

MEMORANDUM

TO: Historic Preservation Commission
FROM: Kylie Bagley, Assistant Planner
DATE: August 21, 2018
RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, August 21 at 8:00 a.m. in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact staff at 701.241.1474 or planning@FargoND.gov. Thank you.

HISTORIC PRESERVATION COMMISSION Tuesday, August 21, 2018, 8:00 a.m. City Commission Room AGENDA

1. Approval of Minutes – April 17, 2018
2. Historic Overlay District Review
 - a. 921 8th Street South – Chas A. Roberts Addition
 - b. 434 7th Avenue South – Island Park Addition
 - c. 923 6th Street South – Chas A. Roberts Addition
3. Storefront Rehabilitation Projects
 - a. 402 Broadway North
4. 701 Main Avenue – Fargo Parks Depot
5. National Trust for Historic Preservation Conference
6. Jefferson Historic Overlay
7. Liaison Reports
 - Planning Commission – Christine Kloubec
 - Board of Adjustment – Matthew Boreen
 - House Moving Board – Paul Gleye
 - Housing Rehab – Heather Fischer
 - Renaissance Zone Authority – Vacant
8. Next Meeting – September 17, 2018

Historic Preservation Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.FargoND.gov/streaming. They are rebroadcast each Thursday at 8:00 a.m., Friday at 3:00 p.m. and Saturday at 3:00 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/historicpreservationcommission.

**BOARD OF HISTORIC PRESERVATION COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday:

April 17, 2018:

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 o'clock a.m., Tuesday, April 17, 2018.

The Historic Preservation Commissioners present or absent were as follows:

Present: Michael Burns, Christine Kloubec, Heather Fischer, Matthew Boreen,
Nathan Larson

Absent: Paul Gleye, Mike Dawson

Chair Burns called the meeting to order and welcomed Members to the meeting.

Item 1: Minutes: Regular Meeting of January 16, 2018

Mr. Boreen moved the minutes of the January 16, 2018 Historic Preservation Commission meeting be approved. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 806 9th Street South – Chas A. Roberts Addition: APPROVED

Architect Scott Dahms of Dahms Design, presented the project on behalf of the applicant, for the construction of a new garage.

Further discussion was held regarding the details of the project.

Assistant Planner Kylie Bagley added the proposed garage design, along with the next item, is being submitted for review today to ensure the project complies with the historic overlay district standards. She stated that if approved, the projects will then be reviewed by the Inspections Department.

Ms. Fischer moved to approve the project as presented. Second by Ms. Kloubec. All Members present voted aye and the motion was declared carried.

b. 1122 7th Street South – Erskines Addition: APPROVED

Mr. Dahms presented this project on behalf of the applicant. He stated they are working with the Inspections Department to make sure the proposed garage dormer is compliant with City code. Mr. Dahms shared an updated drawing reflecting a smaller size dormer than the original that was included in the packet.

The Board further discussed the details of the project.

Mr. Boreen moved to approve the project as presented. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 3: CLG Conference

Kylie Bagley referred to the information included in the packet regarding the CLG Conference that will be held in Fargo this Friday, April 20 from 8:30 a.m. to 3:30 p.m. at the Radisson Hotel.

Item 4: Liaison Reports

Mr. Boreen gave an update on items from the February 27, 2018 Board of Adjustment meeting.

Item 5: Next Meeting – May 15, 2018

The time at adjournment was 8:30 a.m.

CITY OF FARGO – Historic Preservation Staff Report

Item No: 2. a	Date: August 1, 2018
Address: 921 8 th Street South	
Legal Description: Lot 2, 3 & 4, Block T, Chas A. Roberts Addition	
Owner(s)/Applicants: Kelly Gefroh (Luxury Designs)	
Reason For Request: Remodel the front porch	
Historic Overlay District: Chas A. Roberts Addition	

Proposal:

The applicant is proposing to remodel the front porch. The front porch was heavily deteriorated and sinking into the ground due to the lack of footings. There is also an existing car port that will be removed as part of this project. By removing the carport the applicant will expand the front porch in order to add symmetry and make the space functional to the owners. Renovation of the porch will include engineered footings, new ledger board, framing and structural posts, decking/flooring and partial screening.

Special Development Standards - Additions:

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission Shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding an addition to a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

Ordinance 4910 H.1.d. Entrances, Porches and Decks states:

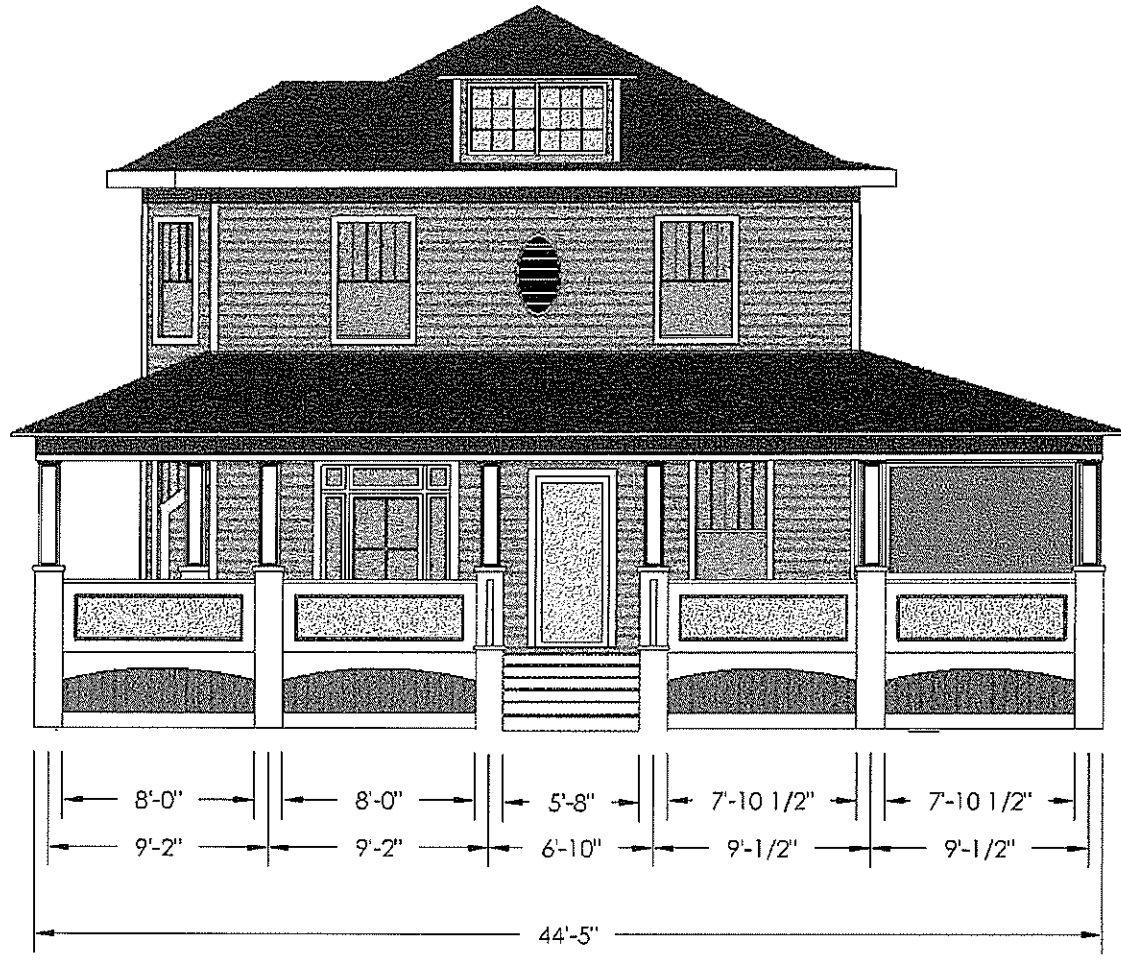
1. A new front entrance addition to the principal building shall face the street
2. A new front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door, or shall have the first floor plane in a style compatible with HNS.
3. Reconstruction of an open or screened porch (not an enclosed porch which provides year-round living space) which was historically a part of the original principal building shall be allowed to be rebuilt, and as may be necessary to accurately reconstruct, shall be allowed to vary by right from any existing zone district setback standards of the Fargo Land Development Code. The burden of establishing that a porch was part of the original structure is the owner's burden, not the City's.
4. Decks are prohibited in front yards.
5. On corner lots, decks are allowed on street side yards with screening, either by a fence or landscaping.

Staff Analysis:

The building was constructed in 1908, the City of Fargo does not have a separate building permit on file for the porch. Below is an image of the house from NDSU archives dated 1954.



Staff Recommendation: “Recommend approval of a Certificate of Appropriateness for the proposed porch as presented based on the review criteria of Ordinance Number 4910; the proposal will still need to meet all applicable criteria and codes of the City of Fargo.”

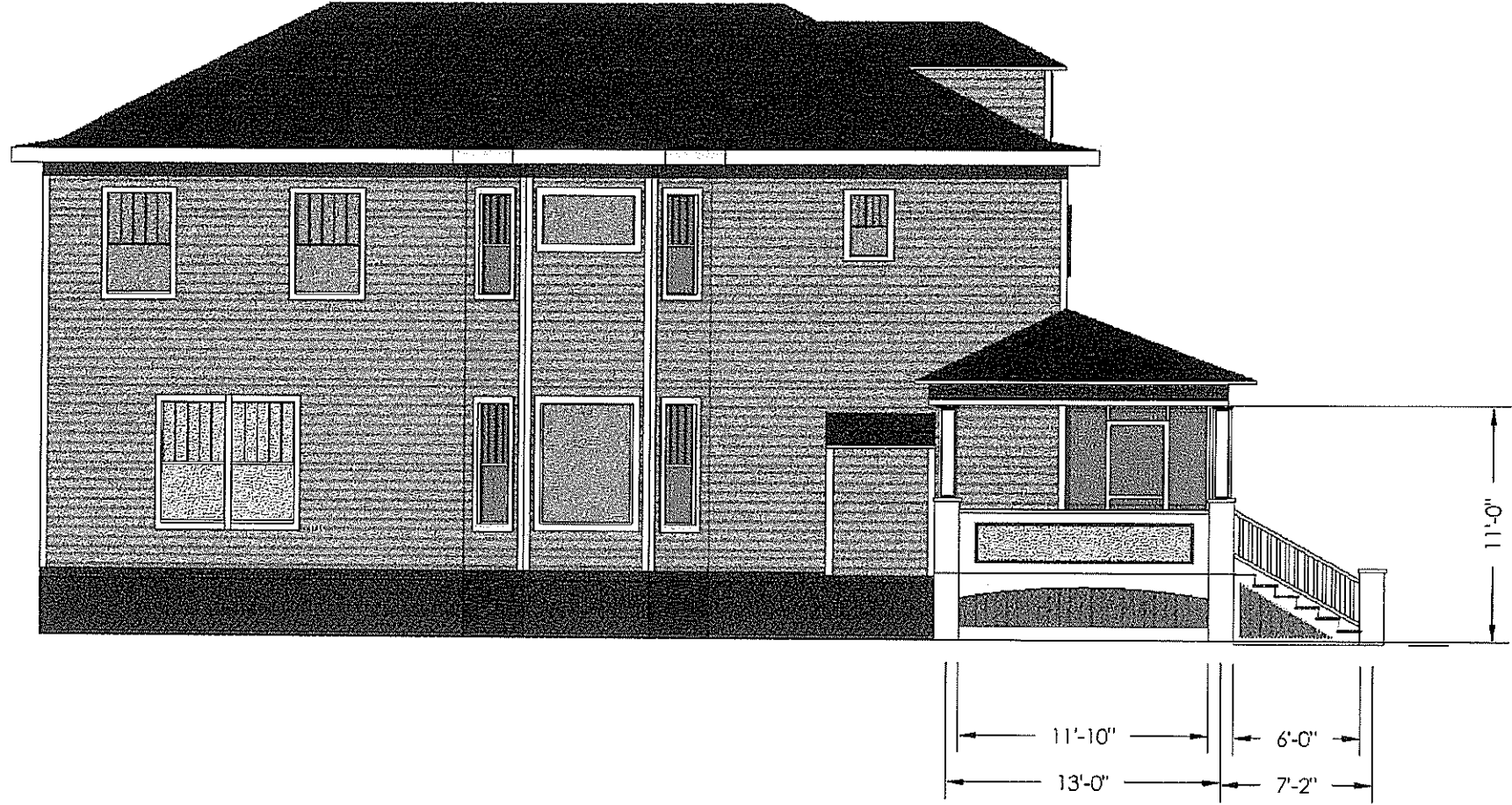


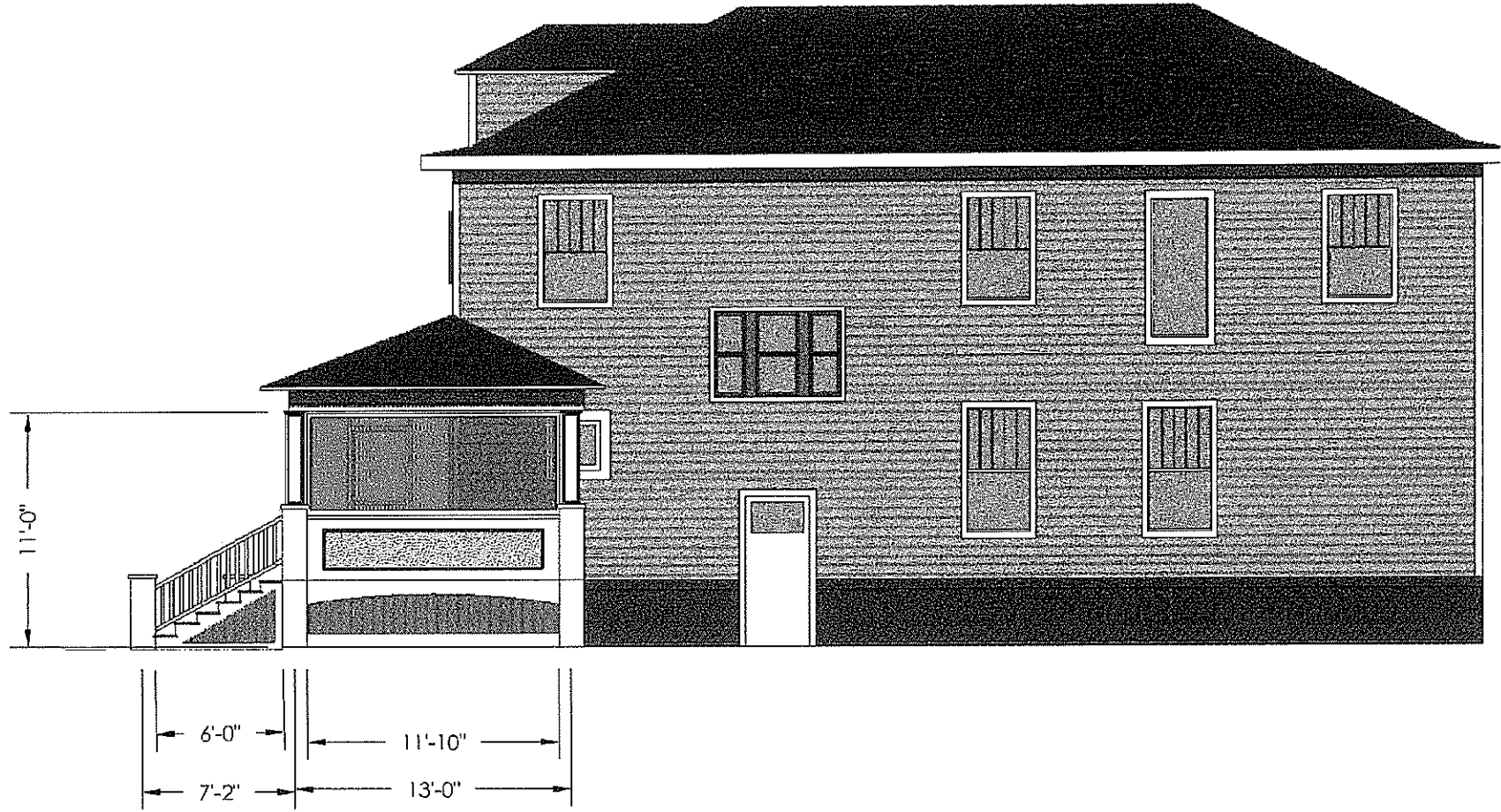
CLIENT

PROJECT

ISSUE

A







May 14, 2018

**CITY OF FARGO – Historic Preservation
Staff Report**

Item No: 2.b.	Date: August 8, 2018
Address: 434 7 th Avenue South	
Legal Description: West 50ft of Lot 1, Block 4, Island Park Addition	
Owner(s)/Applicants: Bruce Thompson	
Reason For Request: New porch	
Historic Overlay District: Island Park	

Proposal:

The applicant, Bruce Thompson, is requesting to construct a new porch. According to the applicant, the original porch was in poor shape and needed to be rehabilitated. New piers have been engineered by Soline and Larson. The request will not change the roof. The porch was partially enclosed at one point for an additional room, the new porch will be fully open.

Special Development Standards - Additions:

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding an addition to a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

Ordinance 4507 2.a. Primary Structures states:

1. Reconstruction of an historic porch shall be allowed to vary from setback requirements of LDC Article 20-05 (Dimensional Standards) if proof is provided that the porch was part of the original structure and that the reconstruction is consistent with the historic feature.
2. New dormers added to existing structures shall be consistent with existing historic dormers on HNH or shall be consistent with the style of the building if there are no existing dormers.
3. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
4. Original window openings must be preserved.
5. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).

Staff Analysis:

The house was originally built in 1907, the City of Fargo has no record of a separate porch permit on file. The applicant stated that the newly constructed porch will replace the original porch.

Staff Recommendation: “Recommend approval of a Certificate of Appropriateness for the proposed porch as presented based on the review criteria of Ordinance Number 4507; the proposal will still need to meet all applicable criteria and codes of the City of Fargo.”

LARRY FOSSE
434 7TH AVE SOUTH
FARGO, ND

↑
Contractor

owner
Bruce Thompson





Existing House

**CITY OF FARGO – Historic Preservation
Staff Report**

Item No: 2. c	Date: August 8, 2018
Address: 923 6 th Street South	
Legal Description: Lot 2 & 3, Block V, Chas A. Roberts Addition	
Owner(s)/Applicants: Scott Davidson	
Reason For Request: New Garage	
Historic Overlay District: Chas A. Roberts Addition	

Proposal:

The applicant is proposing to build a new garage and construct a new driveway. The garage will be 26' x 28' x 21'. The garage will face 10th Avenue South, the applicant is proposing to have two garage doors which will be 9 feet in width and 8 feet in height.

Special Development Standards - Additions:

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission Shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding an addition to a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

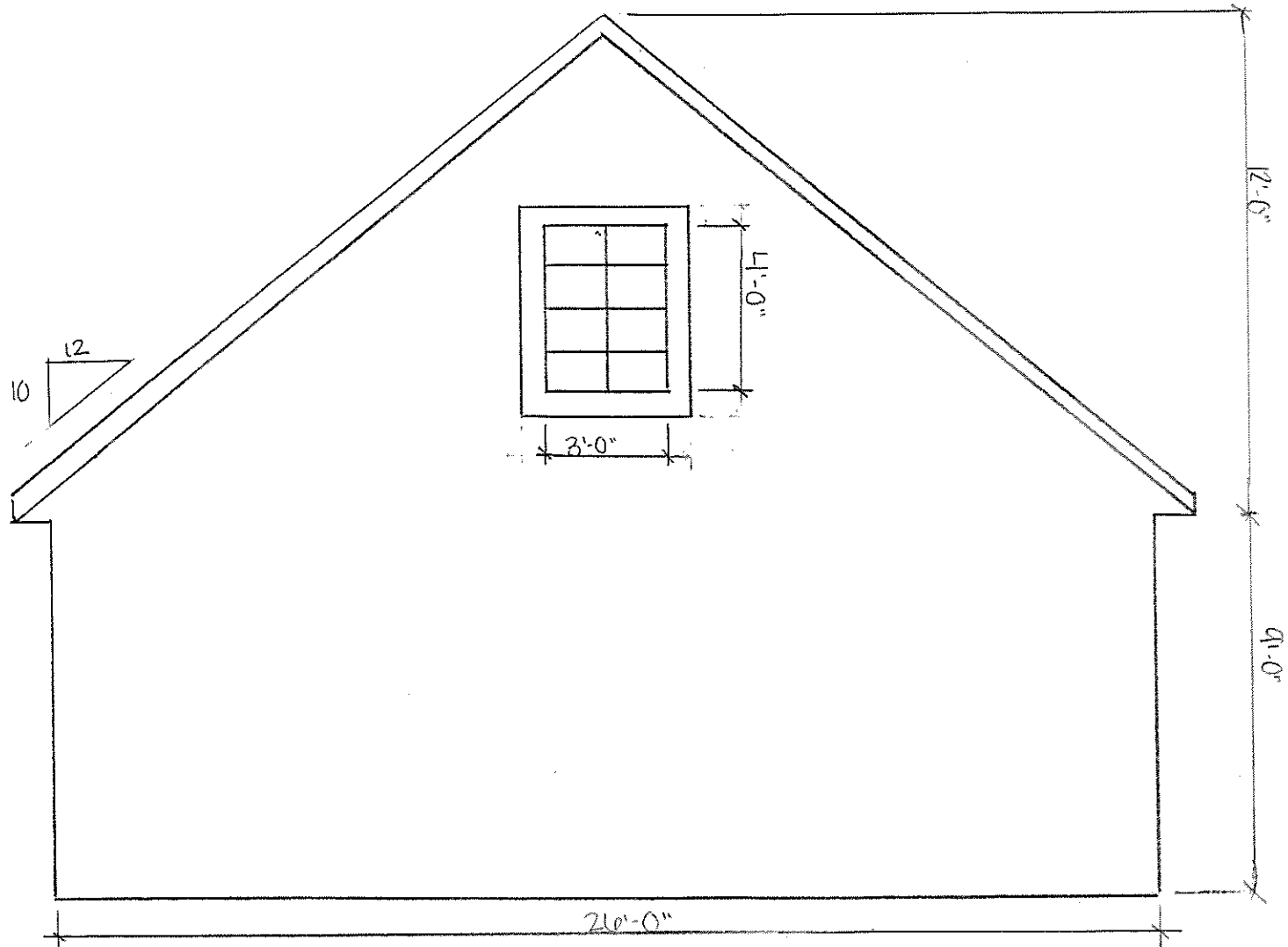
Ordinance 4910 H.2.a. Accessory Buildings or Structures states:

1. New accessory building or structures shall be subordinate in scale and compatible with the design and style of the principal building
2. Except HNS designed with an attached garage, all garage structures shall be located in the rear yard. Any garage door visible from the street shall not exceed 10 feet in width or 8 feet in height
3. Reconstruction (including its enlargement by up to 40% in total floor area) of an existing accessory building, which does not meet the dimensional setback standards of the Fargo Land Development Code, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the setback is determined is verified by a registered land surveyor; and 3) the new accessory building is limited in height to no more than one-story with 10-foot maximum sidewalls.

Staff Analysis:

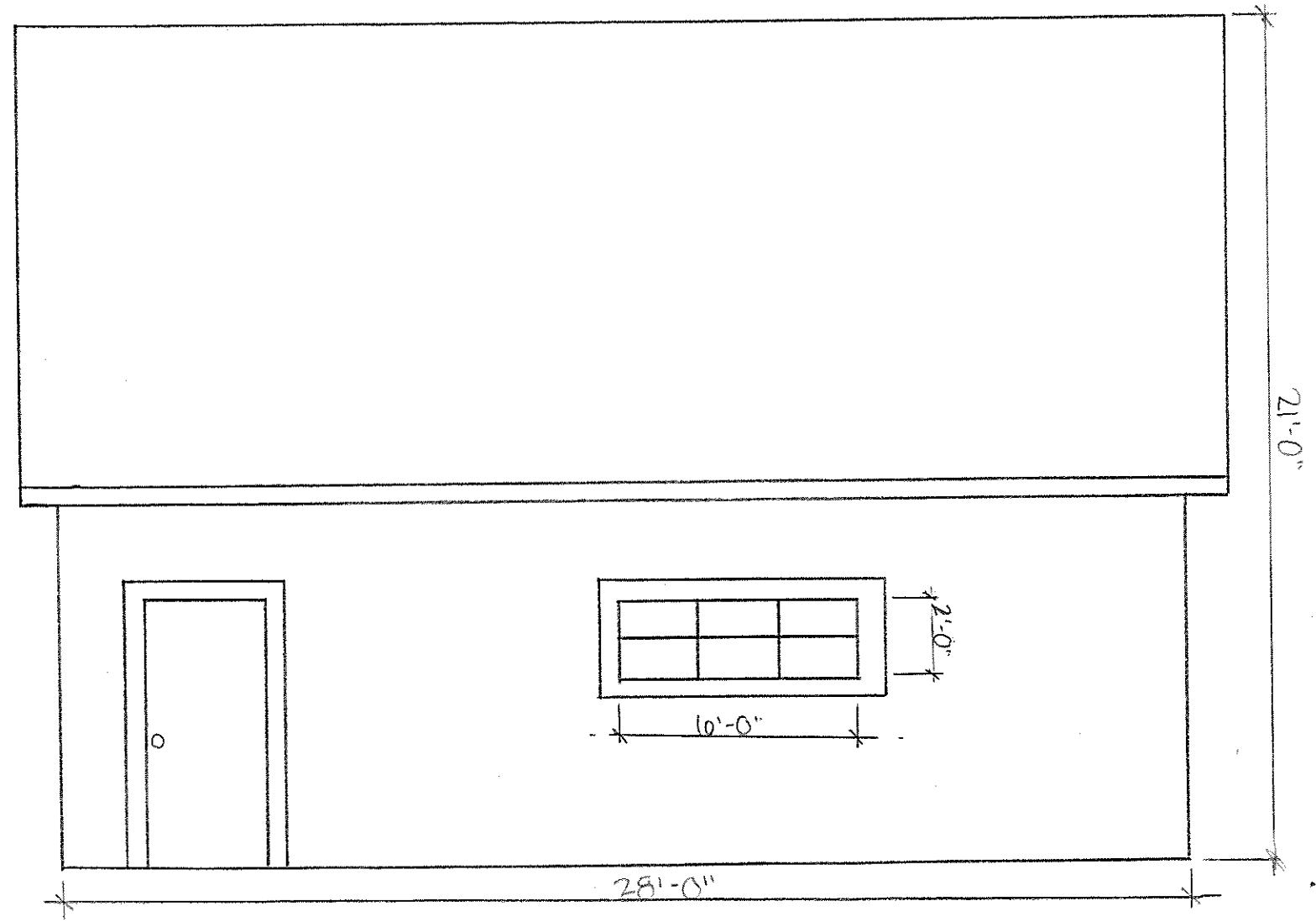
The new garage will be facing the street but the garage doors will not exceed 10 feet in width or 8 feet in height.

Staff Recommendation: “Recommend approval of a Certificate of Appropriateness for the proposed garage as presented based on the review criteria of Ordinance Number 4910; the proposal will still need to meet all applicable criteria and codes of the City of Fargo.”

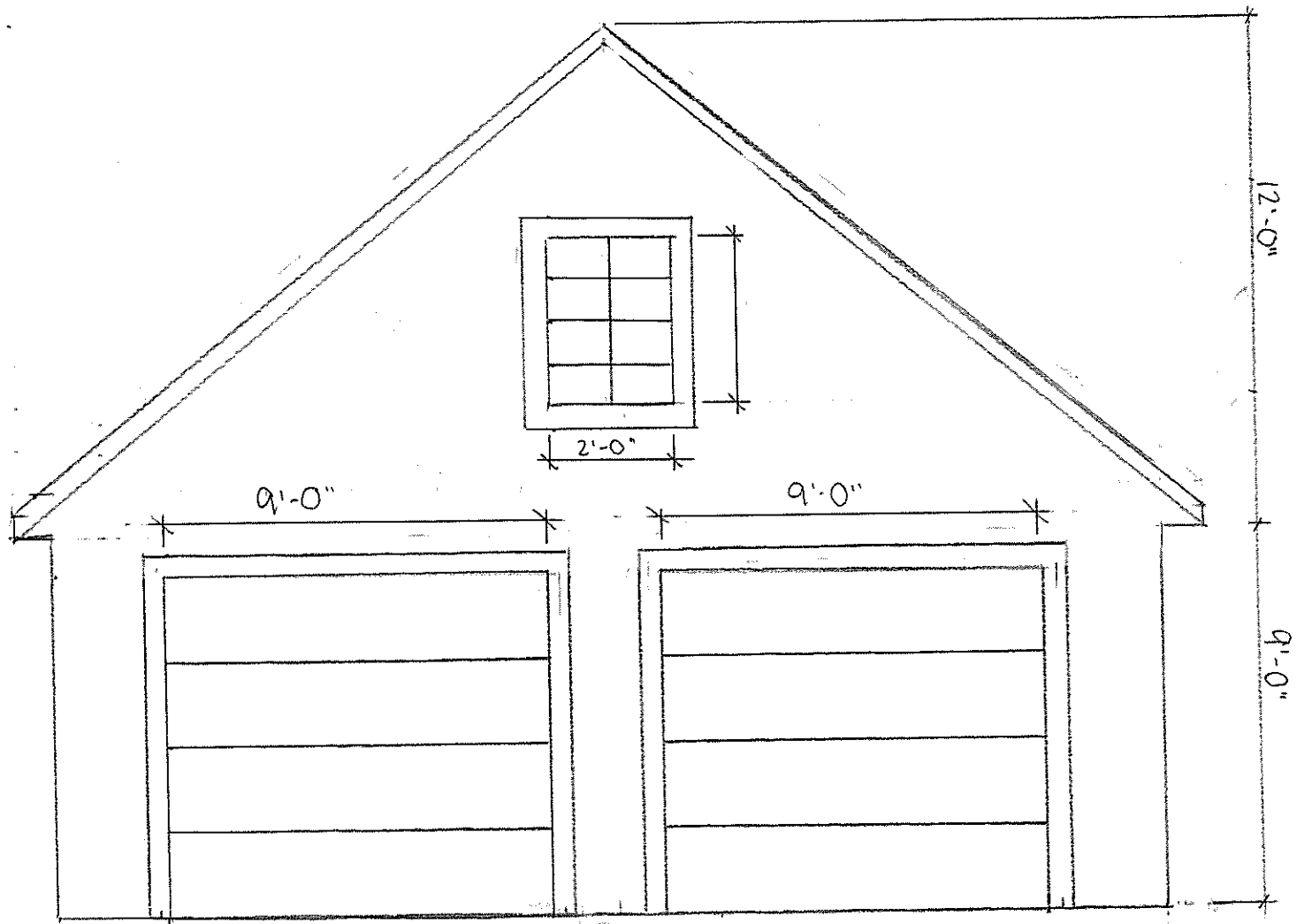


① NORTH ELEVATION
SCALE: 1/4" = 1'-0"

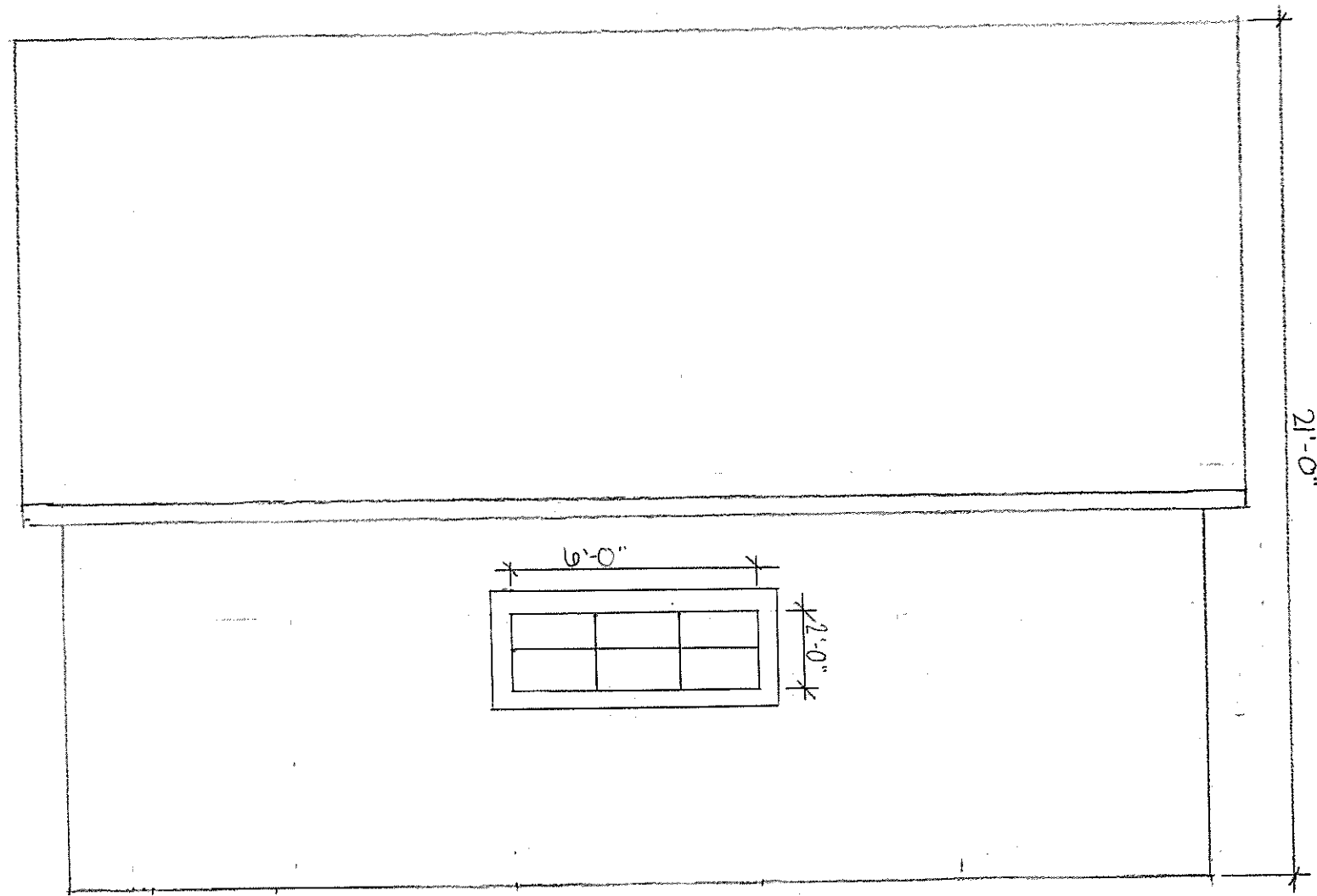
② SOUTH ELEVATION



② EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



Existing House



Existing Garage

DATE: August 10, 2018
TO: Historic Preservation Commission
FROM: Kylie Bagley, Assistant Planner
RE: Storefront/Downtown Rehab Grant Program – 402 Broadway North

The goal of this program is to renovate deteriorated properties and eliminate conditions of "blight" in the downtown area. Section 106 of the National Historic Preservation Act requires that the City of Fargo take into account the effect any federally-funded undertaking may have on historic properties. The City is considering a proposal to use CDBG funds to assist 402 Broadway North with façade renovation.

1. Applicant

The owner of 402 Broadway North is 400 Building Fargo, LLC. The architect on the project is Schultz and Associates Architects.

2. Description of the project

402 Broadway North was built in 1914. The north half of the Broadway storefront has been commercial space since its construction, separated into two spaces when built and later combined into one commercial space in a 1938 remodel where the storefront was redesigned in an art modern style. The storefront was remodeled again in 1975, replacing the black vitrolite with stucco and adding a mansard roof. The 1975 was later reversed, restoring the storefront to its 1938 vintage as it exists today.

Façade

The eligible components of the storefront renovation at 402 Broadway North will include the following items:

- The storefront will be constructed of painted aluminum framing, with a center-glazed 2" x 4-1/2" profile, taking cues from the narrow framing profiles of the historic storefront. High performance glazing, Solarban 70XL, will be utilized for its balance of energy performance and transparency. The narrow double door at the front will be replaced with a new single door to meet ADA clearance requirements. A dark granite base is being incorporated at the sidewalk level for durability and is in proportion to original raised base of the storefront, though without window openings to the basement.
- The aluminum framing and panning will be a painted finish to match the medium bronze of the window framing at the 400 storefront. The center pilaster, presumed to be a poured concrete column, will be clad with a steel skin, mimicking the cast iron pilasters flanking the 400 storefront entry.
- The original brick and pilasters at each end of the storefront will be exposed and the condition assessed to determine whether restoration is

possible or replacement with matching materials will be required. The cornice directly above the 402 storefront, removed in the 1938 remodel, will be replaced with a custom cast stone piece matching the color and profile of the original cornice.

2. Process for identifying historic properties

The building is listed as a contributing property in the Downtown Historic District.

3. Characteristics of affected historic property that qualify property for National Register

The building is located within the Downtown Historic District and is eligible for listing on the National Register of Historic Places.

4. Project's effect on historic properties

The storefront rehabilitation seeks to restore the 402 storefront to align with the character of the original 1914 construction while improving ease of maintenance and street visibility.

5. Evaluation of criteria for Adverse Effect (36 CFR 800.5)

The planned renovation is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Property. The proposed project does not alter any of the characteristics of the historic property that qualify the property for inclusion in the National Register in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

RECOMMENDATION:

Staff recommends a finding of "No Historic Properties Affected"

402 BROADWAY STOREFRONT FARGO, ND



SHULTZ+ASSOCIATES
ARCHITECTS

402 BROADWAY STOREFRONT

A1: Historic Image

August 7, 2018



SHULTZ+ASSOCIATES
ARCHITECTS

402 BROADWAY STOREFRONT

A3: Historic Image

August 7, 2018



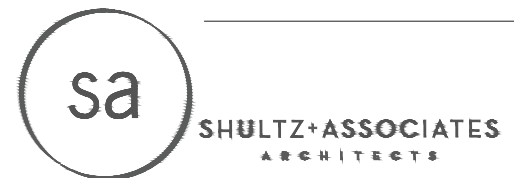
SHULTZ+ASSOCIATES
ARCHITECTS

402 BROADWAY STOREFRONT
A5: Current Image
August 7, 2018



EXISTING BUILDING ELEVATION

Scale: 1/8" = 1'-0"



402 BROADWAY STOREFRONT

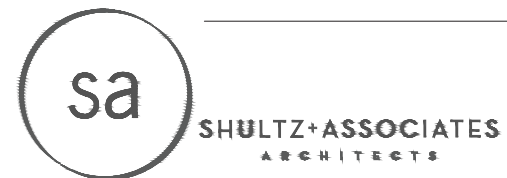
A6: Existing Building Elevation

1/8" = 1'-0" August 7, 2018



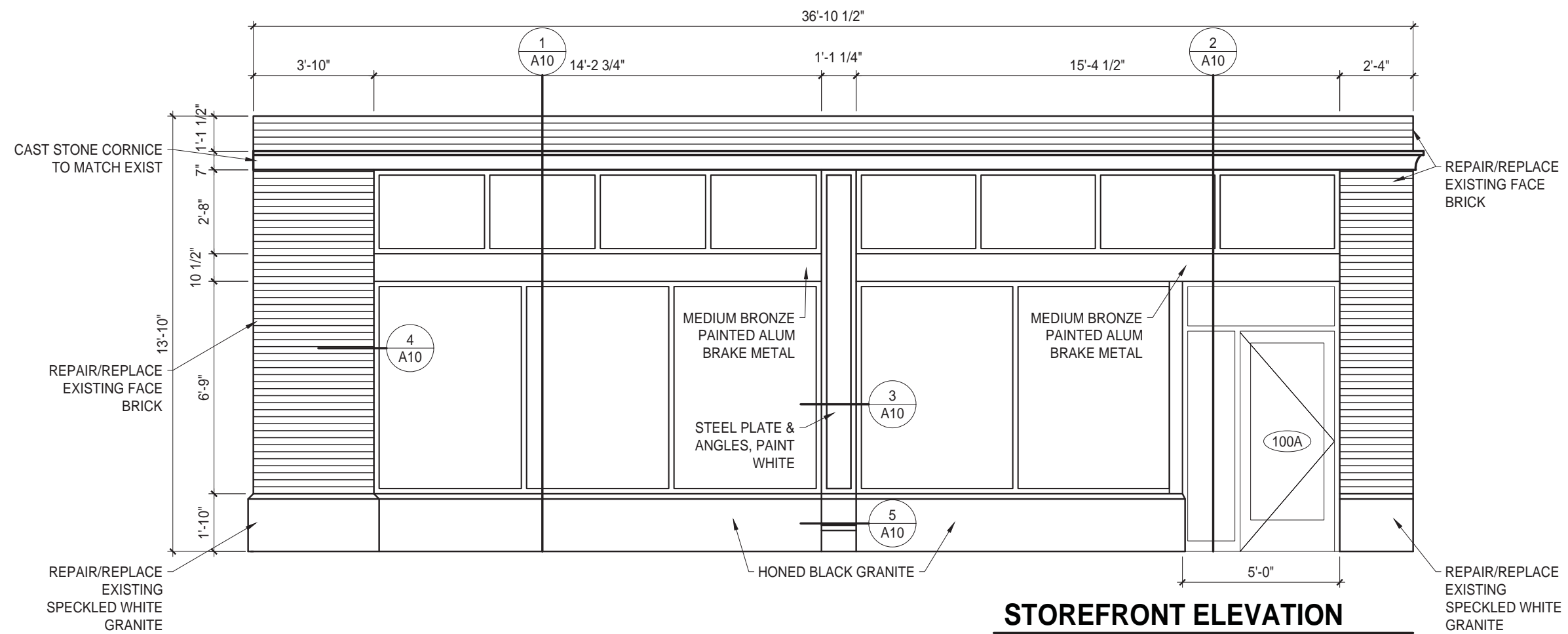
PROPOSED BUILDING ELEVATION

Scale: 1/8" = 1'-0"



402 BROADWAY STOREFRONT
A7: Proposed Building Elevation

1/8" = 1'-0" August 7, 2018



STOREFRONT ELEVATION

Scale: 1/4" = 1'-0"



SHULTZ+ASSOCIATES
ARCHITECTS

402 BROADWAY STOREFRONT

A12: Facade View

August 7, 2018

Product Data Sheet



Aesthetic Description

Solarban® 70XL glass is a solar control, low-e glass that brilliantly combines the clear appearance of transparent, color-neutral glass with an exceptional combination of solar control and visible light transmittance (VLT).

The world's first triple-silver, magnetic sputter vacuum deposition (MSVD) coating, *Solarban*® 70XL glass expands the design possibilities for buildings in two important ways. First, *Solarban*® 70XL glass enables architects to incorporate vast areas of vision glass into their designs without a corresponding increase in cooling equipment capacity.

Second, architects can specify a clear aesthetic while achieving solar control performance that was once attainable only through the use of tinted glass and a solar control, low-e coating in an insulating glass unit (IGU).

Performance Options

When coupled with conventional clear glass in a one-inch IGU, *Solarban*® 70XL glass achieves a Visible Light Transmittance (VLT) of 64 percent and a Solar Heat Gain Coefficient (SHGC) of 0.27 to produce a Light to Solar Gain (LSG) ratio of 2.37, making it one of the industry's highest-performing glasses.

The clear aesthetic of *Solarban*® 70XL glass also makes the product exceptionally versatile, offering architects an extensive array of performance and appearance options. For instance, for projects that require advanced solar control performance, *Solarban*® 70XL glass can be coated on the second (#2) surface of nearly all of Vitro Architectural Glass' (formerly PPG glass) wide range of tinted glasses to produce SHGCs of as low as 0.19 and LSG ratios ranging from 1.68 to 2.15.

For more color and reflectivity choices, *Solarban*® 70XL glass may be specified on the third (#3) surface of an IGU behind a tinted lite or in combination with *Solarcool*® reflective or *Vistacool*® subtly reflective color-enhanced glasses.



Photo courtesy of Wes Thompson

The Cirque

Location: Dallas, TX | Product: *Solarban*® 70XL Glass | Architect of Record: PageSoutherlandPage | Design Architect: Gromatzky Dupree & Associates | Glass Fabricator: Trulite Glass and Aluminum Solutions | Glazing Contractor: Haley-Greer

LEED and Sustainable Building

The center-of-glass insulating performance of *Solarban*® 70XL glass enables most glazing designs to meet the most stringent regional and local energy standards when used as part of a well-designed and constructed glazing system. In addition, *Solarban*® 70XL glass can contribute to achieving credit under LEED v4 (and earlier versions) in the categories of Energy and Atmosphere (EA), Materials and Resources (MR), Indoor Environmental Quality (IEQ) and Innovation in Design (IN) as detailed below.

Category	Feature	Benefit
Energy & Atmosphere (EA)	SHGC: 0.19 to 0.27 U-Value: 0.26 (Summer) 0.28 (Winter)	Helps projects achieve Minimum Energy Performance and ASHRAE 50% Advanced Energy Design Guide (AEDG) energy efficiency targets in LEED v4. Exceptional solar control performance enables buildings to use less energy and control long-term energy costs.
Materials & Resources (MR)	Regional Sourcing Cradle to Cradle Certified™ (Silver Level) Published Corporate Sustainability Statement	Can be sourced regionally throughout North America through Vitro Certified™ Fabricators. Cradle to Cradle Silver certification (Material Ingredient Optimization). Manufacturer has published a stated commitment to sustainable practices.
Indoor Environmental Quality (IEQ)	VLT: 32% to 64%	Provides ample visible light, connecting occupants to undistorted natural outdoor views.
Innovation in Design (IN)		Helps projects earn Innovation in Design credits by contributing to exemplary performance strategies through the selection of environmentally focused products.



Solarban® 70XL Glass

Fabrication and Availability

Solarban® 70XL glass is available exclusively through the Vitro Certified™ Network. Vitro Certified™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. Solarban® 70XL glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

Additional Resources

Solarban® 70XL glass is Cradle to Cradle Certified™. For more information or to obtain samples of any Vitro Glass product, call **1-855-VTRO-GLS (887-6457)** or visit **vitroglazings.com**.

Vitro Architectural Glass is the first U.S. float glass manufacturer to have its products recognized by the Cradle to Cradle Certified™ program, and offers more C2C-certified architectural glasses than any other float glass manufacturer.

Insulating Glass Unit Performance Comparisons | 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites

Glass Type Outdoor Lite: Coating if Any (Surface) Glass + Indoor Lite: Coating if Any (Surface) Glass	Visible Light Transmittance (VLT)	Visible Light Reflectance		(BTU/hr·ft²·°F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
		Exterior %	Interior %	Winter Nighttime	Winter Argon		

Solarban® 70XL Solar Control Low-E Glass

Solarban® 70XL (2) + Clear	64	12	13	0.28	0.24	0.27	2.37
Solarban® 70XL (2) Solexia® + Clear	58	10	13	0.28	0.24	0.27	2.15
Solarban® 70XL (2) Atlantica® + Clear	51	9	12	0.28	0.24	0.24	2.13
Solarban® 70XL (2) Azuria® + Clear	52	9	12	0.28	0.24	0.25	2.08
Solarban® 70XL (2) Solarblue® + Clear	42	8	12	0.28	0.24	0.23	1.83
Solarban® 70XL (2) Pacifica® + Clear	32	6	12	0.28	0.24	0.19	1.68
Solarban® 70XL (2) Solarbronze® + Clear	40	7	12	0.28	0.24	0.21	1.90
Solarban® 70XL (2) Optigray® + Clear	47	8	12	0.28	0.24	0.24	1.96
Solarban® 70XL (2) Solargray® + Clear	34	6	12	0.28	0.24	0.20	1.70
Solexia® + Solarban® 70XL (3) Clear	56	11	12	0.28	0.24	0.32	1.75
Atlantica® + Solarban® 70XL (3) Clear	49	10	11	0.28	0.24	0.28	1.75
Azuria® + Solarban® 70XL (3) Clear	49	9	11	0.28	0.24	0.29	1.69
Solarblue® + Solarban® 70XL (3) Clear	40	8	11	0.28	0.24	0.27	1.48
Pacifica® + Solarban® 70XL (3) Clear	31	6	10	0.28	0.24	0.22	1.41
Solarbronze® + Solarban® 70XL (3) Clear	38	8	11	0.28	0.24	0.26	1.46
Optigray® + Solarban® 70XL (3) Clear	45	9	11	0.28	0.24	0.29	1.55
Solargray® + Solarban® 70XL (3) Clear	32	7	11	0.28	0.24	0.24	1.33
Graylite® II + Solarban® 70XL (3) Clear	6	4	10	0.28	0.24	0.11	0.55

Vistacool® and Solarcool® with Solarban® 70XL Solar Control Low-E (3)*

Vistacool® (2) Azuria® + Solarban® 70XL (3)	38	21	23	0.28	0.24	0.24	1.58
Vistacool® (2) Pacifica® + Solarban® 70XL (3)	24	11	22	0.28	0.24	0.19	1.26
Solarcool® (2) Solexia® + Solarban® 70XL (3)	22	24	27	0.28	0.24	0.17	1.29
Solarcool® (2) Azuria® + Solarban® 70XL (3)	19	19	27	0.28	0.24	0.15	1.27
Solarcool® (2) Solarblue® + Solarban® 70XL (3)	16	14	27	0.28	0.24	0.15	1.07
Solarcool® (2) Pacifica® + Solarban® 70XL (3)	12	10	27	0.28	0.24	0.13	0.92
Solarcool® (2) Solarbronze® + Solarban® 70XL (3)	15	14	27	0.28	0.24	0.15	1.00
Solarcool® (2) Solargray® + Solarban® 70XL (3)	13	11	27	0.28	0.24	0.14	0.93

*Solarban® 70XL glass for annealed applications is applied to Starphire® glass, heat treated applications will require either clear or Starphire® glass depending on manufacturing process. All performance data calculated using LBNL Window 7.3 software, except European U-value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit vitroglazings.com or request our Architectural Glass Catalog.

For more information about Solarban® low-e glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit vitroglazings.com, or call **1-855-VTRO-GLS (887-6457)**.



14.01 14000 Series Flush Glaze Description



Description

Tubelite T14000 Series Framing is a 2" x 4 1/2" deep flush glazed storefront system for use on first floor applications. This dry glazed internally drained framing can be glazed with 1" insulated glass or panels positioned in the center of the frame. Glass pocket reducers can be used to glaze infill thicknesses of 1/4" to 1/2"

A poured and de-bridged thermal break provides industry standard Condensation Resistance and limits thermal conduction. The thermal pocket also employs the Azon Lance for prevention of dry shrink of the polyurethane barrier.



14.02

14000 Series Flush Glaze

Guide Specifications

General

Description

Furnish all necessary materials, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein.

Fixed window framing shall be 14000 Series Flush Glaze (2" x 4 1/2") as manufactured by Tubelite Inc., Walker, Michigan. Whenever substitute products are to be considered, supporting technical literature, samples drawings and performance data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved.

Test reports certified by an independent laboratory must be made available upon request.

Performance Requirements

Air infiltration shall not exceed .06 CFM/Ft² when tested in accordance with ASTM E-283 at a test pressure of 6.24 PSF.

There shall be no uncontrolled water entry when tested in accordance with ASTM E-331 "Water Penetration of Exterior Windows, Curtainwalls and Doors by Uniform Static Air Pressure Difference" at a test pressure of 15 PSF.

There shall be no uncontrolled water entry when tested in accordance with AAMA 501.1-94 at a dynamic pressure equivalent of 15 PSF.

Structural performance per ASTM E330 shall be based on a maximum allowable deflection of L/175 of the span or 3/4" maximum. The system shall perform to those criteria under a wind load of (architect specify) _____ PSF.

There shall be no buckling, stress on glass, edge seal failure, excess stress on curtainwall structure, anchors and fasteners or reduction in performance when tested in accordance with AAMA 501.5-98 at a temperature range of 0° to 180° F.

There shall be no "Life/Safety" type failures (glass breakage, anchor failures, or structural damage) when tested in accordance with AAMA 501.4, seismic test (lateral cycling.)

Thermal transmittance due to conduction (U_c) shall be 0.40 - poured & debridged (see AAMA 507-12 test report B6911.03-116-45) BTU/Hr/Ft²/F degrees. Condensation Resistance Factor (CRF) shall not be less than 54 - poured & debridged only (or 53 - slotted only) when tested in accordance with AAMA 1503-98.

The system shall have a Sound Transmission

Class (STC) rating of 32 and an Outdoor-Indoor Transmission Class (OITC) rating of 26 when tested in accordance with ASTM E90-97, ASTM E413-87 (reapproved 1994) and ASTM E1332-90.

Products

Materials

Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and/or durability. Main framing sections to be of .075 inch minimum wall thickness and glazing stop moldings of .060 inch thickness.

Screws, bolts and all other accessories to be compatible with the aluminum under normal service conditions.

Glazing shall be by means of an exterior and interior roll-in wedge of high quality extruded elastomeric material.

Optional: Thermal barrier shall be a two part chemically curing, unfilled polyurethane casting resin poured in place for perimeter members. Intermediate vertical members shall be slotted for efficient thermal performance.

Finish

All exposed framing surfaces shall be free of scratches and other serious blemishes.

Finish to be: (architect select)

Etched and clear anodized

(AAM12C22A31)

Clear - Class 2 (C2)

(AAM12C22A41)

Clear - Class 1 (C1)

Electrolytically deposited color

(AAM12C22A44) Class 1

Champagne (CH)

Medium Bronze (MB)

Dark Bronze (DB)

Extra Dark Bronze (EB)

Black (BL)

Fluoropolymer (70%) painted color _____

Execution

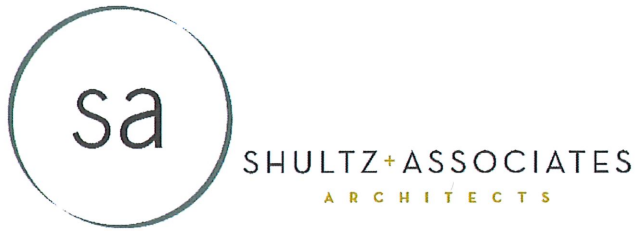
Installation

Shall be in accordance with the manufacturer's installation instructions and the approved shop drawings.

Note:

In keeping with Tubelite's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

612 1/2 Main Avenue
Fargo, ND 58103



August 10, 2018

City of Fargo Historic Preservation Commission
c/o Planning and Development
200 3rd Street North
Fargo, ND 58102

Proposed modifications to the NP Depot Building
701 Main Avenue

Dear Commissioners,

The Fargo Park District housed their administrative headquarters in the NP Depot building, 701 Main Avenue, owned by the Park District. As you are all aware, this is a listed property on the National Register of Historic Places. The proposed project is not utilizing Federal or State funds, but the ownership is a local unit of government. Therefore we understand that review by the Fargo HPC with a recommendation to the SHPO is required (and prudent!).

The proposed project involves an infill project of the 'baggage breezeway' between the two first floor sections of the building. The project will allow for contiguous space for Park District operations, and provides an increase in available floor area.

The roofline and second floor of the building continues over the breezeway. The proposed infill walls are held back from the face of the masonry and the timber-frame trusses on each side. The infill wall are constructed of black-painted aluminum curtainwall. The bottom portion of the walls will be butt-glazed to minimize exposed metal. Glazing with the gray-tinted glass is proposed. Above the glazing, which is also above the eave line and behind the timber-frame trusses, the curtainwall will be infilled with black-painted louvers, to allow for existing ventilation that terminates in the breezeway to be directed to the exterior. The interior of newly enclosed space will retain the exposed brick and stone, heavy-timber brackets and the bead-board ceiling.

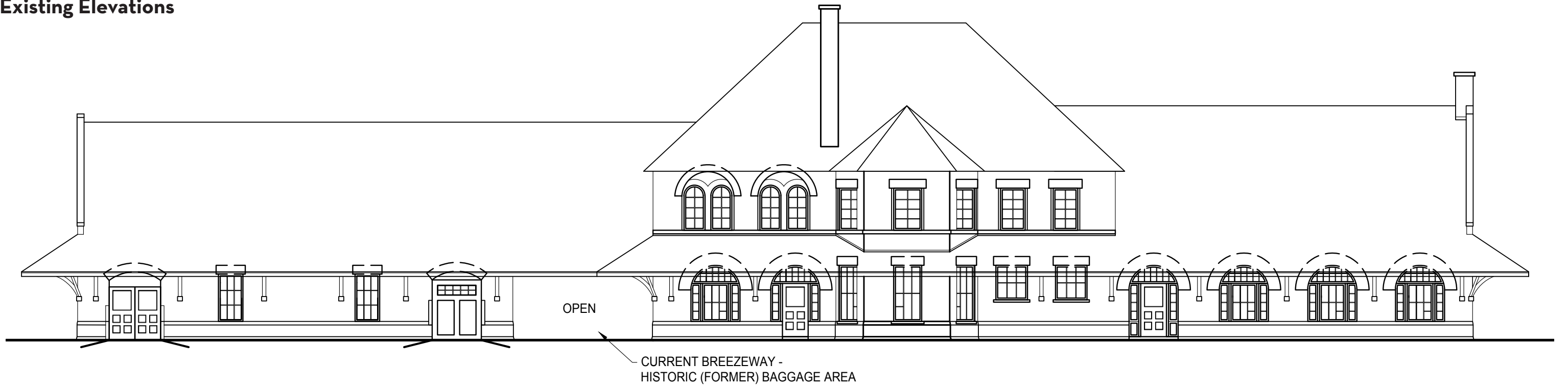
We appreciate the review by the City of Fargo Historic Preservation Commission.

Sincerely,

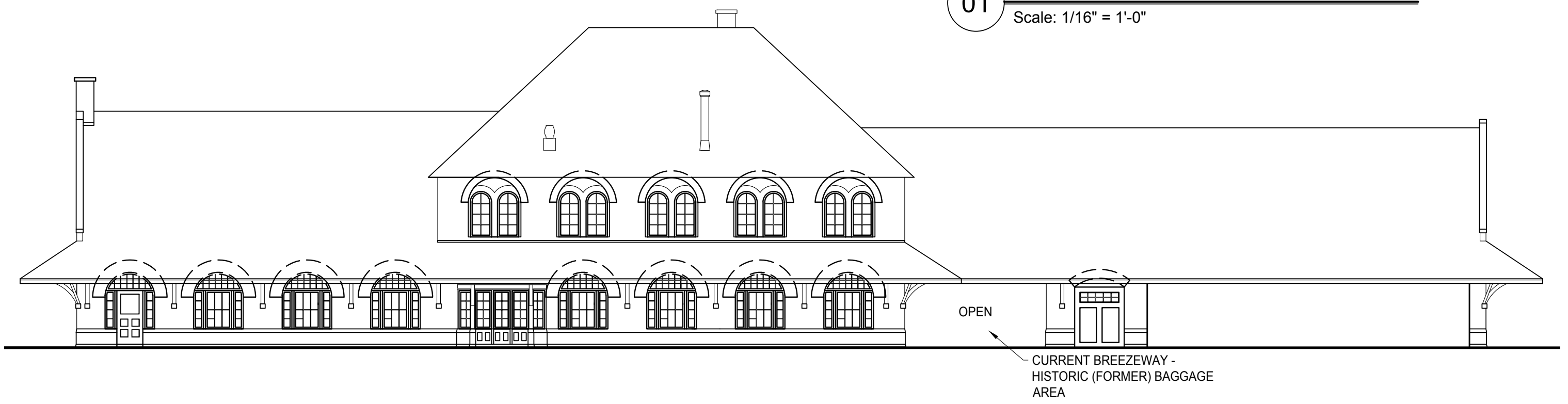
A handwritten signature in blue ink, appearing to read 'David R. Shultz', with a stylized flourish at the end.

David R. Shultz, AIA
Shultz + Associates Architect

Existing Elevations



01 **SOUTH ELEVATION - EXISTING**
Scale: 1/16" = 1'-0"



02 **NORTH ELEVATION - EXISTING**
Scale: 1/16" = 1'-0"

Existing Photos



SHULTZ+ASSOCIATES
ARCHITECTS

FARGO PARK DISTRICT - DEPOT RENOVATION

Breezeway Infill Proposal

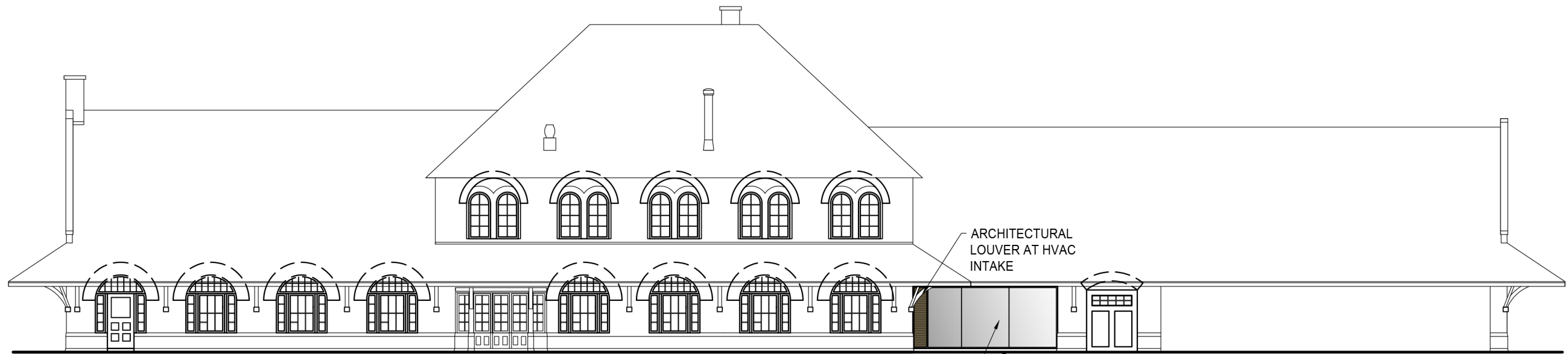
1/16" = 1'-0" August 09, 2018

Proposed Elevations



OPENING INFILL W/
BLACK-PAINTED BUTT-GLAZED
ALUM STOREFRONT & INSULATED
GLAZING

01 SOUTH ELEVATION - PROPOSED
Scale: 1/16" = 1'-0"



ARCHITECTURAL
LOUVER AT HVAC
INTAKE

OPENING INFILL W/
BLACK-PAINTED BUTT-GLAZED
ALUM STOREFRONT & INSULATED
GLAZING

02 NORTH ELEVATION - PROPOSED
Scale: 1/16" = 1'-0"



SHULTZ+ASSOCIATES
ARCHITECTS

FARGO PARK DISTRICT - DEPOT RENOVATION

Breezeway Infill Proposal

1/16" = 1'-0" August 10, 2018

Proposed Concept



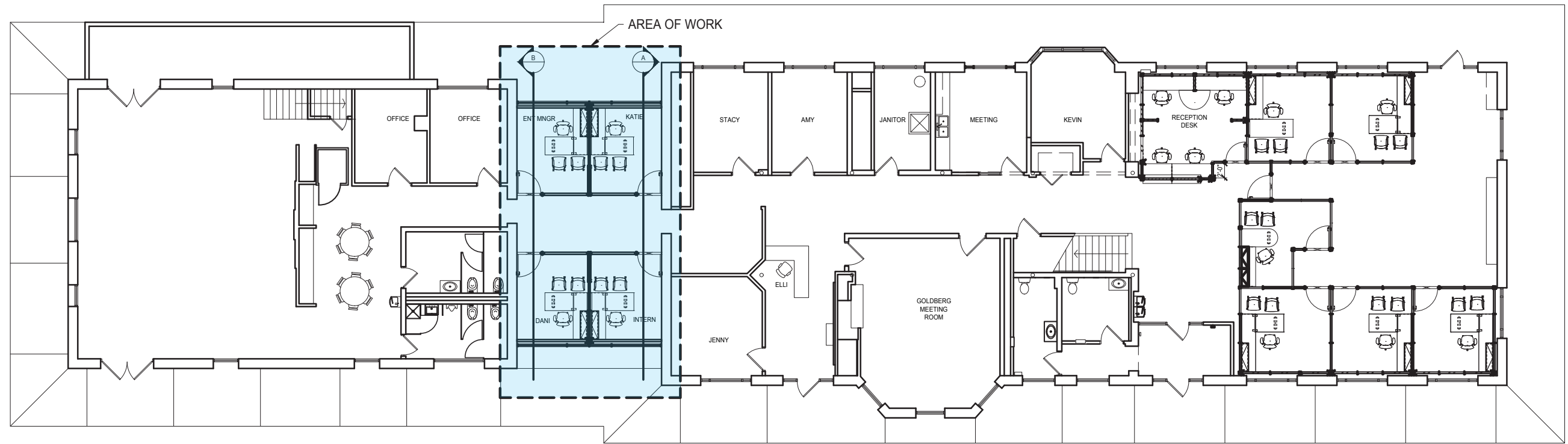
SHULTZ+ASSOCIATES
ARCHITECTS

FARGO PARK DISTRICT - DEPOT RENOVATION

Breezeway Infill Proposal

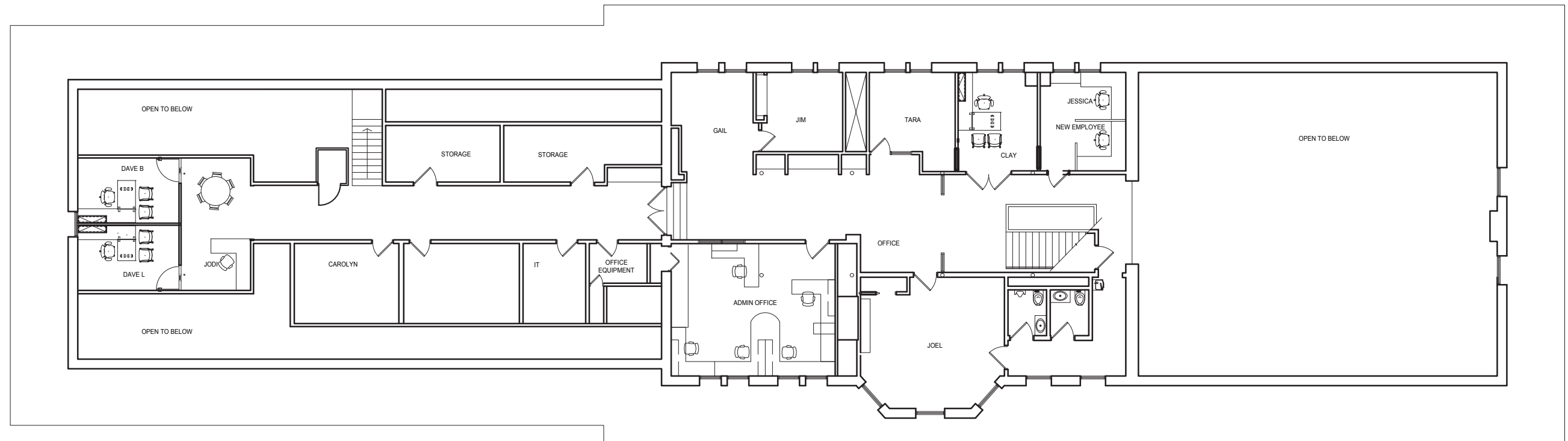
1/16" = 1'-0" August 10, 2018

Proposed Plans



MAIN LEVEL FLOOR PLAN

Scale: 1/16" = 1'-0"



SECOND LEVEL FLOOR PLAN

Scale: 1/16" = 1'-0"



SHULTZ+ASSOCIATES
ARCHITECTS

FARGO PARK DISTRICT - DEPOT RENOVATION

Breezeway Infill Proposal

1/16" = 1'-0" August 10, 2018

Item # 5 - The Fargo Historic Preservation Commission has received funding to send the CLG Coordinator and a member of the commission to the Past Forward Conference in San Francisco. More information regarding the conference can be found at www.pastforwardconference.org



Item # 6 – With the use of grant funding, the city was able to hire a consultant (SRF) to write and process the Jefferson Historic Overlay through recordation. Currently SRF is working on putting a timeline together for the Overlay and reaching out to the Jefferson Neighborhood Association.