

LOCAL LANDMARK NOMINATION FORM

I. Name of Property

Current Name (The name the property is currently known under): **KDIX Building**

Historic Name (if applicable): **KDIX Broadcasting Studio** (1948 Sanborn Map)

Other Names (Any other names the property has been known under): _____

II. Location/Geographic Information

Address: **119 2nd Avenue West**

City or town: Dickinson State: ND Zip Code: 58601

Subdivision/Addition: **Original Plat** Lots: **7, 8 & 9** Block: **14**

Township: **139N** Range: **96W**

Quarter Section: **SW** Section: **3**

Square footage (structures)

Original Structure: **3392 s.f.**

Addition #1(if applicable): **1600 s.f.** Date (if known or mark 'circa'): **1951**

Addition: #2 (if applicable): **875 s.f. (est.)** Date (if known or mark 'circa'): **1970**

Addition: #3 (if applicable): _____ Date (if known or mark 'circa'): _____

Acreage (if site): _____

III. Property Ownership

Present Owner(s) Name: **Darlene Leiss**

Address: **439 9th St. E**

City or town **Dickinson** State **ND** Zip Code **58601**

Phone number (H) _____ (W) **(701) 225-5133** (C) _____

Email: **KDIXbusiness@ndsupernet.com**

IV. Property Classification

Resource Classification: Structure Multiple Structures _____ Site _____ Other _____

Private Public ___ Federal ___ State ___ Local Municipality ___

V. Property Condition

Condition:

Good – No obvious signs of structural failure, missing elements or material decay (missing/peeling finishes, rot, oxidation, missing mortar, cracked stone, brick or concrete, worn roofing, etc.)

___ Fair – Some signs of wear and tear but no obvious signs of missing elements, structural failure or significant material decay.

___ Deteriorated – Obvious signs of significant material decay, signs of possible structural failure (sagging or sinking of the structure, foundation cracks) or missing elements.

___ Ruins – Significant decay of structure/materials, missing elements, total or partial disrepair.

___ Other – Please use the box below to describe the condition of your property/site if you feel the need to elaborate on its condition.

VI. Property Usage

Original Location? Yes No ___ If No, Date of Move: _____

Historic Use: **Radio/TV station** Current Use: **Radio station, office rental space**

VII. Construction

Year of Construction: **1950-51, opened February 1951.**

Original Owner: **Dickinson Radio Association**

Architectural Style: **Mid-Century Modern**

Architect: **Unknown**

Builder/General Contractor: **Turner Incorporated**

Architectural/Site Description: *Please describe the architecture in the case of structure(s) including any alterations. In the case of a site please include significant foliage/plantings, structural remainders and any significant traces of human activity (firepits, excavations, etc.) in your description.*

The KDIX building is a Mid-Century Modern structure featuring an expansive glass-block front, the southern end of the glass block installation curving back to the recessed entryway's double glass doors.

History: Construction of the original KDIX building was begun in 1950 and completed and occupied in late January 1951. It is located on lots 7 and 8 of Block 14 of the original town plat of Dickinson, on what was then a residential block, across the street from the original Dickinson Armory (later converted to the City Hall/Community Building). The site was selected by L. W. Veigel, a member of the Dickinson Radio Association board who was, at the time, consulting engineer for both the City of Dickinson and Stark County government.

The building is constructed of rose-colored brick facing (of various hues) "to harmonize with the surrounding residences" and originally included offices for management and sales staff, production center, newsroom, control room, music room, two smaller broadcasting studios and a spacious audience studio which could accommodate up to 75 people. The original building also has a full basement. An unattributed newspaper clipping (circa January 1951) from the KDIX scrapbook noted the building "houses the new \$80,000 studios and offices of Radio Station KDIX, Dickinson." Originally flat-roofed, a peaked roof was added to the structure in the summer of 2002, likely to improve rain and snow melt runoff.

Also in 1951, an addition was built on the west side of the original structure. This expansion provided warehouse space and may have been constructed in anticipation of the eventual addition of television broadcasting facilities which occurred in 1956 when Dickinson Radio and TV Corporation began carrying programming from various networks (though it was primarily a CBS affiliate).

In September 1970 a 60' x 141' section of City-owned Lot 9 of Block 14 (parcel #0010-1400-0900 – south of and adjacent to the KDIX property) was designated a municipal "mini-park." Development of the park (\$22,000 financed equally by a State Outdoor Recreation Agency grant and city funds) was not completed until 1972, by which time a telephone booth and playground equipment had been installed and a small restroom structure was added – attached to the existing KDIX building at the rear of the lot, along the alleyway. The City Hall janitor was designated to maintain the structure and water the park's grass. The mini-park was dedicated in September 1972 with the park open daily from 8 AM to 9:30 PM with Dickinson Police Department personnel tasked with locking the restrooms each evening. In 1974 it was decided to close the mini-park for two months during the winter. By 2000 declining usage made the mini-park site surplus to needs and it was advertised for sale, Lee Leiss buying the parcel for \$3500.

VIII. Significance

In order to designate a structure or site as a Local Landmark, it should be at least 50 years old and should retain historic or architectural integrity. In addition, at least one of the criteria listed below must apply to the subject of the nomination. While any of the illustrative examples for the criteria are based on widely known structures/sites, please understand that this is a **Local Landmark** nomination and that these criteria should be thought of in terms of the history of Dickinson and the surrounding region – for instance, a building designed by a well-respected or notable regional architect could be nominated as representing the work of a ‘master.’ Please check all criteria that apply:*

X It represents distinctive characteristics of a type, period, type of construction, or use of materials - **Mid-Century Modern, incorporating glass block on the southern (street-facing) façade and in smaller windows along the north and south facades**

X It is associated with or is the location of a significant local, state or national event. **Dickinson’s first radio (1951) and television (1956) station in a purpose-built structure.**

*Historic or Architectural Integrity – refers to “the ability of the property to convey its significance.” See *Seven Aspects of Integrity* - https://www.crt.state.la.us/Assets/OCD/hp/nationalregister/nationalregistry101/101_-_Seven_Aspects_of_Integrity.pdf

IX. Statement of Historical Significance

Include significant dates, persons, areas, and periods; use continuation sheet if needed.

KDIX, owned by the Dickinson Radio Association, was the first radio station in Dickinson, North Dakota. Broadcasting began on May 16, 1947, operating at 250 watts from the second floor of the Liberty National Bank building at 28 1st Avenue West (formerly the Merchants National Bank building, now part of the Dickinson City Hall complex).

Construction of the KDIX studio building at 119 2nd Avenue West was begun in 1950 with the studios becoming operational beginning in late January 1951. A warehouse space addition, also dated 1951, was attached to the west end of the original structure. In 1956 KDIX added television broadcasting (though that operation was sold in the early 1980s). The Dickinson Radio Association sold the station to Stan and June Deck in 1959, they in turn selling the station to Lee and Darlene Leiss in December of 1992. Mr. Leiss passed away in 2012, his wife remains owner and Director of Operations at KDIX.

X. Bibliography and Sources of Information

List all sources of information, references, literature, book titles, articles, etc.; use continuation sheet if needed.

KDIX Scrapbook, private collection.

Kdix.com, business website with historical content.

Dickinson Press newspaper, various dates.

Dickinson: Serving the People of Southwestern North Dakota, undated booklet, believed to be c.1975.

North Dakota Cultural Resources Survey Site Form 32SK00322 (119 2nd Avenue West, Dickinson, ND).

Dickinson City Assessor file, 119 2nd Ave. W.

XI. Nomination Prepared By:

Name: Robert Fuhrman

Address: 188 Museum Drive E

City or town: Dickinson State: ND Zip: 58601

Phone number (H) _____ (W) (701) 456-6225 (C) (701) 260-7702

Email: robert.fuhrman@dickinsongov.com

XII. Owner Consent (must be notarized)

I, **Darlene Leiss**, certify that I am the:

sole owner

partial owner of the property located at:

Address: 119 2nd Ave West

City or town: Dickinson State: ND Zip 58601

and I hereby give my written consent and approval for this property's nomination as a Dickinson Historic Landmark and to the release and disclosure of the information contained in the Nomination Form to the public.

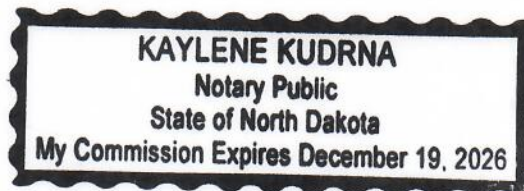
Darlene Leiss
Signature

3/18/2026
Date

Subscribed and sworn to before me, in my presence, this 18 Day of February, 2026

A Notary Public in and for the county and state of: North Dakota

Kaylene Kudrna
Notary Public Signature

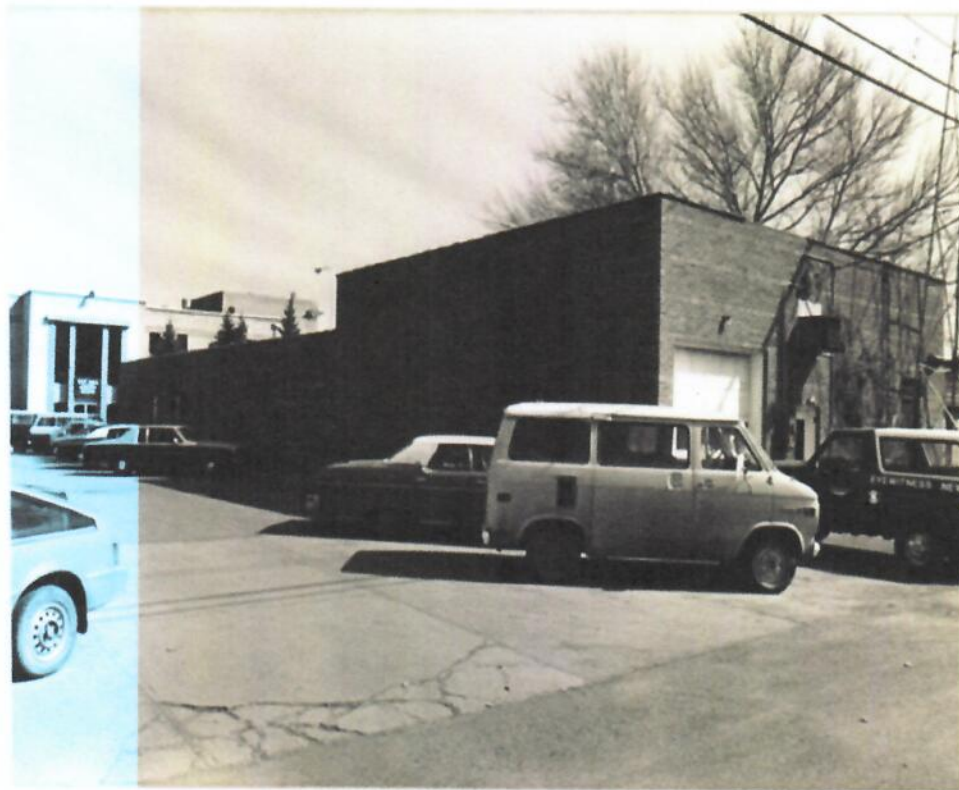


Site Views



View from southeast

Roll # 9 Frame #32



View from northwest

Roll # 9 Frame # 33

Source: North Dakota Cultural Resource Survey Site Form #32SK322, 119 2nd Ave. W



Source: Google Street View, Front (east) Façade, August 2019



Source: Google Street View, North Façade, July 2021



Source: Google Street View, South Façade, August 2019



Source: Staff Photo, West Façade (north end alley view), January 26, 2026.



Source: Staff Photo, West Façade (center alley view), January 26, 2026.



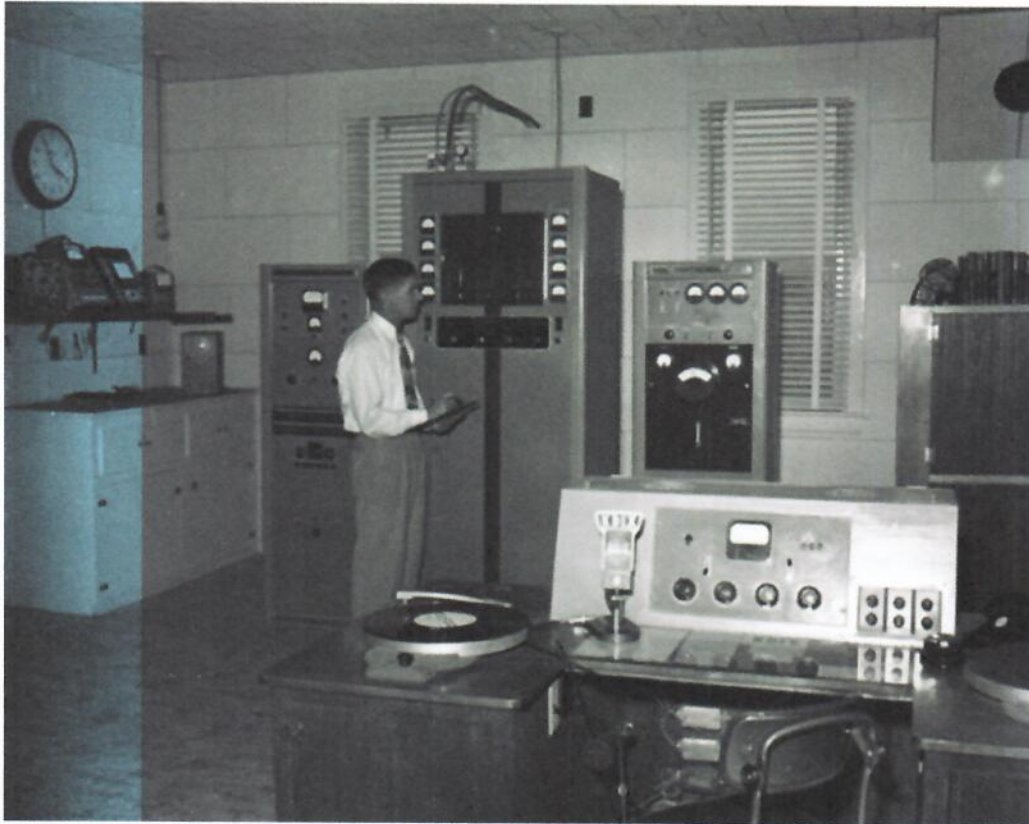
Source: Staff Photo, West Façade (south end alley view), January 26, 2026.



"KDIX studio" (KDIX_1947_1), Southwestern North Dakota Digital Archive at the Dickinson Museum Center



"KDIX studio" (KDIX_1947_2), Southwestern North Dakota Digital Archive at the Dickinson Museum Center



"KDIX studio" (Radio-Tower-004), Southwestern North Dakota Digital Archive at the Dickinson Museum Center



"KDIX studio" (Radio-Tower-005), Southwestern North Dakota Digital Archive at the Dickinson Museum Center



"KDIX studio" (26767-001), Southwestern North Dakota Digital Archive at the Dickinson Museum Center