

**BOARD OF HISTORIC PRESERVATION COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday:

March 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, March 17, 2015.

The Historic Preservation Commissioners present or absent were as follows:

Present: Andrew Nielsen, Mike Hahn, Christine Kloubec, Heather Fischer

Absent: Michael Burns, Dirk Ockhardt, Paul Gleye

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

Item 1: Minutes: Regular Meeting of February 17, 2015

Ms. Kloubec moved the minutes of the February 17, 2015 Historic Preservation Commission meeting be approved. Second by Mr. Hahn. All Members present voted aye and the motion was declared carried.

**Item 2: HOD Review (Garage) – 606 9th Street South (Chas A Roberts):
APPROVED**

Assistant Planner Dawn Mayo gave a summary of the proposed project at 606 9th Street South. She said the project involves demolition of the existing, single garage and construction of a new, triple garage in the rear portion of the lot.

Dave Anderson, contractor with Dave Anderson Construction, spoke on behalf of the project, stating he wants to ensure the new garage design and aesthetic details will be as compatible to the house as possible.

Further discussion ensued regarding details of the project including garage height, roofing, and lot coverage.

Chair Nielsen stated, for future consideration, it would be helpful if future site plans of these proposed projects would include the neighboring properties to show if there are other structures that are close to the property lines.

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

**Item 3: HOD Review (Demolition) – 614 8th Street South (Chas A Roberts):
DENIED**

Ms. Mayo presented the proposed demolition project at 614 8th Street South, stating the owner wants to demolish and construct a new, single residential home on this property to

complement the current neighborhood. She added the applicant has not submitted plans for the proposed house to be built. She stated the applicant has submitted a list of repairs that need to be addressed within the current property. She reviewed the reasons for historic overlay districts, adding the interest for these districts came as a result of historic neighborhoods losing some of their large, historic homes to redevelopment.

John Bergman, applicant and current owner of the property, stated there are three options for the property: 1) rent out the property leaving it as is; 2) redo the house, but the homeowner would lose value when they come to sell it; or 3) demolish the existing house. He said the purpose of the proposed project is to bring better value to the neighborhood.

Further discussion was held regarding the timeline of this project, demolition and building costs.

Ms. Mayo reviewed the criteria in Section J regarding demolition in the Chas. A. Roberts Addition Historic Overlay Special Development Standards, stating criteria 1 has not been satisfied. She added there are repairs needed, but they appear to be primarily cosmetic in nature, and the structural stability of the structure has not deteriorated sufficiently to justify demolition. She said staff is recommending denial of this demolition.

Historic Preservation Commission Members discussed alternatives to demolition which include the use of City programs, such as the Neighborhood Revitalization Initiative (NRI), which encourages revitalization in older neighborhoods by providing existing homeowners with low-interest loans for significant home improvements. Chair Nielsen stated if the cost of new construction is going to be equivalent or more than what it would take to bring the property up to a high living standard, then maintaining the current property would be the suggested option versus demolition.

Mr. Hahn moved to deny the application as presented. Second by Ms. Fischer. All Members present voted nay and the motion was declared carried.

Mr. Hahn stated the applicant should put together a plan that is complementary to the existing historic integrity of the neighborhood including the timeline of the proposed project, demolition and building costs, and a site plan of what is going to be built on this lot.

Item 4: Storefront Rehab Grant Review (Demolition) – 224 10th Street North: APPROVED

Ms. Mayo gave a summary of the proposed demolition for property at 224 10th Street North, adding one of the purposes of storefront rehab grants is to remove slum and blight, which the proposed building for demolition would fall under. She stated the proposed property is not considered historic; therefore, the finding would be “No Historic Property Affected” in relation to the proposed demolition.

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

Item 5: Storefront Rehab Grant Review (Façade) – 303 Broadway North: APPROVED

Ms. Mayo introduced the proposed façade storefront rehab project at 303 Broadway North, stating the applicant is looking to do a remodel of the first floor space as well as renovation of the exterior façade. She stated the finding would be “No Adverse Effect to Historic Properties”.

Joel Jaeger, applicant for the proposed project, stated he wants to return the property to a state similar to its historical appearance. He summarized the project, including the proposed scope of work, color schemes, and materials to be used.

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

Item 6: Other Business

Ms. Mayo presented to the Members an item relating to the proposed downtown flood projects. She stated a trail will be located along the river-side of the proposed floodwall and inquired if the Historic Preservation Commission would be interested in incorporating educational, historic signage alongside this trail, which would include photographs of the historic riverfront. She added there are grants available for this type of project through the North Dakota State Historic Preservation Office.

Discussion was held among Members, concluding this item would be an enhancement for the downtown floodwall project.

Item 7: Liaison Reports

Planning Commission – Christine Kloubec

Board of Adjustment – Heather Fischer

Ms. Fischer noted 1 Board of Adjustment item:

- 1) At the February 24, 2015 meeting, there was an appeal of an Administrative Decision where the appellant claimed that staff erred in not approving building plans due to staff’s interpretation of Section 20-0216.D.3.d.1.i of the Land Development Code, relating to building articulation in the UMU, University Mixed-Use zoning district. She stated the appeal was denied.

House Moving Board – Paul Gleye

Housing Rehab – Mike Hahn

Renaissance Zone Authority – Dirk Ockhardt

Item 8: Next Meeting – April 21, 2015

The time at adjournment was 9:25 a.m.