

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

**Minutes**  
**January 13th, 2026**

**Commissioners present:** Chuck Flemmer, Bill Caraher, Gordon Iseminger, Nicole Derenne, Doug Munski, Brian Carlson, Paul Conlon.

Guests: Elizabeth Barber

Meeting called to order at 6:04 pm.

1. Approval of minutes from November 18, 2026.
  - a. Moved Caraher, second Munski. Motion carries.
2. Section 106 Reviews: No reviews this month.
  - a. Review and feedback for State Review Board
    - i. Elizabeth Barber has prepared a National Register nomination for her property at 505 N. 6<sup>th</sup> Street. The State has provided GFHPC an opportunity to comment.
      1. The State Review Board meets on Friday, January 30. Commission members are asked that additional comments be sent to the coordinator by Friday, January 16<sup>th</sup>, for compilation and delivery to the State. Flemmer introduced Elizabeth Barber and invited her to introduce the project. He then asked Commission members for any questions or constructive feedback.
      2. Elizabeth Barber was asked by the city to address a number of items requiring attention. She noted that she discovered a number of interesting things along the way. Barber mentioned she is a self-taught architectural historian, and that few architectural historians know about the Aesthetic movement, and said the home shares many features.
      3. Barber noted that the packet we reviewed had some duplication, so ignore everything after page 75.

4. Barber tried to write a tax credit form in 2022-23 and there were discrepancies but was told it would be eligible for a nomination and so pursued listing it.
5. Barber provided some of the history of the developers (Griffith) who were friends with Sage and Gordon. Describes it as Shingle style architecture (3 colors) and it shares Japanese architectural elements.
6. Includes the social story after learning of a similar house in South Dakota that also had a barn at the rear.
7. Barber's grandfather lifted the house and engineered a pulley system that enabled the deepening of the basement. In 2019, Barber and her father restored the floor and painted the house etc., re-plastered, ventilated the basement. The house has been managed by the family since 1965.
8. Barber then noted that Theodore Roosevelt spoke a block away from the house and she would like to place a historical marker at that site. She has also spoke with others and there may be interest in contributing a plaque. St Michael's has said they are amenable to having a plaque posted in their parking lot.
9. Flemmer noted that the Commission will consider the plaque down the road etc. especially with the Theodore Roosevelt museum in the State. Flemmer then called for Commission comments.
10. Carlson noted it's overall interesting. The house is in an excellent state of preservation and there are not a lot of examples on the north end. This is just as important as those on Reeves Dr. The association of Shingle Style is tenuous and noted that the garage is not likely original. Barber said it is indicted as *Vernacular* Shingle Style and said that the garage is original barn indicated by rotted wood they found during renovation. Carlson noted that while the building is no doubt old, the Sanborn Maps shows that the lot changes over time and it likely wasn't a building that housed animals. His own house has a similar garage on his property. The coordinator also confirmed that the Sanborn Maps show the rear building/garage changes and also disappears before coming back after 1927.

11. W. Caraher – “Shingle Style” is a bit of a red herring but if it is to be included something that the SRB appreciates – use comparanda including vernacular architecture – other 1890s pattern book homes that become more common. He notes that architectural historians are very typology driven. Barber argues for the Shingle Style. Caraher recommends she brings in examples from the local community – eg 516 Reeves; and arguably 625 Belmont which could be seen as trying to do things at scale by taking something small and making it really big, and emphasized highlighting examples in Grand Forks.
12. The coordinator provided some comments also questioning the proposed architectural style, the barn/garage unlikely being original, recommends using Sanborn Maps for further analysis, doing a thorough read through for typos and structure, and if Barber has historic photos or other documents such as the deed, these should be included in the Additional Documentation. The coordinator also wanted clearer information on the idea of “business houses” and clarity on whether or not Sage is the actual architect or assumed to be by attribution.

b. Consideration of projects for FY 26 grant application.

- i. The grant application is due February 20<sup>th</sup>.
- ii. The coordinator proposed two projects for discussion. They are (1) a National Register nomination for Calvary Lutheran Church at 1405 S. 9<sup>th</sup> Street; and (2) a National Register nomination for the Grand Forks Police Station. Meeting attachments detailed both possible buildings.
- iii. Flemmer introduced the two projects.
- iv. W. Caraher advocated for Calvary Lutheran Church designed by Edward Sövik. It is the best example of midcentury church architecture by a regional and important architect.
- v. Iseminger asked about two buildings that have long been proposed: the Border Patrol building (federal building) and the Magellan building – owner not interested
- vi. Flemmer called for a vote to include a National Register nomination for the Calvary Lutheran Church as a project for the FY26 grant.

Moved Carlson, second W. Caraher. Caraher also suggested that to move forward with Calvary Lutheran with a caveat to consider the Police Station if Calvary is not interested.

3. Chair Report: Chuck Flemmer:
  - i. Water Treatment Plant Redevelopment Project update to Steering Committee
  - ii. The Steering committee hasn't met for a while. The city council has voted unanimously to move forward on a smaller scale. It will likely move more slowly going forward.
  
4. Coordinator Report: Susan Caraher
  - i. Preservation Plan outline:
    1. The coordinator shared the draft plan again for additional feedback.
  
  - ii. Member-at-Large position is public and closes January 21<sup>st</sup>. The chair and the coordinator will conduct interviews and will forward a recommendation to the Mayor for his appointment. There has been interest in the position from various well-qualified people the coordinator is confident that will be welcoming a new member.
  
  - iii. Griggs Award nominees for May
    1. The coordinator asked members to consider potential nominees for the Griggs Award. We can aim to recognize an awardee in May as part of National Preservation Month. Next month, the commission can also review the awards presented by the State Historical Society.
      - a. County Courthouse – Miller Dunwiddie.
      - b. Iseminger suggested Bobbi Hoeppe Nelson.
      - c. W. Caraher suggested Chuck Flemmer for his extensive service on behalf of the Commission and also serving on the DDRB and the WTC Redevelopment Steering Committee.
  
  - iv. University Park Neighborhood walking brochure
    1. The chair and the coordinator met with representatives from University Park Neighborhood. The GFHPC will be hosting a page on our website as a landing place for their brochure content. We are also assisting with sourcing some historic photographs.
  
  - v. Babcock Hall
    1. An offer was extended to the Commission for a walkthrough. The coordinator asked for interest from members and will make arrangements with UND.

b. Other business:

- i. The North Dakota State Archives is hosting several sessions on “Capturing Oral Histories”, both in person in Bismarck and also streamed on their Facebook feed. They are also offering a “Preserving Personal Photographs” information session in person and online. The coordinator plans to attend both online.
- ii. Munski noted that the Newman House is scheduled to be closed at the end of the semester. The reason given is that it needs maintenance and the cost is beyond what is affordable. The Bishop declared it would be closed.
- iii. Munski also noted that UND’s Greek Life is having a discussion about the future of Greek housing on campus.
- iv. Iseminger expressed he would like to ensure the Burlington Northern Lunchroom is saved and suggested that the Commission invite Bobbie Hoepper Olson to inspect the building to provide ideas for rehab and reuse. She may also be helpful for the Sorority house on campus slated for sale and possible demolition. The coordinator noted that she plans to reconnect with the BNSF

5. Move to adjourn 7: 35 pm, moved Munski, second Derenne. Motion carries.

Upcoming meetings: **Tuesday, February 10<sup>th</sup>, 2026 at 6:00pm**