

**HISTORIC PRESERVATION COMMISSION**  
**Friday, February 6, 2026 | 11:00 AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes – January 20, 2026
2. Historic Overlay District Review
  - a. 1123 6<sup>th</sup> Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)
  - b. 1222 9<sup>th</sup> Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)
3. Adjourn – Next Meeting: February 17, 2026

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](http://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. Minutes are available on the City of Fargo Web site at [www.FargoND.gov/historicpreservationcommission](http://www.FargoND.gov/historicpreservationcommission).

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

## **BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES**

**Regular Meeting:**

**Tuesday, January 20, 2026**

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 8:00 a.m., Tuesday, January 20, 2026.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Mike Dawson, Nathan Larson, Nicole Holden

Absent: Matthew Boreen

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

**Item 1: Minutes: Regular Meeting of November 18, 2025**

Member Larson moved the minutes of the November 18, 2025 Historic Preservation Commission meeting be approved. Second by Member Kloubec. All Members present voted aye and the motion was declared carried.

**Item 2: Historic Overlay District Review**

**a. 728 1st Street North – Oak Grove Historic Overlay (Horace Mann Neighborhood)**

Planning Coordinator Maegin Elshaug presented the application to construct a new house at 728 1st Street North.

Discussion was held on the history of the site, and proposed plans.

Applicant Jodi Kallias, GreenWorks Properties, LLC, spoke on behalf of the application.

Further discussion was held on design, foundation location, why the previous structure was demolished, the Inspections Department's processes and history, proposed plan for the site, and current status of the property.

Inspections Department Director Shaun Ouradnik spoke on behalf of the Inspections Department.

Additional discussion was held on processes for properties in a Historic Overlay district and how staff is made aware of a property in a Historic Overlay district, and the timeline and history of this project.

Member Larson moved to approve the application as presented.

Discussion continued on the effort to make sure this property follows the proper processes.

Second by Member Dawson. All Members present voted aye and the motion was declared carried.

**Item 5:       Adjourn: Next Meeting – February 17, 2026**

The time at adjournment was 8:27 a.m.

## **MEMORANDUM**

**TO:** Historic Preservation Commission

**FROM:** **Chelsea Levorsen, Planner**

**DATE:** February 3, 2026

**RE:** 1123 6<sup>th</sup> Street South – House Addition & Variance of Special Development Standards within Erskine’s Historic Overlay District (Amend CoA)

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This item is a re- review of the previously approved Certificate of Appropriateness granted in September 2025 for the addition at 1123 6<sup>th</sup> Street South.

Background: The Planning Department received an application from Christine Johnson to build an addition to the house located at 1123 6<sup>th</sup> Street South. The applicant proposed to add an addition to the house in the rear of the property. The application stated the new addition would match the existing roof pitch but would have board and batten siding and shakes near the peak of the eave in lieu of matching the existing stucco.

At their September meeting, the Historic Preservation Commission approved the application for the addition and a Certificate of Appropriateness was issued.

January 2026: Upon inspections conducted by the City Inspector it was noticed that the changes that were made during construction and did not match the approved plans. The changes to the original plans include:

1. Roof height  
The approved elevation drawings show the roof of the proposed addition located slightly below the roofline of the principal building, with a matching pitch. Pictures of the completed framing show the roof of the addition as higher than the principal building.
2. Window Size and Location  
The windows installed along the addition were not installed to the same size nor in the same location as shown on the plans. The Inspections Department noted that the windows installed do not meet egress requirements and that they are currently in violation of the residential code.
3. Omission of dormer  
The window and dormer shown in elevation drawings along the south side of the residence was not installed.

The applicant is requesting an amended Certificate of Appropriateness for changes made to the design of the addition. The applicant also seeks a Variance of Special Development Standards to allow for the height of the addition to be greater than the height of the principal structure.

The applicable *Special Development Standards subsection F – Additions for principal building*. Note subsection 1.e.2, which states, “*The height of a new addition to the principal building shall not be greater than the height of the principal building*”. Also included is Subsection I – *Variance of Special Development Standards*.

The property is located within the Erskine’s Historic Overlay District (Ordinance 4821). The original house built in 1915 is a National style. The Core Neighborhoods Plan identifies the subject property, located within the Hawthorne Neighborhood, as suitable for single-family residential use.

Images of the existing house, previously approved plans, photos of current construction and memo from owner summarizing construction factors are attached. Also attached, Historic Overlay provisions for the Erskines Overlay.

At this writing of this report, the owner and Building Inspector are coordinating the discrepancy of the window sizes and building code standards. An update regarding the windows will be provided for at the meeting.



**Planning & Development**  
 225 4<sup>th</sup> Street North  
 Fargo, North Dakota 58102  
 Office: 701.241.1474 | Fax: 701.241.1526  
 Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov)  
[www.FargoND.gov](http://www.FargoND.gov)

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

No building permits for new construction or for alterations to the exterior of existing structures shall be issued for property within a Historic Overlay district until a Certificate of Appropriateness has been reviewed and approved in accordance with the procedures with Section 20-0912. A Certificate of Appropriateness may be reviewed and issued by The Historic Preservation Commission and or City Staff, depending on the type of project and the Historic Overlay district.

The Historic Preservation Commission meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 225 4<sup>th</sup> Street North. Applicants must be present at the meeting. More information on design standards is available at: [www.FargoND.gov/historicpreservation](http://www.FargoND.gov/historicpreservation).

The following must accompany this application:

- Photos of the existing site
- Plans of the proposed project
- Building materials
- Site plan if applicable

Property Owner Information
Name (printed): Christine Johnson
Name (printed): Andrew Johnson
Address: 1123 6 <sup>th</sup> Street S. Fargo, ND 58103

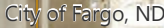
Contact Person Information (if different than owner)
Name (printed):
Address:

Parcel Information
Historic overlay district of subject property : Erskine's
Address: 1123 6 <sup>th</sup> Street S.
Legal Description (attach separate sheet if more space is needed): Lot 2 and S 1/2 of 3 Block KK.

Check each of the following which applies to your project	
<input type="checkbox"/> Exterior remodel	<input type="checkbox"/> New garage
<input type="checkbox"/> Window replacement	<input type="checkbox"/> New accessory structure (not garage)
<input type="checkbox"/> New dormer	<input type="checkbox"/> New porch
<input type="checkbox"/> New/replacement chimney	<input type="checkbox"/> Front yard paving
<input type="checkbox"/> Skylight	<input type="checkbox"/> Demolition
<input type="checkbox"/> Overhead garage door replacement	<input checked="" type="checkbox"/> New addition
<input type="checkbox"/> Other: _____	

<b>Briefly Describe The Proposed Scope of Work</b>
Addition onto rear side of house that creates an office, small quarter-size bathroom, and back entry on the main level. Kitchen remodel on main floor. Similarly, the 12 x 21 foot addition adds a <del>2</del> upper level master bedroom and bathroom. The basement will also be bumped out to create more usable storage and laundry room with drain tile system.

<b>Acknowledgement</b> – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.	
Owner (Signature): <u>Clara Ojeda</u>	Date: <u>9/8/25</u>
Representative (Signature): _____	Date: _____



1123 6 St S

9/10/2025 1:16 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



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City of Fargo, ND

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1123 6 St S

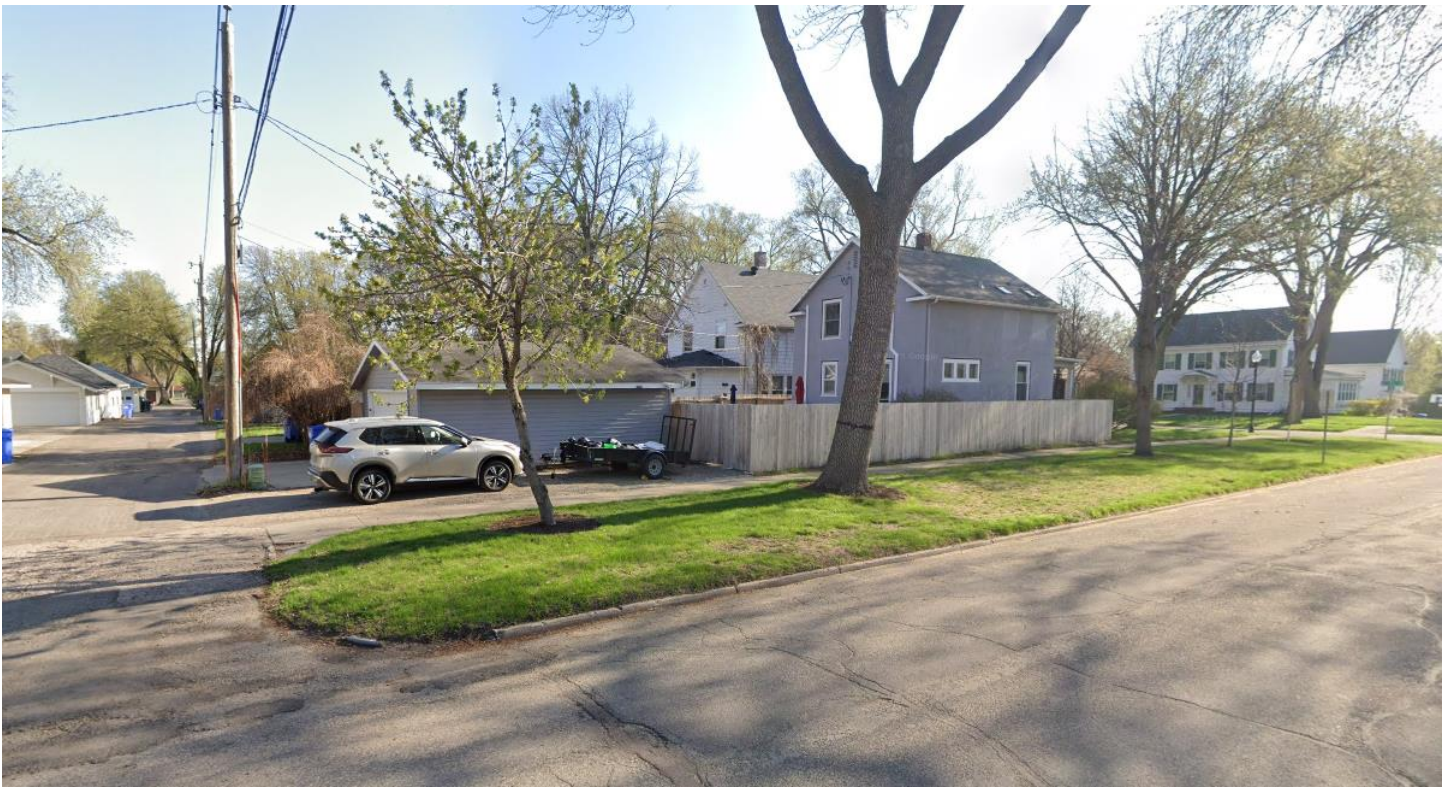
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9/10/2025 1:17 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

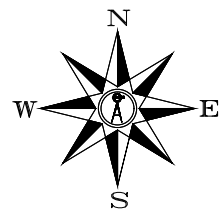
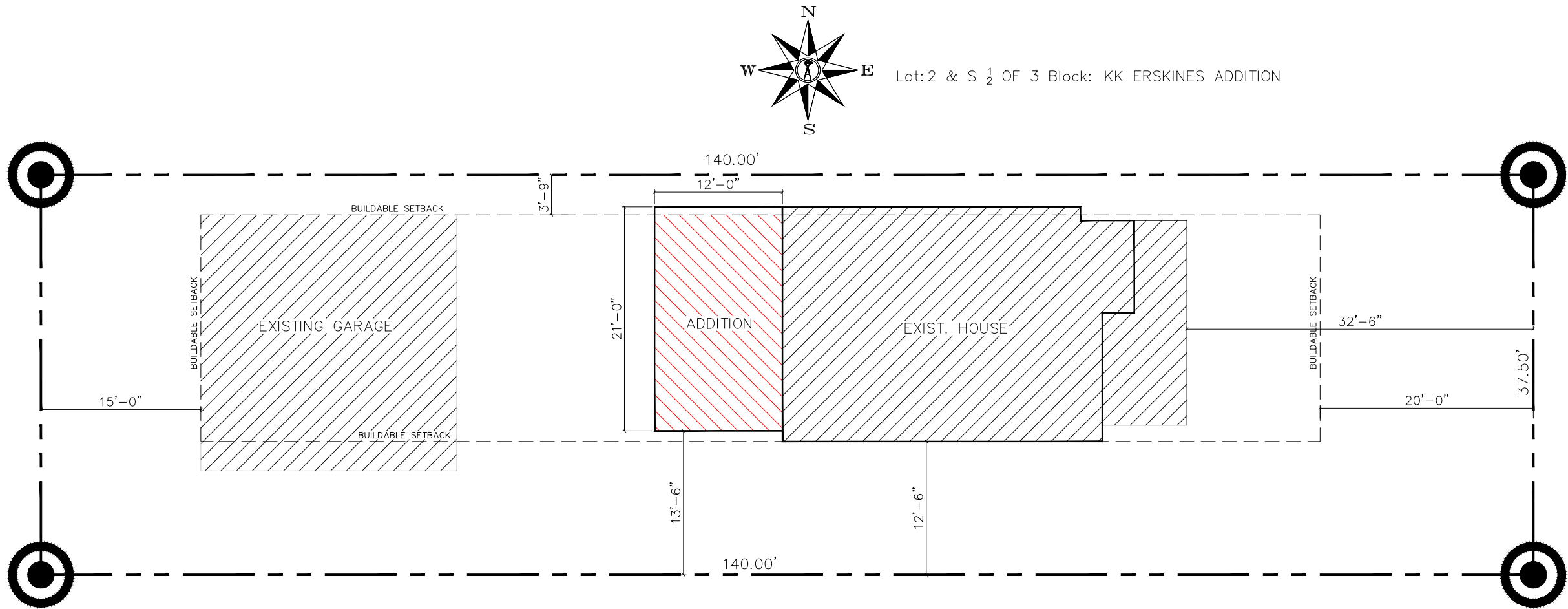
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Google Street View (2025):



Site Photos from applicant:





Lot: 2 & S 1/2 OF 3 Block: KK ERSKINES ADDITION

EXIST COVERAGE - 1344 SQ FT  
MAX ALLOWED - 1828 SQ FT  
ADDITIONS + 252 SQ FT  
REMAINING BUILDABLE - 232 SQ FT

12TH AVE S.

SITE PLAN  
SCALE 3/16" = 1'-0"

REVISIONS  
REVISED  
REVISED  
Date: 8.5.2025  
C:\Users\amup\OneDrive\Documents\218 Custom Homes\2025 Projects\Johnson

2 STORY  
Drawn By: AJM

JOHNSON RESIDENCE  
1123 6TH ST S  
FARGO, ND

WWW.218CUSTOMHOMES.COM  
PHONE: 701.588.5751  
218CONSTRUCTIONLLC@GMAIL.COM



PRELIMINARY

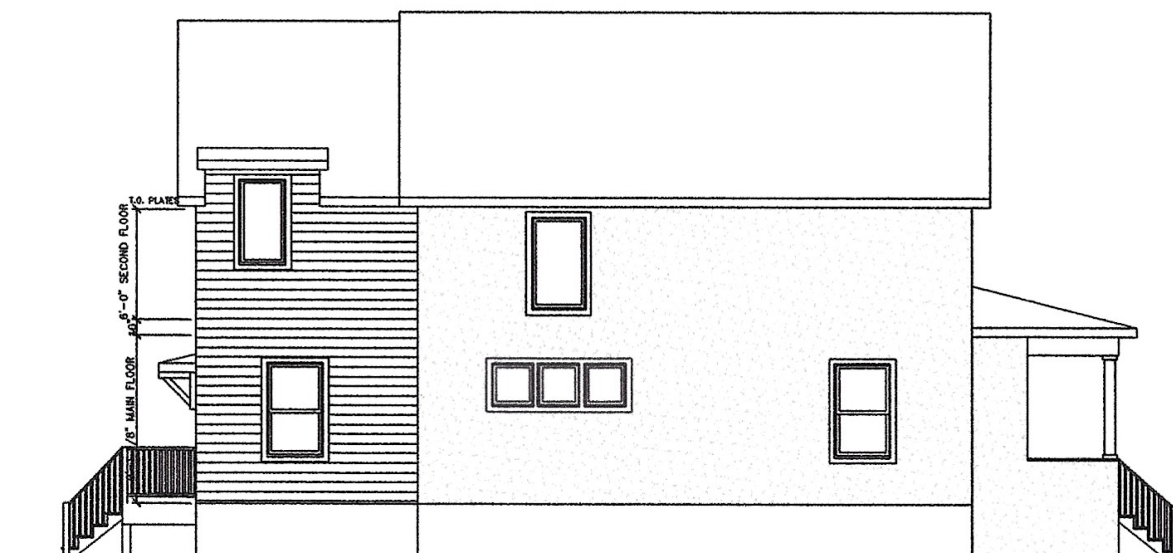


NORTH SIDE ELEVATION  
SCALE 1/4" = 1'-0"

OPT: 1



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



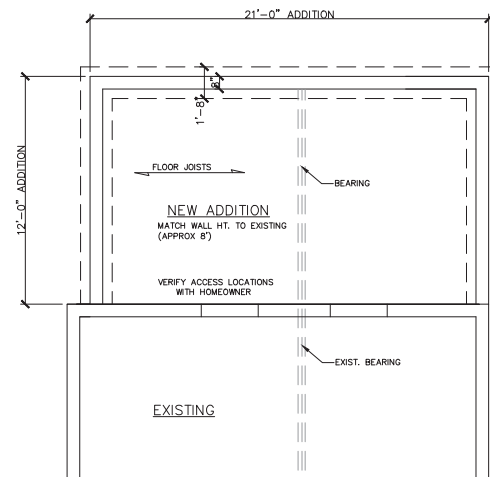
SOUTH SIDE ELEVATION  
SCALE 1/4" = 1'-0"

2 STORY		JOHNSON RESIDENCE 1125 6TH ST S FARGO, ND		WWW.ZIBCONSHOMES.COM PHONE: 701-588-5773 ZIBCONSHOMES@GMAIL.COM
Date: 8.5.2025 C:\Users\jcamp\Documents\218 Johnson Home\2025 Project\218 Johnson Home.dwg		Drawn By: AJM		

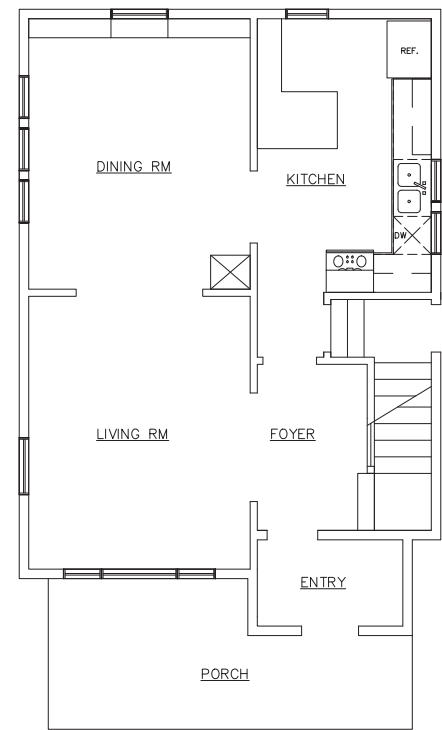


PRELIMINARY

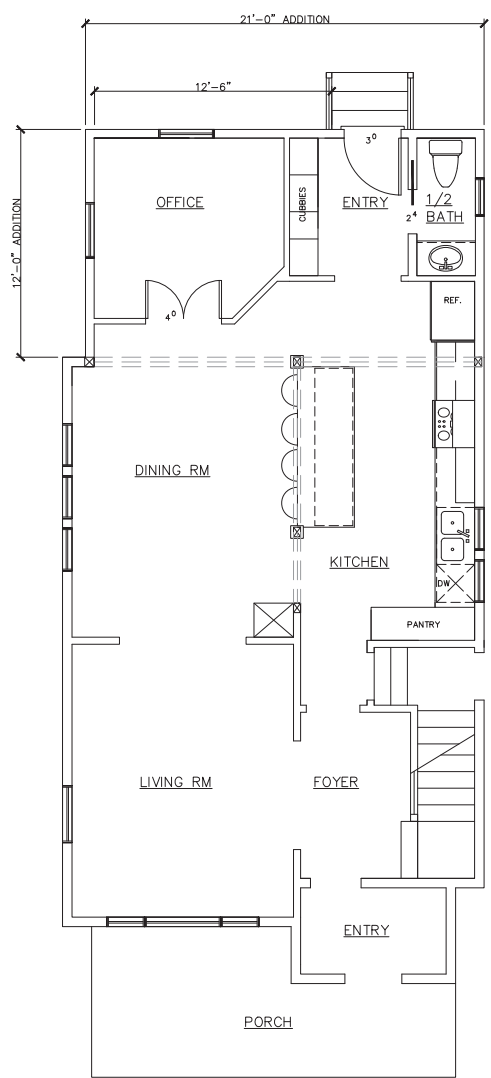
OPT: 1



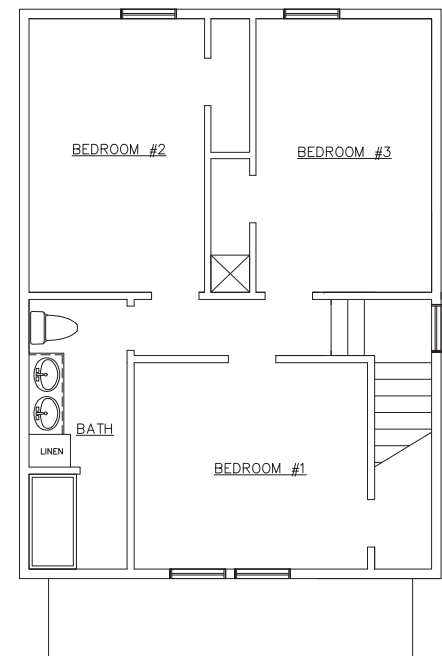
PROPOSED FOUNDATION  
SCALE 1/4" = 1'-0"



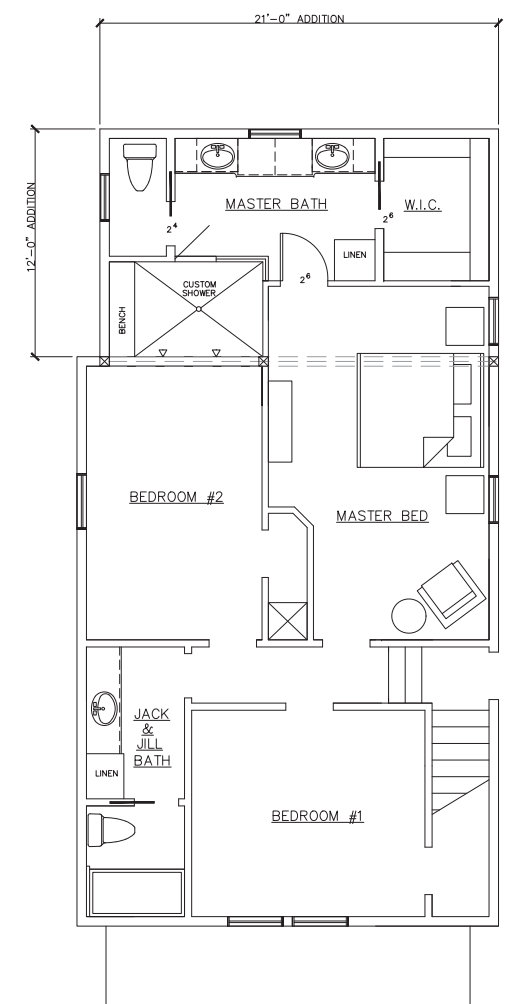
AS-BUILT MAIN FL.  
SCALE 1/4" = 1'-0"



PROPOSED MAIN FL.  
SCALE 1/4" = 1'-0"



AS-BUILT 2ND FL.  
SCALE 1/4" = 1'-0"



PROPOSED SECOND FL.  
SCALE 1/4" = 1'-0"

2 STORY	JOHNSON RESIDENCE 1123 6TH ST S FARGO, ND	WWW.218CUSTOMHOMES.COM PHONE: 701.388.3751 218CONSTRUCTIONLLC@GMAIL.COM
Drawn By: AJM		
Date: 8.5.2025		
REVIEWED REVISED REVISED		
C:\Users\amup\OneDrive\Documents\218 Custom Homes\2025 Projects\Johnson		

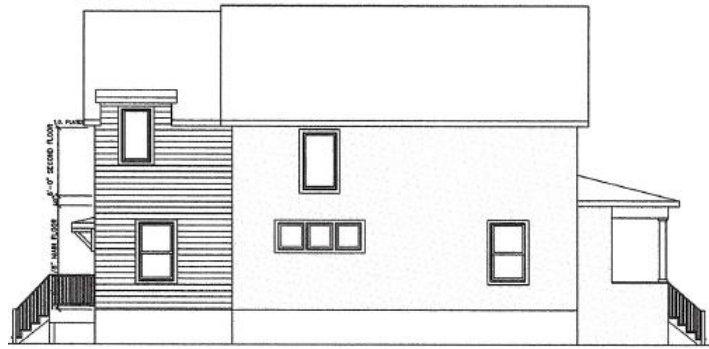


**Update to Historic Preservation Commission for 1123 6<sup>th</sup> Street S.**

- Christine Johnson (homeowner and permit holder) presented the plans for building on an addition onto her primary home located at 1123 6<sup>th</sup> Street S. to the Historic Preservation Commission at September's meeting.
- The overall plans that were approved have not changed, preserving the overall look and feel of the structure. However, during the construction process, there were some limitations that the contractor encountered that resulted in two variations to the plan being made to still meet building code and to stay consistent with the look and feel of the original plan.
- Those two variations are noted below and homeowner is requesting approval of these modifications to proceed with meeting very tight timeline of finishing home project and staying within budget.

**Variations:**

- 1) Upper windows in bedrooms:
  - a. It was noted during the commission meeting that the intention was to carry through the current window style on the house into the addition. The windows on the existing structure include double-hung and smaller square windows in dining room and previously in the upper level which are covered by stucco, but homeowner plans to bring those original back in the near future.
  - b. The original sketch included a double hung being added in the upper bedrooms since the addition caused for removal of the only windows in the upper bedrooms. However, upon demo of the existing walls on the north and south side (bedroom exterior walls), it was uncovered that the space needed to include double-hung egress compliant windows was not adequate, which would have resulted in a window spanning to the floor due to the short knee-wall height of the walls. As this is a potential safety concern and there needed to be some sort of window in the bedrooms after removing the west wall with the existing windows, the decision was made to carry through smaller windows that are more closely matched to style of the upper level (currently covered) and dining room windows. As seen in the pictures below, these are the same sized windows carried through on the upper level of the addition and the double-hung were carried through on the lower level to match existing to new. \*There is another window on order to be placed and equally spaced on the exterior bedroom wall, resulting in two windows per bedroom.



SOUTH SIDE ELEVATION  
NATIVE TOP



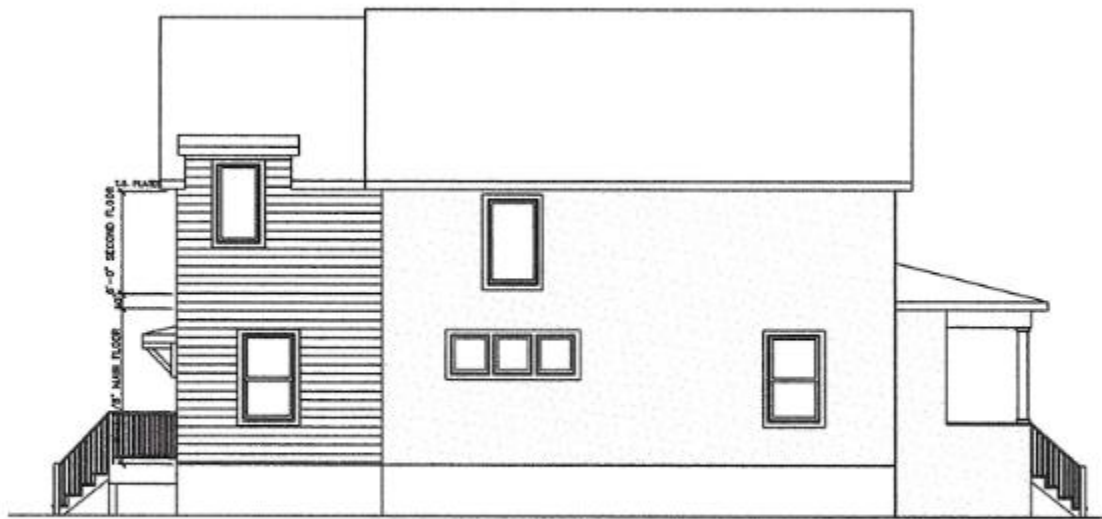


2) Roof on addition:

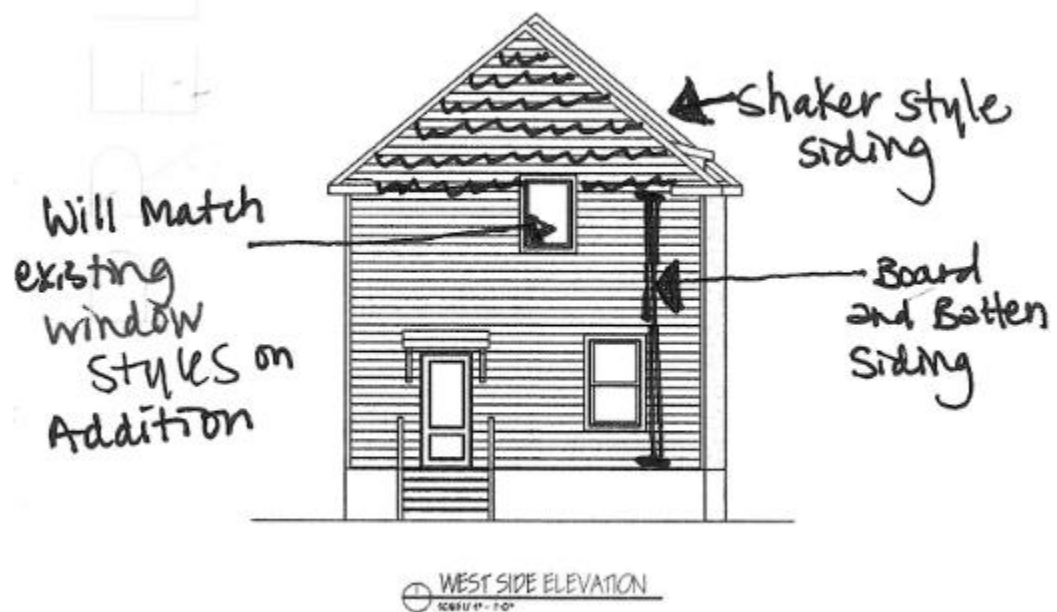
- a. The original design sketch included the addition being set back one foot from the south side street to allow for a transition between current structure and addition that was visually appealing and clearly distinguishes the new structure. The original sketch also assumed the roof line would be slightly lower than the existing roofline with same pitch.

- b. Upon demo of the exterior of the house and assessment of the existing rafters in place, the contractor was not able to match the original design with a lower roof and still meet code requirements for rafter depth. Staying below the roofline and trying to match pitch would have resulted in a very unusable upper level to the addition with short walls.
- c. The contractor proposed a solution to the homeowner that would raise the roof of the addition slightly above the current roofline (6 inches on one side and 12 on the other) and still allow for the pitch to match and the addition plans to stay the same. The homeowner approved this unaware that there was any requirement from the Historic Preservation perspective that actually had required the addition to be lower the original structure.

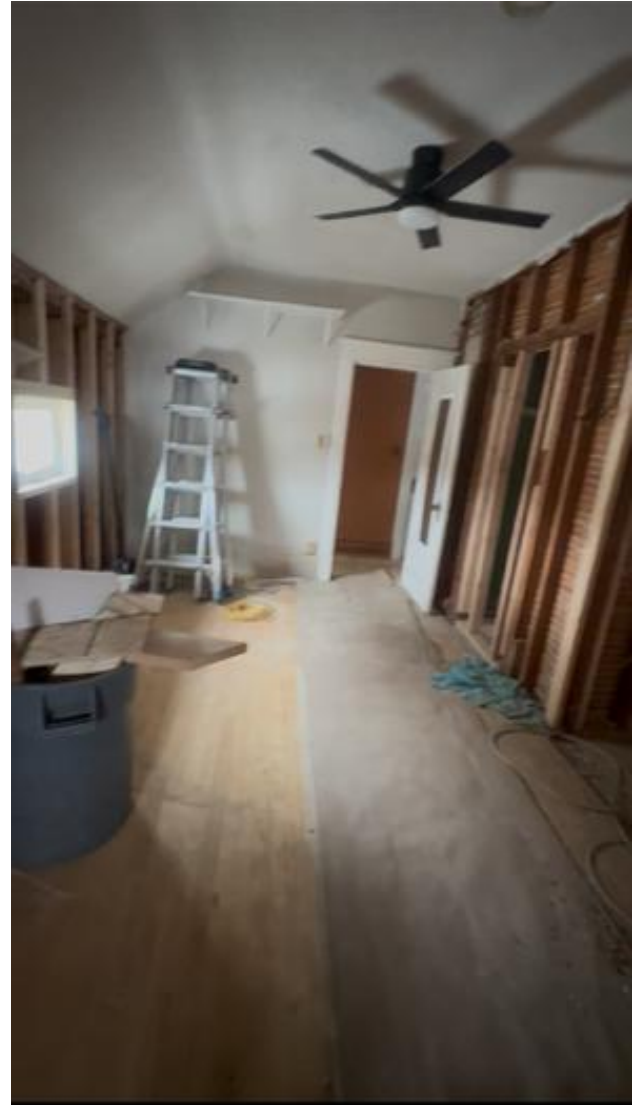
Request of Historic Preservation Commission: Given the limitations encountered during the construction process that were unknown at the time of design, the homeowner is requesting review and endorsement of the window choices on the upper bedrooms and an exception/variance to the roof line of the addition.




SOUTH SIDE ELEVATION  
 SCALE 1/4" = 1'-0"







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partial replacement of non-original exterior cladding shall be exempt from this regulation.

b. Windows and Doors

1. Windows and doors shall match the original principal building in design and operation. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original windows or doors, replacement windows and doors shall be of a design compatible with the historic style of structures located within the district. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
3. Window or door openings shall not be increased or decreased by more than 10% in dimension or total area. Any changes in dimension or area will require review by the Fargo Historic Preservation Commission.

c. Roofs

1. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. Skylights are prohibited on all roof planes parallel to and facing the street.

2. Accessory Buildings or Structures

- a. Alterations to accessory buildings and structures shall be compatible with the style of the principal building, and shall be subordinate to the principal building.

**F. 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,

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accessory building or structure. A request that satisfies all of the following criteria shall be approved.

**1. Principal Building**

a. Exterior Cladding

1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.

b. Windows and Doors

1. Windows and doors of the addition shall match the original principal building in style, design and operation. The use of substitute materials is permissible if the original material is not technically or economically feasible.
2. If the principal building is void of its original windows or doors, the window and doors of the addition shall match the existing principal building. The use of substitute materials is permissible if the existing material is not technically or economically feasible.
3. A garage door of an attached, front-yard entered garage addition shall not exceed 10 feet in width or 8 feet in height. A double-stall garage will require 2 doors.

c. Roofs and Dormers

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.

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3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building shall be consistent with the style of an HNS.
5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
6. If the roof of the principal building is void of its original functional and decorative features, the roof of the addition shall match the existing roof of the principal structure. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
7. Skylights are prohibited on all roofs parallel to and facing the street.

d. Entrances, Porches, and Decks

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 an 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.

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4. Decks are prohibited in front yards.
5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

e. Height and Elevation

1. The height of a new addition to a principal building shall not exceed the overall scale of an HNS with a maximum eave height of 25 feet.
2. The height of a new addition to the principal building shall not be greater than the height of the principal building, except in the case of a second story addition to a single story principal building, the result of which is the creation of a two-story principal building consistent with an HNS.

**2. Accessory Buildings or Structures**

- a. Additions to existing accessory buildings or structures shall be subordinate in scale and compatible with the design and style of the principal structure.
- b. An addition to an existing accessory building that does not meet the dimensional setback standards of the LDC and does not increase in total floor area of the existing accessory building by more than 40%, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the non-conforming setback is determined is verified by a registered land surveyor; and 3) the new accessory building addition is limited in height to no more than one-story with 10-foot maximum sidewalls.

**G. Special Development Standards - New Construction**

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 the new construction of a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

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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.

**H. Special Development Standards - Demolition**

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 the demolition of a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

1. The requested demolition is justified by the state of deterioration, disrepair and structural stability of the structure, or the building has been condemned.
2. The requested demolition is not detrimental to the overall style of the historic district.
3. The requested demolition is consistent with the purpose of the Comprehensive Plan and other adopted policies of the City.

**I. Variance of Special Development Standards**

To allow for a variance of hardships that may arise from the strict application of any of the foregoing Special Development Standards, the Historic Preservation Commission may consider requests to deviate from any applicable standards and allow for an exceptions. A vote of two-thirds of all the members of the Historic Preservation Commission is required for approval of any exception to the Special Development Standards.

Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

## **MEMORANDUM**

**TO:** Historic Preservation Commission

**FROM:** Maegin Elshaug, Planning Coordinator

**DATE:** January 2, 2026

**RE:** 1222 9<sup>th</sup> Street South – Addition and window replacement within Erskine’s Historic Overlay District

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The Planning Department has received an application from Peder and Katie Nystuen to construct an addition as well as replace windows on the existing house at 1222 9<sup>th</sup> Street South. The property is located within the Erskine’s Historic Overlay District (Ordinance 4821). Applicable Special Development Standards include subsection E – Exterior Renovation and subsection F – Additions. The original house built in 1920 is a Craftsman style.

The addition is proposed to the back portion of the house, where the kitchen is located. Attached to this packet are building plans, including a site plan, floor plans, elevations, and a rendering. The applicant has also provided a list of materials proposed for the project, including exterior materials, window and roofing information, and details on the trim and corbels. Photos of the structure have also been provided by the applicant.

The Core Neighborhoods Plan identifies the subject property, located within the Hawthorne Neighborhood, as suitable for single-family residential use.



**Planning & Development**  
225 4<sup>th</sup> Street North  
Fargo, North Dakota 58102  
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Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov)  
[www.FargoND.gov](http://www.FargoND.gov)

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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The Historic Preservation Commission meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 225 4th Street North. Applicants must be present at the meeting. More information on design standards is available at: [www.FargoND.gov/historicpreservation](http://www.FargoND.gov/historicpreservation).

The following must accompany this application:

- Photos of the existing site
- Plans of the proposed project
- Building materials
- Site plan if applicable

Property Owner Information
Name ( <i>printed</i> ):
Name ( <i>printed</i> ):
Address:

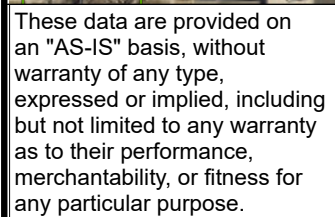
Contact Person Information ( <i>if different than owner</i> )
Name ( <i>printed</i> ):
Address:

Parcel Information
Historic overlay district of subject property :
Address:
Legal Description ( <i>attach separate sheet if more space is needed</i> ):

Check each of the following which applies to your project	
<input type="checkbox"/> Exterior remodel	<input type="checkbox"/> New garage
<input type="checkbox"/> Window replacement	<input type="checkbox"/> New accessory structure (not garage)
<input type="checkbox"/> New dormer	<input type="checkbox"/> New porch
<input type="checkbox"/> New/replacement chimney	<input type="checkbox"/> Front yard paving
<input type="checkbox"/> Skylight	<input type="checkbox"/> Demolition
<input type="checkbox"/> Overhead garage door replacement	<input type="checkbox"/> New addition
<input type="checkbox"/> Other: _____	

Briefly Describe The Proposed Scope of Work

Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.	
Owner (Signature):	<u>Peder Nystuen</u> Date: _____
Representative (Signature):	_____ Date: _____



1:2,257	2/2/2026 4:09 PM
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



Front of House



Rear of House



Street View from 13<sup>th</sup> Avenue South



# NYSTUEN ADDITION

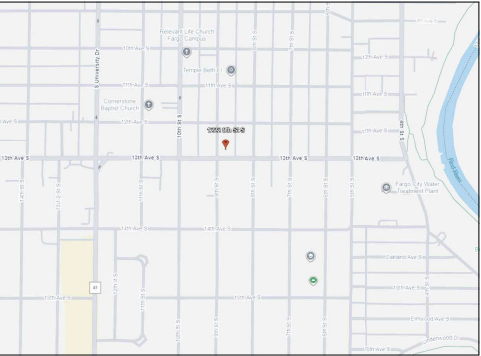
## PROJECT DIRECTORY

ARCHITECT	CONTRACTOR
STROM ARCHITECTURE	RADIANT CREATIVE HOMES
CONTACT: JACKSON STROM	CONTACT: DAVID REID
PHONE: 701.466.6347	PHONE: 701.429.0824
EMAIL: JACKSON@STROMARCH.COM	EMAIL: DAVID@RADIANTCREATIVE.COM
CONTACT: NATHAN WANHER	
PHONE: 701.426.0617	
EMAIL: NATHAN@STROMARCH.COM	

## PROJECT SQUARE FOOTAGE

LOWER LEVEL FINISHED:	1,277 SF
EXISTING:	1,035 SF
PROPOSED ADDITION:	242 SF
MAIN LEVEL FINISHED:	1,277 SF
EXISTING:	1,035 SF
PROPOSED ADDITION:	242 SF
UPPER LEVEL FINISHED:	895 SF
ATTIC / PRIMARY SUITE FINISHED:	825 SF
TOTAL INTERIOR FINISHED AREA:	4,274 SF

## SITE LOCATION MAP



GENERAL NOTES	
1. COPYRIGHT: THESE DRAWINGS, SPECIFICATIONS, AND OTHER RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE COPYRIGHTED BY STROM ARCHITECTURE. THEY MAY NOT BE REPRODUCED, DISTRIBUTED, OR USED FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT.	
2. COOPERATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COOPERATE FULLY WITH EACH OTHER, THE OWNER, ARCHITECT, AND ANY OTHER INVOLVED PARTIES TO ENSURE THE TIMELY AND EFFICIENT COMPLETION OF THE WORK.	
3. DISCREPANCIES: ANY CONFLICTS OR DISCREPANCIES FOUND IN THE DRAWINGS, SPECIFICATIONS, OR EXISTING CONDITIONS MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT WILL PROVIDE CLARIFICATION OR ISSUE A CORRAL RESOLUTION.	
4. WORKMANSHIP: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST INDUSTRY PRACTICES, USING MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY AS SPECIFIED. WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND RELEVANT AUTHORITIES.	
5. WORK SITE SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, COMPLIANCE WITH OSHA REGULATIONS, AND ALL OTHER APPLICABLE SAFETY STANDARDS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR JOB SITE SAFETY OR RELATED CONDITIONS.	
6. FIELD VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO PROCEEDING.	
7. DIMENSIONS: ALL DIMENSIONS INDICATED ON THE DRAWINGS ARE TO BE FIELD-VERIFIED BY THE CONTRACTOR. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DISCREPANCIES ARISE OR ADDITIONAL INFORMATION IS NEEDED, CONSULT THE ARCHITECT FOR CLARIFICATION.	
8. CHANGES TO THE WORK: NO CHANGES TO THE WORK INDICATED IN THESE DOCUMENTS THAT IMPACT COST OR CONSTRUCTION TIMELINE SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR OWNER. UNAUTHORIZED CHANGES MAY RESULT IN DELAYS, ADDED COSTS, OR REJECTION OF WORK.	
9. SUBSTITUTIONS: PROPOSED SUBSTITUTIONS FOR SPECIFIED MATERIALS, EQUIPMENT, OR METHODS MUST BE SUBMITTED TO THE ARCHITECT AND/OR OWNER FOR APPROVAL IN WRITING BEFORE PROCUREMENT OR INSTALLATION.	
10. FIELD ADJUSTMENT OF STRUCTURAL MEMBERS: STRUCTURAL MEMBERS, INCLUDING BEAMS, COLUMNS, AND LOAD-BEARING WALLS, SHALL NOT BE CUT, NOTCHED, OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD.	
11. ENGINEERING SERVICES: THE ARCHITECT HAS NOT PROVIDED FULL ENGINEERING SERVICES. ALL STRUCTURAL, MECHANICAL AND/OR ELECTRICAL ENGINEERING SERVICES NOT INCLUDED IN THE ATTACHED DOCUMENTS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, OWNER AND APPLICABLE ENGINEER. ANY ADDITIONAL ENGINEERING SERVICES REQUIRED DUE TO CHANGES IN THE WORK OR UNFORESEEN CONDITIONS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER. FEES FOR SUCH SERVICES MAY BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSITATED BY THEIR ACTIONS.	
12. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP): MEP SYSTEMS AND INSTALLATIONS SHALL COMPLY WITH RELEVANT CODES AND INDUSTRY STANDARDS. OBTAINING REQUIRED APPROVAL FROM GOVERNING AUTHORITIES AND COORDINATION AMONG TRADES ARE THE RESPONSIBILITY OF THE CONTRACTOR. MEP SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH EQUIPMENT MANUFACTURER RECOMMENDATIONS AND VERIFIED FOR PROPER OPERATION BEFORE PROJECT CLOSEOUT. SECURELY SEAL ALL PENETRATIONS THROUGH THE BUILDING ENVELOPE. PROVIDE A SOB GAS (RADON) MITIGATION SYSTEM AS REQUIRED PER CODE.	
<b>CODE STUDY:</b>	
1. CODE COMPLIANCE: THE CONSTRUCTION AND EXECUTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, REGULATIONS, AND ORDINANCES. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED. THE CONTRACTORS ARE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS.	
2. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE FOLLOWING CODES AND ORDINANCES:	
<YEAR> <INTERNATIONAL BUILDING/RESIDENTIAL CODE>	
<YEAR> <STATE CODE>	
<YEAR> <ENERGY CODE> (IF APPLICABLE)	
<LOCAL ZONING ORDINANCE>	
<b>RENDERING:</b>	
3D RENDERING IS FOR CONCEPTUAL PURPOSES ONLY. IT DOES NOT REFLECT FINAL BUILD DETAILS AND SHALL NOT BE USED AS A DESIGN GUIDE FOR CONSTRUCTION. REFER TO THE DRAWINGS AND OUTLINE SPECIFICATIONS (IF APPLICABLE) FOR ALL CONSTRUCTION INFORMATION.	

**STROM**  
ARCHITECTURE  
1012 2nd Ave S, Suite 100, Fargo, ND 58103

CONTACT: JACKSON STROM  
PHONE: 701.466.6347  
EMAIL: JACKSON@STROMARCH.COM

DRAWN BY: YOU  
PHONE: 701.426.0617

#	SHEET NAME
A0.0	COVER PAGE
A0.1	SITE PLAN
A1.0	LOWER LEVEL FLOOR PLANS
A1.1	MAIN LEVEL FLOOR PLANS
A1.2	UPPER LEVEL FLOOR PLANS
A1.3	ATTIC FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS

DATE:  
01/09/26

Pricing Documents

PROJECT NUMBER: 314

NYSTUEN ADDITION

1222 9TH ST S  
FARGO, ND 58103

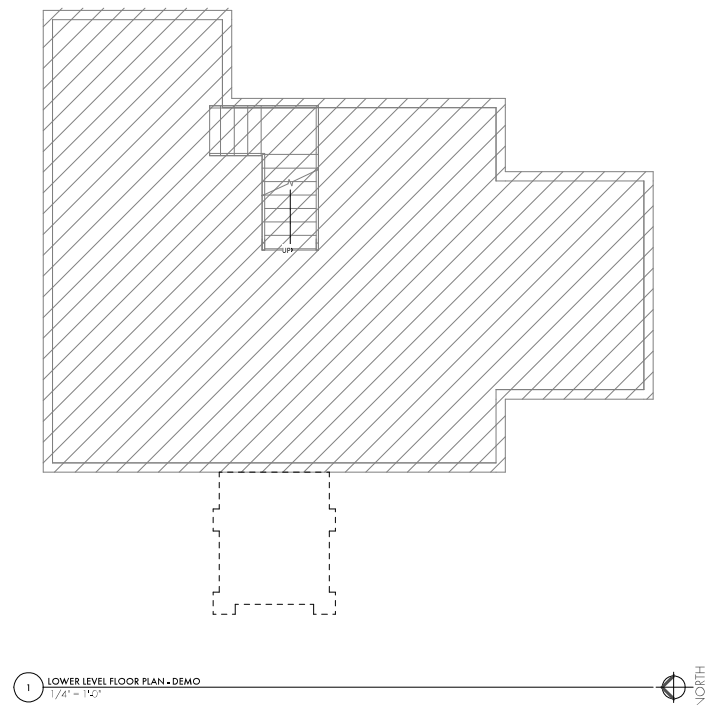
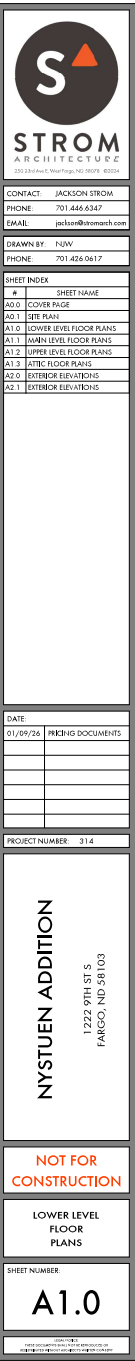
NOT FOR CONSTRUCTION

COVER PAGE

SHEET NUMBER

A0.0





# EXTERIOR ELEVATIONS GENERAL NOTES

- VERIFY ALL EXTERIOR FINISH SELECTIONS AND MATERIALS WITH OWNER PRIOR TO ORDERING AND INSTALLATION. PROVIDE MOCKUPS OF SELECTIONS FOR APPROVAL, INCLUDING COLOR, TEXTURE AND FINISH.
- ALL EXPOSED FLASHING TO BE PRE-FINISHED TO MATCH ADJACENT MATERIALS OR AS SPECIFIED.
- ENSURE THAT ALL EXTERIOR PRODUCTS ARE INSTALLED AND FINISHED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN WARRANTIES.
- SEAL ALL EXTERIOR JOINTS AND PENETRATIONS WITH APPROPRIATE WEATHER-RESISTANT SEALANTS.
- PROTECT FINISHED SURFACES FROM DAMAGE DURING CONSTRUCTION AND FINAL INSTALLATION.



CONTACT JACKSON STROM  
PHONE 701.466.6347  
EMAIL jackson@stromarch.com

DRAWN BY: YOU  
PHONE 701.466.0617

#	SHEET NAME
A0.0	COVER PAGE
A0.1	SITE PLAN
A1.0	LOWER LEVEL FLOOR PLANS
A1.1	MAIN LEVEL FLOOR PLANS
A1.2	UPPER LEVEL FLOOR PLANS
A1.3	ATTIC FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS

DATE 01/09/26  
PROJECT DOCUMENTS

PROJECT NUMBER 314

**NYSTUEN ADDITION**  
1222 9TH ST S  
FARGO, ND 58103

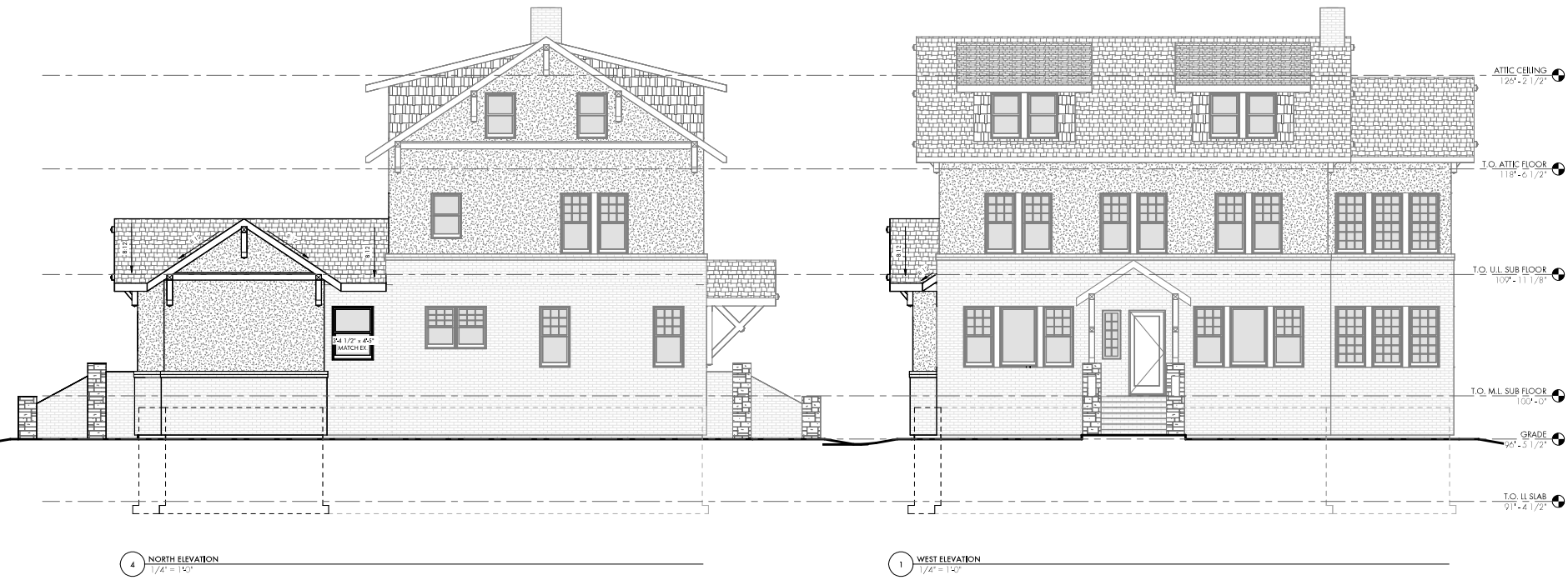
**NOT FOR CONSTRUCTION**

EXTERIOR ELEVATIONS

SHEET NUMBER

**A2.0**

STROM ARCHITECTURE, PLLC  
1222 9TH ST S, SUITE 100  
FARGO, ND 58103  
701.466.6347  
jackson@stromarch.com



4 NORTH ELEVATION  
1/4" = 1'-0"

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

- VERIFY ALL EXTERIOR FINISH SELECTIONS AND MATERIALS WITH OWNER PRIOR TO ORDERING AND INSTALLATION. PROVIDE MOCKUPS OF SELECTIONS FOR APPROVAL, INCLUDING COLOR, TEXTURE AND FINISH.
- ALL EXPOSED FLASHING TO BE PREFINISHED TO MATCH ADJACENT MATERIALS OR AS SPECIFIED.
- ENSURE THAT ALL EXTERIOR PRODUCTS ARE INSTALLED AND FINISHED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN WARRANTY.
- SEAL ALL EXTERIOR JOINTS AND PENETRATIONS WITH APPROPRIATE WEATHER-RESISTANT SEALANTS.
- PROTECT FINISHED SURFACES FROM DAMAGE DURING CONSTRUCTION AND FINAL INSTALLATION.



DRAWN BY:	YOU
PHONE:	701.426.0617

**SHEET INDEX**

#	SHEET NAME
0.0	COVER PAGE
0.1	SITE PLAN
1.0	LOWER LEVEL FLOOR PLANS
1.1	MAIN LEVEL FLOOR PLANS
1.2	UPPER LEVEL FLOOR PLANS
1.3	ATTIC FLOOR PLANS
2.0	EXTERIOR ELEVATIONS
2.1	EXTERIOR ELEVATIONS

DATE:	
01/09/26	PRICING DOCUMENTS

PROJECT NUMBER: 314

## NYSTUEN ADDITION

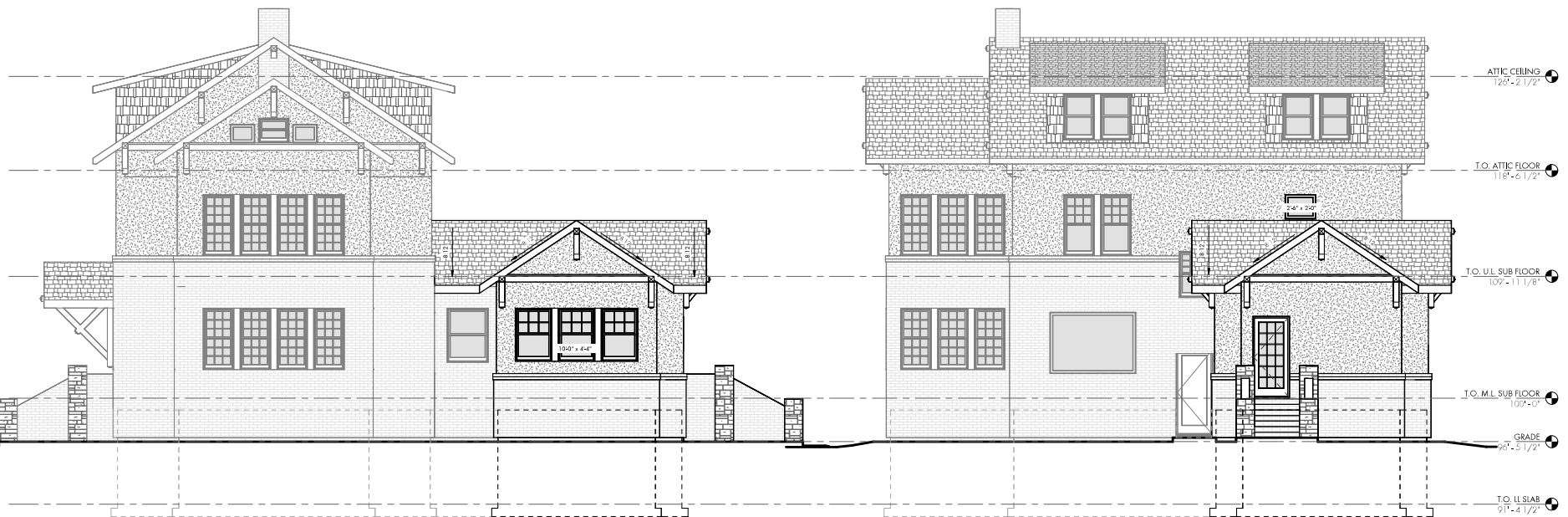
FARGO, ND 58103

NOT FOR  
CONSTRUCTION

## EXTERIOR ELEVATIONS

SET NUMBER: \_\_\_\_\_

## A2.1



2 SOUTH ELEVATION  
1/4" = 1'-0"

1 EAST ELEVATION  
1/4" = 1'-0"

## Maegin Elshaug

---

**From:** Peder Nystuen <[REDACTED]>  
**Sent:** Monday, February 2, 2026 3:28 PM  
**To:** Maegin Elshaug  
**Subject:** Re: COA and Historic Preservation Commission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

Hi Maegin,

Thanks again for reaching out and letting me know that it might be possible to participate in the special meeting on Friday. This is a list of the materials I got from our contractor (Radiant Homes) that we're planning on using. Radiant has done several remodels on homes in the Hawthorne neighborhood, which is one of the reasons we chose them for this project:

- EIFS (Exterior Insulation and Finish System)
  - More specifically, we will likely use a Dryvit Outlsulation product. Exact finish is TBD, but the idea here is to match and/or compliment the existing stucco exterior
- Brick: try to match existing
- Windows: Andersen 400 series Woodright, double hung, bronze exterior, full divided lites, match existing window layout and existing grille patterns.
- Roofing: architectural asphalt shingle, match existing
- Soffit: aluminum, hidden-vent
  - [TruVent Hidden Vent Soffit - Quality Edge](#)
- Fascia, exterior trim boards: LP Smartside, wood grain, painted (prefinished)
  - [Engineered Trim & Fascia Boards | LP® SmartSide® Trim & Fascia](#)
- Exterior corbels: polyurethane (faux wood), wood grain, painted

Please let me know if there's anything else you need from me.

Thanks!

Pete

---

**From:** Maegin Elshaug <MElshaug@FargoND.gov>  
**Sent:** Monday, February 2, 2026 3:19 PM  
**To:** [REDACTED]  
**Subject:** RE: COA and Historic Preservation Commission

Hi Pete,

Thanks for the call back and discussion. As we discussed, can you please provide information related to the exterior building materials and windows/doors? If you can do this in a new email or a separate document to attached, that would be great, as this information will be provided to the board for review.

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FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

1. Any change to the **exterior** appearance of any principal building, accessory building or structure. (*Note: A Certificate of Appropriateness is not applicable for interior changes*)
2. Any new construction of a principal building, accessory building or structure.
3. The demolition of any principal building, accessory building or structure.
4. The moving of any principal building, accessory building or structure.
5. Placement or construction of a sign.

**D. Special Development Standards – General**

**1. Open Space**

At least 70% of a parcel's front yard shall be maintained as open space.

**2. Front Yard Parking**

Except for parking on driveways that run through the front yard to a garage, no parking is allowed in the front yard.

**3. Side Yard Fencing**

Standalone side yard fencing shall terminate a minimum of 2-feet behind the front façade of the principal structure.

**E. Special Development Standards – Exterior Renovation**

In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

**1. Principal Building**

**a. Exterior Cladding**

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or

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ORDINANCE NO. 4821

partial replacement of non-original exterior cladding shall be exempt from this regulation.

b. Windows and Doors

1. Windows and doors shall match the original principal building in design and operation. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original windows or doors, replacement windows and doors shall be of a design compatible with the historic style of structures located within the district. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
3. Window or door openings shall not be increased or decreased by more than 10% in dimension or total area. Any changes in dimension or area will require review by the Fargo Historic Preservation Commission.

c. Roofs

1. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. Skylights are prohibited on all roof planes parallel to and facing the street.

2. Accessory Buildings or Structures

- a. Alterations to accessory buildings and structures shall be compatible with the style of the principal building, and shall be subordinate to the principal building.

**F. 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,

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FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

accessory building or structure. A request that satisfies all of the following criteria shall be approved.

**1. Principal Building**

**a. Exterior Cladding**

1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.

**b. Windows and Doors**

1. Windows and doors of the addition shall match the original principal building in style, design and operation. The use of substitute materials is permissible if the original material is not technically or economically feasible.
2. If the principal building is void of its original windows or doors, the window and doors of the addition shall match the existing principal building. The use of substitute materials is permissible if the existing material is not technically or economically feasible.
3. A garage door of an attached, front-yard entered garage addition shall not exceed 10 feet in width or 8 feet in height. A double-stall garage will require 2 doors.

**c. Roofs and Dormers**

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.

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3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building shall be consistent with the style of an HNS.
5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
6. If the roof of the principal building is void of its original functional and decorative features, the roof of the addition shall match the existing roof of the principal structure. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
7. Skylights are prohibited on all roofs parallel to and facing the street.

d. Entrances, Porches, and Decks

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 an 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.

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ORDINANCE NO. 4821

4. Decks are prohibited in front yards.
5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

e. Height and Elevation

1. The height of a new addition to a principal building shall not exceed the overall scale of an HNS with a maximum eave height of 25 feet.
2. The height of a new addition to the principal building shall not be greater than the height of the principal building, except in the case of a second story addition to a single story principal building, the result of which is the creation of a two-story principal building consistent with an HNS.

**2. Accessory Buildings or Structures**

- a. Additions to existing accessory buildings or structures shall be subordinate in scale and compatible with the design and style of the principal structure.
- b. An addition to an existing accessory building that does not meet the dimensional setback standards of the LDC and does not increase in total floor area of the existing accessory building by more than 40%, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the non-conforming setback is determined is verified by a registered land surveyor; and 3) the new accessory building addition is limited in height to no more than one-story with 10-foot maximum sidewalls.

**G. Special Development Standards - New Construction**

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 the new construction of a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.