



PLANNING AND DEVELOPMENT

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Fargo, North Dakota 58102**

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MEMORANDUM

TO: Historic Preservation Commission

FROM: Dawn Mayo, Assistant Planner, Community Development

DATE: July 14, 2017

RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, July 18, at 8:00 a.m. in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact staff at 701.241.1474 or planning@FargoND.gov. Thank you.

**HISTORIC PRESERVATION COMMISSION
Tuesday, July 18, 2017, 8:00 a.m.
City Commission Room
AGENDA**

1. Approval of Minutes
2. 202 Broadway (VFW) – Storefront/Downtown Grant Review
3. 23 9th Street S (Lighthouse Church) – Storefront/Downtown Grant Review
4. Other Business
5. Liaison Reports
 - Planning Commission – Christine Kloubec
 - Board of Adjustment – Matthew Boreen
 - House Moving Board – Paul Gleye
 - Housing Rehab – Heather Fischer
 - Renaissance Zone Authority – Vacant
6. Next Meeting – August 15, 2017

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.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/historicpreservationcommission.



**BOARD OF HISTORIC PRESERVATION COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday:

June 20, 2017:

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 o'clock a.m., Tuesday, June 20, 2017.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Matthew Boreen, Paul Gleye

Absent: Michael Burns

Also Present: John Strand (City Commission Liaison)

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

Item 1: Minutes: Regular Meeting of April 18, 2017

Mr. Gleye moved the minutes of the April 18, 2017 Historic Preservation Commission meeting be approved. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 2: 346 9th Avenue South – HOD Review (Garage): APPROVED

Assistant Planner Dawn Mayo introduced the proposed project for the construction of a new garage.

Applicant Chuck Huff spoke on behalf of the project. He noted he will use materials that will match the house, and that the new garage will not be visible from the street.

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

Item 3: 813 9th Street South – HOD Review (Garage): APPROVED

Ms. Mayo introduced the proposed project for the demolition of an existing one stall garage and construction of a new garage with three single stalls.

Applicant Ryan Sather spoke on behalf of the project, discussing the footprint, design plan, and planned materials.

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

Items 4-6 were presented together:

- Item 4: 18 13½ Street North – Storefront Grant Review: APPROVED**
Item 5: 20 University Drive – Storefront Grant Review: APPROVED
Item 6: 30 University Drive – Storefront Grant Review: APPROVED

Ms. Mayo introduced the three proposed storefront rehab projects. She noted that all three projects have been approved for Community Development Block Grant funding by the Community Development Committee.

Phil Stahl, Stahl Architects and Lee Schwartz, Jade Companies spoke on behalf of the projects.

Ms. Kloubec moved the Historic Preservation Commission find that no historic property is being affected and to approve the designs as presented. Second by Mr. Boreen. All Members present voted aye and the motion was declared carried.

Item 7: Jefferson Neighborhood Historic Overlay – Approve Proposed Area

Dawn Morgan, President of the Jefferson Neighborhood Association, spoke on behalf of the proposed overlay district and its importance to preserve the historic nature of the neighborhood.

Discussion was held on the boundaries for the overlay district and the survey process.

Mr. Boreen moved to approve the survey work for the historic overlay district. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 8: Other Business

Discussion was held on the Board's two vacant seats and the process for appointing new members. Board members will look for qualified applicants and encourage them to submit an application.

Ms. Mayo shared that Fargo will be hosting the CLG (Certified Local Government) meeting in the near future, and that the Historic Preservation Commission will have an opportunity to play a role in the meeting. The meeting will be attended by local government jurisdictions whose communities are also working to help preserve historic properties.

Discussion was held regarding the status of the design and location options for the Theodore Roosevelt cornerstone marker from the Carnegie Library.

Item 9: Liaison Reports

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

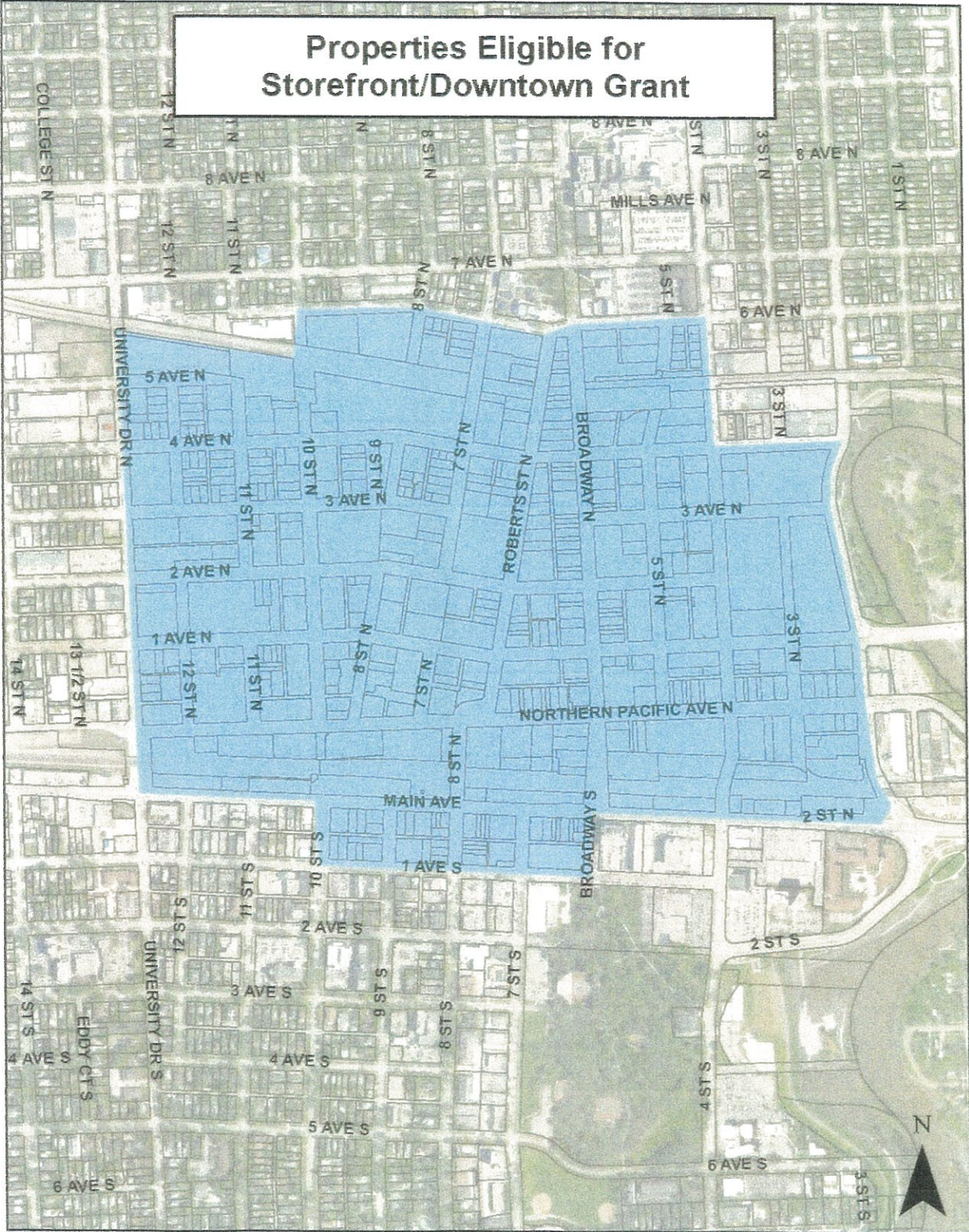
Item 10: Next Meeting – July 18, 2017

The time at adjournment was 9:02 a.m.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Properties Eligible for Storefront/Downtown Grant





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Vic Pellerano		
Address	550-15st South		
Phone	701-866-4519	Fax	
E-mail	vpellerano@fargoparks.com		
Property Address	202 Broadway North, Fargo, ND 58102		
Applicant Name & DUNS number	Dave Rice, commander VFW Post 762 (name of person/entity to receive grant)	(Enter DUNS number here)	
Architect/Firm	Indigo signworks (all applicants <u>must</u> use an architect for project design)		
Property Owner	VFW Post 762		
Mailing Address	202 Broadway north, Fargo, ND 58102		

Description of Property			
<input type="checkbox"/> Current Commercial Tenants			
Business Name	Business Owner	Address	Current sq. ft. occupied
Toscana Restaurant		202 Bdway North	
<input type="checkbox"/> Current Residential Tenants		# occupied	# vacant
Tenant Name	Unit #	Mailing Address	



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

Total Cost of	\$ 15,000.00 (option A)	Amount of CDBG	\$ 7,500.00 (option A)
façade renovation	\$ 8,000.00 (option B)	Funding Requested	\$ 4,000.00 (option B)

Is the exterior renovation part of a larger project?

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

If yes, please describe comprehensive project.

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

The existing surface is brick that has been painted and is stained.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2). Note – to receive historic preservation approval, projects cannot submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.

We plan to clean and then paint the existing wall to match the existing Sandstone color on the south facade. Since the Ramp now projects along the street side and covers the majority of the alley, we will only address about 50% of the wall which will be visible.

The concept is to provide static images and changable banners as reflected in Option A. The static images A,B,C, D, E, and the changable banner will be provide by and installed by Indigo Signworks. The overall dimension will be approximate 10 feet by 7 feet. The changable banner sign will be 6 feet by 12 feet.

In Option B the the overall banner will be approximate 9 feet by 5 feet. We are suggesting Option B as an alternate, in th event Option A becomes an issue with size. Please note,in Option A the actual sign will be 6 feet by 12 feet. The other images are static and are there for aesthetics only.

(contact person for Indigo Signworks , Eric Klebe 701-297-9696)

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

This project will enhance downtown while matching the color of the stone work of the south facade. The overall historic character of the building will not be affected, but visually improved.

How will your project complement downtown redevelopment efforts?

The VFW image and the changable banners will complement downtown by visually cleaning up the alley and creating a clean aesthetic appearance to the alley, th building and the ramp.

For more information on completing this application please refer to the following website.

<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>



**STOREFRONT REHAB &
DOWNTOWN PROJECT APPLICATION**

ATTACHMENT 1: PHOTOS

(current and historic, if available)



VFW
POST
762

ONE
WAY
→

us bank

VFW

Fargo, ND
Quote # 44544

Date: 03/15/2017
Revised Date:

Sales Representative:
Eric Klebe

Drawn by: GAN

Page Scale: 3/4" = 1'-0"
Page Size: 11x17

X

Non-Illuminated Single Sided Banner System

Banner Mfg: Britten Banner Systems
Frame Color: Silver
Banner Size: 68.375 H. x 140.375 W.
Graphics: Digitally printed

Frame with ACM Overlay

Graphics: 3M film
Intense Blue 7725-47
Tomato Red 7725-13
Sapphire Blue 7725-31
Deep Red 7725-23

1622 Main Avenue | Fargo, ND 58103
p. 701.297.9696 | f. 701.297.9697

fargo | alexandria | bismarck | grand forks | minot | st. cloud

Due to the limitations of the printing process,
the colors shown may not reflect actual colors.



OPTION "A"
IMAGES A, B, C, D, E
ARE STATIC/FIXED
IMAGES
IMAGE "F" IS CHANGABLE
w/DIFFERENT BANNERS

Scale: 1/2" = 1'-0"

VFW

Fargo, ND
Quote # 44544

Date: 03/15/2017
Revised Date:

Sales Representative:
Eric Klebe

Drawn by: GAN

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OPTION "A"
IMAGES A, B, C, D, E
ARE STATIC/FIXED
IMAGES
IMAGE "F" IS CHANGABLE
w/DIFFERENT BANNERS.

Scale: 1/2" = 1'-0"



OPTION "B"



**STOREFRONT REHAB &
DOWNTOWN PROJECT APPLICATION**

**ATTACHMENT 2:
DRAWINGS
PRE & POST**



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

The intent of Fargo's Storefront/Downtown Project program is to renovate the exteriors of deteriorating properties in the downtown area. Interested property owners may apply for a 50% matching grant, up to \$15,000, which can be used for the rehabilitation of building exteriors, to demolish blighted properties, or to make other exterior improvements. A slum and blight area is defined as having a significant amount of structures that demonstrate major deterioration. The boundary is exhibited by a survey of the area. Property renovation may include efforts to improve and enhance parking areas.

The property must be located in designated areas of downtown Fargo (see map on following page) and the applicant must provide architectural renderings of the proposed design. Renovations to a historic property must maintain its historic character and must also conform to guidelines established in the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". This information is available from the Planning Department and on the web at: <http://www.cityoffargo.com/HistoricPreservation>.

Review and Approval Process

1. Applications can be submitted throughout the year to the Department of Planning and Development and are reviewed by staff for program compliance. However, due to limited funding availability, earlier submittals are encouraged.
2. The applications are forwarded to the **Historic Preservation Commission (HPC)**. The HPC reviews projects with the intent of preventing adverse impact to historic properties. This review must be completed prior to a project being considered for funding.
3. Projects that are approved by the Historic Preservation Commission will be reviewed by the **Community Development Committee** for funding. The Community Development Committee will consider projects competitively, based on the following criteria:
 - Use of property is consistent with published downtown plans (Framework Plan, Renaissance Zone, Area Plan, Riverfront Plan)
 - Comprehensive renovation project eliminates all signs of blight/deterioration from affected property
 - Project must be ready to proceed in the current year's construction season

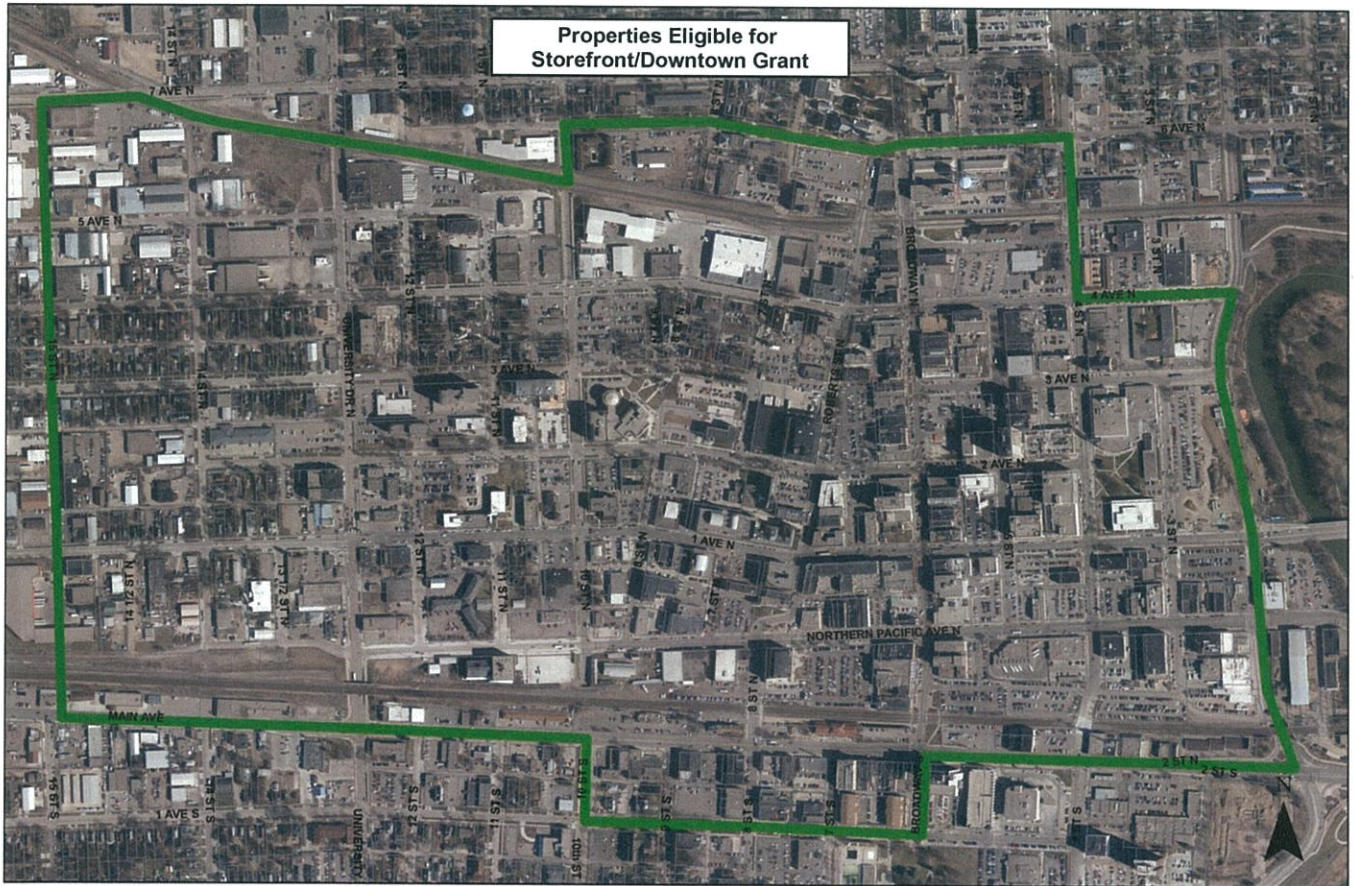
Other contributing factors

 - Size of the property
 - Amount of private funds in the project
 - Utilization of other incentives (i.e., Renaissance Zone)
4. Storefront/Downtown projects that receive a funding recommendation will be presented to the **City Commission** for final approval. Generally, the City receives funding from HUD in June. Community Development Block Grant (CDBG) funds cannot be released before City Commission approval.

Project Administration upon Approval

Once the City Commission has approved a project, the City and applicant will sign a Recipient Agreement. In order to be eligible for CDBG reimbursement, contracts for the agreed upon scope of work must not be signed before the Recipient Agreement has been executed. All storefront/downtown projects are subject to the requirements of the Fair Labor Standards Act, including Davis Bacon wage rates.

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Jonathan Youness		
Address	4631 40 th Ave S, Suite 150		
Phone	701-306-0799	Fax	701-281-8007
E-mail	jyouness@eagleridgecompanies.com		
Property Address	23 9 th St S, Fargo, ND 58103 *note: the address on the building is 21 9 th St S, but is registered with the city as 23 9 th St S		
Applicant Name & DUNS number	Three Ravens, LLC (name of person/entity to <u>receive</u> grant)	080346428 (Enter DUNS number here)	
Architect/Firm	Not Applicable (all applicants <u>must</u> use an architect for project design)		
Property Owner	Three Ravens, LLC		
Mailing Address	4650 38 th Avenue South, Suite 110, Fargo, ND 58104		

Description of Property	Lighthouse Church of Fargo		
<input checked="" type="checkbox"/> Current Commercial Tenants			
Business Name	Business Owner	Address	Current sq. ft. occupied
Lighthouse Church of Fargo	Dale Wold	23 9 th St S	5,236
<input type="checkbox"/> Current Residential Tenants		# occupied	# vacant
Tenant Name	Unit #	Mailing Address	



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)
 Built in 1914, this building was once the First Church of Christ Science and belonged to the Christian Science church for 100 years. The Christian Science congregation had their last service there on June 15, 2014. The building was sold on June 25, 2014 and is used by Lighthouse Church, who hopes to maintain the architecture and character of the building.

Total Cost of façade renovation	\$98,790	Amount of CDBG Funding Requested	\$15,000
Is the exterior renovation part of a larger project?			
<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No, the exterior rehab is the only work I am doing	
If yes, please describe comprehensive project.			
<p>The paint is chipping and the walls have large cracks in them. The stucco will need to be painted and the cracks will need to be fixed. The trim will be sanded and painted and the windows will also need to be painted. Some sanding may need to be done by hand because there are a few intricate areas in the fascia of the church. The paint used will be an exterior paint that is meant for the climate in Fargo-Moorhead.</p> <p>EagleRidge Development will be donating construction management and project funding assistance. Jon Youness, Director of Development, stated “We believe the work, support, and care Pastor Dale and his team provides is invaluable to the community, especially now, considering the struggles many of our neighbors and friends are currently battling.”</p>			

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)
 The church has a large dome and columned entrance. The columns and entryway have large amounts of paint chipping. The church has some intricate areas that will need to be fixed and cleaned up. The exterior walls have cracks in them, which will need to be sealed and repainted.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2). Note – to receive historic preservation approval, projects *cannot* submit plans that include the use of “anodized” aluminum. If window replacement is proposed, applicant must provide manufacturer’s window specifications.

To keep the character and traditional look of the building, it will only be rehabbed. The church's exterior will be restored and preserved. Methods of restoration that will be used; dry ice blasting, power washing and hand tool cleaning. All methods will be non-abrasive and will not jeopardize the existing surfaces.

We will work with Morris Painting and Blasting, where the primary contact is Bryan Bienek. He has also given us a handful of other restoration projects he has worked on around town. In each of these projects the goal was to restore and preserve the character of each building.

Past Projects:

- Union Storage
- Moose Dixon
- Loretta Building
- Boiler Room
- St Marks Church
- Woodrow Wilson School
- Old Moorhead High School "Lofts at Townsite"
- Title Company Building
- NDSU Old Main
- NDSU Ceres Hall
- Old Leaf Cleaners Building on 10th St.

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

The goal of this project is to protect the integrity of the current structure by giving the church a new face while also keeping the property’s character intact. The only changes will be a thorough cleaning, fixing of cracks, and a fresh coat of paint. The historic character of the building will not be lost.

How will your project complement downtown redevelopment efforts?

By improving the exterior of Lighthouse Church, this project will focus on preserving the traditional architecture and character of the original Christian Science building. There are no buildings in Fargo quite like the church, so it has always served as a form of landmark for the Fargo-Moorhead downtown area. With the rehab work done, the church will keep the character of the building, but it will also be revitalized.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

For more information on completing this application please refer to the following website.
<http://www.cityoffargo.com/Business/StorefrontDowntownGrants/>



**STOREFRONT REHAB &
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ATTACHMENT 1:

PHOTOS

(current and historic, if available)

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



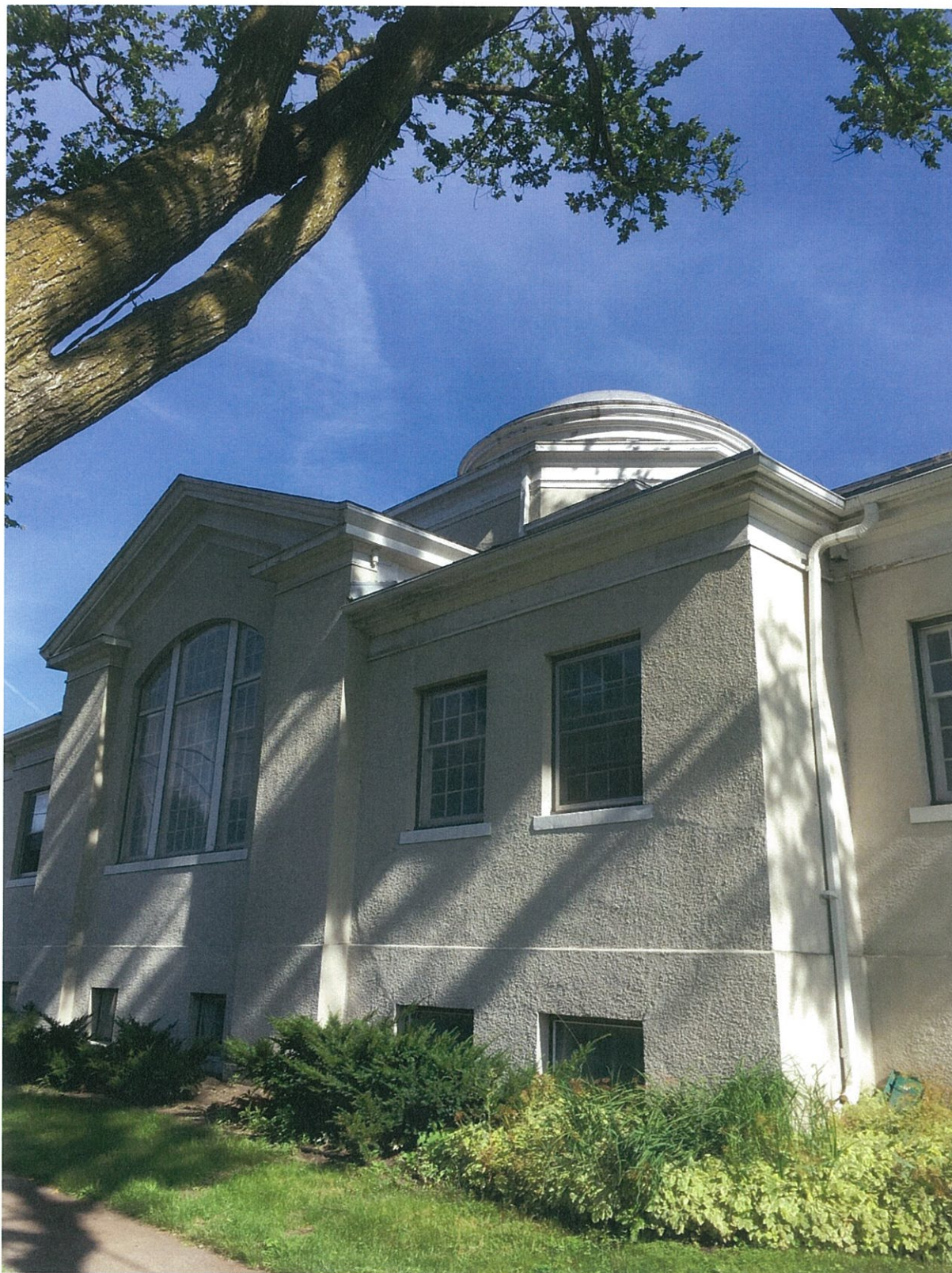
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ATTACHMENT 2:

DRAWINGS

PRE & POST

Not Applicable