Dickinson Historic Preservation Commission
Meeting Minutes, January 15, 2018

The Dickinson Historic Preservation Commission convened at the Museum Center at 4:05 pm.

Present: Steve Josephson, Commissioner/Chair, Planner, Stark County, Jared Twogood, Commissioner, Paige Worley, Commissioner, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, ex officio, Walter Hadley, Dickinson City Planner, ex officio, Joe Gaa, Dickinson City Administrator.

On motion of Paige and second by Steve the minutes of the December 11, 2018 commission meeting were unanimously approved.

Update on related initiatives related to or impacting Historic Preservation

- Bob provided a review of the Dickinson Research Extension Center nomination situation. There has been no response to date to the suggestion that the DREC be recognized as a Local Landmark.
- Steve reported on the public forum held on the proposed overlay district adjacent to DSU. Local residents' feedback was negative to the proposal with no supporting comments. The proposal appears to be dead.
- Steve reported on Renaissance Zone activity – an application was discussed with the Phat Fish Brewery project people but they did not submit. Steve reported that the Mayor suggested the negative public response to the DSU overlay proposal may warrant removing those five blocks from the Renaissance Zone and replacing them with a different set of blocks. Steve also mentioned that the coming 2020 census will probably allow for one more block to be added when the official city population reaches 20,000 with the possibility of a second block if the 2020 census exceeds 25,000.
- Mr. Gaa discussed the Downtown Square Project and downtown historic preservation in general, including the possibility of defining a zone where preservation might be encouraged in various ways.
- Stark Development’s Façade Improvement Program was discussed in general, Walter and Steve noting no new projects in the city of late. Mr. Gaa suggested that the HPC might be put forward as part of the review process on such projects, particularly if a historic preservation zone or target area were established.
- In general discussion it was noted that the Phat Fish Brewery project is proceeding and various target dates for completion have been reported ranging from April through June. Jared shared a façade drawing of the project which shows the original character of the building (the original NoDak DOT garage) is retained by using the original openings (windows, doors and overhead doors) rather than destroying the distinctive brickwork and original facade layout.

New Business

- Bob reported that he received a Section 106 Review mailing related to the small piece of property (278 s.f.) of US Postal Service property which is being sold for the Odyssey Theater project. The property is part of the existing alleyway and is in no way historically significant in and of itself.
Old Business

- Bob reported that a block of 9 rooms has been arranged for the April 26th CLG Conference at the Ramada Grand Dakota Hotel. Attendees will be responsible for making their own reservations and paying for their rooms. An inquiry has been sent to Amy Munson at the State Historical Society asking for feedback on locally proposed sessions at the conference and for information on what State staff intend to present.
- Bob received an email inquiry on 1/10/2019 following the DSU overlay zone public forum from an attendee who expressed an interest in joining the HPC. Bob sent Desiree Farrington basic information on the HPC as well as the city’s HPC ordinance and Citizen Interest Form. He also invited her to contact him for more information and a visit. As of this date Rita Binstock has not received the Citizen Interest Form from Ms. Farrington.

Meeting adjourned at 4:57. These minutes submitted by Bob Fuhrman, secretary pro-tem.
The Dickinson Historic Preservation Commission convened at 25 1st Avenue West at 4:04 pm.

Present: Steve Josephson, Commissioner/Chair, Planner, Stark County, Jared Twogood, Commissioner, Paige Worley, Commissioner, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, ex officio, Walter Hadley, Dickinson City Planner, ex officio, Joe Gaa, Dickinson City Administrator.

On motion of Jared and second by Paige the minutes of the January 15, 2019 commission meeting were unanimously approved.

Jared led the Commission on a tour of the building which he recently acquired. Bob distributed 1905 and 1908 Dickinson Press articles related to the building’s construction and a later fire. Jared pointed out charred from the 1908 fire as we toured the basement level and discussed his desire to possibly restore the façade of the building sometime in the future.

Update on related initiatives related to or impacting Historic Preservation

- Public Square Project - Joe reported that appraisals for the buildings on Site A had been received and that they would be considered in an upcoming meeting so there may be news on the direction of the project before our next meeting.
- Façade Improvement Program – no update.
- Dinos in Dickinson – Bob reported that the committee met to view videos on community marketing courtesy of the CVB and began to discuss some low-cost ways to bring attention to existent dinos in town via illumination, etc.
- Renaissance Zone activity – Steve noted that it has been proposed to remove 5 blocks near DSU from the Renaissance Zone and possibly replace them with 3 blocks east of downtown and 2 blocks toward the west end of Villard. These changes will be going before the Planning and Zoning Commission and then City Commission.

New Business

- Bob had an inquiry related to the H.L. Dickinson House and the possibility of it being added to the Local Landmark list. Bob sent hard copies of the Local Landmark nomination forms to the inquirer.

Old Business

- CLG Conference – Bob reported that State Historical Society staff will be presenting at least one conference session although no details have been received yet. Also, breakfast, lunch and refreshments need to be discussed at the Commission’s March meeting.
- Commission recruitment – Bob spoke with USDA/Forest Service archaeologist Troy Price and he is interested in joining the Commission. He will discuss this with his supervisor soon and let Bob know.

Meeting adjourned at 4:57. These minutes submitted by Bob Fuhrman, secretary pro-tem.
The Dickinson Historic Preservation Commission convened at the Dickinson Museum Center at 4:13 pm.

Present: Steve Josephson, Commissioner/Chair, Planner, Stark County, Jared Twogood, Commissioner, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, ex officio, Walter Hadley, Dickinson City Planner, ex officio. Excused – Paige Worley.

On motion of Jared and second by Steve the minutes of the February 12, 2019 commission meeting were unanimously approved.

CLG Conference
Bob provided an update on the April 26 conference and distributed a draft agenda which has been approved by State Historical Society staff. Details on the use of the Library Community Room have been arranged with Rita Ennen as has her program on the Library building. A draft walking tour map for the afternoon session was discussed and Bob reported that he was expecting a quote on conference food and refreshments by the end of the week (distributed via email on 3/14). The SHSND has sent out the save-the-date postcard.

Update on related initiatives related to or impacting Historic Preservation
• Renaissance Zone activity – Steve reviewed the modifications to the Renaissance Zone and noted Bob will be providing an opinion on structures of possible historic significance in the new blocks.
• Public Square Project-Walter reported that the project is shifting to Site B and that JLG is working on translating the elements of the initial design to the new site. A substantial savings related to no building acquisition and demolition costs was a significant factor in the change of venue.
• Walter also noted that the City is advertising for a firm to undertake a feasibility study for an events center in Dickinson.

New Business
• Bob noted that changes to the National Register program have been proposed and that he will send out a link to Commission members.

Old Business.
• Commission recruitment – Bob reported that Forest Service archaeologist Troy Price has received permission from his superiors allowing him to serve on the HPC. Bob sent him the Citizen Interest Form to start the process.

Meeting adjourned at 5:00. These minutes submitted by Bob Fuhrman, secretary pro-tem.
Dickinson Historic Preservation Commission  
Meeting Minutes, May 14, 2019

The Dickinson Historic Preservation Commission convened at the Dickinson Museum Center at 4:07 pm.

Present: Steve Josephson, Commissioner/Chair, Planner, Stark County, Jared Twogood, Commissioner, Troy Price, Commissioner, Paige Worley (via telephone), Commissioner, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, ex officio, Walter Hadley, Dickinson City Planner.

On motion of Jared and second by Paige the minutes of the March 12, 2019 commission meeting were unanimously approved. (There being no quorum, there were no official minutes from April.)

CLG Conference Review
The Commission generally agreed that the conference, which was attended by 20 CLG representatives and staff, was a success. Bob reported that the paperwork for reimbursement of catering expenses has been submitted to the State CLG office.

Update on related initiatives related to or impacting Historic Preservation
- Renaissance Zone activity – Steve reviewed the program for new Commissioner Troy Price and reported that the City Commission approved a resolution to extend the Renaissance Zone program in Dickinson for 5 years. That renewal will take effect on 7/1/2019. Steve also reported that American Bank Center is planning a new headquarters building downtown and that he is expecting a Renaissance Zone application for the project.
- Public Square Project-Walter reported that preliminary plans for Site B should be coming out soon and that the project might be designed for phased installation.
- Façade Improvement Program-Jared noted that the Phat Fish Brewing project might be tapping the façade program.
- Dinos in Dickinson-Bob reported that the museum is looking at exterior illumination for the re-bar dinosaur statues at the Museum Center and at the intersection of 3rd Ave W and Museum Drive W. Walter is trying to interest Parks and Recreation in illuminating the T-Rex at the Waterpark.

Old Business.
- Fire Station #1 local landmark status-Bob reported that he has completed a draft nomination for designating of Fire Station #1 a Local Landmark. He will investigate City Commission and HPC minutes to see how properties were formally designated in the past. In discussing how local landmark buildings/sites might be marked it was suggested that a standardized sign or plaque would be appropriate. Steve also suggested that a small ceremony recognizing the designation would be appropriate and a good way to promote the Local Landmark program.

New Business
- None

Meeting adjourned at 5:01. These minutes submitted by Bob Fuhrman, secretary pro-tem.
The Dickinson Historic Preservation Commission convened at the Dickinson Museum Center at 4:16 pm.

Present: Steve Josephson, Commissioner/Chair, Planner, Stark County; Jared Twogood, Commissioner; Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, ex officio.

On motion of Jared and second by Steve the minutes of the May 14, 2019 commission meeting were unanimously approved.

Update on related initiatives related to or impacting Historic Preservation
- Renaissance Zone activity – Steve reported two projects currently in application process: 1. American Bank Center’s new headquarters and; 2. Infinity Real Estate is planning offices on West Villard via a renovation project. Steve also reported that the State confirmed its approval of the 5 year extension for Dickinson’s Renaissance Zone program.
- Public Square Project-No new information.
- Façade Improvement Program-No new information.
- Dinos in Dickinson-No new information.

Resolutions for Local Landmarks
Bob examined past HPC and City Commission minutes and reported that the City Commission was not asked to recognize the original five local landmark properties or the 2012 addition via City Commission resolution although the Commission did approve the program itself on 5/5/2008. Bob presented a draft resolution for the City Commission in which it would acknowledge the first 6 local landmark properties and also approve HPC’s recommendation to add Fire Station #1 to the Local Landmark Register. As there were no addition or suggestions from the Commission Bob was instructed to have the City Attorney review the resolution for a possible July 2nd presentation at the City Commission. When the resolution is finalized Bob will circulate it to the HPC members.

In the meantime Bob will ask Mayor Decker to sign the nomination form for Station #1 as it is a city property. When it has been signed Bob will distribute it to HPC members and Steve will ask for an electronic vote on acceptance, this vote being taken electronically to facilitate the resolution for July 2nd.

Old Business
- Reimbursement CLG conference costs
  Bob reported that we have been reimbursed for the conference expenses and that Amy Munson of the State Historical Society informed him that she has filed the grant paperwork for the full available amount of $1500 which would allow the Commission $690.97 for another project. It was discussed and agreed that Bob should inquiry if those funds might be used for creating Local Landmark markers for the 6 existing properties and also Fire Station #1.

New Business
- Steve, Jared and Bob will be meeting on Wednesday June 19 at 10am at City Hall to discuss design ideas for local landmark markers. Bob will issue an email invitation to all HPC members who might wish to attend that meeting.

Meeting adjourned at 5:01. These minutes submitted by Bob Fuhrman, secretary pro-tem.
The Dickinson Historic Preservation Commission convened at the Dickinson Museum Center at 4:15 pm.

**Present:** Steve Josephson, Commissioner/Chair, Planner, Stark County, Troy Price, Commissioner, Walter Hadley, Dickinson City Planner, *ex officio*, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, *ex officio*.

**Minutes** On motion of Troy and second by Steve the minutes of the June 19, 2019 commission meeting were unanimously approved.

Update on related initiatives related to or impacting Historic Preservation
- Renaissance Zone activity – Steve reported that the American Bank project and the Infinity Real Estate project were both approved by the City Commission. Steve also reported that the proposed Italian restaurant project on Sims Street would go to the Planning and Zoning Commission next week.
- Public Square Project-Walter reported that the proposal for a land swap between the City and American Bank for the corner lot adjacent to Site B was under consideration.
- Façade Improvement Program-No new information.

**Local Landmarks Plaques**
Bob presented an overview of several styles of plaques from different cities to begin the discussion related to how to identify Dickinson’s Local Landmark sites/buildings. The problems associated with sidewalk-mounted signage were discussed (upkeep and maintenance, obstructing efficient clearing of snow and ice and possible vandalism) along with the general feeling that larger building-mounted signage also had drawbacks (obscuring a building’s historic look, damaging original finishes, etc.). The concept of using one or more free-standing Local Landmark kiosks in the area was discussed, using the example from Vicksburg, Mississippi illustrated in the presentation. Walter discussed the possibility of incorporating this concept in the creation of a downtown plan that he will be working on this winter.

Steve directed Bob to distribute the slides from his presentation to the entire Commission so that we could continue the discussion at the September meeting.

**Old Business**
Bob reported that there are no pending Local Landmark nominations and that the NDSU Experiment Station nomination for the National Register is on hold until a new Superintendent for the Station is selected and installed.

**New Business**
None.

Meeting adjourned at 5:03 on motion by Troy. These minutes submitted by Bob Fuhrman, secretary *pro tem.*
The Dickinson Historic Preservation Commission convened at the Dickinson Museum Center at 4:08 pm.

Present: Steve Josephson, Commissioner/Chair, Planner, Stark County, Troy Price, Commissioner, Paige Worley, Commissioner, Jared Twogood, Commissioner, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, ex officio.

Minutes On motion of Paige and second by Jared the minutes of the August 13, 2019 commission meeting were unanimously approved.

Update on related initiatives related to or impacting Historic Preservation
- Renaissance Zone activity – Steve reported that the Italian restaurant project on Sims was approved by the City Commission and will go to the State for final approval soon. Also, the American Bank center project and the Infinity Real Estate project have both been approved by the State. A new RZ project located on West Villard will be presented to the Planning & Zoning Commission next week.
- Public Square Project-No update.
- Façade Improvement Program-The Italian restaurant project is believed to be applying to for the Façade Improvement program. The Luckies project on the corner of 10th Avenue East and East Villard will also apply for this program.

Local Landmarks Plaques
The commission discussed the kiosk concept for identifying the location of Local Landmarks in the downtown area and concepts related to a design of a Commission logo for inclusion on markers and Commission publications. Jared has volunteered to sketch some design concepts. The use of building date makers was discussed and Bob will investigate that further with the State historical Society’s Office of Historic Preservation.

Old Business
Steve reported that he and Walter have placed the new design manual for the downtown in the hands of City support staff for desktop publishing layout. Steve hopes to have manual available for HPC review in the future.

New Business
None.

Meeting adjourned at 5:02 on motion by Troy. These minutes submitted by Bob Fuhrman, secretary pro-tem.
The Dickinson Historic Preservation Commission convened in an informal session due to lack of quorum at the Dickinson Museum Center at 4:12 pm.

**Present:** Steve Josephson, Commissioner/Chair, Planner, Stark County, Walter Hadley, Director of Planning, City of Dickinson, ex officio, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, ex officio.

**Minutes – approval of the September minutes was deferred.**

Update on related initiatives related to or impacting Historic Preservation
- Renaissance Zone activity – it was mentioned that a new Ren Zone project will be coming forward soon.
- Public Square Project—a discussion on how to treat the lower part of the north wall of the National Register Elks Building to make it more attractive as it will be readily visible from the Public Square site.

**Local Landmarks Plaques**
Jared’s draft logo designs for the Commission were discussed along with layout styles for the proposed building date plaques.

**Old Business**

**New Business**

The session ended at 5:12. This summary submitted by Bob Fuhrman, secretary pro-tem.
The Dickinson Historic Preservation Commission was called to order by the Chair 4:18 pm at the Dickinson Museum Center.

**Present:** Steve Josephson, Commissioner/Chair, City/County Planner, Troy Price and Jared Twogood, Commissioners, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, *ex officio*. Excused Paige Worley.

**Minutes**

Jared moved approval of the September 10th minutes, second by Troy and unanimously approved. Meeting summary of October 8th filed for information – no quorum being present hence no official meeting.

**Update on related initiatives related to or impacting Historic Preservation**

- Renaissance Zone activity – Steve reported that work on the Villard Street realty office project is proceeding and that the foundation work at the American Bank site is well underway. No updates on the Charbonneau or Italian restaurant projects reported.
- Public Square Project – No new information on the Public Square was available; the commission discussed the general development of the area including the new American Bank Center, the Public Square, the Library expansion and the possible relocation of City Hall.
- Façade Improvement Program – No update available.

**Old Business**

Local Landmarks Plaques - Modifications to the designs provided by Jared were reviewed and discussed. Jared will integrate design suggestions into his illustrations in order to allow for the concept to be submitted to the State Historical Society. Bob will circulate the list of downtown buildings suggested thus as being eligible for the date plaques – the process of applying for plaques and criteria for granting also being discussed.

**New Business**

None.

The meeting was adjourned at 5:02 on motion of Troy. These minutes submitted by Bob Fuhrman, secretary *pro-tem.*
The Dickinson Historic Preservation Commission was called to order by the Chair 4:15 pm at the Dickinson Museum Center.

Present: Steve Josephson, Commissioner/Chair, City/County Planner, Troy Price and Jared Twogood, Commissioners, Walter Hadley, Dickinson City Planner, ex officio, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, ex officio. Excused Paige Worley.

Minutes
Jared moved approval of the November 12th minutes, second by Troy and unanimously approved.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – Steve reported that work on the Villard Street realty office project is nearly complete. No updates on the Charbonneau project and the Italian restaurant project is awaiting an appraisal.
- Public Square Project – Walter mentioned that the building swap between the City and American Bank Center seems to be on track to happen and adds to the general focus of downtown redevelopment in the area of Site B.
- Façade Improvement Program – Bob shared that Ryan Jilek reported that the FIP has invested $460,000 in local projects.
- Streetscape Project – Walter discussed his upcoming winter work on the downtown streetscape plan which will include plans for amenities such as benches, planters, public art, etc.
- Library Expansion Project – Steve reported that the Library Foundation (of which he is a member) is considering hiring an outside fund-raising consultant; the possibility of completing the expansion in stages has been discussed but no decision at this time.
- Jared noted that the new director of the Downtown Association has a lot of enthusiasm for the position and is putting in a lot of effort on the DDA’s holiday events.

Old Business

Local Landmarks Plaques – Due to the very recent arrival of a new member of the Twogood Family Jared has not completed his modifications to the date plaque design as discussed in November but will be attending to this soon. Bob presented his initial list of possible existing buildings to be marked with the date plaques and a formal process for granting date plaques by the HPC was discussed.

New Business

Meeting dates for 2020 – general consensus called for continuing to meet on the second Tuesday of each month at 4 pm.

Information from Troy – Troy reported that he will be in Wisconsin for a 4 month assignment for the Forest Service but should be available via telephone for meetings as his work there allows. He will be going to Wisconsin in January.

The meeting was adjourned at 5:04 on motion of Troy. These minutes submitted by Bob Fuhrman, secretary pro-tem.