

**HISTORIC PRESERVATION COMMISSION**  
**Tuesday, May 21, 2024 | 8:00AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes – October 17, 2023
2. Historic Overlay District Review
  - a. 386 8<sup>th</sup> Avenue South – Woodruff’s Historic Overlay (Hawthorne Neighborhood)
  - b. 1101 8<sup>th</sup> Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)
3. Other Business or Public Comment
4. Adjourn – Next Meeting: June 18, 2024

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](http://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](http://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, October 17, 2023**

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, October 17, 2023.

The Historic Preservation Commissioners present or absent were as follows:

Present: Heather Fischer, Matthew Boreen, Mike Dawson (via conference call), Nathan Larson

Absent: Paul Gleye, Christine Kloubec, Jay Nelson

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

**Item 1: Minutes: Special Meeting of October 5, 2023**

Member Boreen moved the minutes of the October 5, 2023 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. 331 9th Avenue South – Woodruff's Historic Overlay (Hawthorne Neighborhood)**

Planner Brad Garcia presented the application to repair and reconstruct the existing porch.

Applicant representative Eric Ellingson spoke on behalf of the application.

Discussion was held on the columns and extension of the porch header.

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

Planning Coordinator Maegin Elshaug shared that the City of Fargo is in the process of developing a new growth plan and open house meetings will be held tonight, October 17 at the Fargo Cass Public Health Building from 4:30 - 6:30 p.m. and tomorrow, October 18 at Fargo Davies High School Community Room from 4:30 – 6:30 p.m. She encouraged all board members and the public to attend and provide input, and added that more information as well as an information survey can be found at [fargogrowthplan.org](http://fargogrowthplan.org).

**Item 3: Adjourn: Next Meeting – November 21, 2023**

The time at adjournment was 8:25 a.m.

## **MEMORANDUM**

**TO:** Historic Preservation Commission

**FROM:** Luke Morman, Planner

**DATE:** May 16, 2024

**RE:** 386 8<sup>th</sup> Avenue South – New front porch within Woodruff's Historic Overlay District

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The Planning Department has received an application from Clint Minion for the building addition of a front porch at 386 8<sup>th</sup> Avenue South. The property is located within the Woodruff's Historic Overlay District (Ordinance 4655). No inventory or identification of house style was found.

Attached to this packet are proposed site, floor, elevation plans, and proposed materials. The applicant proposes building a new open covered front porch. The proposed roof pitch and materials are intended to match the existing house except for the vinyl shakes on the gable of the porch. The house's existing siding material is Dryvit.

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



Planning & Development  
225 4<sup>th</sup> Street North  
Fargo, North Dakota 58102  
Office: 701.241.1474 | Fax: 701.241.1526  
Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov)  
[www.FargoND.gov](http://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 4<sup>th</sup> Street North. Applicants must be present at the meeting. More information on design standards is available at: [www.FargoND.gov/historicpreservation](http://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 (printed): Courtney Arneson
Name (printed): Derek Arneson
Address: 386 8 <sup>th</sup> Av S

Contact Person Information (if different than owner)
Name (printed): Clint Minton
Address: 8501 80 <sup>th</sup> Av S
Sabin MN 56580

Parcel Information
Historic overlay district of subject property : Woodruff
Address: 386 8 <sup>th</sup> Av S
Legal Description (attach separate sheet if more space is needed): lot 4, block 2, Woodruffs Addn

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 checked="" 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: _____	

RECEIVED  
4/30/2024

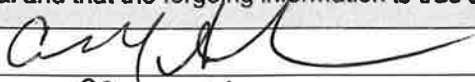


**Briefly Describe The Proposed Scope of Work**

construct an open covered porch on front of home

**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:

4-27-24

Representative (Signature):

Clint Minion

Date:

4/26/24

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. 4655

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND  
LYING IN WOODRUFF'S ADDITION AND RUPERT'S SUBDIVISION  
TO THE CITY OF FARGO – HISTORIC OVERLAY DISTRICT

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the proposed rezoning of certain parcels of land lying in Woodruff's Addition and Rupert's Subdivision, Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on February 13, 2008; and,

WHEREAS, the rezoning changes were approved by the City Commission on March 10, 2008; and,

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

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

NOW, THEREFORE,

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

Section 1. The following described property:

All of Blocks One (1), Two (2), Three (3), Four (4), Five (5) and Eight (8), Lots Eleven (11), Twelve (12), and Thirteen (13) of Block Seven (7), and the North 120 feet of Lots One (1) and Two (2), Block Nine (9), Woodruff's Addition to the City of Fargo, Cass County, North Dakota;

and

Lots D, E, F, G and H of Rupert's Subdivision to the City of Fargo, Cass County, North Dakota,

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

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ORDINANCE NO. 4655

Said property shall be referred to as the "Woodruff's Addition Historic Overlay District".

Pursuant to LDC §20-0305.C, the following special development standards which shall apply to all properties, new and existing, within Woodruff's Addition Historic Overlay District.

**Woodruff's Addition Historic Overlay District Special Development Standards**

**1) Definitions.** "Historic Neighborhood Housing" ("HNH") is housing that was built in the Historic Overlay District area as the original addition was developed. It is assumed that it is the historic neighborhood housing that provides the greatest contribution to historic character of the area. For the Woodruff's Addition Overlay, Historic Neighborhood Housing includes structures in a variety of architectural styles built primarily between 1880 and 1930.

**2) Existing Buildings**

**a. Primary Structure**

1. Historic porches are encouraged. Reconstruction of an open or screened (not an enclosed porch which provides year-round living space) historic porch shall be allowed to violate current LDC setback requirements if the homeowner can provide proof that the porch was part of the original structure and that the reconstruction is consistent with the historic feature.
2. New dormers added to existing structures shall be consistent with existing historic dormers on HNH or consistent with the style of the building if there are no existing dormers.
3. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
4. Original window openings and trim profile must be preserved, and replacement windows shall match original design.
5. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).

**b. Accessory Structure**

Accessory structures must be compatible with the style of the primary structure, and should be subordinate to the primary structure.

**3) New Construction**

**a. Primary Structure and Additions to existing buildings**

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ORDINANCE NO. 4655

1. New primary structures shall be designed to have at least four steps to the bottom of the front entrance door; or a number of steps that is similar to adjacent properties.
2. The front entrance of the primary structure shall face the street.
3. Roof form of an addition shall be consistent with the roof design and pitch of the primary structure.
4. All gable roofs must have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 4:12. Flat roofs and shed roofs are prohibited, except on porches.
5. Height of new construction shall relate to overall scale of HNH with a maximum eave height of 25 feet.
6. Height of an addition to the primary structure shall not be greater than the height of the primary structure, except in the case of a second story addition to a single story primary structure, the result of which is the creation of a two-story primary structure consistent with HNH.
7. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).
8. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
9. Major windows on the front of the house shall be vertical in their orientation.
10. Windows shall be placed in a balanced configuration. When a window is comprised of multiple components, the components should be configured in a balanced manner consistent with HNH. The term "balanced" means a harmonious or satisfying arrangement or proportion of parts or elements.

**b. Accessory Structure**

1. Garages must be located in the rear yard.
2. Accessory structures must be compatible with the style of the primary structure, and should be subordinate to the primary structure.
3. An existing accessory structure that does not meet the LDC setback requirements can be reconstructed (and enlarged up to 40%) in a location that maintains the existing "non-conforming" setback as long as the property line is verified by a registered land surveyor and the new structure is one-story in height with a maximum 10 foot sidewall.

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ORDINANCE NO. 4655

4. Any garage door that is visible from the street can be no wider than ten feet.

4) **Streetscape/Landscape/Fencing**

- a. At least 70% of a parcel's front yard must be maintained as open space, as defined in the Land Development Code.
- b. No parking shall be permitted in front yards, except for a vehicle that may be parked in a driveway that runs through the front yard leading to a garage.
- c. With respect to interior and street side yard fencing within the Woodruff's Addition Historic Overlay District, LDC §20-0403.B.6.c.(1)(b) shall be amended to read as follows:

(b) in any street side yard or interior sideyard from the front property line extending the length of the front-yard setback distance or to a point that is two feet beyond the front of any existing house or other principal building, whichever length is greater, no fence, wall or hedge shall exceed 3 feet in height, provided however, that fences that are at least 75% light-permeable may exceed 3 feet, but may not exceed 4 feet in height;

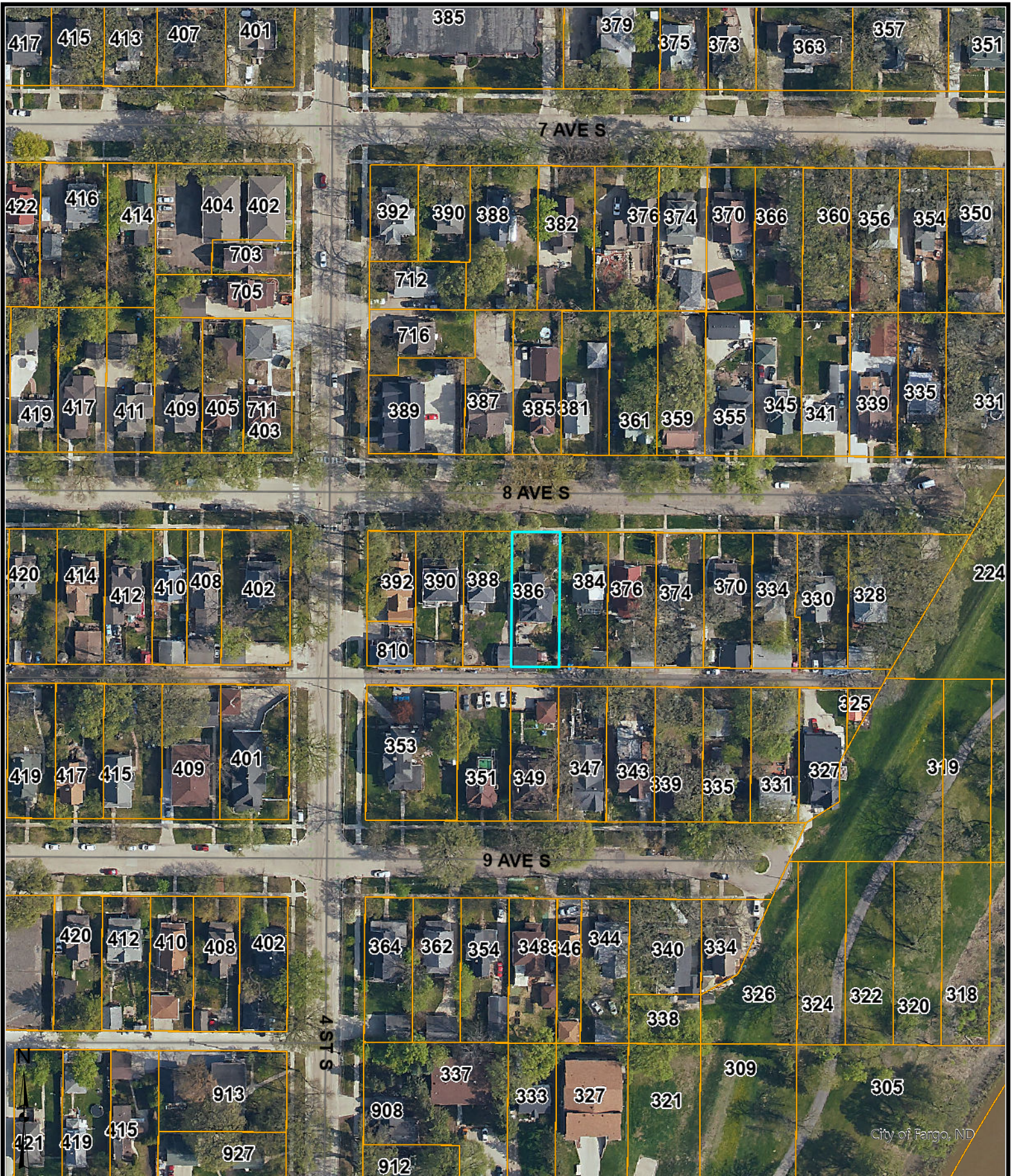
- d. All other fencing must be in compliance with the LDC.

5) **Historic Preservation Commission Limited Power to Grant Exception or Variance from More Restrictive Overlay Standards.**

The Historic Preservation Commission shall be authorized to consider and approve or deny an application requesting that an exception be granted releasing an owner from the restrictions of the Woodruff's Addition Historic Overlay District, said authority being limited to those restrictions that are more restrictive than the requirements of the LDC. The Historic Preservation Commission is not authorized to grant an exception or release a restriction or regulation contained in Woodruff's Addition Historic Overlay District that is less restrictive than the LDC. In considering such an application, the same procedure and review criteria shall be used for such application as set forth for Zoning Map Amendments, LDC §20-0906, except that the role of the Planning Commission in §20-0906 shall be performed by the Historic Preservation Commission.

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.





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.

386 8 Ave S

1:2,257

5/16/2024 11:24 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



2022 Google Street View:



2021 Google Street View:

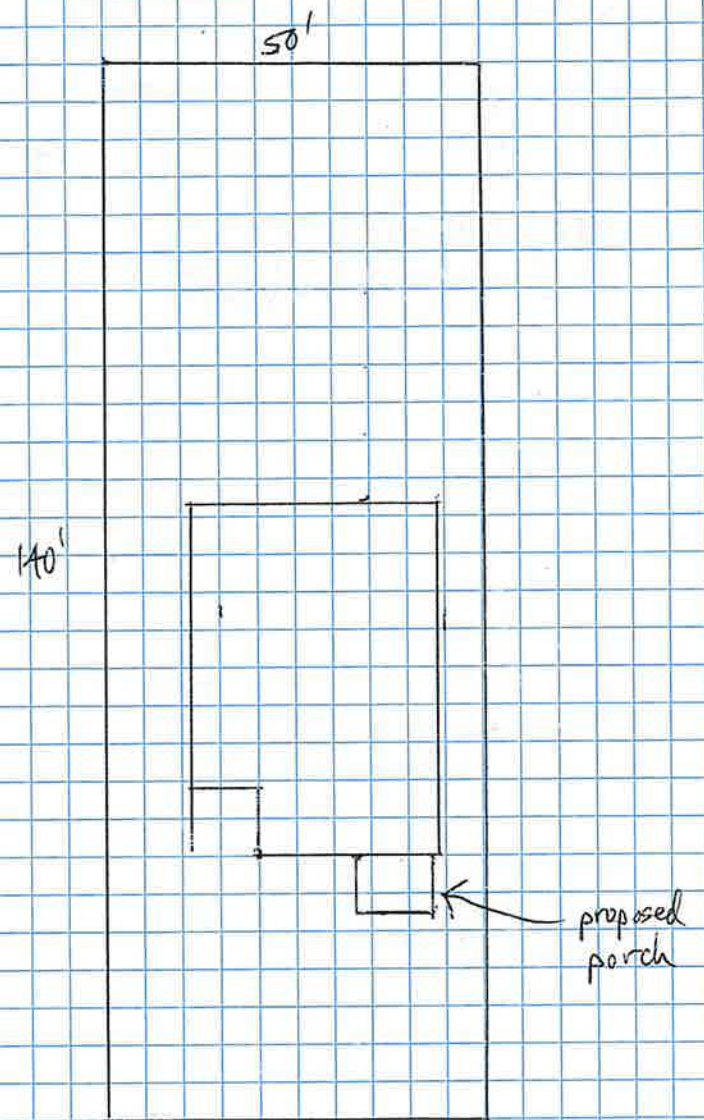




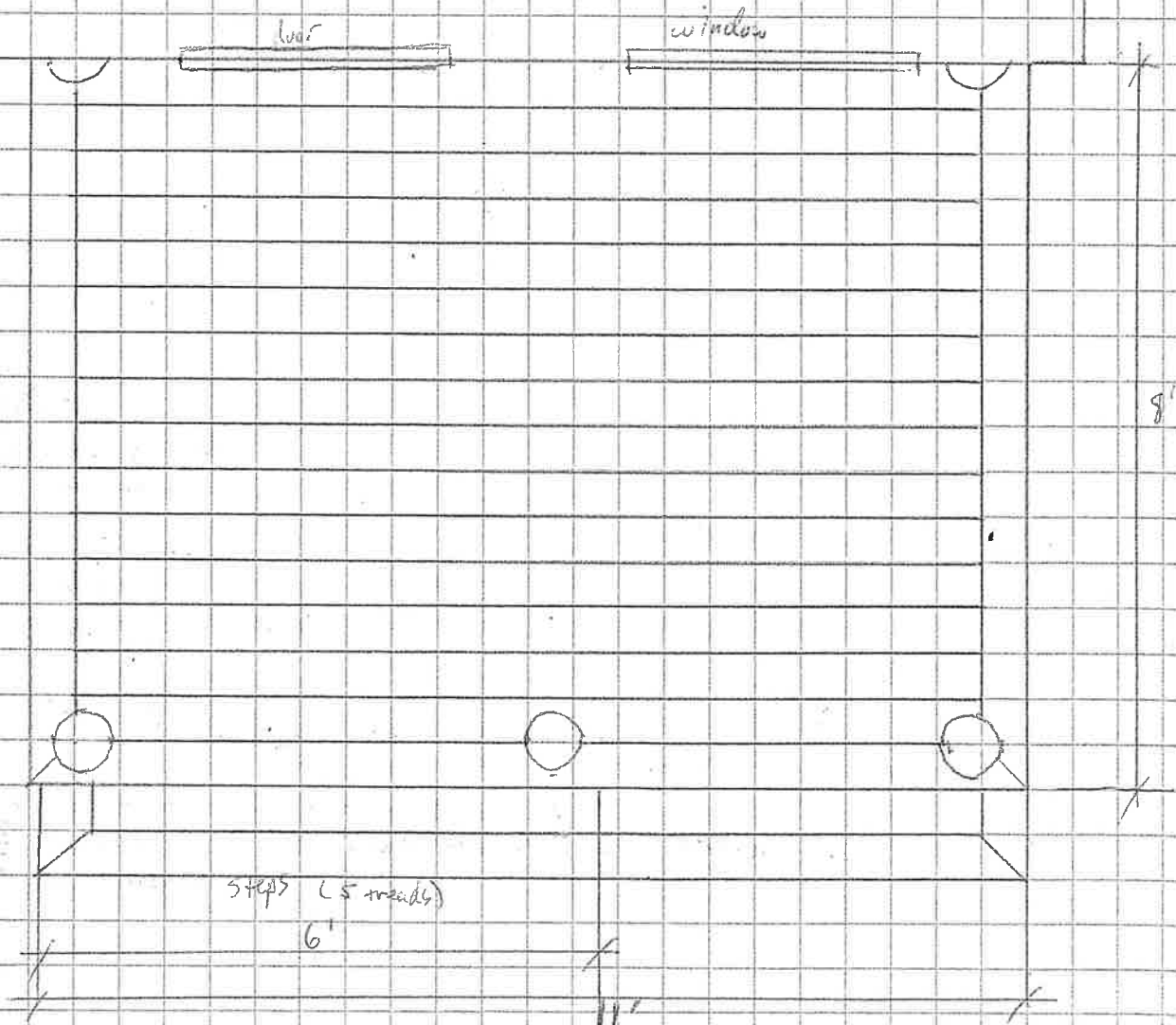


386 8th Ave S

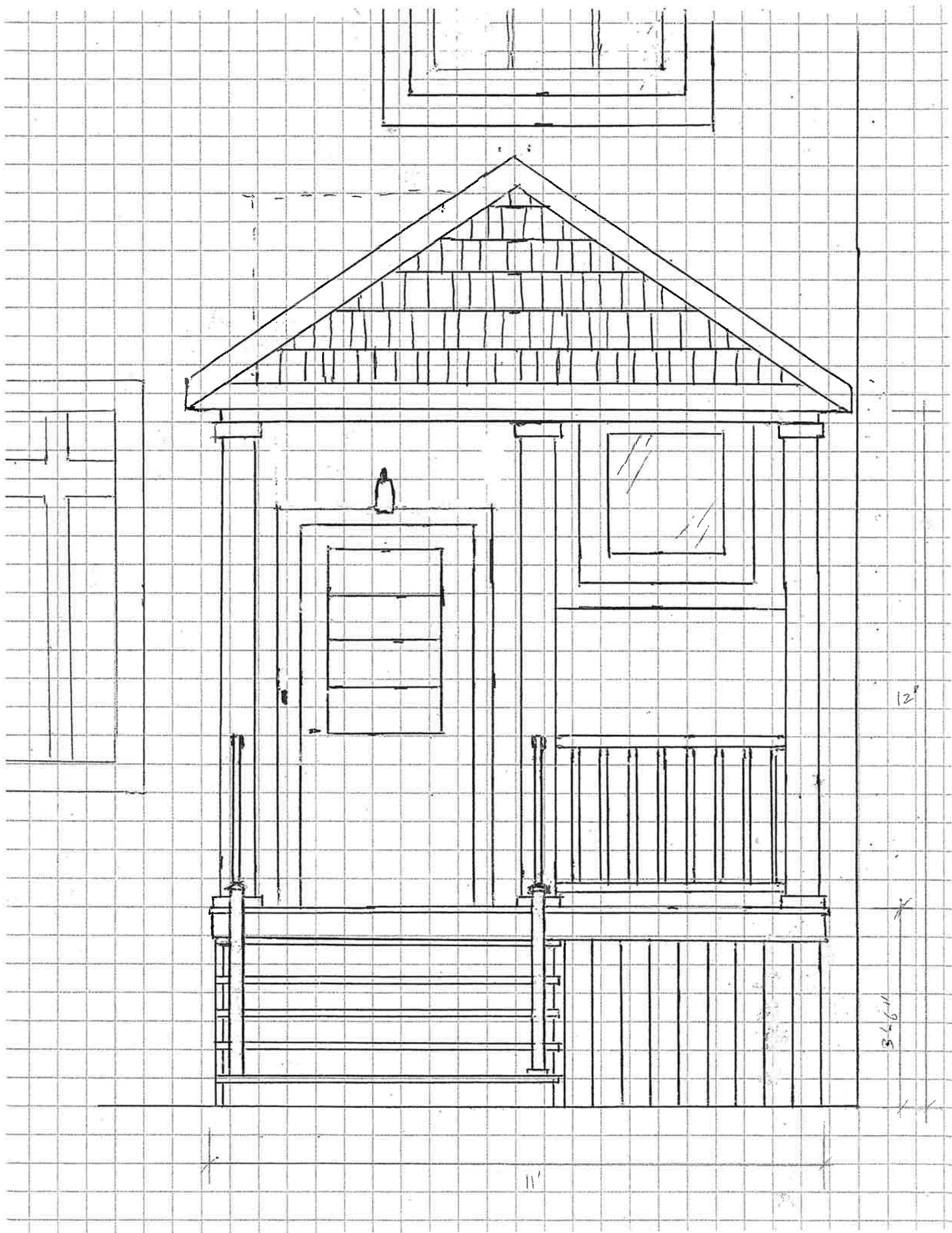


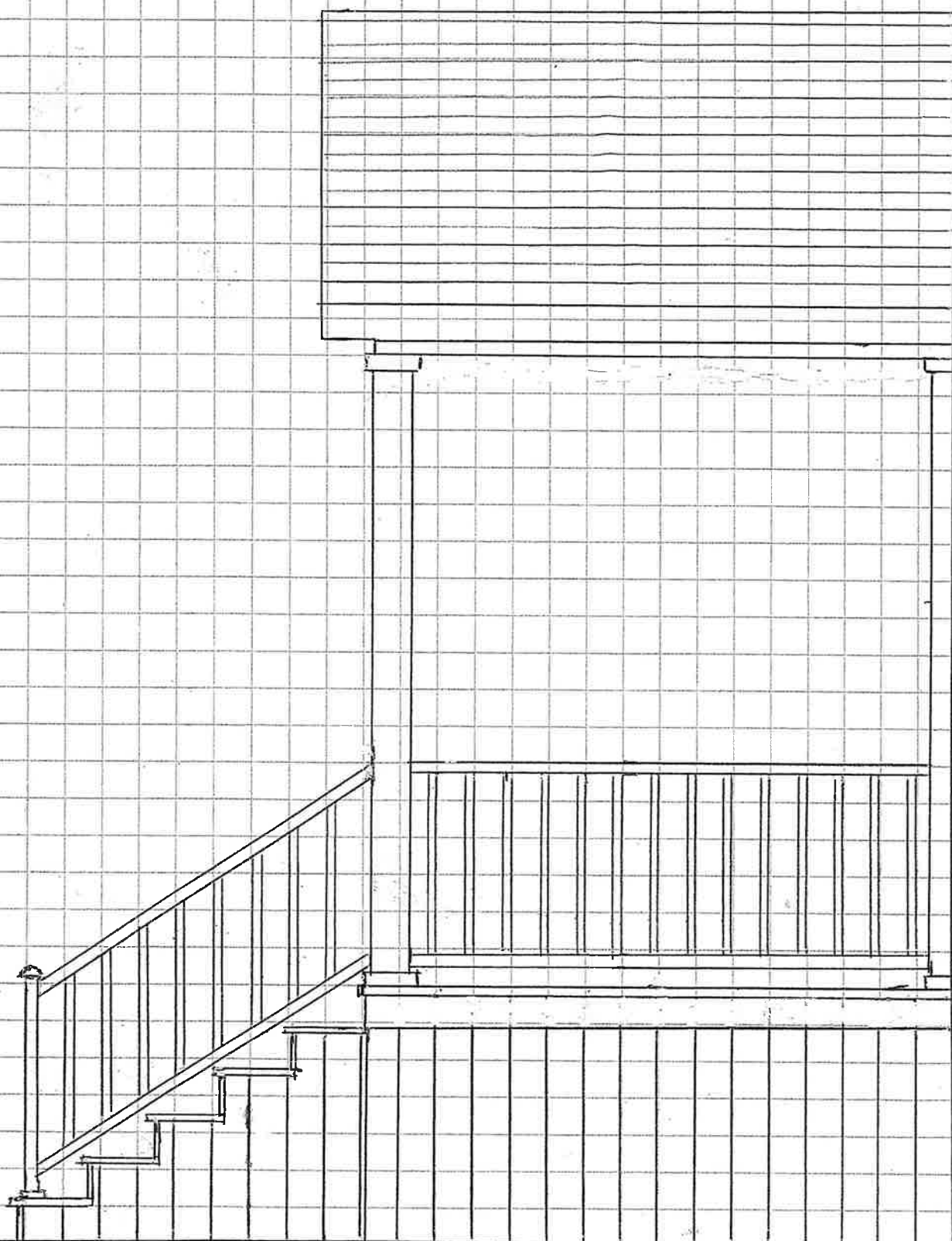


existing house









X

8'

X

Material Overview:

Concrete pier footings

Pressure treated lumber framework (floor, stairs, & columns)

Construction lumber for beams and roof framing

Composite decking, treads, risers, and skirting

Composite railings

Fluted Aluminum columns

PVC beam wraps

Beaded PVC ceiling panels

Vinyl shakes on gable

Aluminum soffit and fascia

Asphalt shingles

## Decking, skirting:

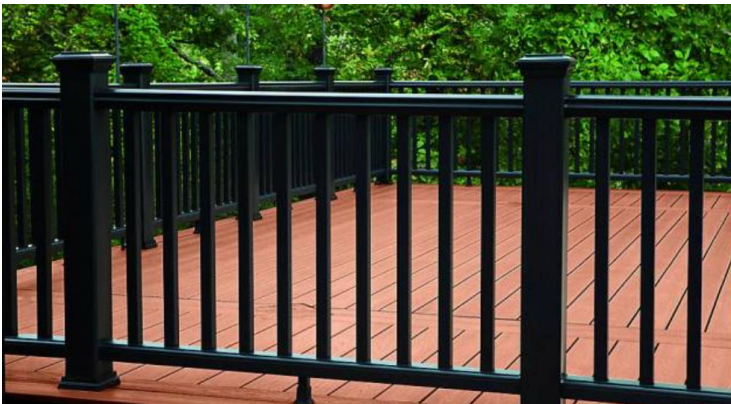


**Deckorators** Voyage 1-in x 6-in x 16-ft Mesa Grooved Composite Deck Board

Deckorators Voyage Decking features a vertical grain design, with textured embossing for enhanced traction. Made with a patented mineral-based composite technology, they can be installed in or near water and absorb virtually no moisture. They are lightweight and easy to install. Our unique heat-resistant cap contains infrared reflective materials to reduce solar heat gain. Slotted profile boards can be installed with hidden fasteners (sold separately) for a fastener-free look.

- Mineral-based composite deck boards made with patented Eovations technology for extreme strength and stability
- Measures 16-ft x 5.5-in x 0.835-in
- 50-Year structural, 25-year stain and fade, and 25-year removal and replacement limited warranty
- Slotted edge boards can be installed with hidden fasteners for a fastener-free look
- Reddish brown 'Mesa' Color on our variegated boards
- Easy to clean with mild soap and water, and requires no sealing or painting
- Features a stain- and fade-resistant cap stock
- Features textured embossing for enhanced traction that provides 34% greater surface traction than other composite deck boards; Micro-embossing reduces the surface-to-skin contact
- Unique heat-resistant cap contains infrared reflective materials to reduce solar heat gain

## Railing:



- High performance, low-maintenance composite rail kit for a horizontal application
- Kit includes top and bottom rail, square balusters, adjustable foot block and hardware pack
- Trex railing won't rot, warp or splinter and maintains beauty with simple soap and water cleaning
- To complete one 6-ft rail section with this item, you will need one each of the following: Trex post sleeve, post sleeve skirt and post sleeve cap (not included)
- Trex railing is backed by a 25-year limited residential warranty
- Trex railings are designed to meet national building code requirements for residential and commercial dwellings
- Trex products install easily with common tools; no sanding, staining or painting required

## Soffit

### Sell Even 16" X 12' White Aluminum Solid Soffit



#### Description

**Menards® SKU:** 1571474

**Model Number:** 4PSS16-WH

These corrosion-resistant soffit panels provide aesthetics and protection to the eave and overhang areas. These sturdy, lightweight, low-maintenance panels are very easy to install. Each precision-formed panel interlocks with the next to produce a finished, professional-looking job.

- Protects your eave and overhang areas from weather and unwanted pests and materials from entering your attic
- Durable will not crack, rot, or chip due to weather
- Limited Lifetime Warranty
- Lightweight, easy to install, Low maintenance, and easy to keep clean
- Cut to length for overhang with a metal snip or circular saw (80-tooth blade turned backward)
- Does not sag or warp in high temperatures
- Fully recyclable, Fire and Rust resistant
- Color Match system with Sell Even trim coils
- Also used under porches, under arches or columns, and under stairs



### Ceiling:

#### Royal® Building Products 3/8" x 5-15/32" x 8' White PVC Beaded Planking - Wall and Ceiling



#### Description

**Menards® SKU:** 4179914

**Model Number:** 5669467

Royal® PVC Trim and Moulding instantly lend character that lasts. It can be used in countless ways to trim a home and add long-lasting beauty and value while resisting dirt buildup. The trim and moulding are easy to install and backed by a limited lifetime warranty.

- Seals out dirt, bugs, wind, snow, and water
- Strong and durable
- Moisture resistant
- Dent resistant
- Reduces energy costs
- Termite proof
- Paintable with 100% acrylic latex paint
- Each piece covers 3.16 sq. ft.

### Beam wraps:

#### Royal® Building Products 1 x 8 x 12' White PVC Trim Board

(Actual size 0.75" x 7.25" x 12')



#### Description

**Menards® SKU:** 1429231

Royal® PVC Trim and Moulding instantly lend character that lasts. It can be used in countless ways to trim a home and add long-lasting beauty and value while resisting dirt buildup. The trim and moulding are easy to install and backed by a limited lifetime warranty.

- 100% PVC
- No paint required, but it can be painted with 100% acrylic latex paint
- Resistant to moisture, rot, cracking, or splintering
- Resistant to insects and rodents
- Dent resistant
- Reversible - Woodgrain textured on one side, smooth on the other
- Low maintenance
- Cut and machine with standard woodworking tools
- Paintable with 100% acrylic latex paint
- Install direct to grade or masonry

### Columns:

#### 8 x 9' White Round Aluminum Column

(Actual Size: 7-1/4" Diameter x 9')



#### Description

**Model Number:** RF0809AMK

Colonial Elegance columns are a great choice for your home improvement needs. These structural columns are powder coated for a long-lasting finish and can be easily modified onsite to work on a multitude of projects. They are ideal for both commercial and residential applications.

- Snaps together for easy installation
- Architectural design
- Load-bearing capacity of 10,927 lbs
- Cap and base included
- Low maintenance
- Can be used as a stand-alone support column

### Gable shakes:



If variety is the spice of life, then Cedar Impressions® double 7-inch straight edge rough-split shakes is the perfect siding to spice up a home's exterior design. Designed for whole-house applications or accents, these double seven-inch rough-split shakes feature TrueTexture™ finish, a natural-looking cedar shingle siding molded from actual cedar boards in a straight-edged design.

- Patented Panel Thermometer™ for precise installation
- TrueTexture™ finish
- Designed and tested to withstand hurricane force winds
- Made of injection-molded, durable polymer
- 1" panel projection
- Limited lifetime warranty
- Cedar texture
- Each piece covers 5.56 sq ft 18 pieces cover 100 sq ft
- .125" thickness
- 9 pieces per carton
- 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

### Shingles:



These shingles feature a distinctive appearance with full random cuts and unique shadow lines to provide the look of traditional wood shakes. Atlas Roofing's super-wide 42-inch shingles cover your roof area with fewer shingles and fewer nails, which makes installing your shingles more efficient and gets you off the roof faster.

- Super-wide format with dual sealant lines
- 1-1/2" wide nailing zone
- 3 bundles per 98.4 sq ft
- 110 mph wind warranty with 4-nail application
- 130 mph wind warranty with 6-nail application and Atlas® Pro-Cut® Starter installed on the eaves
- 3M™ ceramic-coated granule technology



## **MEMORANDUM**

**TO:** Historic Preservation Commission

**FROM:** Luke Morman, Planner

**DATE:** May 16, 2024

**RE:** 1101 8<sup>th</sup> Street South – New Construction within Erskine’s Historic Overlay District

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The Planning Department has received an application from Mike Dawson for the new construction of a house at 1101 8<sup>th</sup> Street South. The property is located within the Erskine’s Historic Overlay District (Ordinance 4821). The original house built in 1900 was a Victorian style and had Historic Preservation Commission approval on March 15<sup>th</sup>, 2022 for demolition.

Attached to this packet show plans and images of the proposed house including renderings, site, floor, elevation plans, and proposed materials. The applicant proposes a new house with an attached 3-stall garage.

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 4<sup>th</sup> Street North. Applicants must be present at the meeting. More information on design standards is available at: [www.FargoND.gov/historicpreservation](http://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 (printed): <u>MATT EUGEN</u>
Name (printed): <u>JULIE EUGEN</u>
Address: <u>1101 8TH ST. S</u>
<u>FARGO, ND 58103</u>

Contact Person Information (if different than owner)
Name (printed): <u>MIKE DAWSON</u>
Address: <u>2534 UNIVERSITY DR. S SUITE #3</u>
<u>FARGO, ND 58103</u>

Parcel Information
Historic overlay district of subject property : <u>ERSKINES</u>
Address: <u>1101 8TH ST S. FARGO, ND 58103</u>
Legal Description (attach separate sheet if more space is needed): <u>ERSKINES LOT 12 &amp; 13 BULKHEAD</u>

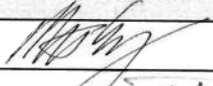
Check each of the following which applies to your project	
<input type="checkbox"/> Exterior remodel	<input type="checkbox"/> New garage
<input type="checkbox"/> Window replacement	<input type="checkbox"/> New accessory structure (not garage)
<input type="checkbox"/> New dormer	<input type="checkbox"/> 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 checked="" type="checkbox"/> Other: <u>NEW CONSTRUCTION (HOUSE, GARAGE, + PATIO)</u>	

**Briefly Describe The Proposed Scope of Work**

A NEW CONSTRUCTION OF A 2-STORY WOOD FRAMED HOUSE  
WITH A 3-STALL GARAGE AND PENED-IN PATIO.

**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.

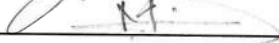
Owner (Signature):



Date:

9.24.24

Representative (Signature):



Date:

9.24.24

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

- 1       **1. Historic Neighborhood Structure (HNS)** is any residential structure built within  
2       the Erskine's Addition Historic Overlay District prior to 1945.
- 3       **2. Open Space** is defined in Section 20-1202(43) of the Fargo Land Development  
4       Code as "an outdoor, unenclosed area, located on the ground or on a roof,  
5       balcony, deck, porch or terrace designed and accessible for outdoor living,  
6       recreation, pedestrian access or landscaping, but not including roads, parking  
7       areas, driveways or other areas intended for vehicular travel."
- 8       **3. Principal Building** refers to the primary structure on a property, i.e. a house or  
9       commercial structure.
- 10       **4. Accessory Building or Structure** refers to a structure that is subordinate to the  
11       principal building, i.e. a garage, shed, or guest house.
- 12       **5. Style** is the vocabulary used to classify structures according to their appearance,  
13       structure, materials, and historic period. Important elements to include when  
14       assigning style are:
  - 15               • overall scale and relationship of height to width
  - 16               • façade proportions and relationship of solids to voids
  - 17               • window/door size, design, and operation
  - 18               • size, shape and proportions of entrances and porches
  - 19               • materials, texture, and pattern
  - 20               • roof forms
  - 21               • orientation, spacing, and site coverage of structures
  - 22               • landscaping, walls, and fences

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

**C. Certificate of Appropriateness**

In accordance with Section 20-0912 of the Fargo Land Development Code, a Certificate of Appropriateness shall be issued prior to the review and issuance of any permit required for the following: *(Note: A Certificate of Appropriateness is not applicable if no permit is required)*

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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.

**D. 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**

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

**E. Special Development Standards – Exterior Renovation**

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

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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.

OFFICE OF THE CITY ATTORNEY  
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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FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

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.

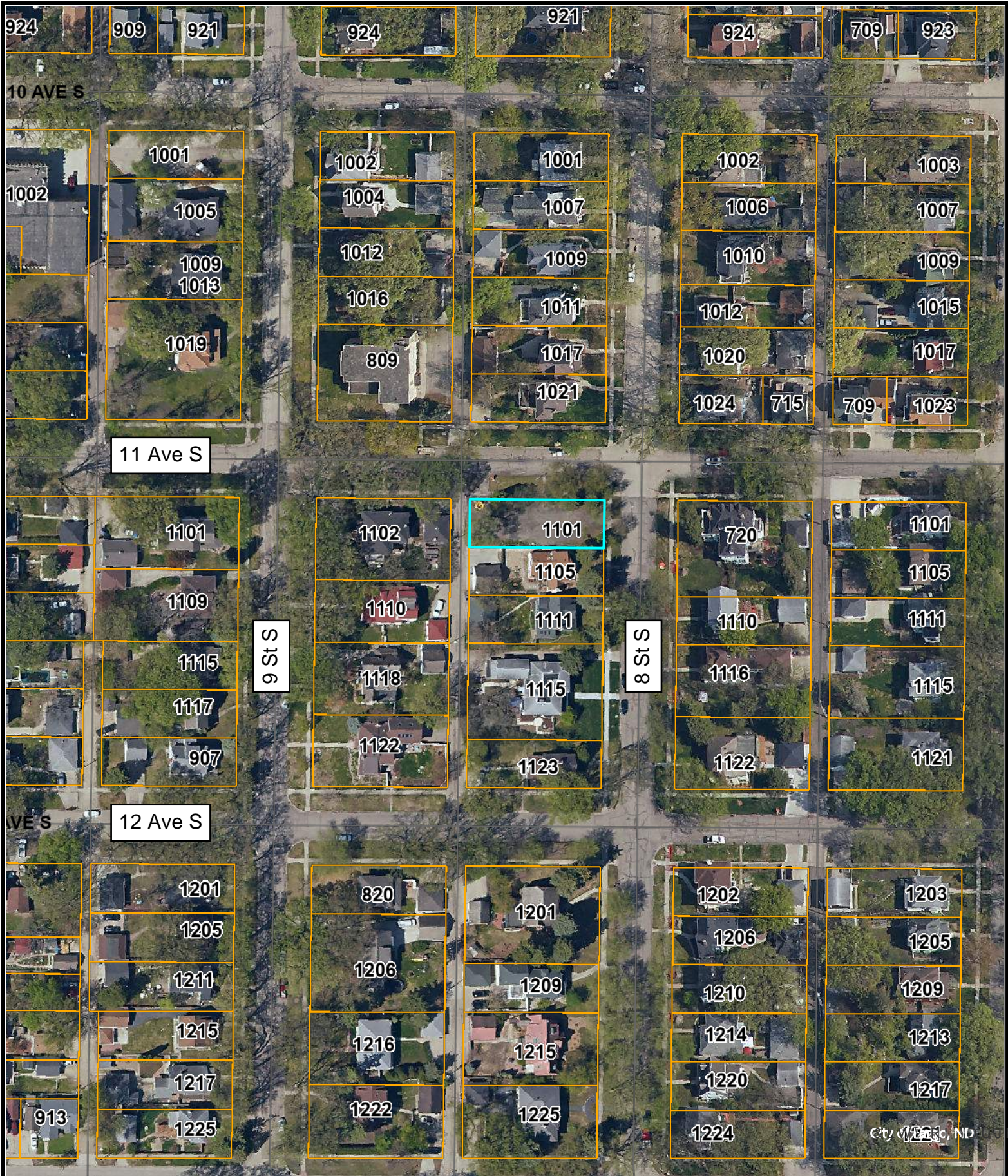
1. The requested demolition is justified by the state of deterioration, disrepair and structural stability of the structure, or the building has been condemned.
2. The requested demolition is not detrimental to the overall style of the historic district.
3. The requested demolition is consistent with 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.





7KHVH GDWD DUH \$URYLGHG RQ  
 DQ \$6.6 EDVLV ZLWKRXW  
 ZDUUDQW\ RI DQ\ W\SH  
 H\SUHV\HG RU LPSOLHG LQFOXGLQJ  
 EXW QRW OLPLWHG WR DQ\ ZDUUDQW\  
 DV WR WKHLU SHU\RUHQFH  
 PHUFKDQWDELOLW\ RU ILWQHVV\+RU  
 DQ\ SDUWLFXODU \$XUSRVH

6 W 6

30

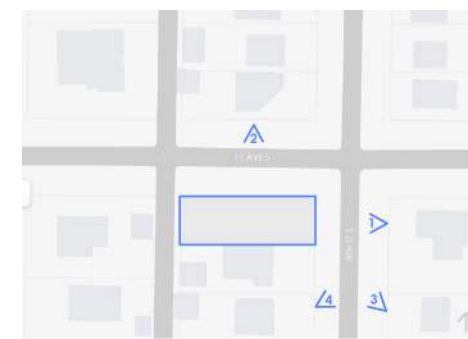
THE CITY OF  
**Fargo**  
 FAR MORE

ORFDWLQJ DFWXDO SU





# ENGEN RESIDENCE | NEIGHBORHOOD CONTEXT



**Craftwell**  
ARCHITECTURE + CONSTRUCTION





# ENGEN RESIDENCE | NEIGHBORHOOD CONTEXT WITH RENDERING

*Craftwell*  
ARCHITECTURE + CONSTRUCTION





ENGEN RESIDENCE | 4.24.2024

*Craftwell*  
ARCHITECTURE + CONSTRUCTION





REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

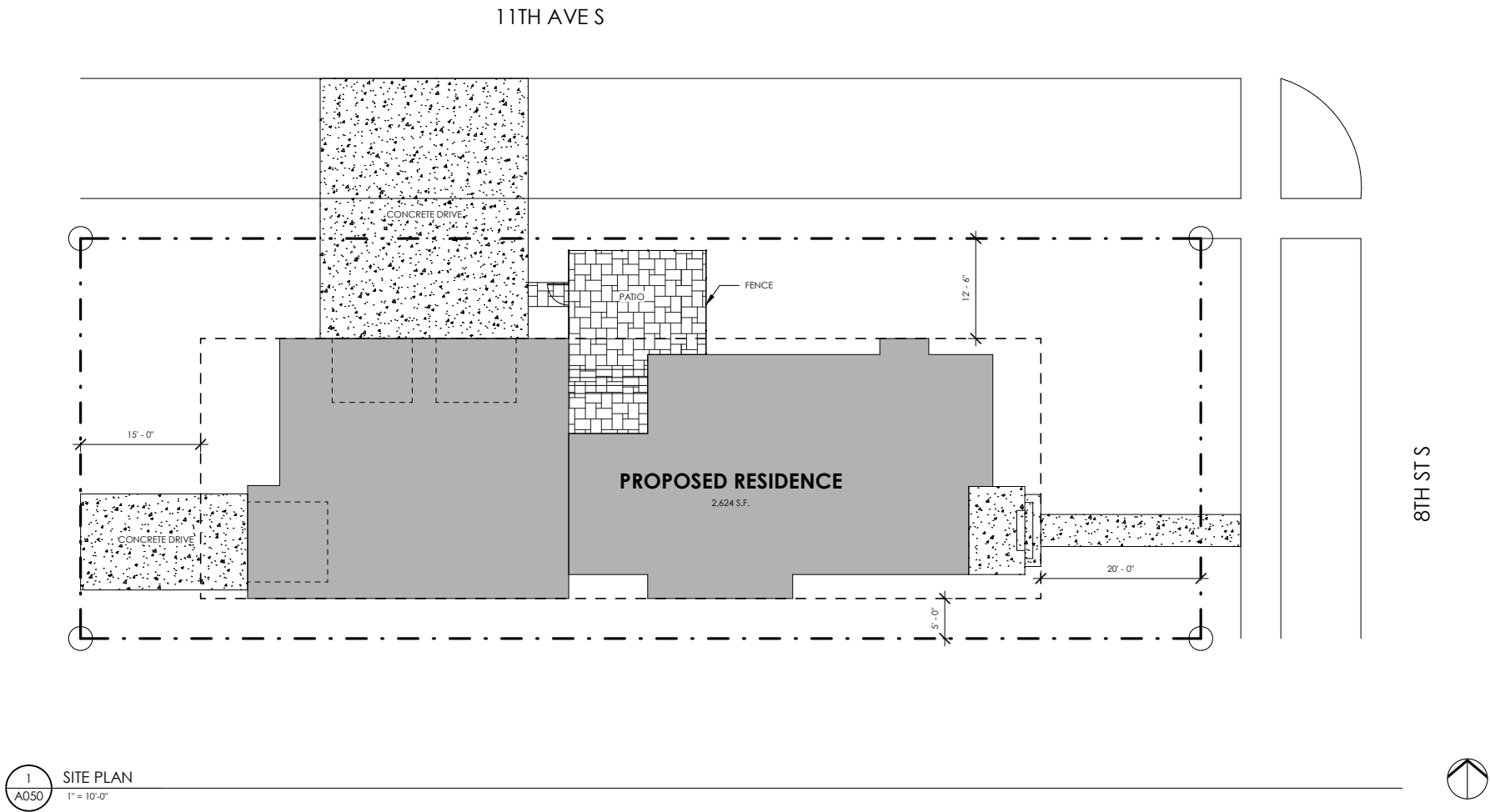
**NOT FOR  
CONSTRUCTION**

JULIE & MATT ENGEL  
**ENGEL RESIDENCE**  
1101 8TH ST S FARGO, ND 58103

PROJECT PHASE	
CONSTRUCTION	
DOCUMENTS	
DATE	PROJECT
04.19.2024	2310

SITE PLAN

A050



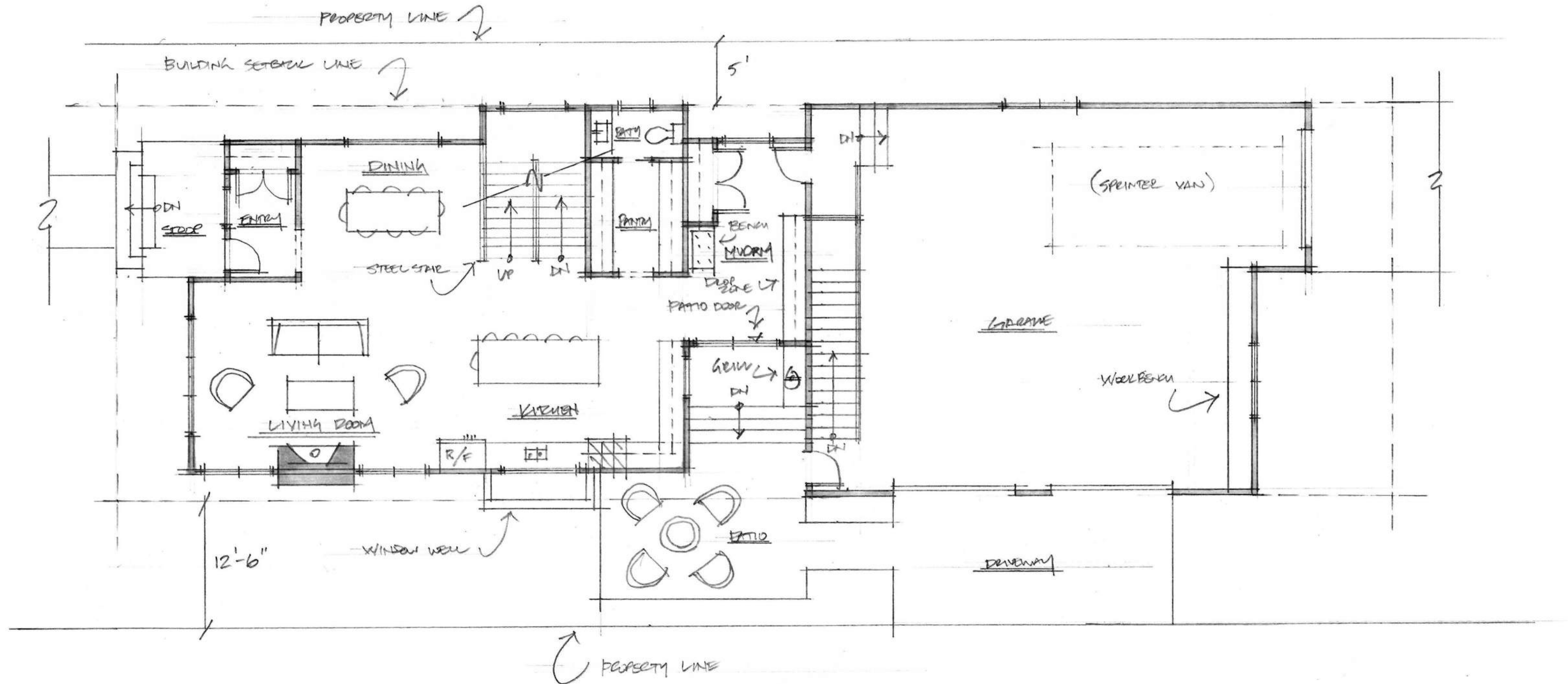
PROPERTY LINE

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SETBACK LINE

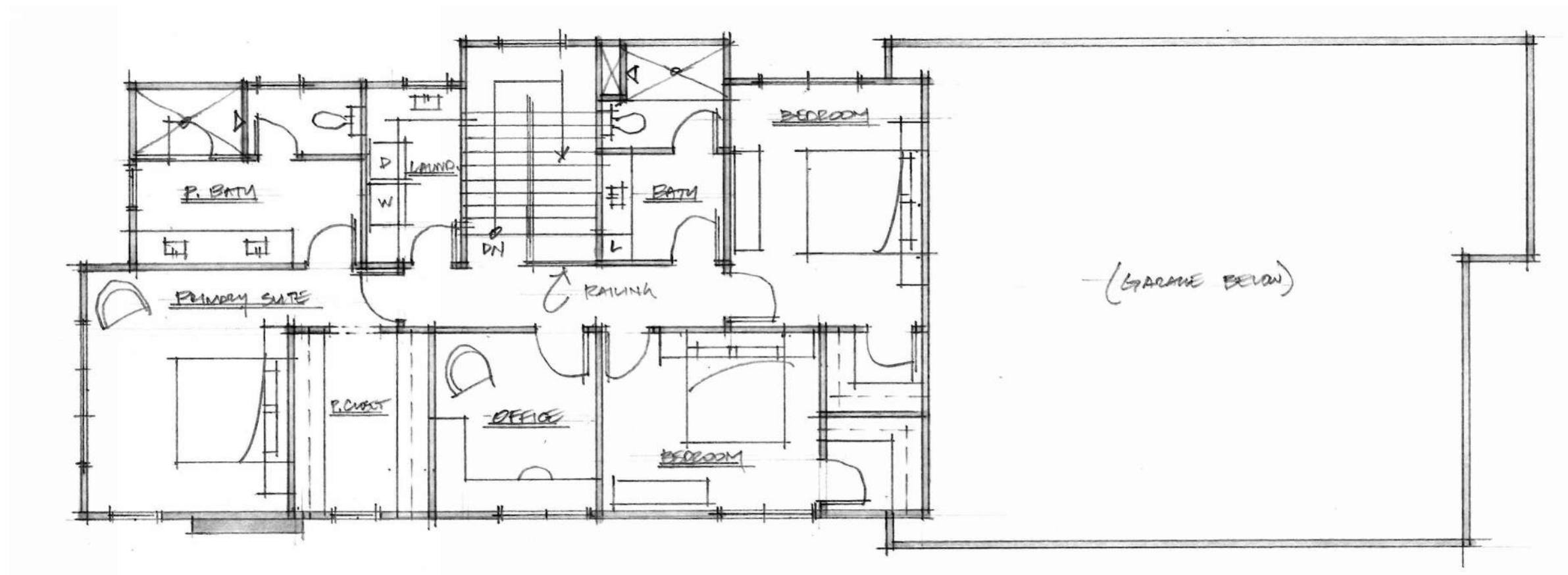
## BUILDING/ LOT STATISTICS

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TOTAL LOT AREA:	7,000 S.F.
ALLOWABLE BUILDING COVERAGE:	40% (2,800 S.F.)
PROPOSED HOUSE:	2,624 S.F.



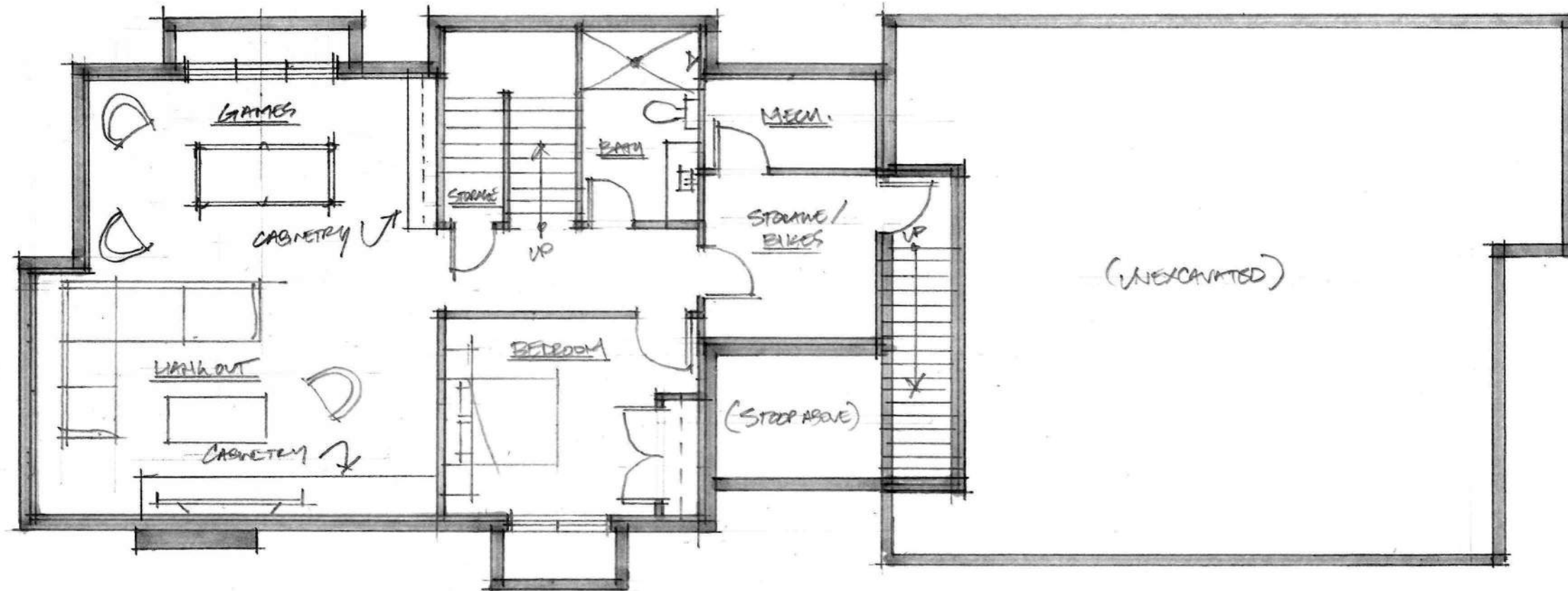
**MAIN FLOOR S.F.**  
 1,318 S.F. (LIVING)  
 1,273 S.F. (GARAGE)



SECOND FLOOR S.F.

1,378 S.F.





# **BASEMENT S.F.**

1,055 S.F. (LIVING)

167 S.F. (STORAGE/MECH)

**ENGEN RESIDENCE**

BASEMENT PLAN | SCALE = 1/8" = 1'-0"



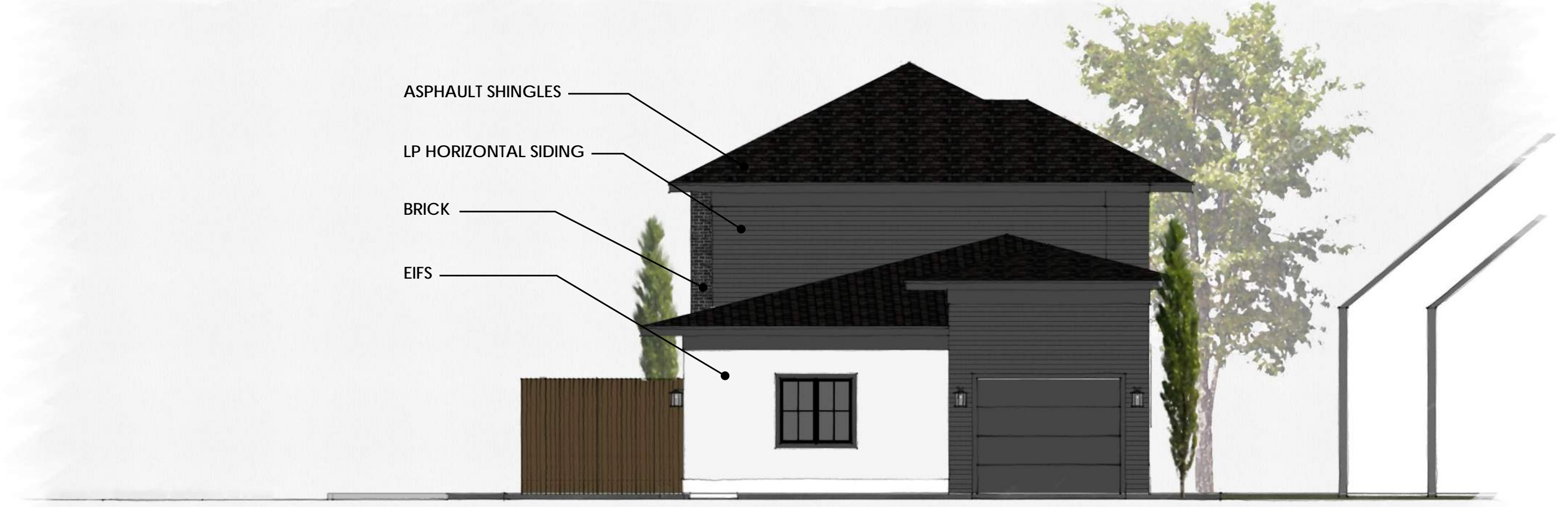


EAST ELEVATION 1/8" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"





ASPHALT SHINGLES

LP HORIZONTAL SIDING

BRICK

EIFS

WEST ELEVATION 1/8" = 1'-0"



ASPHALT SHINGLES

LP HORIZONTAL SIDING

EIFS

SOUTH ELEVATION 1/8" = 1'-0"



# MATERIAL SPECIFICATIONS

## 1. HORIZONTAL SIDING

- LP Smartside Lap Siding

## 2. EIFS

- Dryvit Outsulation Plus MD System - Sandpebble Fine Textured Finish

## 3. ASPHALT SHINGLES

- CertainTeed Landmark PRO

## 4. BRICK

## 5. GARAGE DOORS

- a. Clopay - Coachman (QTY: 2)
- b. Schweiss - Incognito Designer Door (QTY: 1)

## 6. WINDOWS

- Andersen Windows - 100 Series



Featured: LP SmartSide ExpertFinish Lap in Snowscape White

## HOLDS UP. STANDS OUT.

### LAP SIDING

Create the look you want with a versatile selection of LP® SmartSide® ExpertFinish® products. Engineered to stand up to extreme weather, LP SmartSide Lap Siding is a natural, durable choice for structures in most regions. Plus, it's the perfect companion cladding for structures partially finished in stucco, stone or brick.



**LP SMARTSIDE EXPERTFINISH  
CEDAR TEXTURE LAP**

Shown in ExpertFinish color Snowscape White



Specifications: LP® SmartSide® Lap Siding

CEDAR TEXTURE LAP

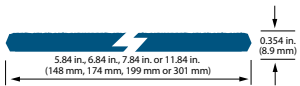
THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- Available in lengths up to 16’ to help speed installation
- May create fewer seams than traditional 12’ siding
- Primed for exceptional paint adhesion
- APA-certified lap siding
- Treated engineered wood strand substrate



Cedar Texture

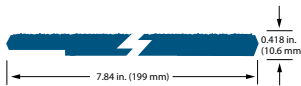
38 SERIES CEDAR TEXTURE LAP



76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	25797	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	25799	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF

Specifications: LP® SmartSide® Lap Siding Coverage

1

Lap Siding	Reveal (size)					
Area (sq. ft.)	3-7/8" (5")	4-7/8" (6")	5-7/8" (7")	6-7/8" (8")	8 1/2" (9-1/2")	10-7/8" (12")
100	20 pcs.	16 pcs.	13 pcs.	11 pcs.	9 pcs.	7 pcs.
200	39 pcs.	31 pcs.	26 pcs.	22 pcs.	18 pcs.	14 pcs.
300	59 pcs.	47 pcs.	39 pcs.	33 pcs.	27 pcs.	21 pcs.
400	78 pcs.	62 pcs.	52 pcs.	44 pcs.	35 pcs.	28 pcs.
500	97 pcs.	77 pcs.	64 pcs.	55 pcs.	44 pcs.	35 pcs.
600	117 pcs.	93 pcs.	77 pcs.	66 pcs.	53 pcs.	42 pcs.
700	136 pcs.	108 pcs.	90 pcs.	77 pcs.	62 pcs.	49 pcs.
800	155 pcs.	124 pcs.	103 pcs.	88 pcs.	71 pcs.	56 pcs.
900	175 pcs.	139 pcs.	115 pcs.	99 pcs.	79 pcs.	63 pcs.
1000	194 pcs.	154 pcs.	128 pcs.	110 pcs.	88 pcs.	69 pcs.
1500	291 pcs.	231 pcs.	192 pcs.	164 pcs.	132 pcs.	104 pcs.
2000	388 pcs.	308 pcs.	256 pcs.	219 pcs.	177 pcs.	138 pcs.
2500	484 pcs.	385 pcs.	320 pcs.	273 pcs.	221 pcs.	173 pcs.
3000	581 pcs.	462 pcs.	383 pcs.	328 pcs.	265 pcs.	207 pcs.
3500	678 pcs.	539 pcs.	447 pcs.	382 pcs.	309 pcs.	242 pcs.
4000	755 pcs.	616 pcs.	511 pcs.	437 pcs.	353 pcs.	276 pcs.
4500	871 pcs.	693 pcs.	575 pcs.	491 pcs.	397 pcs.	311 pcs.
5000	968 pcs.	770 pcs.	639 pcs.	546 pcs.	441 pcs.	345 pcs.

Cedar Texture Shakes	Reveal (size)	
	Area (sq. ft.)	
		9" (12")
100		34 pcs.
200		67 pcs.
300		100 pcs.
400		134 pcs.
500		167 pcs.
600		200 pcs.
700		234 pcs.
800		267 pcs.
900		300 pcs.
1000		334 pcs.
1500		500 pcs.
2000		667 pcs.
2500		834 pcs.
3000		1000 pcs.
3500		1167 pcs.
4000		1334 pcs.
4500		1500 pcs.
5000		1667 pcs.
		10" (12")
100		30 pcs.
200		60 pcs.
300		90 pcs.
400		120 pcs.
500		150 pcs.
600		180 pcs.
700		210 pcs.
800		240 pcs.
900		270 pcs.
1000		300 pcs.
1500		450 pcs.
2000		600 pcs.
2500		750 pcs.
3000		900 pcs.
3500		1050 pcs.
4000		1200 pcs.
4500		1350 pcs.
5000		1500 pcs.

Cedar texture shakes offer more options for the designer and craftsman. We've included coverage for the two most common applications, 9" and 10" exposures, for your convenience.

# FINISHES

## Textured Finishes

Dryvit also offers numerous finish textures more commonly associated with the look of stucco, concrete and limestone. Made from a blend of 100 percent acrylic polymers, high-performance pigments, natural aggregates and utilizing DPR (Dirt Pickup Resistant) chemistry, they are beautiful, durable, and can be stained after drying to provide a dazzling old-world or antique look.



Retail Center  
*Sioux Falls, SD*

## AVAILABLE IN A WIDE VARIETY OF STANDARD TEXTURES



Sandpebble™



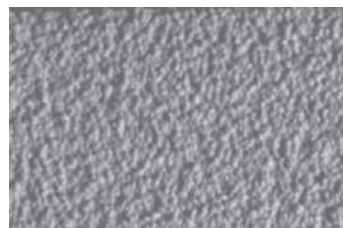
Sandpebble Fine™



Quarzputz®



Freestyle®



Sandblast®

# The Expert's Choice

## LANDMARK® PRO

A refined union of vision and value, our PRO line leads its class in optimal performance and variety of color.

- **Now classified as UL 2218 Class 3 Impact Rated**
- Engineered to meet professional contractors' exacting specifications
- Available in a wide selection of eye-catching **Max Def** colors
- Outweighs standard laminates to provide greater protection from the elements



*Max Def Moiré Black*



Scan code for  
more information



# Strength with Style

## LANDMARK®

- Dual-layer durability
- Industry-best lifetime limited warranty
- 25-year **StreakFighter**® algae-resistance warranty
- **Solaris**® *CoolRoof* colors have a Solar Reflectance Index greater than 20 SRI.

## LANDMARK® **ClimateFlex**®

- UL Classified to UL 2218 Class 4 Impact Resistance
- Dual-layer, high performance
- Industry-best lifetime limited warranty
- 25-year **StreakFighter**® algae-resistance warranty

## LANDMARK® PRO

- PRI classified to UL 2218 Class 3 Impact Rated
- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year **StreakFighter**® algae-resistance warranty

## NORTHGATE® **ClimateFlex**®

- UL Classified to UL 2218 Class 4 Impact Resistance
- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year **StreakFighter**® algae-resistance warranty

## LANDMARK® PREMIUM

- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year **StreakFighter**® algae-resistance warranty

# COACHMAN<sup>®</sup> garage doors

Coachman<sup>®</sup> garage doors give your home classic elegance while complementing your home's architectural style. With four distinctive series, Coachman offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality — masterful in the details and innovative in design — and it's only from Clopay.

## 4-Layer Construction

**intellcore<sup>®</sup>**  
insulation technology


### Warmer. Quieter. Stronger.

Coachman<sup>®</sup> garage doors featuring Intellcore<sup>®</sup> insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellcore<sup>®</sup> is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



*Composite overlay with beveled, coped edge and center groove creates a detailed carriage house look.*

#### CGU MODELS

	2" POLYURETHANE INSULATION	R-VALUE <b>18.4</b>
-------------------------------------------------------------------------------------	----------------------------------	------------------------

#### CG MODELS

2" POLYSTYRENE INSULATION	R-VALUE <b>9.0</b>
---------------------------------	-----------------------

#### CD MODELS

1 <sup>3</sup> / <sub>8</sub> " POLYSTYRENE INSULATION	R-VALUE <b>6.5</b>
--------------------------------------------------------------	-----------------------

Calculated door section R-value is in accordance with DASMA TDS-163.



5b

# DESIGNER DOORS

by SCHWEISS 03/07/2023

"ONE-PIECE" HYDRAULIC DOORS & LIFT-STRAP BIFOLD DOORS



- DESIGNER DOORS
- DECORATIVE DOORS
- GLASS DOORS
- STOREFRONTS
- AND MORE...

You Think It...  
We Build It!

 **SCHWEISS**  
DOORS



**HANGAR HOME DOORS****INCOGNITO DOORS****INDUSTRIAL DOORS****LUXURY DOORS****RESIDENTIAL DOORS****RESTAURANT DOORS****RV DOORS****SECURITY DOORS****SPECIALTY DOORS****SPECIALTY GLASS DOORS****SPORTS CENTER DOORS****STAGES/CONCESSIONS****STORE FRONT DOORS**



# HIDDEN RV DOOR

NORTH OAKS, MN



To meet North Oaks, MN residential zoning restrictions requiring garage doors not exceed certain heights, Jay Hare found a solution with Schweiss Doors. The finished door is a 12' x 16' strap bifold door that opens to 14' but gives the appearance of a door half that size.

Read more about  
**Hidden RV Door**



# PERFORMANCE

100 Series products simply perform like modern windows and doors should. They're made from our proprietary Fibrex® material, which is extremely low maintenance and blocks thermal transfer 700 times better than aluminum to help your customers save money on heating and cooling costs.

## ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

## COLORS THAT LAST

Durable factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel,\* even in extreme cold or heat.

## ATTRACTIVE MATTE INTERIORS

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.\*\*

## ENERGY EFFICIENT IN EVERY CLIMATE

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® v. 7.0 certified throughout the U.S. so they can help reduce heating and cooling bills.

Visit [andersenwindows.com/energystar](http://andersenwindows.com/energystar) for more information and to verify that the product with your glass option is certified in your area.



## EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years\* of smooth, reliable operation.

## SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

## QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE\*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

**OWNER2OWNER®**  
**LIMITED WARRANTY**

## DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states†. See pages 112-113 for details.



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Products with Sandtone, dark bronze and black interiors have matching exteriors.

†See your local code official for code requirements in your area.

††100SHS4066 PGUP +50/-50 (AAMA/WDMA/CSA 101/1.5.2/A440-08 & -11). Optional PG50 performance grade upgrade is available for most sizes. For more information, visit [andersenwindows.com/100series](http://andersenwindows.com/100series).

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.