



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
Dawn

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.



**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.



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 HAWTAORNE

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: THIL STALL Thil Stall 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

809 8th AVES
(CARRIAGE HOUSE)

712 9 ST S
(GARAGE)



City of Fargo, ND

MailCity FARGO
MailSt ND
MailZip 58107

LandZip 58103
MailAddr BOX 148

LandAddr LELAND A TRL 707 8 ST S
Owner2 SWANSON, LELAND A
Owner1 SWANSON, LELAND A
Year_ 2016
SegId 1

ParcelNo 01-24-00-00970-000
10970-000

X: -10774832.6578
Y: 5920399.8833

Fargo Navigation

☐ 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

Scale 1: 1128

Google Maps 714 8th St S





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 HAWTHORNE
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).

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:

- | | |
|---|---|
| <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"/> Other <u>RE-ROOF</u> |
| <input type="checkbox"/> New addition | |

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] Date 2-9-16
Signature of Owner

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 _____



↑ N

CARRIAGE HOUSE 809 8 AVE S



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, BLKF, PT of 6

Historic Overlay District where property is located HAWTHORNE

Name of Owner LEE SWANSON Telephone 701-306-6786 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:

- | | |
|---|---|
| <input checked="" 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"/> Other _____ |
| <input type="checkbox"/> New addition | |

Briefly describe the proposed work:

ORIGINAL HOUSE REMOVED, OR 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.

Philip Swanson (ARCHITECT)
Signature of Owner

2.9.16
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 9 ST S • FARGO



CERTIFICATE OF APPROPRIATENESS
APPLICATION & REVIEW FORM

4024

Property address 351 7th St.

Legal description of property _____

Historic Overlay District where property is located Island Park

Name of Owner Jeff Sakellison Telephone 701 235 8128

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:

- | | |
|---|---|
| <input type="checkbox"/> Exterior remodel | <input checked="" 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 checked="" type="checkbox"/> Demolition |
| <input type="checkbox"/> Overhead garage door replacement | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> New addition | |

Briefly describe the proposed work:

Demolish old 22x22 tandem garage
fire damaged beyond repair, concrete,
also very bad condition - Build new

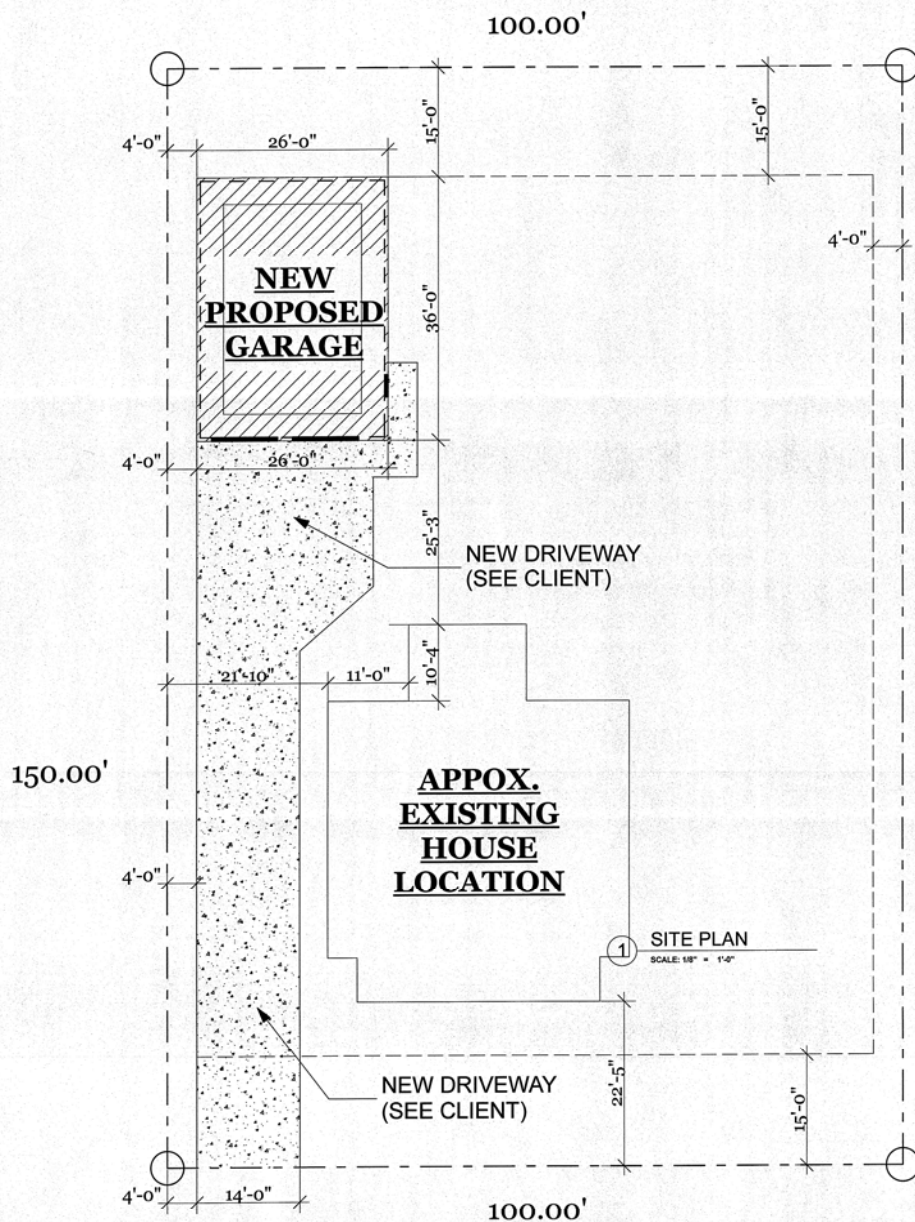
26x36 tandem w/ new concrete apron
Jeff Sakellison 1-24-16
Signature of Owner Date

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 _____







150.00'



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

Drawn by: #Drawn By
Date Issued:
Scale: REFER TO PLAN

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

Checked by: #Checked By
Revised Date: 1/27/2016
A2

Disclaimer of Warranties

Plans prepared by Sakellson Lumber & Hardware, Inc. are prepared for the use of the client and are not to be used for any other purpose. The client is responsible for obtaining all necessary permits and for verifying the accuracy of the information provided. Sakellson Lumber & Hardware, Inc. is not responsible for any errors or omissions in the plans or for any consequences resulting from the use of the plans. The client is responsible for the accuracy of the information provided and for the results of the construction.

Copyright

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CONTRACTOR



Simonson Lumber &
Hardware, Inc.
Fargo, ND, P.O. Box 252-2584

