

Grand Forks Historic Preservation Commission  
255 North Fourth Street  
P. O. Box 5200  
Grand Forks, ND 58206-5200

**Minutes**  
**November 14, 2023**

**Commissioners present:** Chuck Flemmer, Bill Caraher, Sandy Slater, Doug Munski, Judy Swisher, Nicole Derenne, Brian Carlson, Gordon Iseminger, Paul Conlon, Jacey Johnston.

Meeting called to order at 6:31 pm.

1. Approval of minutes from October 10, 2023. Moved Iseminger, second Slater. Motion carries.
2. Section 106 Reviews:
  - a. 622 6<sup>th</sup> Ave S (not in a historic district): plexiglass in unheated porch, insulation and venting bathroom out through the roof.
    - i. Motion: No Adverse Effect. Moved Caraher , second Johnston . Motion carries.
  - b. 808 S. 11<sup>th</sup> St (not in a historic district): adding foundation panels to exterior, insulation and minor interior changes.
    - i. Motion: NHPA. Moved Munski , second Derenne . Motion carries
3. Chair Report: Chuck Flemmer
  - a. DDRB meeting on November 2<sup>nd</sup>.
    - i. This meeting was an appeal about a staff decision for Franklin on Fourth. Grand Forks City Code states that we are not supposed to have any residents on the ground level directly off the street – in part it was to preserve commercial space. The owners were requesting an exemption for a couple of units on the alley side of the building. Commercial space is quite soft in terms on interest so they were looking to change these two commercial spaces into residences as a loft off the alley, and then have access to the commercial spaces from the interior only. DDRB did approve the request, largely because it is in the alley and it is an exception to the rule. There will need to be a treatment on the large windows to make them one way given that it looks out over the Hub parking lot.
    - ii. Slater wanted clarification about their confidence of renting out the commercial space.
    - iii. Swisher indicated that it might have been a good consideration for a handicapped.

- iv. Iseminger asked what kind of precedent it might set, but Flemmer explained that it is special circumstances and being on the alley rather than another side of the building. Johnston explained that every case could be totally different and that the law is not very black and white.
- v. Swisher asked whether the alley entrance is the only entrance and if they parked underneath would they need to go outside to access the apartment.
- vi. Flemmer also noted that the meeting talked about the new GFHPC website and that the Confusion Corner work will be done next Spring.

#### 4. Coordinator Report: Susan Caraher

- a. Urban Renewal RFP
    - i. We did not receive any proposals for the Urban Renewal RFP. The Commission can send it out again perhaps with a January review. The deadline would ultimately be 2025. In the meantime the Commission may wish to consider what alternatives might be pursued if there is not a submission.
  - b. Telephone Co. building – inquiry from GFH about operations and the “evolution of phone calls”, switchboard technology etc. The coordinator is seeking ideas for where to direct the reporter for more information.
  - c. BRAC documents – the GFHPC has been given 3 binders of Base Realignment and Closure documents.
  - d. GFH inquiry about Baukol and Chester Fritz and the coordinator will have a photo.
  - e. County Courthouse repairs. The State will review the plans that the architectural firm will provide.
  - f. Request to transfer \$2500 from consultants funds to salary to cover the remainder of the calendar year.
    - i. Moved Slater, second Swisher. Motion carries, 1 abstention (Caraher).  
SHPO has also approved an additional \$2000 for the FY23.
5. Other business: Iseminger asked about the amount of information for the Telephone Co in relation to the Detention Hospital
6. Call to adjourn at 7:22pm: Moved Munski, second Derenne. Motion carries.

*Next meeting is December 12, 2023.*