

**HISTORIC PRESERVATION COMMISSION**  
**Tuesday, June 21, 2022 | 8:00AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes – May 17, 2022
2. Historic Overlay District Review
  - a. 1111 6<sup>th</sup> Street South – Erskine's Historic Overlay
3. Other Business or Public Comment
  - a. 317 University Drive South – Jefferson Historic Overlay
4. Adjourn – Next Meeting: July 19, 2022

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, May 17, 2022**

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, May 17, 2022.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Matthew Boreen, Paul Gleye, Mike Dawson, Nathan Larson, Jay Nelson

Absent: None

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

**Item 1: Minutes: Regular Meeting of April 19, 2022**

Member Gleye moved the minutes of the April 19, 2022 Historic Preservation Commission meeting be approved. Second by Member Nelson. All Members present voted aye and the motion was declared carried.

Member Larson present.

**Item 2: Historic Overlay District Review**

**a. 811 9th Street South – Chas A. Roberts Historic Overlay**

Planner Luke Morman presented the application for an exterior remodel of the existing building.

Discussion was held on the size of the lap siding, direction of the siding, and the front façade.

Applicant Bob Hegseth spoke on behalf of the application.

Discussion continued on historic overlay districts, keeping homes with the character of the neighborhood, and being cognizant of cost to the applicants.

Member Gleye moved to approve the application as presented with the request that the applicant consider a narrower profile of the lap siding. Second by Member Larson. All Members present voted aye and the motion was declared carried.

**Item 3: Other Business of Public Comment**

No other business or public comments were provided.

**Item 4: Next Meeting – June 21, 2022**

The time at adjournment was 8:13 a.m.



## **MEMORANDUM**

**TO:** Historic Preservation Commission

**FROM:** Luke Morman, Planner

**DATE:** June 14, 2022

**RE:** 1111 6<sup>th</sup> Street South – Building addition within Erskine’s Historic Overlay District

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The Planning Department has received an application from Scott Dahms for a building addition at 1111 6<sup>th</sup> Street South. The property is located within the Erskine’s Historic Overlay District (Ordinance 4821 – established in June of 2012).

Attached to this packet are proposed elevation and floor plans. The applicant adding an eight foot by fifteen foot kitchen addition to the rear of the house. Although this will not be seen from the street, Section F of the ordinance states that an addition shall be reviewed by the Historic Preservation Commission. Additionally, the applicant is requesting a variance from Section F.1.c.3 in order to allow the addition to have a 3:12 pitch rather than the required minimum of 6:12 due to the existing windows. Section I states, “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.”

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): <u>HOWI SEIZER-Echola</u>
Name (printed): <u>Zachary Echola</u>
Address: <u>1111 6<sup>th</sup> St. So</u> <u>Fargo, ND 58103</u>

Contact Person Information (if different than owner)
Name (printed): <u>Scott Dahms</u>
Address: <u>11649 123<sup>rd</sup> Ave So</u> <u>Sabin, MN 56580</u> <u>701 306 5729</u>

Parcel Information
Historic overlay district of subject property : <u>Erskine's</u>
Address: <u>1111 6<sup>th</sup> St So</u>
Legal Description (attach separate sheet if more space is needed): <u>Lot: 7 Block: KK ERSKINES LOTS 7 &amp; 8 BLK KK</u>

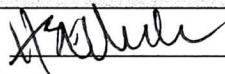
Check each of the following which applies to your project	
<input type="checkbox"/> Exterior remodel	<input type="checkbox"/> New garage
<input type="checkbox"/> Window replacement	<input type="checkbox"/> New accessory structure (not garage)
<input type="checkbox"/> New dormer	<input type="checkbox"/> 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 checked="" type="checkbox"/> New addition
<input type="checkbox"/> Other: _____	

**Briefly Describe The Proposed Scope of Work**

8 x 15 Addition ON rear OF house  
for Kitchen Expansion

**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.

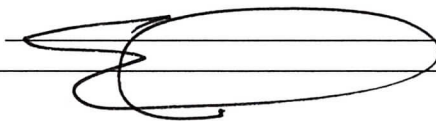
Owner (Signature):



Date:

6/7/22

Representative (Signature):



Date:

6-7-2022

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ORDINANCE NO. 4821

partial replacement of non-original exterior cladding shall be exempt from this regulation.

b. Windows and Doors

1. Windows and doors shall match the original principal building in design and operation. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original windows or doors, replacement windows and doors shall be of a design compatible with the historic style of structures located within the district. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
3. Window or door openings shall not be increased or decreased by more than 10% in dimension or total area. Any changes in dimension or area will require review by the Fargo Historic Preservation Commission.

c. Roofs

1. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. Skylights are prohibited on all roof planes parallel to and facing the street.

2. Accessory Buildings or Structures

- a. Alterations to accessory buildings and structures shall be compatible with the style of the principal building, and shall be subordinate to the principal building.

**F. Special Development Standards - Additions**

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding an addition to a principal building,

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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 permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.

**b. Windows and Doors**

1. Windows and doors of the addition shall match the original principal building in style, design and operation. The use of substitute materials is permissible if the original material is not technically or economically feasible.
2. If the principal building is void of its original windows or doors, the window and doors of the addition shall match the existing principal building. The use of substitute materials is permissible if the existing material is not technically or economically feasible
3. A garage door of an attached, front-yard entered garage addition shall not exceed 10 feet in width or 8 feet in height. A double-stall garage will require 2 doors.

**c. Roofs and Dormers**

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.

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3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building shall be consistent with the style of an HNS.
5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
6. If the roof of the principal building is void of its original functional and decorative features, the roof of the addition shall match the existing roof of the principal structure. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
7. Skylights are prohibited on all roofs parallel to and facing the street.

d. Entrances, Porches, and Decks

1. A new front entrance addition to the principal building shall face the street.
2. A new front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door, or shall have the first floor plane in a style compatible with an HNS.
3. Reconstruction of an open or screened porch (not an enclosed porch which provides year-round living space) which was historically a part of the original principal building shall be allowed to be rebuilt, and as may be necessary to accurately reconstruct, shall be allowed to vary by right from any existing zone district setback standards of the Fargo Land Development Code. The burden of establishing that a porch was part of the original structure is the owner's burden, not the City's.

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4. Decks are prohibited in front yards.
5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

e. Height and Elevation

1. The height of a new addition to a principal building shall not exceed the overall scale of an HNS with a maximum eave height of 25 feet.
2. The height of a new addition to the principal building shall not be greater than the height of the principal building, except in the case of a second story addition to a single story principal building, the result of which is the creation of a two-story principal building consistent with an HNS.

**2. Accessory Buildings or Structures**

- a. Additions to existing accessory buildings or structures shall be subordinate in scale and compatible with the design and style of the principal structure.
- b. An addition to an existing accessory building that does not meet the dimensional setback standards of the LDC and does not increase in total floor area of the existing accessory building by more than 40%, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the non-conforming setback is determined is verified by a registered land surveyor; and 3) the new accessory building addition is limited in height to no more than one-story with 10-foot maximum sidewalls.

**G. Special Development Standards - New Construction**

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the new construction of a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

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**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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4. Dormers of the principal building shall be consistent with the style of the structure.
5. Skylights are prohibited on all roofs parallel to and facing the street.

e. Entrances, Porches, and Decks

1. The front entrance of the principal building shall face the street.
2. The front entrance to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door, or shall have the first floor plane in a style compatible with an HNS.
3. Decks are prohibited in front yards.
4. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

f. Height and Elevation

1. The height of the principal building must be visually compatible with structures to which it is visually related.
2. The height of the principal building shall not exceed the overall scale of HNS with a maximum eave height of 25 feet.
3. The principal building shall be constructed to have the first floor plane in a style compatible with an HNS.

**2. Accessory Buildings or Structures**

- a. New accessory building or structures shall be subordinate in scale and compatible with the design and style of the principal building.
- b. Except an HNS designed with an attached garage, all garage structures shall be located in the rear yard. Any garage door visible from the street shall not exceed 10 feet in width or 8 feet in height.
- c. Reconstruction (included its enlargement by up to 40% in total floor area) of an existing accessory building, which does not meet the dimensional setback standards of the Fargo Land Development Code, is permissible by

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right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the setback is determined is verified by a registered land surveyor; and 3) the new accessory building is limited in height to no more than one-story with 10-foot maximum sidewalls.

**H. Special Development Standards - Demolition**

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the demolition of a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

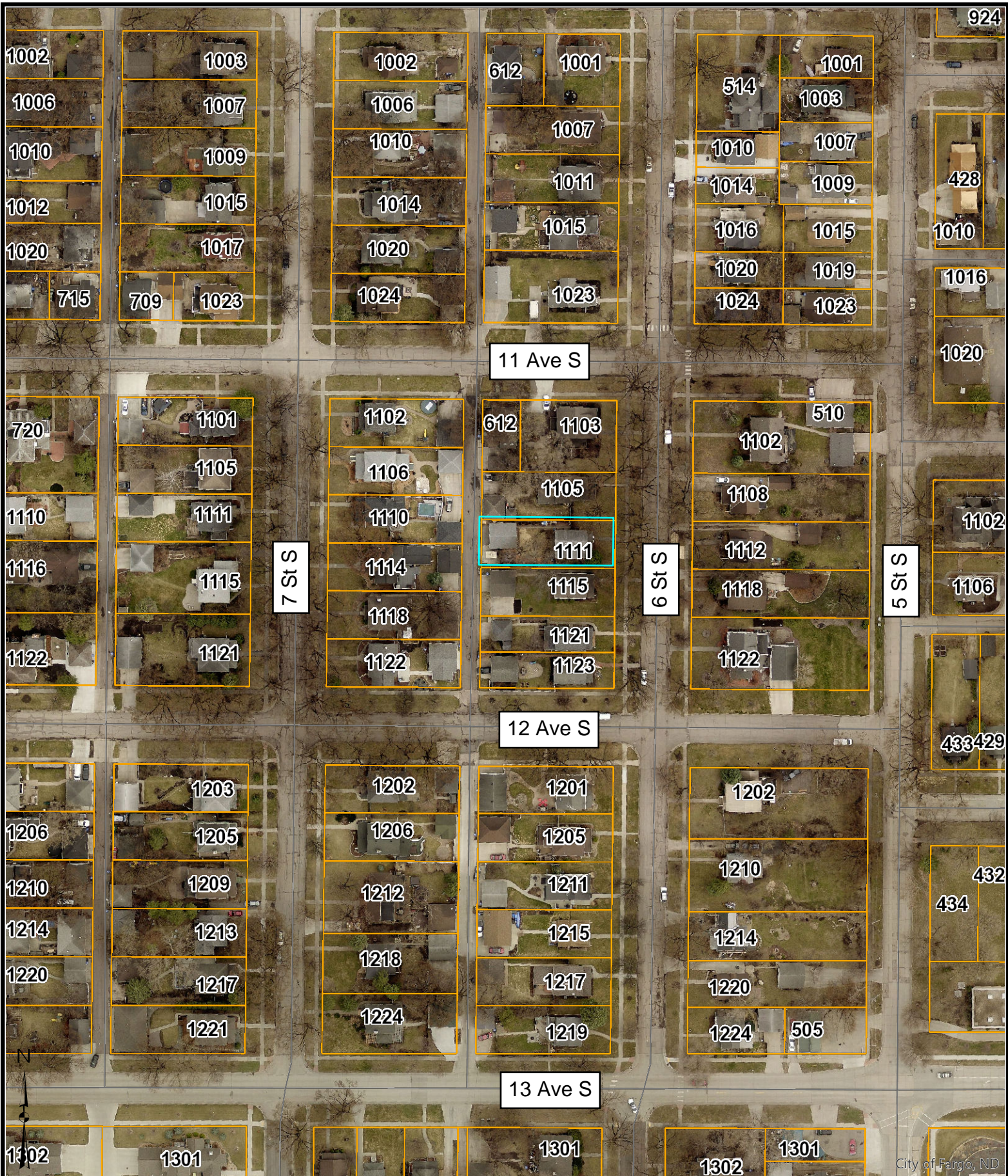
1. The requested demolition is justified by the state of deterioration, disrepair and structural stability of the structure, or the building has been condemned.
2. The requested demolition is not detrimental to the overall style of the historic district.
3. The requested demolition is consistent with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

**I. Variance of Special Development Standards**

To allow for a variance of hardships that may arise from the strict application of any of the foregoing Special Development Standards, the Historic Preservation Commission may consider requests to deviate from any applicable standards and allow for an exceptions. A vote of two-thirds of all the members of the Historic Preservation Commission is required for approval of any exception to the Special Development Standards.

Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.





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.

1111 6 St S

1:2,257

6/15/2022 8:50 AM

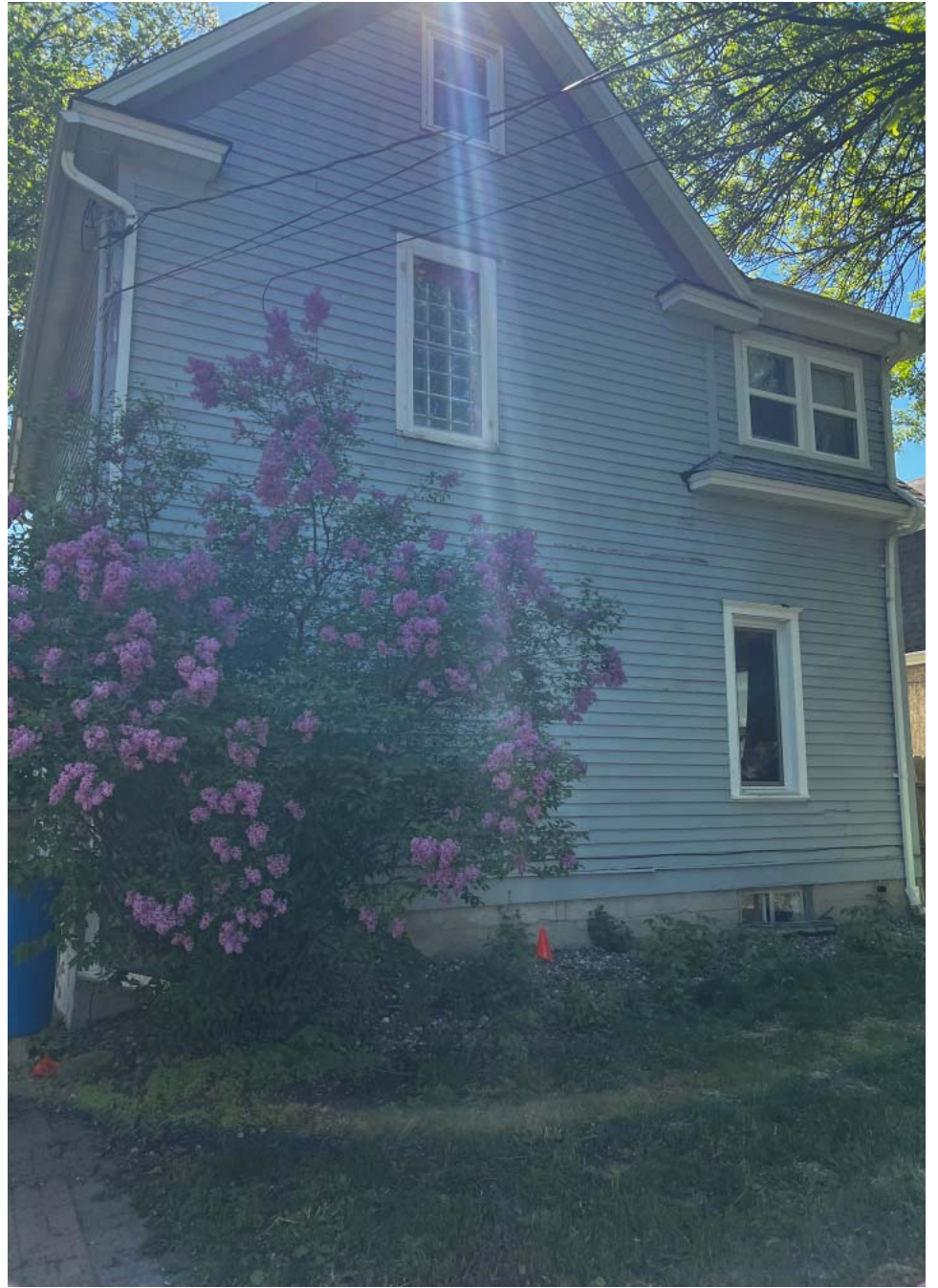
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

THE CITY OF  
**Fargo**  
FAR MORE

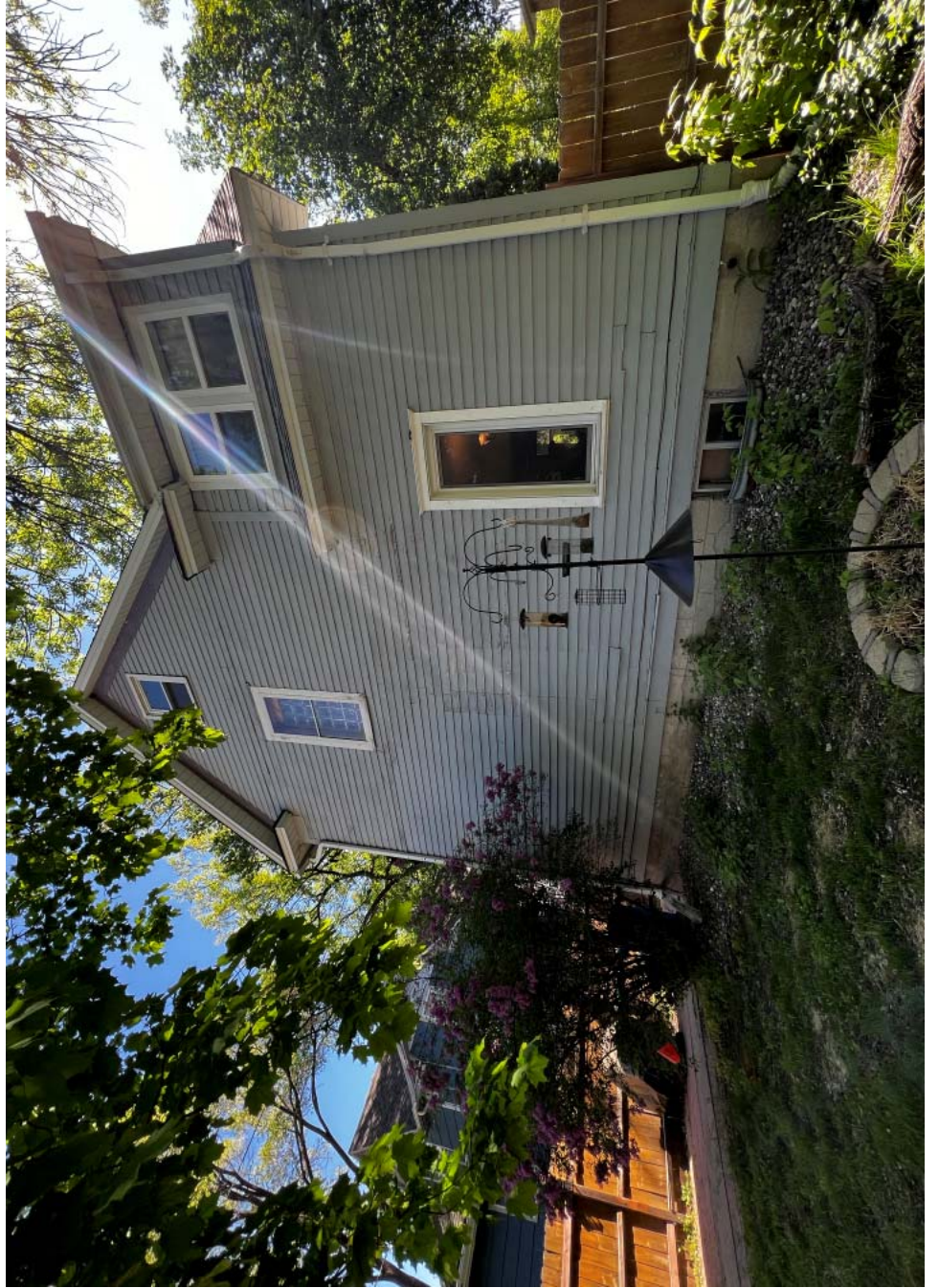




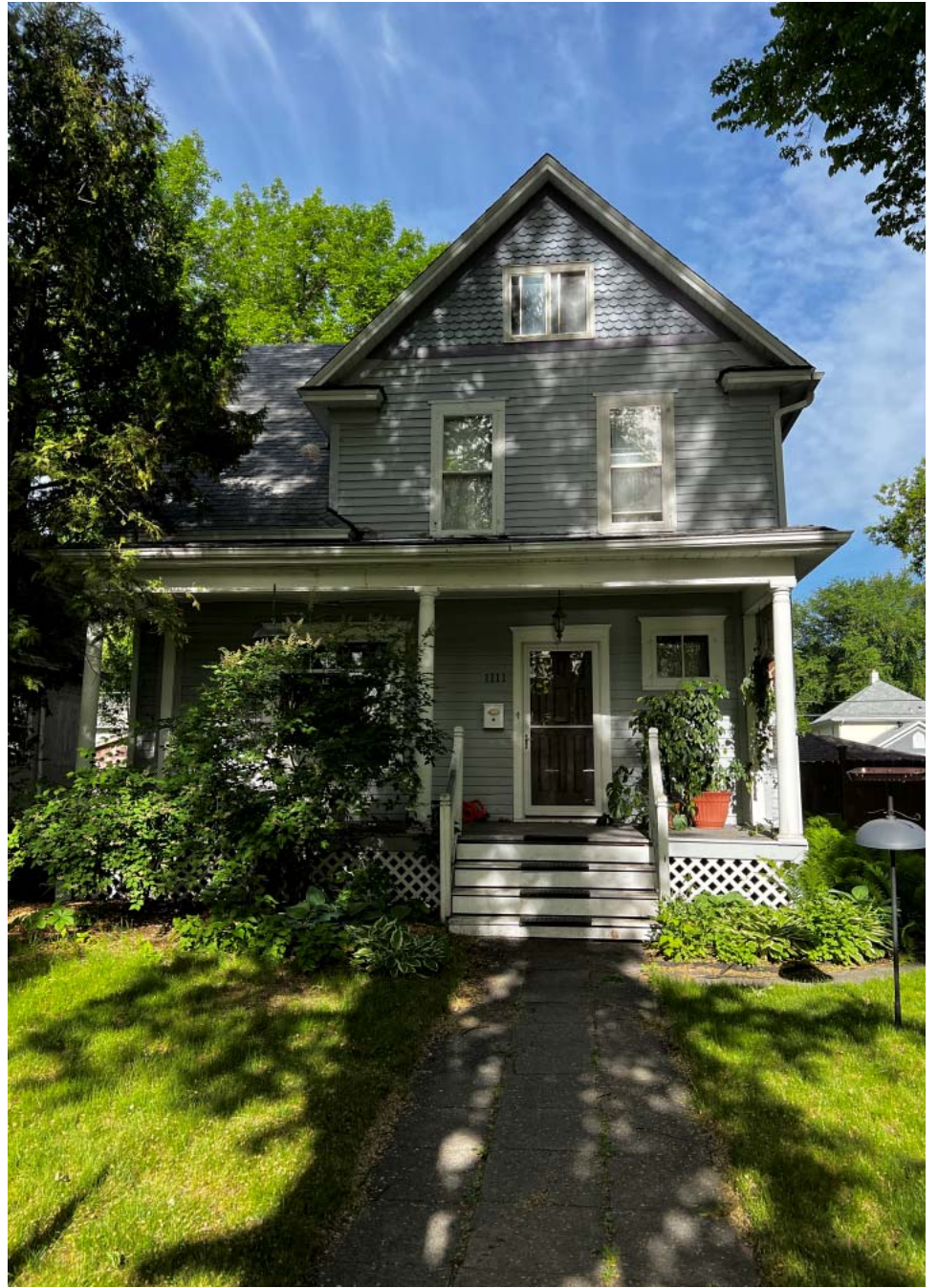














1 2 3 4 5 6 7 8 9 10 11 12 13 14

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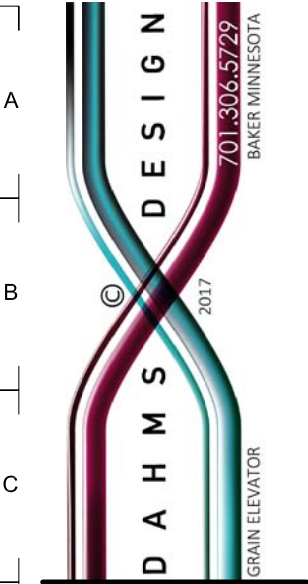


8x15 proposed  
addition at rear of  
house

1

SITE PLAN

NOT TO SCALE



SELZER-ECHOLA  
1111 6TH ST SO  
FARGO

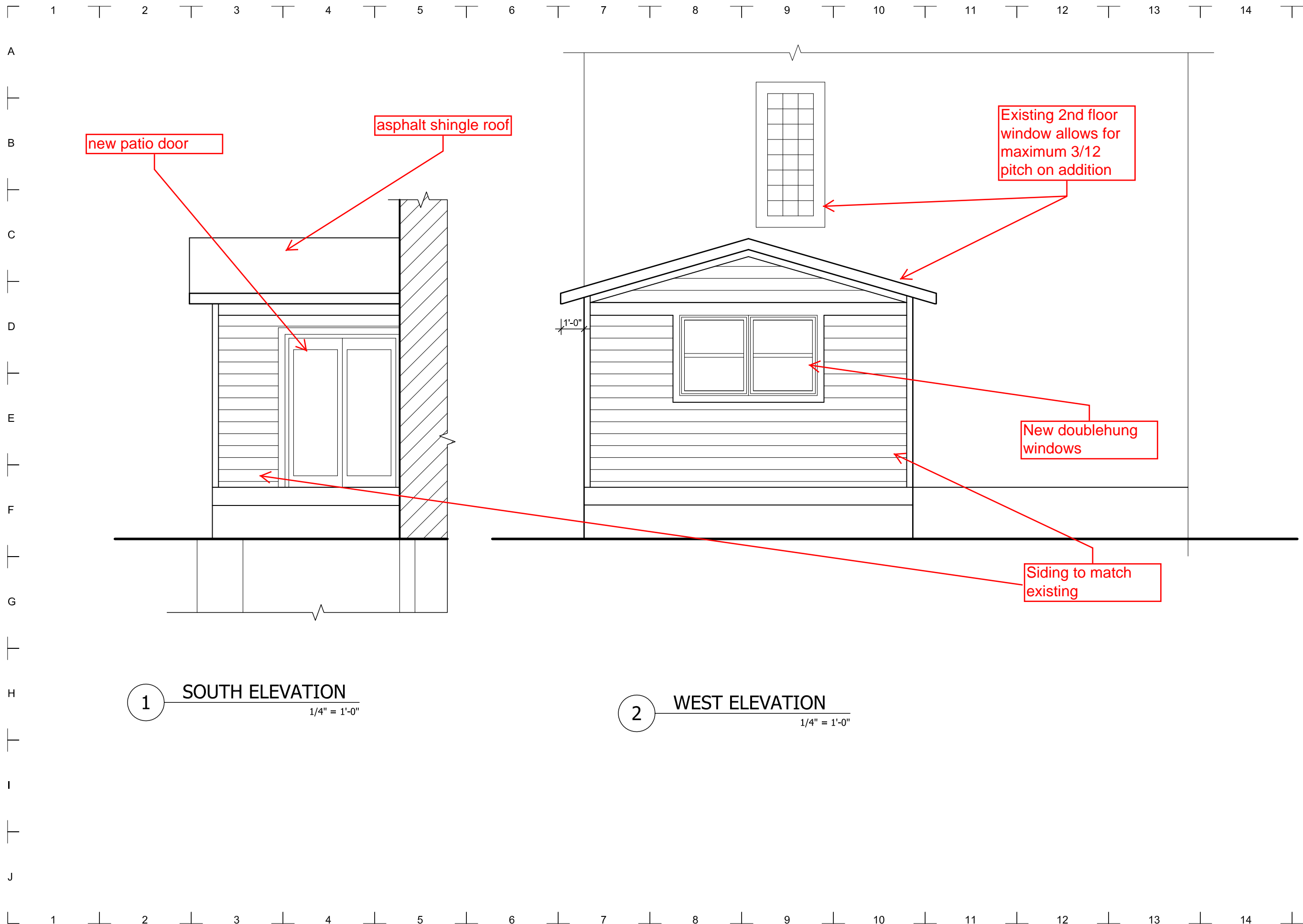
© 2019 D2 DAHMS DESIGN  
DESCRIPTION:  
NEW  
KITCHEN

PROJECT: D2-21-11  
DATE: 05/19/22

SITE  
PLAN

A1.0





1 SOUTH ELEVATION  
1/4" = 1'-0"

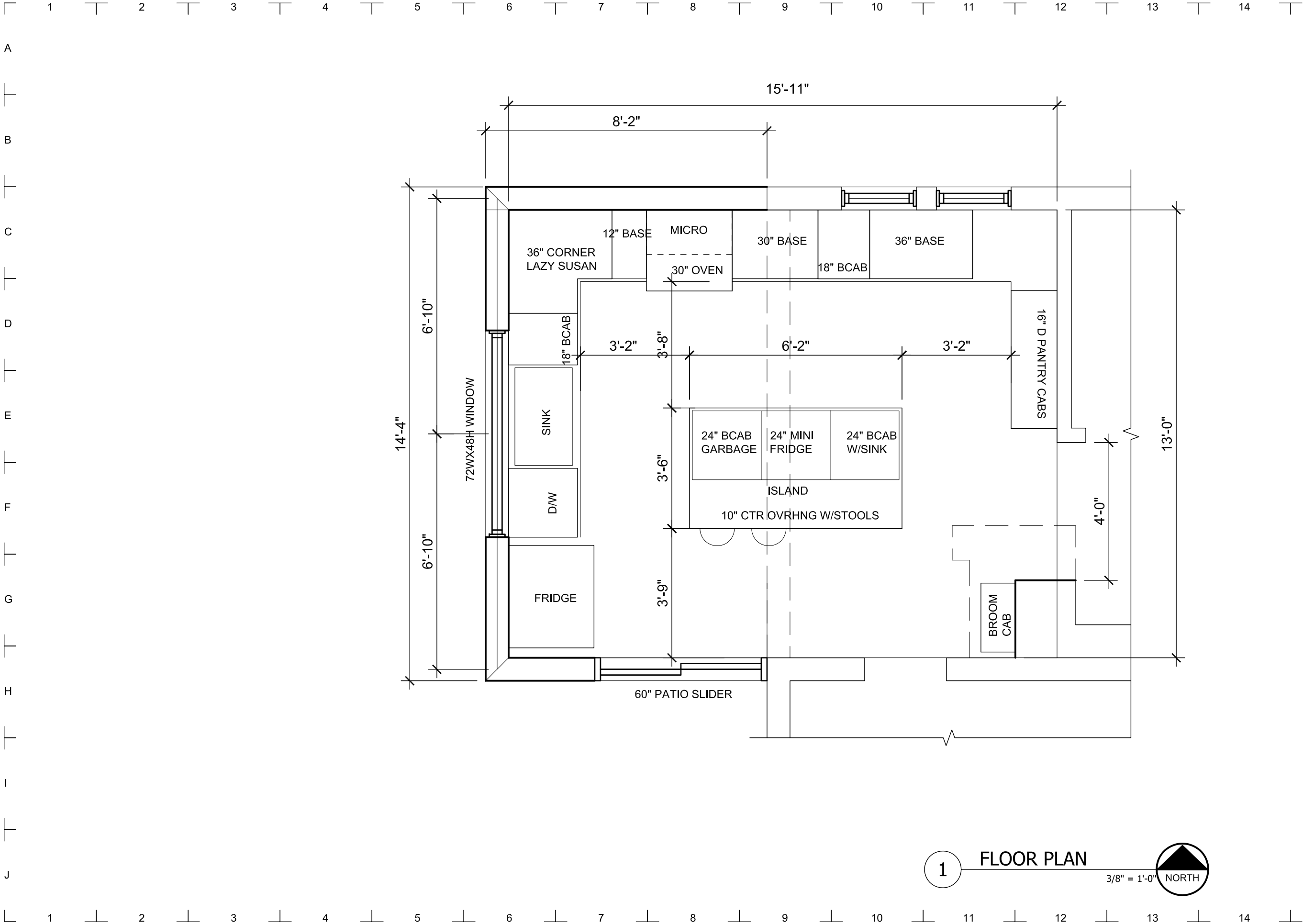
2 WEST ELEVATION  
1/4" = 1'-0"

SELZER-ECHOLA  
1111 6TH ST SO  
FARGO

© 2019 D2 DAHMS DESIGN  
DESCRIPTION:  
NEW  
KITCHEN

PROJECT: D2-21-11  
DATE: 05/13/22

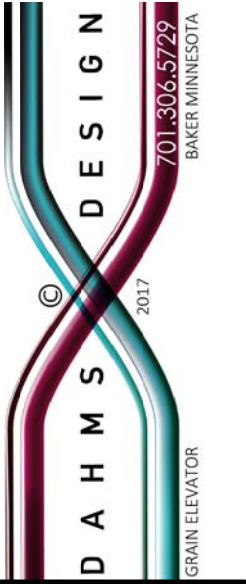
ELEVATIONS



1

FLOOR PLAN

3/8" = 1'-0"



SELZER-ECHOLA  
1111 6TH ST SO  
FARGO

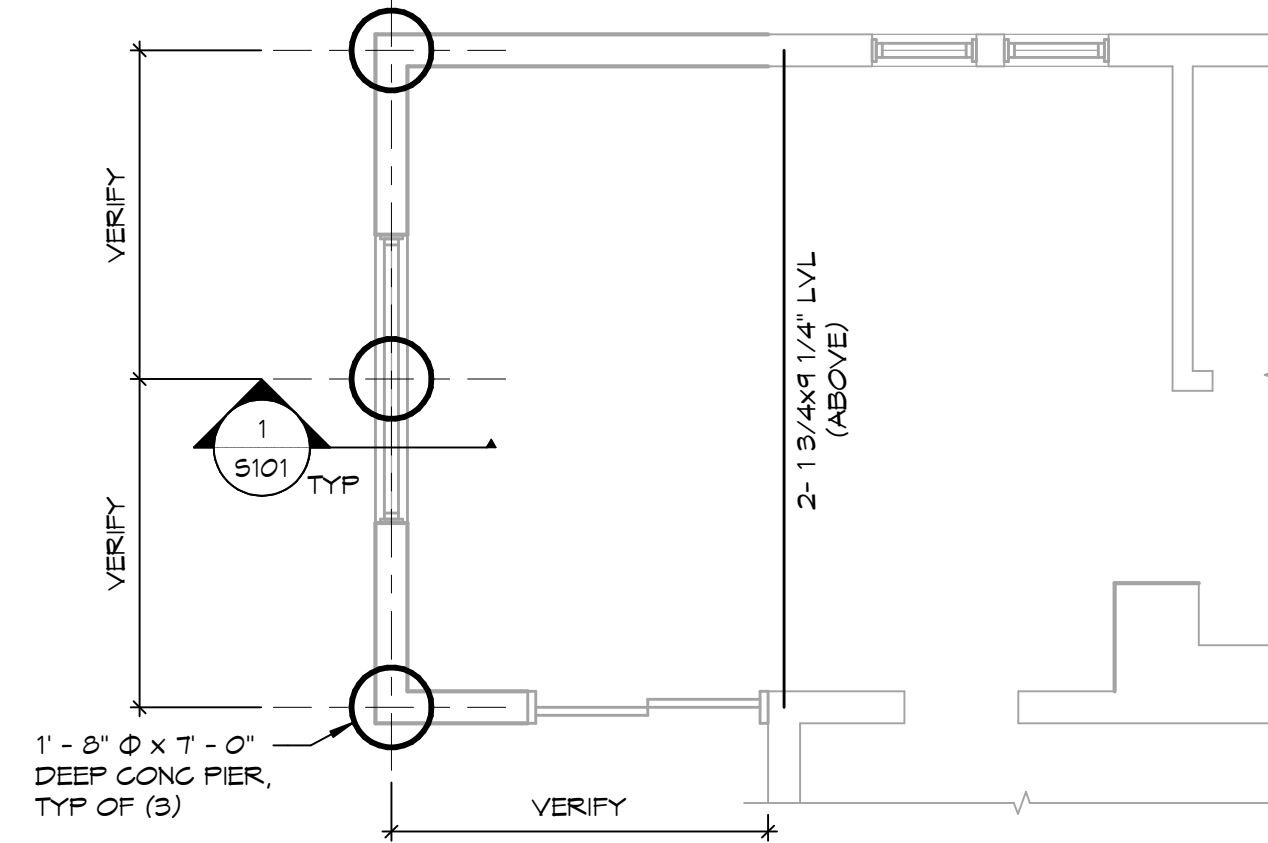
© 2019 D2 DAHMS DESIGN

DESCRIPTION:  
NEW  
KITCHEN

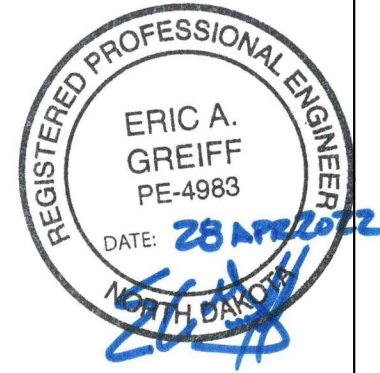
PROJECT: D2-21-11  
DATE: 05/19/22

FLOOR  
PLAN

A1.1

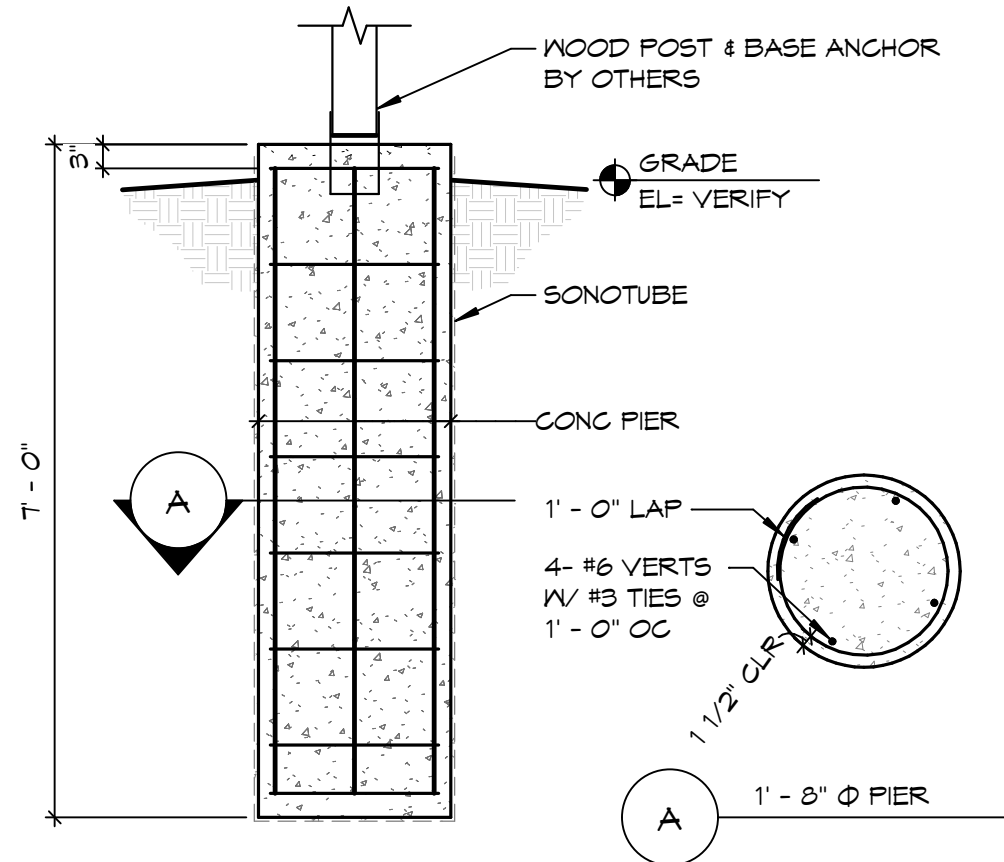


**FOOTING & FOUNDATION PLAN**  
1/4" = 1'-0"



**DRILLED PIERS:**

1. INSTALLER QUALIFICATIONS: ENGAGE AN EXPERIENCED INSTALLER WHO HAS SPECIALIZED IN INSTALLING DRILLED PIERS SIMILAR TO THOSE REQUIRED FOR THIS PROJECT. DRILLED PIER STANDARD: COMPLY WITH PROVISIONS OF ACI 336.1, "SPECIFICATION FOR THE CONSTRUCTION OF DRILLED PIERS", UNLESS MODIFIED IN THIS SECTION.
2. WHERE REQUIRED STEEL PIPE CASINGS SHALL BE OF ASTM A283/A283M, GRADE C; OR ASTM A36/A36M, CARBON-STEEL. JOINTS SHALL BE FULL-PENETRATION BEVEL WELDS AND SHALL BE PERFORMED ACCORDING TO AWS D1.1 REQUIREMENTS.
3. PREVENT SURFACE AND GROUND WATER FROM ENTERING EXCAVATED SHAFTS. DEWATER EXCAVATED SHAFTS BEFORE CONCRETING.
4. EXCAVATE BOTTOM OF DRILLED PIERS TO A LEVEL PLANE. REMOVE ALL LOOSE MATERIAL AND WATER FROM BOTTOM OF EXCAVATION.
5. DO NOT EXCAVATE SHAFTS DEEPER THAN ELEVATIONS INDICATED, UNLESS APPROVED BY ENGINEER.
6. TOLERANCES:
  - A. NOT MORE THAN 1 INCH FROM DESIGN CENTER LOCATION.
  - B. OUT-OF-PLUMB: NOT MORE THAN 2 PERCENT OF PIER LENGTH.
  - C. BOTTOM AREA OF PIER: NOT LESS THAN 96% OF PIER AREA REQUIRED.
  - D. SHAFT DIAMETER: NOT LESS THAN 98% OF SHAFT DIAMETER INDICATED.
7. IF LOCATION OR OUT-OF-PLUMB TOLERANCES ARE EXCEEDED, PROVIDE CORRECTIVE CONSTRUCTION. SUBMIT ENGINEERED DESIGN AND CONSTRUCTION PROPOSALS TO ENGINEER FOR REVIEW BEFORE PROCEEDING.



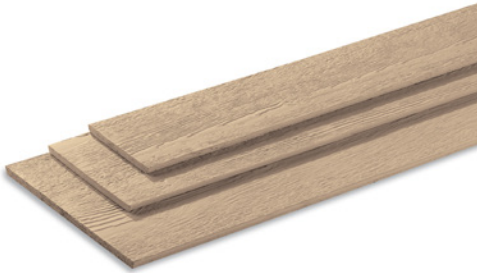
**PIER DETAIL**  
1/4" = 1'-0"

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
- 16’ length can result in faster installation
- May create fewer seams than traditional 12’ siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option eliminates the need to measure and set lap reveal; eliminating this step in the process is likely to speed up the installation process
- APA-certified lap siding
- Treated engineered wood strand substrate



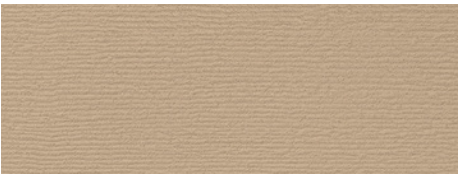
Cedar Texture

Specifications: LP® SmartSide® Lap Siding

SMOOTH FINISH LAP

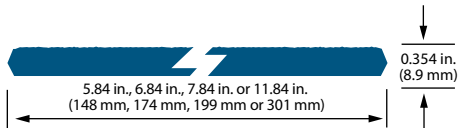
SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16’ length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate

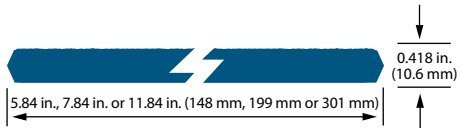


Smooth Finish

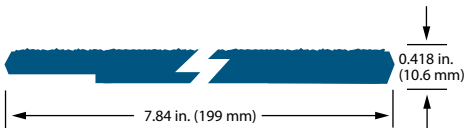
38 SERIES CEDAR TEXTURE LAP



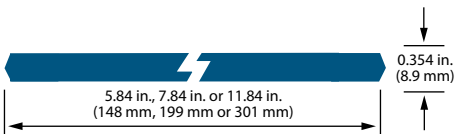
76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



38 SERIES SMOOTH FINISH 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. (8.9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	6.84 in. (174 mm)	0.354 in. (8.9 mm)	40610	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	25797	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (8.9 mm)	25799	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.418 in. (10.6 mm)	25785 (Discontinued)	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

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (8.9 mm)	41338	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (8.9 mm)	41339	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (8.9 mm)	41340	1.5 PSF

## **MEMORANDUM**

**TO:** Historic Preservation Commission

**FROM:** Luke Morman, Planner

**DATE:** June 15, 2022

**RE:** 317 University Drive South – 2021 Certificate of Appropriateness in the Jefferson Historic Overlay District

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The Planning Department has received an email from Member Paul Gleye requesting to discuss the positive outcome of a project previously approved by the Historic Preservation Commission in 2021. Last summer, the project was approved for a Certificate of Appropriateness by the Historic Preservation Commission for exterior siding and door based on the criteria of the Jefferson Neighborhood Historic Overlay District. Site photos are included in the packet.







