

MEMORANDUM

TO: Historic Preservation Commission
FROM: Dawn Mayo, Assistant Planner, Community Development
DATE: April 12, 2017
RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, April 18 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, April 18, 2017, 8:00 a.m. City Commission Room AGENDA

1. Approval of Minutes
2. 6 12th Street N – Storefront Grant Review
3. CLG Grant Award & Annual CLG Meeting
4. Other Business
5. Liaison Reports
 - Planning Commission – Christine Kloubec
 - Board of Adjustment – Matthew Boreen
 - House Moving Board – Paul Gleye
 - Housing Rehab – Heather Fischer
 - Renaissance Zone Authority – Mike Hahn
6. Next Meeting – May 16, 2017

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:

March 21, 2017:

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 21, 2017.

The Historic Preservation Commissioners present or absent were as follows:

Present: Mike Hahn, Christine Kloubec, Heather Fischer, Matthew Boreen

Absent: Paul Gleye, Michael Burns

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

Item 1: Minutes: Regular Meeting of February 21, 2017

Ms. Fischer moved the minutes of the February 21, 2017 Historic Preservation Commission meeting be approved. Second by Mr. Boreen. All Members present voted aye and the motion was declared carried.

Item 2: 19½ 8th Street South – Storefront Grant Review: APPROVED

Assistant Planner Dawn Mayo introduced the proposed storefront rehab project.

Applicant Joel Jaeger spoke on behalf of the project, noting the primary project objective is to replace all eleven (11) second-story windows. He added the proposed project will also eliminate all faded and falling off window cladding around the windows; remove the external PVC piping and window unit air conditioners; and repair the existing storefronts as needed.

Dawn Morgan, President of the Jefferson Neighborhood Association, inquired if there was evidence of windows on the south side of the building, as well as this area being a potential for small shops and outdoor seating.

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

Item 3: 23½ 8th Street South – Storefront Grant Review: APPROVED

Dawn Mayo introduced the proposed storefront rehab project.

Applicant Joel Jaeger spoke on behalf of the project, noting the primary project objective is to replace all twenty-four (24) second-story windows. He added the proposed project will also eliminate all faded and falling off window cladding around the windows; remove the external PVC piping and window unit air conditioners; clean up the south-facing masonry wall; and repair the existing storefronts as needed.

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

Item 4: Request for Historic Overlay Districts in the Jefferson Neighborhood

Dawn Morgan, President of the Jefferson Neighborhood Association, discussed with the Board the importance of protecting the historic integrity of the Jefferson Neighborhood. In addition, she noted if there are proposed infills or deteriorated properties, they would like to work with property owners to find designs that fit within the neighborhood to ensure the historic aspects are kept.

Discussion was held regarding the Board Members visiting the Jefferson Neighborhood to get a better sense of the areas to consider for potential historic overlay districts.

Item 5: Other Business

No other business was presented.

Item 6: Liaison Reports

Mr. Boreen gave an update on items from the February 2017 Board of Adjustment meeting.

Mr. Hahn gave an update on items from the February 2017 Renaissance Zone Authority meeting, including legislative items regarding the City's Renaissance Zone Program. He noted House Bill 1182 would eliminate income tax exemptions from the existing Renaissance Zone Program.

Ms. Kloubec moved the Historic Preservation Commission send communication to deliberating bodies that the Board opposes House Bill 1182. Second by Mr. Hahn. All Members present voted aye and the motion was declared carried.

Item 7: Next Meeting – April 18, 2017

The time at adjournment was 8:57 a.m.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Ethan Hennings		
Address	6 12th ST N Fargo ND 58102; PO BOX 688 Fargo ND 58107		
Phone	7012007445	Fax	
E-mail	wildterracerandbrewing@gmail.com		
Property Address	6 12th ST N Fargo ND 58102		
Applicant Name & DUNS number	Hammer INC	080554493	
Architect/Firm	T L Stroh		
Property Owner	DFI 1213 NP LLC		
Mailing Address	210 Broadway, Suite 300, Fargo, ND 58102		

Description of Property	ROBERTS 2 ND , Block 42 & W 115 of Lot 1 Block 45		
<input type="checkbox"/> Current Commercial Tenants			
Business Name	Business Owner	Address	Current sq. ft. occupied
Wild Terra	Wild Terra Cider and Brewing Company LLC	6 12th ST N Fargo ND 58102	4040
<input type="checkbox"/> Current Residential Tenants			
	# occupied	# vacant	
Tenant Name	Unit #	Mailing Address	
N/A	N/A	N/A	



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History

According to Sanborn Maps, the property was used by Haggart Construction Co. in the early 20th century as a building material yard. The stable house, located in the northeast corner of the lot, was constructed sometime between 1905-1910. It is believed that the stable housed the horses used by the construction company to haul materials from their yard to their construction sites. It is believed this is one of a few, if not the only, remaining original stables located in the downtown area.

In 1950, the current masonry building adjacent to the stable was constructed by the Branick Manufacturing Company and connects to the west side of the stable. Building permits show the stable was remodeled in 1973 for use as a studio and in 1989 for use as an office.

Total Cost of façade renovation	100,000	Amount of CDBG Funding Requested	45,000
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Is the exterior renovation part of a larger project?

- Yes No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

The stable is two stories, approximately 2,000 SF per floor and is built slab on grade. When the building was purchased in 2015 it had transite siding, which has since been removed to expose what is believed to be the original siding. As this was originally constructed as a stable, the building lacks modern systems (plumbing, HVAC, electrical) insulation, weather tight windows, etc. The unique interior space is result of the large volume created by the gable/hip roof and the exposed original framing and sheathing.

The renovation of the project will add modern systems (complete new electrical system, new plumbing) bathrooms, new roof, new windows and doors, and foundation reinforcement.

The building's lack of any insulation creates a unique design challenge. Typically, the insulation would be added to interior stud bays and covered with a sheetrock interior. The underside of the roof would be insulated as well and a sheetrock ceiling would be installed to bottom side of the rafters. If this approach was used, the original framing would all be covered and the much of the historic charm of the space would be lost. As an alternative, we intend to remove the original asphalt shingles provide rigid insulation on the existing wood decking and install a new standing seam metal roof. The existing exterior bearing walls will be insulated and re-sheathed with OSB for structural integrity along with applying a new lap



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

siding that will mimic the original wood barn siding. This will allow the original materials on the ceiling to remain exposed and the interior walls will be covered with the original barn wood siding to retain the history and character.

The final use of the building will house a hard cider production and taproom serving house cider, regional and non domestic ciders, wine, mead, beer and small plates will be served. Seating will be on both floors.

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

When the building was purchased in 2015 it had transite siding, which has since been removed to expose what is believed to be the original siding. The original siding is quite weathered and damaged from being covered. The roof has is covered with asphalt shingles. The original windows, many broken or missing, have been covered with plywood for security.

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2).

The building will be completely renovated to convert it from a space used for cold storage to a building with modern systems and facilities. The building will receive a new roof, windows, doors, insulations, and new siding. A modern HVAC system, plumbing, electrical, and lighting will be installed in the interior and it will be fit-up for commercial use.

How will proposed project affect the historic character of the property?

The historic nature of the barn-like structure derives much of its character from its form and essence which can be seen through the large volumes of interior space and exposed roof framing. By insulating the exterior bearing walls and roof assemblies, the large volumes of space and exposed framing maintain their current state and retain the historic nature. The exterior building facades will be updated to mimic much of the original essence of the barn-like structure through the use of new lap siding, windows, doors, and a standing side seam metal roof. The introduction of these new materials in conjunction with the exposed rafter tails and lap siding blends together the modern exterior design with the historic nature of the original barn-like structure..



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

How will your project complement downtown redevelopment efforts?

This project will create a new activity generating business in a building that has long sat vacant. The Renovation of the exterior will also improve the streetscape. The project will contribute to Fargo's Renaissance Zone vision of economic vitality and also the goal of the storefront grants to remove downtown blight.

ATTACHMENT 1: PHOTOS

Photo showing the transit siding covering the original siding



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Current photos showing the building with original siding exposed.





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





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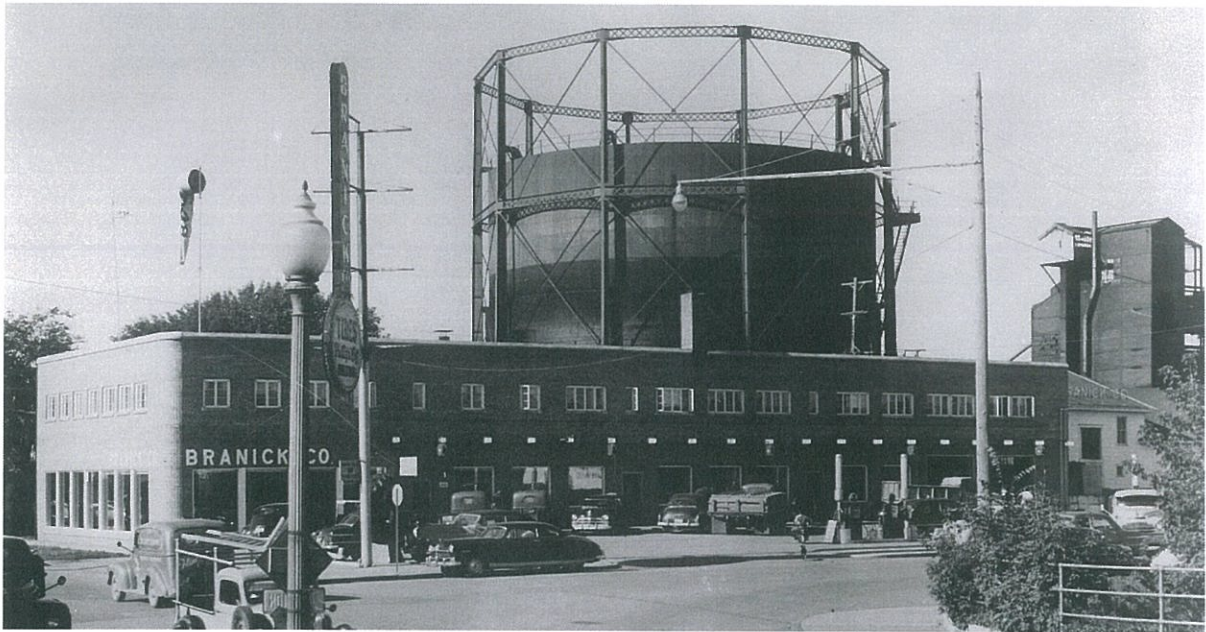
STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



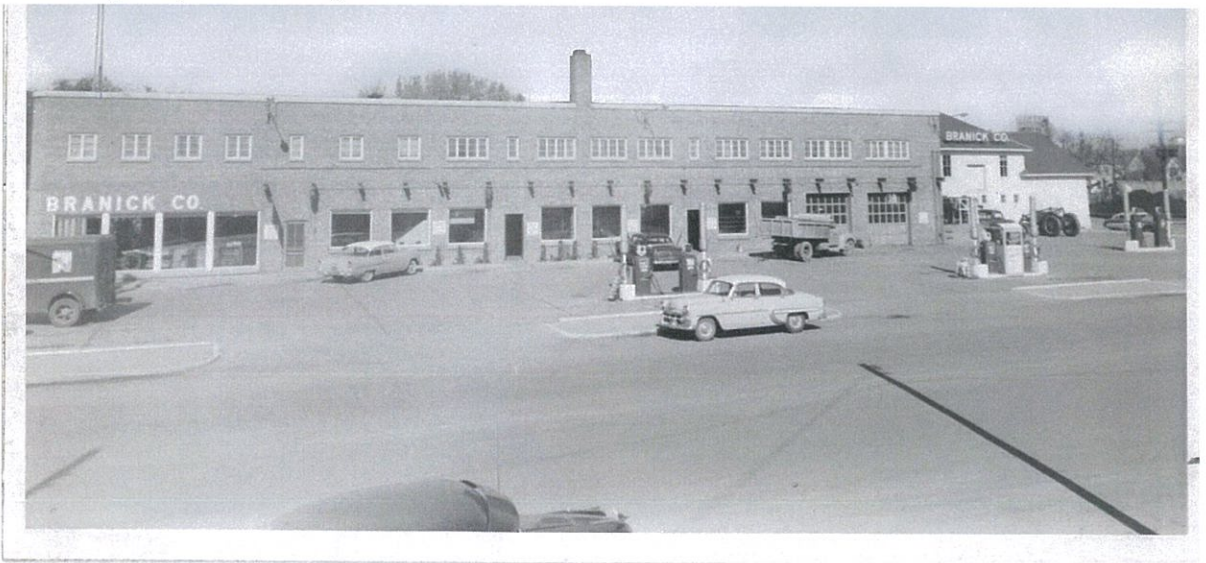
South Façade (1950 – 1957)



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



South Façade (1962 - 1970)



South East Corner (1950 - 1957)



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



South East Corner (1950 – 1957)



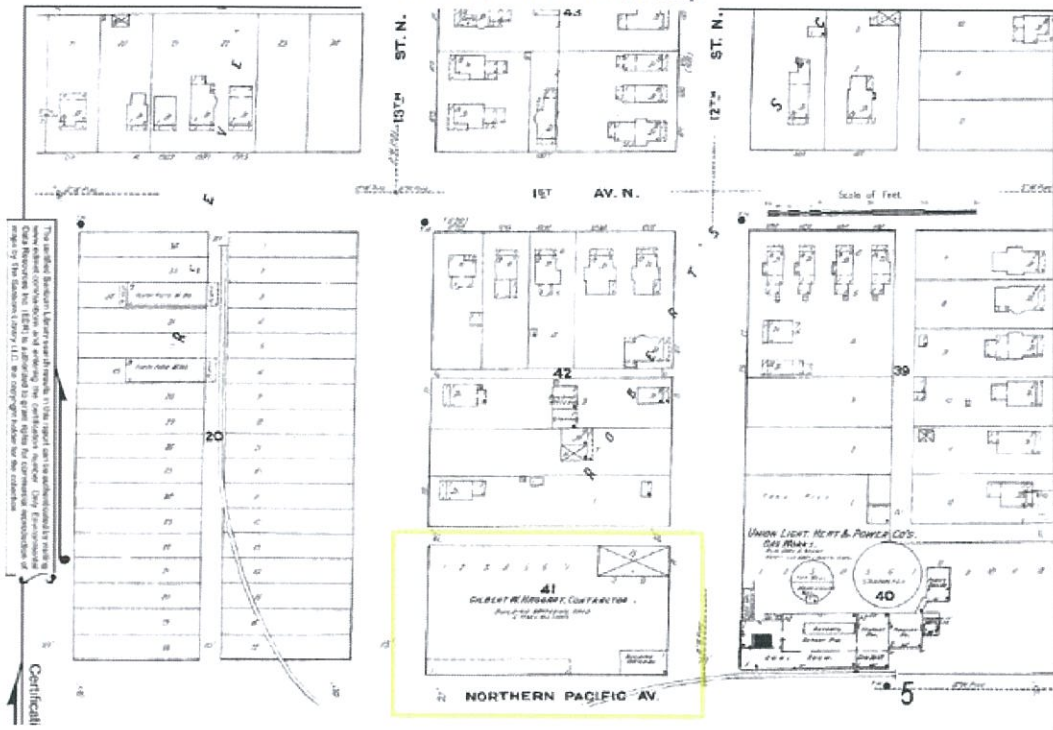
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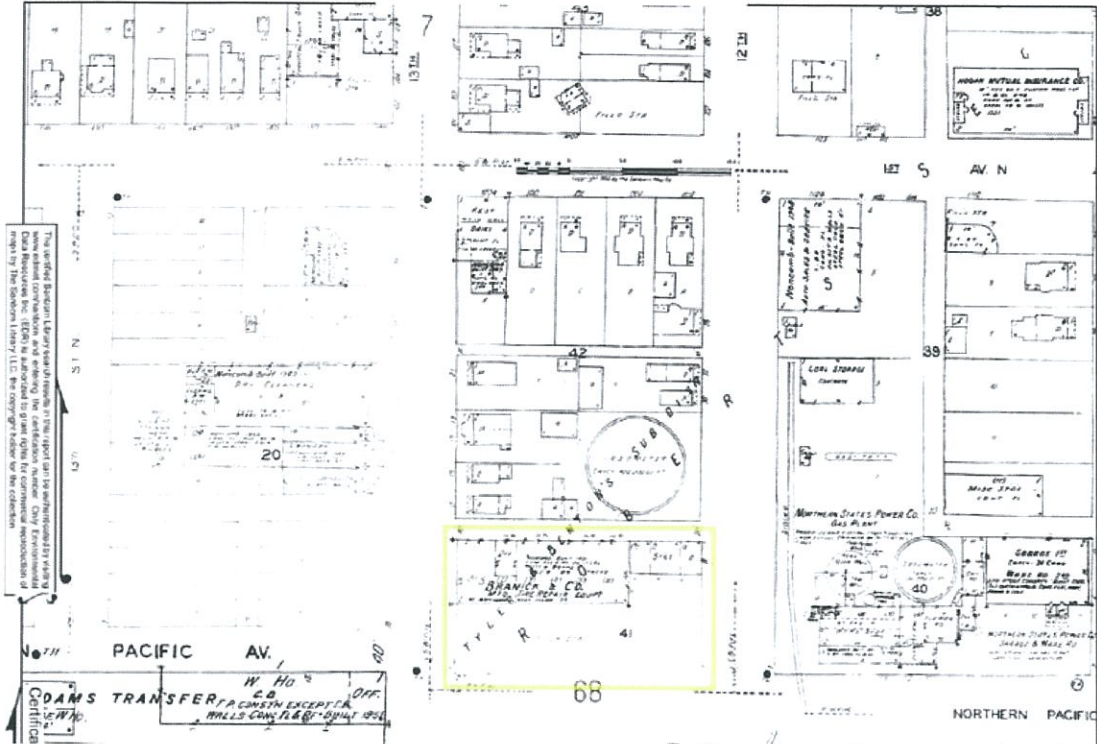
1910 Certified Sanborn Map





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

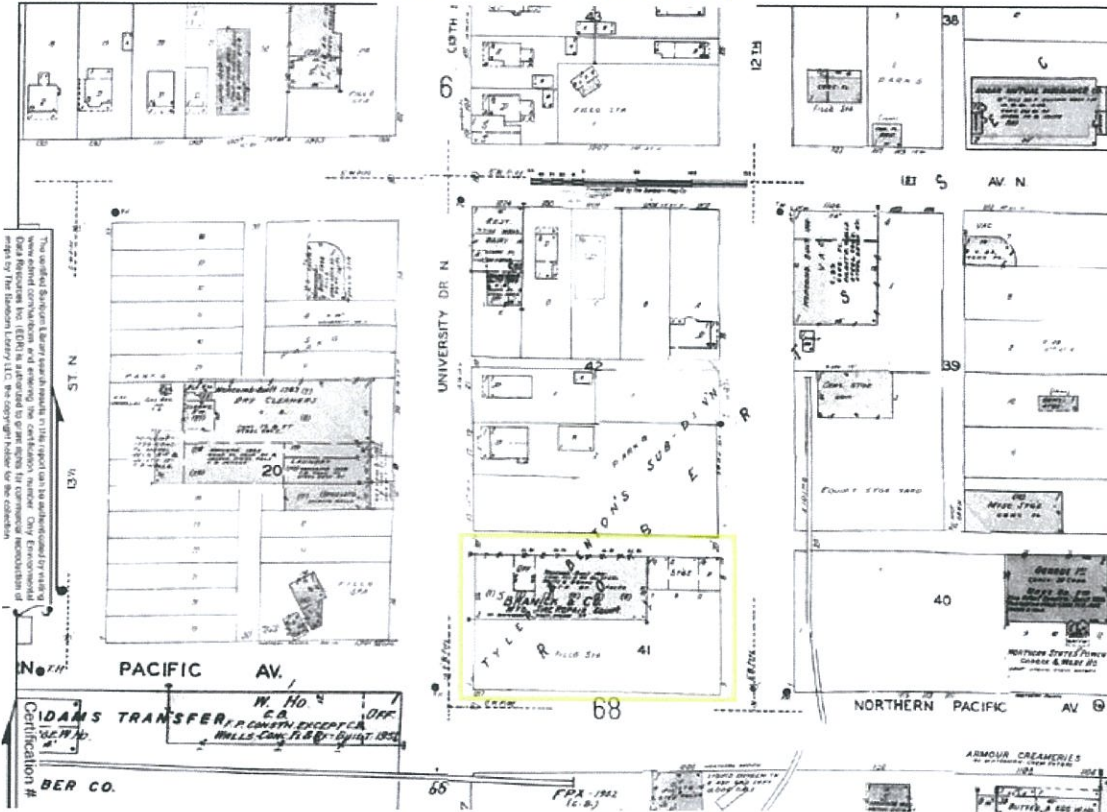
1958 Certified Sanborn Map





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

1963 Certified Sanborn Map





**STOREFRONT REHAB &
DOWNTOWN PROJECT APPLICATION**

**ATTACHMENT 2: DRAWINGS
PRE & POST**





DATE: April 12, 2017
TO: Historic Preservation Commission
FROM: Dawn Mayo, Assistant Planner
RE: Storefront/Downtown Rehab Grant Program – 6 12th Street N

The goal of this program is to renovate deteriorated properties and eliminate conditions of "blight" in the downtown area. Section 106 of the National Historic Preservation Act requires that the City of Fargo take into account the effect any federally-funded undertaking may have on historic properties. The City is considering a proposal to use CDBG funds to assist 6 12th Street N with façade renovation.

1. Description of the project

6 12th Street N was built sometime between 1905 to 1910. The proposed use of federal funding is for façade renovation.

Façade Renovation

The eligible components of the storefront renovation at 6 12th Street N will include the following items:

- Replace siding
- Replace windows and doors

2. Process for identifying historic properties

The building is not within the boundaries of the Downtown Historic District, nor is it listed in the National Register.

3. Characteristics of affected historic property that qualify property for National Register

This property would not be eligible for listing in the National Register. Another building was constructed in 1950 and was built attached to 6 12th St N, and the subject property, originally built as a stable, was then used for storage until the present day.

4. Project's effect on historic properties

The property is not historic.

5. Evaluation of criteria for Adverse Effect (36 CFR 800.5)

Not Applicable.

RECOMMENDATION: Staff recommends a finding of "No Historic Property Affected"
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