

HISTORIC PRESERVATION COMMISSION
Tuesday, April 15, 2025 | 8:00AM
City Commission Chambers
AGENDA

1. Approval of Minutes – September 17, 2024
2. Historic Overlay District Review
 - a. 1019 9th Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)
 - b. 1206 9th Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)
3. Adjourn – Next Meeting: May 20, 2025

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, September 17, 2024

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, September 17, 2024.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Matthew Boreen, Nathan Larson, Jay Nelson, Nicole Holden

Absent: Mike Dawson

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

Item 1: Introduction of Incoming Member

Chair Fischer introduced new Member Nicole Holden.

Item 2: Minutes: Regular Meeting of June 18, 2024

Member Boreen moved the minutes of the June 18, 2024 Historic Preservation Commission meeting be approved. Second by Member Larson. All Members present voted aye and the motion was declared carried.

Item 3: Historic Overlay District Review

a. 1215 8th Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)

Member Boreen disclosed that he is the applicant representative for the project, recused himself from voting, and stepped down from the dais.

Planner Luke Morman presented the application to demolish an existing accessory structure and west mudroom (attached to the house), and construct a new detached garage and new addition to the primary structure. He noted additional photos were provided to the Board.

Applicant representative Matthew Boreen, spoke on behalf of the application.

Discussion was held on justification for the demolition, the deterioration of the bricks and concrete, and structural soundness.

Mr. Morman and Planning Coordinator Maegin Elshaug stated the process to condemn a property involves the City Building Official and the City Commission.

Discussion continued on the consideration of other building options, current size of the garage, reasoning for increasing garage size, plan if the application is not approved, the mudroom demolition and rebuild, demolition criteria, condition of the interior of the garage, project cost, and current garage dimensions.

Member Nelson moved to approve the application as presented.
The motion died for lack of a second.

Further discussion was held on being flexible to change for those that want to invest in the core neighborhoods, following historic overlay guidelines, structural integrity of the garage, and the demolition ordinance.

Member Larson moved to approve the reconstruction of the mudroom and to table action on the garage. Second by Member Holden. Member Nelson voted nay. All other Members present voted aye and the motion was declared carried.

Item 4: Other Business or Public Comment

No other business or public comment was presented.

Item 5: Next Meeting – October 15, 2024

The time at adjournment was 8:28 a.m.

MEMORANDUM

TO: Historic Preservation Commission

FROM: Luke Morman, Planner

DATE: April 10, 2025

RE: 1019 9th Street South – New Construction within Erskine’s Historic Overlay District

The Planning Department has received an application from Todd Unruh to construct a new accessory structure garage at 1019 9th Street South. The property is located within the Erskine’s Historic Overlay District (Ordinance 4821). Applicable Special Development Standards include subsection G.2 – new construction of accessory buildings or structures, and subsection V – Variance of Special Development Standards. The original house built in 1895 is a Victorian style.

Attached to this packet are images of the existing house and proposed drawings for the project. The applicant proposes building a detached garage in the rear of the property, to the south of the existing garage that will remain. The applicant proposes a similar 4” vinyl siding to match the house and match the 5:12 roof pitch of the existing garage. Per subsection G.2.b, the placement of garages must be placed in the rear yard and doors may not exceed 10 feet in width or 8 feet in height. The proposed placement of the new garage is partially in the rear and side yards, and one of the garage doors is proposed as 16 feet wide. These items are applicable to vary from the Special Development Standards per subsection V.

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:

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

Property Owner Information
Name <i>(printed)</i> : Vernon Todd Unruh
Name <i>(printed)</i> : Kay M Unruh
Address: 1019 9th St. S
Fargo, ND 58103

Contact Person Information <i>(if different than owner)</i>
Name <i>(printed)</i> : V. Todd Unruh
Address: 1019 9th St. S
Fargo ND

Parcel Information
Historic overlay district of subject property : Erskine Historic Overlay District Ordinance # 4821
Address: 1019 9th St. S, Fargo ND.
Legal Description <i>(attach separate sheet if more space is needed)</i> :
ERKINES Lots 2-6 Block BB

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 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

plans to remove old cracked concrete parking area, pour new concrete pad (34X 54 total size) for parking and new garage (30X34). (see attached drawings)

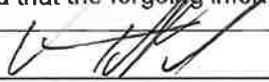
stick build new garage, insulate garage to STD. side with matching vynile as house

.power supply 100 amp 120/240. plan to install natural gas heater.

(see attached drawings)

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:

3-24-2025

Representative (Signature):

Date:

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FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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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FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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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FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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.



1019 9 St S	
1:2,257	4/9/2025 1:18 PM
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

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

Site Photos from applicant:



East facade



North facade



West facade



South facade



Existing garage



Existing garage



General location of new garage

Context Photos from applicant:



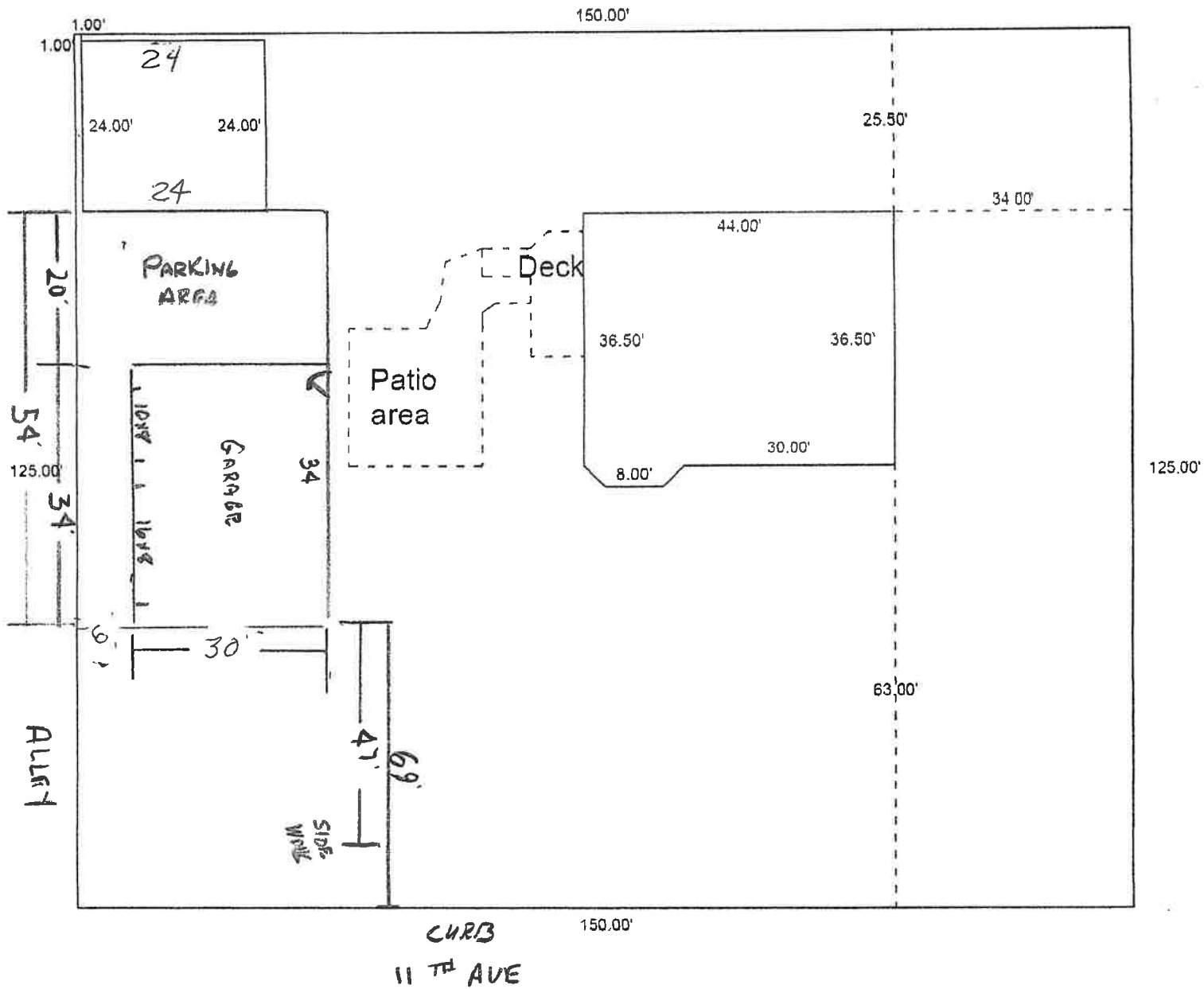
1005 9 St S garage - HPC approval in 2017



1101 9 St S garage - built prior to current LDC

Property Address: 1019 9th St S, Fargo, ND 58103

Legal Description: Erskines Lots 2-6 Block BB



Benjamin F Johnson

Date: 3/26/2024

This drawing is taken from the plat or other recorded and online instruments and is intended for the sole use of the lender. This is NOT A SURVEY, nor is it intended as such.

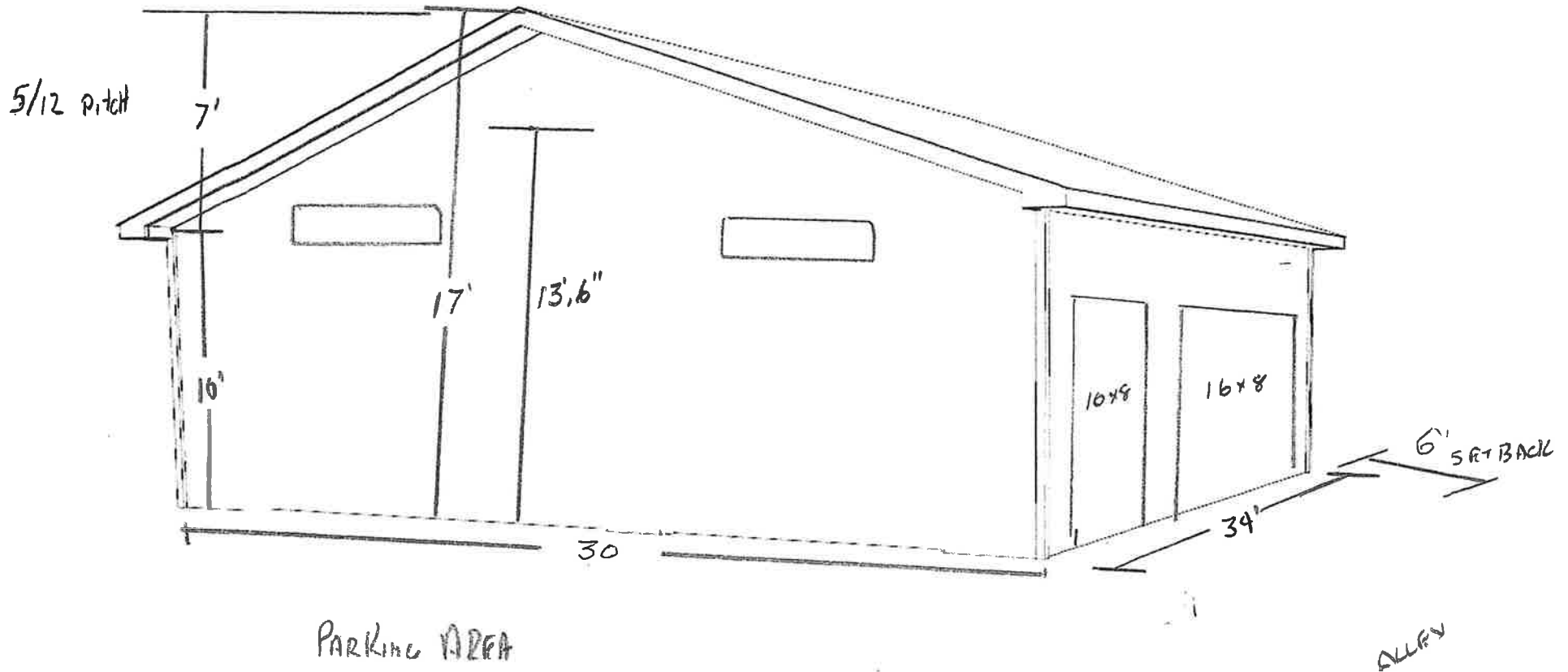
4-3-2025

CONSTRUCTION DRAWINGS

DATE: 3/18/2025

ANY CONSTRUCTION DOCUMENTS PRINTED
BEFORE THIS DATE ARE VOID.

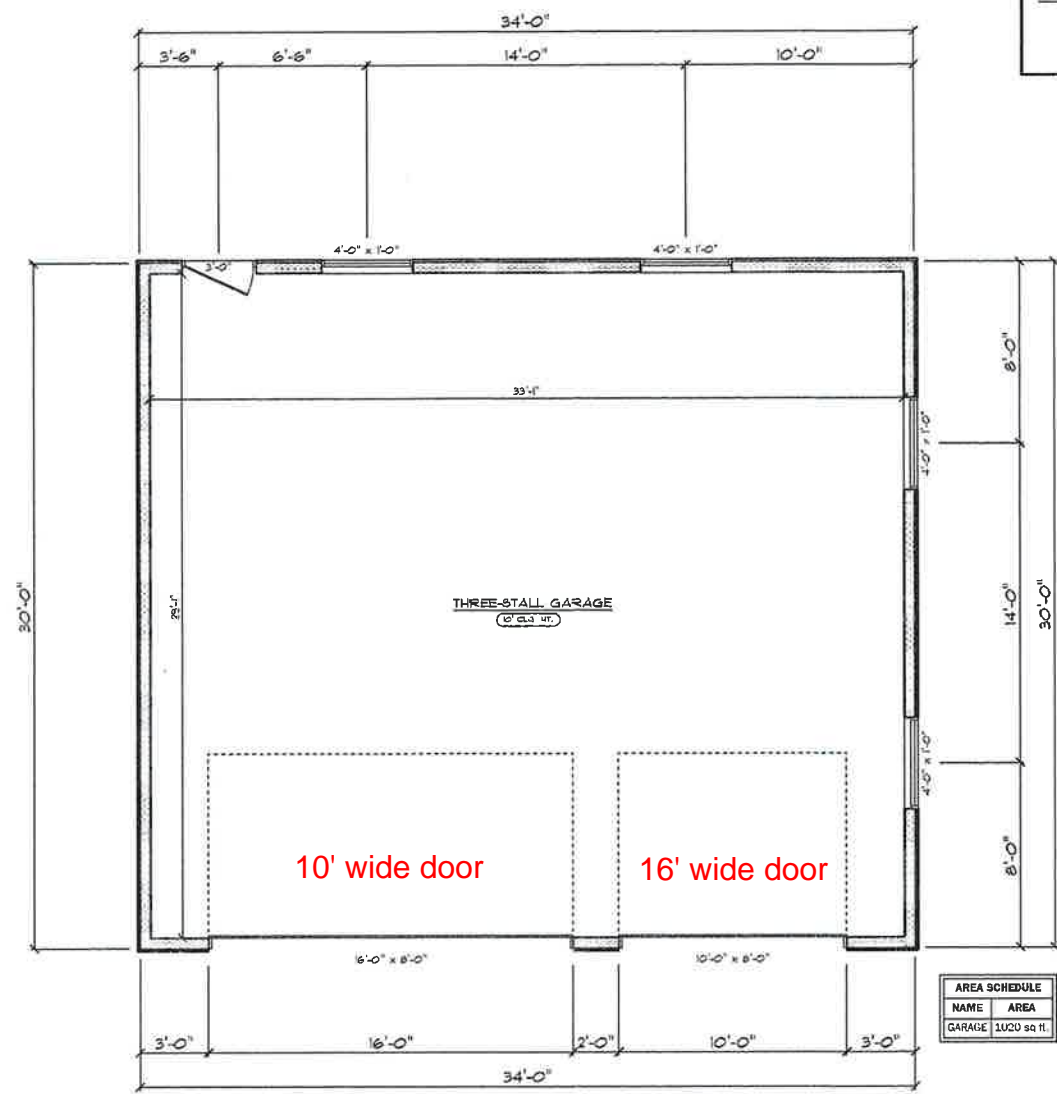
BUILDER TO VERIFY DIMENSIONS



4-3 2025

CONSTRUCTION DRAWINGS
 DATE: 3/18/2025
 ANY CONSTRUCTION DOCUMENTS PRINTED
 BEFORE THIS DATE ARE VOID.

BUILDER TO VERIFY DIMENSIONS



MAIN LEVEL
 SCALE: 3/16" = 1'-0"

AREA SCHEDULE	
NAME	AREA
GARAGE	1020 sq ft.

This drawing is not to be used for construction without the approval of the engineer. It is the responsibility of the engineer to ensure that the drawing is accurate and that it complies with all applicable codes and regulations. The engineer does not warrant the accuracy or completeness of the information provided in this drawing. The engineer is not responsible for any errors or omissions in this drawing. The engineer is not responsible for any damages or losses resulting from the use of this drawing.

03/18/2025	03/18/2025
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REVISIONS

BUILDERS FIRSTSOURCE
 SALLIE SHAWN NELSON
 DRAFTER BY: CLARE GRANGER

PETERSON GARAGE



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stone Vinyl Siding

Model Number: 3311097 | Menards® SKU: 1482072



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- TrueTexture™ gives siding a natural-looking rough cedar finish
- Patented STUDfinder™ is designed for accurate and secure installation

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Variation: Flagstone

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Description & Documents [Specifications](#) [Optional Accessories](#)

CertainTeed® Monogram® 46 double 4-inch clapboard siding offers value-added features such as the patented STUDfinder™ installation system, RigidForm™ rolled-over nail hem, self-aligning CertiLock™, and TrueTexture™, a natural-looking finish molded from actual cedar boards. This low-maintenance siding was made to withstand the harshest weather conditions.

Features

- RigidForm™ rolled-over nail hem tested to withstand wind load pressure of 210 mph
- TrueTexture™ gives siding a natural-looking rough cedar finish
- Patented STUDfinder™ is designed for accurate and secure installation
- .046" thickness
- 12 pieces cover 100 sq. ft.
- Limited lifetime warranty
- 3/4" projection
- Each piece is ordered individually; full carton quantity is 24 pieces
- We make every effort to show accurate colors on our website. Due to variations in computer monitors, they won't always accurately represent the product color. Color chip samples are available at the store to ensure color accuracy

Additional Resources

[Safety Data Sheets \(SDS\)](#)[Technical Specifications](#)[Installation Instructions](#)[Warranty](#)[Use And Care Manual](#)

Brand Name: **Monogram**



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\$35.99

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each

\$1.93 /sq.ft After Rebate*

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- RigidForm™ rolled-over nail hem tested to withstand wind load pressure of 210 mph
- TrueTexture™ gives siding a natural-looking rough cedar finish
- Patented STUDfinder™ is designed for accurate and secure installation

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Variation: Charcoal Gray

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Available for Special Order at [Fargo](#)



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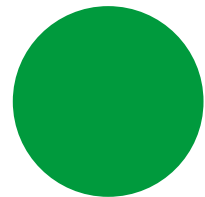
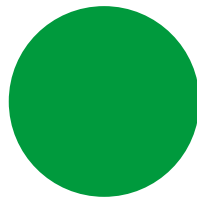
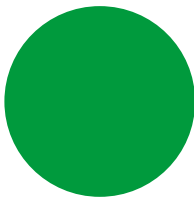
Description & Documents [Specifications](#) [Optional Accessories](#)

CertainTeed® Monogram® 46 double 4-inch clapboard siding offers value-added features such as the patented STUDfinder™ installation system, RigidForm™ rolled-over nail hem, self-aligning CertiLock™, and TrueTexture™, a natural-looking finish molded from actual cedar boards. This low-maintenance siding was made to withstand the harshest weather conditions.

Features

- RigidForm™ rolled-over nail hem tested to withstand wind load pressure of 210 mph
- TrueTexture™ gives siding a natural-looking rough cedar finish
- Patented STUDfinder™ is designed for accurate and secure installation
- .046" thickness
- 6 pieces cover 100 sq. ft.
- Limited lifetime warranty
- Double 4"
- Panel is 25' long
- 3/4" projection
- Each piece is ordered individually; full carton quantity is 15 pieces
- We make every effort to show accurate colors on our website. Due to variations in computer monitors, they won't always accurately represent the product color. Color chip samples are available at the store to ensure color accuracy

Additional Resources

[Safety Data Sheets \(SDS\)](#)[Technical Specifications](#)[Installation Instructions](#)[Warranty](#)[Use And Care Manual](#)Brand Name: **Monogram**

Popular Links

[Monogram® 46 Premium Double 4" x 20' Charcoal Gray XL Vinyl Siding](#) • [Monogram® 46 Premium Double 4" x 16'8" Charcoal Gray XL Vinyl Siding](#) • [Monogram® 46 Premium Double 4" x 25' Granite Gray XL Vinyl Siding](#) • [Monogram® 46 Premium Double 4" x 25' Sterling Gray XL Vinyl Siding](#) • [Monogram® 46 Premium Double 4" x 20' Granite Gray XL Vinyl Siding](#) • [Monogram® 46 Premium Double 4" x 16'8" Sterling Gray XL Vinyl Siding](#) • [Monogram® 46 Premium Double 4" x 20' Sterling Gray XL Vinyl Siding](#) • [Monogram® 46 Premium Double 4" x 16'8" Granite Gray XL Vinyl Siding](#) • [Monogram® 46 Premium Double 4" x 25' Slate XL Vinyl Siding](#)

MEMORANDUM

TO: Historic Preservation Commission
FROM: Luke Morman, Planner
DATE: April 10, 2025
RE: 1206 9th Street South – Building Addition within Erskine’s Historic Overlay District

The Planning Department has received an application from Ryan Goodman to construct an addition to the primary structure at 1206 9th Street South. The property is located within the Erskine’s Historic Overlay District (Ordinance 4821). Applicable Special Development Standards include subsection F – Additions. The original house built in 1919 is a Prairie style.

Attached to this packet are images of the existing house and proposed drawings for the project. The applicant proposes building an entrance addition in the rear of the property, demolishing the existing uncovered deck. The applicant proposes an engineered wood trim and panel siding to match the trim work on the top half of the house as well as new windows to match the existing.

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
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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 (<i>printed</i>): Andy Bakke
Name (<i>printed</i>):
Address: 1206 9th street South

Contact Person Information (<i>if different than owner</i>)
Name (<i>printed</i>): Ryan Goodman
Address: 1210 3rd ave NW #3, West Fargo, ND

Parcel Information
Historic overlay district of subject property :
Address: 1206 9th Street South
Legal Description (<i>attach separate sheet if more space is needed</i>): lot 16, 17, 18 and 19 block PP Erskines

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"/> New addition
<input type="checkbox"/> Other: _____	

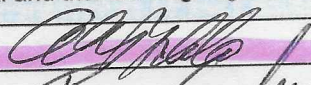
Briefly Describe The Proposed Scope of Work

We are adding a 7' - 6" x 12' - 0" vestibule addition. Windows and are to match the existing on the house (Elevate Double Hung).

We will be siding the addition with engineered wood panel siding painted to match existing.

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.

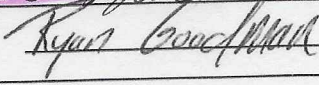
Owner (Signature):



Date:

4/3/25

Representative (Signature):



Date:

1 April 2025

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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,

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. 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.

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.

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

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.



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.

1206 9 St S

1:2,257

4/10/2025 10:07 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

Site Photos from applicant:



West facade



North facade



East facade

Context Photos from applicant:



820 12 Ave S (north of subject property)



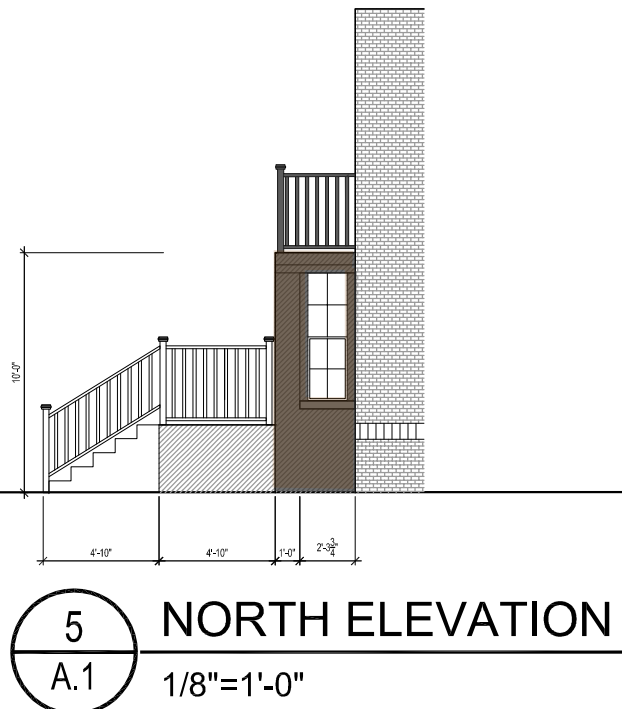
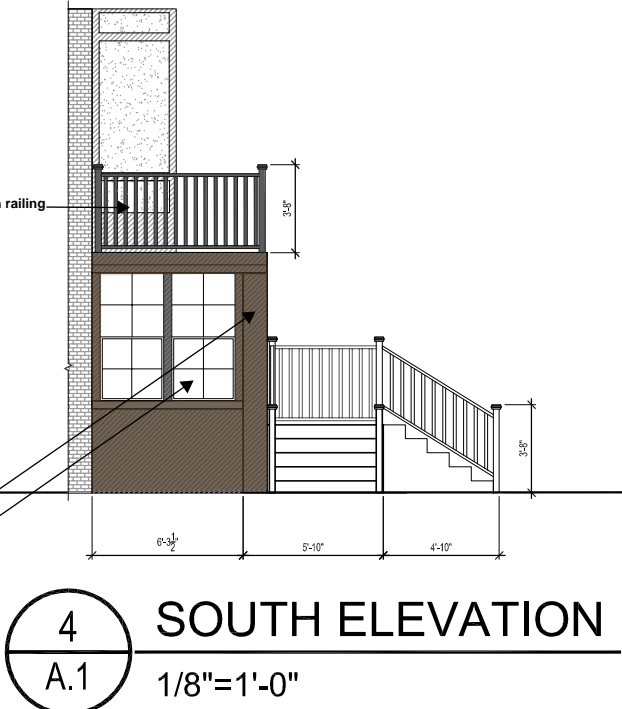
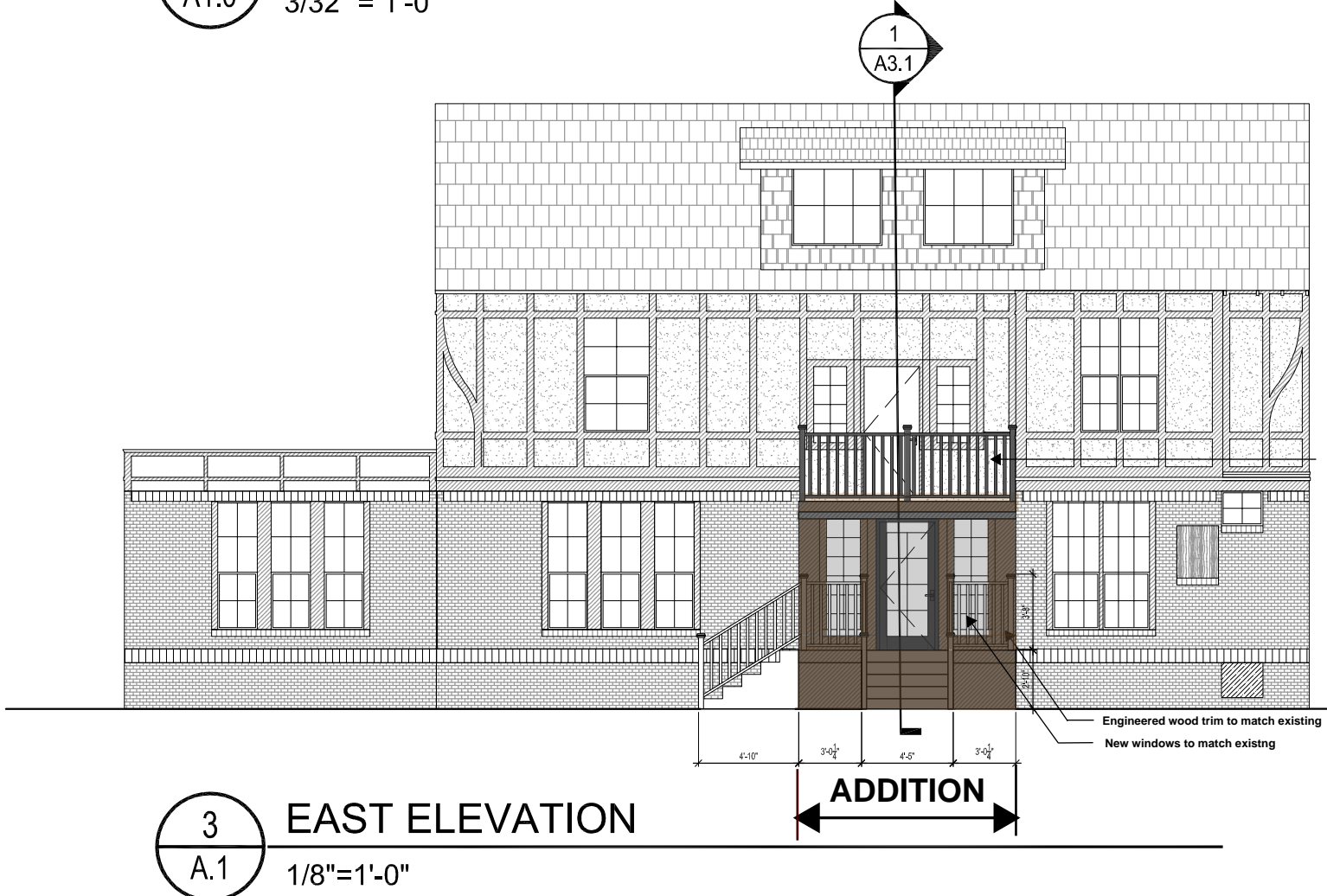
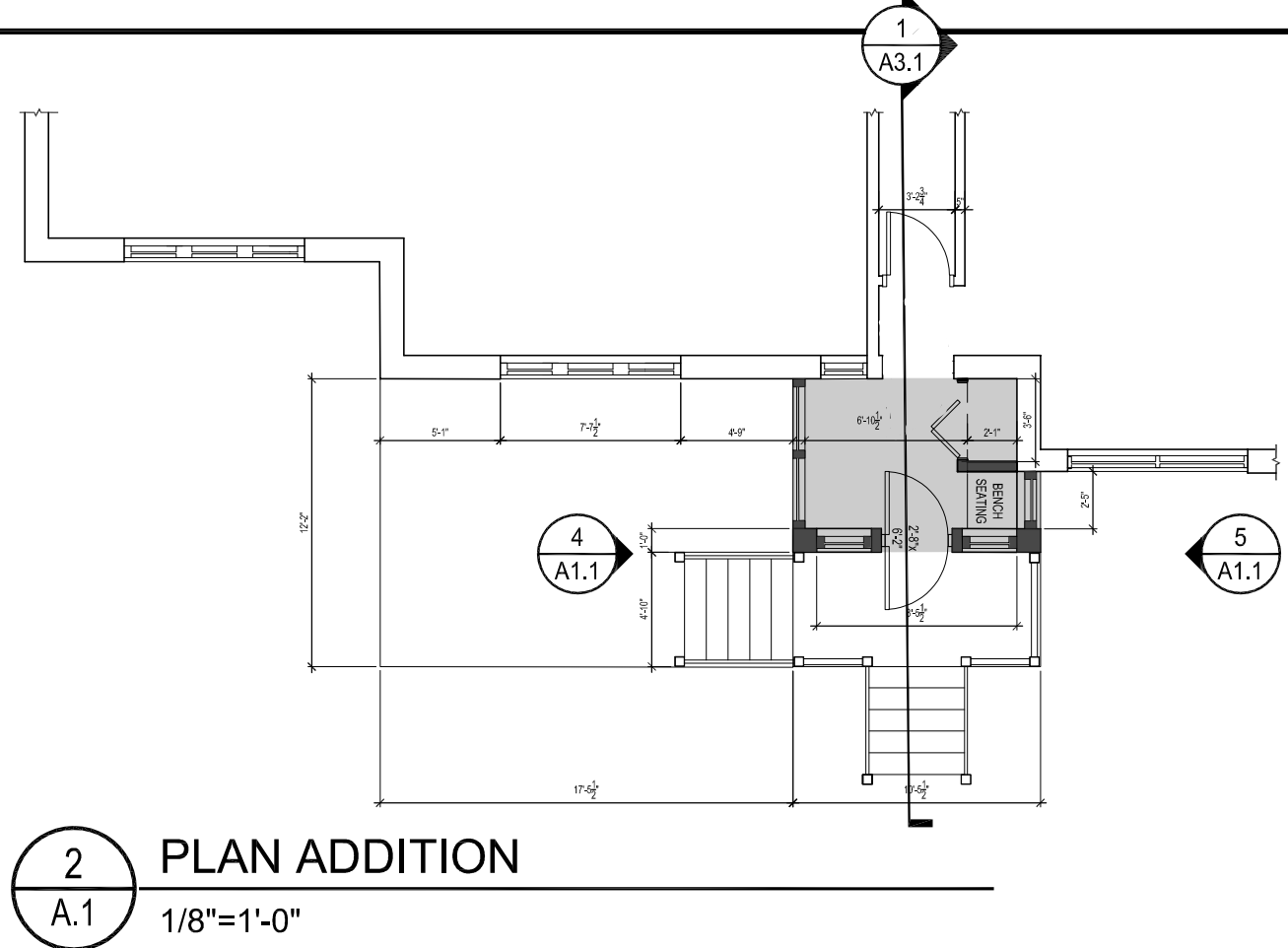
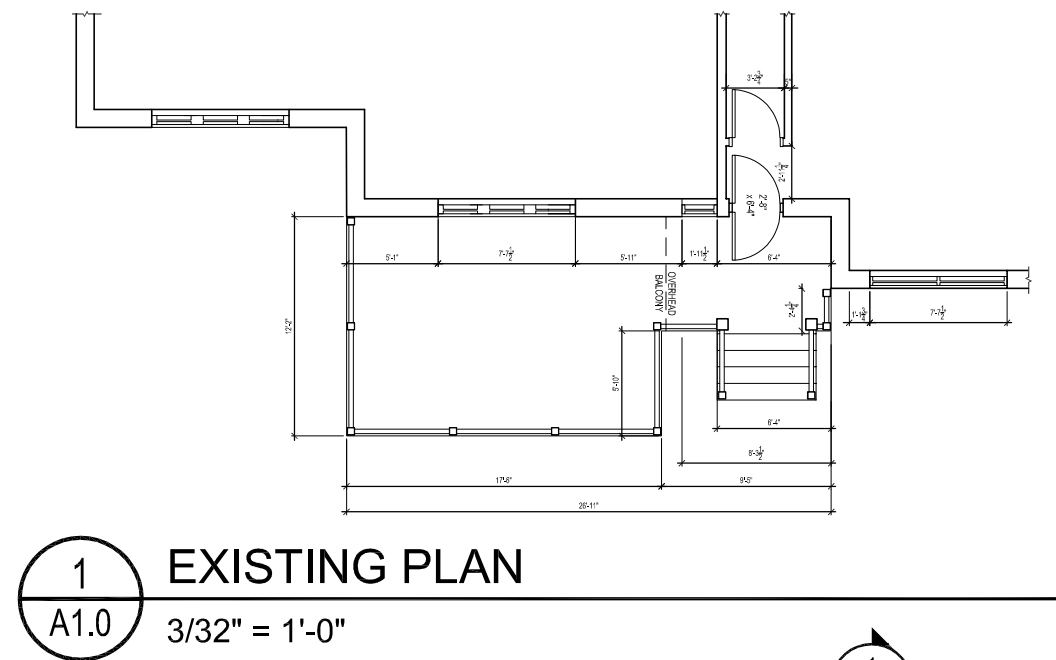
1216 9 St S (south of subject property)



1201 8 St S (east of subject property)



1209 8 St S (east of subject property)

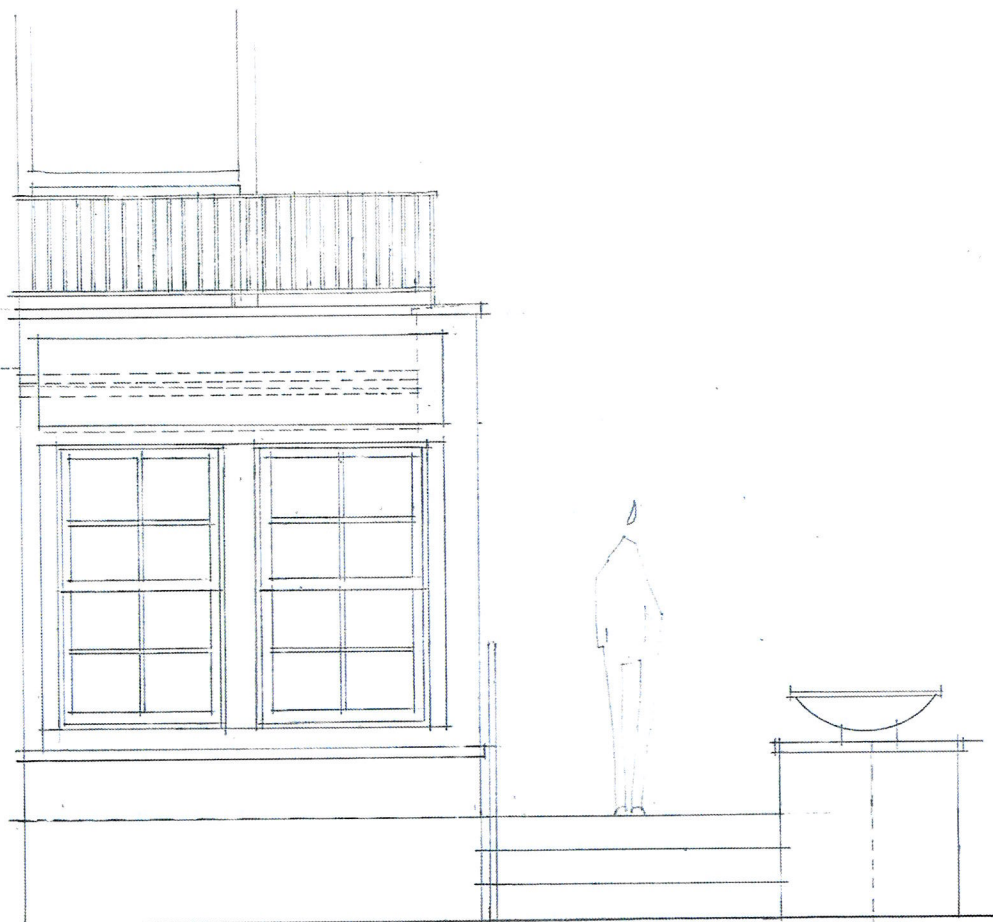




EAST ELEVATION

1/2" = 1'-0"

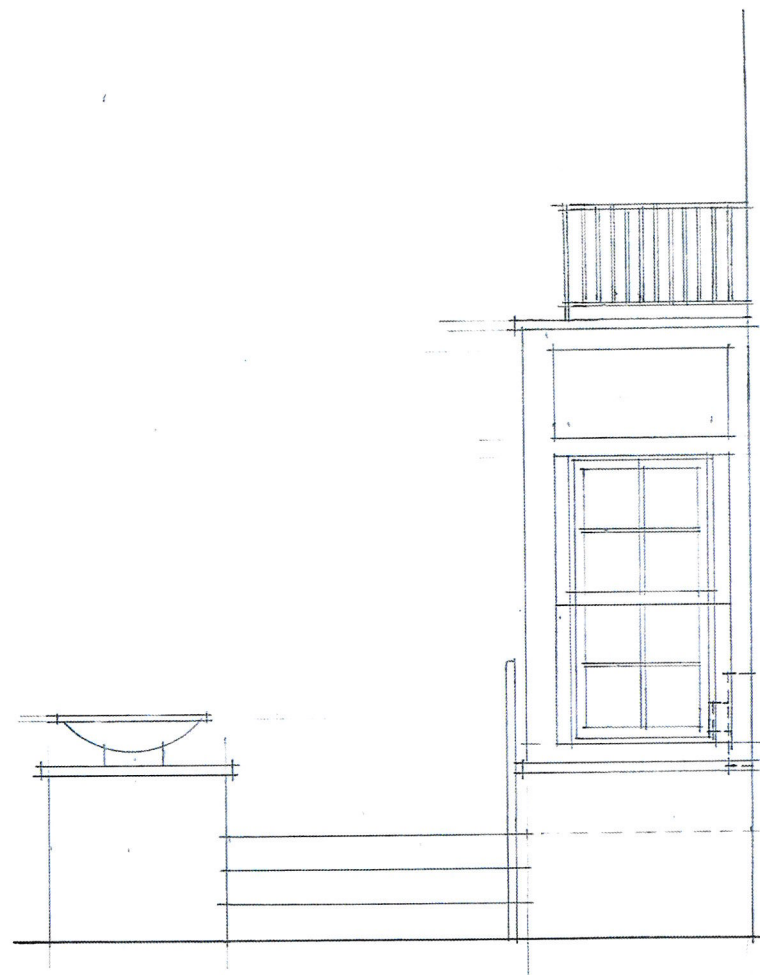
KHF 2/4/2005



SOUTH ELEVATION

1/2" = 1'-0"

KHP 2/4/2005

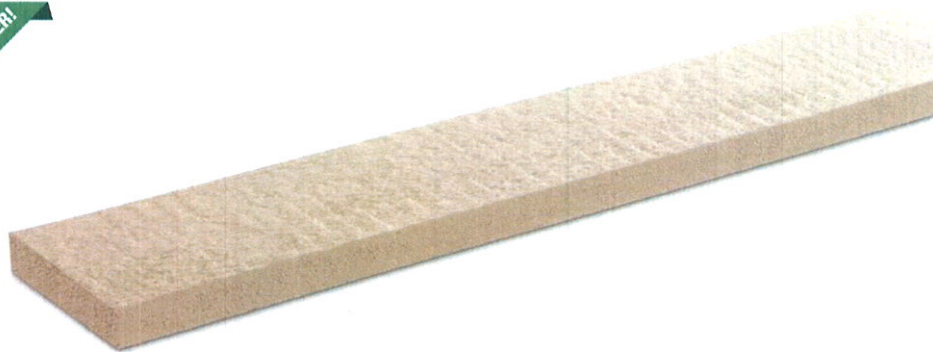


NORTH ELEVATION

LP® SmartSide® 1 x 4 x 16' Textured Engineered Wood Trim Board

(Actual size: 0.675" x 3.50" x 16')

Model Number: 25880 | Menards® SKU: 1423102



Menards® Low Price!

\$22⁹⁸ each

🔥 46 People have purchased this in the past week.

! Additional Packaging/Handling Charges May Apply.

- 5/50-year limited warranty provides a 5-year, 100% labor and replacement feature and a 50-year substrate warranty on the product that includes hail damage coverage
- Factory primed for exceptional paint adhesion
- For best results, use a high-quality 100% acrylic exterior paint specially formulated for use on wood and engineered wood substrates within 180 days of installation; oil paint is acceptable

[View More Information >](#)

Variation: 1" x 4" x 16'

Pick Up At Store



96 In-Stock at [Jamestown](#)
Item located in Outside Yard

Need to order more?



2,814 Available for Immediate Delivery From Our Fulfillment Center
[View Delivery Options](#)



[Check Another Store for Availability](#)

● ● ● Share

Description & Documents Specifications Optional Accessories

LP® SmartSide® Cedar Texture 440 Series Trim is the finishing touch that's the first to get noticed. With its deep cedar-grain texture and variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP® SmartSide® Trim is a must-have product for when you want your craftsmanship to stand out on any home, shed, or light commercial building.

Features

- 5/50-year limited warranty provides a 5-year, 100% labor and replacement feature and a 50-year substrate warranty on the product that includes hail damage coverage
- Factory primed for exceptional paint adhesion
- For best results, use a high-quality 100% acrylic exterior paint specially formulated for use on wood and engineered wood substrates within 180 days of installation; oil paint is acceptable
- Engineered wood strand substrate
- Treated with LP® SmartSide® SmartGuard® process to help prevent fungal decay and termite damage
- Free from knots, voids, and other defects found in natural wood
- Rich cedar grain texture offers the authentic look and appeal of natural wood
- Impact resistant
- Additional protective packaging and handling charges required
- Nominal size

Additional Resources

[Technical Specifications](#)

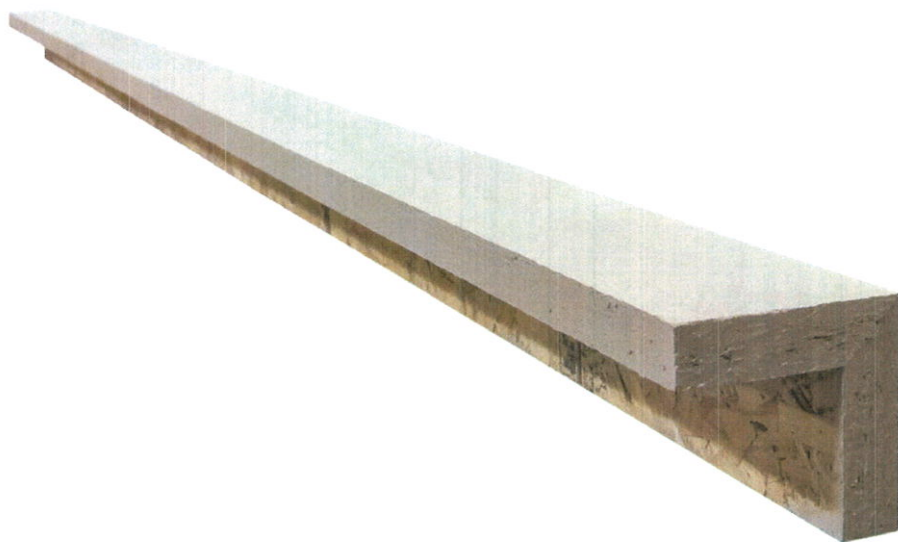
[Installation Instructions](#)

1-1/4 x 4 x 16' 540 Series Textured Engineered Wood Outside Corner Trim

(Actual size 0.91" x 3.625" x 16')

Model Number: 1423135 | Menards® SKU: 1423135

13283



Menards® Low Price!

\$ **122**⁹⁹ each

! Additional Packaging/Handling Charges May Apply.

- Manufactured from genuine LP® SmartSide® trim boards
- Factory primed for exceptional paint adhesion
- Cuts like regular wood - no special tools required

[View More Information >](#)

Length: 16'

Pick Up At Store



9 In-Stock at [Jamestown](#)
Item located in Outside Yard



[View Delivery Options](#)



[Check Another Store for Availability](#)



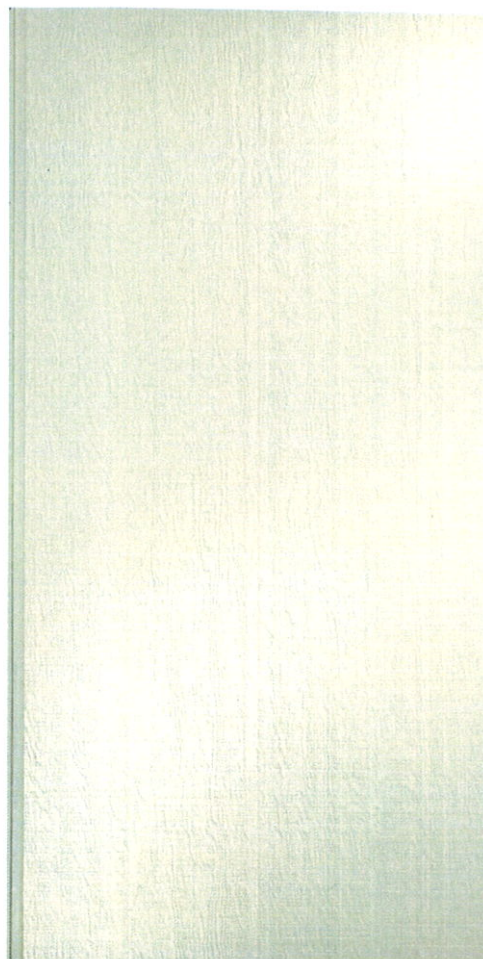
[Share](#)

[Description & Documents](#) [Specifications](#) [Optional Accessories](#)

LP® SmartSide® 3/8 x 4 x 8' No-Groove Textured Shiplap Engineered Wood Panel Siding

(Actual size: 0.354" x 48.56" x 8')

Model Number: 25855 | Menards® SKU: 1422115



Menards® Low Price!

\$ **64**⁹⁹ each

\$2.04 /sq.ft

! Additional Packaging/Handling Charges May Apply.

- 5/50-year limited warranty provides a 5-year, 100% labor and replacement feature and a 50-year substrate warranty on the product that includes hail damage coverage
- Factory primed for exceptional paint adhesion
- For best results, use a high-quality 100% acrylic exterior paint specially formulated for use on wood and engineered wood substrates within 180 days of installation; oil paint is acceptable

[View More Information >](#)

Size: 4 x 8'

Pick Up At Store



47 In-Stock at [Jamestown](#)

Item located in Outside Yard

Need to order more?



2,243 Available for Immediate Delivery From Our Fulfillment Center

[View Delivery Options](#)



[Check Another Store for Availability](#)


● ● ● Share

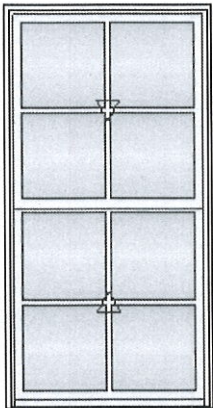
LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 01			
Qty: 1				

MARVIN






As Viewed From The Exterior


Entered As: CN
CN 3668
FS 35 1/2" X 67 3/4"
RO 36 1/2" X 68 1/4"
Egress Information
Width: 32 3/8" Height: 28 31/32"
Net Clear Opening: 6.51 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.48
Condensation Resistance: 56
CPD Number: MAR-N-272-01534-00001
Performance Grade
Licensee #783
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1054X1924 mm (42X76.8 in)
Water Resistance: 6.06 psf
LC-PG40 DP +40/-40
FL6525

Bronze Exterior
Bare Pine Interior
Elevate Double Hung
CN 3668
Rough Opening 36 1/2" X 68 1/4"
Top Sash
Bronze Exterior
Bare Pine Interior → Emerald Snowball White
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W2H
Bronze Ext - Bare Int
Bottom Sash
Bronze Exterior — " Emerald Snowball " "
Bare Pine Interior —
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Standard Cut 2W2H
Bronze Ext - Bare Int
Beige Weather Strip Package
1 Almond Frost Sash Lock
Exterior Aluminum Screen
Bronze Surround
Bright View Mesh
6 9/16" Jamb
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

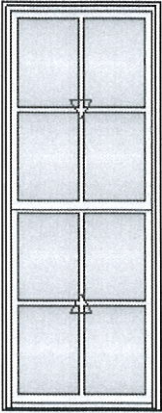
Line #2	Mark Unit: 02			
Qty: 4				

MARVIN





Bronze Exterior
Bare Pine Interior
Elevate Double Hung
CN 30 X Frame Size 74"
Rough Opening 30 1/2" X 74 1/2"
Top Sash
Bronze Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H



As Viewed From The Exterior

Entered As: CN x FS

FS 29 1/2" X 74"

RO 30 1/2" X 74 1/2"

Egress Information

Width: 26 3/8" Height: 32 3/32"

Net Clear Opening: 5.88 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1054X1924 mm (42X76.8 in)

Water Resistance: 6.06 psf

LC-PG40 DP +40/-40

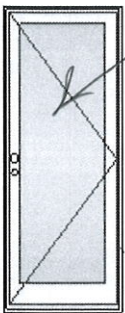
FL6525

Bronze Ext - Bare Int
Bottom Sash
Bronze Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Bronze Ext - Bare Int
Beige Weather Strip Package
1 Almond Frost Sash Lock
Exterior Aluminum Half Screen
Bronze Surround
Bright View Mesh
6 9/16" Jamb
Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:			
Qty: 1				

MARVIN



Active

As Viewed From The Exterior

Entered As: CN

CN 2868

FS 32 5/16" X 82"

RO 33 5/16" X 82 1/2"

Egress Information

Width: 27 21/64" Height: 78 1/4"

Net Clear Opening: 14.85 SqFt

Performance Information

Bronze Exterior
Bare Pine Interior
Elevate Inswing French Door 6 9/16" - X Right Hand
CN 2868

Rough Opening 33 5/16" X 82 1/2"

Bronze Exterior

Bare Pine Interior

IG - 1 Lite

Tempered Low E2 w/Argon

Stainless Perimeter Bar

Multi-Point Lock

Cambridge Handle Oil Rubbed Bronze PVD Keyed Exterior Primary Handle Set

Cambridge Handle Oil Rubbed Bronze PVD Interior Primary Handle Set

Keyed

Oil Rubbed Bronze PVD Adjustable Hinges

Exterior Swinging Screen

Bronze Surround

Bright View Mesh

***Screen/Combo Ship Loose

Bronze Ultrex Sill / Black Weather Strip

6 9/16" Jamb

Nailing Fin

***Note: Unit Availability and Price is Subject to Change