

Report on Condition of Property considered for Minot Façade Improvement Program

**Date of Walkthrough:** Aug 17, 2021 **Staff Present:** Jonathan Rosenthal, Rick Walker, Luke Tillema  
**Owner/ Representatives Present:** Andrew and McKenna Gudmunson  
**Others present:** Pete Hugret, Josh Wolsky, Jason Bentley, Jen Cook  
**Business:** 701 Realty **Address:** 24 First Street SE

**Current Use:** Business/Design Offices and Apartments

**Summary:** The building is in very good condition. Every unit is clean and in good condition. The building does not appear to present significant issues that would endanger health and safety or would lead to condemnation or demolition.

**According to staff, is the building in suitable condition to apply?** YES, pending a review of the roof.

**Building footprint and related information**

**Stories:** 2 plus basement. **Size**  
**Fire suppression:** Yes  
**Alley Access:** Yes **Fire escape:** No

**Basement Conditions**

**Heating Plant condition/age** Hot air/ Newer ductwork old boiler left in place  
**Air conditioning** Yes  
**Moisture issues present** None  
**Condition of support columns** NA  
**Condition exterior walls/foundation** Excellent  
**Storage** Very clean. No clutter. Generally open and accessible.

**First Floor**

**Ceiling:**  
**Flooring:** Carpet and vinyl  
**Freight or other elevator** Freight/non-op  
**Stairways up and/or down** 2 **Width**  
**Between railings** 36 inches  
**Rooms (Number and type):** 4 apartments on this floor (to be converted to commercial)  
**Finish(es):** Modern office in rear  
**Bathrooms:** In each unit

**Second Floor**

**Ceiling:**

**Flooring:**

Carpeted mostly.

**Two or more means of egress**

YES

**Rooms (Number and type):**  
commercial)

7 apartments, 4 apartments down (to be converted to

**Windows**

In each unit

**Other features:**

**Bathrooms:**

In each unit

**Third Floor and Fourth Floors** NOT APPLICABLE

**Ceiling:**

**Flooring:**

**Two or more means of egress**

**Windows**

**Other features:**

**Bathrooms:**

**Roof**

Condition unknown but there are no visible areas or leaks through the ceiling or walls at present. There is some marking from previous leaks including a hole in the "tin ceiling" from rust/corrosion.

**Prospects for upper floor conversion:**

Residential units -Quick Assessment for possible use:

Already converted and in very good condition. Modern but modest single bedroom units with finishes that reflect that. No amenities except for shared coin-operated laundry,

**Disclaimer:** This report was generated as a result of a walk-through inspection by city staff and board members for consideration to provide funding for improvements. It is not intended as a true building or safety inspection by the City of Minot or its Building, Community Development, Planning, Economic Development, or other departments. The building owner or tenant is not being provided with any assurance of either program funding or the condition of the building for purchase, sale, or life safety. It is the responsibility of the owner to secure qualified parties to perform such work