws and regulations, funding sources, and other resources for historic properties. Clear and consistent communication with the public is key to this support.

Cultural Resource Professionals

These professionals who work in the historic preservation sector are often an intermediary between government officials and property owners. Their efforts often support general community engagement, documentation, and education of historic properties and sites while still supporting a community's opportunity to develop and adapt.



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 Ave). Photo courtesy of the Bismarck Historical Society.



“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

Developers and Builders

Property owners who purchase and/or work on older buildings may invest time and money of their own into preservation and rehabilitation, keeping a resource in active use and bolstering Bismarck’s unique historic landscape. Engagement may consist of adaptive reuse of historic structures, education of the unique elements of the building and surrounding area, and advocacy for preserving the neighborhood’s historic character. Those whose historic property is listed or eligible for inclusion in the NRHP may also qualify for financial incentive programs for the maintenance of the property. This investment, in addition to owning a piece of Bismarck’s historic fabric, results in pride of ownership.

“ 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.

Visitors

Visitors support preservation efforts through engagement of Bismarck’s historic landscape. Increased heritage tourism indicates through maintenance of historic areas and cultural resources provides a boost to the local and state economy. 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

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.



Passengers aboard the Lewis & Clark Riverboat take photographs as they approach the 1883 Northern Pacific Rail Bridge spanning the Missouri River. Photo courtesy of Friends of the Rail Bridge.



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 lyotanka (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.

"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

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.

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 Non-partisan 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 HPC to promote awareness of local history and historic resources. The City of Bismarck celebrated its sesquicentennial (150th anniversary).

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

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.

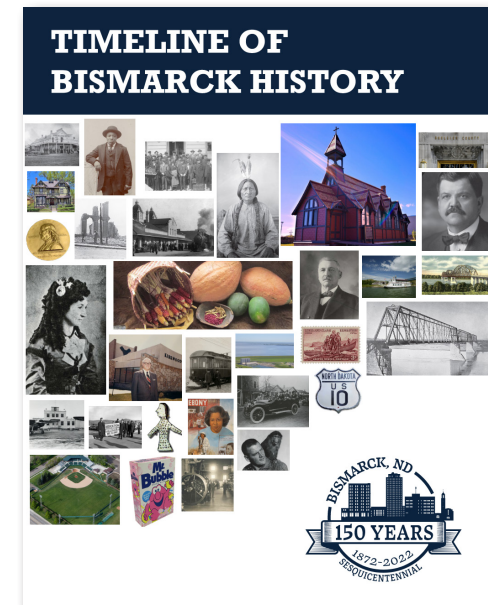
Upon the request of citizens, the City of Bismarck applied to become a Certified Local Government (CLG) in the summer of 2018, drafting ordinance amendments to establish a historic preservation purpose and declaration of public policy and establish a historic preservation commission, defining its powers 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.

The Bismarck HPC 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 HPC 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 HPC 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 and the Bismarck City Commission in 2026.

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 HPC's 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. The publication is available from the Bismarck Planning Department office in the City/County office building.

- 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.



Members of the HPC subcommittee review a draft layout of the Timeline of Bismarck History, published in 2022 during the City's Sesquicentennial celebration.

tee. As a result, the subcommittee was reformed to include volunteers from the community.

In 2025, the HPC identified the Plan as a project in the Historic Preservation Fund grant. Work conducted by staff and subcommittee members was used as in-kind match for the grant. Grant funding was used to create postcards with QR codes linking to the digital Plan to share with Bismarck community members.



A routine inspection of the plaque commemorating the W. M Griffis house at 715 Mandan Avenue.

GOALS AND 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 HPC will strive to accomplish.

Goal 1: Celebrate the Heritage of Bismarck

A. Promote civic pride by highlighting Bismarck's unique character and culture

- 1) Continue instituting annual preservation awards
- 2) Encourage plaques for buildings and sites on the National Register of Historic Places
- 3) Collaborate with the community partners on oral history programs

B. Encourage social engagement in heritage events and activities

- 1) Participate in and promote Bismarck's Founders Day celebrations
- 2) Celebrate Historic Preservation Month every May
- 3) Participate in and promote the Bismarck Historical Society monthly presentation program
- 4) Create interactive GIS StoryMaps or other digital resources highlighting events and activities



Presentation of 2026 Historic Preservation Award to Chris Anderson for his presentation on the history of the Bismarck Fire Department.

Preserving history honors those who came before us, those who worked hard to better our community for those living in their time and all of us living here now and who will live here in the future.

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Goal 2: Preserve places that represent the City's heritage, historic properties, and past endeavors of its residents

A. Prepare and maintain a comprehensive inventory of historically significant and potentially eligible properties within the City.

- 1) Maintain and conduct annual updates to a map of all site and districts listed on the National Register of Historic Places
- 2) Maintain and conduct annual updates to a map showing all structures over 45 years of age

B. Encourage good stewardship of historic places

- 1) Create and/or distribute handouts on historically appropriate renovations, alterations, tax credits and maintenance to residents in historic neighborhoods
- 2) Monitor for development patterns that may impact historic and cultural resources within and adjacent to the City

- 3) Develop, provide and maintain design guidelines and "best practices" for historic properties

C. Facilitate disaster and resilience planning for historic properties

- 1) Identify historic areas at risk and prioritize proactive mitigation and resilience measures for those most at risk
- 2) Engage residents in historic neighborhoods to conduct basic property documentation on their homes prior to disasters
- 3) Incorporate preservation goals into community disaster plan(s) like the Multi-hazard Mitigation Plan



"I feel like the status quo in development has been to tear down historic structures rather than reimagine. I value historic reuse and imagination."

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Historic facade rehabilitation of the historic Woolworth's Department Store (108 N 4th Street). Photo courtesy of Rolf Eggers.

Goal 3: Encourage historic preservation as part of the City's economic development

A. Identify and promote funding for historic preservation projects or initiatives.

- 1) Maintain and update a list of local, state, and federal funding sources on the city's Historic Preservation webpage
- 2) Explore additional local funding avenues to help fund programs related to historic preservation

B. Develop materials, programs, or areas that help bolster Bismarck's heritage tourism.

- 1) Develop historic walking maps/tours
- 2) Provide historic district markers, street signs, interpretive signage, and/or wayfinding elements

- 3) Create brochures and digital media of historic districts, buildings, people, and events
- 4) Determine the feasibility of creating a Bismarck-specific exhibit in a publicly accessible location

C. Promote the rehabilitation and preservation of historic structures as a benefit of economic growth

- 1) Encourage adaptive reuse as an option for affordable housing while still protecting life and safety through application of the existing building code
- 2) Identify and provide information on appropriate adaptive treatments, such as for accessibility or aging in place

"City needs to seriously consider something to protect unnecessary demolitions and consider design guidelines for historic buildings"

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Walking tour maps of Bismarck's Historic Districts



Goal 4: Advocate for historic preservation to other public entities

A. Coordinate historic preservation efforts and regulations among city documents and departments

- 1) Provide yearly updates to City Commission about the HPC's previous year's activities and new or updated local, state and federal policy and statute changes
- 2) Assess and coordinate with local repositories (e.g., libraries) to increase awareness of historical resources such as books, videos, or websites
- 3) Assist and provide feedback on pertinent City of Bismarck plans, studies, guidelines and ordinance changes

B. Enhance existing or develop additional preservation programs

- 1) Consider creating a local landmark designation program
- 2) Update the Historic Preservation Plan every 10 years

C. Develop and maintain the capacity and excellence of the HPC

- 1) Participate in ongoing training opportunities including heritage and preservation conferences

"Many places seem to be ignored and/or modernized with no thought of their historical value."

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Repairs to the steeple of Bismarck's 1967 First Presbyterian Church designed by Arlo Beattie (214 E Thayer Ave).



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

A. Educate young community members about Bismarck's history

- 1) Develop and provide educational resources, lectures, online lesson plans, and curricula to area schools
- 2) Encourage schools to integrate more Bismarck-specific history into the Social Studies curriculum

B. Identify and provide historic preservation training opportunities for the public

- 1) Partner with local contractors and workforce training centers to encourage integration of historic rehabilitation training
- 2) Create and sponsor a Historic Preservation Fair



Damita Engel presents to the Bismarck Historical Society on Bismarck's archeology. Photo courtesy of Bismarck Historical Society.

"I think the biggest challenge in fostering the preservation ethos in our community is education. There are many misconceptions about historic preservation"

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Goal 6: Engage community members in historic preservation processes

A. Identify ideas about historic preservation from the public through a variety of methods and techniques

- 1) Use a quick response (QR) code to direct people to the HPC website when participating in events or when sponsoring a historic preservation booth or table
- 2) Utilize art as an engagement method to foster dialogue and understanding of Bismarck's history and historic preservation

B. Ensure a robust and inclusive engagement process

- 1) Develop a public participation framework to utilize for large projects like National Register of Historic Places nominations
- 2) Utilize digital and in-person options as a way for individuals to engage with historic preservation events, policies, and projects
- 3) Encourage input from local underrepresented groups about additional information that should be included in resources and projects related to Bismarck's history



"As someone originally not from here, but that has been here for a while, I feel like I am unaware of any efforts made for preservation."

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Tour of historic United Tribes Technical College during the 2016 Governor's History Conference

APPLICABLE PRESERVATION LAWS

This Historic Preservation Plan was proposed and adopted by the HPC 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 HPC. 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.



Some homeowners choose to install a plaque recognizing their National Register designation. This example is the 1916 Joseph Breslow House (119 W Ave B) in the Cathedral Area Historic District.

Land Development Code

Bismarck adopted a Land Development Code in 2026 that includes provisions related to historic preservation, especially in the historic core of the community downtown.

Chapter 14-05 of the Bismarck Code of Ordinances contains design review standards applicable to the restoration and rehabilitation of historically significant buildings within the DT - Downtown zoning district. Restoration or rehabilitation of historically significant buildings, a term clearly defined in the code, 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 Design Review Committee, and a member of the HPC sits on this committee to advise on such matters.

Property owners are also given the option of pursuing an historic preservation variance if there are terms of the existing zoning ordinance that conflict the historic character of the structure.



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 HPC, 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



Patterson Place inside the historic McKenzie Hotel building (420 E Main Ave) is one example of a successful project that used federal historic rehabilitation tax credits in 2022.

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.



Members of the Bismarck Historical Society prepare for an on-site program on the history of Bismarck's Civic Auditorium, now known as the Belle Mehus (201 N 6th Street). Photo courtesy of the Bismarck Historical Society.

FUNDING FOR PRESERVATION

Historic preservation activities may be funded through a variety of sources. This section outlines a few options that may be available to the City of Bismarck.

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:

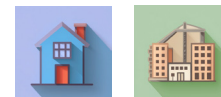
- State Historical Society of North Dakota
- National Park Service
- Internal Revenue Service

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



The HPC has produced interpretive materials for historic sites and districts throughout the community, from walking tour maps and brochures to audio format signage. This Talking Trails interpretive marker is located in the Cathedral Area Historic District.



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 for Certified Local Government Programs

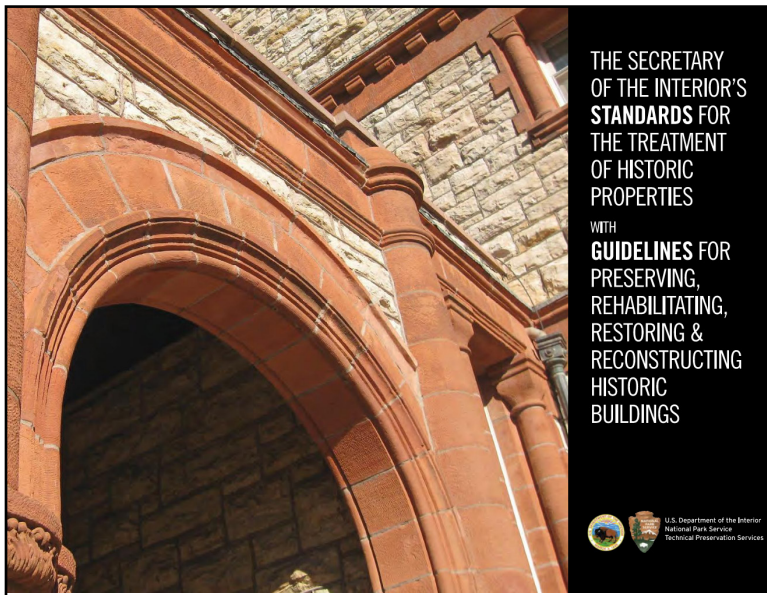
Each year, the State Historical Society of North Dakota (SHSND) receives federal funds from the Historic Preservation Fund to assist in historic preservation endeavors. The SHSND sets aside ten (10) percent of this historic preservation funding for the North Dakota Certified Local Governments as subgrants. Each fall, the Bismarck HPC 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 HPC
- State Historical Society of North Dakota
- National Park Service

Historic Preservation Fund for National Register 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 contain-



The Secretary of Interior's Standards for Treatment of Historic Properties (nps.gov)



ing 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

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

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.



HISTORIC RESOURCES

The purpose of this section is to provide information on identifying, recording, and designating historic resources. These activities are commonly conducted and promoted by the Bismarck HPC.

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,



Archaeologist Kimberly Troendle documenting mid-century houses in the Highland Acres neighborhood for the Reconnaissance Level Survey that led to the area's nomination and listing in the National Register of Historic Places. Photo courtesy of Metcalf Archaeological Consultants, Inc.

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 HPC 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](#).

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 at www.history.nd.gov/hp/shsregistry.

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

The North Dakota Cultural Resources Survey standardized forms for documenting historic sites.



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.



Photo of 5th Street in downtown Bismarck flooding in August 2024

National Register of Historic Places

A property is considered historically significant if it possesses integrity of location, design, setting, material, workmanship, feeling, and association sufficient to convey its historic character and meets at least one of the four Criteria for Evaluation (A-D):

A

Associated with events that have made significant contribution to the broad patterns of national, state, regional, county, or local history or prehistory.



B

Has significant associations with the lives of persons important in our past.

C

Embodies distinctive characteristics of an architectural style, type, period, or method of construction; or represents the work of a master.



D

Has yielded or is likely to yield information important in history or prehistory.



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.

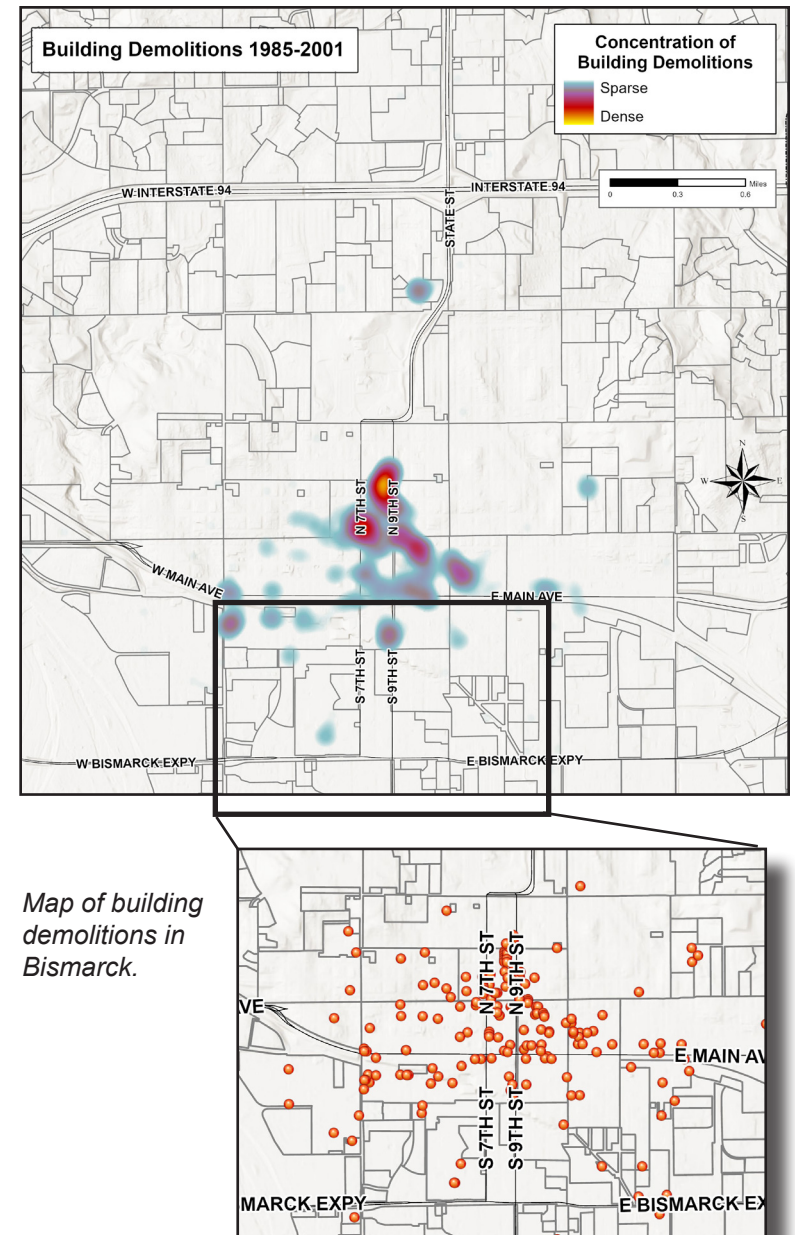
Identification through survey and inventory is the first step to help stem the loss of historic resources.

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

The following is a list of all properties or districts in Bismarck that are listed in the [National Register of Historic Places](#).

Category Key:

Building	Site	District
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Property Name	Address	Listed Date
Bismarck Cathedral Area Historic District	Multiple	5/8/1980
Bismarck Civic Auditorium	201 N 6th St	6/7/1976
Bismarck Tribune Building	22 N 4th St	10/22/1982
Brandt, Dr. Albert M. and Evelyn M., House	323 E Ave B	8/16/2000
Burleigh County Courthouse	514 E Thayer Ave	11/14/1985
Byrne, Patrick E, House	120 W Ave A	8/4/2025
Camp Hancock Site	101 Main Ave	2/23/1972
Chief Looking's Village site (32BL3)	Pioneer Park	11/21/1978
Depression Era Work Relief Construction at Double Ditch State Historic Site	ND 1804	11/5/2014
Double Ditch State Historic Site	ND 1804	1/29/1979
Downtown Bismarck Historic District	Multiple	10/28/2001
Former North Dakota Executive Mansion	320 E Ave B	4/16/1975
Grady, Fred and Gladys, House	414 E Ave F	7/21/2006
Highland Acres Historic District	Multiple	7/6/2022

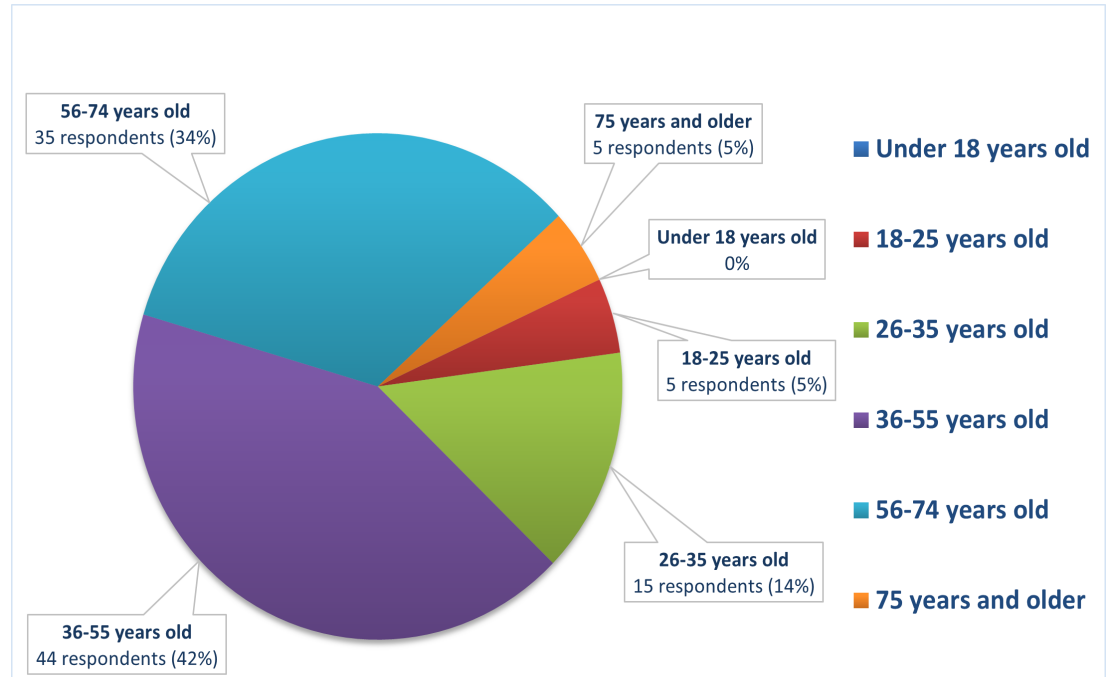
Property Name	Address	Listed Date
Lundquist, Oliver and Gertrude, House	622 W Thayer St	7/21/2006
Northern Pacific Railway Depot	410 E Main Ave	9/19/1977
Our Lady of the Annunciation Chapel at Annunciation Priory	7500 University Dr	6/16/2020
Patterson Hotel	422 E Main Ave	12/8/1976
Patterson, E. G., Building	412-414 Main Ave	10/22/1982
Soo Hotel	112-114 5th St N	5/9/1983
St. George's Episcopal Memorial Church	601 4th St N	10/5/2021
Towne-Williams House	722 7th St N	4/14/1975
U.S. Post Office and Courthouse	304 E Broadway	6/23/1976
Van Horn Hotel	114 N 3rd St	5/10/1984
Webb Brothers Block	317 E Main Ave	10/13/1983



PRESERVATION PLAN SURVEY & RESULTS

In preparation for drafting the Historic Preservation Plan, the Bismarck HPC conducted an online survey between March 13 and May 8, 2024. The survey could be accessed through the City front page of the City website as well as six posts on Facebook, Instagram, LinkedIn, X, and Threads. A total of 104 responses were received during this period. The results of some of the questions are summarized and included below.

All survey responses shown below are further separated out by different age ranges. All survey questions and responses shown were required questions for all 104 respondents. Additional questions and responses are in the 2024 Historic Preservation Online Survey Report.



DO YOU PARTICIPATE IN ANY OF THE FOLLOWING ACTIVITIES/EVENTS OR USE ANY OF THE MATERIAL RELATED TO BISMARCK HISTORY?



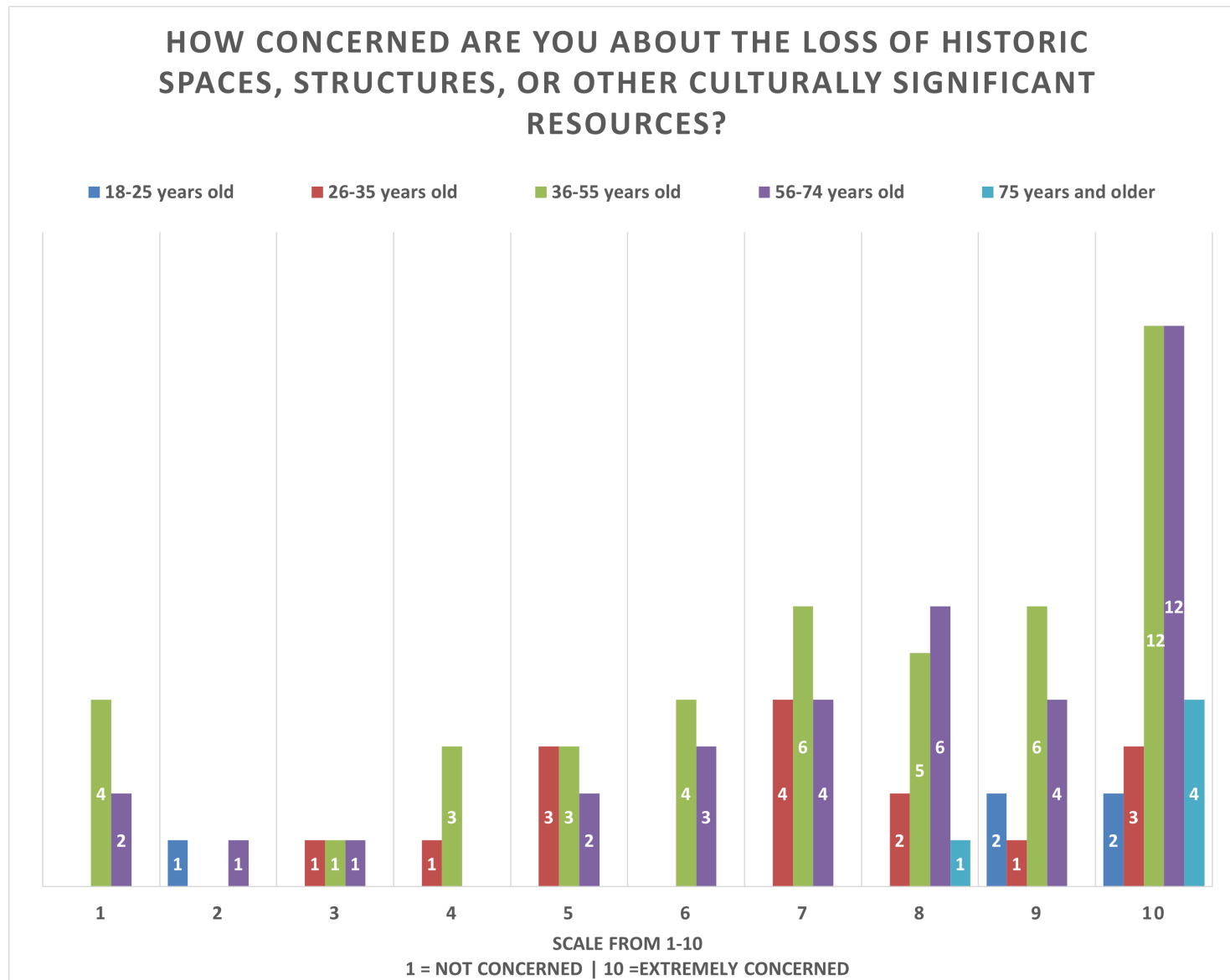
All respondents were asked to indicate if they had participated in any Bismarck history related activities, events, or used any Bismarck history related materials. They were able to choose multiple answers for this question, including an "other" answer choice.

"Other" answer choices included the following:

- Read history and old Bismarck Tribunes. Family History (Great Grandfather who came to Bismarck in 1873)
- Museum lectures
- Member of Bismarck Historical Society
- I was not aware of the items mentioned above. I've attended events at the Old Governor's Mansion before.
- I explore on my own.
- Community events as they arise.
- Capitol tour
- Bismarck-focused events hosted by the State Historical Society.

Respondents have indicated that they participate in Bismarck history events and activities and use several Bismarck history resources. Fifty respondents have indicated that they've used the Timeline of Bismarck History, where as 25 respondents have indicated that they have not participated in or used any of the indicated resources.





All respondents were asked, on a scale of 1-10, to indicate what level of concern they had for the loss of historic spaces, structures, or other culturally significant resources. Choosing one meant they were not concerned about the loss, and ten indicated that they were extremely concerned. Answers are separated by respondents age groups.

Eighty-one respondents indicated that they were concerned with the loss of historic spaces, structures, or other culturally significant resources, of which 33 were extremely concerned.

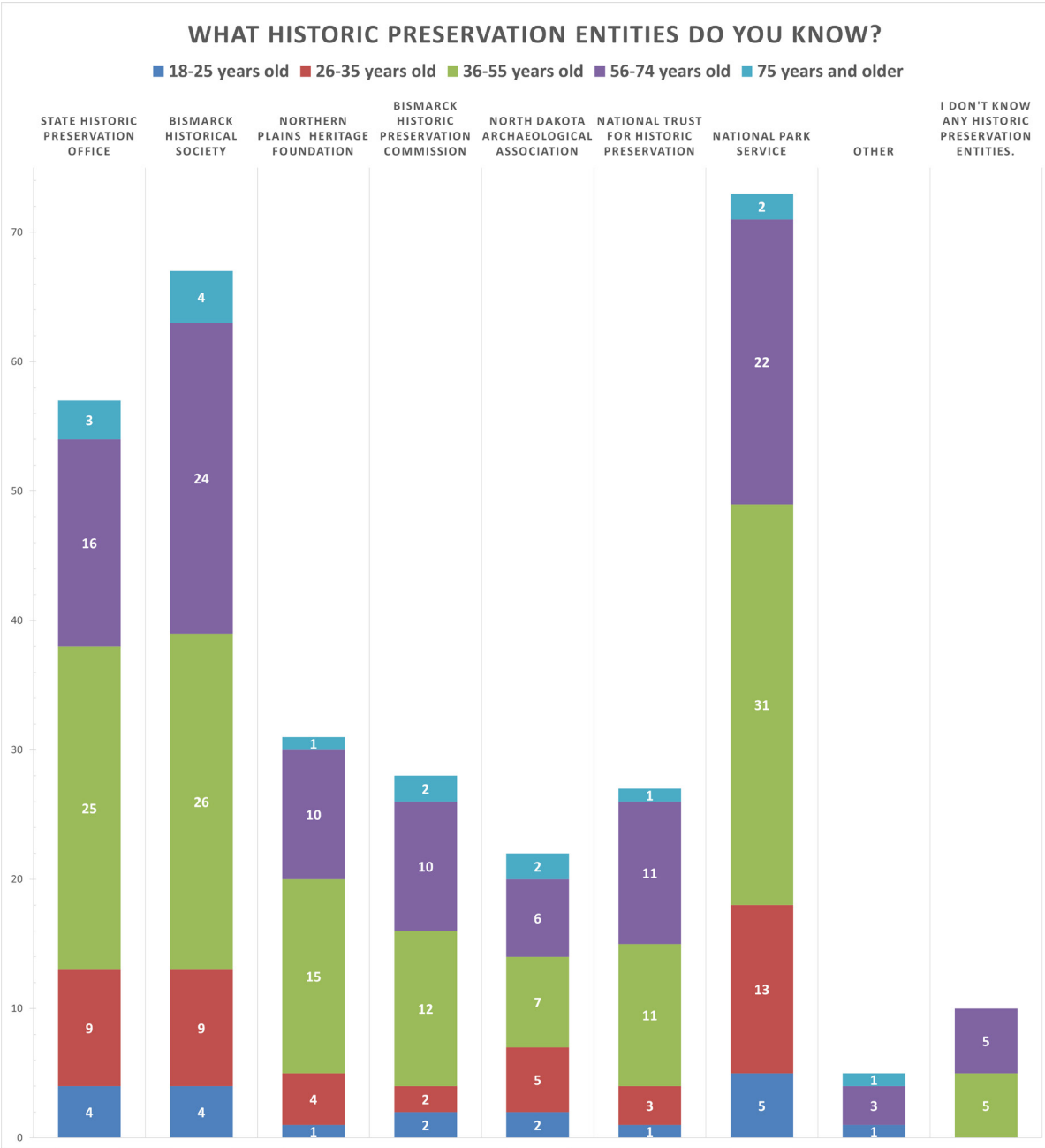


All respondents were asked to indicate which historic preservation entities they know. Respondents were able to choose multiple answers for this question, including an “other” answer choice and “I don’t know any historic preservation entities” answer choice.

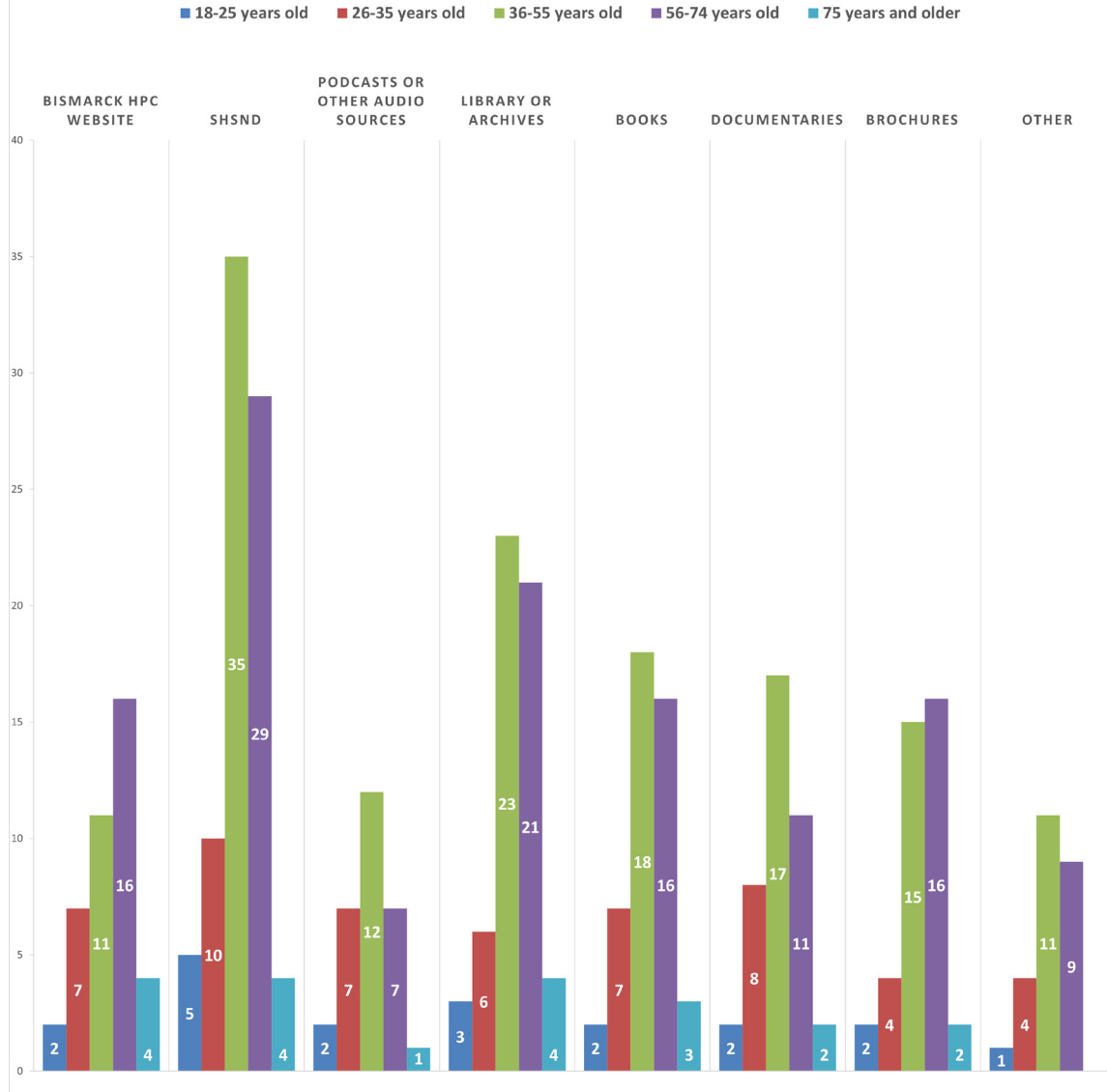
“Other” answer choices included the following:

- Various tribal historic preservation offices
- Preservation North Dakota
- Preservation Magazine
- Bismarck Parks and Recreation; ND State Parks

The National Park Service is the overall most well-known preservation entity among respondents. The Bismarck Historical Society is the most well-known local preservation entity.



IF YOU WANT MORE INFORMATION ON BISMARCK'S HISTORY, WHAT RESOURCES WOULD YOU USE?



All respondents were asked to identify what resources they would use if they wanted additional information on Bismarck's history. Respondents were able to choose multiple answers for this question, including an "other" answer choice. Answers are separated by respondents age groups.

"Other" answer choices included the following:

- Internet
- Bismarck Historical Society
- Wikipedia and other online sources
- Web search and or research
- Plaques in historic locations
- Other residents of Bismarck, the Bismarck Historical Society, and their website
- Oral histories, consultation with local experts
- Online search
- Old Bismarck Tribunes
- Newspaper
- Monthly programs by the Bismarck Historical Society

The State Historical Society of North Dakota was indicated as the number one resource to find more information on Bismarck's history by all age groups.

