

**City of Dickinson, ND
Local Landmark Program
Nomination Form**

The Local Landmark Program was created to acknowledge and honor properties that are considered to be historically significant to the local Dickinson community. Properties must be within the city limits of Dickinson and may or may not qualify for the National Register of Historic Places.

Instructions for Nomination Forms

All nominations must include all sections of this form. Incomplete forms will not be processed. If a section of this form is not relevant to a property, please write "Not Applicable" or "N/A" in the appropriate place. The Historic Preservation Commission generally meets each month. In order to be added to an upcoming meeting agenda, submit completed nomination packets to the Historic Preservationist for the City of Dickinson who will contact you with agenda options should you wish to appear before the Commission.

Each of the following items must be submitted:

- **Completed Application.**
- **Visual Documentation.**
 - Attach photos of all building elevations (photos of each façade- front, rear, both sides, etc.), including close-ups of significant features if applicable. Photos should be numbered and accompanied by a descriptive list.
 - Photos may be e-mailed, submitted on a USB drive, or submitted as hard-copy attachments (3x5 format preferred).
 - Digital images must be submitted in .JPEG, .JPG, or .TIFF format at 300 dpi, and may not exceed 2MB per image. Digital images should have the name of the property and the number of each photo included in the file name with an attached file describing the respective images.
 - Photos may be either color or black & white.
- **Maps.** Appropriate maps must be attached to indicate the location of the property within the city, and all contributing and non-contributing features as applicable. Maps can be obtained from a variety of sources, and legible hand sketches may be included.

For questions contact:

Robert Fuhrman
Museum Director/Historic Preservationist
Dickinson Museum Center
188 Museum Drive East
Dickinson, North Dakota 58601

701-456-6225
robert.fuhrman@dickinsongov.com

FREQUENTLY ASKED QUESTIONS

How do I research my property? Where do I find historical resources to assist me with completing the nomination form?

The City's Historic Preservationist would be happy to meet with you and help you get started by familiarizing you with resources for Dickinson property research. ([link to list of resources](#))

How long does it take to complete research and fill-out the nomination form?

Searching the standard property research resources for Dickinson might take up to four hours, more or less. If you have a detailed chain of title for your property or if your property is associated with a well-known historic individual, research may be somewhat easier to complete. That said, be aware that historical research can be addicting(!) – you may find yourself wanting to know more about your property and the people associated with it. Your completed nomination need not be excessively detailed but knowing more about your property than the nomination requires can certainly enhance your appreciation of it.

How detailed does the nomination narrative need to be?

Any given property's story (the narrative) will vary in length depending on the availability of documents related to the history of the property. When nominations are reviewed, the Historic Preservation Commission or the City's Historic Preservationist may provide suggestions to clarify the nomination's narrative. It is also the Commission's responsibility ensure that the information contained in all nominations is verifiable or that information based on unverifiable sources such as traditions and legends is clearly identified as such.

(We will insert links to 2 or 3 sample narratives associated with properties on the current roster of Local Landmarks in Dickinson)

Are there any restrictions placed on properties or structures when they are designated a Local Landmark?

Dickinson's Historic Preservation Ordinance (Article 2.45 of the Municipal Code of the City of Dickinson, North Dakota, Relating to the Historical Preservation Commission) does not impose restrictions on the use or modification of Local Landmark properties. Substantial changes to the property up to and including demolition may result in removal of said property from the Local Landmark roster.

Does inclusion on the roster of Dickinson Local Landmarks mean a property is also on the National Register of Historic Places?

No, the National Register of Historic Places is administered by the National Park Service and is a program not related to Dickinson's Local Landmark program.

(FAQ continued next page)

What happens after I submit my nomination form?

1. Your nomination form will be reviewed by the City's Historic Preservationist who may then contact you to discuss any additions or changes needed to finalize the nomination prior to submission to the Historic Preservation Commission.
2. Next, the Historic Preservation Commission reviews and discusses the nomination form; the Commission may request clarifications or revisions to the nomination which would be discussed with the applicant before final approval by the Commission. Attendance at the Historic Preservation Commission meeting for the review of your nomination is not mandatory but is encouraged.
3. After acceptance and approval by the Historic Preservation Commission the nomination will be submitted to the full City Commission with a recommendation to add the property to the City of Dickinson's roster of Local Landmarks. Attendance before the City Commission by the property owner is not required as part of this step but, of course, the public is welcome to attend all City Commission meetings.
4. If the City Commission votes to place your property on the roster of Local Landmarks the City's Historic Preservationist will order a Local Landmark plaque for your property and deliver it to you to discuss placement of the marker. Generally, it is desirable to affix the marker to the property's front façade (facing the street). There is no cost to the property owner for the marker, this is paid for by the Historic Preservation Commission.

Do you have a question not covered in our FAQ? Please feel free to submit your question by simply typing in the field below.

**CITY of DICKINSON, ND
LOCAL LANDMARK PROGRAM
NOMINATION FORM**

I. Name of Property

Current Name (The name the property is currently known under): **Twogood Investments Building (unofficial)**

Historic Name (if applicable): **McDonald Block**

Other Names (Any other names the property has been known under): **Baker Boy**

II. Location/Geographic Information

Address: **25 1st Avenue West**

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

Subdivision/Addition: **Original Plat/Dickinson, ND Lot: 6 Block: 2**

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

Quarter Section: **SW Section 3**

Square footage (structures)

Original Structure: **4472**

Addition #1(if applicable): **1404**
(West-end addition)

Date (if known or mark 'circa'): **circa 1927-1963**

Addition: #2 (if applicable): **3312**
(Connected to building to the North
Formerly 29 1st Ave. West)

Date (if known or mark 'circa'): **unknown**

Acreage (if site): _____

III. Property Ownership

Present Owner(s) Name: **Twogood Investments, LLC**

Address: **2632 Post Drive**

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

Phone number (H) _____ (W) (701) 290-9104 (C) _____

Email: jared@GTArchitecture.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.

The first-floor façade on the building's east side has been covered since at least 1983; sometime thereafter the plate glass windows were removed and the entrance moved from its central location to the northern edge of the east façade. The new entrance is recessed. The front façade now presents two windows and a tan brick covering that extends from the McDonald Block to the front façade of the building that adjoins to the north. A vertical line of brick defines the top of the windows and doorway and a second end-on vertical line of brick demarks the top of the first story. The two center arched windows on the second floor have been in-filled with brick as well.

VI. Property Usage

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

Historic Use: **First floor – Retail Drug Store, second floor - offices.**

Current Use: **First floor – 7 office spaces, two restrooms, 2 storage rooms, small workshop/garage SW corner); Second floor – 2 apartments; Basement – 13 storage units and open space.**

VII. Construction

Year of Construction: **Completed April 1905**

Original Owner: Welton McDonald

Architectural Style: Early 20th Century Commercial

Architect: A.L. Flegel, Racine, Wisconsin

Builder/General Contractor: **Walton & Davis (general), Senour & Langley (heating plant)**

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.

This structure fits the general “Early Twentieth Century Commercial” style prevalent c.1900-1930.

Façade: Generally, the brick pattern on the McDonald Block’s east/front facade is a *running bond* that is presented in several ways – flat areas, corbelling, pilasters, parapets, cornices, multi-course semicircular brick window arches and raised geometric shapes (including rectangular 4 course runs, 1.5 bricks per run, just below the 8 course main corbelling which runs between the pilasters and a repeat of the raised, 1.5 brick wide rectangular 4 course runs laid out in herringbone pattern under the second story windows).

The southern façade of the building faces the alley and thus is totally exposed to viewers. Acknowledging this, the design incorporates complimentary brick patterns such as recessed brick panels just below the cornice of the parapet wall and single-brick wide corbels running along to the end of the second-floor structure. Jack arches are evident in several now-filled window and door openings on this facade

Note – 32 1st Avenue West (east side of street) is virtually a ‘twin’ to the subject of this nomination whose design is also out of the Flegel architectural firm. Known originally as the Moir Block, 32 1st Avenue West is now part of Frontier Lodge #27, International Order of Odd Fellows, and is also designated a local landmark (Lots 20 & 21, Block 3, original Plat of Dickinson).

Ownership of Lot 6, Block 2, Original Plat of Dickinson, ND

1882 – Original Plat of Dickinson recorded

1887 – Northern Pacific Railroad Co. sells Lot 6, Block 2 to Hiram R. Lyon, \$200 (Abstract of Title)

1887 – Hiram R. Lyon sells Lot 6, Block 2 to Loomis D. Kidder, \$300 (Abstract)

1900 – L.D. Kidder sells Lot 6, Block 2 to A. L. Ayers, \$800 (Abstract & *Dickinson Press*, 3/10/1900)

1904 – M.L. Ayers sells Lot 6, Block 2 to Welton McDonald, \$2500 (Abstract & *Dickinson Press* 9/17/1904)

1922 – Welton McDonald sells Lot 6, Block 2 to Nellie McDonald, \$10.00 (Abstract)

1943 – Nellie McDonald sells Lot 6, Block 2 to Paul M. Breene, \$1.00 (Abstract) Breene established the Bon Ton Bakery in the McDonald Block in the mid-1940s; c.1954 the Morsel Bakery is listed in McDonald Block; Morsel Bakery bought operation by Marvin & Lorraine Moos, founders of Baker Boy Bakery

1963 – Paul M. Breene sells Lot 6, Block 2 to Marvin Moss & Albert Helgeson, \$50,000 (Abstract) Baker Boy Bake Shop listed in McDonald Block in 1966 Dickinson City Telephone Directory

1967 – Moss & Helgeson sells Lot 6, Block 2 to Baker Boy Bake Shop, Inc. (Abstract)

1978 – Baker Boy Bake Shop, Inc. sells Lot 5 & 6, Block 2 to Fred & A, Mayling Valder, \$150,000

(Abstract) 1979 Fred's Bakery Boy listed in McDonald Block; 1981 Fred's Bakery Boy and The Lunch Box listed in building (Dickinson City Directories

1985 Baker Boy to Henry Schank, 1987 Steve & Hulsing CPA, John G. Kinnard Investment Securities, Nurse Corps Home Health Care and Kappel Barbers (basement) listed at McDonald Block address.

1990 Henry & Angeline Schank Trust created (Abstract)

1999 Schank Trust to TCB Rentals (Terry Keithley and DeLayne Dvorak) (Abstract)

2001 TCB Rentals to Terry & Michele Keithley (Abstract)

2019 Tescher Investments, LLC to Jared and Sara Twogood (Jared Twogood)

2021 Transferred to Twogood Investments, LLC

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 The structure/building or site possesses special historic, architectural, cultural, political, social or archaeological significance in its local setting or context.

___ It represents distinctive characteristics of a type, period, type of construction, or use of materials. Examples – Round or Octagon barns, earthen/stone buildings built by Germans from Russia immigrants.

___ It represents the work of a craftsman, master designer, architect or builder who is locally, regionally, or nationally recognized. Example – a building designed by Frank Lloyd Wright.

___ It is associated with or is the location of a significant local, state or national event. Example – First free public library in North Dakota established in Grafton, 1897.

X It is associated with the lives of (a) person(s) who have made significant historical contributions on a local, state, or national level. Example – George Washington’s Mount Vernon home.

___ It has yielded or may yield important archaeological, environmental, or geographical information that enriches our understanding of history. Example – Lynch Quarry Site, North Dakota.

___ It is significant as the only or one of a few remaining example(s) of an architectural style or use, or it represents historical or cultural lifestyle of the past. Example – Shaker Village of Pleasant Hill, Kentucky.

___ It has a unique location, natural setting, or physical characteristics that establish it as a familiar or recognizable visual feature to the area. Example – Fallingwater, Mill Run, Pennsylvania.

___ It is associated with an antiquated use resulting from technological or social change. Example – Oscar-Zero Missile Alert Facility, Cooperstown, North Dakota.

___ It is a monument, birthplace, cemetery or grave of a historic person or people representing a particular time or event in history or culture. Example – Theodore Roosevelt Birthplace, New York, New York.

___ It has already been designated on the National Register of Historic Places or the State Register of Historic Properties. Example – Stark County Courthouse (listed as Local Landmark in 2009).

*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.

The McDonald Block is a significant local landmark in that it is an integral component of the development of Dickinson’s central business district in terms of the early steps taken to expand and modernize the CBD beyond Villard Street. The incorporation of Dickinson as a city in 1900 gave rise to several ordinances aimed at protecting the city and fostering development.

Ordinance #6 defined the City’s ‘Fire Limits’ as the entirety of blocks 1 through 6 of the original Town Plat, Block 1 bordered on the west by 3rd Avenue West (originally Cross Street) and on the south by Villard, the numerical order of the blocks running west to east with Block 6 bordered by 3rd Avenue East (Taylor Street) on its eastern edge. Along with these 6 blocks the area around the Northern Pacific Railway’s right-of-way (basically the

main line and the depot/roundhouse area) was also designated as being within the City's Fire Limits.

Ordinance #9 placed limitations on wooden buildings within the Fire Limits – banning the construction of new or enlargement of existing wooden structures within those limits. The progress of new construction replacing old wooden buildings is well documented in the McDonald Block neighborhood, an area of 1st Avenue West (Barnes Street) bounded on the north by West 1st Street (Oakes Street) and on the south by the east-west alley.

Some of the earliest brick buildings in Dickinson were built before 1900 on Villard Street, but new and replacement construction featuring brick business blocks was most robust in the McDonald Block neighborhood, 1900-1915:

Moir Block	1902
McDonald Block	1905
Odd Fellows Block	1905
McGinley Block	1907
Thompson Block	1907
Oukrop/Simpson Block	1908
German Bohemian Bank	1915

By 1915 seven of the twelve lots in the McDonald Block neighborhood contained brick business blocks, making this the densest concentration of modern brick buildings in Dickinson not located on Villard at that time.

X. Bibliography and Sources of Information

The Improvement Bulletin, November 12, 1904, page 20. Identifies A.L. Flegel as architect.

Dickinson Press, 3/24 and 8/4/1900.

Dickinson Press 9/17, 9/24/ 10/29, and 12/31/1904.

Dickinson Press 1/21, 2/25, 3/11, 4/15, 5/20, and 9/9/1905.

Dickinson Press 6/6 and 12/19/1908.

Abstract of Title for Lot 6, Block 2, Original Plat of Dickinson, ND

North Dakota Cultural Resource Survey Site Form, 32-SK00259, April 1983.

"Who Let the Cat Out? Down a Rabbit Hole...an Early Dickinson Drug Store & Alaskan Gold", by Robert Fuhrman. Heart River Voice, Vol. 6, No. 1, January 2024.

Various Dickinson, ND telephone directories and city directories.

XI. Nomination Prepared By:

Name: **Robert Fuhrman**

Address: **188 Museum Drive E**

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

Phone number (W) **(701) 260-7702**

Email: **robert.fuhrman@dickinsongov.com**

XII. Owner Consent (must be notarized)

I, **Jared Twogood**, certify that I am the:

☒ sole owner

☐ partial owner of the property located at:

Address: 25 1ST 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.

Jared Twogood
Signature

11/20/24
Date

Subscribed and sworn to before me, in my presence, this 20th Day of November, 2024

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

Rita Binstock
Notary Public Signature

