



# HISTORIC PRESERVATION COMMISSION

## MEETING AGENDA March 20, 2024

Tom Baker Meeting Room	3:00 p.m.	City-County Office Building
<p>Any member of the public may attend this meeting. Comments may be provided on public hearing items either in person, at the appointed time, or emailed by 8:00 am on the meeting day to <a href="mailto:planning@bismarcknd.gov">planning@bismarcknd.gov</a> for distribution to the Commission and inclusion in minutes, unless anonymous.</p> <p>Coverage of this meeting is available on Government Access Channels 2 &amp; 602HD or streaming live and archived online at</p>		<p><a href="https://www.bismarcknd.gov/agendacenter">FreeTV.org</a>. Minutes will be available at <a href="https://www.bismarcknd.gov/agendacenter">https://www.bismarcknd.gov/agendacenter</a>.</p> <p>The City of Bismarck does not discriminate in admission or access to its programs, activities, or services. To request accommodations for disabilities and/or language assistance, please contact the Title VI/ADA Coordinator at 701-355-1330.</p> <p>Agenda subject to change prior to meeting.</p>
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### TERMS and OATHS OF OFFICE

1. Introduction of new commission member James Scooter Pursley
2. Historic Preservation Commission Terms and Oaths of Office

### MINUTES

3. Consider approval of the minutes of the February 21, 2024, meeting of the Bismarck Historic Preservation Commission.

### REGULAR AGENDA

4. **Introduction to Steven Salwei and Public Works Service Operations Division** .....
  - a. Steven Salwei, Director of Public Works Service Operations Division



5.	<b>NRHP Nomination Review – Highland Acres Historic District Boundary Increase ...</b>	<b>3</b>
6.	<b>Questions about Belle Mehus Rehabilitation.....</b>	
	a. Lorna Meidinger	
7.	<b>Downtown Bismarck Artifacts.....</b>	<b>35</b>
8.	<b>2022 Historic Preservation Fund Grant Update.....</b>	<b>37</b>
	a. Design	
	b. Additional Funds	
9.	<b>2023 Historic Preservation Fund Grant Update.....</b>	<b>54</b>
	a. Walking Tour Maps	
	b. Conference Attendance	
	c. Cathedral Historic District Banners	
10.	<b>Historic Preservation Guide for Neighborhood Reinvestment Initiative.....</b>	<b>55</b>
11.	<b>Upcoming Historic Preservation Month.....</b>	<b>62</b>

**OTHER BUSINESS**

- 12. **Other Business**

**ADJOURNMENT**

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



## MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: NRHP Nomination Review – Highland Acres Historic District Boundary Increase

DATE: March 15, 2024

The Historic Preservation Commission (HPC) has been provided with the opportunity to comment on the Highland Acres Historic District (Boundary Increase) National Register of Historic Places (NRHP) nomination. The boundary increase encompasses Torrance Addition containing 20 houses.

Torrance Addition is adjacent to, and located east of, Highland Acres Historic District and was developed around the same time as, and in a similar style to, Highland Acres. Torrance Addition was not included in the original nomination as there were many project constraints to the original project.

The NRHP registration form is provided for your review. Prior to the review of this nomination, the authors and the North Dakota State Historic Preservation Office (NDSHPO) are requesting review and comments from the HPC. Your comments will be provided to the nomination author and SHPO for consideration of inclusion in the final nomination form.

### **Compliance and Procedures:**

For NRHP nominations not initiated from within, Certified Local Governments (CLG) are asked to comment. It is the practice of the NDSHPO to coordinate any reviews of proposed NRHP nominations with a nomination's respective CLG. Section 02-12-08(7) of the City Code of Ordinance (Historic Preservation Commission – Power and Duties) permits the Historic Preservation Commission to evaluate and comment on the proposed NRHP nomination and states:

*To evaluate and comment upon plans, proposals, permits and applications which are developed or required by other public agencies – including those developed by other commissions, offices, and departments of the City – which may, in the opinion of the Historic Preservation Commission, either directly or indirectly affect any property or properties deemed by the Historic Preservation Commission to have historic value.*

The HPC may make comments and suggestions. However, you cannot require the nomination to come back to the Commission for additional review. If the North Dakota Historic Preservation Review Board requires a second review, the HPC would be afforded the opportunity to comment on the revised nomination.

### **Staff Recommended Action**

Please review the draft NRHP nomination for Torrance Addition, located east of, and adjacent to, the Highland Acres Historic District, and provide comments to be conveyed to the NDSHPO and the nomination authors.

### Attachments:

1. NRHP Registration Form

**United States Department of the Interior  
 National Park Service**

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**

Historic name: Highland Acres Historic District (Boundary Increase)  
 Other names/site number: \_\_\_\_\_  
 Name of related multiple property listing: \_\_\_\_\_

**2. Location**

Street & number: Roughly bounded by Shafer St, Edwards Ave, the axis of Williams St and S Highland Acres Rd plus either side of Arthur Dr  
 City or town: \_\_\_\_\_ State: \_\_\_\_\_ County: \_\_\_\_\_  
 Not For Publication:  Vicinity:

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national          statewide          local  
 Applicable National Register Criteria:

    A          B          C          D

<p>_____  <b>Signature of certifying official/Title:</b></p> <p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____  <b>Date</b></p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____  <b>Signature of commenting official:</b></p> <p>_____  <b>Title :</b></p>	<p>_____  <b>Date</b></p> <p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>

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#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>315</u>	<u>71</u>	buildings
<u>1</u>	<u>          </u>	sites
<u>7</u>	<u>15</u>	structures
<u>          </u>	<u>          </u>	objects
<u>323</u>	<u>86</u>	Total

Number of contributing resources previously listed in the National Register 310

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: \_\_\_\_\_

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Torrance Addition contains 20 residences that lie immediately east of the Highland Acres Historic District and continues the curvilinear streets, front facing setbacks, and accommodation of hilly terrain. All the buildings in Torrance Addition are single-family residences that were built by local builders and the contributing resources conform to the Modern Movement. The residences are consistent with the general characteristics and alterations found in the Highland Acres Historic District.

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### Narrative Description

The Torrance Addition is located on the west-central side of Bismarck, North Dakota immediately east of the Highland Acres Historic District and west of Tom O'Leary golf course. The Torrance Addition has a curvilinear street plan set in undulating topography which drops 15 feet in elevation along Arthur Drive. Local circulation networks include Ward Road, Arthur Drive, Parkview Drive and N Parkview Drive. An established neighborhood, the Torrance Addition consists of 20 houses largely built during the same time period. All but five houses were completed between 1958 and

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1959, while in the 1960s, the area witnessed the building of four additional houses (Fuglie 2018). The last home was erected in 1973.

The locale reflects an even distribution of residences in an almost park-like setting and has an overall feeling of continuity and association. Some changes have taken place, but the overall house designs, workmanship and vegetation are still contemporary with the historic period. Houses are centrally located on lots with enforced setbacks of approximately 35 feet and deed restrictions. City water and sewers were part of the overall construction package. Utilities are all underground making for a pleasing view-scape. Soil consists generally of clay and silty clay. Well maintained grassy lawns, trees, shrubbery and specialized plantings exhibit individual owner's tastes. The overall streetscape reflects neighborhood pride.

Contributing Resources



Photo 1: 904 Arthur Drive, Year Built: 1958 Builder: Gerald McCoy

904 Arthur Drive is a rectangular shaped Split-Level house with a full basement and new light-brown cladding. Two windows on the left have two-sashes and false shutters while one window has two lights flanking a picture window. The rectangular window on the right has three sashes with a larger light above the muntins. The gable roof has a moderate pitch with wide eaves. A central, front facing entrance door and trim are white, as is the door on a tuck-under one-stall garage. Concrete driveway and sidewalk run from the main road to the house. Four-to-six feet high bushes are prominent in front.

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Photo 2: 916 Arthur Drive, Year Built: 1959 Builder: Merle Kenny

916 Arthur Drive is a modest single-story, wood frame Ranch style “L” shaped home with a cross-hipped roof. This house has medium boxed eaves, one-stall garage, central entry way and full basement. A rectangular, rust colored chimney has two round flues protruding from the top. The building has horizontal, gray clapboard cladding, a black entrance door and a white garage door, gutters and trim. The bay window has a rectangular sash, with two attached wings with muntins.

Two other front facing windows have horizontal, rectangular sashes with two lights and false shutters. Garage windows have rectangular lights and a decorative, three by four framing. A small cylindrical roof vent and front step railings makeup the small-scale elements. In 1988 a sunroom was added to the back of the building. An original foundation conifer stands in the right corner of the lot. Other front yard vegetation consists of a juniper and large shrubbery.

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Photo 3: 920 Arthur Drive, Year Built: 1959 Builder: Merle Kenny

920 Arthur Drive is a single-story Ranch style “T” shaped home with a partial crawl space/partial basement and moderate-pitched roof on the house and flat roof on the one-stall garage, both had wide eaves. A cylindrical metal chimney capped with a flash guard protrudes from the top. The building has horizontal, blue cladding with white gutters and trim. The dark gray, front facing entrance door has a storm door with two square lights. The dark brown garage door has four, offset-to-the-left rectangular sashes. While the main residence has one large square window sash with a small lower and larger upper light.

Three other visible windows have rectangular sashes: two with single lights and a third divided by a muntin. Dark gray colored false shutters are similar to ones in the 1970s photograph. In 1965, a living room/bedroom was added at the rear by Weeda Homes. Small-scale elements include a round roof vent, little library, and a circular bird pollinator/pesticide free sign on the ground. Two original foundation conifer trees stand on either side of the lot. Other vegetation consists of a large deciduous tree and small ground cover shrubbery.

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Photo 4: 924 Arthur Drive, Year Built: 1958 Builder: Merle Kenny

924 Arthur Drive modest single-story wood frame, Ranch style “L” shaped home has a cross-gabled roof, wide boxed eaves, full basement and concrete driveway. An entry way is set into the “L” between the one-stall garage and house. The building has white horizontal and blue vertical cladding with a white garage door, gutters and trim. Visible front windows have horizontal rectangular sashes with four single lights and one double hung window. A deciduous tree stands central on the lot.



Photo 5: 925 Arthur Drive, Year Built: 1959 Builder: Eddo Carlson

925 Arthur Drive is a single-story, wood frame, small Ranch style residence with a full basement, one-stall garage and a cross-hipped roof. Both the residence and the garage have medium eaves and a central round metal chimney with a flash guard and vent. Cladding consists of gray,

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horizontal clapboard siding. The building has white trim and a similar colored front facing entrance door and garage door. Windows are of various sizes and include vertical rectangular sashes with single lights and rectangular windows with double lights. Green false shutters frame the windows. Four small rectangular sashes are in the top panel of the garage door. The concrete front steps and metal railing are original along with the concrete driveway. Large conifers flank the residence. A rear addition for a family room and two patio decks were built in 1985 by Val Goldade. In 1995, a main floor bathroom was installed by Greg Levander.



Photo 6: 926 Arthur Drive, Year Built: 1958 Builder: Merle Kenny

926 Arthur Drive is a modest, wood framed, single-story Ranch like “L” shaped home with a full basement, medium pitched hip roof over the one-stall garage and medium pitched roof over the main residence. The roof has wide eaves and features a large centrally placed rectangular brick chimney. The building has horizontal, dark gray cladding with white gutters and trim. Entrance storm door with one vertical rectangular light, window frames, the one-stall garage door and vent are white. The other two windows have 4 by 5 lights and 4 by 3 lights respectively. A rear sun deck was added in 1961. One small tree is near the right side of the house and three large deciduous trees can be seen in the back yard.

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Photo 7: 928 Arthur Drive, Year Built: 1958

This small, single-story wood frame, Ranch style home has a moderate pitched, hipped roof, wide-eaves, one-stall garage and full basement. Also, the building has a concrete driveway and a sidewalk that parallels the house to the front facing entry way. The entrance has three concrete steps and a steel railing. The house has vertical and horizontal green cladding with a white brick veneer on the lower half of the building. Doors are white as are the windows, gutters and trim. The front has a rectangular window with two vertical lights and a picture window flanked by sliding windows. Large deciduous trees are in the backyard.

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Photo 8: 929 Arthur Drive, Year Built: 1957

This small, single-story wood frame, Ranch style home has a moderate pitched, split gable roof, wide eaves, two-stall garage and full basement. Also, the building has a concrete driveway and a sidewalk that parallels the house to the front facing entry way, which has three concrete steps and a steel railing. The house has light tan cladding with white doors, gutters and trim. Two horizontal rectangular front windows have two lights each. The picture window is flanked by narrow side lights. Two small juniper and a deciduous tree are in the front yard, A large deciduous tree is in the backyard, and several large conifers are on the left side of the house.



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Photo 9: 930 Arthur Drive, Year Built: 1959 Builder: John Berger

A cross-hipped roof over the garage and wide boxed eaves are features of this modest, wood frame residence. This Ranch style "L" shaped home has a moderately pitched roof with a rectangular brick chimney with a flash guard, one-stall garage, and full basement. It features a concrete driveway and two concrete steps to the front facing entryway. The building has horizontal dark-brown metal cladding above white brick veneer. The garage door, gutters and trim are white, but the front entry door color matches the dark cladding. A side entrance garage door has three stacked rectangular lights over three wood panels. The picture window has a large central square light with flanked by casements. Large deciduous trees can be seen in the backyard.



Photo 10: 1001 Arthur Drive, Year Built: 1959 Builder: Merle Kenny

1001 Arthur Drive is a wood frame, Split-Level style residence with a moderately pitched, hipped roof over the garage and gable roof over the main residence, and wide eaves. The building features a tuck-under one-stall garage, full basement, paved driveway and six concrete steps. A large rectangular brick chimney with three flues stands on the right side of the house. The residence features vertical and horizontal yellow cladding, a paved driveway, and a concrete porch with six steps and a central, front facing entrance door. Windows, eaves, garage door, gutters and trim are colored white. The main opening has a trio of windows, each with a six-light grill. Most other windows have one or two lights. Three large deciduous trees are growing in the front yard and a small shrub is next to the porch.

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Photo 11: 1002 Arthur Drive, Year Built: 1963 Builder: Roland Froeschle

1002 Arthur Drive is a wood frame, single-story Contemporary style residence with wide eaves and a low sloping roof with exposed beam ends extends over the two-stall carport. The left-side wall of the carport is dark brown rock. The vertical wood cladding, beams, and front facing entrance door are stained dark brown. The window sashes, trim and gutters are painted brown. The gable end has clerestory windows across the width with one pair of tall windows immediately below that to the right side. A concrete driveway reaches from the carport to the street and a deck is on the right side of the property. The chimney is rock but has been painted light gray and appears to have four flues. A large deciduous tree and large conifers border the left side with more deciduous trees visible in the back.



Photo 12: 1008 Arthur Drive, Year Built: 1965 Builder: Wayne Weeda

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1008 Arthur Drive is an irregular shaped, wood frame, Split-Level style residence with a low pitched roof and wide eaves. The building features a two-stall garage, full basement and paved driveway. The central, front facing door has a covered porch supported by three round posts in a brick planter. Horizontal light-brown cladding covers the top two-thirds of the home, while the bottom has a cream stretch-bond brick veneer. The brick veneer also covers a wall positioned between the house and garage. A large sunroom, added in 1998, is on the right side of the building. Small-scale elements include trellises, central vent and sconces.

Windows, eaves, garage door and gutters have dark brown trim. The lower level window has four vertical rectangular lights with fixed sash, while two other front facing windows have three vertical rectangular lights. Three large birch trees and one small birch are in the front yard as well as four juniper trees near the front of the house and small ground shrubs.



Photo 13: 1015 Arthur Drive, Year Built: 1964 Builder: Lynn Nicola

This rectangular shaped single-story wood frame, Ranch style home has a moderate-pitched roof with wide eaves. A large rectangular brick chimney, with flash guard, is located centrally on the roof. The building has a two-stall garage, full basement and concrete driveway as well as a sidewalk leading to a central front stoop with three concrete steps and a steel railing. This home has a stretch-bond style, full brick facade. The front and garage door are white but the windows, gutters and trims are maroon.

The entrance storm door has a sash window with two lights in front of a flush door. The south picture window has sidelights but five other rectangular windows have single lights as do the three basement windows. Large deciduous trees are spaced around the property and two large conifers stand on the right side. A lamp post and steel framed welded wire fence around the side yard are the two small-scale elements.

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Non-contributing Resources

- 905 Arthur Drive – built 1958, integrity issues
- 908 Arthur Drive – built 1959, integrity issues
- 912 Arthur Drive – built 1959, integrity issues
- 1007 Arthur Drive – built 1959, integrity issues
- 1010 Arthur Drive – built 1973, too young
- 1011 Arthur Drive – built 1959, integrity issues
- 930 Ward Road – built 1964, integrity issues

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**  
(Enter categories from instructions.)

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**Period of Significance**

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**Significant Dates**

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**Significant Person**  
(Complete only if Criterion B is marked above.)

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**Cultural Affiliation**

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**Architect/Builder**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Torrance Addition fits with the Highland Acres Historic District under Criteria A and C at the local level under the categories of Architecture and Community Planning and Development. While the Torrance Addition was not part of the land owned by the Bismarck Veterans Home Owners Cooperative or development partners Irvine Wilhite and Arthur Seay, it was patterned very closely after the Highland Acres Addition and developed within the same period of significance.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Torrance Addition to the City of Bismarck is a small neighborhood, with all but one of the homes sharing addresses on Arthur Drive. It was developed close on the heels of Highland Acres Addition, on adjacent land, and shares the access road Parkview Drive. The reason Torrance Addition was not included in the original nomination was due to project size constraints for the original project proponent.

The construction of the 21 homes in the addition took place simultaneous to the construction of the second wave of homes in Highland Acres. From the onset of Highland Acres construction, the homes along the east side of Crescent Lane, the easternmost street in Highland Acres, had back yards facing a large open pasture of nearly 40 acres, with just one house atop the hill, owned by longtime Bismarck resident and businessman Ell Torrance. Across Ward Road to the east of the Torrance land was Bismarck Municipal Golf Course, so the area had a park-like atmosphere. Torrance's children used the land as a pasture for their horses. Many years later, in a visit to the Torrance Addition neighborhood, Ell Torrance's son Richard, a noted west coast musician and recording artist who has now relocated to Bismarck and serves as music director to a local church in his retirement years, admired the calm neighborhood from the top of Arthur Drive, but lamented the days of his youth. "My sister and I rode our horses here," he said wistfully, "and went sledding down this hill."<sup>1</sup>

Although there was some semblance of rural privacy on the property, the new home construction in Highland Acres brought increasing traffic to Ward Road and Avenue C, the two streets abutting Torrance's property. Seeing the success of Irv Wilhite and Art Seay in developing the land behind him, Torrance decided it was time to get on the housing bandwagon. He carved out a parcel which eventually became a cul de sac with large lots on the south end of his property,

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<sup>1</sup> Conversation with Jim Fuglie, 2018.

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where his own house was located, and named it Torrance Hill Addition<sup>2</sup>, filing a plat with the city. The rest of the property he divided into 21 parcels, the size of residential lots, along both sides of a long winding street to the bottom of the hill, much like the layout in the rest of Highland Acres, and called it simply “Torrance Addition.”

Torrance filed his plat with the city of Bismarck on April 5, 1957, and a number of homes were built in 1958 and 1959. The last home was completed in 1973. The lots were sold to individual buyers who hired contractors to build their homes. Torrance attached strict covenants to the lots, similar to those in Highland Acres. The only major difference is that he required a 25-foot front yard setback, as opposed to the 30-foot setback in Highland Acres. As a result, the houses are single family, single story, and feel like an extension of Highland Acres as it is connected by Parkview Drive.

The locale reflects an even distribution of residences in a close-knit setting and has an overall feeling of continuity and association. Some changes have taken place, but the overall house designs, workmanship and vegetation are still contemporary with the historic period. From their back yards, residents on the south side of the street look down over the rooftops of the houses on Crescent Lane into the city parkland of Jackman Coulee, where many of the neighborhood kids spend their summer days, playing along the creek, and their after-school hours in winter sledding down the steep hill into the coulee. Back yards of the houses on the north side of the street look out over Tom O’Leary Golf Course, just across Ward Road. The front windows of all the houses, facing the subdivision’s lone street, Arthur Drive, look out on a quiet street, with traffic counts often less than 24 vehicles per day, mostly their neighbors going to and from work. Just as they did in the early days of Torrance Addition, children still ride their bikes and trikes and roller skate down the hill on Arthur Drive without much worry of traffic. When residents come home from work, they are careful to watch for the kids playing in the streets after school.

City water and sewers were part of the overall construction package in Torrance Addition. Utilities are all underground, making for a pleasing view-scape. Soil consists generally of clay and silty clay. Well maintained grassy lawns, trees, shrubbery and specialized plantings exhibit individual owner’s tastes. The overall streetscape reflects neighborhood pride and residents consider themselves part of Highland Acres, not a separate addition. Like the Highland Acres

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<sup>2</sup> Torrance Hill is not nominated for inclusion as part of this amendment as construction did not follow the characteristics of the Highland Acres neighborhood. As for the cul de sac on which Torrance’s original house was located, Torrance Hill Addition now contains five residential lots with homes, set well back from the street with complete privacy. Two of the homes were built before 1955, one for Ell Torrance in 1948, and the other for Harold Schafer, founder of the Gold Seal company, the maker of Mr. Bubble, in 1953. That home has since been sold to, and is occupied by, former Bismarck Mayor John Warford. The original Torrance house is owned by the Miller family, founders of longtime Bismarck company Miller Insulation, which, like Gold Seal, does business nationwide. The most recent addition to the development was in 2020. The two remaining homes were built in the 1970s. Three of the homes are valued at more than \$1 million in city assessing records, and the other two between \$500,000 and \$1 million.

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and Highland Acres Second Additions, nearly 50% of the Torrance Addition residences were originally owned by a military veteran<sup>3</sup>. The variety in residents' civilian occupations also was very similar, including Ronald Frosechle (1002 Arthur Dr), brother and business partner of Donald Frosechle (1033 Crescent Ln). Being built during the same time period, all records found for the builders of residences within Torrance Addition also built homes in the Highland Acres Additions.

The addition of Torrance Addition to the housing boom in west Bismarck had one more benefit to the city. It spurred Wilhite and Seay to purchase additional land to the north of Torrance Addition and begin developing it, and by the end of the 1970s, several dozen more homes were added to the neighborhood in Highland Acres Second and Third Additions.

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<sup>3</sup> Throughout the period of significance, veteran ownership is approximately 39%.

Highland Acres Historic District (Boundary Increase)  
Name of Property

Burleigh, North Dakota  
County and State

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## 9. Major Bibliographical References

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Highland Acres Historic District (Boundary Increase)  
Name of Property

Burleigh, North Dakota  
County and State

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2020 *North Dakota SHPO Guidelines Manual for Cultural Resource Inventory Projects.* Revised Edition, State Historical Society of North Dakota, Archaeology and Historic Preservation Division, Bismarck, North Dakota.

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**Previous documentation on file (NPS):**

\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested

\_\_\_ previously listed in the National Register

\_\_\_ previously determined eligible by the National Register

\_\_\_ designated a National Historic Landmark

\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_

\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_

\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

Highland Acres Historic District (Boundary Increase)

Name of Property

Burleigh, North Dakota

County and State

**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 154.85

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

Previous area plus the adjacent area within:

A. Zone: 14	N: 5186353	E: 362320
B. Zone: 14	N: 5186382	E: 362360
C. Zone: 14	N: 5186292	E: 362409
D. Zone: 14	N: 5186160	E: 362457
E. Zone: 14	N: 5186131	E: 362395
F. Zone: 14	N: 5186129	E: 362312

**Verbal Boundary Description** (Describe the boundaries of the property.)

The original boundary of the Highland Acres Historic District conformed to the exterior of the City of Bismarck's Highland Acres, Highland Acres Second, Memorial Park, and Highland Acres Replat of L17 B1 subdivisions. The Highland Acres Historic District (Boundary Increase) adds the City of Bismarck's Torrance Addition.

**Boundary Justification** (Explain why the boundaries were selected.)

After the original survey leading to the Highland Acres Historic District was completed, a resident and another volunteer researched Torrance Addition. The residences in Torrance Addition fit with the style, community design, age of buildings, and the feeling and connection of properties on the ground.

Highland Acres Historic District (Boundary Increase)  
Name of Property

Burleigh, North Dakota  
County and State

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### 11. Form Prepared By

name/title: Thomas J. Turck MS, RPA, Jim Fuglie, and Lorna Meidinger  
organization: \_\_\_\_\_  
street & number: 3425 Overlook Drive  
city or town: Bismarck state: ND zip code: 58503  
e-mail: tdturck@bis.midco.net  
date: February 26, 2024

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Highland Acres Historic District Amendment  
City or Vicinity: Bismarck  
County: Burleigh State: ND  
Photographer: Jim Fuglie  
Date Photographed: February 22, 2024

904 Arthur Drive, facing southeast  
1 of 13.

916 Arthur Drive, facing south  
2 of 13.

Highland Acres Historic District (Boundary Increase)

Name of Property

Burleigh, North Dakota

County and State

920 Arthur Drive, facing southwest  
3 of 13.

924 Arthur Drive, facing southwest  
4 of 13.

925 Arthur Drive, facing northeast  
5 of 13.

926 Arthur Drive, facing west  
6 of 13.

928 Arthur Drive, February 23, 2024, facing west  
7 of 13.

929 Arthur Drive, facing east  
8 of 13.

930 Arthur Drive, facing west  
9 of 13.

1001 Arthur Drive, facing east  
10 of 13.

1002 Arthur Drive, facing west  
11 of 13.

1008 Arthur Drive, facing west  
12 of 13.

1015 Arthur Drive, facing northeast  
13 of 13.

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours  
Tier 2 – 120 hours  
Tier 3 – 230 hours  
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Highland Acres Historic District  
(Boundary Increase)

Name of Property  
Burleigh County, ND  
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 1

**Highland Acres Historic District (Boundary Increase) Eligibility by Site**

<b>SITS</b>	<b>Street Address</b>	<b>Year of Construction</b>	<b>Style</b>	<b>Status</b>
32BL1247	904 Arthur Dr	1958	Split-Level	Contributing
32BL1248	905 Arthur Dr	1958	Ranch	Non-Contributing
32BL1249	908 Arthur Dr	1959	Other	Non-Contributing
32BL1250	912 Arthur Dr	1959	Hipped-Roof Box	Non-Contributing
32BL1251	916 Arthur Dr	1959	Ranch	Contributing
32BL1252	920 Arthur Dr	1959	Ranch	Contributing
32BL1253	924 Arthur Dr	1958	Ranch	Contributing
32BL1254	925 Arthur Dr	1959	Ranch	Contributing
32BL1255	926 Arthur Dr	1958	Ranch	Contributing
32BL1256	928 Arthur Dr	1959	Ranch	Contributing
32BL1257	929 Arthur Dr	1958	Ranch	Contributing
32BL1258	930 Arthur Dr	1959	Ranch	Contributing
32BL1259	930 Ward Rd	1965	Split-Level	Non-Contributing
32BL1260	1001 Arthur Dr	1959	Split-Level	Contributing
32BL1261	1002 Arthur Dr	1963	Contemporary	Contributing
32BL1262	1007 Arthur Dr	1959	Split-Level	Non-Contributing
32BL1263	1008 Arthur Dr	1965	Split-Level	Contributing
32BL1264	1010 Arthur Dr	1973	Contemporary	Contributing
32BL1265	1011 Arthur Dr	1959	Eclectic	Non-Contributing
32BL1266	1015 Arthur Dr	1964	Ranch	Non-Contributing

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

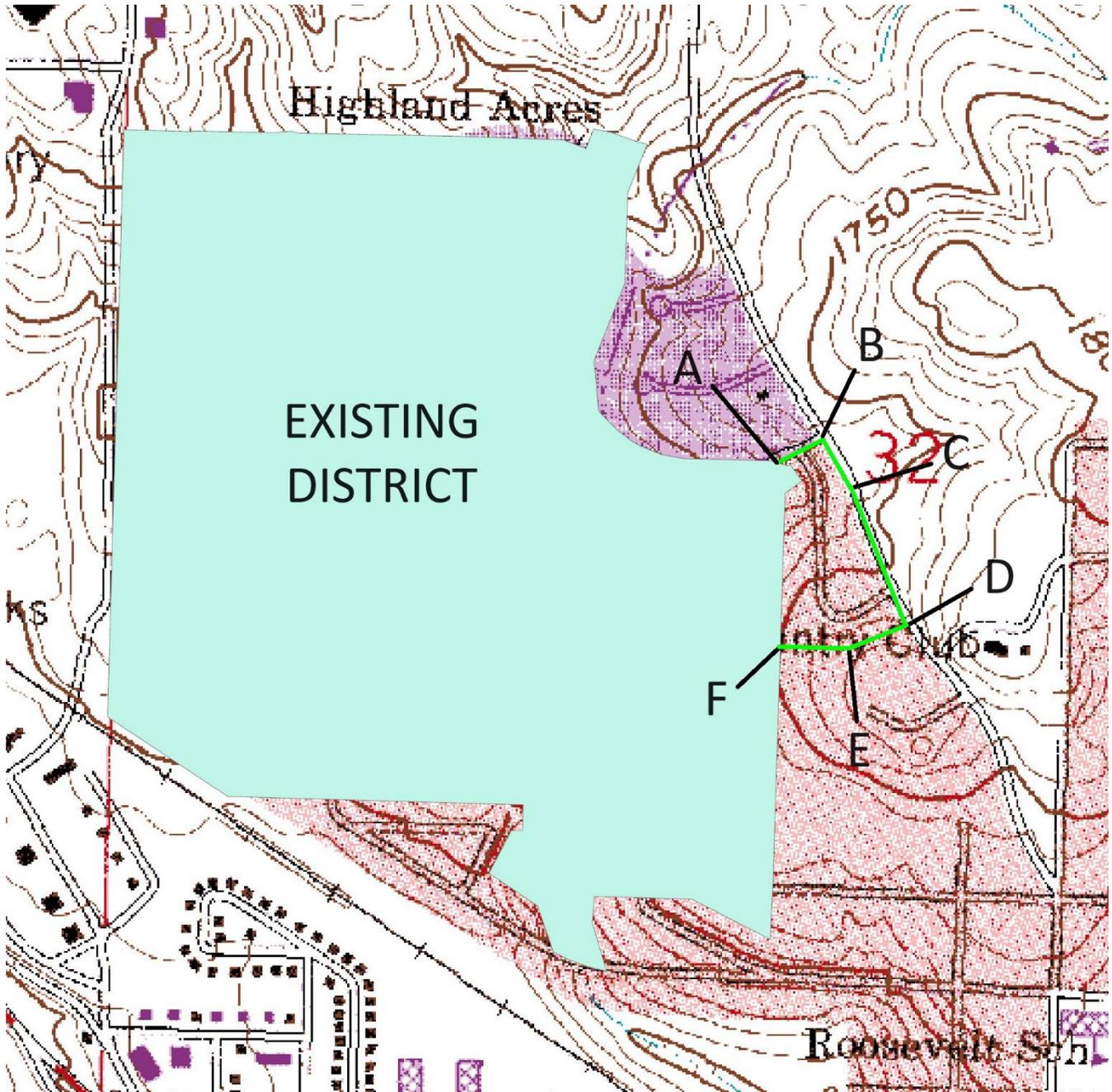
Highland Acres Historic District  
(Boundary Increase)

Name of Property  
Burleigh County, ND  
County and State

Name of multiple listing (if applicable)

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Page 2



Map A: Existing district boundary in light teal and proposed boundary increase in green.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Highland Acres Historic District  
(Boundary Increase)

Name of Property  
Burleigh County, ND  
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Name of multiple listing (if applicable)

Section number Additional Documentation

Page 3



Map B: Properties outlined in magenta; non-contributing properties denoted by hatching. Existing district boundary in light teal and proposed boundary increase in green.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

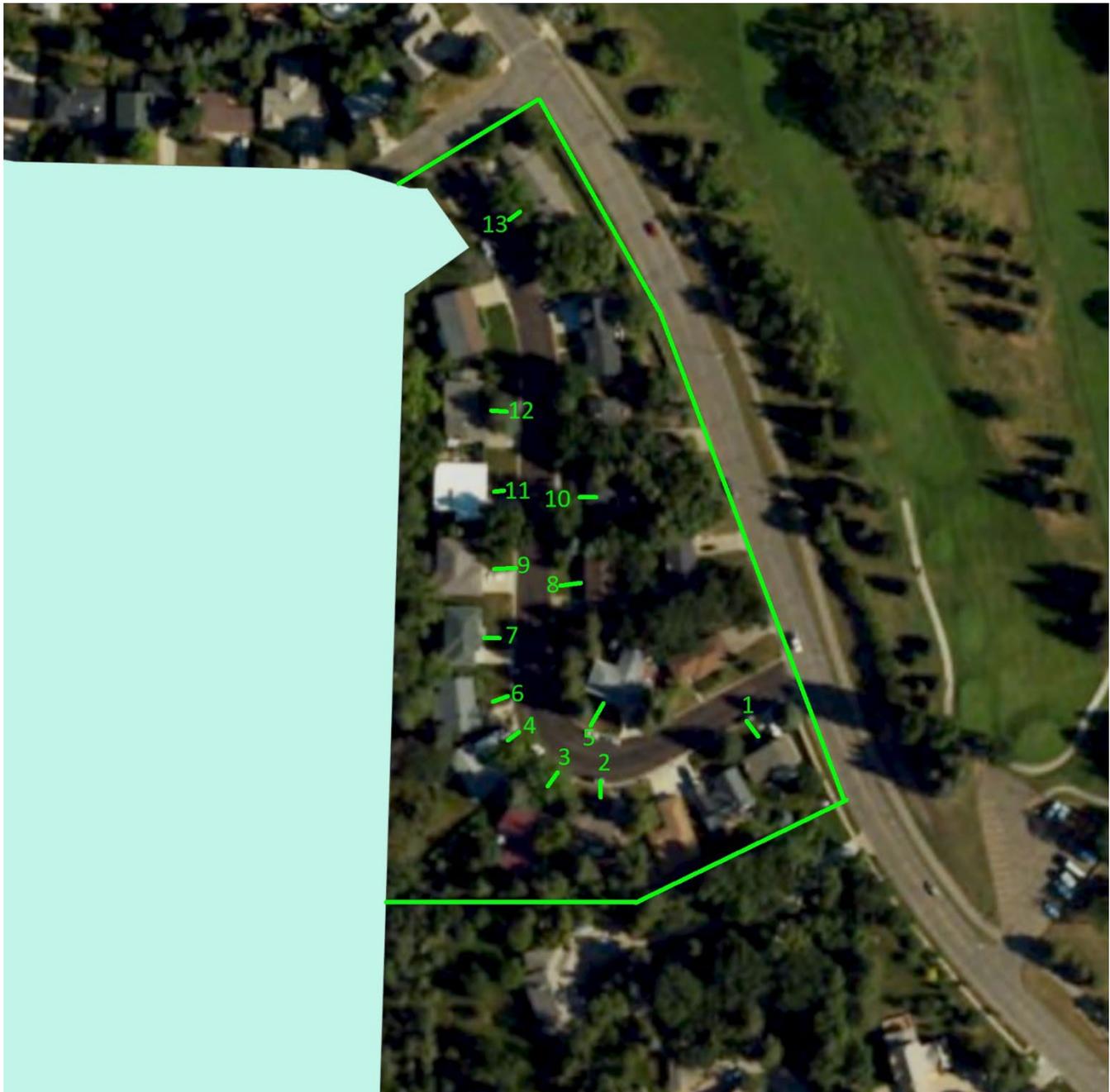
Highland Acres Historic District  
(Boundary Increase)

Name of Property  
Burleigh County, ND  
County and State

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 4



Map C: Location of Photos in the Highland Acres Historic District proposed boundary increase. Existing district boundary in light teal and proposed boundary increase in green.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Highland Acres Historic District (Boundary Increase)
----- Name of Property Burleigh County, ND ----- County and State
----- Name of multiple listing (if applicable)

Section number Additional Documentation

Page 5

**RESTRICTIONS AND CONDITIONS AFFECTING TORRANCE ADDITION TO CITY OF BISMARCK, N. DAK. AUGUST 9, 1957**

1. No building shall be erected in said Torrance Addition to the City of Bismarck, except for residence purposes, and such accessory buildings as may be permitted by ordinance of the City of Bismarck.
2. No garage or other accessory building shall be ever converted into residence property or used for residence purposes.
3. No building shall be constructed in any portion of said Addition unless the same shall have ground floor area of at least 900 square feet, exclusive of garage and open porches.
4. Not more than one residence structure, and not more than a double garage shall be constructed on any one lot.
5. No houses or structures shall be moved in or on to any of the property located in said Addition and no structure when once erected shall be at any time altered or changed to permit its use and in any manner which would be in violation of these restrictions and conditions.
6. The plat of said Addition, as filed in the office of the Register of Deeds of Burleigh County, North Dakota, has thereon a line designated as a building line, and no residence shall be constructed closer than indicated by said set back line. (Note or footnote from Jim: All setback lines in the Addition are at 25 feet except for the lots at 905 and 915 Arthur Drive, which are 15 feet, and a small portion of the lot at 925 Arthur Drive, set at 23 feet.)
7. Side yards, rear yards, lot areas and dimensions and the like shall be as to all structures located in said Addition, in accordance with the ordinance of the City of Bismarck regulating the same, and the provisions of such ordinances shall be considered as part of the conditions and restrictions thereof.
8. No building shall be erected on any lot in said Addition designed for, or used, for more than a one-family dwelling.
9. No trailer, basement, tent, shack, barn or other out-building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
10. No basement house shall be constructed, or used as a residence, and no dwelling having an overall height of less than an ordinary one story dwelling shall be constructed in said Addition.
11. A perpetual easement is reserved over the lots indicated on the plat for utility installation and maintenance.
12. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance.
13. If any person violates or attempts to violate any of the covenants or restrictions as herein contained, the rights and remedies existing under the laws of the State of North Dakota at the time of such violation shall be applicable thereto, and any person affected by such violation may take such appropriate action as may be provided by law to restrain or prevent such violation or to recover any damage that may result therefrom.
14. Invalidation of any one of these Covenants by Judgement or Court Order shall in no wise affect any of the other provisions, conditions, or restrictions, which shall remain in full force and effect.



## MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: Downtown Bismarck Artifacts

DATE: March 15, 2024

In the summer and fall of 2022, construction and cultural resources fieldwork was conducted in six blocks of downtown Bismarck within the Bismarck Downtown Historic District. The City of Bismarck used federal Urban Grant Program funds for this improvement project and a Cultural Resource Discovery Plan was developed by the North Dakota Department of Transportation and the North Dakota State Historic Preservation office. The Historic Preservation Commission was consulted prior to project commencement and made a determination of *No Adverse Effect*.

Metcalf archaeologists, in consultation with NDDOT Archaeologist Paul Demers, separated the three streets (4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup>) in the area of potential effect into three historical archaeological sites. All three contained intact or remnant historical archaeological artifacts. However, all three sites lacked integrity and significance, but features were recorded *in situ*. As construction had the potential to effect two other downtown buildings, both the Woodmansee Building and the FW Woolworth Building were monitored during this project. Neither resource was affected.

### Historic Context for this Area

From the early 1870s to the early 1880s, construction of the railroad and the railroad crossing over the Missouri River, brought settlers to this area, creating the settlement of Edwinton (now Bismarck). Following the downtown fire of 1898, Downtown Bismarck was rebuilt, and new infrastructure development occurred. These improvements included central heat, serviced through a steam pipe networks and brick-lined storm sewers. Additionally, an electric railway and trolley car were also part of these innovations.

### Results

A total of 11 features were documented and 84 artifacts were collected. These included ceramic and glass fragments, a metal pulley wheel, other metal objects and fragments, brick fragments, glass marbles, steam pipe remnants, horseshoes and metal mule shoes, wooden plugs, square valves, board fragments, rebar, trolley rail segment, glass bottles, and butchered animal bone fragments.



Currently, these objects are with the City of Bismarck Engineering Department. They are looking for direction on what to do with the collected artifacts. They do not intend to keep any of the remaining artifacts. They would like to have this figured out soon and were hoping for the assistance of the HPC.

Metcalf said one option would be to give the collection as a whole to an entity. However, the collection could be split up as long as the separate entities and transferred artifacts are documented. The Engineering Department has been in contact with the Bismarck Historical Society, but they were not finding any support there for taking the artifacts. The Engineering Department will look to dispose of any artifacts not given away to an entity.

### **Staff Recommended Action**

Please provide direction on what to do with these artifacts.



## MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: 2022 Historic Preservation Fund Grant Update

DATE: March 15, 2024

### a. Design

At your previous meeting in February, the HPC provided comments to the banner subcommittee on their 5 proposed banner designs. The Highland Acres banner subcommittee has implemented those into the current designs provided for your review.

Your comments included:

- Change the lettering to a darker color (potentially black or dark gray).
- Switch the two greens around on the bottom, so that the light green is on the bottom rather than the top.
- Have a dark border instead of a light one in order to make it more visible. It will help draw the eye to the center of the design.
- Reduce the number of photos on the banner with multiple photos to make it easier to see the photos.

Due to the size of the banners, high resolution images will be needed for these banners to reduce the amount of pixelation.

As the banner design concept has changed, the State Historical Society of North Dakota will need to review the banner designs as well.

### Staff Recommended Action

Review the updated banner designs and determine if any changes need to be made. If little to no changes need to be made, please approve the designs so staff can get approval from SHSND and Indigo Signs can start printing the banners as the deadline to utilize the funds is coming up.

Attachments:

1. Depiction of the banner on a streetlight
2. Banner Designs (Two versions with the greens switched around.)

**b. Additional Funds**

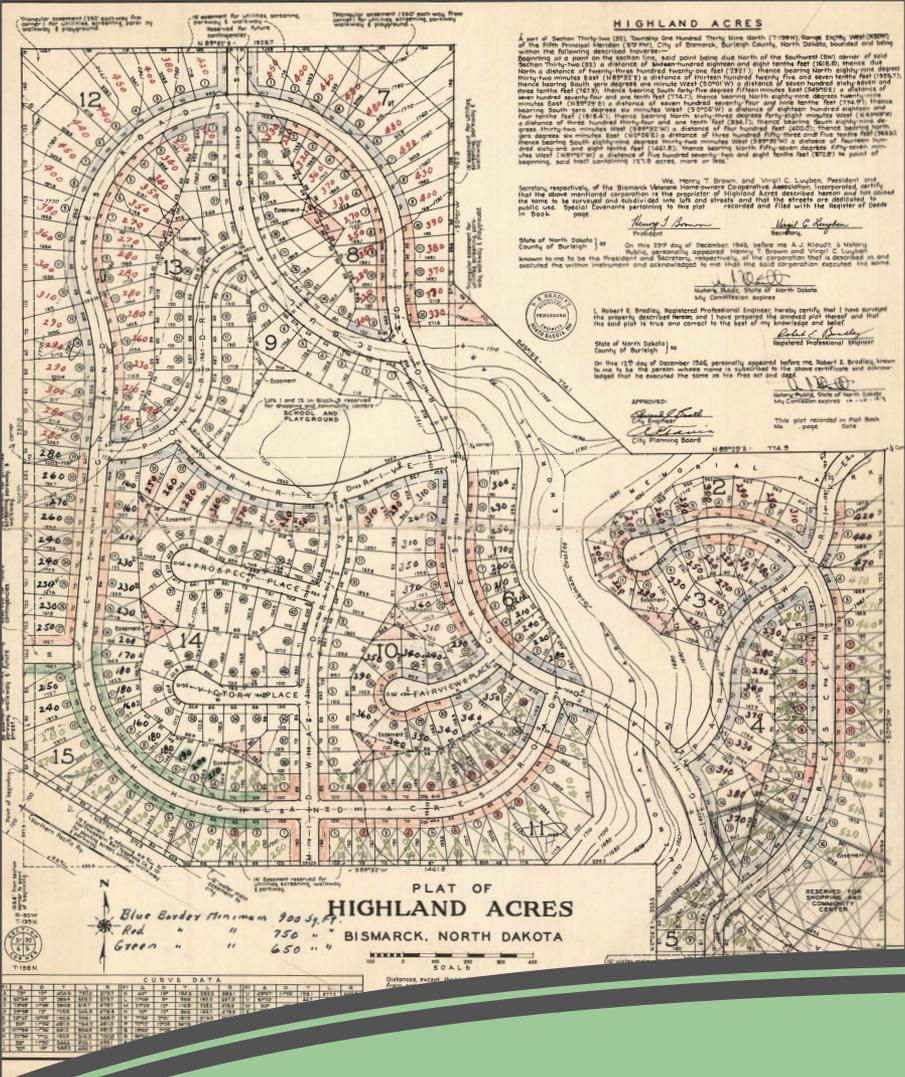
After the banners are purchased, there will be approximately **\$2,995** remaining funds to utilize. In order to spend these remaining funds in a short amount of time, staff has provided some potential options for your consideration.

1. Utilize the remaining funds to purchase additional Timeline books. At this time, staff has only 148 left for distribution. Based on the previous cost, purchasing an additional 600 copies will be close enough to utilizing the remaining funds. The approximate cost for 600 copies is around \$2676; however, cost may have increased between now and when the timeline books were originally printed.
2. Utilize part of the remaining fund to print postcards with a QR code linked to the online timeline. The cost for printing around 500 would only be a couple hundred dollars depending on the printer.
3. Utilize the remaining funds to purchase additional banners for the Highland Acres Historic District. Based on the current cost for the creation and installation of the 35 banners, the potential cost for 10 additional banners for this district would be approximately \$2855.

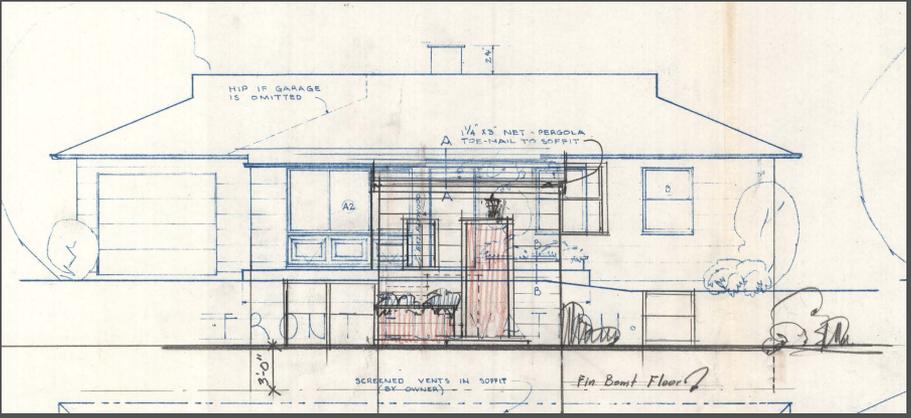
*Please note: The provided approximate numbers are only based on previous cost information and the actual cost and number of products could be somewhat different than what is provided below.*

**Staff recommended Action**

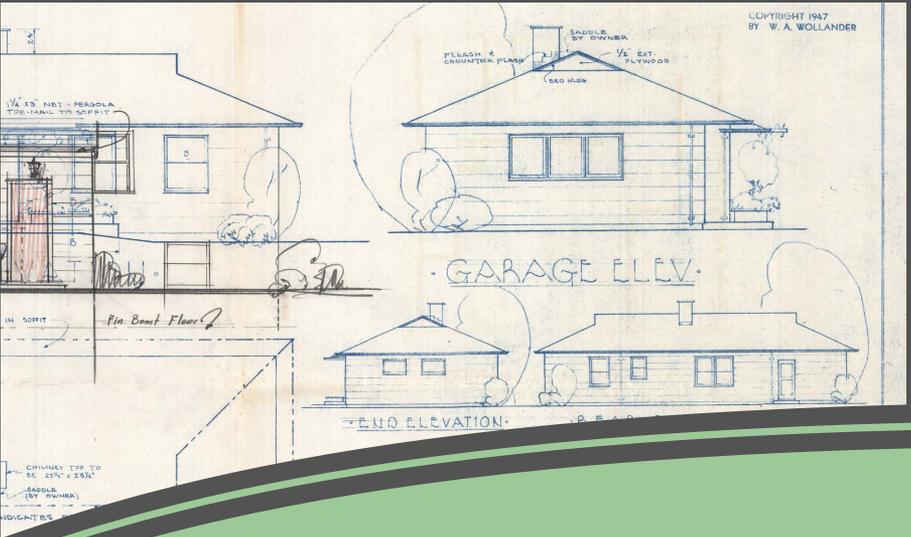
Please review the potential options and provide staff with direction on how you would like to utilize the remaining 2022 HPF grant.



# HIGHLAND ACRES HISTORIC DISTRICT



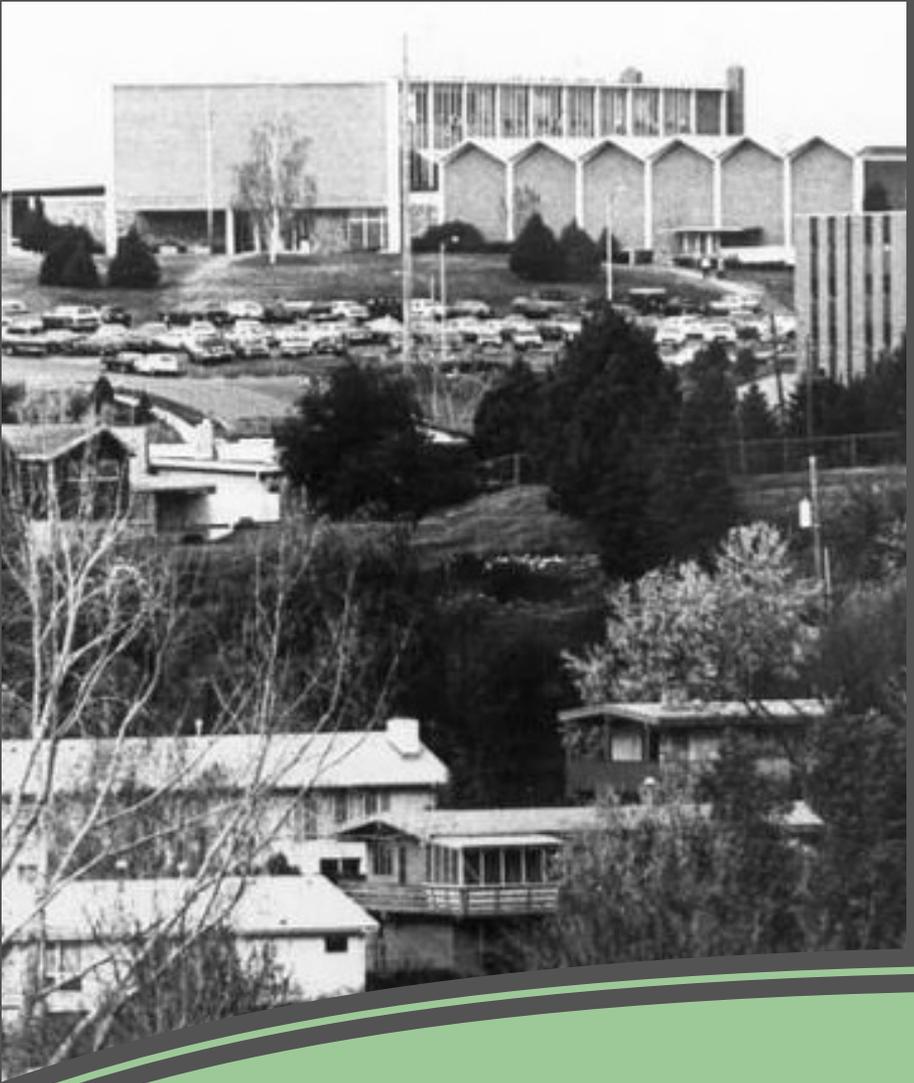
WOLLANDER FARWEST HOMES EXTERIOR 300A



HIGHLAND ACRES  
HISTORIC DISTRICT



# HIGHLAND ACRES HISTORIC DISTRICT

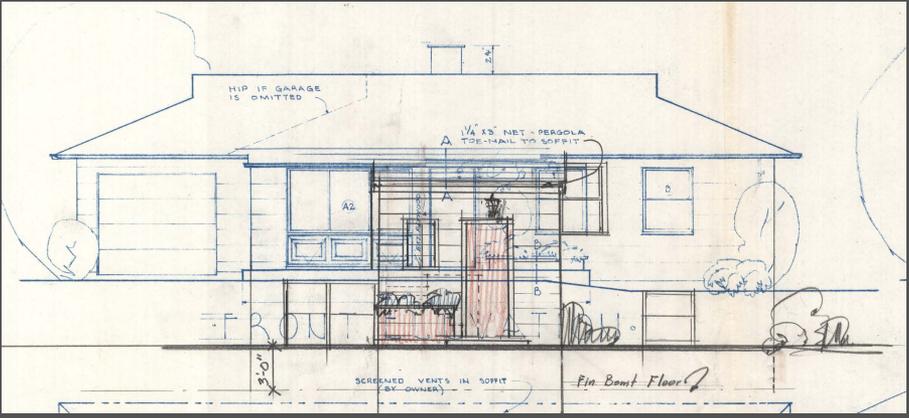


HIGHLAND ACRES  
HISTORIC DISTRICT

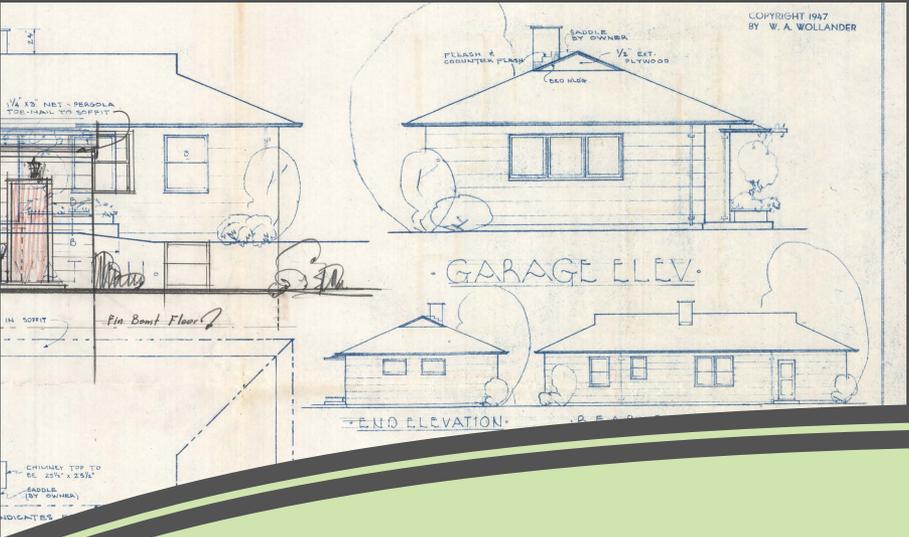


HIGHLAND ACRES  
HISTORIC DISTRICT





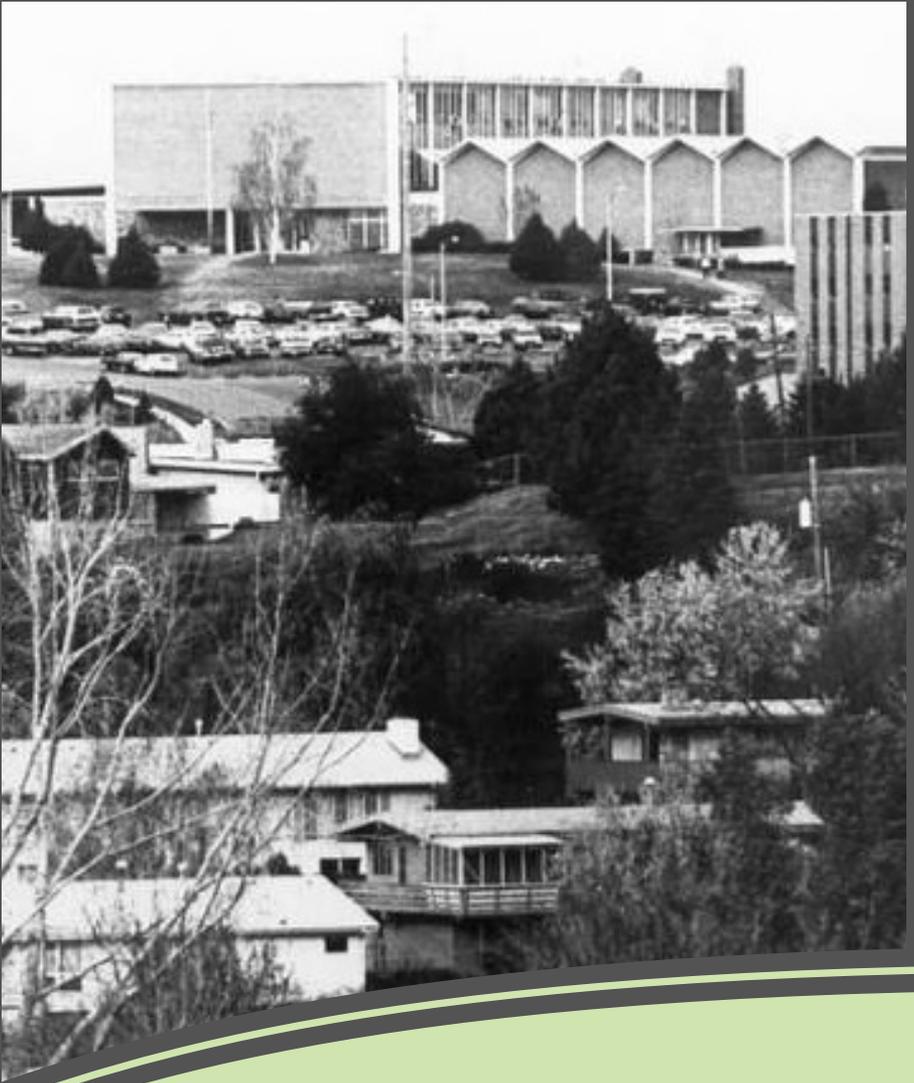
WOLLANDER FARWEST HOMES EXTERIOR 300A



HIGHLAND ACRES  
HISTORIC DISTRICT



# HIGHLAND ACRES HISTORIC DISTRICT



HIGHLAND ACRES  
HISTORIC DISTRICT



HIGHLAND ACRES  
HISTORIC DISTRICT



Crescent Ln  
Parkview Dr





Crescent Ln

Parkview Dr





Crescent Ln

Parkview Dr





Crescent Ln

Parkview Dr





Crescent Ln

Parkview Dr





## MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commission  
FROM: Lauren Oster, Planner  
SUBJ: 2023 Historic Preservation Fund Grant Update  
DATE: March 15, 2024

### a. Walking Tour Maps

The proposed designs of the Highland Acres Historic District maps are still being finalized. There is no new information on this project at this.

No action is needed for this item at this time.

### b. Conference Attendance

At the previous meeting in February, the Historic Preservation Commission (HPC) decided to wait until the vacant commission seat was filled before deciding who would be the final person to attend the National Alliance of Preservation Commission (NAPC) conference. Based on the grant budget, there is enough funding for the staff HPC coordinator and two HPC commissioners to attend this conference. The conference will be held in West Palm Beach, Florida from July 31 – August 4, 2024.

Registration will open at the beginning of April. In order to book everything when registration opens, staff would like to know who the final attendee will be.

### Staff Recommended Action

Determine who will be the final attendee for the NAPC conference.

### c. Cathedral Historic District Banners

The designs for the Cathedral Historic District banners are still being discussed. However, they will have a similar concept and layout to the Highland Acres Historic District banners. The subcommittee hopes to meet again in March to narrow down the themes and designs.

No action is needed for this item at this time.



## MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: Historic Preservation Guide for Neighborhood Reinvestment Initiative

DATE: March 15, 2024

The Historic Preservation Commission was asked to help create an historic preservation information guide to help support Bismarck's Neighborhood Reinvestment Initiative. The goal of this guide is to provide information to community members about preservation and rehabilitation. The draft includes the following sections:

- Definitions
- Benefits of Historic Preservation and Rehabilitation
- Basic Principles for the Treatment of Historic Properties
- Successfully Rehabilitating Historic Structures
  - Windows and/or Doors
  - Interior Treatments
  - New Additions
  - Modern Requirements
  - Other Treatments
  - Deteriorated, Damaged, or Previously Altered Structures
- Additional Resources

The majority of the information provided in the draft guide is based on information found on the National Park Service's Secretary of the Interior's Standards for the Treatment of Historic Properties online guides and website. This guide is only meant to condense this information and provide initial information to members of the Bismarck community for their consideration. The document can be updated as, or when, needed.

### Staff Recommended Action

Review the draft document and provide comments.

### Attachments:

1. Draft Treatment of Historic Properties Information Guide



# Treatment of Historic Properties

The City of Bismarck has a rich and unique historic heritage, full of sites, structures, spaces, and objects that contribute to its overall identity and character. In order to protect this character and enhance this identity, it's important members of Bismarck's community are aware of some key factors regarding preservation and rehabilitation of Bismarck's historic resources.

*Note: The majority of the information provided below is based on information found on the National Park Service's Secretary of the Interior's Standards for the Treatment of Historic Properties online guides and website. This guide is only meant to condense this information as it relates to this community.*

## Definitions

Preservation focuses on protecting and stabilizing the property, including maintenance and repairs of historic elements rather than replacement or new construction. New exterior additions are not within the scope of this treatment. This involves retaining the greatest amount of historic materials along with the structure's historic form.

Rehabilitation retains and preserves elements of the structure which convey its historical, cultural, and architectural character while still enabling repairs, alterations, and additions to meet continuing and changing uses.

Restoration involves depicting a structure at a particular period of time in its history by removing inconsistent elements from other periods or reconstructing missing elements from the restoration period. This may include functional or code-required upgrades.

Reconstruction replicates the appearance of missing or non-surviving elements from a

specific period or location by means of new construction. This involves new materials and is primarily for interpretive purposes.

## Benefits of Historic Preservation and Rehabilitation

Preserving and/or rehabilitating historic structures, districts or landscapes has many benefits for the community.

- It reflects a community's strong desire to protect them from unsuitable changes.
- It can protect and enhance the quality of the neighborhoods where they are located.
- It highlights the unique character and identity of that community.
- It can become of a focal point for community pride and community endeavors.
- It can create new higher paying jobs.
- It can be an asset to the heritage tourism and travel industries and boost the local economy.
- It can stabilize and enhance property values.
- Some old structures were made with higher-quality materials or were built by different standards, meaning they might last longer than newer structures or materials.
- It can create an avenue for affordable housing in a community through compatible adaptive reuse initiatives.
- It's an environmentally friendly way to revitalize a structure and neighborhood by limiting the need for new tools and materials and reducing the waste of viable materials.

## Basic Principles for the Treatment of Historic Properties

1. Aim to use the structure for its original purpose, if possible.
2. Keep original, distinctive original features.
3. Recognize that all structures are physical records of their time, place, and use.
4. Respect that changes to the structure have taken place over time.
5. Carefully treat and preserve the historic character of the structure including distinctive features, finishes, construction techniques, or examples of craftsmanship.
6. Repair rather than replace any deteriorated historic elements, wherever possible.
7. Clean structures using gentle methods that will not damage the materials.
8. Preserve and protect archaeological resources when they are present.
9. New additions or alterations are acceptable if the historic character of the structure is not destroyed.
10. Build new additions or make alterations that could be removed without damaging the form or integrity of the underlying historic structure.

## Successfully Rehabilitating Historic Structures

The following items provide some guidance for some common areas and concerns identified during these projects. Additional information can be found in the Additional Resources section below.

### Windows and/or Doors

Historic windows and doors should be repaired where possible and may include incremental replacement of individual elements that match the original character of the historic windows. Lead abatement or thermal performance can be achieved without replacement. Storm windows have traditionally been a means of improving thermal efficiency and are still a means to protect

the historic window and minimizing the visual impact.

Replacement window and door matches are primarily evaluated on their visual qualities. Some factors to consider include:

- Window and door unit placement in evaluating the match of replacements.
- Frame size and shape.
- Size and divisions of key materials like glass for windows.
- Sash elements width and depth.
- Materials and finish.
- Characteristics of materials, i.e., glass reflectivity or clarity



**DO.** This deteriorated historic wood window was repaired and retained ([Secretary of the Interior's Rehabilitation Standards](#), p. 108).



**DO.** This house in Bismarck's Cathedral District restored the windows on this front door which included scraping, chipping out the old glazing, replacing broken panes, and then re-glazing and re-installing.



**DO.** The owner of this house in Bismarck's Cathedral District is restoring the windows in the back as well as rehabilitating this front door.

### Interior Treatments

Different buildings tend to have different interior plans, spaces, features, and finishes. It's important

when undergoing these projects in historic structures to ensure that the interior still retains signs of its history. Both historic interior and exterior elements are important for maintaining the structure's historic significance. The following elements should be considered and retained, if possible:

- General floor plan of the building.
- Features and details that are characteristic of the architectural style of the house.
- Entertaining and living spaces, such as entry halls and dining rooms.
- Primary staircase.
- Floor-to-ceiling height in primary rooms, i.e., entrance areas.
- Fireplaces, mantelpieces, and finishes on chimney breasts.
- Architectural detailing, i.e., door trim and baseboards.
- Historic floors.
- Doors and windows.
- Historic hardware and fixtures, sometimes including lighting, radiators, knobs, or hinges.



**DO.** After considering other options that would have damaged or obscured the ornamental plaster crown molding, the owners decided to paint and leave the ducts exposed while still making sure it was as compatible as possible ([Secretary of the Interior's Rehabilitation Standards](#), p. 132).



**DON'T.** This has fragments of deteriorated or “sculpted” plaster that is not a compatible treatment for either finished or unfinished interior spaces ([Secretary of the Interior’s Rehabilitation Standards](#), p. 135).

### New Additions

New additions are sometimes necessary for functional purposes or to avoid modifications to character-defining historic elements. However, the original form, significant materials, and features must be preserved. In order to maintain the historic structure’s character and identify the original building version, new additions must maintain a balance between compatibility and differentiation. The following should be considered:

- Placement or location of the new addition on the site.
- Size, scale, and massing of the new addition.
- Differentiating the new addition from the historic building.
- New additions in densely built environments, especially as a separate or infill building, could have the least impact on an historic building.
- New additions in historic districts may be a potential option as long as they are not only compatible with historic character of the building and setting where it is located.



**DO.** Based on the materials, design, and placement at the rear of the house, this is a compatible new addition to the historic structure ([Secretary of the Interior’s Rehabilitation Standards](#), p. 157).

### Modern Requirements

Rehabilitation often involves updating elements in the historic structure to comply with code and regulation requirements. This may include compliance with federal, state, and local codes and all may impact the historic structure in different ways. There are too many codes and regulations to address here, so the following items are a broad overview of these items that should be considered:

- Accessibility and the Americans with Disabilities Act (ADA)
- Fire and Life-safety
- Hazardous Materials



**DO.** This kitchen in an historic building was rehabilitated to meet accessibility requirements ([Secretary of the Interior’s Rehabilitation Standards](#), p. 147).



**DO.** This access ramp is on the side and blends into the stone façade so as not to impact the historic character of the building ([Secretary of the Interior's Rehabilitation Standards](#), p. 148).

### Other Treatments

There are a multitude of other minor treatments that should be considered, depending on the historic building's character and identity. The following items should be considered:

- Atria, lightwells, courtyards
- Awnings
- Coatings for Porches and Decks
- Protection of Archaeological Resources

This list is only a small number of additional treatment areas that should be evaluated when considering a rehabilitation project.



**DON'T.** Installing a screened enclosure is never recommended on a front entrance area ([Secretary of the Interior's Rehabilitation Standards](#), p. 112).



**DO.** This house in Bismarck's Cathedral District restored the original columns and capitals on the porch which included scraping, painting, and straightening them using the original materials.

### Deteriorated, Damaged, or Previously Altered Structures

Repair is always preferred over replacement. Demolition should be a last resort for historic structures that have evidence of deterioration, damage, or previous alterations. Stabilizing and/or reinforcing the structure or otherwise preserving and rehabilitating the building's existing historic and physical characteristics should be explored first. When it is determined that repair is not viable, reasonable replacement of damaged, deteriorated, or missing material is fine, as long as the

replacement material is the same and compatible with the character of the structure.



**DO.** The character-defining features, including the doors, were retained and repaired in this previously deteriorated historic school corridor ([Secretary of the Interior's Rehabilitation Standards](#), p. 129).



**DO.** This project replaced only the termite-damaged wood in order to retain as much of the historic wood sill plate ([Secretary of the Interior's Rehabilitation Standards](#), p. 121).

## Additional Resources

The following additional hyperlinked resources are available online:

- [The Secretary of the Interior's Standards for the Treatment of Historic Properties](#)
- [Illustrated Guidelines for Rehabilitating Historic Buildings](#)
- [Helpful guidance for complex issues](#)
- [How-to guides on specific rehabilitation topics](#)
- [Evaluating Substitute Materials in Historic Buildings](#)
- [Planning Successful Rehabilitation Projects](#)
- [SHSND Historic Preservation Topics](#)

For additional information, contact the Community Development Department - Planning Division at 355-1840 or [planning@bismarcknd.gov](mailto:planning@bismarcknd.gov).



## MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commission

FROM: Lauren Oster, Planner

SUBJ: Upcoming Historic Preservation Month

DATE: March 15, 2024

May is Historic Preservation Month. Established in 1973 by the National Trust for Historic Preservation, it provides an avenue to promote historic places, events, and activities for the purpose of instilling national, regional, and local community pride, promoting heritage tourism, and highlighting the social and economic benefits of historic preservation.

One way to get the community involved in celebrating Historic Preservation Month is for the Historic Preservation Commission to host one or more events. Hosting an event would provide an opportunity for the Commission to interact with members of the community.

One potential event option would be to host one or more walking tours of one of the historic districts which could utilize the Historic District Walking Maps. This event would not cost any additional money but would still provide an opportunity for the public to participate and experience the historic landscape. It would also allow members of all ages to attend. Additionally, this event might interest members of the community with which the HPC normally doesn't interact.

### **Staff Recommended Action**

Discuss and provide direction on how the HPC would like to celebrate Historic Preservation Month.

**BISMARCK HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
February 21, 2024**

The Bismarck Historic Preservation Commission met on Wednesday, February 21, 2024, at 3:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5<sup>th</sup> Street. The meeting was held in person and via Zoom. Dakota Media Access was present to record the meeting and archive on freetv.org for public viewing. Chair Sakariassen presided.

Commissioners present were Michael Connelly, Damita Engel, Tory Jackson, Beth Nodland, Amy Sakariassen and John Swanson.

Staff members present were Sandra Bogaczyk – Office Assistant, Ben Ehreth – Community Development Director, Daniel Nairn – Planning Manager, Lauren Oster – Planner and Stephanie Pretzer – Assistant City Attorney.

Guest present was Bonnie Staiger – American Institute of Architects (AIA).

## **MINUTES**

Chair Sakariassen called for consideration of the minutes of the January 17, 2024, meeting of the Historic Preservation Commission.

**MOTION:** A motion was made by Commissioner Swanson to approve the minutes of the January 17, 2024, meeting of the Historic Preservation Commission. The motion was seconded by Commissioner Engel and with Commissioners Connelly, Engel, Jackson, Nodland, Swanson and Chair Sakariassen voting in favor of the motion, the motion was approved.

## **PUBLIC COMMENT**

Chair Sakariassen asked if there were any public comments.

Bonnie Staiger, representing the American Institute of Architects (AIA), offered the Commission an AIA publication which includes the Highland Acres development. Chair Sakariassen thanked Mrs. Staiger, who offered to resupply the Commission when necessary and offered Stacey Krumweide as the contact for AIA communications.

Mr. Swanson suggested offering Timeline books to the AIA and thought they might be included in future communication about Historic Preservation Commission activities. Chair Sakariassen agreed and asked staff to add them to appropriate email communication lists.

There being no further public comments, Chair Sakariassen resumed the meeting.

## **2022 HISTORIC PRESERVATION FUND GRANT UPDATE**

Ms. Oster presented images of proposed banner designs as submitted by the subcommittee.

There was discussion about the scale and appropriateness of each design and how many designs should be printed.

Staff requested final comments from members to send the project to the printers.

**MOTION:** A motion was made by Commissioner Connelly to approve Indigo Sign to print the Highland Acres Historic District banners. The motion was seconded by Commissioner Jackson and with Commissioners Connelly, Engel, Jackson, Nodland, Swanson and Chair Sakariassen voting in favor of the motion, the motion was approved.

There was discussion about creating a Talking Trails project for Highland Acres and consensus to consider it at a later date.

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

Ms. Oster updated Commission members on the availability of historical maps.

There was discussion about the National Alliance of Preservation Commissions (NAPC) Conference in Florida July 31 through August 4, 2024. There was consensus to delay a decision about naming attending commissioners until next month's regular meeting.

### **DOWNTOWN HISTORIC RESOURCES PRESENTATION**

Ms. Nodland stated that she is presenting as a private person several historic aspects of the downtown including 76 buildings and the larger district. She shared images and information, identified themes and other suggestions for consideration of how to interpret the Downtown Historic District, which is included in the meeting packet. Ms. Nodland suggested that Commissioners look at buildings from 1951 to present day to create a new historic plan for the Preservation Plan.

Chair Sakariassen and Commissioners agreed to re-explore how to present the downtown in modern ways and thanked Ms. Nodland for her presentation.

### **HISTORIC PRESERVATION GUIDE FOR NEIGHBORHOOD REINVESTMENT INITIATIVE**

Ms. Oster described the Neighborhood Reinvestment Initiative (NRI) which was unanimously approved by the Bismarck City Commission on February 13, 2024. She described the opportunity the Historic Preservation Commission has to create a local historic preservation information guide to support and educate community members interested in this initiative, as stated in the memorandum included in the meeting packet.

There was discussion about opportunities to support the initiative.

Mr. Swanson prompted staff for clarification of the mentioned interest rate noted in the meeting packet. Ms. Oster explained some financial and eligibility markers involved with the program and stated that applications would be accepted between March 18, 2024 and the end of October, 2024. She stated that the program would be re-evaluated every year

Mr. Connelly prompted staff for clarification on the possible participating financial institutions. Ms. Oster stated that interest rates are updated every year and set by the financial institution.

Ms. Engel asked staff which communities are involved in the incentive program and Ms. Oster listed several cities in North Dakota.

## **HISTORIC PRESERVATION PLAN UPDATE**

Ms. Oster summarized the updated Preservation Plan draft as directed by Commissioners and recommended discussing the possible formation of a subcommittee to prioritize actions and determine a tentative timeline to complete the plan.

There was discussion about possible members of a subcommittee after considering the updated status and steps which staff prepared and included in the meeting packet along with a draft Historic Preservation Plan.

**MOTION:** A motion was made by Commissioner Engel to approve the formation of a subcommittee to review the Historic Preservation Plan. The motion was seconded by Commissioner Nodland and with Commissioners Connelly, Engel, Jackson, Nodland, Swanson and Chair Sakariassen voting in favor of the motion, the motion was approved.

Mr. Swanson, Mr. Jackson and Ms. Engel nominated themselves to be on the subcommittee and agreed to invite community stakeholders, which staff supported to administrate.

## **REVIEW OF DRAFT HISTORIC PRESERVATION PLAN SURVEY**

Ms. Oster presented a draft survey per Commissioners' suggestions and requested members to edit and comment. She stated that it will be on the City of Bismarck website for public comment once approved and available for two weeks.

Several suggestions were made by various members for improvement to the survey questions.

There was discussion about methods for making the survey available to various ages of possible respondents including a suggestion from Ms. Nodland to include an announcement of the survey at City Commission. Mr. Connelly agreed to do so. Ms. Oster agreed to create a QR code for access to the survey.

Ms. Engel suggested that the survey might include a request for anyone wanting to participate in updating the Historic Preservation Plan, separate from the answers they provide on the survey. Mr. Nairn said yes.

## **OTHER BUSINESS**

Mr. Swanson asked about the status of the Belle Mehus renovation. Ms. Oster stated that she will follow up at the next meeting.

Chair Sakariassen asked Ms. Oster to ask Lorna Meidinger to address Historic Preservation Commission members about historic districts and what is involved in getting buildings on the National Register of Historic Places. Ms. Oster agreed to see if Ms. Meidinger is available for the March or April regular meeting.

**ADJOURNMENT**

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 4:38 p.m. to meet again on March 20, 2024, at 3:00 p.m. in the Tom Baker Meeting Room.

Respectfully Submitted,

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Sandra Bogaczyk  
Recording Secretary

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Amy Sakariassen  
Chair

DRAFT