

HISTORIC PRESERVATION COMMISSION
Tuesday, July 18, 2023 | 8:00AM
City Commission Chambers
AGENDA

1. Approval of Minutes – June 20, 2023
2. Historic Overlay District Review
 - a. 421 8th Avenue South – Island Park Historic Overlay (Hawthorne Neighborhood)
 - b. 1345 4th Avenue South – Jefferson Historic Overlay (Jefferson Neighborhood)
3. Other Business or Public Comment
4. Adjourn – Next Meeting: August 15, 2023

Historic Preservation Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.FargoND.gov/streaming. They are rebroadcast each Thursday at 8:00 a.m., Friday at 3:00 p.m. and Saturday at 3:00 p.m. Minutes are available on the City of Fargo Web site at www.FargoND.gov/historicpreservationcommission.

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

BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES

Regular Meeting:

Tuesday, June 20, 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, June 20, 2023.

The Historic Preservation Commissioners present or absent were as follows:

Present: Matthew Boreen, Paul Gleye, Mike Dawson (via conference call), Jay Nelson

Absent: Nathan Larson, Christine Kloubec, Heather Fischer

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

Item 1: Minutes: Special Meeting of September 29, 2022

Member Boreen moved the minutes of the September 29, 2022 Historic Preservation Commission meeting be approved. Second by Member Nelson. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 1202 8th Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)

Planner Brad Garcia presented the application to construct a garage addition. He provided the Board an updated site plan and footprint of the proposed garage.

Applicant representation Scott Dahms spoke on behalf of the application.

Discussion was held on plans for the driveway, and garage options of 3 single garage doors versus a double and single garage door for the project.

Member Nelson moved to approve the application with the 3 garage door configuration as presented. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

Item 3: Other Business or Public Comment

No other business was presented.

Item 4: Next Meeting – July 18, 2023

Member Nelson moved to adjourn the meeting. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

The time at adjournment was 8:27 a.m.



Planning & Development
225 4th Street North
Fargo, North Dakota 58102
Office: 701.241.1474 | Fax: 701.241.1526
Email: Planning@FargoND.gov
www.FargoND.gov

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

No building permits for new construction or for alterations to the exterior of existing structures shall be issued for property within a Historic Overlay district until a Certificate of Appropriateness has been reviewed and approved in accordance with the procedures with Section 20-0912. A Certificate of Appropriateness may be reviewed and issued by The Historic Preservation Commission and or City Staff, depending on the type of project and the Historic Overlay district.

The Historic Preservation Commission meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 225 4th Street North. Applicants must be present at the meeting. More information on design standards is available at: www.FargoND.gov/historicpreservation.

The following must accompany this application:

- Photos of the existing site
- Plans of the proposed project
- Building materials
- Site plan if applicable

Property Owner Information
Name (printed): Peter Chamberlain
Name (printed):
Address: 421 8 th Ave S Fargo N.D. 58103

Contact Person Information (if different than owner)
Name (printed): Anthony Kallod (Kallod capst)
Address: 2955 Peterson Pkwy N Fargo N.D. 58102

Parcel Information
Historic overlay district of subject property :
Address: 421 8 th Ave S Fargo N.D. 58103
Legal Description (attach separate sheet if more space is needed): Lot 7 Block 4 Island Park w 1/2 of lot 7 blk 4

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

Briefly Describe The Proposed Scope of Work

Tearing down existing 2 stall garage and building new 26x24 garage with 9' tall walls, 6/12 pitch gable end rafters with 12" overhang, 2 9'x7'9" overhead doors. Handmanill asphalt shingles ^(match house) Plygem vinyl dk color match to house. One 4x2 window for light - One 36" walk in door. Aluminum soffit + fascia.

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: _____

Representative (Signature): _____

Date: _____

6-29-2023

MEMORANDUM

Date: July 13th, 2023

To: Historic Preservation Commission

From: Brad Garcia, Planner

RE: 421 8 Ave S – New Construction of Garage within the Island Park Historic Overlay District (Ordinance 4507)

The Planning Department has received an application from Anthony Kallod, representative for the property owner, for the construction of a new garage located at 421 8th Avenue South. The property is within the Island Park Historic Overlay District (Ordinance 4507 – established in October of 2005).

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

An existing garage will be demolished in its entirety and replaced with new construction. The garage is located along the north side of the property. The proposed project is adjacent to a large tree which the project has been designed around. Attached to this packet are proposed floor plans, elevation plans and proposed finish materials for the new garage.

The historic overlay does not explicitly state new construction of accessory structures shall be reviewed by the Historic Preservation Commission, however the application is being presented to the commission per section 20-0912.C for review.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4507

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN ISLAND PARK ADDITION 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 Island Park Addition, Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on October 18, 2005; and,

WHEREAS, the rezoning changes were approved by the City Commission on December 5, 2005,

NOW, THEREFORE,

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

Section 1. The following described property located in Island Park Addition, Fargo, Cass County, North Dakota, is hereby rezoned to place an H-O, Historic Overlay, zoning district over the following described property situate in the City of Fargo, County of Cass and State of North Dakota as follows:

Lot One (1), and the north 150 feet of that part of the vacated Fifth (5th) Street South lying between 6th Avenue South and 7th Avenue South; Lot Eight (8) and all of the vacated Fifth (5th) Street South lying adjacent to Lot Eight (8), and Lots between 6th Avenue South and 7th Avenue South and Lots Two (2) through Seven (7), all in Block One (1), Island Park Addition; and,

Lots One (1) through Nine (9) and Lots Sixteen (16) through Twenty-four (24), Block Two (2); Lots One (1) through Eight (8) and Lots Sixteen (16) through Twenty-two (22), Block Three (3), including the west 57 feet of Lot Fifteen (15) and the west twenty-five (25) feet of Lot Nine (9) of Block Three (3); and Lots One (1) through Eight (8), Block Four (4), Island Park Addition.

Said property shall be referred to as the "Island Park H-O, Historic Overlay, District".

Pursuant to §20-0305.C of the Land Development Code, the following special development standards which shall apply to all properties, new and existing, within Island Park H-O, Historic Overlay, District.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4507

Island Park H-O, 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 this historic overlay district, Historic Neighborhood Housing includes structures built between 1880 and 1920.

2) **Existing Buildings**

a. **Primary Structure**

1. Reconstruction of an historic porch shall be allowed to vary from setback requirements of LDC Article 20-05 (Dimensional Standards) if porch is provided 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 shall be 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 must be preserved.
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.

3) **New Construction**

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

1. New primary structures shall be designed to have four to five steps from the ground level to the bottom of the front entrance door.
2. The front entrance of the primary structure shall face the street.
3. Roof form of any addition to the primary structure 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.

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ORDINANCE NO. 4507

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. In the case of such a second story addition, the resulting two-story primary structure must be consistent in 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. Primary façade openings (i.e., windows and doors) shall be vertical in their orientation.
10. Façade openings shall be placed in a balanced configuration. When an opening 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. Height of accessory structures shall not be greater than the height of the primary structure.
3. Accessory structures must be compatible with the style of the primary structure.
4. An existing accessory structure that does not meet the setback requirements of the Land Development Code may be reconstructed 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. In the event an existing accessory structure is reconstructed, the accessory structure may be enlarged by as much as forty percent of floor area.
5. Garage doors visible from the street may not exceed ten feet in width.

4) Streetscape/Landscape/Fencing

- a. Front yards must have a minimum of seventy percent open space, as defined in the Land Development Code.

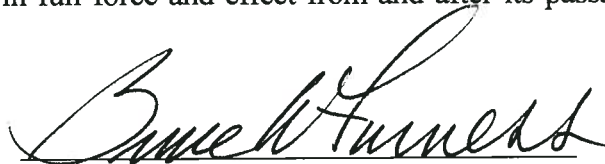
OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4507

- b. Parking of motor vehicles, boats and trailers shall be prohibited in front yards with the exception of driveways that extend from the street through the front yard to a garage.

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.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.



Bruce W. Furness, Mayor

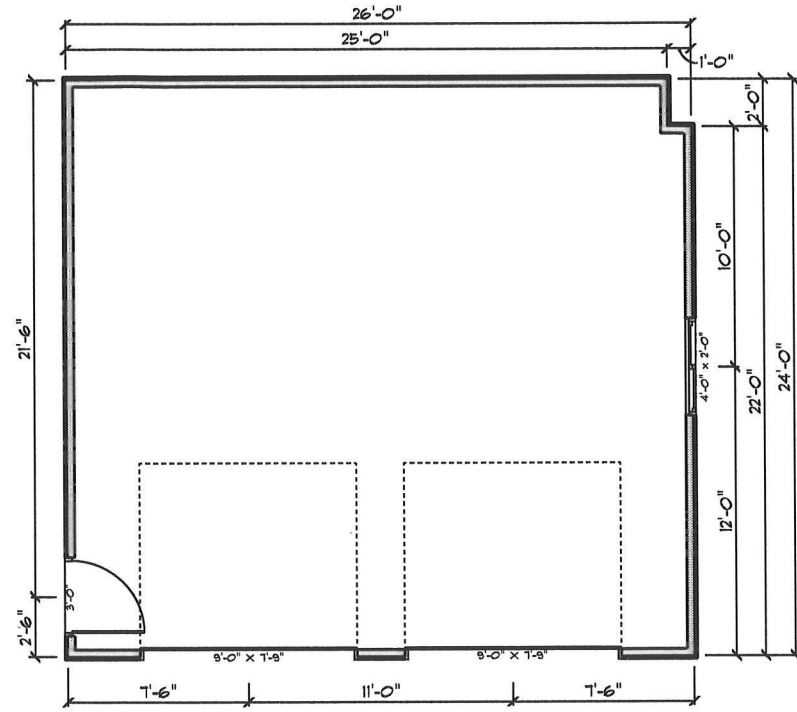
(SEAL)

Attest:

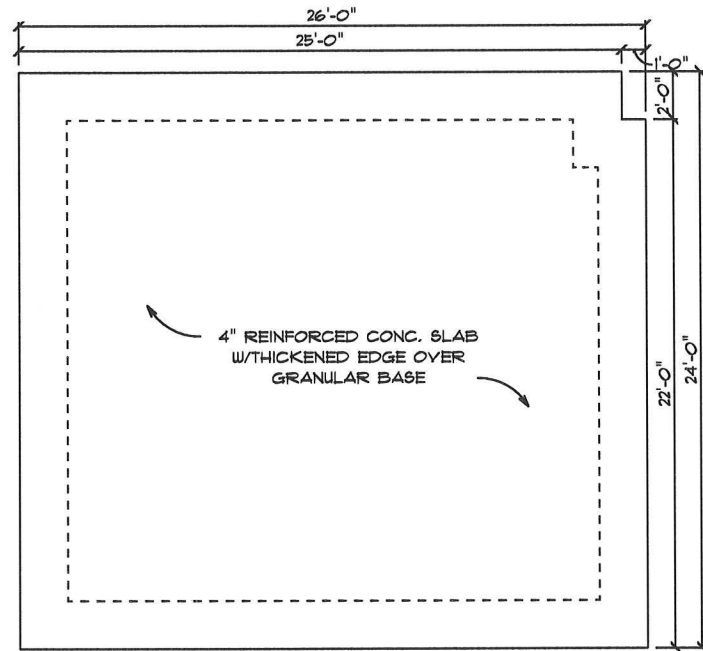

Steven Sprague, City Auditor

First Reading: December 5, 2005
Second Reading: December 19, 2005
Final Passage: December 19, 2005

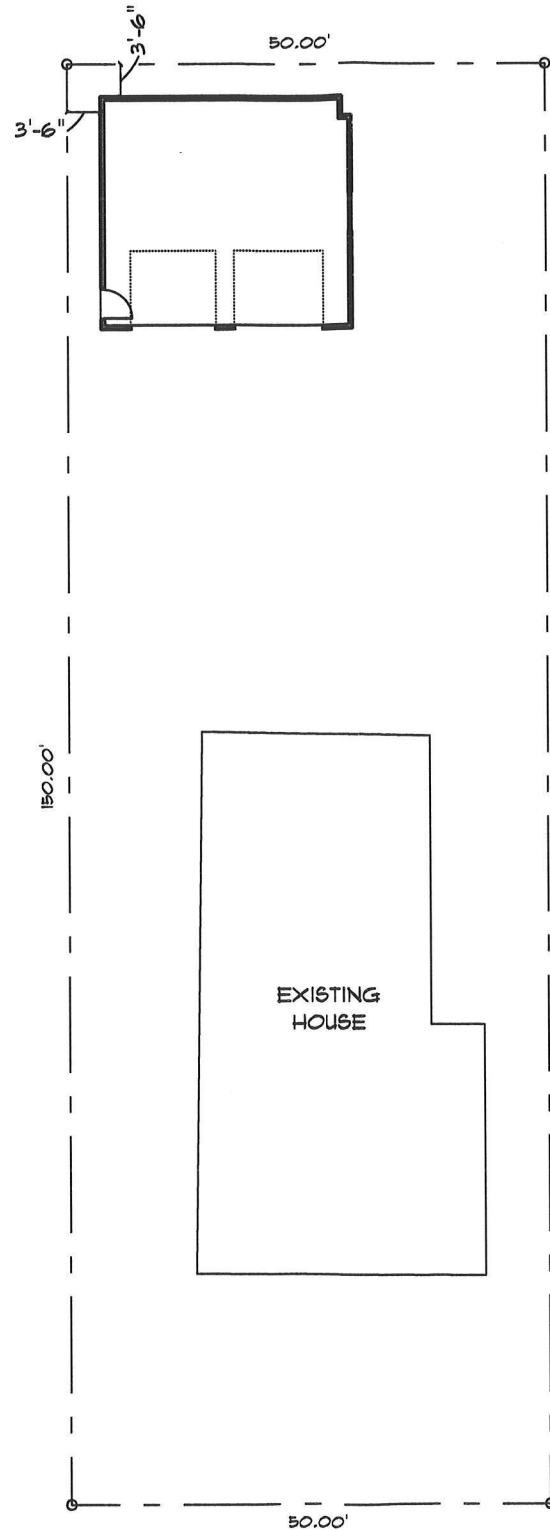
F:\City\ORD\REZONE\Island Park Addition - H-O Historical Overlay



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

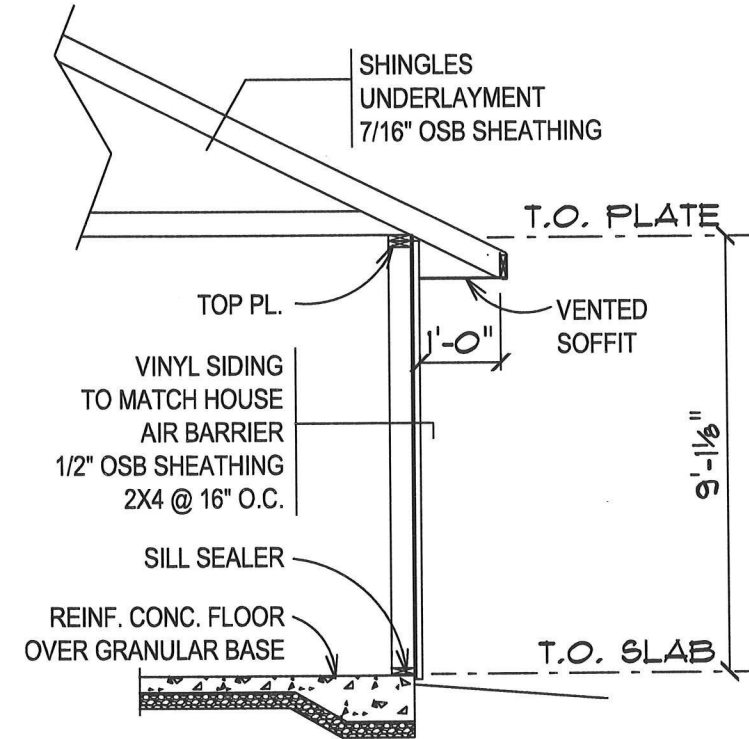


SLAB PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION USE)



WALL SECTION
SCALE: 1/4" = 1'-0"

DISCLAIMER OF WARRANTIES
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PRELIMINARY DRAWINGS
UNLESS SIGNED BY CONTRACTOR OR OWNER
I ACCEPT THIS PLAN AS DRAWN
Name _____
Date _____

Lampert Lumber
Your Project Partner

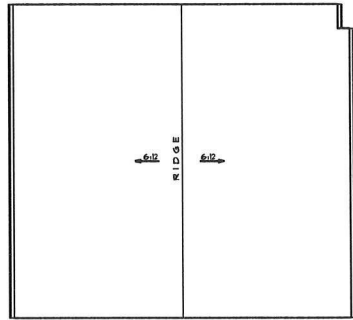
(Bus): 701-492-0292
(Fax): 701-492-0591
www.lampertlumber.com
4115 32nd Ave S.W.
Fargo, ND 58103

KALLOD CONSTRUCTION

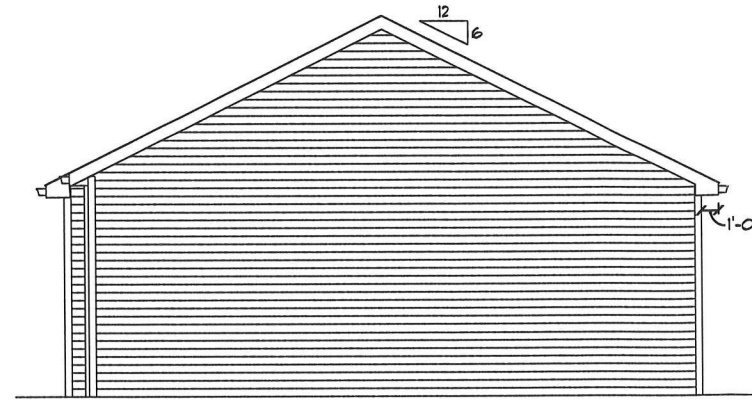
REVISIONS		
4.28.23		
5.1.23		
		SJR

CHAMBERLAIN GARAGE 2
421 8TH AVE S
FARGO ND

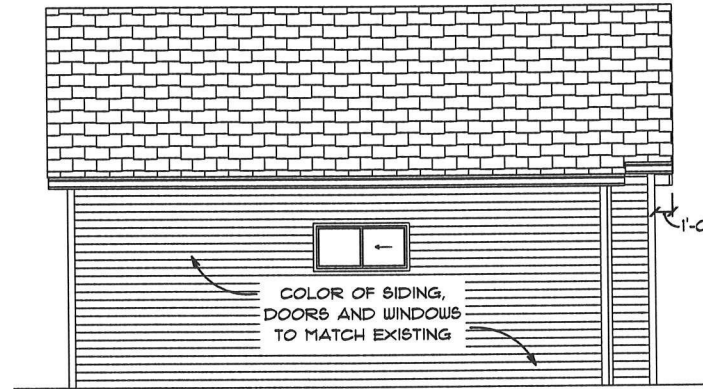
Sheet	Date	Job	Designer
2	4.24.23	23-178	JAYME P



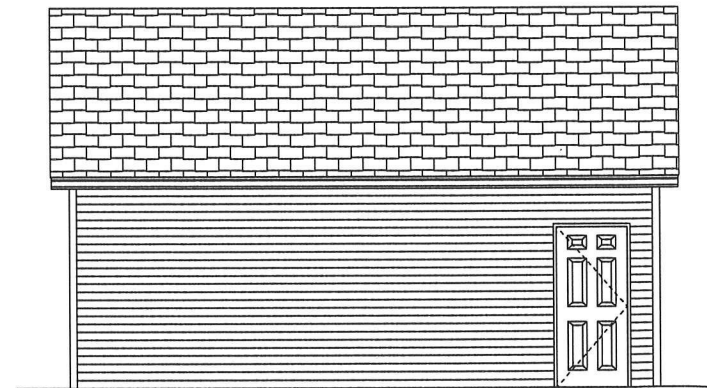
ROOF PLAN
SCALE: 1/16" = 1'-0"



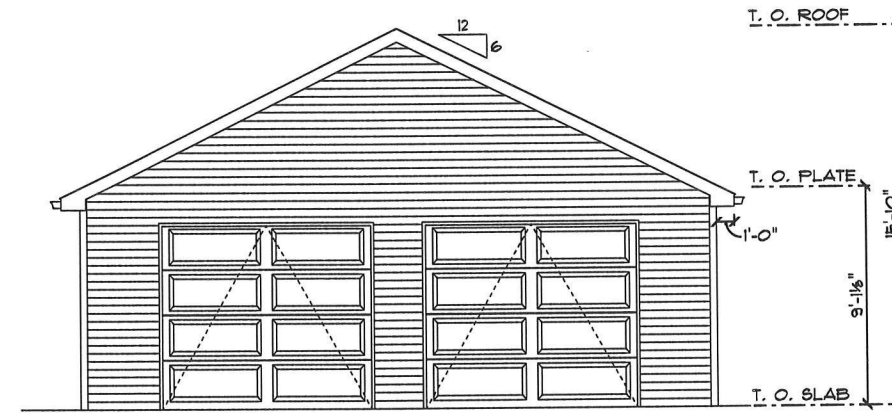
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

PRELIMINARY DRAWINGS
(NOT FOR CONSTRUCTION USE)

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PRELIMINARY DRAWINGS
UNLESS SIGNED BY CONTRACTOR OR OWNER
I ACCEPT THIS PLAN AS DRAWN
Name _____
Date _____

Lampert Lumber
Your Project Partner

(Bus): 701-492-0292
(Fax): 701-492-0591
www.lampertlumber.com
4115 32nd Ave S.W.
Fargo, ND 58103

KALLOD CONSTRUCTION

CHAMBERLAIN GARAGE 2
421 8TH AVE S
FARGO ND

REVISIONS	
4.26.23	
5.1.23	
	SJR

Sheet	Date	Job	Salesperson
1	4.24.23	23-178	JAYME P

6/29/23, 8:46 PM



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6/29/23, 8:45 PM





Dimensions™



Create a Lasting Impression

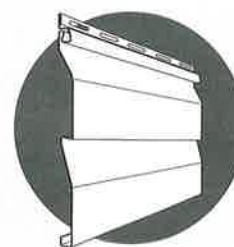
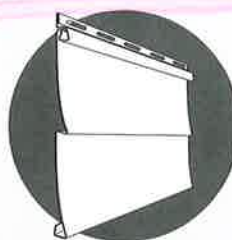
Trusted by consumers and contractors alike, Dimensions™ premium siding offers features that makes it among the finest exterior cladding products.

- Premium .044" nominal thickness adds impact resistance
- Full 5/8" profile height increases rigidity, so panels hang straighter
- Folded nail hem provides strength to resist even hurricane-force winds up to 220 mph*
- Oversized locking mechanism and full-length return for stronger, more secure installation
- Available in 28 colors and two profiles
- Limited Lifetime Warranty



DI40 Dimensions
Double 4"

DID45 Dimensions
Double 4½" Dutch Lap



Envision Double-Hung/Single-Hung

Envision Series Double-Hung and Single-Hung windows provide the beauty of hassle-free operation, low maintenance and traditional styling. These windows open and close with ease. Give your home a distinctive look by combining with picture windows and specialty shapes.

- Triple Weatherseal
- Interlock Weatherstrip
- Storm Interlock at Sill
- Bulb Seal at Sill + Head*
- 3 1/4" Frame
- Sloped Sill
- Constant Force Balances
- Balance Covers
- Easy Tilt In Sash
- Full Screen on Double Hung



4x2 white

Envision Glider Window

Envision Glider windows offer a bold, traditional look, while heavy-duty construction and design deliver exceptional performance ratings. Our unique design brings the flexibility of radius tops, transoms to a popular.



- Triple Weatherseal
- Interlock Weatherstrip
- Teflon Slides
- 3 1/4" Frame
- Cam Lock + Keeper
- Removable Sash
- Double Glider + End Vent Glider Available



Planning & Development
225 4th Street North
Fargo, North Dakota 58102
Office: 701.241.1474 | Fax: 701.241.1526
Email: Planning@FargoND.gov
www.FargoND.gov

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

No building permits for new construction or for alterations to the exterior of existing structures shall be issued for property within a Historic Overlay district until a Certificate of Appropriateness has been reviewed and approved in accordance with the procedures with Section 20-0912. A Certificate of Appropriateness may be reviewed and issued by The Historic Preservation Commission and or City Staff, depending on the type of project and the Historic Overlay district.

The Historic Preservation Commission meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 225 4th Street North. Applicants must be present at the meeting. More information on design standards is available at: www.FargoND.gov/historicpreservation.

The following must accompany this application:

- Photos of the existing site
- Plans of the proposed project
- Building materials
- Site plan if applicable

Property Owner Information
Name (printed): Cass Clay CLT
Name (printed):
Address: 109 1/2 North Broadway #203
Fargo, ND 58102

Contact Person Information (if different than owner)
Name (printed): Trenton Gerads
Address:

Parcel Information
Historic overlay district of subject property : Jefferson Historic Overlay
Address: 1345 4th Avenue South
Legal Description (attach separate sheet if more space is needed):
Lot: 7 Block: 2 EDDY PLACE E 37' OF S 95' LOT 7 BL K 2

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 checked="" type="checkbox"/> Demolition
<input type="checkbox"/> Overhead garage door replacement	<input type="checkbox"/> New addition
<input type="checkbox"/> Other: _____	

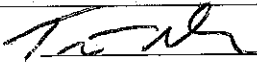
Briefly Describe The Proposed Scope of Work

Cass Clay CLT is seeking permission to remove the blighted home at 1345 4th Avenue South
To ensure proper removal, we will be conducting a Hazardous Materials Survey prior to demolition.

If approved, at a future date, Cass Clay CLT would develop a single-family home that meets
the historical overlay's requirements. This home will be sold to a low to moderate income
household and will forever remain affordable. As part of our development process, we will seek
input from the Jefferson Neighborhood Association.

Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the
preparation of this submittal and that the foregoing information is true and complete to the best of our knowledge.

Owner (Signature):



Date:

7/6/2023

Representative (Signature):

Date:

MEMORANDUM

Date: July 13th, 2023

To: Historic Preservation Commission

From: Brad Garcia, Planner

RE: 1345 4 Ave S – Demolition within the Jefferson Historic Overlay District (Ordinance 5184)

The Planning Department has received an application from Trent Gerads with Cass Clay Community Land Trust as representative for the property owner, for the demolition of the home located at 1345 4th Avenue South. The property is within the Jefferson Historic Overlay District (Ordinance 5184 – established in December of 2018).

The Core Neighborhoods Plan identifies the subject property, located within the Jefferson/Carl Ben Neighborhood, as single-family residential use.

The applicant is requesting to demolish the existing home as the condition of the building has deteriorated beyond reasonable repair. Pictures show primary heating system installed in the living room with exposed ductwork throughout the home. Structure damage to the roof and chimney is present. The home's foundation is a crawl space and not a full basement. Attached are images of the property's existing conditions.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN EDDY PLACE ADDITION, EDDY & FULLERS AUDITORS LOTS,
CASE, PEAKE & HALL ADDITION AND FULLERS ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

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 rezoning of certain parcels of land lying in Eddy Place Addition, Eddy & Fullers Auditors Lots, Case, Peake & Hall Addition and Fullers Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on November 6, 2018; and,

WHEREAS, the rezoning changes were approved by the City Commission on December 3, 2018,

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:

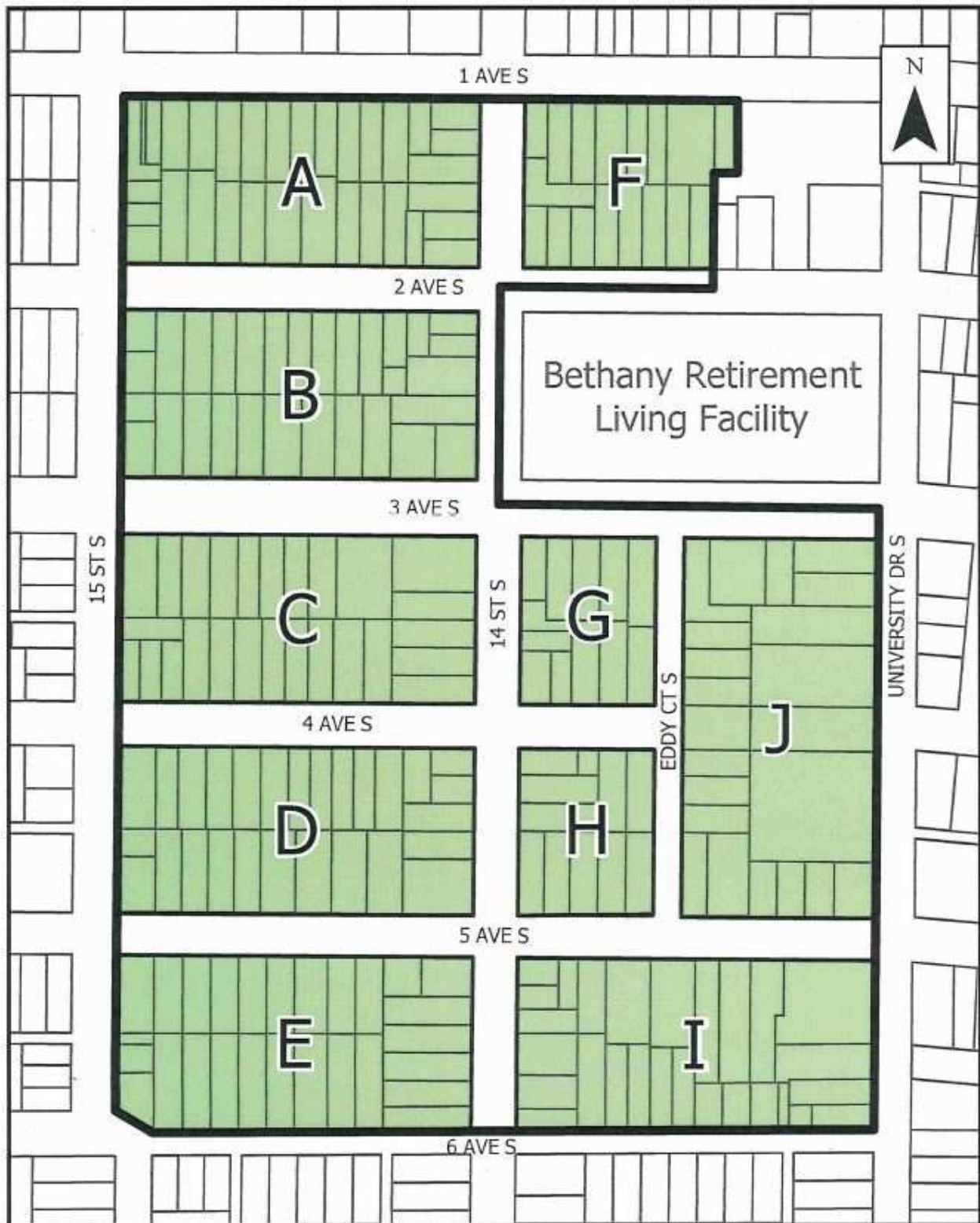
Section 1. The following described property:

All of Eddy Place Addition; Blocks Ten (10) through Sixteen (16), and Twenty-four (24) through Forty-three (43) of Eddy & Fullers Auditors Lots; Block One (1), Six (6) and Seven (7) of Case, Peake & Hall Addition and Blocks One (1), Six (6) and Seven (7) of Fullers Addition to the City of Fargo, Cass County, North Dakota;

a map of which is as follows:

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184



OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

01-0710-00070-000	401 UNIVERSITY DR	Classical Revival	J	1904	Single Family
01-0710-00100-000	316 EDDY CT S	Gable Front	J	1926	Single Family
01-0710-00110-000	314 EDDY CT S	Italianate	J	1912	Single Family
01-0710-00120-000	312 EDDY CT S	Italianate	J	1915	Single Family
01-0710-00130-000	1326 3 AVE S	Queen Anne	J	1889	Conversion

C. Definitions

- 1. Historic Neighborhood Structure (HNS)** is any residential structure built within the Jefferson Neighborhood Historic Overlay District prior to 1940.
- 2. Open Space** is defined in Section 20-1202(43) of the Fargo Land Development Code as “an outdoor, unenclosed area, located on the ground or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but not including roads, parking areas, driveways or other areas intended for vehicular travel”.
- 3. Principal Building** refers to the primary structure on a property, i.e. a house or commercial structure.
- 4. Accessory Building or Structure** refers to a structure that is subordinate to the principal building, i.e. a garage, shed, or guest house.
- 5. Style** is the vocabulary used to classify structures according to their appearance, structure, materials, and historic period. The styles of the Historic Neighborhood Structures within the Jefferson Neighborhood District are characterized by:
 - overall scale and relationship of height to width
 - façade proportions and relationship of solids to voids
 - window/door size, design, and operation
 - size, shape and proportions of entrances and porches
 - materials, texture, and pattern

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

- roof forms
- orientation, spacing, and site coverage of structures
- landscaping, walls, and fences

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

D. Certificate of Appropriateness

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

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

E. Post-1939 Structures--exemption

With respect to residential structures built after 1939 and before the effective date of this ordinance, said structures shall be exempt from the requirement of obtaining a Certificate of Appropriateness prior to obtaining a building permit for any change to the **exterior** appearance of any principal building, accessory building or structure. Owners or permittees of such structures are encouraged to conform with the style elements of this ordinance.

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3. The principal building shall be constructed to have the first-floor plane in a style compatible with Historic Neighborhood Structure.

2. Accessory Buildings or Structures

- a. New accessory building or structures shall be subordinate in scale and compatible with the design and style of the principal building.
- b. Except Historic Neighborhood Structures designed with an attached garage, all garage structures shall be in the rear yard. Any garage door visible from the street shall not exceed 10 feet in width or 8 feet in height.
- c. Reconstruction (including its enlargement by up to 40% in total floor area) of an existing accessory building, which does not meet the dimensional setback standards of the Fargo Land Development Code, is permissible by right, provided that: 1) the existing non-conforming setback is not increased; 2) the property line from which the setback is determined is verified by a registered land surveyor; and 3) the new accessory building is limited in height to no more than one-story with 10-foot maximum sidewalls.

J. Special Development Standards - Demolition

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 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.

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2. The requested demolition is not detrimental to the overall style of the historic district.
3. The requested demolition is consistent with the purpose of the Comprehensive Plan and other adopted policies of the City.

K. Variance of Special Development Standards

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

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.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

/s/
Timothy J. Mahoney, M.D. Mayor

(SEAL)

Attest:

/s/
Steven Sprague, City Auditor

First Reading:	12-3-17
Second Reading:	12-17-18
Final Passage:	12-17-18

1345 4 Avenue South – Blight Demonstration Report

Main Level Bathroom

1. Flooring bubbled – subfloor likely damage by water
2. Exposed water heater and plumbing
3. Penetrations in flooring surrounding plumbing piping, covered with plywood
4. Exposed and damaged ductwork
5. Exposed electrical
6. Broken window filled with insulation

2nd Level Bathroom

1. Potential water damaged at tub area, possibly into wall
2. Lighting above drop ceiling (not necessarily blight, but the lighting should be incorporated into the drop ceiling or the drop ceiling should be removed and original ceiling that contains lighting should be used – it's likely covered for a reason, which might indicate blight)

Kitchen

1. Torn flooring
2. Exposed plumbing
3. Deteriorated drop ceiling with water damage (something likely happening from above, either leaky roof or bathroom plumbing)

Living Room

1. Exposed ductwork, penetrating in and out of ceiling and walls
2. Furnace in living room with exposed furnace PVC ventilation
3. Cracking walls (indicator of moving foundation)
4. Exposed electrical conduit penetrating up through floor with outlet box protruding from wall
5. General main floor ceiling damage

Upstairs

1. Deteriorated drop ceiling
2. Exposed PVC stack in bedroom, penetrating through floor and wall
3. Some floor vents have inadequate ductwork (i.e., no duct boots for floor vents, round ducting right up to rectangle venting over duct and carpeting)

Exterior

1. Major deterioration to roof, shingles, soffits, fascia, and gutters
2. Major deterioration of siding, including the cement siding which is cracked in several places and may also be asbestos-cement siding
3. Porch roofing and flooring deterioration
4. Major deterioration of window and door trim
5. Major deterioration of rear entry stoop
6. Potential damage to trusses from water (roof is wavy)

In addition to the hazards and damages noted above, this property in general has significant interior deterioration and major exterior deterioration.

***Photos from 4-27-2023 Inspection
1345 4 Avenue South, Fargo, ND***

