CITY OF Fargo

PLANNING AND DEVELOPMENT
200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@cityoffargo.com
www.cityoffargo.com

MEMORANDUM

TO: Historic Preservation Commission

FROM: Dawn Mayo, Assistant Planner, Community Development

DATE: February 10, 2016

RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, February 16, at 8:00 a.m. in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact staff at 241-1474 or planning@cityoffargo.com. Thank you.

HISTORIC PRESERVATION COMMISSION
Tuesday, February 16, 8:00 a.m.
City Commission Room
AGENDA

1. Approval of Minutes

2. HOD Review – Hanna House, 707 8th St S; Carriage House, 809 8th Ave S; Garage, 712 9th St S – Chas A Roberts Add.

3. HOD Review – 351 7th Ave S (New Garage) – Island Park Add.

4. Other Business

5. Liaison Reports
   - Planning Commission – Christine Kloubec
   - Board of Adjustment – Heather Fischer
   - House Moving Board – Paul Gleye
   - Housing Rehab – Mike Hahn
   - Renaissance Zone Authority – Dirk Ockhardt

6. Next Meeting – March 15, 2016

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

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 241-1474 or TDD at 241-8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.cityoffargo.com/historicpreservationcommission.

EQUAL HOUSING OPPORTUNITY

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BOARD OF HISTORIC PRESERVATION COMMISSIONERS
MINUTES

Regular Meeting: **Tuesday:** **November 17, 2015:**

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 o'clock a.m., Tuesday, November 17, 2015.

The Historic Preservation Commissioners present or absent were as follows:

Present: Andrew Nielsen, Heather Fischer, Michael Burns, Christine Kloubec, Paul Gleye

Absent: Mike Hahn, Dirk Ockhardt

Acting Chair Nielsen called the meeting to order and welcomed Members to the meeting.

Item 1: Minutes: Regular Meeting of September 15, 2015
Mr. Gleye moved the minutes of the September 15, 2015 Historic Preservation Commission meeting be approved. Second by Ms. Kloubec. All Members present voted aye and the motion was declared carried.

Item 2: Storefront Rehab/Downtown Project Review – 406 to 412 Broadway (Lowman & Hadeland Blocks): APPROVED
8:08 a.m. Member Burns present.

Assistant Planner Dawn Mayo introduced the proposed storefront rehab/downtown project. She listed the eligible components of the proposed project including removal of the non-historic fabric canopy, wood frame, storefront windows, and doors; replacement of the upper floor windows in historic openings; removal of paint from the brick (ice-blasting); and masonry replacement as needed. She stated staff recommends a finding of no adverse effect to historic properties.

Mark Johnson, Project Manager with Kilbourne Group, spoke on behalf of the proposed project.

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

Item 3: Other Business
No other business was presented.

Item 4: Liaison Reports
Ms. Kloubec and Mr. Burns stated the LDC Task Force met in October to discuss issues within the Land Development Code and the next meeting is November 19, 2015.

Item 5: Next Meeting – December 15, 2015
The time at adjournment was 8:21 a.m.

Fargo

HISTORIC OVERLAY DISTRICT
APPLICATION & REVIEW FORM

Property address 707 8TH ST S PARCEL: 01-2400-00970-000

Legal description of property CHAS A ROBERTS, BLK F, E 171.5 FT OF N 116 FT OF 6

Historic Overlay District where property is located HAWTHORNE

Name of Owner LEE SWANSON **Telephone** 701-306-6706

Address (if different) PO BOX 148, FARGO 58107

Application is hereby made by the above-named owner of the subject property for a Certificate of Appropriateness (by the process set forth in §20-0305 and §20-0912 of the Land Development Code).

This form will be reviewed by City of Fargo staff if the proposed work involves **exterior renovation** of a structure which requires a building permit. Photos and plans must accompany this application. If the proposed work is determined to comply with Historic Overlay design standards, a Certificate of Appropriateness will be issued, and a building permit may then be granted. If the proposed work does not obviously conform to the design standards published in the LDC, the Fargo Historic Preservation Commission (HPC) will review the application and make the determination. **Projects that involve demolition or new construction must be reviewed by the HPC.** The HPC meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 200 3rd Street N. Applicants (or their contractor) must be present at the meeting. More information on design standards is available at: www.cityoffargo.com/HistoricOverlayDistricts.

Check each of the following which applies to your project:

- ☐ Exterior remodel
- ☐ Window replacement
- ☐ New dormer
- ☐ New/replacement chimney
- ☐ Skylight
- ☐ Overhead garage door replacement
- ☐ New addition
- ☐ New garage
- ☐ New accessory structure (not garage)
- ☐ New porch
- ☐ Front yard paving
- ☐ Demolition
- ☒ Other RE-ROOF ONLY

Briefly describe the proposed work:

REPLACE SLATE ROOF W/ SLATE ROOF TO MATCH
(MAINLY TO FIX LEAKS IN VALLEY)
EXISTING SLATE TO BE RE-USED ON FRONT
NEW SLATE TO MATCH (JOHN GUNKLEMAN CONTR.)
ARCHITECT: PHIL STAHL

Signature of Owner Date 2-9-06

Return application to: Fargo Planning and Development Department, 200 North 3rd Street, Fargo, ND 58102
Telephone: (701) 241-1474, Fax: (701) 241-1526

Office use only: Staff Contact Person_____
Staff Recommendation_____
Date_____

MAIN HOUSE
707 8th ST S

Fargo

Navigation | Commands | View | Tools | Reports

Layers | Transparency

- Imagery 1995
- Imagery 1997
- Imagery 1999
- Imagery 2002
- Imagery 2004
- Imagery 2005
- Imagery 2006
- Imagery 2008
- Flood Imagery 2009
- Flood Imagery 2010
- Flood Imagery 2011
- Imagery 2011
- Imagery 2014
- Imagery 2015
- Contours 2014
- Previous FEMA Floodplains
- Current/Effective FEMA Floodplain
- 41 Foot WSEIA
- Flood Stages
- Setbacks
- Historic Overlays
- Neighborhoods
- Parks
- Zoning
- Land Use
- Schools
- Garbage Collection
- Building Footprints
- Fargo Parcels

	ParcelNo	SegId	Year_	Owner1	Owner2	LandAddr	LandZip	MailAddr	MailCity	MailSt	MailZip
00970-000	01-2400-00970-000	1	2016	SWANSON, LELAND A RLT	SWANSON, LELAND A TRL	707 8 ST S	58103	BOX 148	FARGO	ND	58107

809 8th AVE S
(CARRIAGE HOUSE)

712 9 ST S
(GARAGE)

N

X: -10774832.6578 Y: 5920399.8833

Scale 1: 1128

Google Maps 714 8th St S

Fargo

HISTORIC OVERLAY DISTRICT
APPLICATION & REVIEW FORM

Property address 809 8th AVE S · FARGO

Legal description of property PARCEL No: 01-2400-00971-000 ADDN: CHAS A ROBERTS BLK: F LOT: PART OF 6

Historic Overlay District where property is located HAWETHORNE

Name of Owner LELAND SWANSON **Telephone** BETS (EXEC. ASST.) 701·306·6706

Address (if different) PO BOX 148 FARGO ND 58107

Application is hereby made by the above-named owner of the subject property for a Certificate of Appropriateness (by the process set forth in §20-0305 and §20-0912 of the Land Development Code).

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Check each of the following which applies to your project:

- ☐ Exterior remodel
- ☐ Window replacement
- ☐ New dormer
- ☐ New/replacement chimney
- ☐ Skylight
- ☐ Overhead garage door replacement
- ☐ New addition
- ☐ New garage
- ☐ New accessory structure (not garage)
- ☐ New porch
- ☐ Front yard paving
- ☐ Demolition
- ☒ Other RE·ROOF

Briefly describe the proposed work:
PLANS TO REMODEL INTERIOR, EXTERIOR, SEAL FOUNDATION

DEMO EXISTING WOOD SHINGLES, REPLACE WITH SLATE AS PER ORIGINAL 1926 PLANS, TO MATCH MAIN HOUSE (SLATE) (707 8th ST S)

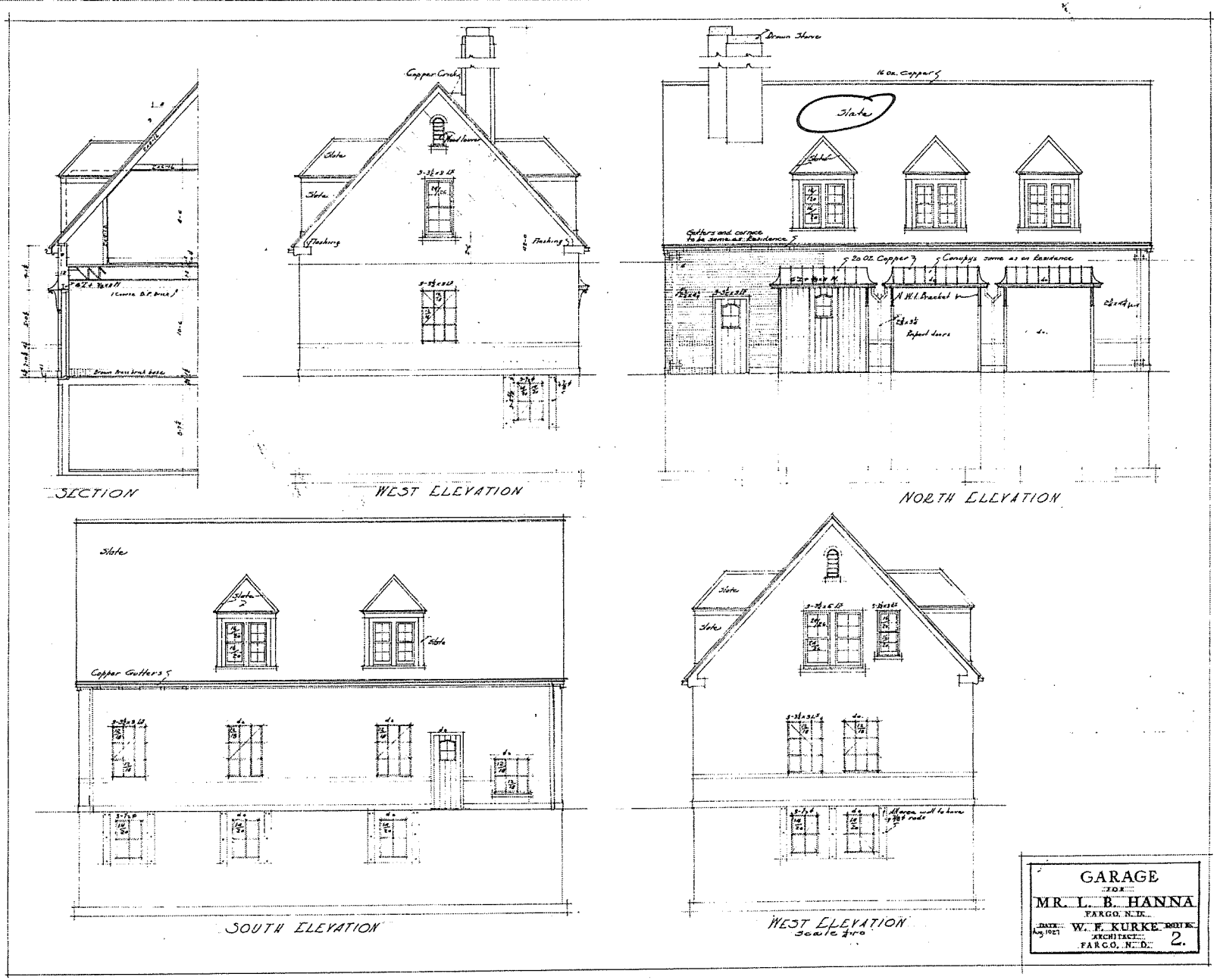
ARCHITECT: PHIL STAHL

Signature of Owner

Date 2·9·16

Return application to: Fargo Planning and Development Department, 200 North 3rd Street, Fargo, ND 58102
Telephone: (701) 241-1474, Fax: (701) 241-1526

Office use only: Staff Contact Person_____
Staff Recommendation_____
Date_____



1926 PLANS FOR CARRIAGE HOUSE 809 8 AVE S

CARRIAGE HOUSE 809 8 AVE S

N

Fargo

HISTORIC OVERLAY DISTRICT
APPLICATION & REVIEW FORM

Property address 712 9 ST S · FARGO PARCEL: 01·2400·00990·000

Legal description of property CHAS A ROBERTS, BLK F, PT OF 6

Historic Overlay District where property is located HAWTHORNE

Name of Owner LEE SWANSON **Telephone** 701·306·6706 EXEC. ASST.

Address (if different) PO BOX 148 58107

Application is hereby made by the above-named owner of the subject property for a Certificate of Appropriateness (by the process set forth in §20-0305 and §20-0912 of the Land Development Code).

This form will be reviewed by City of Fargo staff if the proposed work involves **exterior renovation** of a structure which requires a building permit. Photos and plans must accompany this application. If the proposed work is determined to comply with Historic Overlay design standards, a Certificate of Appropriateness will be issued, and a building permit may then be granted. If the proposed work does not obviously conform to the design standards published in the LDC, the Fargo Historic Preservation Commission (HPC) will review the application and make the determination. **Projects that involve demolition or new construction must be reviewed by the HPC.** The HPC meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 200 3rd Street N. Applicants (or their contractor) must be present at the meeting. More information on design standards is available at: www.cityoffargo.com/HistoricOverlayDistricts.

Check each of the following which applies to your project:

- [x] Exterior remodel
- [ ] Window replacement
- [ ] New dormer
- [ ] New/replacement chimney
- [ ] Skylight
- [ ] Overhead garage door replacement
- [ ] New addition
- [ ] New garage
- [ ] New accessory structure (not garage)
- [ ] New porch
- [ ] Front yard paving
- [ ] Demolition
- [ ] Other _____

Briefly describe the proposed work:

ORIGINAL HOUSE REMOVED, GARAGE REMAINS. THIS PROPERTY IS PART OF HIS (3) PROPERTIES, (NOT ORIGINAL) ALL ADJACENT

· GOAL IS TO RE-ORIENT ROOF TO MAKE LIKE CARRIAGE HOUSE ARCHITECTURE, MATERIALS, DORMER, ETC.

(ARCHITECT) 2·9·16

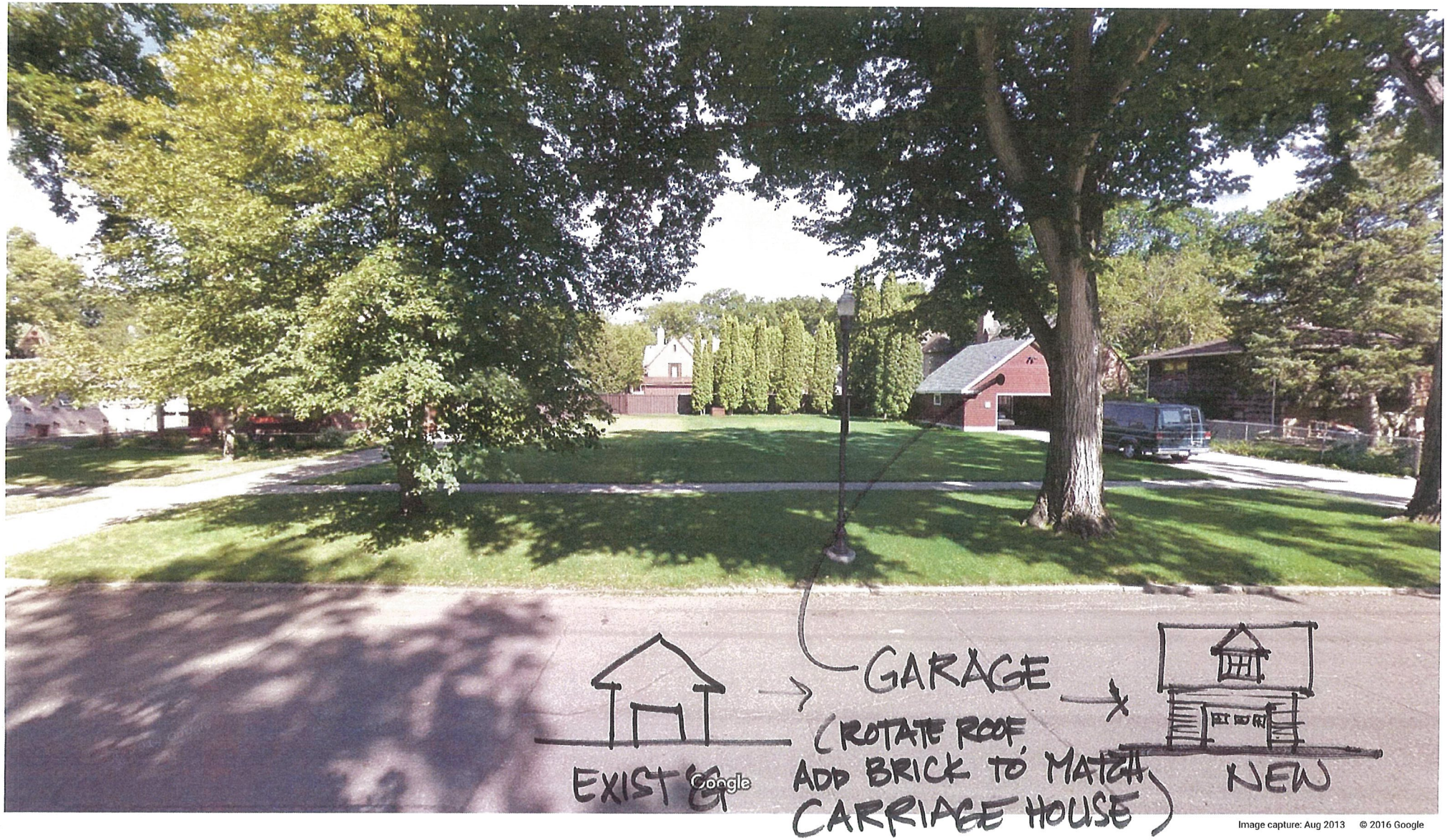
Signature of Owner Date

Return application to: Fargo Planning and Development Department, 200 North 3rd Street, Fargo, ND 58102
Telephone: (701) 241-1474, Fax: (701) 241-1526

Office use only: Staff Contact Person_____
Staff Recommendation_____
Date_____

Google Maps 712 9th St S

712 9 ST S · FARGO



Fargo

CERTIFICATE OF APPROPRIATENESS
APPLICATION & REVIEW FORM

Property address 351 7th S.

Legal description of property _____

Historic Overlay District where property is located Island Park

Name of Owner Jeff Sakellson **Telephone** 701 2358128

Address (if different) _____

Application is hereby made by the above-named owner of the subject property for a Certificate of Appropriateness (by the process set forth in §20-0305 and §20-0912 of the Land Development Code).

This form will be reviewed by City of Fargo staff. If the proposed work involves **exterior renovation** of a structure, and is determined to comply with Historic Overlay design standards, a Certificate of Appropriateness will be issued, and a building permit may then be granted. If the proposed work does not obviously conform to the design standards published in the LDC, the Historic Preservation Commission (HPC) of the City of Fargo will review the application and make the determination. Photos and plans may be requested if necessary for clarification. **Projects that involve the creation of a mural, or demolition or new construction of a structure must be reviewed by the HPC.** More information on design standards is available at: www.cityoffargo.com/planning/historic/overlay.htm.

Check each of the following which applies to your project:

- ☐ Exterior remodel
- ☐ Window replacement
- ☐ New dormer
- ☐ New/replacement chimney
- ☐ Skylight
- ☐ Overhead garage door replacement
- ☐ New addition
- ☒ New garage
- ☐ New accessory structure (not garage)
- ☐ New porch
- ☐ Front yard paving
- ☒ Demolition
- ☐ Other _____

Briefly describe the proposed work:

Demolish old 22x22 tandem garage
fire damaged beyond repair, concrete
also very bad condition - Build new
26x36 tandem w/ new concrete apron

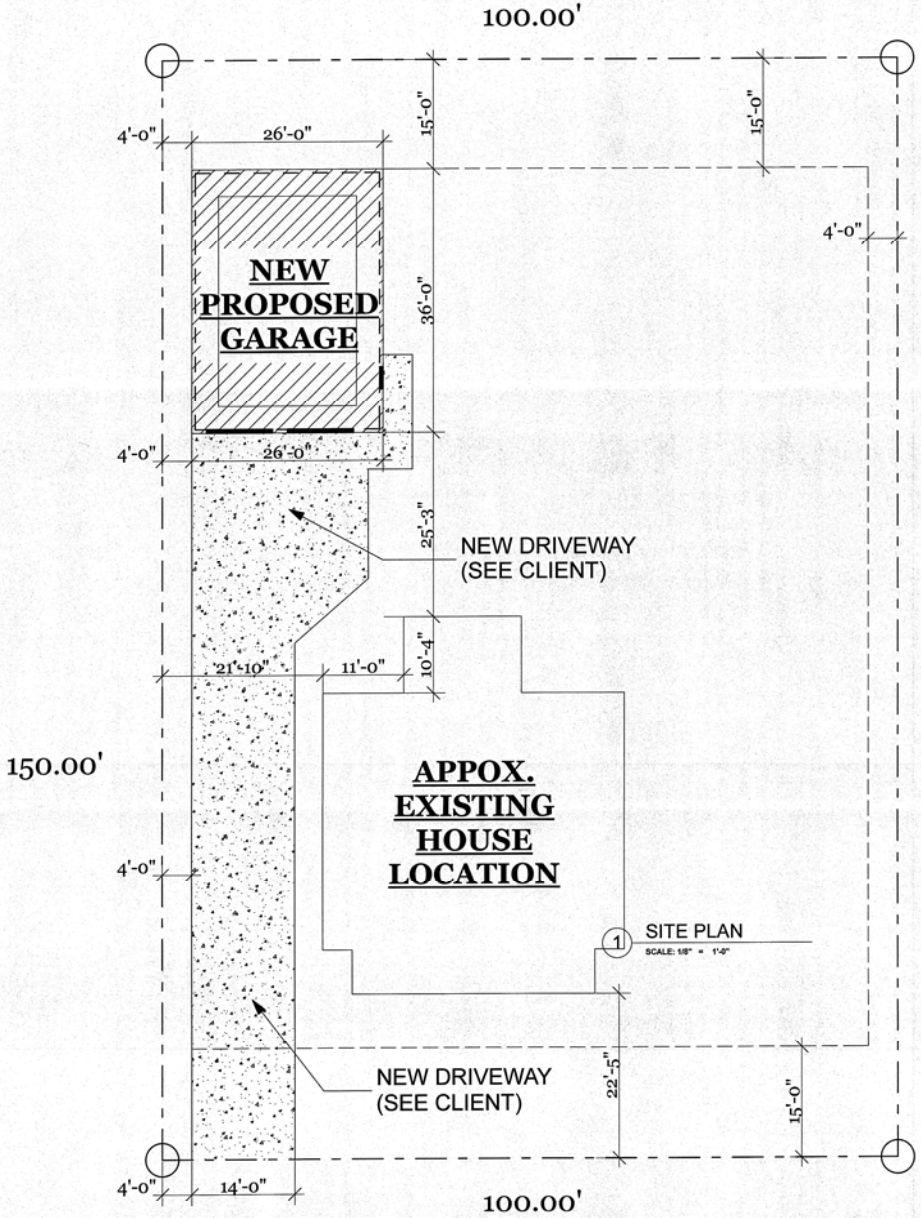
Signature of Owner: Jeff Sakellson

Date: 1-24-16

Return application to: Fargo Planning and Development Department, 200 North 3rd Street, Fargo, ND 58102
Telephone: (701) 241-1474, Fax: (701) 241-1526

Office use only: Staff Contact Person _____
Staff Recommendation _____
Date _____

Fargo



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SAKELLSON PROPOSED GARAGE

LOT 18, BLOCK 2
ISLAND PARK ADDITION
FARGO, NORTH DAKOTA

351 7TH AVENUE SOUTH, FARGO ND

GENERAL NOTES:

1. ZONING IS SR-4
2. 15,000.00 SQFT X 45% = 6,750.00 SQFT ALLOWABLE
   -TOTAL BUILDING SQFT -2,041.00 SQFT
   - NEW GARAGE SQFT -936.00 SFQT
   -TOTAL USED SQFT -2,977.00 SQFT
   -ALLOWABLE SQFT LEFT -3,773.00
3. EXISTING HOUSE LOCATION BASED AS BEST AS POSSIBLE OFF OF **CITY OF FARGO WEBSITE**
   -**CONTRACTOR** TO FIELD VERIFY ALL EXITING DIMENSIONS, LOCATION OF EXISTING BUILDINGS

Sakellson, Jeff

Project Description:
351 7th Avenue South,
#Client Address2,
Fargo , North Dakota.

Drawn by: #Drawn By
Checked by: #Checked By
A2
Date Issued:
Revised Date: 1/27/2016
Scale: REFER TO PLAN

Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

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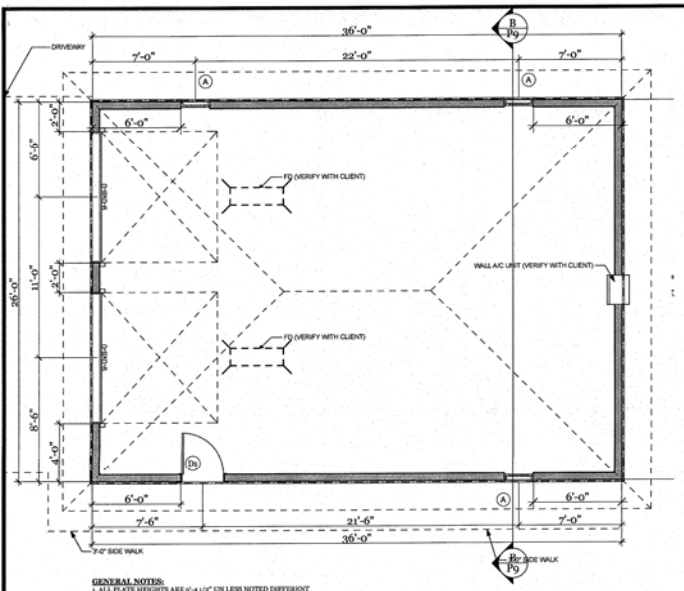
THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE:

01-27-16

IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.

CONTRACTOR

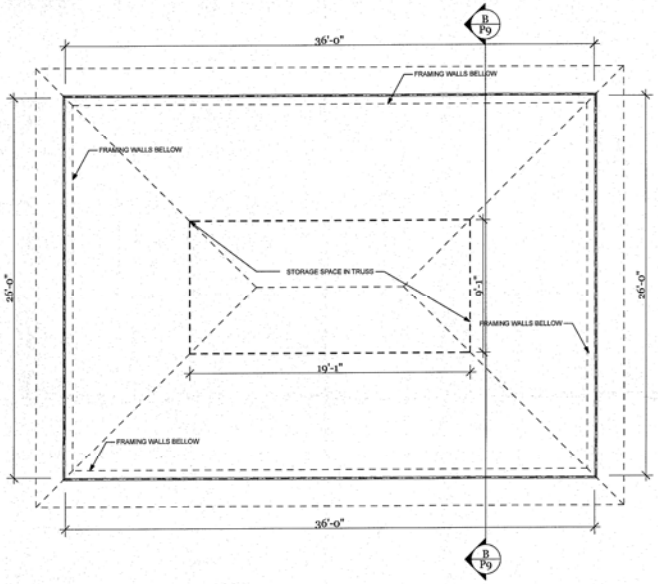
Simonson Lumber & Hardware, Inc.
Fargo, ND. Ph: (701) 232-2181



GENERAL NOTES:
1. ALL PLATE HEIGHTS ARE 9'-4 1/2" UN LESS NOTED DIFFERENT
   A. ALL EXTERIOR 2 X 6 WALLS ARE DRAWN 6 7/16"
   B. STUCCO / DRYVIT EXTERIOR FINISH -VERIFY WITH CLIENTS
2. SLAB ON GRADE CONSTRUCTION -SEE CONTRACTOR FOR DETAILS AND SECTION
3. ALL ROOF PITCHES ARE 8/12 WITH 24" OVERHANGS ON MAIN FLOOR EAVES AND 12" ON SECOND FLOOR EAVES -12" HEEL HEIGHTS FIGURE (VERIFY)
   A. VERIFY TYPE OF MATERIALS REQUIRED TO SUPPORT ROOF LOADS WITH TRUSS MANUFACTURE
      IF LVL MATERIALS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, AND SUPPLY
   B. CONTRACTOR MUST VERIFY ALL WINDOWS, DOORS, AND OPENING HEADER SIZES WITH TRUSS MANUFACTURE
4. STORAGE IN ROOF TRUSSES, TYPICAL ROOF TRUSS DESIGN (SEE TRUSS MANUFACTURE), FIGURE LITTLE EXTRA WEIGHT FOR STORAGE OF MATERIALS
5. ALL WINDOWS, DOORS, AND OPENINGS 5'-0" AND LARGER TO HAVE (2) JACK STUDS ON EITHER SIDE OF HEADERS AS IRC AND LOCAL CODE REQUIREMENTS
6. VERIFY LAYOUT WITH CLIENTS

EXTERIOR DOOR SCHEDULE : VERIFY MANUFACTURE, STYLE, AND ROUGH OPENING
Dn- 3'-0" 6-PANEL ENTRY DOOR

1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE - MAIN FLOOR			
QTY	TYPE	SIZE	JAMB
1	SINGLE DOOR	3'-0"x6'-8"	26EXTFA
2	O.H. GARAGE DOOR	9'-0"x8'-0"	26EXTFA
3			

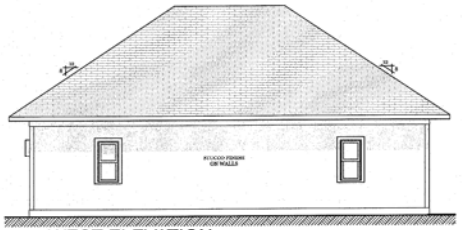
GERKIN WINDOW SCHEDULE - MAIN FLOOR				
QTY	ID	Rough Opening	Model	Nominal Head Height
3	A	2'-0"x4'-0"	MODEL 6122 , SINGLE HUNG	6'-10 7/8"
3				

PROJECT SQUARE FOOTAGE -ANSI Z765-2003 GUIDELINES

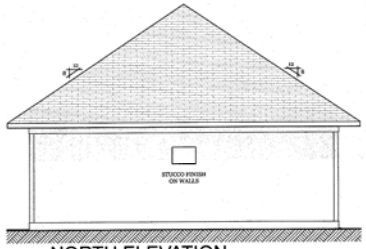
GARAGE	936.00
	936.00 sq ft

4 EAST ELEVATION
SCALE: 3/16" = 1'-0"

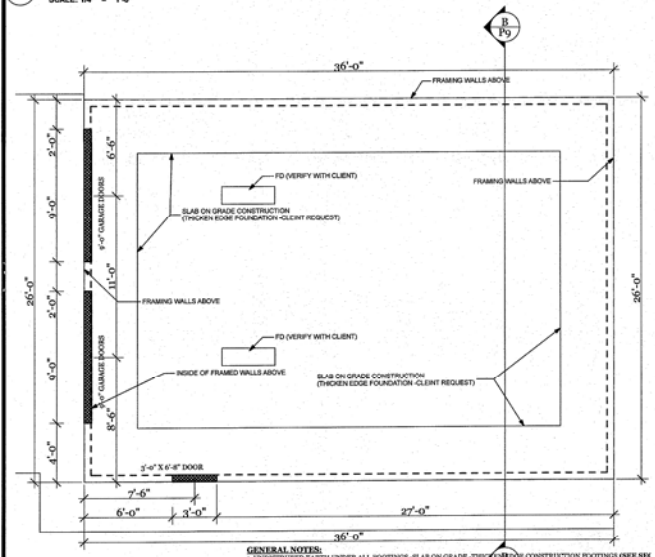
5 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



7 WEST ELEVATION
SCALE: 3/16" = 1'-0"

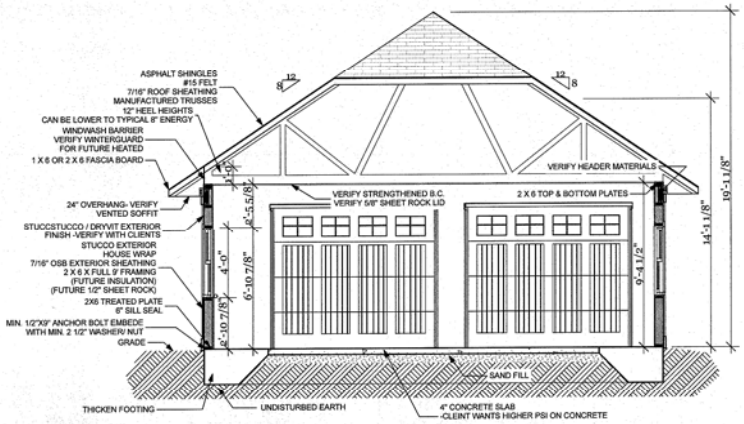


6 NORTH ELEVATION
SCALE: 1" = 5'



GENERAL NOTES:
1. UNDISTURBED EARTH UNDER ALL FOOTINGS -SLAB ON GRADE -THICKEN EDGE CONSTRUCTION FOOTINGS (SEE SEC
   A. VERIFY ANY GARAGE FLOOR DRAINS (SIZES AND LOCATIONS) WITH CLIENTS
   B. VERIFY IF FLOOR HEAT WITH CLIENTS
   C. DASHED LINES SHOW WALLS ABOVE
2. CLIENT REQUESTS HIGHER PSI OF CONCRETE FLOOR -SEE CLIENT FOR DETAILS
3. HATCHED AREAS ARE DOOR LOCATIONS ABOVE IN FRAMING

2 LOWER FLOOR
SCALE: 1/4" = 1'-0"



12 GARAGE WALL SECTION
SCALE: NONE1:40

SQUARE FOOTAGE DISCLAIMER:
Simonson Lumber & Hardware, Inc. expressly disclaims any liability with respect to the square footage listed on any floor plans or renderings above. Buyer or Contractor is responsible for verifying the square footage of the plans prior to pricing or estimates.

Sakellson, Jeff

Project Description:
351 7th Avenue South,
#Client Address2,
Fargo , North Dakota.

Drawn by: #Drawn By
Checked by: #Checked By
A6
Date Issued:
Revised Date: 1/27/2016
Scale: REFER TO PLAN

Disclaimer of Warranties

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THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE:

01-27-16

IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.

CONTRACTOR

Simonson Lumber & Hardware Inc.
Fargo, ND. Ph: (701) 232-2383

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