

HISTORIC PRESERVATION COMMISSION
Tuesday, April 21, 2026 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes – February 6, 2026
2. Historic Overlay District Review
 - a. 920 8th Street South - Chas. A Roberts Historic Overlay (Hawthorne neighborhood)
 - b. 51 6th Avenue North - Oak Grove Historic Overlay (Horace Mann neighborhood)
3. Staff Updates and Discussion
4. Adjourn – Next Meeting: May 19, 2026

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**

Special Meeting:

Friday, February 6, 2026

A Special 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 11:00 a.m., Friday, February 6, 2026.

The Historic Preservation Commissioners present or absent were as follows:

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

Absent: Mike Dawson

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

Item 1: Minutes: Regular Meeting of January 20, 2026

Member Boreen moved the minutes of the January 20, 2026 Historic Preservation Commission meeting be approved. Second by Member Larson. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 1123 6th Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)

Planner Chelsea Levorsen presented the application to re-review to construct a new addition to the primary structure at 1123 6th Street South, that was approved by the Historic Preservation Commission at the September 16, 2025 meeting. She noted that upon city inspection it was determined that changes were made that weren’t approved.

Ms. Levorsen stated that the Certificate of Appropriateness application has been amended for changes and a variance of the special development standards to allow increased height of the addition.

Applicant Christine Johnson spoke on behalf of the application speaking on changes to the roof height, window size and style, and omission of dormer.

Discussion was held on how the project got to this point, the plans the Board was provided compared to what was built, historic overlays, and permit processes.

Applicant representative Riley Rude, Diamond Rock Development, LLC, spoke on behalf of the application.

Further discussion was held on the sequencing of events, the Board not having the most updated plans when the application was first reviewed, window types, height, and placement, applicant assumptions and intentions, and roof height.

Ms. Johnson spoke on the steps she took obtaining the building permit, and her history with the project's drawings.

Additional discussion was held on next steps, the Board needs updated drawings of the plans, window size and location, and egress windows.

Inspections Department Assistant Director Christine Rose, spoke on behalf of the Inspections department.

Discussion continued on interior versus exterior plans.

Planning and Development Director Nicole Crutchfield spoke on options for the project and noted the project currently has a stop work order on the site. She noted the primary concern from the Planning Department is the building addition height being higher than the primary structure.

Further discussion was held on the roof height, height of the knee wall, proposed use of the addition, consistency with what was presented to what was constructed, and next steps.

Mr. Rude shared his willingness to work through the issue.

Ms. Crutchfield provided the Board with options based on how they wanted to address the Variance of Special Design Standards regarding the height.

Additional discussion was held on the Certificate of Appropriateness, the members desire to review the final drawings and plans, interpretation of the code, height of the addition, and how to remedy the problem.

Member Boreen moved to approve the construction of the addition and roof height as is and the as built condition as submitted. Second by Member Larson. On call of the roll Members Kloubec, Larson, Boreen, Fischer, and Holden voted nay. Absent and not voting: Member Dawson. The motion was declared failed.

b. 1222 9th Street South – Erskine's Historic Overlay (Hawthorne Neighborhood)

Planning Coordinator Maegin Elshaug presented the application to construct an addition and replace windows on the existing primary structure at 1222 9th Street South.

Discussion was held on which windows would be replaced.

Applicant Peder Nsytyuen spoke on behalf of the application.

Member Boreen moved to approve the application as presented. Second by Member Larson. All Members present voted aye and the motion was declared carried.

Item 3: Adjourn: Next Meeting – February 17, 2026

The time at adjournment was 12:06 p.m.

MEMORANDUM

TO: Historic Preservation Commission

FROM: Luke Morman, Planner

DATE: April 15, 2026

RE: 920 8th Street South – Addition and exterior renovation within Chas. A. Roberts Historic Overlay District

The Planning Department has received an application from Scott and Anita Brandenburg to construct an addition and replace siding on the existing house at 920 8th Street South. The property is located within the Chas. A. Roberts Historic Overlay District (Ordinance 4910). Applicable Special Development Standards include subsection G – Exterior Renovation and subsection H – Additions. The original house built in 1952 is a National style.

The addition is a front door overhang with a pitch that matches the existing roof. The existing lap siding will be replaced with a thinner profile of lap siding, board and batten profile in the gables, and shakes at the peak and on the overhang. The applicant additionally proposed to add stone on portions of the walls along the garage and will potentially add it under the existing picture window if the budget allows for it. Attached to this packet are an itemized list of the scope of work from the contractor, site photos, construction drawings, and material information provided by the applicant.

The Core Neighborhoods Plan identifies the subject property, located within the Hawthorne Neighborhood, as suitable for single-family residential use.



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:

- a. Photos of the existing site
- b. Plans of the proposed project
- c. Building materials
- d. Site plan if applicable

| Property Owner Information |
|---|
| Name (printed): <u>Anita Brandenburg</u> |
| Name (printed): <u>Scott Brandenburg</u> |
| Address: <u>920 8th St South</u> <u>Fargo ND 58103</u> |

| Contact Person Information (if different than owner) |
|---|
| Name (printed): <u>Anita</u> [REDACTED] |
| Address: |
| |
| |

| Parcel Information |
|---|
| Historic overlay district of subject property : |
| Address: <u>920 8th St S Fargo 58103</u> |
| Legal Description (attach separate sheet if more space is needed): <u>Lot 22 23 & N 6 Feet of 24 Block U Chase Roberts</u> |

| Check each of the following which applies to your project | |
|--|--|
| <input type="checkbox"/> Exterior remodel <input type="checkbox"/> Window replacement <input type="checkbox"/> New dormer <input type="checkbox"/> New/replacement chimney <input type="checkbox"/> Skylight <input type="checkbox"/> Overhead garage door replacement <input type="checkbox"/> Other: <u>Siding and front door overhang</u> | <input type="checkbox"/> New garage <input type="checkbox"/> New accessory structure (not garage) <input type="checkbox"/> New porch <input type="checkbox"/> Front yard paving <input type="checkbox"/> Demolition <input type="checkbox"/> New addition |

Briefly Describe The Proposed Scope of Work

see attachment

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): Amelia Brandes Date: 04-08-2024
Representative (Signature): _____ Date: _____



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.

920 8 St S

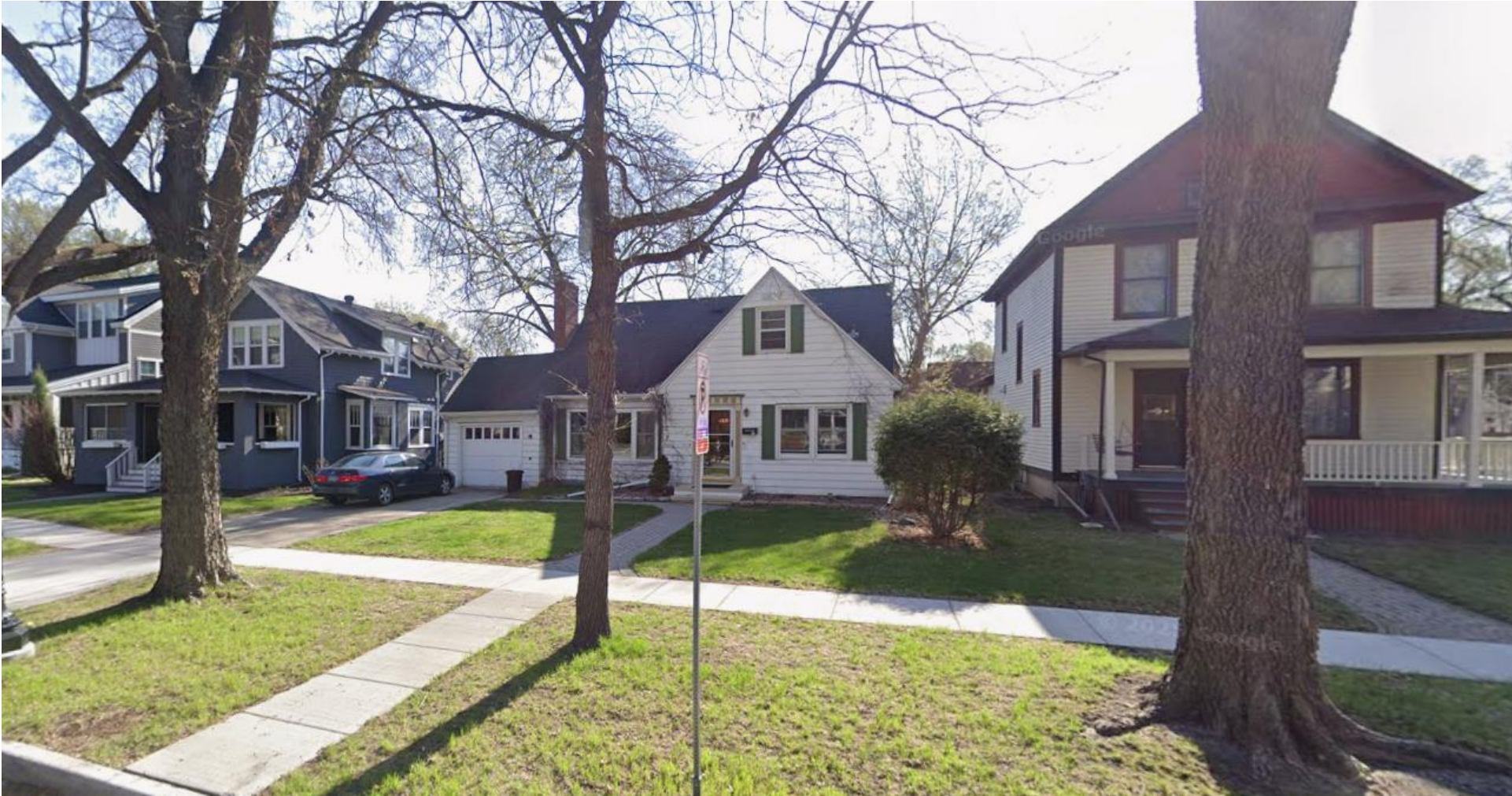
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Google Street View (2025):

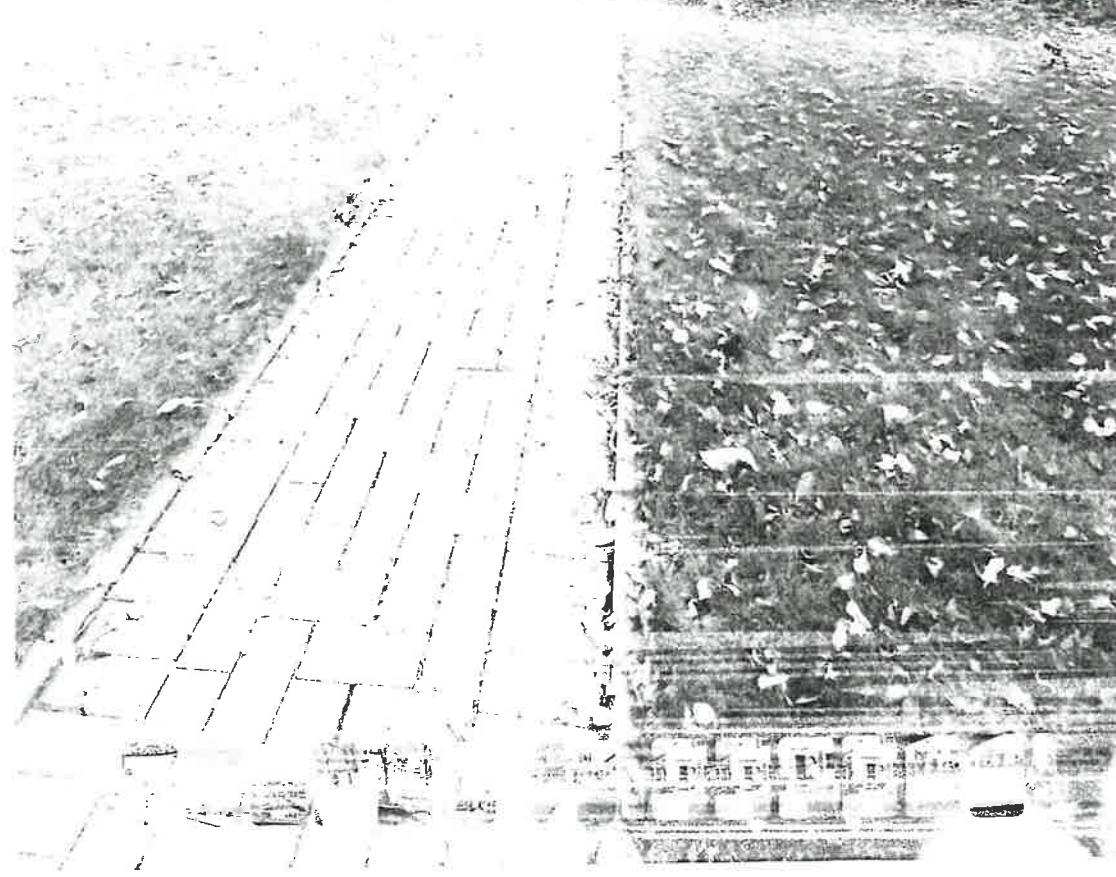


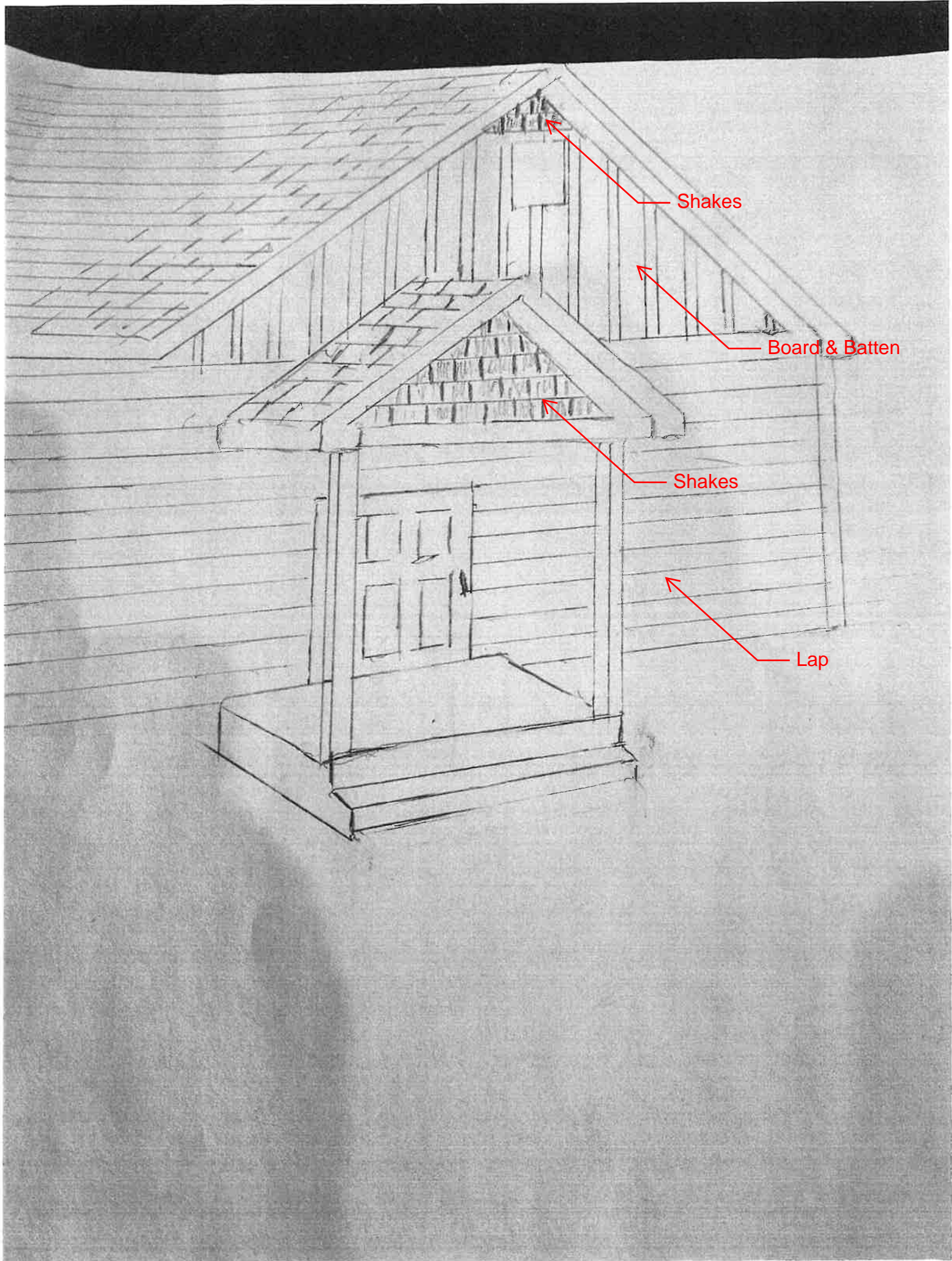






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stone*



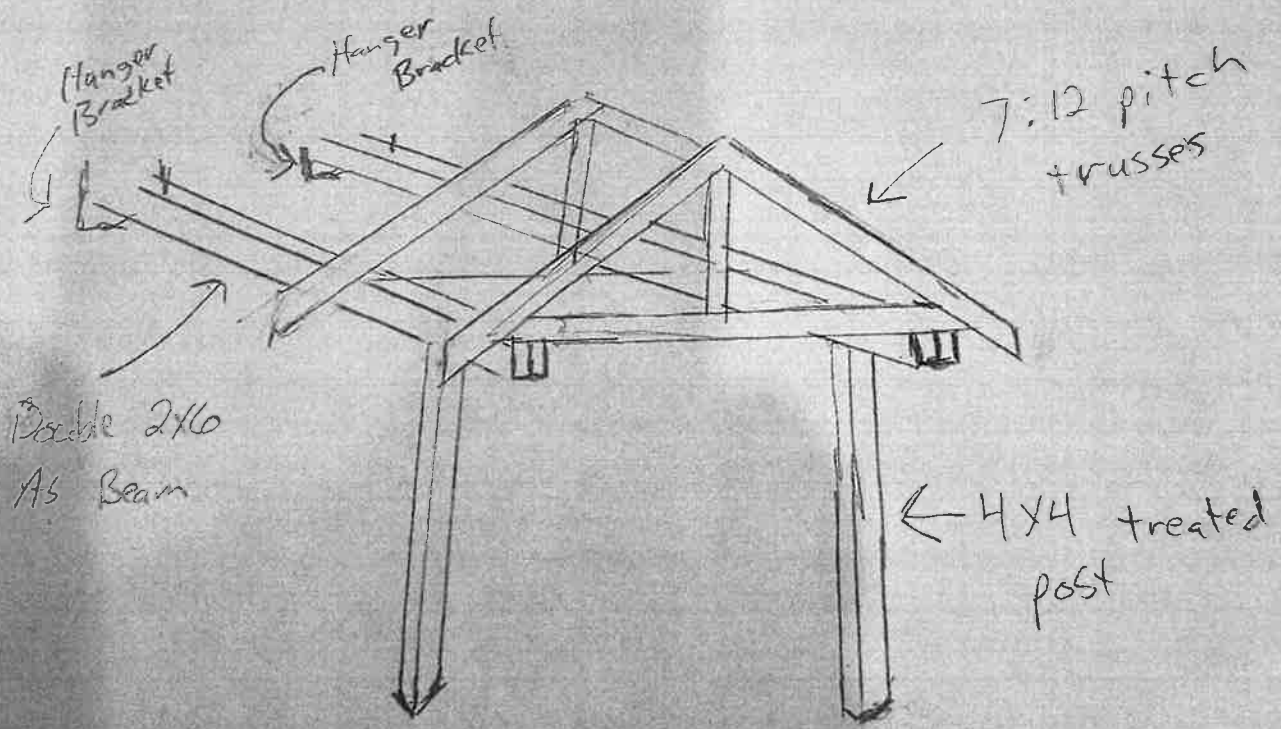


Shakes

Board & Batten

Shakes

Lap



Hanger Bracket

Hanger Bracket

7:12 pitch trusses

Double 2x6
As Beam

4x4 treated post

LEVI BABCOCK CONSTRUCTION

LICENSED AND INSURED WITH OVER 25 YEARS EXPERIENCE

Job Name: Scott and Anita Brandenburg

Location: 920 8th St. S. Fargo ND

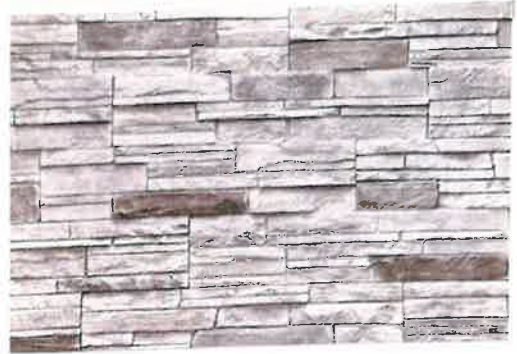
- Remove 22 square of lap steel siding (8-10")
- Trim window and door openings with 4 inch LP trims
- Jamb and trim O.H. door using LP trims
- Install all LP corners
- Install 17 square of 8 inch lap LP siding
- Install 5 square of board and batten LP siding in gables
- Install LP straight cut shakes in front gable above window and in front porch gable *Color: green? or tan?*
- Install versetta stone on garage face on both sides 3ft up
- Build overhang above front door approx.. 5ft wide and 4ft deep with 6:12 pitch, shingle, install aluminum soffit and fascia and trim posts and beams with LP

Levi Babcock Construction will purchase all materials and perform all the labor to complete the project described above. LBC will provide a roll off container for project waste disposal. Customer shall be responsible for all permits required.

Customer Signature: Anita Brandenburg

Levi Babcock: [Signature] 3-26-2026

VERSETTA STONE



Actual color may vary from printed representation.



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Royal Building Products™
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Leagestone, Mission Point
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WJ30048141 5/23



UNLEASH YOUR IMAGINATION &
**CREATE THE HOME YOU'VE
ALWAYS ENVISIONED.**

Whether you are designing a classic or more modern look, Diamond Kote's color options bring the character of any home to life.



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ORDINANCE NO. 4910

E. Certificate of Appropriateness

1 In accordance with Section 20-0912 of the Fargo Land Development Code, a Certificate
2 of Appropriateness shall be issued prior to the review and issuance of any permit required
3 for the following: *(Note: A Certificate of Appropriateness is required **only if** a building
4 permit is required)*

- 5 1. Any change to the **exterior** appearance of any principal building, accessory
6 building or structure. *(Note: A Certificate of Appropriateness is not applicable for
7 interior changes)*
- 8 2. Any **new construction** of a principal building, accessory building or structure.
- 9 3. The **demolition** of any principal building, accessory building or structure.
- 10 4. The **moving** of any principal building, accessory building or structure.
- 11 5. Placement or construction of a **sign**.

F. Special Development Standards – General

12 **1. Open Space**

13 At least 70% of a parcel's front yard shall be maintained as open space.

14 **2. Front Yard Parking**

15 Except for parking on driveways that run through the front yard to a garage, no
16 parking is allowed in the front yard.

17 **3. Side Yard Fencing**

18 Stand-alone side yard fencing shall terminate a minimum of 2-feet behind the
19 front façade of the principal structure.

20 **G. Special Development Standards – Exterior Renovation**

21 In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City
22 Planner shall consider the following criteria in review of a request for a Certificate of
23 Appropriateness regarding the exterior renovation of a principal building, accessory

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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 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

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ORDINANCE NO. 4910

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.

H. 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, 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.

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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.
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 a 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

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1 if matching the existing material is not technically or economically
feasible.

- 2 6. If the roof of the principal building is void of its original functional
3 and decorative features, the roof of the addition shall match the
4 existing roof of the principal structure. The use of substitute
5 materials is permissible if matching the existing material is not
6 technically or economically feasible.
- 7 7. Skylights are prohibited on all roofs parallel to and facing the
street.

8 d. Entrances, Porches, and Decks

- 9 1. A new front entrance addition to the principal building shall face
the street.
- 10 2. A new front entrance addition to the principal building shall have
11 no fewer than four steps, or an equivalent ramp distance, from the
12 ground level to the bottom of the front entrance door, or shall have
13 the first floor plane in a style compatible with HNS.
- 14 3. Reconstruction of an open or screened porch (not an enclosed
15 porch which provides year-round living space) which was
16 historically a part of the original principal building shall be allowed
17 to be rebuilt, and as may be necessary to accurately reconstruct,
18 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.
- 19 4. Decks are prohibited in front yards.
- 20 5. On corner lots, decks are allowed on street side yards with
21 screening, either by fence or landscaping.

22 e. Height and Elevation

23

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1. The height of a new addition to a principal building shall not exceed the overall scale of a 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 a 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.

I. 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.

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

MEMORANDUM

TO: Historic Preservation Commission
FROM: Chelsea Levorsen, Planner
DATE: April 15, 2026
RE: 51 6th Avenue North – Exterior Renovation, Porch Addition, Demolition, and within Oak Grove Historic Overlay District

The Planning Department has received an application from Robert Spieker for multiple improvements to his home at 51 6th Avenue North. The owner is seeking approval of the entire scope of work presented, however, there are several components specified in the Ordinance that apply as listed below. The property is located within the Oak Grove Historic Overlay District (Ordinance 5286). Applicable Special Development Standards include subsections G.1.a-c – Exterior Renovation, subsection H.1.a-d – Additions, subsection J – Demolition, and subsection K – Variance of Special Development Standards. The original house was built in 1905 and is a Revival style.

Attached to this packet is the application, site plan, images of the existing home and garage, elevations and renderings of the proposed projects, building material information, and the Oak Grove Historic Overlay Ordinance. The applicant has provided a scope of work with justification of the proposed changes, which is also attached.

The applicant is proposing the following improvements:

1. Exterior Renovations

- a. Roof Replacement - According to the applicant, the roof of the home is not structurally sound. He is proposing to remove and reconstruct the roof, using the same 8:12 pitch. The applicant's proposal changes the roofline structure including; removing the dormer on the south side, changing the East and West dormer style from hipped to gable, and continuing the roof line of the front porch to create a skirt roof above the first story. The applicant states the skirt roof will direct rainwater runoff and improve aesthetics of the home. The applicant also intends to enlarge the garage by 4 feet to the east, which would change the existing roof line where the garage connects to the house.
- b. Removal of Chimney and Repair of Brick Façade – As part of the roof replacement, the existing brick chimney will be removed and the bricks will be used to repair the brick façade on the house and “fill-in” four basement egress windows. Once the brick has been repaired, the applicant plans to paint it.

- c. Siding – The applicant plans to remove the existing stucco on the façade of the home. The applicant states that 4” lap siding can be seen beneath the stucco, which is assumed to be the original cladding. The applicant is proposing 5.5” LP Smartside lap siding, white in color, with white trim. The gables will be clad with white board and batten.
- d. Windows and Doors – The applicant plans to replace all the windows on the home. Due to interior layout changes and egress requirements, window sizes and locations will change. The proposed location and sizes are shown on the attached elevation drawings. It is not depicted on the plans, but upon conversations with the applicant, four of the six basement egress windows, two of which were previously closed-off, will be removed. The windows will be either Fiberglass Pella Impervia or Aluminum Anderson 400 (depending on cost) with black trim. The applicant states that the overall home’s window transparency will increase by approximately 9.8%, however, since the window manufacture has not yet been decided, that percentage may change. The front door will be replaced with either a new Pella or Beyer Built door.

2. Additions

- a. Covered deck – A covered deck is being proposed to the West side yard of the home. The deck will be constructed with pvc, low maintenance materials. It will not be enclosed and the roof will tie into that of the structure. Applicant has stated that depending on cost, the deck may be uncovered.
- b. Garage – After demolition, the applicant is proposing to rebuild the three-stall garage, attached to the primary structure. The applicant intends to increase the size of the garage by 240 square feet (24’ x 40’) and install 10’x8’ garage doors. The garage will be required to meet all setback requirements and dimensional standards of the Land Development Code which will be reviewed at time of permitting.

3. Demolition

- a. Garage - The applicant would like to demolish the existing garage. The existing three-stall garage was built in 1952 (estimated) and a new roof was added in 1990’s. The applicant stated that the cinderblock foundation is crumbling and that the 7’x7’ garage doors are not large enough to fit a modern vehicle. The Ordinance states that structures built before 1952 are considered a Historic Neighborhood Structure and that structures built after 1952 should consider this ordinance as a guide. Given the existing

garage was constructed in 1952, it is up to the Commission to determine if this is a historic structure and whether the development Standards for the addition apply.

4. Variance of Special Development Standards

The Historic Preservation Commission may consider requests to deviate from the Special Development Standards outlined in the Historic Overlay Ordinance and allow for an exception. A two-thirds vote of the Historic Preservation Commission is required for approval. Some items related to the applicant's scope of work require a variance of the Special Development Standards outlined in **Subsection G.1.b.1&3** (changing the window style, size, and location) and **Subsection G.1.c** (change of roof system, including the removal of a dormer and the chimney and the style change of two of the dormers)

The Core Neighborhoods Plan identifies the subject property, located within the Horace Mann Neighborhood, as suitable for single-family residential use. Additionally, the subject property is identified as part of a Core Reinvestment Block in this neighborhood. As stated on page 107 of the Core Neighborhoods Plan, these blocks are "especially strong candidates for reinvestment resources – especially where they overlap with historic assets in Historic Overlay Districts.

This is the first time we have received such a significant renovation application and there are several variables that the board may want to explore further. Staff is aware of the board's desire for clarity, complete plan sets, and necessary justification or structural reports in certain instances. Some of these documents are not typically required during the building permit process and can be procedurally difficult to require and obtain. Staff has sought the above documents and have included what the applicant has provided. Staff is unsure if all aspects of the project are complete for review, however, the applicant seeks to go before the board for review.

Additionally, there may be an order of process from a procedural perspective, order of discussion points or decision points related to the demolition, variances, or standards themselves, all affecting the final outcome. Given the complexity of the application, Staff will lean on the Board for guidance.



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.

51 6th Avenue North

1:2,257

4/14/2026 3:26 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



City of Fargo, ND



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

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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:

- a. Photos of the existing site
- b. Plans of the proposed project
- c. Building materials
- d. Site plan if applicable

| Property Owner Information |
|---|
| Name (<i>printed</i>): ROBERT SPIEKER |
| Name (<i>printed</i>): |
| Address: 51 6 TH AVE N |
| FARGO ND 58102 |

| Contact Person Information (<i>if different than owner</i>) |
|---|
| Name (<i>printed</i>): |
| Address: |
| |
| |

| Parcel Information |
|---|
| Historic overlay district of subject property : |
| Address: |
| Legal Description (<i>attach separate sheet if more space is needed</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 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

THE ROOF STRUCTURE IS COMPROMISED AND NEEDS TO BE REPLACED WITH A MODERN TRUSS SYSTEM. THE OVERALL LOOK OF THE HOME WILL REMAIN THE SAME

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): Robert Smith Date: 04/06/26
Representative (Signature): _____ Date: _____



Comparison photos of existing home and proposed changes. Images provided by Applicant.

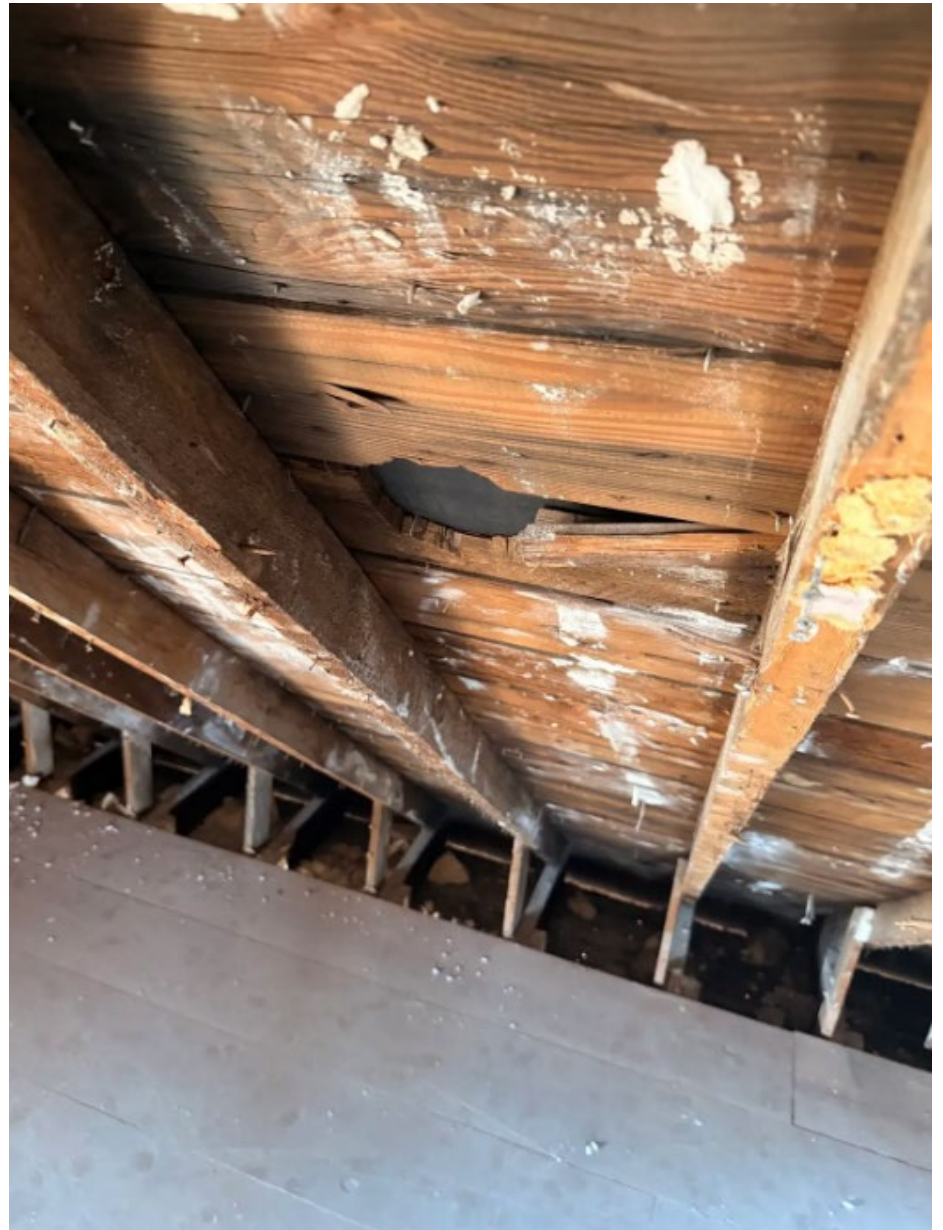




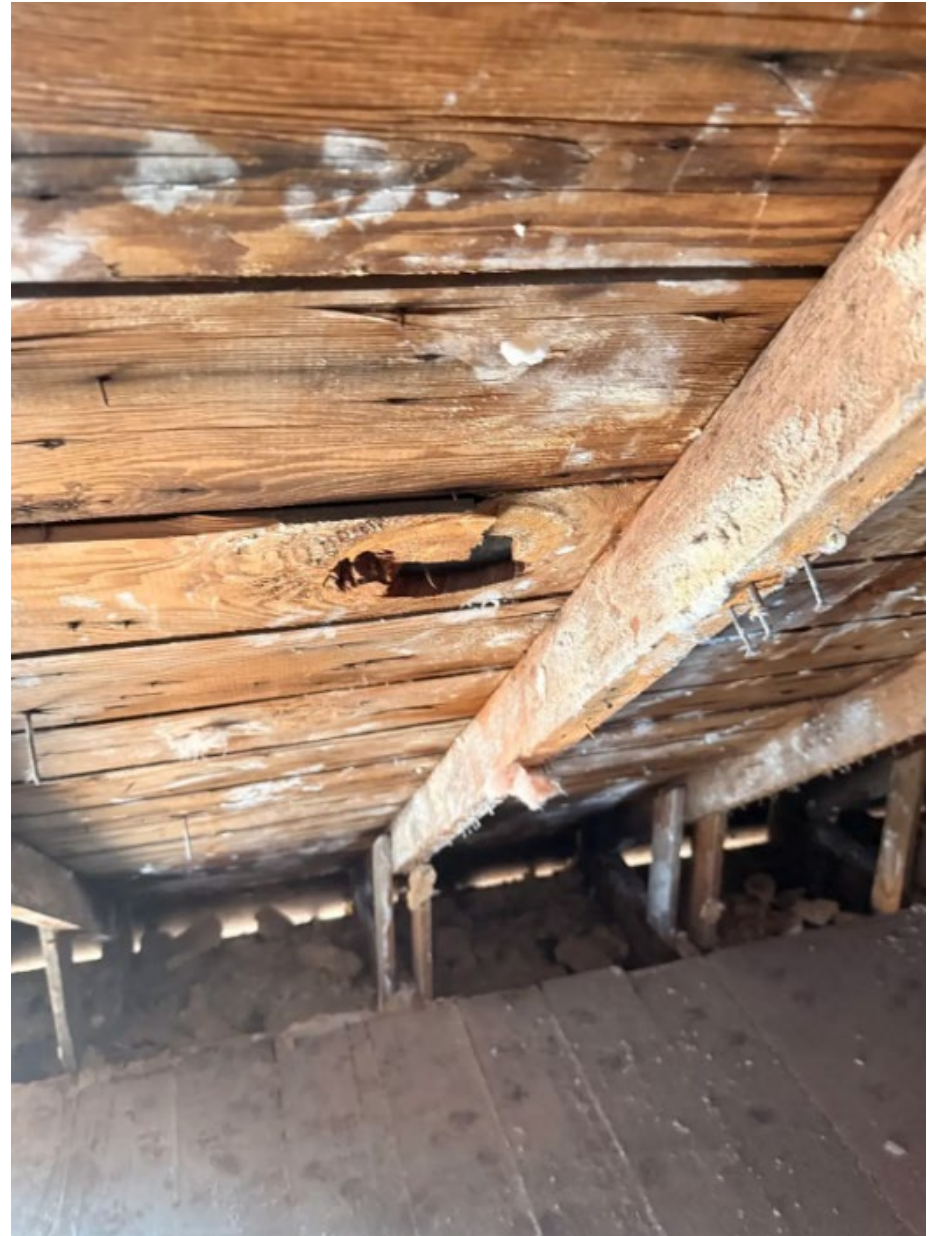




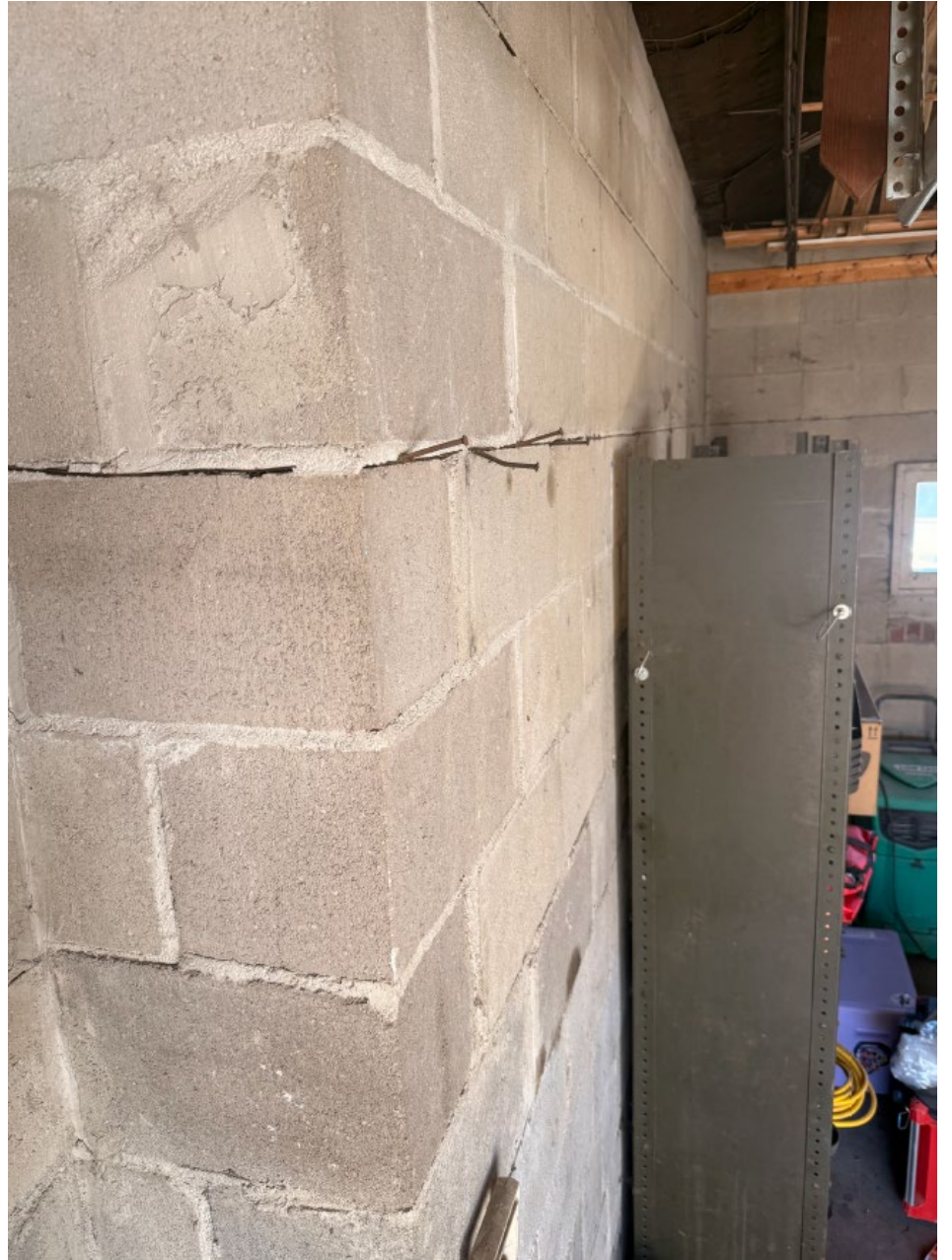
Photos of roof provided by applicant



Photos of roof provided by applicant



Photos of roof provided by applicant



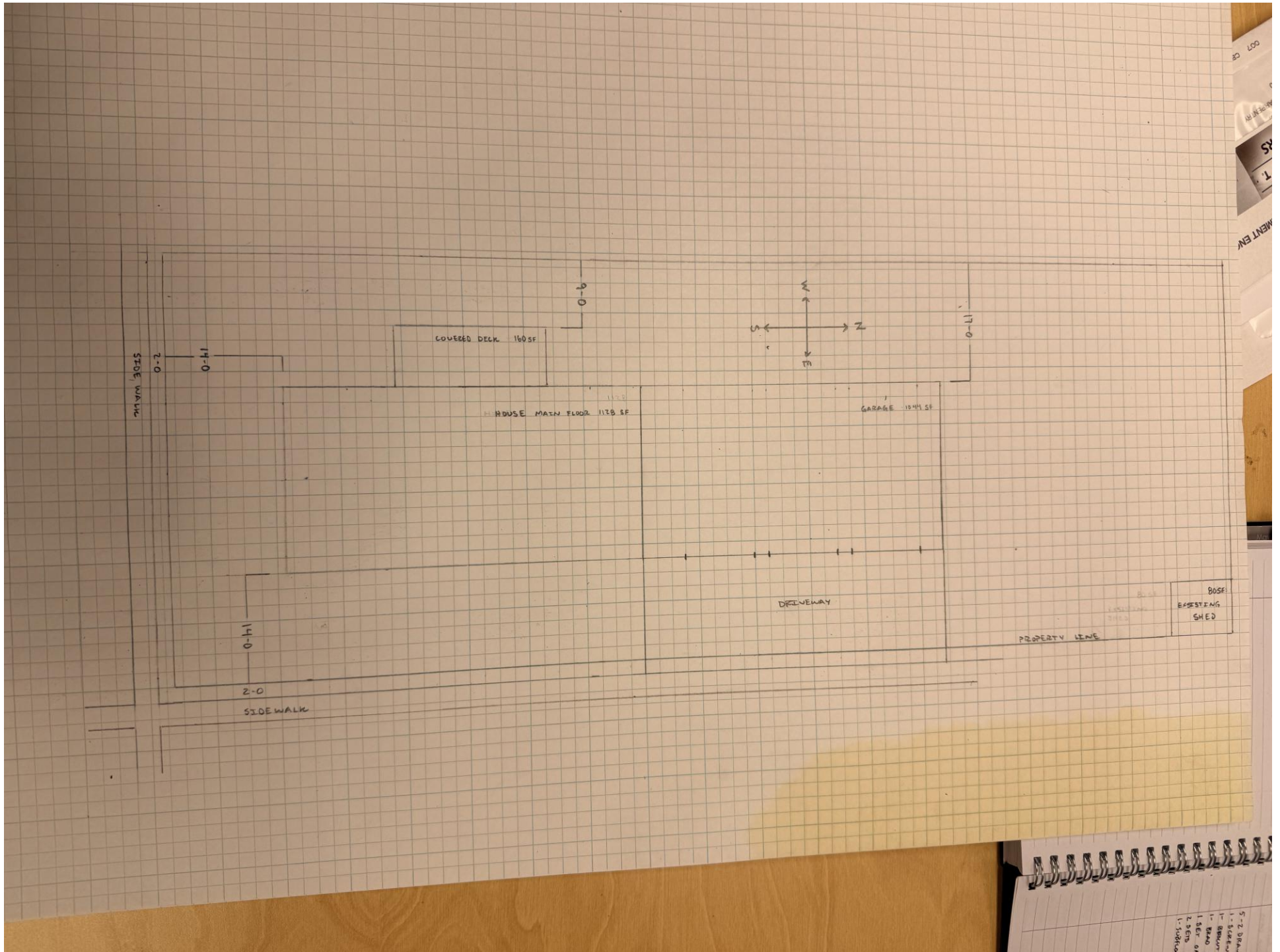
Photos of roof and garage provided by applicant



Photo of garage interior provided by applicant



Photo of garage interior provided by applicant



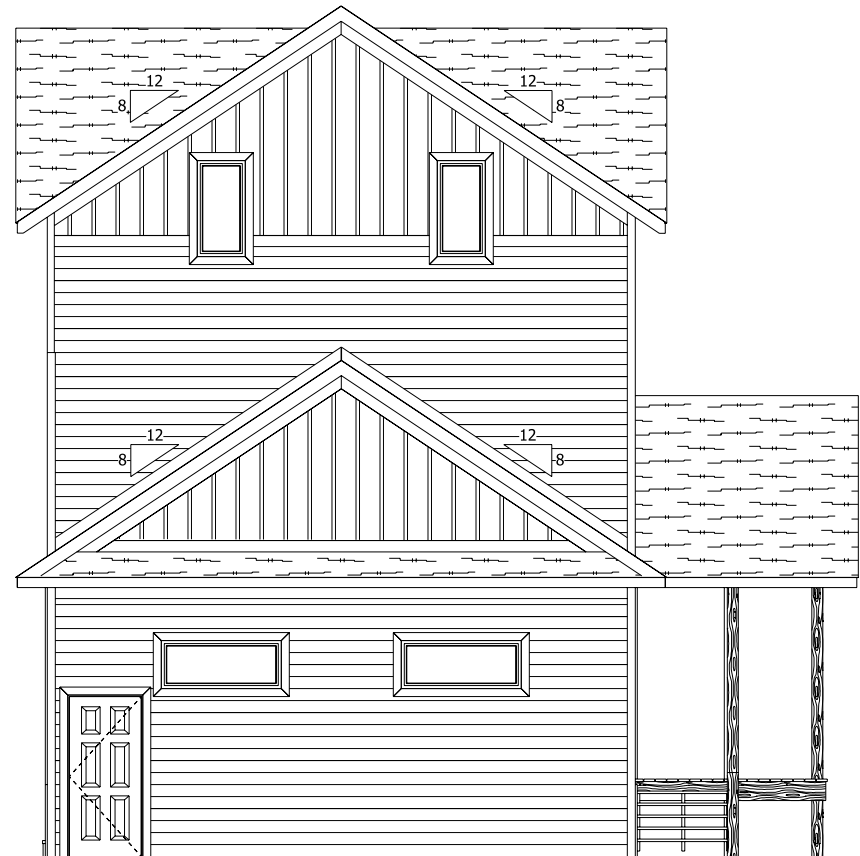
Site Plan provided by applicant

5-2-DRAW
 1- Sidewalk
 1- Deck
 1- Garage
 1- Shed
 2-500 sq
 1-500 sq



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1" = 10'-0"



3320 22nd Street S.
Fargo, North Dakota 58103
701-640-7488
lugertdr@outlook.com



PAGE NUMBER: 2 / 3

DATE PRINTED: 4/12/2026

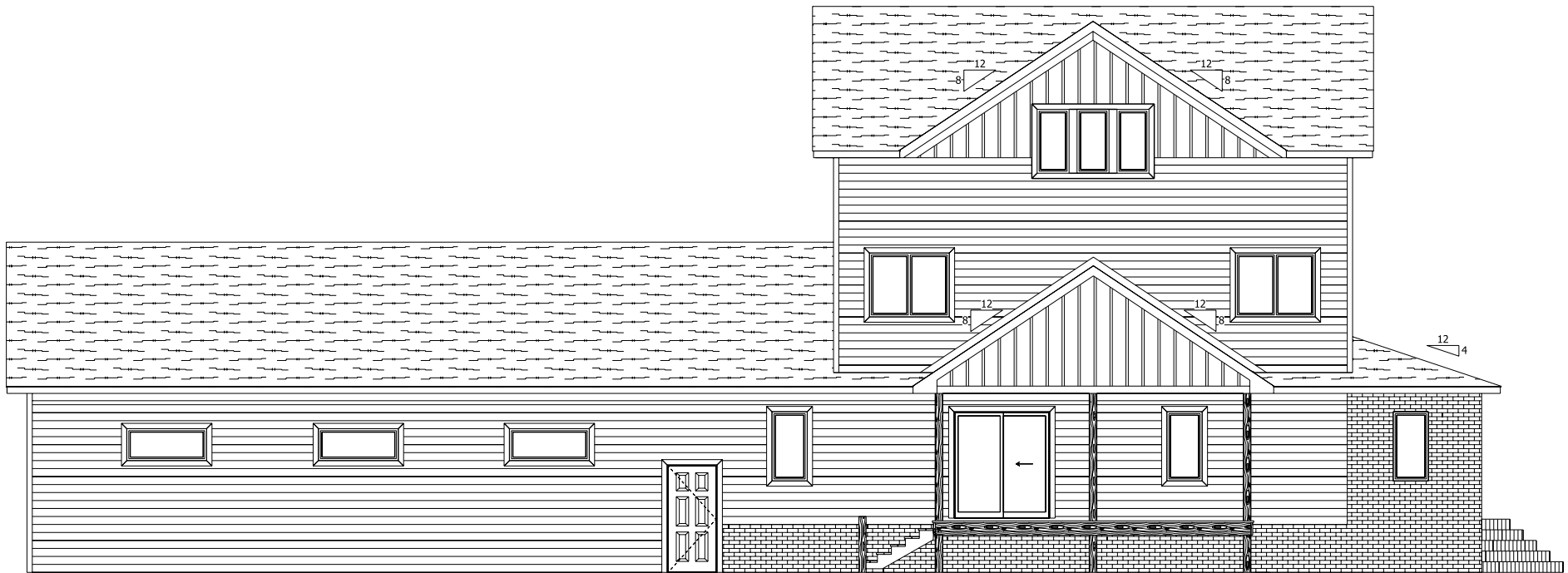
PROJECT NUMBER: PDS2026009

DRAWN BY: ROBERT LUGERT

ROBERT SPIEKER

51 6TH AVENUE NORTH
FARGO, NORTH DAKOTA 58102

These general drawings are not produced by an Architect or Engineering firm. Before construction customer should consult a contractor or an architect to determine if these drawings need to be changed to satisfy: 1.) State or local building codes/regulations; 2.) The projects structural requirements; or 3.) Existing conditions specific to the site. Perspective Design Services LLC assumes no responsibility for claims or damages arising from errors, omissions, deficiencies or defects of the drawings.



LEFT ELEVATION

SCALE: 1" = 10'-0"

Scope of Work provided by Homeowner

Chelsea Levorsen

From: robert S [REDACTED]
Sent: Tuesday, April 14, 2026 8:11 AM
To: Chelsea Levorsen
Subject: Revised narrative

CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

51 6th Ave N

Fargo, ND 58102

The proposed improvements to my property located at the above address will not only preserve the historical nature of the home, but elevated far beyond it's current state and ensure that this home will be around for another 120 years.

Removing and rebuilding the roof-The roof structure of this home is failing, it is no longer structurally sound. In its current state, it is unable to be properly supported by the house walls. It is also not able to undergo the energy efficiency upgrade that this home desperately needs.

My plan would employ the use of modern engineering in the form of a truss system, which would only require bearing on exterior walls. This system would far exceed the snow load capacity of the current roof and be able to be properly insulated. As a result of using modern Trusses, the dormers would end up looking slightly different, but would still retain a classic look, the front and back of the house would change to Gables, this improves the liability and makes it possible to bring modern mechanicals up to the top level of this home. The new roof would match the current roof pitch of 8/12.

Removing and rebuilding the garage-The garage attached to this home was added on around 1952. It originally had a flat roof and was converted to a pitched roof at some point in the 1990s. The garage has gotten to the point where it needs to be brought up to today's standards. The overhead doors are not wide enough for modern vehicles to use. The garage is not deep enough to park some vehicles in. The roof leaks and has begun to erode the cinderblock walls.

My plan would be to rebuild the garage, making it 24' deep. This would bring the exterior wall of the garage in plane with the exterior wall of the house. I would add 4' of length to the garage so 10' wide doors could be incorporated into the design. I would also be using modern trusses, which again would improve snow load and give the garage the opportunity to be insulated properly. This would give me the opportunity to properly flash the garage roof to the house wall where they connect.

General improvements-This home is in desperate need of an energy efficiency upgrade as none of the exterior walls are currently insulated. The walls leak and windows leak, causing damage to the home's structure and diminishing its comfort level. It needs to undergo a transformation that will allow this home to continue to stand for the next 120 years.

My plan would employ the use of modern WRB applied insulated structural panels and weathersealing techniques as well as an integrated rain screen and perimeter roof system to manage bulk water and moisture intrusion. I believe that this perimeter roof system not only would manage bulk water, but improve the aesthetic of the home. The roof on the front of this house will also be reframed with modern trusses and a steeper pitch to eliminate the water leak problem that occurs from the shallow pitched roof that is currently on this house. This low pitch needs to be increased and an overhang needs to be established in order to protect the original brick façade of the house. The way that the roof is currently constructed is causing erosion to the brick and mortar. After the new roof is built around the perimeter of the house the brick will be repaired and painted to ensure its structural stability and create a cohesive look to the exterior of the home. Adding a covered deck to the west side of the house improves the liability and aesthetic of the home.

There will be lap siding and board and batten style siding on this house along with a lot of trim details. The laps will be 5.5 inch. The home will be wrapped in LP smartside trim and siding. This is a superior product that carries a 50 year paint warranty and a lifetime product warranty. The home will have new energy efficient windows and doors that will be either fiberglass or aluminum clad. The shingles will be 50 year architectural asphalt shingles with a wind rating of 120 miles an hour. The soffit material will be aluminum. The material for the covered deck will be a maintenance free product. All of these products combined will create a relatively maintenance free exterior for this home.

The brick will be black. The siding will be white. Most of the trims will be white. The roof trims will be black. The windows will have black frames. The overhead doors and service doors will be black on the garage. The front door will be olive green in color.

Some windows locations will need to be relocated in order to make sense of the new interior layout of the home. Some window locations will remain the same with minimal changes to size. Other windows will be eliminated. Some windows need to be upsized to accommodate egress requirements of the current code. The side entry door on the east side of the house will be eliminated as it is no longer necessary. This and several basement windows on the west side of the house that are currently boarded up will be patched in with brick reclaimed from the deconstruction of the chimney.

Overall, I believe my proposed improvements will elevate this home and ensure its comfort, liability, and structural stability while enhancing its classic design and character.

Let me know if this needs further modification. Thanks



Engineered to Last & Last

Pella Impervia windows provide relentless performance without sacrificing beauty. Our durable designs and innovative options complement your home's unique style and improve performance.

Rot- and corrosion-free

Our extremely durable fiberglass will never rot or corrode and is naturally resistant to water and bugs.

Take the heat (and subzero cold)

Tested from -40°F to 180°F, our fiberglass is engineered to withstand subzero cold, the most extreme heat and the rigorous performance requirements of a commercial building.¹⁵



No painting or refinishing

With a heavy-duty powder-coat finish, Pella fiberglass windows resist chipping, chalking and fading — so you never need to paint or refinish.

Exceptionally energy-efficient

Energy-efficient dual- and triple-pane glass options with argon help slow the transfer of heat, keeping your home more comfortable year-round.



Strength, beauty and design freedom

We use aluminum to provide a virtually maintenance-free exterior that resists the elements. Its high-definition details and versatility gives us the ability to provide any color you can imagine in practically any shape. Our pioneering process of extruding the aluminum gives you a thicker, stronger cladding than many of our competitors.

E-Series • Andersen aluminum





LP® SMARTSIDE® EXPERTFINISH® TRIM AND SIDING

LAP SIDING

LP® SmartSide® Lap Siding is available primed or prefinished in 16 colors, with either Cedar or Brushed Smooth textures. Versatile enough to achieve your ideal look, get started by requesting a quote from an LP® SmartSide® preferred contractor today.

Safety Data Sheet



Section 1: Identification of the Substance/Mixture and of the Company/Undertaking

1.1 Product identifier

Product Name • LP Engineered Wood Products

1.2 Relevant identified uses of the substance or mixture and uses advised against

Relevant identified use(s) • Various engineered wood building products for wall, roof, or floor components; structural or nonstructural construction components; industrial applications.
This SDS applies to all of LP's wood products except those with fire retardant coatings.

1.3 Details of the supplier of the safety data sheet

Manufacturer • Louisiana-Pacific Corporation
1610 West End Ave, Suite 200
Nashville, TN 37203
United States
lpcorp.com

Telephone (General) • 877-744-5600

1.4 Emergency telephone number

Manufacturer • 615-986-5600

ÆRATIS

PVC PORCH PRODUCTS

UNITED STATES
POSTAL SERVICE

usps.com
US POSTAGE
Cube
04/08/2022
3 lbs 0.00 oz

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BUILDING PRODUCT
AERATIS EXTERIOR
STE C
10421 LEXINGTON
KNOXVILLE TN 379



OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

1 AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
2 LYING IN KEENEY AND DEVITT'S SECOND ADDITION,
3 OAK GROVE ADDITION,
4 AND LINDSAY'S ADDITION
5 TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

6 WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the
7 City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain
8 parcels of land lying in Kenney and Devitt's Second Addition, Oak Grove Addition, and Lindsay's
9 Addition to the City of Fargo, Cass County, North Dakota; and,

10 WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request
11 on December 1, 2020; and,

12 WHEREAS, the rezoning changes were approved by the City Commission on December 28,
13 2020,

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

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

21 NOW, THEREFORE,

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

23 Section 1. The following described property:

Lots Four (4) through Eleven (11), Block Twenty-Nine (29); Lots Four (4) through
Seven (7) and the North One-Half (½) of Lots Twenty-one (21) through Twenty-Five
(25), Block Thirty (30); Lots Two (2) through Six (6), Block Thirty-Nine (39); and
Blocks Forty (40) and Forty-One (41) of Kenney and Devitt's Second Addition to the
City of Fargo, Cass County, North Dakota;

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Lots Thirteen (13) through Twenty-four (24), Block Two (2), and Blocks Three (3) and Four (4) of Lindsay's Addition to the City of Fargo, Cass County, North Dakota;

1 Lot One (1), Exc S 50 Ft, Lot Two (2), Less S 50 Ft & a Tract of Land in Lots Three (3)
2 and Four (4), Block One (1), Oak Grove, Desc as follows: Beginning at NW corner of said
3 Lot Three (3); then at an assumed Brg of N 71 Deg 51 Min 52 Sec E along N line of said
4 Block One (1) a distance of 77.70 ft; then S 02 Deg 52 Min 45 sec E a distance of 113.75;
5 then S 74 Deg 33 Min 56 Sec W a distance 76.81 Ft, more or less, to a point on W line of
6 Lot Three (3); then N 02 Deg 52 Min 32 Sec W a distance of 110 Ft, more or less, to point
7 of beginning, and Lot Eighteen (18), Block One (1) of Oak Grove Addition to the City of
8 Fargo, Cass County, North Dakota;

9 Block Two (2) of Oak Grove Addition to the City of Fargo, Cass County, North Dakota;

10 and

11 Lots (1) and Two (2) and part of Lot Three (3) less part of Lot Two (2) Block Three (3)
12 Desc as follows: Beginning at the Northeast corner of said Lot Two (2), then S 02°52'08"
13 E along the Easterly line of said Lot Two (2) for a distance of 26.61 Ft, then N 65°40'34"
14 W for a distance of 38.01 Ft to a point of intersection with the Northerly line of said Lot
15 Two (2), then N 71°50'43"E along the Northerly line of said Lot Two (2) for a distance of
16 35.05 Ft to the point of beginning. Said tract contains 450 Sq Ft, more or less, Block Three
17 (3) of Oak Grove Addition to the City of Fargo, Cass County, North Dakota;

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

19 Said property shall be referred to as the Oak Grove Neighborhood Historic Overlay District.

20 Pursuant to LDC §20-0305.C, the following special development standards shall apply to all
21 properties, new and existing, within the Oak Grove Neighborhood Historic Overlay District:

22 **Oak Grove Neighborhood Historic Overlay District Special Development Standards**

23 **A. Authority**

In accordance with Section 20-0305.C of the LDC, the following special development standards or regulations shall apply to all properties (new and existing) within the Oak Grove Neighborhood Historic Overlay District.

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ORDINANCE NO. 5286

1
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3 **B. Properties**

4 Appendix A identifies all of the individual properties included in the Oak Grove
5 Neighborhood Historic Overlay District. Each property is described by address, block
6 number, type of building, style of architecture, and year built.

7 **C. Definitions**

- 8 1. **Historic Neighborhood Structure (HNS)** is a structure that was built within the
9 Historic Overlay District boundaries at the time the original addition(s) was
10 developed. For the purposes of this Historic Overlay, properties built before 1952
11 are considered a HNS. Houses built after 1952 that are doing exterior renovations
12 should consider Section C.5. (Style) of this ordinance as a guide.
- 13 2. **Open Space** is defined in Section 20-1202(43) of the LDC as “an outdoor,
14 unenclosed area, located on the ground or on a roof, balcony, deck, porch or
15 terrace designed and accessible for outdoor living, recreation, pedestrian access or
16 landscaping, but not including roads, parking areas, driveways or other areas
17 intended for vehicular travel”.
- 18 3. **Principal Building** refers to the primary structure on a property, i.e., a house or
19 commercial structure.
- 20 4. **Accessory Building or Structure** refers to a structure that is subordinate to the
21 principal building, i.e., a garage, shed, or guest house.
- 22 5. **Style** is the vocabulary used to classify structures according to their appearance,
23 structure, materials, and historic period. The styles of the Historic Neighborhood
Structures within the Oak Grove Neighborhood Historic Overlay District are
characterized by:
- a. Overall scale and relationship of height to width;
 - b. Façade proportions and relationship of solids to voids;

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- c. Window/door size, design, and operation;
- d. Size, shape and proportions of entrances and porches;
- e. Materials, texture, and pattern;
- f. Roof forms;
- g. Orientation, spacing, and site coverage of structures; and
- h. Landscaping, walls, and fences.

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

D. Certificate of Appropriateness

In accordance with Section 20-0912 of the LDC, no building permit shall be issued for the following until a Certificate of Appropriateness has been reviewed and approved in accordance with said Section 20-0912: (Note: A Certificate of Appropriateness is required only if a building permit is required)

- 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.

E. Exemptions

1. Post-1952 Structures

With respect to residential structures built after 1952 and before the effective date of this ordinance, said structures shall be exempt from the requirement of obtaining a Certificate of Appropriateness prior to obtaining a building permit for any change to the exterior appearance of any principal building, accessory building, or structure. Owners or permittees of such structures are encouraged to conform with the style elements of this ordinance.

2. Government Agency Owned Property

Any property that is owned by a government agency will be exempt from this ordinance.

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3. **Flood Protection**

Any property that the City of Fargo purchases from high-risk, flood prone areas will be exempt from this ordinance. Property buyouts allow for a significantly stronger primary line of protection by reducing the number of emergency measures required to protect the people and property located in high-risk areas.

F. 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**

Stand-alone side yard fencing shall terminate a minimum of 2-feet behind the front façade of the principal structure.

G. Special Development Standards – Exterior Renovation

In conjunction with Section 20-0912.C(1) of the LDC, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a Historic Neighborhood Structure's principal building, accessory building, or structure. A request that satisfies all of the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

1. **Principal Building**

a. **Exterior Cladding**

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern.
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.

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b. **Windows and Doors**

1. Windows and doors shall match the original principal building in design and operation.
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.
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.
2. Skylights are prohibited on all roof planes parallel to and facing the street.

d. **Entrances, Porches, and Decks**

1. A renovated 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 Historic Neighborhood Structure.

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.

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H. Special Development Standards - Additions

In conjunction with Section 20-0912.C(2) of the LDC, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding an addition to a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

1
2
3
4 **1. Principal Building**

5 a. **Exterior Cladding**

- 6 1. Exterior cladding of the addition shall match the original principal
7 building in design, dimension, detail, texture, and pattern.
8 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.

9 b. **Windows and Doors**

- 10 1. Windows and doors of the addition shall match the original
11 principal building in style, design and operation.
12 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
13 building.
14 3. A garage door of an attached, front-yard entered garage addition
15 shall not exceed 10 feet in width or 8 feet in height. A double-stall
garage will require 2 doors.

16 c. **Roofs and Dormers**

- 17 1. The roof form of an addition to the principal building shall be
18 consistent with the roof style and pitch of the principal building.
19 2. Flat roofs and shed roofs are prohibited, except on porches and
where consistent with the roof form of the original principal
20 building.
21 3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs
22 must have a minimum pitch of 3:12.
23

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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 a Historic Neighborhood Structure.
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.
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.
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 Historic Neighborhood Structure.
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 LDC. The burden of establishing that a porch was part of the original structure is the owner's burden to prove.

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

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1. The height of a new addition to a principal building shall not exceed the overall scale of a 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 a 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.

I. Special Development Standards - New Construction

In conjunction with Section 20-0912.C(2) of the LDC, 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 Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

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.

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2. The relationship of the width of the principal building to the height of the front elevation must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
3. The relationship of solids to voids in the front facade of a principal building must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
4. The relationship of the principal building to the open space between it and adjoining structures must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.

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 historic structures within the Oak Grove Neighborhood Historic District.
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 a HNS.
3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
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

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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 Historic Neighborhood Structure.
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 historic structures within the Oak Grove Neighborhood Historic District.
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 Historic Neighborhood Structure.

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. Excluding Historic Neighborhood Structures designed with an attached garage, all garage structures shall be 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 (including 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 LDC, is permissible by 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.

J. Special Development Standards - Demolition

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ORDINANCE NO. 5286

In conjunction with Section 20-0912.C(2) of the LDC, 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 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.

K. 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 standard(s) and allow for an exception(s). A two-thirds vote of the Historic Preservation Commission is required for approval of any exception to the Special Development Standards.

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ORDINANCE NO. 5286

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|----|--------------------------|------------------------|-------------------------------------|----------|-------------|------------------|
| 1 | 01-1760-00660-000 | 710 OAK ST N | Bungalow | D | 1922 | Single |
| 2 | 01-1760-00671-000 | 714 OAK ST N | Bungalow | D | 1922 | Single |
| 3 | 01-1760-00671-000 | 712 OAK ST N | Hip Roof Cottage | D | 1920 | Single Family |
| 4 | 01-1760-00680-000 | 716 OAK ST N | Cross Gable | D | 1920 | Single |
| 5 | 01-1760-00690-000 | 720 OAK ST N | Cottage | D | 1923 | Single |
| 6 | 01-1760-00700-000 | 724 OAK ST N | Gable Front | D | 1920 | Single Family |
| 7 | 01-1760-00710-000 | 726 OAK ST N | Cross Gable | D | 1914 | Single |
| 8 | 01-1760-00720-000 | 734 OAK ST N | Bungalow | D | 1936 | Single |
| 9 | 01-1760-00730-000 | 740 OAK ST N | Cross Gable | D | 1895 | Single |
| 10 | 01-1760-00740-000 | 744 OAK ST N | Cross Gable | D | 1897 | Single |
| 11 | 01-1760-00640-030 | 702 OAK ST N UNIT C | Undefined | D | 1966 | Condo |
| 12 | 01-1760-00640-060 | 702 OAK ST N UNIT F | Undefined | D | 1966 | Condo |
| 13 | 01-1760-00640-050 | 702 OAK ST N UNIT E | Undefined | D | 1966 | Condo |
| 14 | 01-1760-00640-010 | 702 OAK ST N UNIT A | Undefined | D | 1966 | Condo |
| 15 | 01-1760-00640-020 | 702 OAK ST N UNIT B | Undefined | D | 1966 | Condo |
| 16 | 01-1760-00640-080 | 702 OAK ST N UNIT H | Undefined | D | 1966 | Condo |
| 17 | 01-1760-00640-040 | 702 OAK ST N UNIT D | Undefined | D | 1966 | Condo |
| 18 | 01-1760-00640-070 | 702 OAK ST N UNIT G | Undefined | D | 1966 | Condo |
| 19 | 01-1540-03270-000 | 71 6 AVE N | Gable Front | E | 1897 | Single |
| 20 | 01-1540-03280-000 | 67 6 AVE N | Post Victorian | E | 1910 | Single |
| 21 | 01-1540-03290-000 | 63 6 AVE N | Craftsman Bungalow (modified) | E | 1923 | Conversion |
| 22 | 01-1540-03300-000 | 51 6 AVE N | Revival | E | 1905 | Single |
| 23 | 01-1540-03310-000 | 59 6 AVE N | Post Victorian | E | 1905 | Single |
| | 01-1540-03320-000 | 55 6 AVE N | Post Victorian | E | 1905 | Single |