

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 6th Street South – Erskine's Historic Overlay (Hawthorne Neighborhood)
 - b. 1222 9th 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. 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.

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 6th Street South – House Addition & Variance of Special Development Standards within Erskine's Historic Overlay District (Amend CoA)

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

Background: The Planning Department received an application from Christine Johnson to build an addition to the house located at 1123 6th 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 4th Street North
 Fargo, North Dakota 58102
 Office: 701.241.1474 | Fax: 701.241.1526
 Email: Planning@FargoND.gov
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 4th Street North. Applicants must be present at the meeting. More information on design standards is available at: www.FargoND.gov/historicpreservation.

The following must accompany this application:

- a. Photos of the existing site
- b. Plans of the proposed project
- c. Building materials
- d. Site plan if applicable

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

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

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

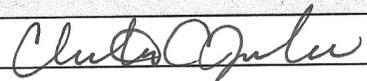
Check each of the following which applies to your project	
<input type="checkbox"/> Exterior remodel <input type="checkbox"/> Window replacement <input type="checkbox"/> New dormer <input type="checkbox"/> New/replacement chimney <input type="checkbox"/> Skylight <input type="checkbox"/> Overhead garage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

Briefly Describe The Proposed Scope of Work

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 ~~2~~ 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.

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):



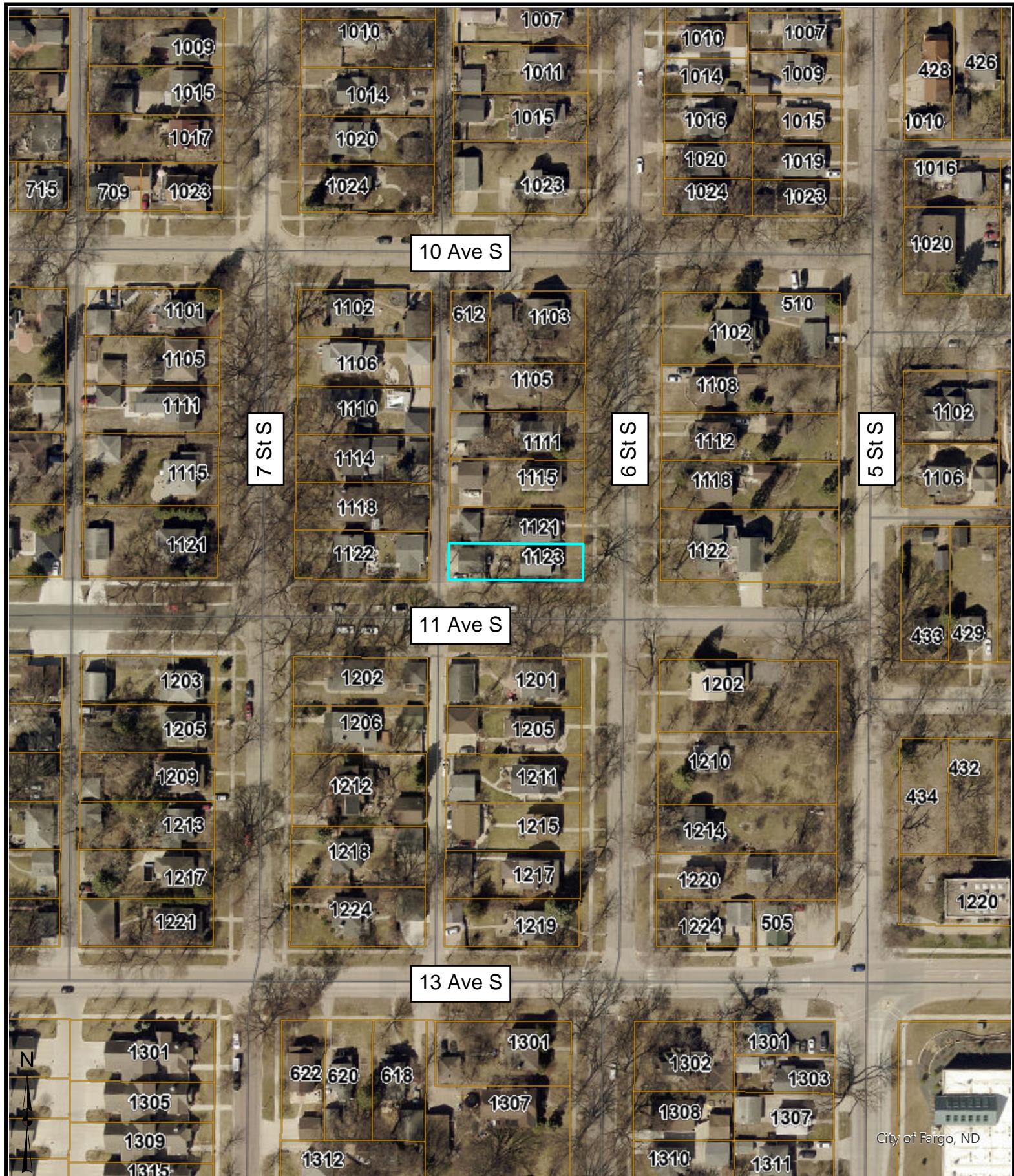
Date:

9/8/25

Representative (Signature):



Date:



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.

1:2,257 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.

THE CITY OF
Fargo
FAR MORE



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

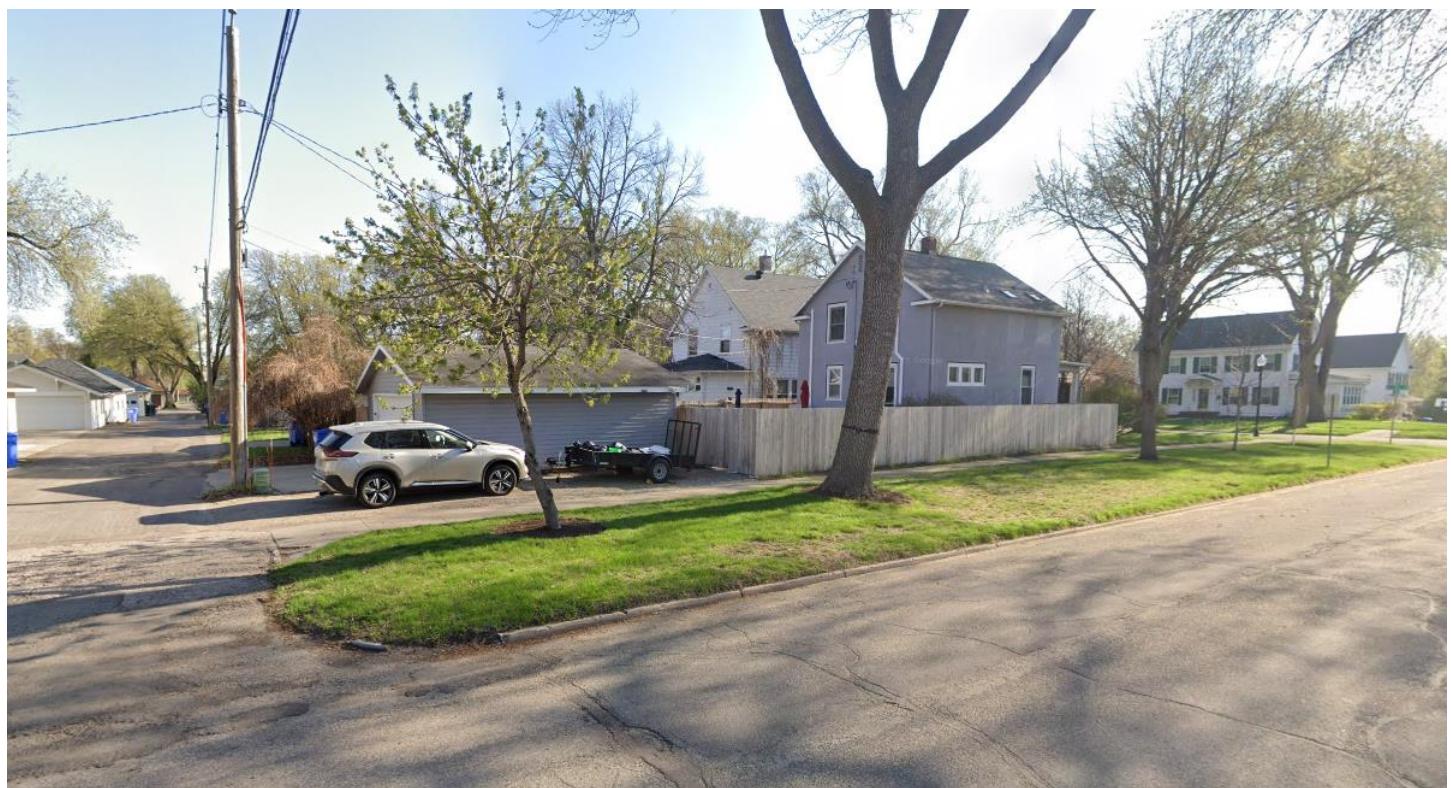
1:564

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.

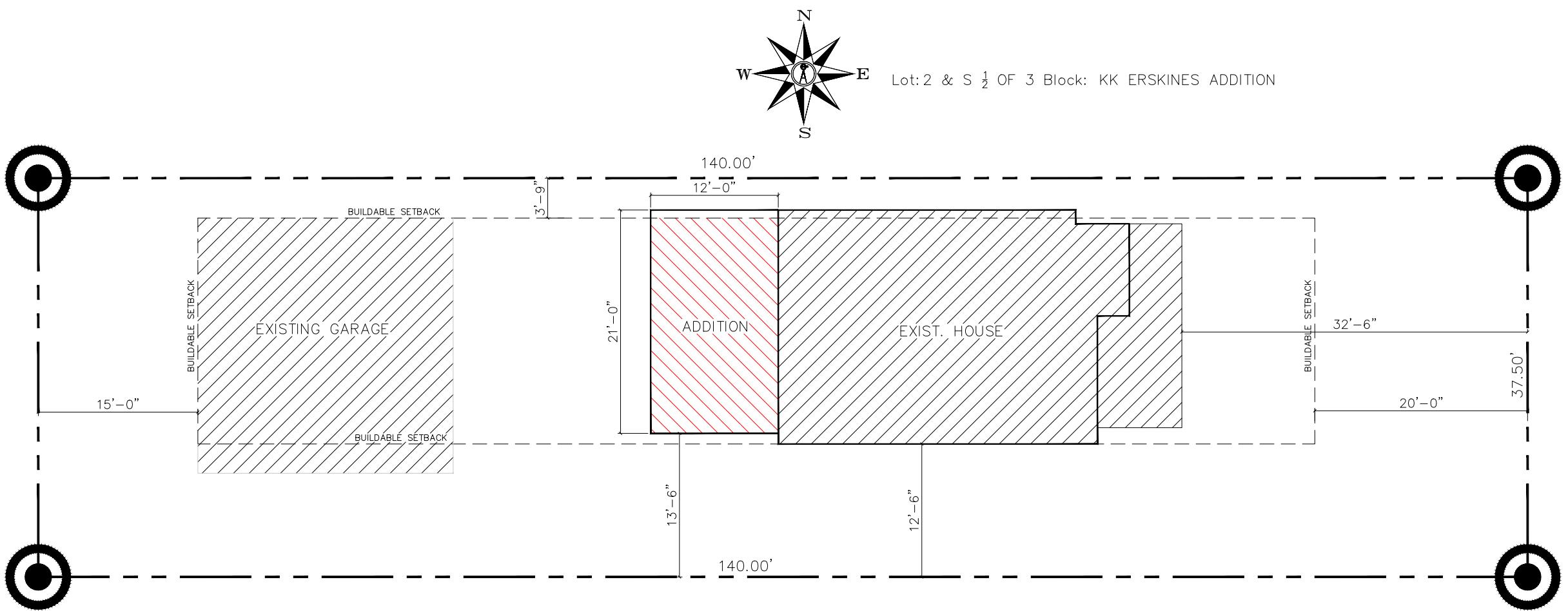
THE CITY OF
Fargo
FAR MORE

Google Street View (2025):



Site Photos from applicant:





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"

www.218customhomes.com
PHONE: 701.388.3751
218CONSTRUCTIONLLC@GMAIL.COM

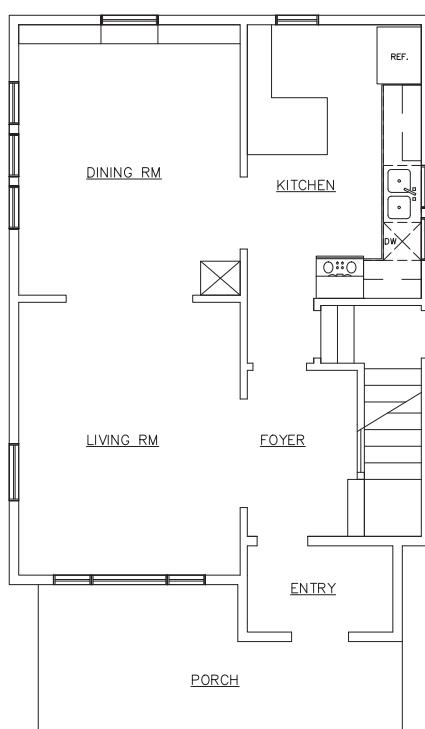
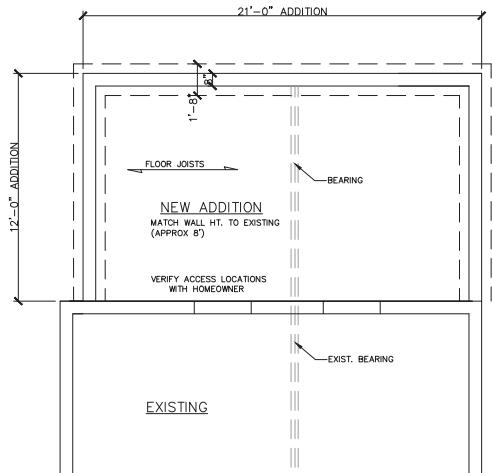


218 CUSTOM HOMES
2 STORY
Drawn By: AJW
Date: 8/5/2025
C:\Users\ajw\OneDrive\Documents\218 Custom Homes\2025\218\Johnson

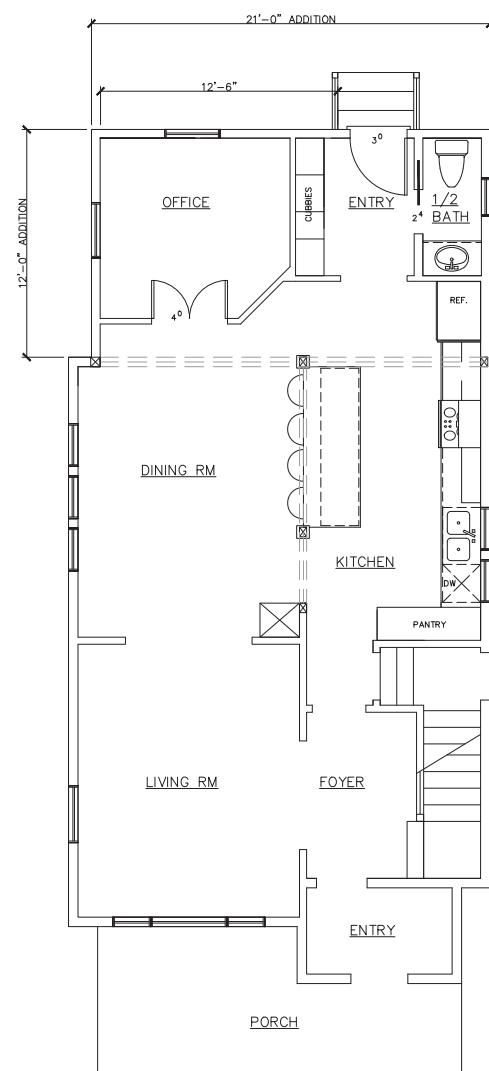


PRELIMINARY

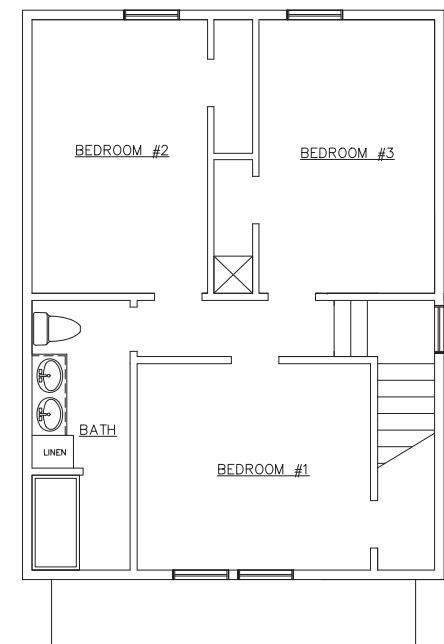
OPT. 1



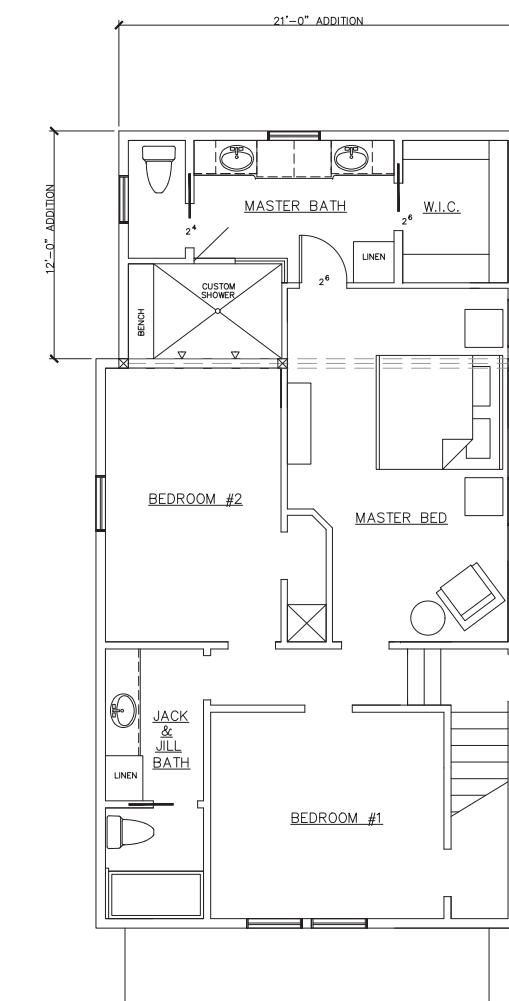
AS-BUILT MAIN FL.
SCALE 1/4" = 1'-0"



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



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



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

2 STORY	JOHNSON RESIDENCE
Drawn By: AJM	123 6TH ST S FARGO, ND
REVIEWED REVISED REVISED	Date: 8/5/2025
C:\Users\Amp\OneDrive\Documents\2B Custom Homes\2025 Projects\Johnson	

WWW.2BCUSTOMHOMES.COM
PHONE: 701.388.5751
2BCONSTRUCTIONLLC@GMAIL.COM

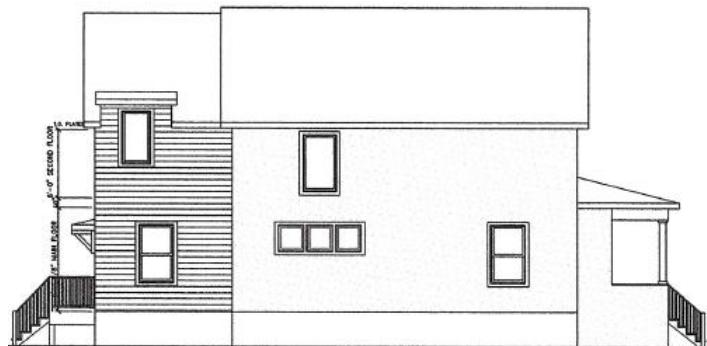


Update to Historic Preservation Commission for 1123 6th Street S.

- Christine Johnson (homeowner and permit holder) presented the plans for building on an addition onto her primary home located at 1123 6th 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
NORTH - ↑





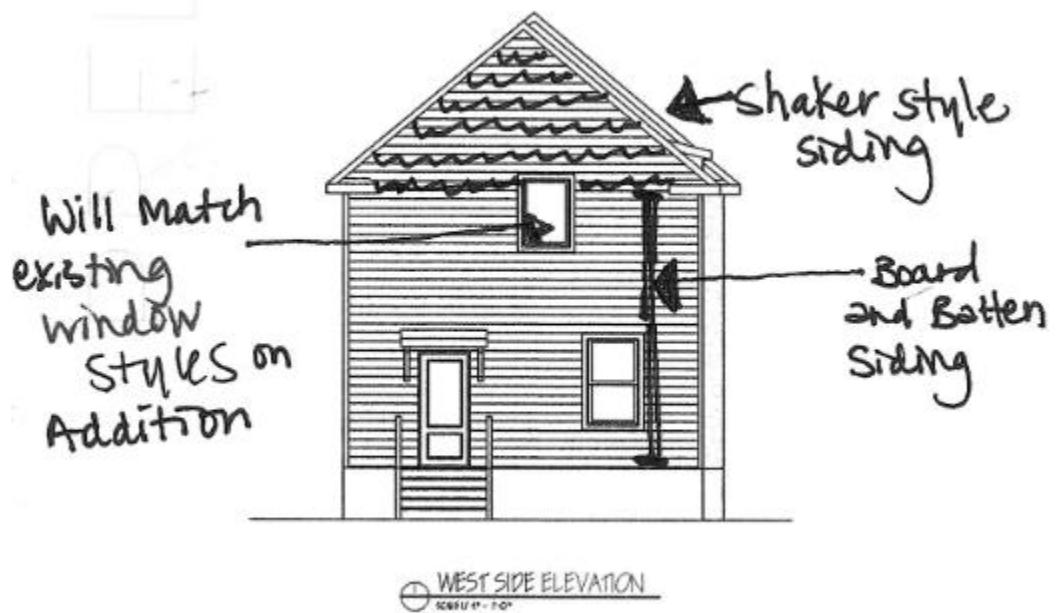
2) Roof on addition:

- 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.

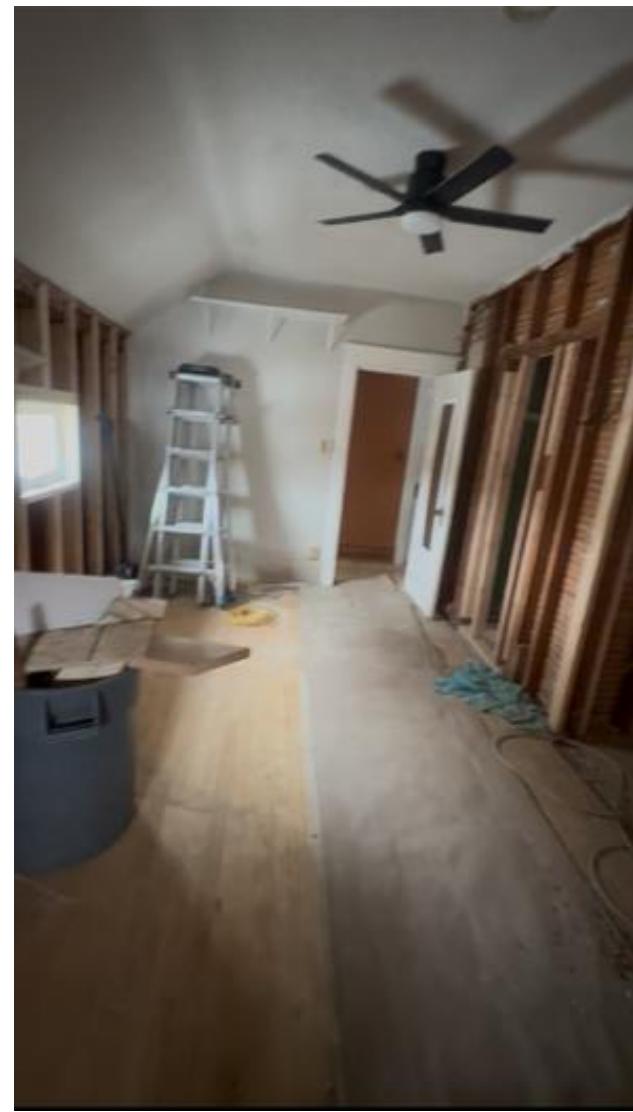
- b. Upon demo of the exterior of the house and assessment of the existing rafters in place, the contractor was not able to match the original design with a lower roof and still meet code requirements for rafter depth. Staying below the roofline and trying to match pitch would have resulted in a very 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.









OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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

3 b. Windows and Doors

4

5 1. Windows and doors shall match the original principal building in
6 design and operation. The use of substitute materials is permissible
7 if matching the existing material is not technically or economically
8 feasible.

9 2. If the principal building is void of its original windows or doors,
10 replacement windows and doors shall be of a design compatible
11 with the historic style of structures located within the district. The
12 use of substitute materials is permissible if matching the existing
13 material is not technically or economically feasible.

14 3. Window or door openings shall not be increased or decreased by
15 more than 10% in dimension or total area. Any changes in
16 dimension or area will require review by the Fargo Historic
17 Preservation Commission.

18 c. Roofs

19 1. Roof functional and decorative features, such as roofing materials,
20 cresting, dormers, chimneys, cupolas, vents, and gutters shall
21 match the original in design, dimension, detail, texture, and
22 pattern. The use of substitute materials is permissible if matching
23 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

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

6 **F. Special Development Standards - Additions**

7 In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the
8 Historic Preservation Commission shall consider the following criteria in review of a
9 request for a Certificate of Appropriateness regarding an addition to a principal building,

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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

1 **1. Principal Building**

2 a. Exterior Cladding

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

12 b. Windows and Doors

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

19 c. Roofs and Dormers

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

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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.

13 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.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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

3 e. Height and Elevation

- 4 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.
- 5 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.

10 2. Accessory Buildings or Structures

- 11 a. Additions to existing accessory buildings or structures shall be subordinate
 in scale and compatible with the design and style of the principal structure.
- 12 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.

18 G. Special Development Standards - New Construction

19 In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the
20 Historic Preservation Commission shall consider the following criteria in review of a
21 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.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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 9th Street South – Addition and window replacement within Erskine's Historic Overlay District

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 9th 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 4th Street North
Fargo, North Dakota 58102
Office: 701.241.1474 | Fax: 701.241.1526
Email: Planning@FargoND.gov
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 4th Street North. Applicants must be present at the meeting. More information on design standards is available at: www.FargoND.gov/historicpreservation.

The following must accompany this application:

- a. Photos of the existing site
- b. Plans of the proposed project
- c. Building materials
- d. Site plan if applicable

Property Owner Information
Name (printed):
Name (printed):
Address:

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

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

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

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): Peder Nystuen Date: _____

Representative (Signature): _____ Date: _____

1102
1104
1106
1114
1122
1124

1101
1109
1115
1117
907

1102
1110
1118
1122

1101
1105
1111
1115
1123

720
ERSKINE ADD.
1110
1116
1122

12 AVE S

1204
1210
1212
1216
1220
1224

1201
1205
1211
1215
1217
1225

820
1206
1216
1222

1201
1209
1215
1225

1202
1206
1210
1214
1220
1224

13 AVE S

1302
1306
1312
1314
1318
1322
1326
1330
1336

914
1303
1309
1315
1319
1325
1329
1333

1302
1310
1312
1326
1332

1301
1305
1309
1315
1317
1321
1325
1329
1333

1302 SHOTWELL
1306 SONS ADD.
1310
1314
1318
1320
1326
1330
1334
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.

1222 9 Street Soouth

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.

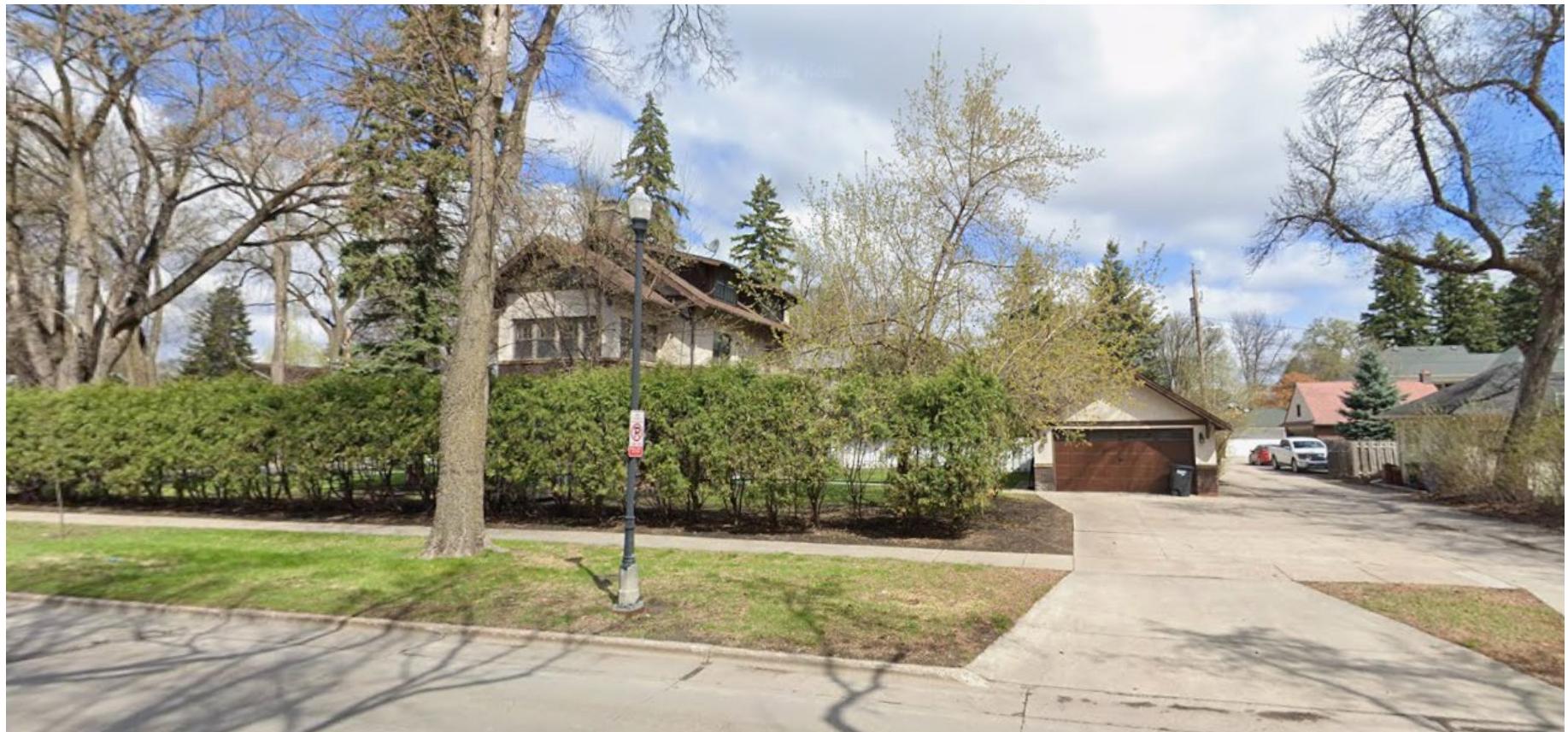
THE CITY OF
Fargo
FAR MORE



Front of House



Rear of House



Street View from 13th Avenue South



NYSTUEN ADDITION

PROJECT DIRECTORY

ARCHITECT	CONTRACTOR
STROM ARCHITECTURE	RADIANT CREATIVE HOMES
CONTACT: JACKSON STROM PHONE: 701.466.6347 EMAIL: JACKSON@STROMARCH.COM	CONTACT: DAVID REED PHONE: 701.439.0824 EMAIL: DAVID@RADIANT.COM

CONTACT: NATHAN WANNER
PHONE: 701.426.0612

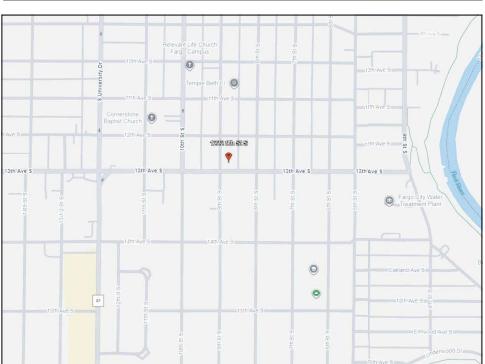
CONTACT: NATHAN WANNER
PHONE: 701.426.0617

EMAIL: NATE@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

GENERAL NOTES

1. COPYRIGHT: THESE DRAWINGS, SPECIFICATIONS, AND OTHER RELATED DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE COPYRIGHTED BY STRAUSS 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 REFERRED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT WILL PROVIDE CLARIFICATION OR ISSUE A FORMAL 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 SOLELY BE 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 ATTENTION FOR RESOLUTION PRIOR TO PROCEEDING.
7. DIMENSIONS: ALL DIMENSIONS INDICATED ON THE DRAWINGS ARE TO BE REDETERMINED 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 TIME SHALL BE MADE WITHOUT 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 CONTRACT: THE PROJECT CONTRACT IS NOT PROVIDED WITH ENGINEERING CONTRACTS. ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL ENGINEERING WORK IS TO BE PROVIDED BY THE CONTRACTOR.

八九四·九四

CONTINUATION
3. COORDINATE/UPHOLD THE CONSTRUCTION AND DELIVERY OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, REGULATIONS, AND ORDINANCES. IN CASE OF CONFLICT, THE MORE 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> INTERNAL BUILDING, RESIDENTIAL CODE>~~
 ~~<YEAR> PLANNING AND ZONING CODE>~~
 ~~<YEAR> LOCAL ZONING CODES>~~ (IF APPLICABLE)
 ~~<LOCAL ZONING ORDINANCE>~~

RENDERINK

3D RENDERING IS FOR CONCEPTUAL PURPOSES ONLY. IT DOES NOT REFLECT FINAL BUILD DETAILS AND SHALL NOT BE USED AS DESIGN GUIDE FOR CONSTRUCTION. REFER TO THE DRAWINGS AND OUTLINE SPECIFICATIONS (IF APPLICABLE) FOR ALL CONSTRUCTION INFORMATION.

DIVISIONAL ADDITION

NOT FOR
CONSTRUCTION

COVER PAGE

SHEET NUMBER:

LEGAL NOTICE
THESE DOCUMENTS SHALL NOT BE REPRODUCED OR
RE-EMITTED IN WHOLE OR IN PART.



STROM
ARCHITECTURE

351 23rd Ave E, Moorhead, ND 58342 802214

CONTACT: JACKSON STROM

PHONE: 701.466.6247

EMAIL: jackson@stromarch.com

DRAWN BY: NJW

PHONE: 701.426.0617

SHEET INDEX

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

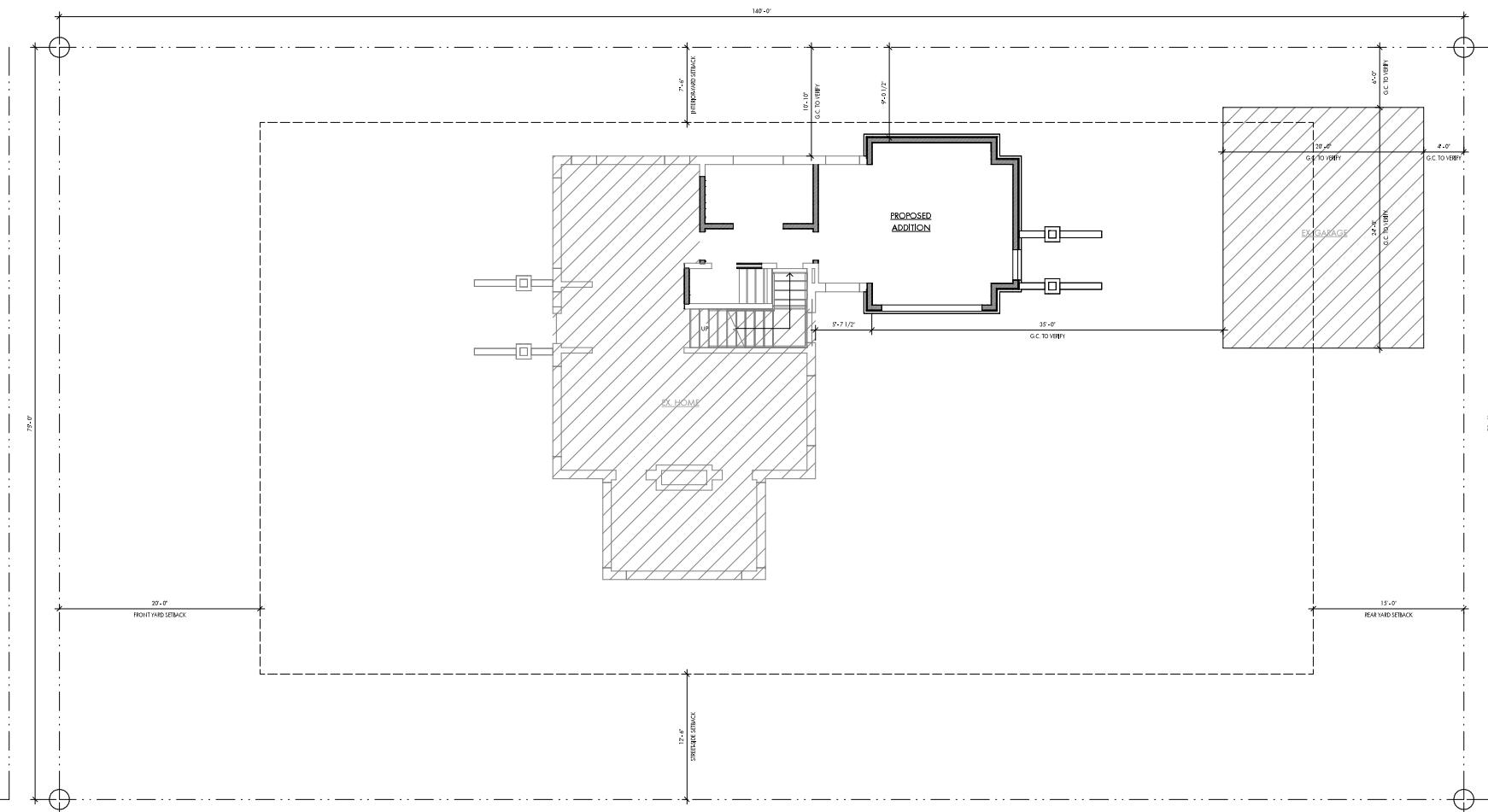
A2.0 EXTERIOR ELEVATIONS

A2.1 EXTERIOR ELEVATIONS

DATE: 01/09/26 PENDING DOCUMENTS

PROJECT NUMBER: 314

NYSTUEN ADDITION
1222 9TH ST S
FARGO, ND 58103



1 SITE PLAN

NOTE: SITE PLAN USED FOR REFERENCE ONLY. PLEASE REFER TO
CERTIFICATE OF SURVEY AND COORDINATE WITH GENERAL
CONTRACTOR FOR BUILDING LOCATION, UTILITIES, ETC.

PEDER & KATIE NYSTUEN

PROPERTY ADDRESS: 1222 9TH ST S, FARGO, ND 58103
COUNTY: CASS
PARCEL ID: 0140780001450000

LEGAL DESCRIPTION: (LOT 1, 23 & 24, BLOCK PP, BRKNSNS ADDITION
5A-3
ZONING DISTRICT: C-2
CLASSIFICATION: UNDEVELOPED RESIDENTIAL)

LOT SQUARE FOOTAGE: 10,624 SF
MAXIMUM BUILDING HEIGHT ALLOWED: 15 FT
MAXIMUM BUILDING COVERAGE ALLOWED: 40%

EXISTING BUILDING FOOTPRINT: 1,032 SF
PROPOSED ADDITION: 242 SF

NORTH

NOT FOR
CONSTRUCTION

SITE PLAN

SHEET NUMBER

A0.1



STROM
ARCHITECTURE

251 23rd Ave E, Moorhead, ND 58342 800.24

CONTACT: JACKSON STROM
PHONE: 701.466.6247
EMAIL: jackson@stromarch.com
PHONE: 701.426.0617

DRAWN BY: JMW
SHEET INDEX
SHEET NAME
A2.0 COVER PAGE
A2.1 FLOOR PLANS
A2.2 EXTERIOR ELEVATIONS
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 PENDING DOCUMENTS
A2.0 FLOOR PLANS
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS

PROJECT NUMBER: 314

NYSTUEN ADDITION

1222 9th ST S
FARGO, ND 58103

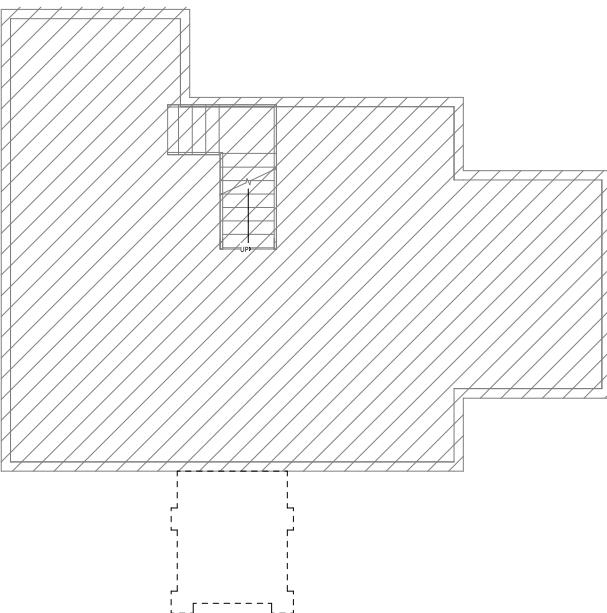
NOT FOR
CONSTRUCTION

LOWER LEVEL
FLOOR
PLANS

SHEET NUMBER

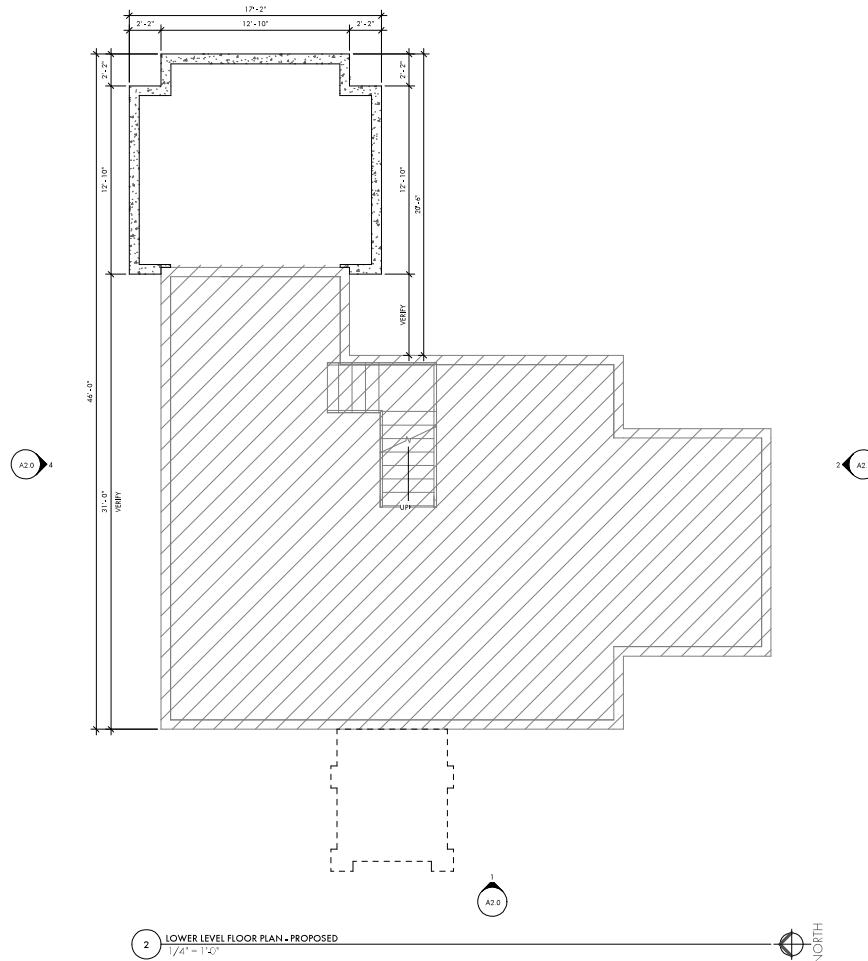
A1.0

1222 9th ST S
FARGO, ND 58103



1 LOWER LEVEL FLOOR PLAN - DEMO
(1/4" = 1'-0")

NORTH



2 LOWER LEVEL FLOOR PLAN - PROPOSED
(1/4" = 1'-0")

NORTH



STROM
ARCHITECTURE

251 23rd Ave E, Minneapolis, MN 55407 60224

CONTACT: JACKSON STROM

PHONE: 701.466.6247

EMAIL: jackson@stromarch.com

DRAWN BY: YOU

PHONE: 701.426.0617

SHEET INDEX

#	SHEET NAME
A2.0	COPYS PAGE
A2.1	MAIN FLOOR PLANS
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 PENDING DOCUMENTS

PROJECT NUMBER: 314

NYSTUEN ADDITION
1229 9th ST S
FARGO, ND 58103

NOT FOR
CONSTRUCTION

EXTERIOR
ELEVATIONS

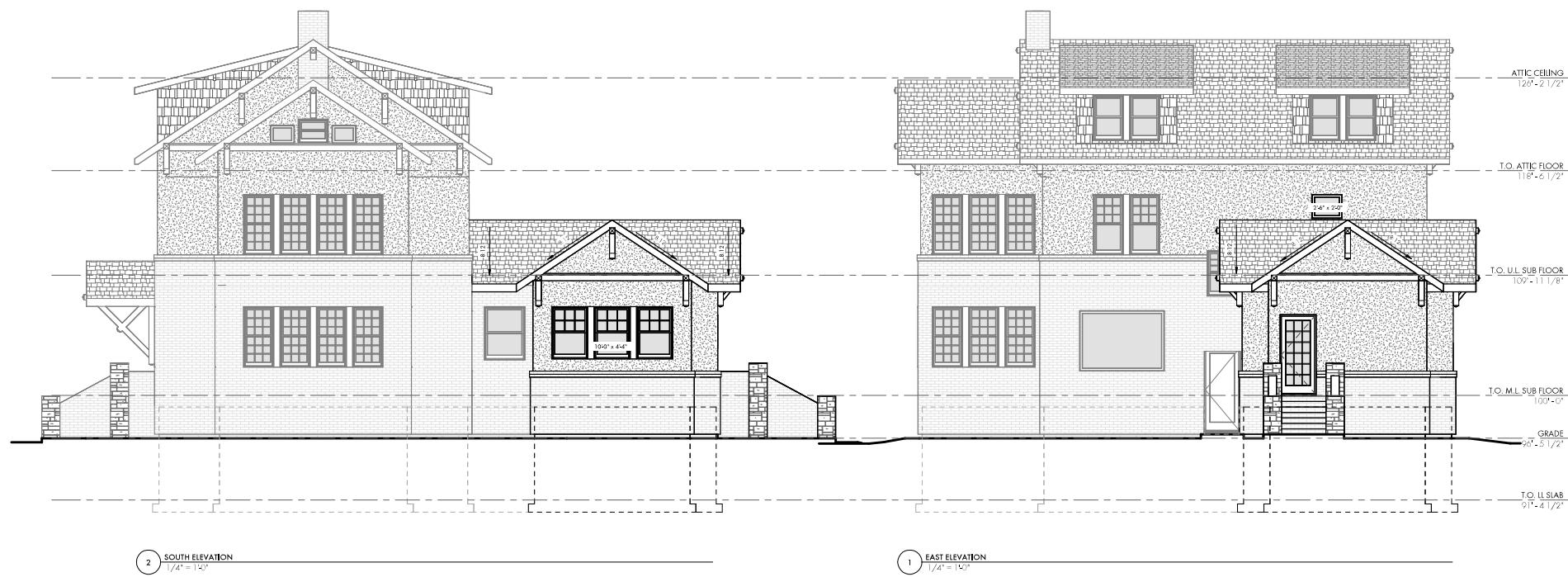
SHEET NUMBER

A2.0

EXTERIOR ELEVATIONS GENERAL NOTES

- VERIFY ALL EXTERIOR FINISH SELECTIONS AND MATERIALS WITH OWNER PRIOR TO ORDERING AND INSTALLATION. PROVIDE MOCK-UPS OF SELECTIONS FOR APPROVAL, INCLUDING COLOR, TEXTURE AND FINISH.
- ALL EXPOSED FLASHING TO BE REFINISHED TO MATCH ADJACENT MATERIALS OR AS MANUFACTURER'S INSTRUCTIONS TO MAINTAIN WARRANTIES.
- 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 SEALANT.
- PROTECT FINISHED SURFACES FROM DAMAGE DURING CONSTRUCTION AND FINAL INSTALLATION.





EXTERIOR ELEVATIONS GENERAL NOTES

- VERIFY ALL EXTERIOR FINISH SELECTIONS AND MATERIALS WITH OWNER PRIOR TO ORDERING AND INSTALLATION. PROVIDE MOCK-UPS OF SELECTIONS FOR APPROVAL, INCLUDING COLOR, TEXTURE AND FINISH.
- ALL EXPOSED FLASHING TO BE PREFINISHED TO MATCH ADJACENT MATERIALS OR AS MANUFACTURER'S INSTRUCTIONS TO MAINTAIN WARRANTIES.
- 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 SEALANT.
- PROTECT FINISHED SURFACES FROM DAMAGE DURING CONSTRUCTION AND FINAL INSTALLATION.



CONTACT: JACKSON STROM
PHONE: 701.466.6247
EMAIL: jackson@stromarch.com
PHONE: 701.426.0617

DRAWN BY: YOU
PHONE: 701.426.0617

SHEET INDEX

#	SHEET NAME
A2.0	COPYS PAGE
A2.1	ELEVATION
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 PENDING DOCUMENTS

PROJECT NUMBER: 314

1229 9th ST S
FARGO, ND 58103

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

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.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

- 1 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 2. Any new construction of a principal building, accessory building or structure.
- 3 3. The demolition of any principal building, accessory building or structure.
- 4 4. The moving of any principal building, accessory building or structure.
- 5 5. Placement or construction of a sign.

5 **D. Special Development Standards – General**

6 1. **Open Space**

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

8 2. **Front Yard Parking**

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

10 3. **Side Yard Fencing**

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

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

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

18 1. **Principal Building**

19 a. **Exterior Cladding**

- 20 1. Exterior cladding shall match the original principal building in
21 design, dimension, detail, texture, and pattern. The use of
22 substitute materials is permissible if matching the existing material
23 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

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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

3 b. Windows and Doors

4

5 1. Windows and doors shall match the original principal building in
6 design and operation. The use of substitute materials is permissible
7 if matching the existing material is not technically or economically
8 feasible.

9 2. If the principal building is void of its original windows or doors,
10 replacement windows and doors shall be of a design compatible
11 with the historic style of structures located within the district. The
12 use of substitute materials is permissible if matching the existing
13 material is not technically or economically feasible.

14 3. Window or door openings shall not be increased or decreased by
15 more than 10% in dimension or total area. Any changes in
16 dimension or area will require review by the Fargo Historic
17 Preservation Commission.

18 c. Roofs

19 1. Roof functional and decorative features, such as roofing materials,
20 cresting, dormers, chimneys, cupolas, vents, and gutters shall
21 match the original in design, dimension, detail, texture, and
22 pattern. The use of substitute materials is permissible if matching
23 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.

21 F. Special Development Standards - Additions

22 In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the
23 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,

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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

1 **1. Principal Building**

2 a. Exterior Cladding

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

12 b. Windows and Doors

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

19 c. Roofs and Dormers

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

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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.

13 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.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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

4 e. Height and Elevation

- 5 1. The height of a new addition to a principal building shall not
- 6 exceed the overall scale of an HNS with a maximum eave height of
- 7 25 feet.
- 8 2. The height of a new addition to the principal building shall not be
- 9 greater than the height of the principal building, except in the case
- 10 of a second story addition to a single story principal building, the
- 11 result of which is the creation of a two-story principal building
- 12 consistent with an HNS.

13 **2. Accessory Buildings or Structures**

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

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

19 In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the

20 Historic Preservation Commission shall consider the following criteria in review of a

21 request for a Certificate of Appropriateness regarding the new construction of a principal

22 building, accessory building or structure. A request that satisfies all of the following

23 criteria shall be approved.