

**Dickinson Historic Preservation Commission
Meeting Report January 14, 2020**

The Dickinson Historic Preservation Commission was called to order by the Chair 4:15 pm at the Dickinson Museum Center, it being noted that a quorum was not present.

Present: Steve Josephson, Commissioner/Chair, City/County Planner, Walter Hadley, Dickinson City Planner, *ex officio*, Bob Fuhman, Historic Preservationist/Museum Director, City of Dickinson, *ex officio* and Steve Manion, archaeologist with the Bureau of Land Management.

Minutes

Due to the lack of a quorum the December 10th minutes were not reviewed or approved.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – Steve reported that the Infinity Real Estate project should receive its certificate of occupancy soon and the Italian restaurant project will be seeking another location. Four other potential Ren. Zone projects are in the discussion stage, Steve will keep us apprised.
-
- 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 reported there was no new information.
- Façade Improvement Program – no new information.

Old Business

Local Landmarks Plaques – Bob distributed materials related to historic building plaques programs in Milwaukee, Ann Arbor, Tampa and New Haven. Commissioners are asked to review these samples to provide feedback on what Dickinson might put in place.

New Business

Steve Manion was introduced as being interested in serving on the HPC. Bob provided him with a Citizen's Interest Form.

Bob distributed copies of the city's Historic Preservation Ordinance and Steve suggested that the commission review the ordinance for any possibly changes, updates or improvements.

The meeting was informally adjourned at 5:00. This summary submitted by Bob Fuhman, secretary *pro-tem*.

**Dickinson Historic Preservation Commission
Meeting Report February 11, 2020**

The Dickinson Historic Preservation Commission was called to order by the Chair 4:06 pm at the Dickinson Museum Center, it being noted that a quorum was not present.

Present: Steve Josephson, Commissioner/Chair, City/County Planner, Troy Price, Commissioner (via telephone), Walter Hadley, Dickinson City Planner, *ex officio*, Bob Fuhman, Historic Preservationist/Museum Director, City of Dickinson, *ex officio*.

Minutes

Minutes of December 10th were approved with a typo correction on motion of Steve with second by Troy, unanimously carried. The meeting report of January 14th (which had no quorum and thus was not an official meeting) was filed.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – Steve reported on three in-process applications:
 1. Odyssey Theater project – Walter is working with Odyssey on design standards to meet zoning district requirements.
 2. The restaurant project on 2nd Street West will be going to the Planning and Zoning Commission on 3/18/2020. Design standards are also being discussed.
 3. A potential Renaissance Zone project in the old Ivanhoe Building on East Villard was discussed – development of ground floor retail and apartment space above having been mentioned. Also – it was noted that the Infinity Real Estate project is finished and awaiting the certificate of occupancy. Further, Steve reported that the 2020 census results could result in up to two more square blocks becoming available under state statute.
- Public Square Project – Walter reported there was no new information.
- Façade Improvement Program – no new information.
- Bob reported that the Museum Center has received a State Historical Society of North Dakota grant to assist with restoration work on the old South Heart Depot in Prairie Outpost Park.
- Steve reported on grant programs related to planning partnerships and Main Street Vibrancy which were discussed at a Vision West function.
- Steve also discussed the downtown overlay district and some potential changes to be discussed at the Planning & Zoning Commission.

Old Business

Local Landmarks Plaques – no report.

New Business

There was a general discussion/review of the City's Historic Preservation Ordinance with it being noted that Paige Worley's term is up for renewal in June 2020 and Steve, Jared and Troy's terms are up for renewal in 2022. It was agreed to review the powers of the commission as described in the ordinance pursuant to discussion at the March meeting. It was also noted that the formal election of the Chair for 2020 needed to be held at the March meeting.

The meeting was informally adjourned at 4:55 on motion of Troy. These minutes submitted by Bob Fuhman, secretary *pro-tem*.

**Dickinson Historic Preservation Commission
Minutes June 9, 2020**

The Dickinson Historic Preservation Commission was called to order by the Chair 4:03 pm at Dickinson City Hall.

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

Minutes

There being no quorum at the February 11, 2020 meeting the informal meeting report was circulated and accepted for filing on motion of Troy and second by Steve Manion, unanimously carried.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – Steve reviewed the status of projects
 1. Odyssey Theater project – following City Commission action to reacquire the property under the terms of the contract it was noted that a second public hearing on the matter may resurrect the project – awaiting developments.
 2. The status of the restaurant project on 2nd Street West is unknown.
 3. The American Bank Center project continued progressing during the Covid-19 shutdowns.
 4. The Charbonneau Lube Shop project is apparently on hold.
 5. Steve noted that the 2020 census could impact Dickinson's Renaissance Zone – for each 5,000 in population one square block can be added to the zone under state regulations.
- Public Square Project – Walter reported there was no new information.
- Façade Improvement Program – no new information.

Old Business

Local Landmarks Plaques – Jared will be cleaning up the proposed building marker design. Bob reported on potential buildings that could be marked – all the currently designated Local Landmark buildings (Courthouse, Library, Post Office, Fire Station #1, DSU buildings, Elks building and the I.O.O.F. Lodge/J.P. Moir building) as well as several historic business blocks in the downtown.

New Business

There was a general discussion/review of the City's Historic Preservation Ordinance, it was agreed to review the powers of the commission as described in the ordinance pursuant to discussion at the July meeting. It was also noted that the formal election of the Chair for 2020 needed to be held at the March meeting.

The meeting was adjourned at 4:59 on motion of Troy. These minutes submitted by Bob Fuhrman, secretary *pro-tem*.

PLEASE NOTE: the formal election of the Chair for 2020 needs to be held at the July meeting.

Dickinson Historic Preservation Commission
Minutes July 14, 2020

The Dickinson Historic Preservation Commission was called to order by the Chair 4:15 pm at Dickinson Museum Center's Osborn Room.

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

Minutes

The Minutes of June 9, 2020 were approved on motion of Steve Manion, second by Steve Josephson, unanimously carried.

Election of Chair for Balance of 2020

Steve Josephson stepped out of the chair and invited Secretary *Pro tem* Fuhrman to conduct the vote for Commission Chair. Steve Manion moved unanimous consent of the re-election of Steve Josephson as Chair for the remainder of 2020. Passed without dissent.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – Steve reviewed the status of projects
 1. Odyssey Theater project – the cancellation of the Odyssey project was discussed.
 2. There has been some progress related to windows for the restaurant project on 2nd Street West.
 3. Ponderosa Liquor is looking to expand into the old Visionary Eyecare space and may be a Ren. Zone project.
 4. Steve noted that the 2020 census could impact Dickinson's Renaissance Zone – for each 5,000 in population one square block can be added to the zone under state regulations.
- Public Square Project – Walter reported that new plans for Site B may be public soon.
- Façade Improvement Program – there is discussion the Ponderosa Liquor project may access the FIP for assistance.

Old Business

Local Landmarks Plaques – Jared's rectangular design was selected and Bob was directed to get a quote on costs and to ask Jared for color suggestions for the design.

Historic Preservation Ordinance – to date there have been no suggestions for changes or additions to the ordinance.

The meeting was adjourned at 5:05 on motion of Steve Manion.

These minutes submitted by Bob Fuhrman, secretary *pro-tem*.

**Dickinson Historic Preservation Commission
Minutes August 11, 2020**

The Dickinson Historic Preservation Commission was called to order by the Chair 4:12 pm at the Dickinson museum Center.

Present: Steve Josephson, Commissioner/Chair, City/County Planner, Steve Manion, Commissioner, Jared Twogood, Commission, Walter Hadley, Dickinson City Planner, *ex officio*, Bob Fuhman, Historic Preservationist/Museum Director, City of Dickinson, *ex officio*.

Minutes

The minutes of the July 14, 2020 meeting were approved on motion of Steve Manion, second by Steve Josephson, unanimously approved.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – Steve indicated that Ponderosa Liquor was expected to participate in the program.
- Public Square Project – Walter reported that although there were City funds set aside for the project the Downtown Dickinson Association's fund-raising success would shape the final project. Design proposals for the current site would be forthcoming.
- Library expansion project – Steve had no new information to report.
- Façade Improvement Program – no new information.

Old Business

Local Landmarks Plaques – Bob had hoped to have a sample of his Prairie Outpost Park signs to share as an example of material and printing, unfortunately he has not received his signs yet. When he does he will share images via email. Also, he reported that it might still be possible to use funds left over from the CGL conference grant to purchase the initial batch of landmark signs if this can be done before the end of September.

Historic Preservation Ordinance Review – Walter has provided some feedback and Steve has offered to share around the MSWord version of the text for ease of notation and tracking of proposed changes.

New Business

Bo reported that he had completed the CGL Program Review for the State historic Preservation Office. It was suggested that our commissioners and staff review the Citizen's Guide to Section 106 reviews – Bob will forward the link to Commission members.

The meeting was adjourned at 5:01 on motion of Steve Manion. These minutes submitted by Bob Fuhman, secretary *pro-tem*.

**Dickinson Historic Preservation Commission
Minutes October 13, 2020**

The Dickinson Historic Preservation Commission was called to order by the Chair 4:11 pm at the Dickinson museum Center.

Present: Steve Josephson, Commissioner/Chair, City/County Planner, Steve Manion, Commissioner, Troy Price, Commissioner (via conference call) Walter Hadley, Dickinson City Planner, *ex officio*, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, *ex officio*.

Minutes

The minutes of the August 11, 2020 meeting were approved on motion of Steve Manion, second by Troy, unanimously approved.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – No updates on projects save that the new American Bank Center looks to be on schedule.
- Public Square Project – Walter reported that timing for clearing of the lot for the Public Square is unclear, as is the timetable for the relocation of City hall to the historic American Bank Center structure (former Merchants' and then Liberty National Banks). The state of the original back (north) wall of the structure was discussed and bob will attempt to find any relevant historic photos.
- Walter did note that he has benches, planters, tree grates and trees lined-up for use downtown.
- Façade Improvement Program – no new information.

Old Business

Local Landmarks Plaques – It was generally agreed to develop a plan for implementation of the local landmark program. Bob will undertake this.

Historic Preservation Ordinance Review – Bob will take Walter's written notes on ordinance updates and create a track-change document for distribution to HPC members.

New Business

Bob reported that the deadline for work under the State Historical Society's Cultural Heritage Grant for preservation work on the South Heart Depot in Prairie Outpost Park has been extended to June 2022.

The meeting was adjourned at 4:57 on motion of Steve Manion. These minutes submitted by Bob Fuhrman, secretary *pro-tem*.

**Dickinson Historic Preservation Commission
Minutes November 10, 2020**

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, Steve Manion, Commissioner, Troy Price, Commissioner, Walter Hadley, Dickinson City Planner, *ex officio*, Bob Fuhrman, Historic Preservationist/Museum Director, City of Dickinson, *ex officio*.

Minutes

The minutes of the October 13, 2020 meeting were approved on motion of Troy, second by Steve Manion, unanimously approved.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – No updates at present.
- Public Square Project – No specific updates at present. Bob did report that as of 1983 the back walls of the historic buildings that will become the new Dickinson City Hall complex were exposed at the alley and looked to be in good shape, this being discussed the previous month in terms of how these buildings would impact visually on the planned Public Square location adjacent to the north. No date for the City Hall occupancy has been advanced yet.
- Façade Improvement Program – no new information.

Old Business

Local Landmarks Plaques – Bob showed the metal material the museum has been using for outside signs. It was generally agreed that this material at the demonstrated thickness would be sufficient. Bob will be getting a bid for the cut-off plaque design. Bob also reviewed the initial list of properties to be proposed for marking, it being planned to inform the City Commission at the next Work Session before proceeding. Addition of the new City hall complex as a local historic landmark was also discussed. Research on the three structures was recently completed. By Bob. Bob will be drafting the property owner letter related to offering marking as an historic landmark.

Historic Preservation Ordinance Review – Walter's notes on updates to the ordinance were discussed, it being requested that all commissioners consider any other changes/improvements for the December meeting.

New Business

None.

The meeting was adjourned at 5:05 pm on motion of Steve Manion. These minutes submitted by Bob Fuhrman, secretary *pro-tem*.

**Dickinson Historic Preservation Commission
Minutes December 8, 2020**

The Dickinson Historic Preservation Commission was called to order by the Chair 4:08 pm at the Dickinson Museum Center.

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

Minutes

The minutes of the November 10, 2020 meeting were approved on motion of Troy, second by Jared, unanimously approved.

Update on related initiatives related to or impacting Historic Preservation

- Renaissance Zone activity – Steve discussed the possible implications of the 2020 Federal Census for the Ren Zone – if Dickinson's population exceeds 20,000 one more block can be designated (virtually certain); if the census count is at least 25,000 a second block additional could be designated.
- Public Square Project – No specific updates at present.
- Façade Improvement Program – no new information.

Old Business

Local Landmarks Plaques – Bob reported that HPC is on the Commissioners Work Session agenda for December 15th when he will report on the Local Landmark building marker initiative. He also presented the draft text of the property-owner letter regarding the program and confirmed that when the 'new' City Hall complex is added to the landmark roster there will be twelve buildings to mark. The markers as selected by the HPC will run \$29.80 per marker, the funds for which will be charged to Walter's Downtown Improvement Funds.

Historic Preservation Ordinance Review – A gentle reminder was shared that Commissioners should have any suggestions for changes to the ordinance ready for the HPC to consider in the near future.

New Business

None.

The meeting was adjourned at 4:57 pm on motion of Steve Manion. These minutes submitted by Bob Fuhrman, secretary *pro-tem*.