



PLANNING AND DEVELOPMENT

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MEMORANDUM

TO: Historic Preservation Commission

FROM: Dawn Mayo, Assistant Planner, Community Development

DATE: 
January 9, 2018

RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, January 16, 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, January 16, 2018, 8:00 a.m.
City Commission Room
AGENDA

1. Approval of Minutes
2. Storefront Grant Review – Adrian’s Autocare, 102 University Dr N
3. Other Business
4. Liaison Reports
 - Planning Commission – Christine Kloubec
 - Board of Adjustment – Matthew Boreen
 - House Moving Board – Paul Gleye
 - Housing Rehab – Heather Fischer
 - Renaissance Zone Authority – Vacant
5. Next Meeting – February 20, 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:

August 15, 2017:

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, August 15, 2017.

The Historic Preservation Commissioners present or absent were as follows:

Present: Michael Burns, Christine Kloubec, Heather Fischer, Matthew Boreen,
Paul Gleye, Mike Dawson

Absent: None

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

Item 1: Minutes: Regular Meeting of July 18, 2017

Mr. Gleye moved the minutes of the July 18, 2017 Historic Preservation Commission meeting be approved. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 2: 1005 9th Street South – Erskines HOD Review: APPROVED

Mr. Dawson declared a conflict of interest on this item and was excused from voting.

Assistant Planner Dawn Mayo introduced the proposed project for the construction of a new garage, and stated the proposal does meet the zoning requirements of the Land Development Code.

Applicant representative and contractor Dave Anderson spoke on behalf of the application. Mr. Anderson stated the siding and design of the garage is compatible to the existing house.

Further discussion ensued regarding adding windows to the dormer of the garage to match the existing dormers on the house.

Mr. Boreen moved to approve the project as presented. Second by Mr. Gleye. All Members present voted aye with the exception of Mr. Dawson who abstained from voting. The motion was declared carried.

Item 3: Other Business

Ms. Mayo reported staff held an open house on August 10, 2017 regarding a proposal to create a historic overlay district in the Jefferson neighborhood. She briefly reviewed the process for this proposal and noted a sub-committee will need to be created, which will

include volunteers from this Board. Ms. Kloubec, Ms. Fischer, Mr. Gleye, and Mr. Dawson volunteered to be on the sub-committee.

Item 4: Liaison Reports

Mr. Boreen gave an update from the July 25, 2017 Board of Adjustment meeting. He also noted the yearly nomination of officers was held approving Michael Love as Chair, and Deb Wendel-Daub as Vice Chair.

Mr. Gleye stated a House Moving Board meeting will be scheduled sometime in the next few weeks.

Ms. Mayo stated there are no updates from the Renaissance Zone Authority. She did proceed to share news regarding the acceptance of the John Stern house, located at 1458 River Road South, to the National Register of Historic Places.

Mr. Boreen provided an update on the project to place a salvaged cornerstone marker from the demolished Carnegie Library, using funds awarded to the Historic Preservation Commission from the 2017 Certified Local Government (CLG) Grant. Ms. Mayo added the site selected is south of the Island Park Pool parking lot. She will be contacting the Park District for permission to site the marker at this location, confirming with the Cass County Historical Society the City's retention of the cornerstone, and then proceed to draft the Request for Proposals (RFP).

Item 5: Next Meeting – September 19, 2017

The time at adjournment was 8:20 a.m.

DATE: January 9, 2018
TO: Historic Preservation Commission
FROM: Dawn Mayo, Assistant Planner
RE: Storefront/Downtown Rehab Grant Program – 1303 1st Ave N

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 1303 1st Ave N with façade renovation.

1. Description of the project

The building at 1303 1st Ave N was built in 1929. The proposed use of federal funding is for façade renovation.

Façade Renovation

The eligible components of the storefront renovation at 1303 1st Ave N will include the following items:

- Remove non-historic metal paneling, exposing original brick
- Repair/paint brick
- Replace windows and doors
- Add corrugated siding to block areas of building

2. Process for identifying historic properties

The building is not individually listed or eligible for listing, nor is it part of any historic district.

Business History, according to owner:

- Initially built as loading dock
- Approximately 80 years ago became a Buick dealership
- Approximately 50 years ago, home to Gervold Boats
- 25 years ago the building became Star Automotive
- 2003 to present, Adrian's Autocare

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

The building is two story brick, with storefront glass on the south side. The building was covered with metal siding in the 1970's. There is a later addition to the east side of the building, and another to the west, both of block construction.

4. Project's effect on historic properties

This property, although not historic, will benefit from the removal of blighted conditions, and the appearance will be improved by revealing the original brick.

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

Not Applicable

RECOMMENDATION: Staff recommends a finding of "No Historic Property Affected"



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Adrian Greiff		
Address	102 N University Dr		
Phone	701-232-8291	Fax	
E-mail	asgreiff@gmail.com		
Property Address	1303 1st Ave N		
Applicant Name & DUNS number	Adrian Greiff/Greiff Ent.		(Enter DUNS number here)
		(name of person/entity to receive grant)	
Architect/Firm	John McLaughlin / McLaughlin Const.		
		(all applicants must use an architect for project design)	
Property Owner	Adrian Greiff / Greiff enterprises LLC		
Mailing Address	102 N University Dr		

Description of Property			
<input checked="" type="checkbox"/> Current Commercial Tenants			
Business Name	Business Owner	Address	Current sq. ft. occupied
Adrian's Auto Care Center	Adrian Greiff	102 N University Dr.	All
<input type="checkbox"/> Current Residential Tenants		# occupied	# vacant
Tenant Name	Unit #	Mailing Address	
N/A			

McLaughlin

CONSTRUCTION

PROPOSAL

1606 Maple Place
West Fargo, ND 58078
Ph: 701-261-7543

To: Adrians Autocare Center
Address: 102 N. University Drive
Fargo, ND 58102
Project: Remodel

PROP. No. 17026
Date: 10/20/2017
Proj. No.: 17026
PO No.:
Terms: Draw Requests

Quantity	Description	Unit Price	Ext. Price
1	Tear out existing Concrete Steps and Dispose		0.00
1	Remove Existing Awning and Dispose		0.00
1	Remove Existing Store Front Windows and Doors and Dispose. Frame in opening w/2x6, R19 Insul, 4 mil poly, 5/8" type 'x' GWB, Firetaped. Ext. OSB sheathing, building wrap.		0.00
1	Remove existing exterior door to upstairs, frame in, insulate, poly, GWB Add 20 min door and frame to inside as indicated on plans. Spring hinges and Passage lock.		0.00
1	Remove man door on east side and frame in, insul, poly GWB		0.00
1	Add lit exit sign as indicated on plan		0.00
1	Add vertical Galvalume steel siding on east and south sides as indicated on elevations on 2x4 furring strips (horizontal) at 48" o.c. Anchored to block 48" o.c. on 1 1/2" EPS Insulation		0.00
1	Extend Roof over Main Entrance 5' add Pier, Frame with Decorative Cedar Timbers. Provide stone at Pier per plans and on building at Entrance to Wainscott.		0.00
1	\$4000 Electrical Allowance. \$2000 Light Fixture Allowance		0.00
1		72360	72,360.00
	Exclusions:		0.00
	-Unforeseen conditions		0.00
	-No Asphalt Repair		0.00
	-No wintertime costs		0.00
	-No Plumbing or Mech.		0.00
	Inclusions:		0.00
	-All Labor and Materials to complete job as described above		0.00
	- Debris Removal, Daily Cleanup		0.00
	-Building Permit		0.00
	-McLaughlin Construction standard limits of insurance		0.00
	NET 30 DAYS, 1 1/2% AFTER		0.00
		Subtotal	72,360.00
		Misc.	0
McLaughlin Construction Co., Inc. DATE:		Tax	0
		Freight	0
		Trade Discount	0
Adrians Autocare Center DATE:		TOTAL	72,360.00

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2). Note – to receive historic preservation approval, projects **cannot** submit plans that include the use of "anodized" aluminum. If window replacement is proposed, applicant must provide manufacturer's window specifications.

- ① remove Awning, old metal fascia, Front windows, and 1 unused door and steps.
- ② Install new steel (galvanized) on East + South facing exterior walls.
- ③ Install new lighting on exterior over Doors.

How will proposed project affect the historic character of the property?

By removing the 1970's era siding and installing new galvanized steel I think the building will fit into the new downtown look a lot better.

How will your project complement downtown redevelopment efforts?

By making the building not such an eye sore.

For more information on completing this application please refer to the following website.
<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

100 yrs Ago Loading dock. 80 yrs Ago Buick Dealership. 50 yrs Ago Gerold Boats. 25 yrs ago Star Automotive 2003-Present Adrians Auto Care

Total Cost of

façade renovation

\$ 72,360

Amount of CDBG

Funding Requested

\$ 15,000

Is the exterior renovation part of a larger project?

☐ Yes

☒ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

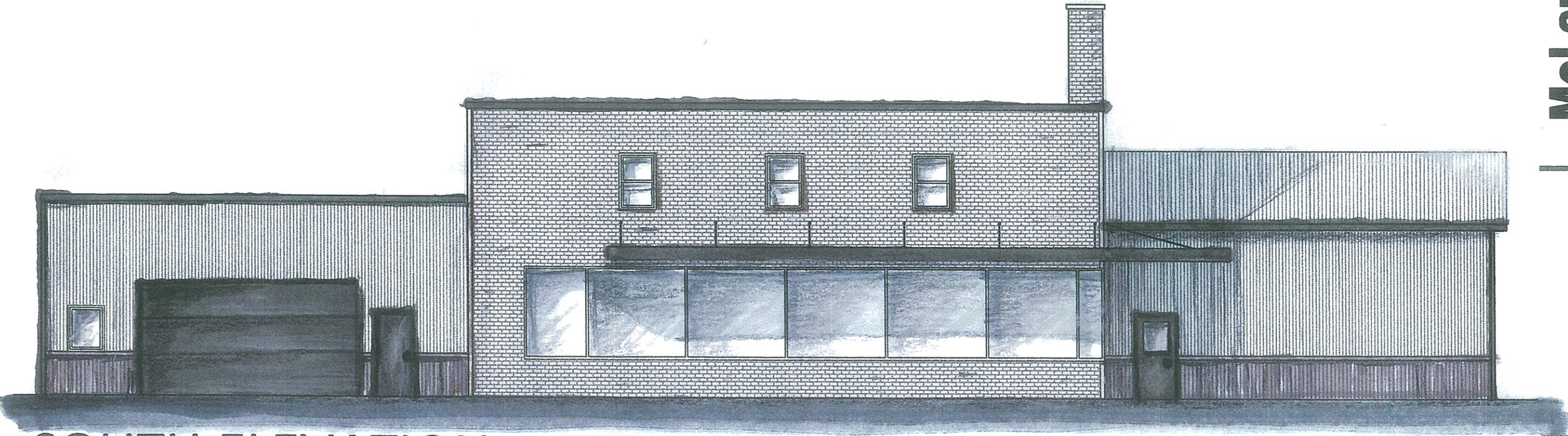
outdated and falling apart.

DATE: 10-1-17
PROJ: Adrians
PROJECT #: 17026
LOCATION: Fargo
102 N Univ Dr
REVISIONS:



EAST ELEVATION

nts



SOUTH ELEVATION

nts

McLaughlin
CONSTRUCTION