

## **BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES**

**Regular Meeting:**

**Tuesday:**

**April 21, 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, April 21, 2015.

The Historic Preservation Commissioners present or absent were as follows:

Present: Andrew Nielsen, Michael Burns, Christine Kloubec, Heather Fischer

Absent: Paul Gleye, Dirk Ockhardt, Mike Hahn

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

**Item 1: Minutes: Regular Meeting of March 17, 2015**

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

**Item 2: HOD Review (Addition) – 614 8th Street South (Chas A Roberts) :  
APPROVED WITH CONDITIONS**

Assistant Planner Dawn Mayo introduced the proposed project at 614 8th Street South, stating the applicants are looking to remodel the existing structure as well as build a new addition. She added the proposed addition meets building code in regards to the size of the addition compared to the primary structure, and the square footage of the building footprint complies with the Land Development Code regulations which stipulate no more than 35% lot coverage.

Applicants John and Claire Bergman spoke on behalf of the project, stating the project would include new siding, windows, shingles, driveway, and an attached garage with an upper living area.

Further discussion was held regarding the proposed project including the size of the addition in relation to the primary structure, setbacks, preservation of existing historic elements of the siding, and the windows. Members expressed concerns regarding 1) lack of details on the style and type of windows that would be replacing the existing, broken ones, and 2) preservation of the historic elements of the existing siding if replacement of the siding is required.

Ms. Kloubec moved the Historic Preservation Commission table this item until Members have more specificity of the project.

Ms. Fischer commented she is happy the home is not going to be demolished or turned into a rental property. She added she would second the motion on obtaining more specifics on the project.

All Members present voted aye except Members Nielsen and Burns. The motion failed for lack of a majority.

Mr. Nielsen moved to proceed with the project, adding the stipulation of the siding width and receiving additional details regarding the windows. Second by Ms. Fischer. All Members present voted aye except Member Kloubec. The motion was declared carried.

**Item 3: HOD Review (Garage) – 373 7th Avenue South (Island Park): APPROVED**

Ms. Mayo gave a summary of the proposed project at 373 7th Avenue South, stating the homeowner is proposing to have his contractor build a detached garage in the rear of his lot.

Applicant Matt Rubis spoke on behalf of the project, stating he wants to ensure the materials and aesthetics of the proposed garage match the house as much as possible.

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

**Item 4: Other Business**

**1) HOD Review (Garage and Porch) – 356 7th Avenue South (Island Park): APPROVED**

Ms. Mayo presented the proposed project at 356 7th Avenue South, stating the project includes installation of a new driveway, construction of a new garage, and renovation of the existing porch.

Michael Vadnais, applicant and current owner of the property, spoke on behalf of the project stating he would like to repair the existing wrap-around porch, ensuring the current architectural detail is not eliminated. He added he is not looking at building the garage immediately, but just completing the concrete work and putting in the gravel driveway.

Further discussion ensued regarding the project, including the proposed work to be done in May.

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

2) Ms. Mayo gave an update on the Land Development Code (LDC) Task Force, stating this newly-created Task Force will work on updating the LDC. She added the Task Force will consist of members from several different Boards, including Christine Kloubec and Michael Burns from the Historic Preservation Commission. She said additional information will be coming on the scope of work for this Task Force.

3) Ms. Mayo also noted, due to a delay in construction around City Hall, public meetings will remain in the City Commission Room instead of the Fargo Park District Depot until further notice.

**Item 5: Liaison Reports**

Planning Commission – Christine Kloubec

Board of Adjustment – Heather Fischer

House Moving Board – Paul Gleye

Housing Rehab – Mike Hahn

Renaissance Zone Authority – Dirk Ockhardt

**Item 6: Next Meeting – May 19, 2015**

The time at adjournment was 8:56 a.m.