

HISTORIC PRESERVATION COMMISSION
Tuesday, March 15, 2022 | 8:00AM
City Commission Chambers
AGENDA

1. Approval of Minutes – February 15, 2022
2. Historic Overlay District Review
 - a. 1101 8th Street South – Erskines Historic Overlay
3. Other Business or Public Comment
4. Adjourn – Next Meeting: April 19, 2022

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, February 15, 2022

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, February 15, 2022.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Matthew Boreen, Paul Gleye, Mike Dawson, Jay Nelson

Absent: Nathan Larson

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

Item 1: Minutes: Regular Meeting of August 17, 2021

Member Gleye moved the minutes of the August 17, 2021 Historic Preservation Commission meeting be approved. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 1101 8th Street South – Erskines Historic Overlay: CONTINUED TO MARCH 15, 2022

Planner Luke Morman presented the application to demolish an existing home.

Applicant Dave Noah spoke on behalf of the application.

Discussion was held on the history of the property, the current condition of the interior and foundation, and proposed plan for rebuilding.

Chair Fischer and Member Gleye shared concerns to have more images of the interior to verify if the building is structurally unsound or if it would be able to be preserved.

Planning Coordinator Maegin Elshaug spoke on the options the Board Members have for the application, and noted that Melissa Gaulrupp, Inspections Department, noted the building had not been condemned.

Discussion continued on the deficiencies of the property, the floor joists, height of the basement, the need to confirm the status of the interior of the home.

Member Gleye moved to continue this application to the March 15, 2022 meeting to receive further information and inspect the house directly. Second by Member Fischer. Majority of Members present voted nay and the motion failed.

Discussion continued on what would happen to the property if this application is not approved, and the conditions to meet to approve the demolition.

Member Kloubec moved to continue to application to the March 15, 2022 meeting. Second by Member Gleye. Majority of Members present aye and the motion was declared carried.

Item 3: Other Business or Public Comment

No other business or public comment was provided.

Item 4: Adjourn - Next Meeting: March 15, 2022

The time at adjournment was 8:35 a.m.



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:

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

Property Owner Information
Name (printed): <i>David C. Noah</i>
Name (printed):
Address: <i>5784 27th St. S</i>
<i>Fargo, ND 58104</i>

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

Parcel Information
Historic overlay district of subject property :
Address: <i>1101 8th St. S Fargo, ND 58103</i>
Legal Description (attach separate sheet if more space is needed):
<i>lot 12 + 13 Block HH Erskines Addition</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 checked="" 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

Remove the home and garage.

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):

David C. Noth

Date:

2/3/22

Representative (Signature):

Date:

Department of Planning and Development

City of Fargo Planning Commission,

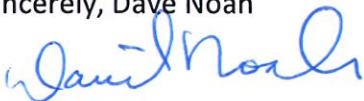
Here are some of my thoughts why I'd like to demo the home at 1101 8th St S.

I grew up in the neighborhood, went to school/church at St. Anthony's, rode my bike to Island Park pool and football practice at Dill Hill. I appreciate the character, charm, and feel of the neighborhood. It is the Fargo of my youth, and I would like to live in this area again.

Currently, the home is an "Eye Sore". It has been vacant for well over 10 years and has become marginalized. The furnace has been removed/stolen, the duct work destroyed, the main cast iron plumbing stack is deteriorated and is now home to squirrels. The kitchen ceiling has exposed pipes that are damaged beyond repair. Numerous broken/missing windows. The garage is ready to fall over due to broken roof beams, uneven and deteriorating concrete and unstable soil. The homes foundation is crumbling, it is not a home anyone should live in.

The bottom line is the present structure is physically and functionally obsolete and is not the highest and best use of the property. I would like to raze the existing home and garage and build a new home which will blend into the surrounding homes and mature trees. The existing home is not worth the time, effort, or money to renovate it. It makes better sense to enhance the property and start new.

Sincerely, Dave Noah



us 8/22/12

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN ERSKINE'S ADDITION
TO THE CITY OF FARGO – HISTORIC OVERLAY DISTRICT

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the proposed rezoning of certain parcels of land lying in Erskine's Addition, Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on June 5, 2012; and,

WHEREAS, the rezoning changes were approved by the City Commission on June 11, 2012; and,

WHEREAS, pursuant to Section 20-0804 of the Fargo Land Development Code (LDC) the Historic Preservation Commission has the power, among other powers and duties enumerated therein, to perform functions which may be assigned or delegated to it by the Board of City Commissioners; and,

WHEREAS, the Board of City Commissioners has found and deemed said certain parcels to be an area that has historic or cultural significance and, in accordance with LDC §20-0305, has determined that establishment of an H-O, Historic Overlay District, is appropriate;

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. The following described property:

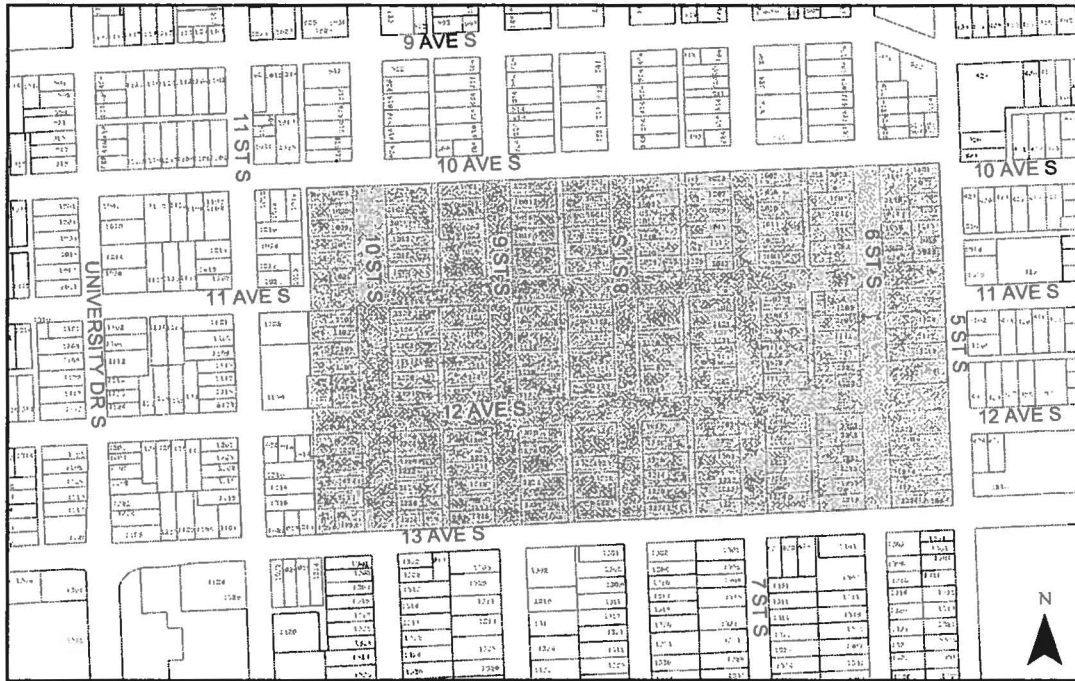
All of Blocks Aa, Bb, Gg, Hh, Ii, Kk, Ll, Mm, Nn, Oo, Pp, Qq, Y, X, Z; together with Lots 2, 3, 4,5, 6 of Block Rr all of the Erskine's Addition to the City of Fargo; Lots 1,2,3,4 and 5 & the East 10 Feet of Lots 6 and 7 of the Nelson Addition to the City of Fargo; Lots 7,8,9,10,11 and 12 of the Phelp's Subdivision of Part of Block 2 of the Erskine's Addition to the City of Fargo; Lots 1,2,3,and 4 of Block 1 of the Northrop's Addition to the City of Fargo,

a map of which is as follows:

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Erskine's Historic Overlay District Boundary Map



is hereby rezoned to apply a "H-O", Historic Overlay, District".

Said property shall be referred to as the "Erskine's Addition Historic Overlay District".

Pursuant to LDC §20-0305.C, the following special development standards which shall apply to all properties, new and existing, within Erskine's Addition Historic Overlay District.

Erskine's Addition Historic Overlay District Special Development Standards

A. Authority

In accordance with Section 20-0305.C of the Fargo Land Development Code, the following special development standards or regulations shall apply to all properties (new and existing) within the Erskine's Addition Historic Overlay District.

B. Definitions

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- 1 **1. Historic Neighborhood Structure (HNS)** is any residential structure built within
2 the Erskine's Addition Historic Overlay District prior to 1945.
- 3 **2. Open Space** is defined in Section 20-1202(43) of the Fargo Land Development
4 Code as "an outdoor, unenclosed area, located on the ground or on a roof,
5 balcony, deck, porch or terrace designed and accessible for outdoor living,
6 recreation, pedestrian access or landscaping, but not including roads, parking
7 areas, driveways or other areas intended for vehicular travel."
- 8 **3. Principal Building** refers to the primary structure on a property, i.e. a house or
9 commercial structure.
- 10 **4. Accessory Building or Structure** refers to a structure that is subordinate to the
11 principal building, i.e. a garage, shed, or guest house.
- 12 **5. Style** is the vocabulary used to classify structures according to their appearance,
13 structure, materials, and historic period. Important elements to include when
14 assigning style are:
 - 15 • overall scale and relationship of height to width
 - 16 • façade proportions and relationship of solids to voids
 - 17 • window/door size, design, and operation
 - 18 • size, shape and proportions of entrances and porches
 - 19 • materials, texture, and pattern
 - 20 • roof forms
 - 21 • orientation, spacing, and site coverage of structures
 - 22 • landscaping, walls, and fences

Style Reference: A Field Guide to American Houses, Virginia and Lee McAlester,
Alfred A. Knopf, Inc., 1984.

C. Certificate of Appropriateness

In accordance with Section 20-0912 of the Fargo Land Development Code, a Certificate of Appropriateness shall be issued prior to the review and issuance of any permit required for the following: *(Note: A Certificate of Appropriateness is not applicable if no permit is required)*

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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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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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1. Principal Building

a. Proportion

1. The size and mass of the principal building in relation to open spaces, windows, door openings, porches, and balconies, must be visually compatible with the structures and places to which it is visually related.
2. The relationship of the width of the principal building to the height of the front elevation must be visually compatible with structures to which it is visually related.
3. The relationship of solids to voids in the front facade of a principal building must be visually compatible with structures to which it is visually related.
4. The relationship of the principal building to the open space between it and adjoining structures must be visually compatible with structures and places to which it is visually related.

b. Exterior Cladding

1. The relationship of the materials, detail, and pattern of the facade of a principal structure must be visually compatible with structures and places to which it is visually related.

c. Windows and Doors

1. The relationship of the width of the windows and doors to the height of windows and doors in the principal structure must be visually compatible with structures to which it is visually related.
2. Any garage door visible from the street shall not exceed 10 feet in width and 8 feet in height.

d. Roofs and Dormers

1. The roof shape of the principal building must be visually compatible with structures, to which it is visually related.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of an HNS.
3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.

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4. Dormers of the principal building shall be consistent with the style of the structure.
5. Skylights are prohibited on all roofs parallel to and facing the street.

e. Entrances, Porches, and Decks

1. The front entrance of the principal building shall face the street.
2. The front entrance 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. Decks are prohibited in front yards.
4. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

f. Height and Elevation

1. The height of the principal building must be visually compatible with structures to which it is visually related.
2. The height of the principal building shall not exceed the overall scale of HNS with a maximum eave height of 25 feet.
3. The principal building shall be constructed to have the first floor plane in a style compatible with an HNS.

2. Accessory Buildings or Structures

- a. New accessory building or structures shall be subordinate in scale and compatible with the design and style of the principal building.
- b. Except an HNS designed with an attached garage, all garage structures shall be located in the rear yard. Any garage door visible from the street shall not exceed 10 feet in width or 8 feet in height.
- c. Reconstruction (included its enlargement by up to 40% in total floor area) of an existing accessory building, which does not meet the dimensional setback standards of the Fargo Land Development Code, is permissible by

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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.

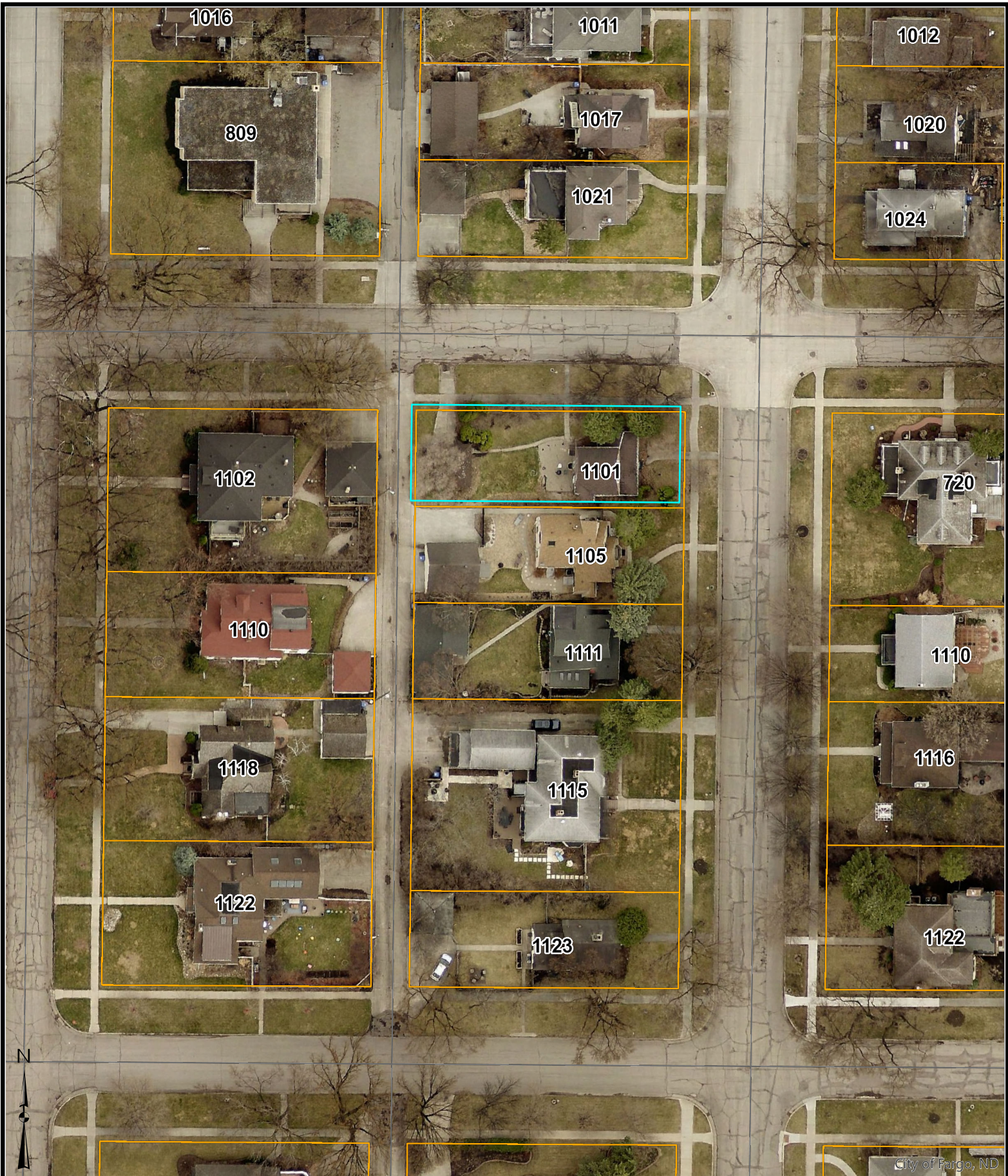
Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

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Dennis R. Walaker, Mayor


Steven Sprague, City Auditor

12



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.

1101 8 St S

1:1,128

2/9/2022 10:42 AM

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













