

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

1. Approval of Minutes – April 21, 2026
2. Historic Overlay District Review
 - a. 1222 9th Street South – Erskine’s Historic Overlay (Hawthorne neighborhood)
 - b. 51 6th Avenue North - Oak Grove Historic Overlay (Horace Mann neighborhood)
 - c. 623 8th Street South – Chas A Roberts Historic Overlay (Hawthorne neighborhood)
3. Nominations
4. Staff Update
5. Adjourn – Next Meeting: August 18, 2026

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

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

BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES

Regular Meeting:

Tuesday, April 21, 2026

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, April 21, 2026.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Matthew Boreen, Mike Dawson, Nathan Larson, Nicole Holden

Absent: Heather Fischer

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

Item 1: Minutes: Regular Meeting of February 6, 2026

Member Boreen moved the minutes of the February 6, 2026 Historic Preservation Commission meeting be approved. Second by Member Larson. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 920 8th Street South – Chas A. Roberts Historic Overlay (Hawthorne neighborhood)

Planner Luke Morman presented the application to construct an addition and replace siding on the existing structure at 920 8th Street South.

Discussion was held on roof pitch, reasoning for stone on the front, and column wraps.

Applicant Anita Brandenburg spoke on behalf of the application.

Member Dawson moved to approve the project if the roof pitch matches the existing house and if identification of the detailing of the column wraps is provided. Second by Member Larson. On call of the roll Members Dawson, Larson, Boreen, Holden, and Kloubec voted aye. Absent and not voting: Member Fischer. The motion was declared carried.

b. 51 6th Avenue North – Oak Grove Historic Overlay (Horace Mann neighborhood)

Planner Chelsea Levorsen presented the application for multiple exterior renovations including a roof replacement, removal of chimney and repair of brick façade, replacing siding, and window and door replacement, demolition of an existing garage, addition of a

covered deck and garage, and a variance of special development standards at 51 6th Avenue North.

Discussion was held on height of the existing home and proposed new roof height.

Applicant Robert Spieker spoke on behalf of the application.

Planning Coordinator Maegin Elshaug spoke on the based zoning district for the property.

Further discussion was held on the roof pitch, proposed height, and a special development standards variance.

Planning and Development Director Nicole Crutchfield spoke on overlay standards and variances.

Additional discussion was held on changes to the original façade, awareness of this property being in a Historic Overlay, roof pitch, window placements and sizes, alternative design options, and demolition and plan for the garage.

Member Dawson moved to approve the demolition of the existing garage. Second by Member Larson. On call of the roll Members Dawson, Holden, Larson, Boreen, and Kloubec voted aye. Absent and not voting: Member Fischer. The motion was declared carried.

Member Boreen moved to approve the removal of the chimney. Second by Member Larson. On call of the roll Members Boreen, Dawson, Holden, Larson and Kloubec voted aye. Absent and not voting: Member Fischer. The motion was declared carried.

Discussion continued on the need for more information to further review the application, such as building height, window placement, sizes, and height, truss design, dimensions, and matching style of the existing home.

Member Holden moved continue the application to allow the applicant to revise the renderings with a different roofline comparable to the existing structure and include dimensions of the windows, heights of the structure, and resubmit. Second by Member Larson. On call of the roll Members Larson, Boreen, Dawson, Holden, and Kloubec voted aye. Absent and not voting: Member Fischer. The motion was declared carried.

Item 3: Staff Updates and Discussion

Ms. Crutchfield shared that the updates would be kept to a minimum and could be discussed at an upcoming time due time constraint. She noted intent to provide an update on process on a recent appeal heard at City Commission, and an update on process improvements with the Planning and Inspections Departments. Additionally, she added that the Land Development Code update is in process and would be good for this board to review.

Member Larson stated the importance of homeowners being aware their home is located in a Historic Overlay district and to discuss ways to notify current residents and realtors.

Ms. Crutchfield informed Board Members a laydown item was provided to them with information from the Downtown Neighborhood Association and the Clara Barton Neighborhood Association regarding potential future collaboration.

Item 4: Next Meeting – May 19, 2026

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

The time at adjournment was 9:34 a.m.

MEMORANDUM

TO: Historic Preservation Commission

FROM: Luke Morman, Planner

DATE: July 16, 2026

RE: 1222 9th Street South – Project change from COA within Erskine’s Historic Overlay District

In February 2026, the Historic Preservation Commission reviewed an application to construct an addition and replace windows on the existing house at 1222 9th Street South.

The applicant, Peder Nystuen, is bringing forward a change as part of the project for review by the board related to the steps as part of the addition. Originally, stone and brick steps were proposed as part of the project. The change proposes cedar wood with the railing as either wood or wrought iron. The steps will be enclosed below.

Mr. Nystuen has provided the following information as to the change:

There are two main reasons for changing the stairs. The original rendering done by our architect had stone steps similar to those on the front of the house. However, the main reason for including an exterior door on the addition is so that when/if we replace the garage, we could potentially connect it to the house with a breezeway/mudroom to make an attached garage. We have no real plans for that at this time, and we're not asking for that to be evaluated by the committee, but we didn't think it made sense to build up a significant masonry step in the possible event that we just have to take it out at some point. Additionally, as with the windows, cost is a significant factor. We had to make several adjustments to our original plans to bring costs in line with our budget, and the stairs were one of those adjustments. We are now planning on doing wood steps (cedar) painted to match the wood corbels and fascia on the addition and existing structure. The steps will still have a landing at the top and will be enclosed. For the railing, we are considering either wrought iron or wood. If it's wrought iron it will be black, if it's wood it will again be cedar and painted to match the steps. These are some mock ups we made to illustrate what I'm describing. Please note, these are just to provide a better representation of the stairs. The images of the addition and existing house are simulated and do not match the design exactly (i.e. door and window placements aren't precise, colors not exact, etc).

Attached to the packet are generated images as noted by the applicant to show how the steps could look with the proposed materials.

As an additional project update, the applicant has also noted that window replacements will not occur at this time, with the exception of two east facing windows on the third floor. The windows will meet egress requirements and are consistent with what the Historic Preservation Commission previously approved in February 2026.

The property is located within the Erskine's Historic Overlay District (Ordinance 4821). Applicable Special Development Standards include subsection E – Exterior Renovation and subsection F – Additions. The original house built in 1920 is a Craftsman style. The Core Neighborhoods Plan identifies the subject property, located within the Hawthorne Neighborhood, as suitable for single-family residential use.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

The following must accompany this application:

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

Property Owner Information
Name (<i>printed</i>): Peder Nystuen
Name (<i>printed</i>): Katie Nystuen
Address: 7637 Aquarius Ct.

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

Parcel Information
Historic overlay district of subject property : Erskine's (4821)
Address: 1222 9th St. S.
Legal Description (<i>attach separate sheet if more space is needed</i>): Lot 1, 23 & 24 Block PP Erskines

Check each of the following which applies to your project	
☐ Exterior remodel ☒ Window replacement ☐ New dormer ☐ New/replacement chimney ☐ Skylight ☐ Overhead garage door replacement ☐ Other: _____	☐ New garage ☐ New accessory structure (not garage) ☐ New porch ☐ Front yard paving ☐ Demolition ☒ New addition

Original Application:

Briefly Describe The Proposed Scope of Work
Add an addition onto the kitchen at the back of the house.
Replace all windows in existing structure.

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): <u>Peder Nystuen</u>	Date: <u>2/1/26</u>
Representative (Signature): _____	Date: _____



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

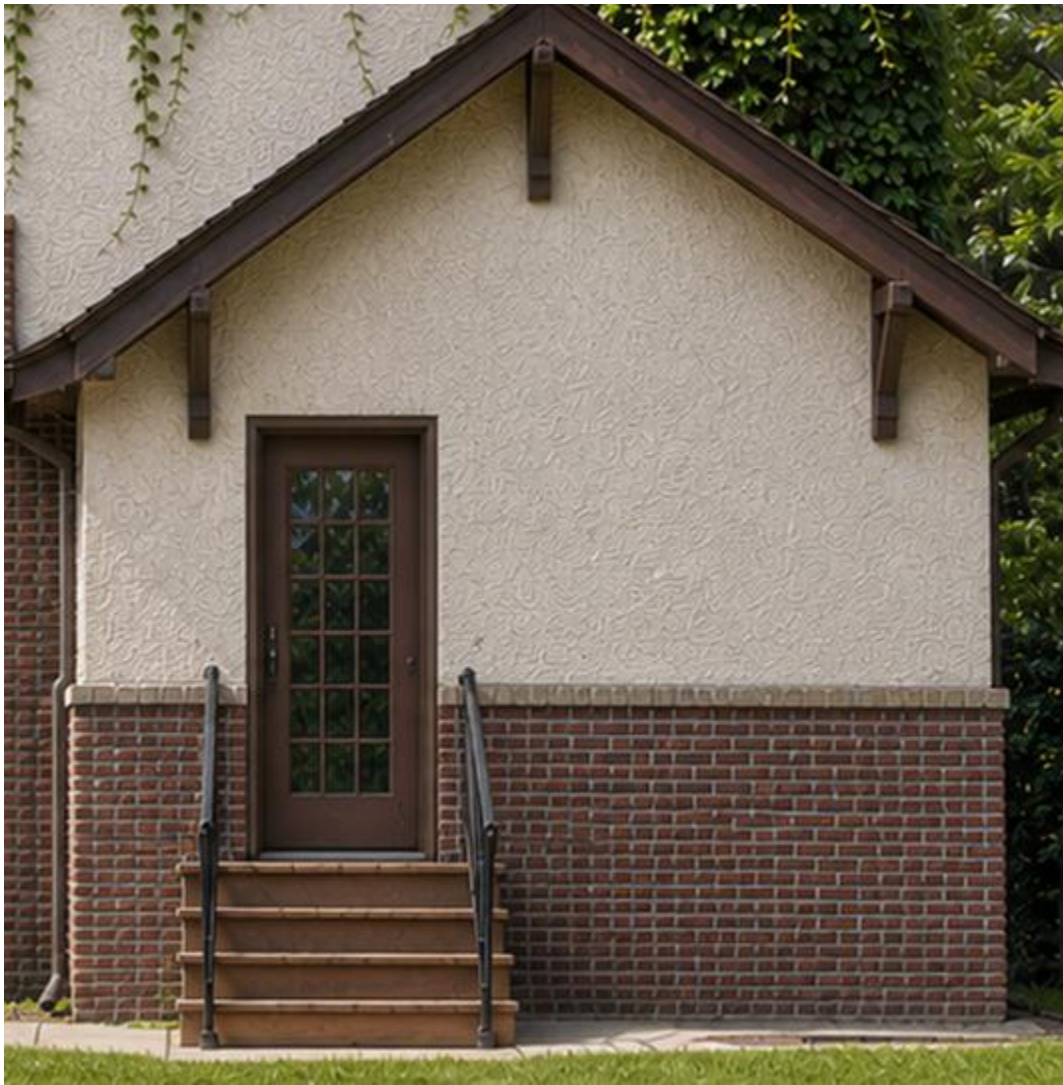
1222 9th Street South	
1:2,257	7/16/2026 9:36 AM
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

THE CITY OF

Fargo

FAR MORE

Renderings Provided by Applicant:



Wrought Iron Railing



Wood Railing

Previously Approved Steps:

- VERIFY ALL EXTERIOR FINISH SELECTIONS AND MATERIALS WITH OWNER PRIOR TO ORDERING AND INSTALLATION. PROVIDE MOCKUPS OF SELECTIONS FOR APPROVAL, INCLUDING COLOR, TEXTURE AND FINISH.
- ALL EXPOSED FLASHING TO BE PREFINISHED TO MATCH ADJACENT MATERIALS OR AS SPECIFIED.
- ENSURE THAT ALL EXTERIOR PRODUCTS ARE INSTALLED AND FINISHED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN WARRANTIES.
- SEAL ALL EXTERIOR JOINTS AND PENETRATIONS WITH APPROPRIATE WEATHER-RESISTANT SEALANTS.
- PROTECT FINISHED SURFACES FROM DAMAGE DURING CONSTRUCTION AND FINAL INSTALLATION.



DRAWN BY:	YOU
PHONE:	701.426.0617

SHEET INDEX

N	SHEET NAME
0	COVER PAGE
1	SITE PLAN
0	LOWER LEVEL FLOOR PLANS
1	MAIN LEVEL FLOOR PLANS
2	UPPER LEVEL FLOOR PLANS
3	ATTIC FLOOR PLANS
0	EXTERIOR ELEVATIONS
1	EXTERIOR ELEVATIONS

DATE:	
1/09/26	PRICING DOCUMENTS

PROJECT NUMBER: 314

NYSTUEN ADDITION
1222 9TH ST S
FARGO, ND 58103

NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0



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

Previously Approved Steps:

- ### EXTERIOR ELEVATIONS GENERAL NOTES
- VERIFY ALL FINISH SELECTIONS AND MATERIALS WITH OWNER PRIOR TO ORDERING AND INSTALLATION. PROVIDE MOCKUPS OF SELECTIONS FOR APPROVAL. INCLUDING COLOR, TEXTURE AND FINISH.
 - USE ALL EXPOSING TOOLS TO PERFECTLY MATCH ADJACENT MATERIALS OR AS SPECIFIED.
 - ENSURE THAT ALL EXTERIOR PRODUCTS ARE INSTALLED AND FINISHED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN WARRANTY.
 - SEAL ALL EXTERIOR JOINTS AND PENETRATIONS WITH APPROPRIATE WEATHER-RESISTANT SEALS.
 - PROTECT FINISHED SURFACES FROM DAMAGE DURING CONSTRUCTION AND FINAL INSTALLATION.



CONTACT:	JACKSON STROM
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DRAWN BY:	YOU
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#	SHEET NAME
0.0	COVER PAGE
0.1	SITE PLAN
1.0	LOWER LEVEL FLOOR PLANS
1.1	MAIN LEVEL FLOOR PLANS
1.2	UPPER LEVEL FLOOR PLANS
1.3	ATTIC FLOOR PLANS
2.0	EXTERIOR ELEVATIONS
2.1	EXTERIOR ELEVATIONS

DATE:	
01/09/26	PRICING DOCUMENTS

PROJECT NUMBER: 314

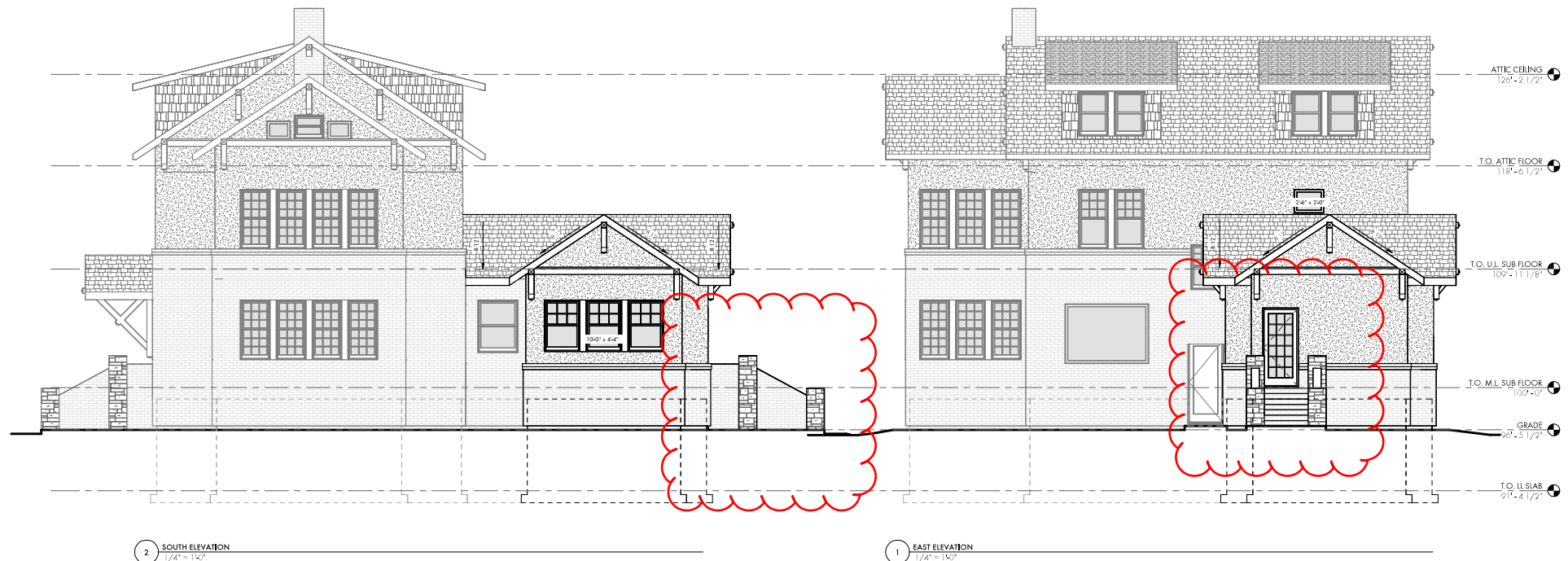
NYSTUEN ADDITION
1222 9TH ST S
FARGO, ND 58103

NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.1



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

1 EAST ELEVATION
 $1/4" = 1'-0"$

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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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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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ORDINANCE NO. 4821

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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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.

MEMORANDUM

TO: Historic Preservation Commission

FROM: Chelsea Levorsen, Planner

DATE: July 16, 2026

RE: 51 6th Avenue North – Exterior Renovation, Covered Deck, and Garage Addition within Oak Grove Historic Overlay District

This item is a re-review of the Certificate of Appropriateness application for exterior renovations, garage addition, and covered deck at 51 6th Avenue North, within the Oak Grove Historic Overlay District. During the April 21st Historic Preservation Meeting, the Board approved the demolition of the garage and the removal of the chimney. After discussion, the Board voted unanimously to continue the remaining items, pending revisions and the need for more information, including; confirmation of building height, window placement and dimensions, truss design, dimensions, and matching styles.

Included in this packet, include: photos of the existing home and roof, construction plans, site plan, roof and truss plans, elevations, comparison photos/renderings, construction materials, the project narrative provided by the applicant for the April 21st HPC meeting, and applicable sections of the Oak Grove Historic Overlay ordinance. The applicant's original proposal from April with updated revisions is below.

Exterior Renovations

1. Roof Replacement

04/2026: According to the applicant, the roof of the home is not structurally sound. He is proposing to remove and reconstruct the roof, using the same 8:12 pitch. The applicant's proposal changes the roofline structure including; removing the dormer on the south side, changing the East and West dormer style from hipped to gable, and continuing the roof line of the front porch to create a skirt roof above the first story. The applicant states the skirt roof will direct rainwater runoff and improve aesthetics of the home. The applicant also intends to enlarge the garage by 4 feet to the east, which would change the existing roof line where the garage connects to the house.

07/2026 update: The applicant has increased the roof pitch to a 12:12 pitch. The change in pitch brings the roof height to 36 feet. According to the applicant, the existing roof is 39 feet tall and his previous proposal from the April HPC meeting was 35 feet. The applicant changed the roof design to mimic the original style and will keep the hipped dormers on the east and west.

2. Siding

04/2026: The applicant plans to remove the existing stucco on the façade of the home. The applicant states that 4" lap siding can be seen beneath the stucco, which is assumed to be the original cladding. The applicant is proposing 5.5" LP Smartside lap siding, white in color, with white trim. The gables will be clad with white board and batten.

05/2026 update: The applicant intends to side the second story with dark grey, 5.5" LP Smartside siding, with matching trim. The first floor will be board and batten, the same color as the second-floor siding, and the third floor will be light grey, board and batten.

3. Windows and Doors

04/2026: The applicant plans to replace all the windows on the home. Due to interior layout changes and egress requirements, window sizes and locations will change. The proposed location and sizes are shown on the attached elevation drawings. It is not depicted on the plans, but upon conversations with the applicant, four of the six basement egress windows, two of which were previously closed-off, will be removed. The windows will be either Fiberglass Pella Impervia or Aluminum Anderson 400 (depending on cost) with black trim. The applicant states that the overall home's window area will increase. The front door will be replaced with either a new Pella or Beyer Built door.

07/2026 update: The applicant has provided a list of existing and proposed window dimensions, as the Board requested. The applicant plans to install casement windows with mulls to give the appearance of a double hung window, with black trim.

4. Removal of Chimney and Repair of Brick Façade approved at April 21st HPC

Removal of the chimney was approved at the April 21st HPC meeting.

Additions

1. Covered deck

04/2026: A covered, 8'x20' deck is being proposed to the West side yard of the home. The deck will be constructed with pvc, low maintenance materials. It will be enclosed below the decking and the roof will tie into that of the structure. Applicant has stated that depending on cost, the deck may be uncovered.

07/2026 update: The applicant has changed the roof pitch over the deck to a 6:12 pitch. The deck has shifted to the north to remain centered with the roof and accommodate the second-floor expansion.

2. Garage

04/2026: After demolition, the applicant is proposing to rebuild the three-stall garage, attached to the primary structure. The applicant intends to increase the size of the garage by 240 square feet (24' x 40') and install 10'x8' garage doors. The garage will be required to meet all setback requirements and dimensional standards of the Land Development Code which will be reviewed at time of permitting.

07/2026 update: The applicant is proposing the same design as stated above, with a 12:6 pitched roof to match the proposed pitch of the house.

3. Expansion of 2nd & 3rd Floor (07/2026) - The applicant's revised proposal includes extending the second and third stories six feet to the north, above the first floor of the home.

Demolition

1. Garage Demolition - approved at April 21st HPC

Demolition of the garage and brick chimney was approved at the April 21st HPC meeting.

Variance of Special Development Standards

The Historic Preservation Commission may consider requests to deviate from the Special Development Standards outlined in the Historic Overlay Ordinance and allow for an exception. A two-thirds vote of the Historic Preservation Commission is required for approval.

Some item's related to the applicant's scope of work require a variance of the Special Development Standards outlined in **Subsection G.1.b.1&3** (changing the window style, size, and location) and **Subsection G.1.c** (change of roof system, by increasing the roof pitch and removing the dormer on the south side.

This is the first time we have received such a significant renovation application from a homeowner. After the April meeting, based on their professional trained architecture experience and knowledge, Members Boreen and Dawson based on staff's request, were willing to meet with staff and the applicant to help translate between the intent of regulations and the owner's design components to help the applicant keep the historic nature of the home. The board members as volunteers, simply provided staff support and assistance to the homeowner to address his technical building questions since the owner is his own contractor and designer.

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



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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

The following must accompany this application:

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

Property Owner Information
Name (printed): ROBERT SPIEKER
Name (printed):
Address: 51 6 TH AVE N
FARGO ND 58102

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

Parcel Information
Historic overlay district of subject property :
Address:
Legal Description (attach separate sheet if more space is needed):

Check each of the following which applies to your project	
☒ Exterior remodel	☒ New garage
☒ Window replacement	☐ New accessory structure (not garage)
☐ New dormer	☐ New porch
☐ New/replacement chimney	☐ Front yard paving
☐ Skylight	☒ Demolition
☒ Overhead garage door replacement	☐ New addition
☐ Other: _____	

Briefly Describe The Proposed Scope of Work

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

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

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



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

51 6th Avenue North

1:2,257

4/14/2026 3:26 PM

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

THE CITY OF
Fargo
FAR MORE

Photo provided by applicant



Photo provided by applicant



Photo provided by applicant

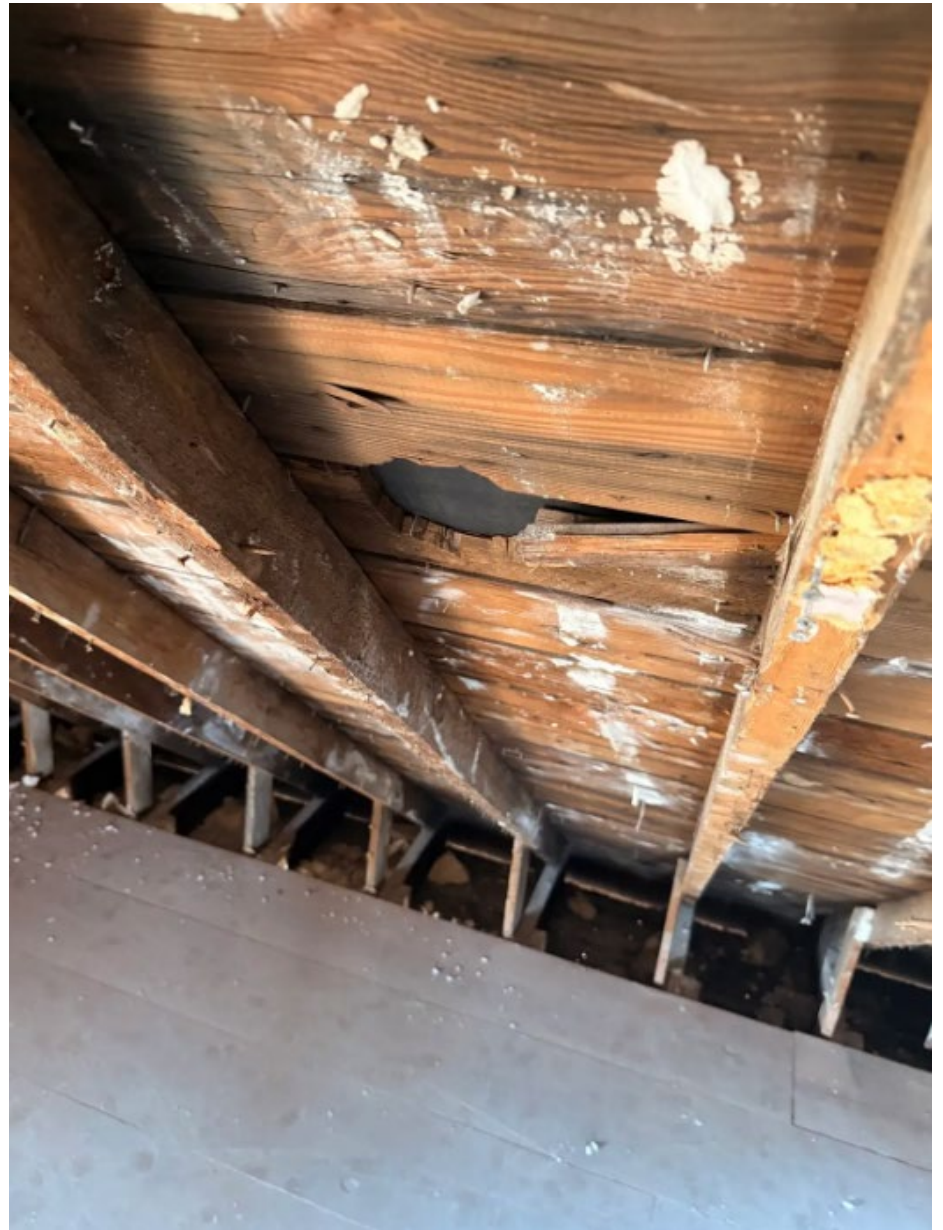




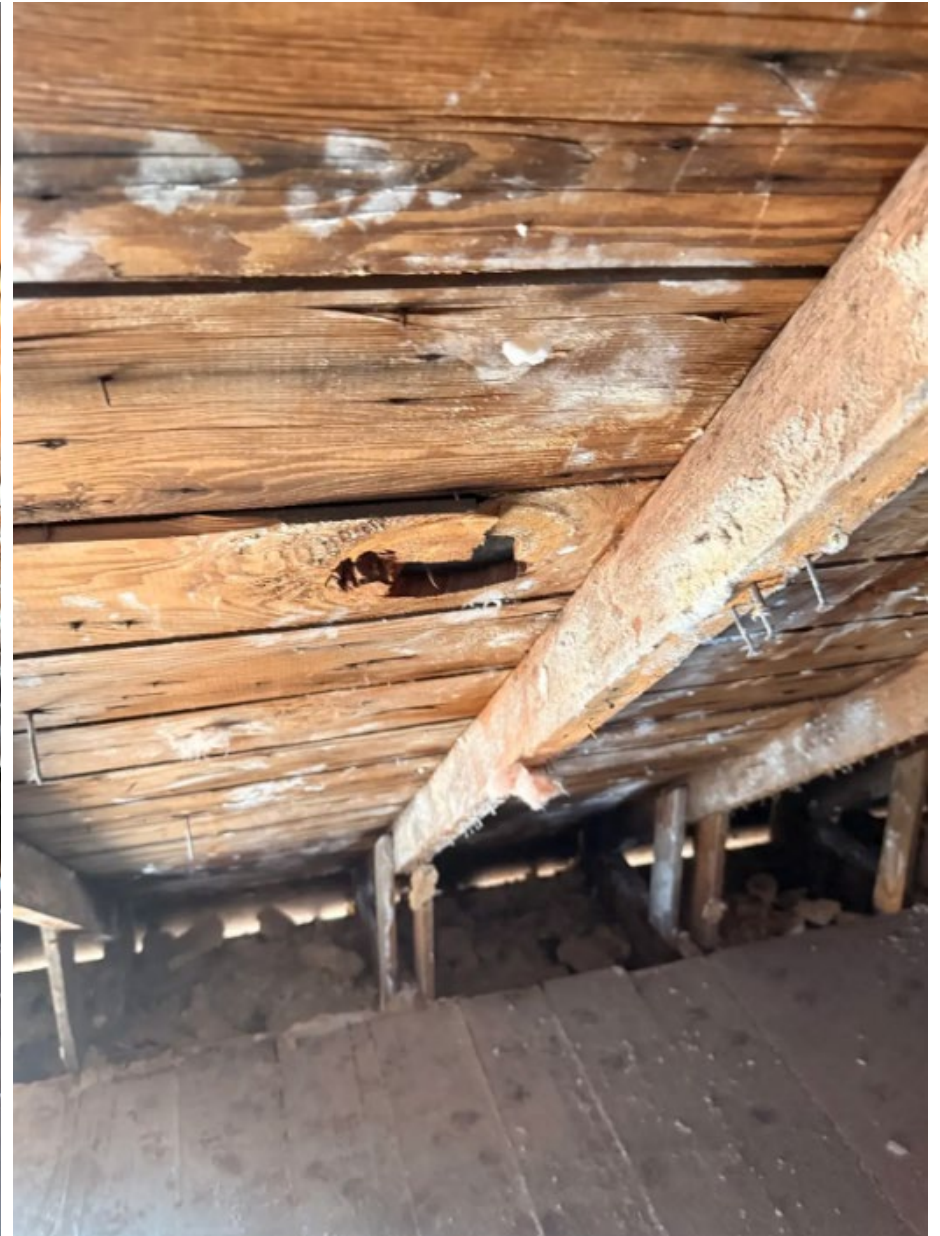
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Photos provided by applicant



Photos provided by applicant

ROBERT SPIEKER REMODEL



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- PAGE 2: FOUNDATION LAYOUT PLAN
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- ATTIC PLAN
- WALL SECTION
- PAGE 5: ROOF LAYOUT PLAN
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51 6TH AVENUE NORTH
FARGO, NORTH DAKOTA 58102

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PROJECT NUMBER: PDS2026009
DRAWN BY: ROBERT LUGERT

2501 25th Street
Fargo ND 58103
701-649-7488
alpersdesignservices.com

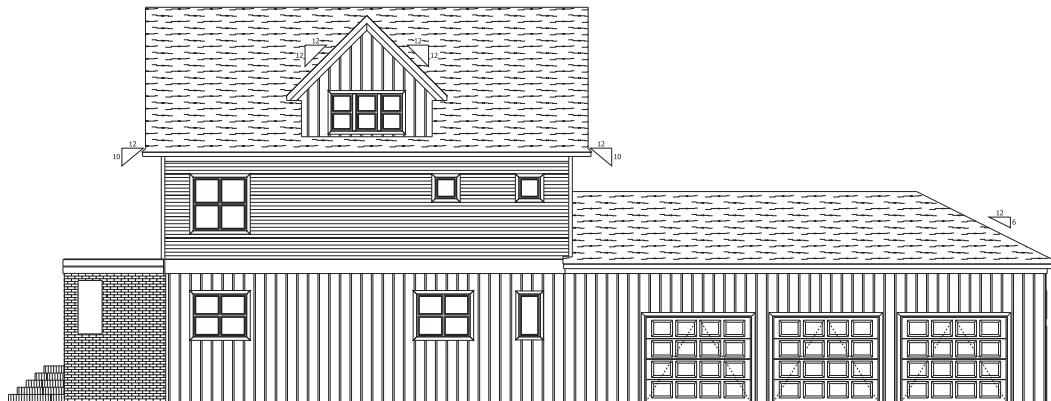
APDS
Perspective Design Services LLC



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

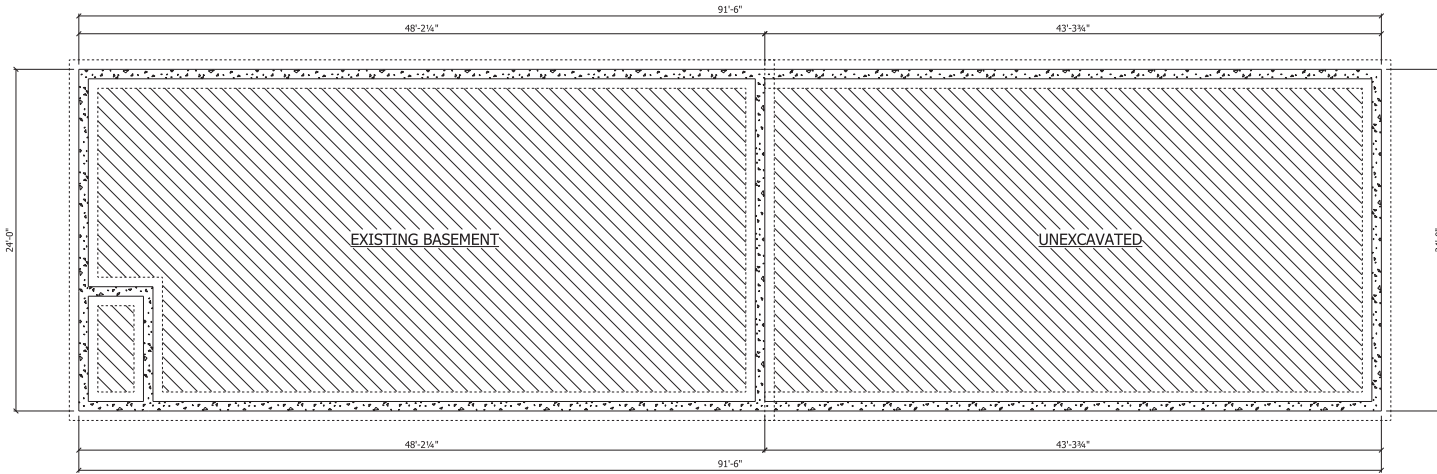
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FOUNDATION LAYOUT PLAN
SCALE: 1/4" = 1'-0"

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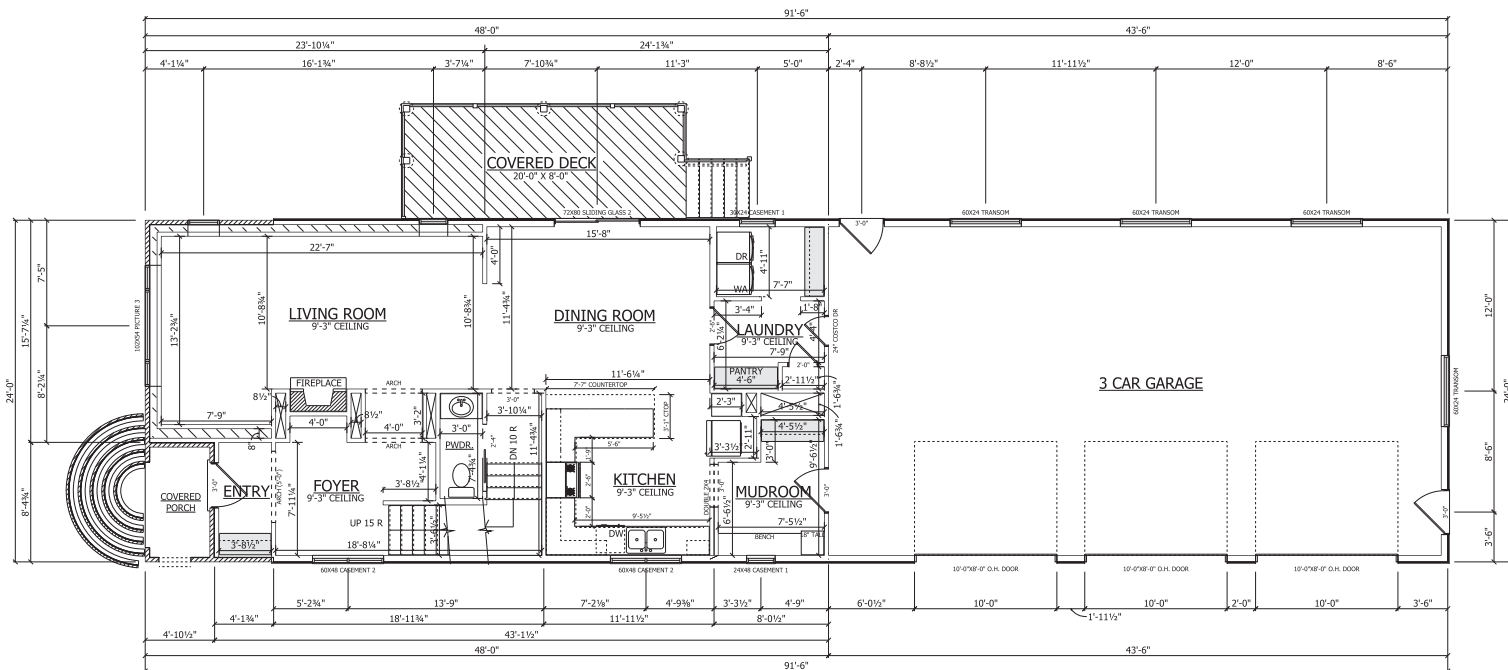
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MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
MAIN FLOOR AREA	1,160 SQ. FT.
GARAGE AREA	1,046 SQ. FT.

MAIN FLOOR PLAN NOTES:
 1.) DIMENSIONS ARE AS FOLLOWS:
 A.) OVERALL EXTERIOR DIMENSIONS
 B.) FRAMING CORNER TO FRAMING CORNER
 B1) EXTERIOR EDGE OF FOUNDATION
 C.) TO INSIDE WALLS ON CENTER
 D.) CENTER OF OPENINGS AND/OR EDGE OF O.H. GARAGE DOOR
 2.) REFER TO FRONT ELEVATION FOR SIDEWALL HEIGHTS (EXISTING)
 3.) GARAGE WALL HEIGHT REMAINING AS EXISTING
 4.) 2X6 EXTERIOR WALL STUD SPACING AS IS EXISTING
 A.) MINIMUM INSULATION VALUE OF (R-23) + (R-10) RIGID PANELS
 5.) 2X4 INTERIOR WALL STUD SPACING AS IS EXISTING
 6.) 2X6 EXTERIOR WALL STUD SPACING AS IS EXISTING
 B.) INSULATION PER OWNER
 7.) ALL BEAMS & HEADERS TO BE ENGINEERED PER
 LOCAL CODE & VERIFIED PRIOR TO CONSTRUCTION
 8.) FLOOR DEPTHS REFERENCED ON EXTERIOR WALL SECTION
 9.) WINDOW MAKE AND MODEL PER OWNERS SUPPLIER
 10.) VERIFY LOCAL OR STATE EGRESS OPENING SIZES AND
 GLASS SAFETY REQUIREMENTS WITH LOCAL BUILDING INSPECTOR

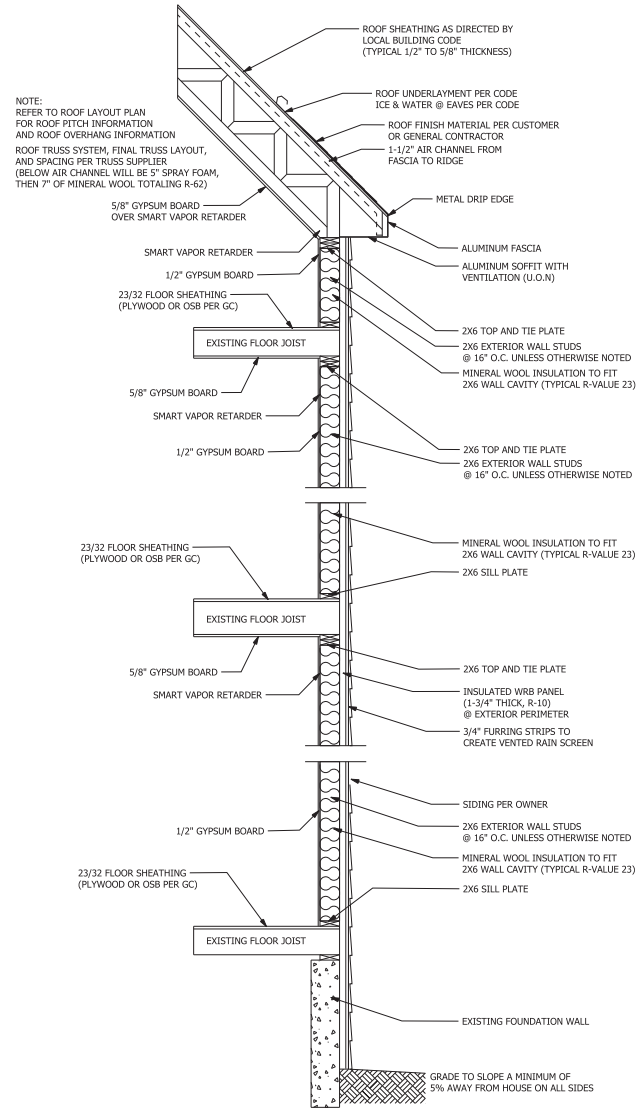
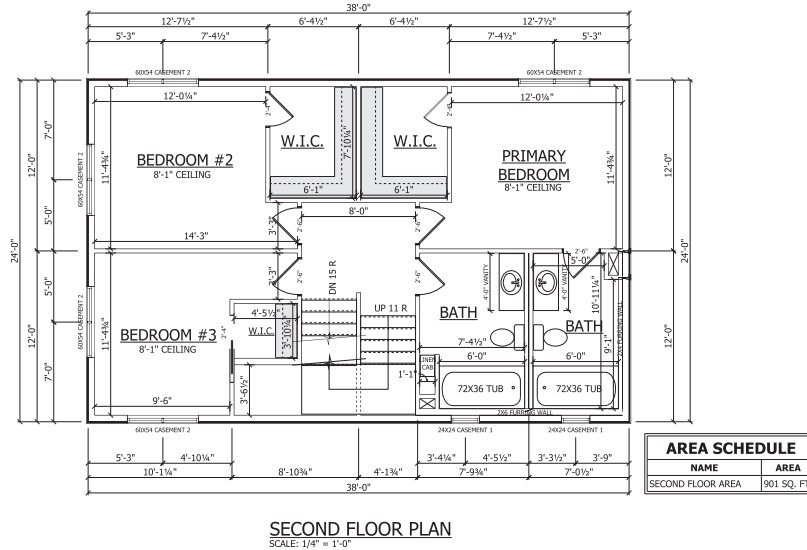
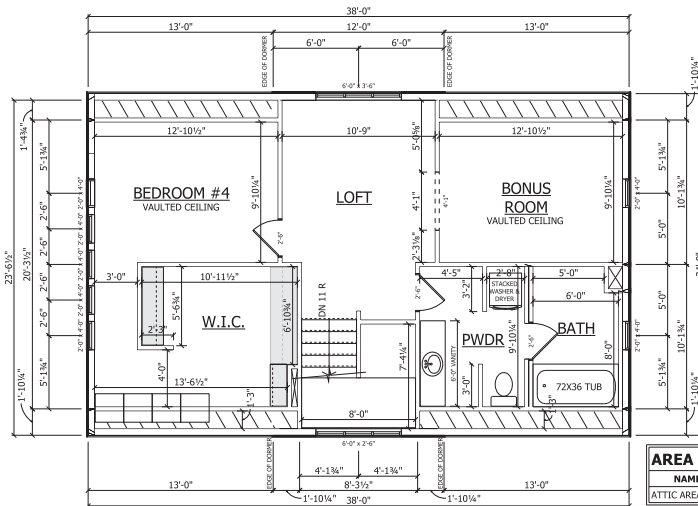
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 robert@pdsdesign.com
 701.232.2121

PDS
 Prospective Design Services LLC
 ACCREDITED
 BUSINESS
 BBB



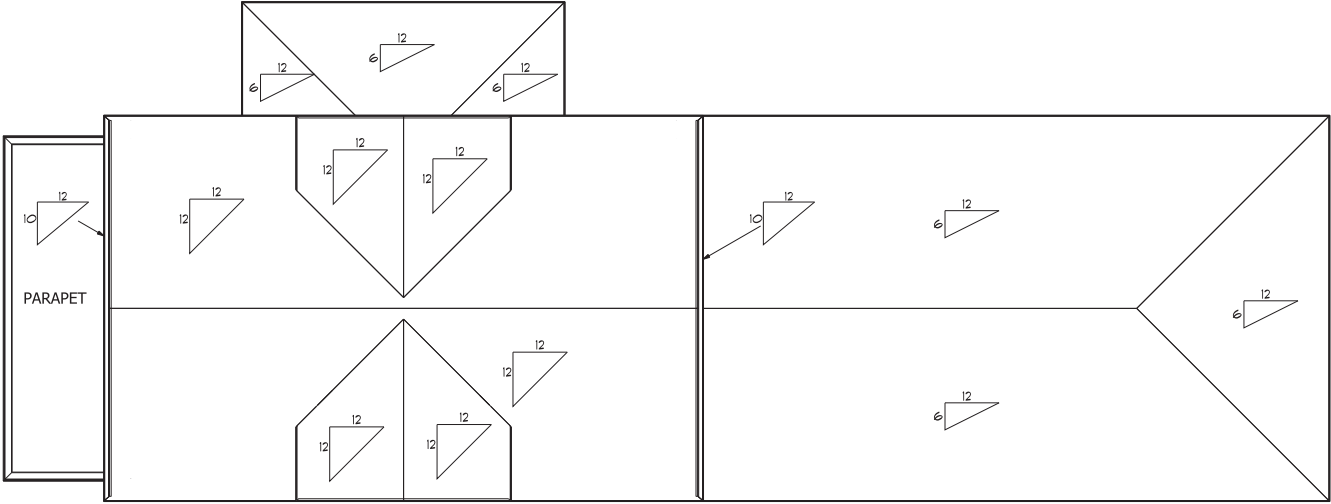
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ROOF PLAN
SCALE: 1/4" = 1'-0"



**Northland Truss
Systems, Inc.**



**Northland Truss
Systems, Inc.**



**Northland Truss
Systems, Inc.**

PROPOSE	WINDOW SIZES	EXISTING
LOCATION 1	101 w x 56 1/2 T	101 w x 56 1/2 T
2	27 w x 52 T	27 w x 52 T
3	27 w x 52 T	27 w x 52 T
4	30 w x 24 T	27 w x 52 T
5	60 w x 24 T	48 w x 24 T
6	60 w x 24 T	48 w x 24 T
7	60 w x 24 T	48 w x 24 T
8	60 w x 24 T	NA
9	24 w x 52 T	24 w x 45 T
10	60 w x 52 T	52 w x 46 T
11	60 w x 60 T	27 w x 27 T
12	60 w x 60 T	32 w x 54 T
13	60 w x 60 T	32 w x 27 w x 27 T 54 T
14	60 w x 60 T	27 w x 27 w x 54 T 27 T
15	60 w x 60 T	27 w x 54 T
16	24 w x 24 T	27 w x 27 T
17	24 w x 24 T	27 w x 54 T
18	60 w x 60 T	27 w x 27 T
19	24 w x 42 T	NA
20	24 w x 42 T	NA
21	24 w x 42 T	45 w x 30 T
22	24 w x 42 T	NA
23	24 w x 42 T	NA
24	24 w x 36 T	NA
25	24 w x 36 T	45 w x 30 T
26	24 w x 36 T	NA
27	24 w x 42 T	NA
28	24 w x 42 T	NA
29	24 w x 36 T	NA
30	24 w x 36 T	45 w x 30 T
31	24 w x 36 T	NA

See location Key on previous Page



FRONT ELEVATION

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



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FARGO, NORTH DAKOTA 58102

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LEFT ELEVATION

SCALE: 1" = 10'-0"



2020 12th Street S.
Fargo, North Dakota 58103
701-490-7400
rugsdale@pdsllc.com



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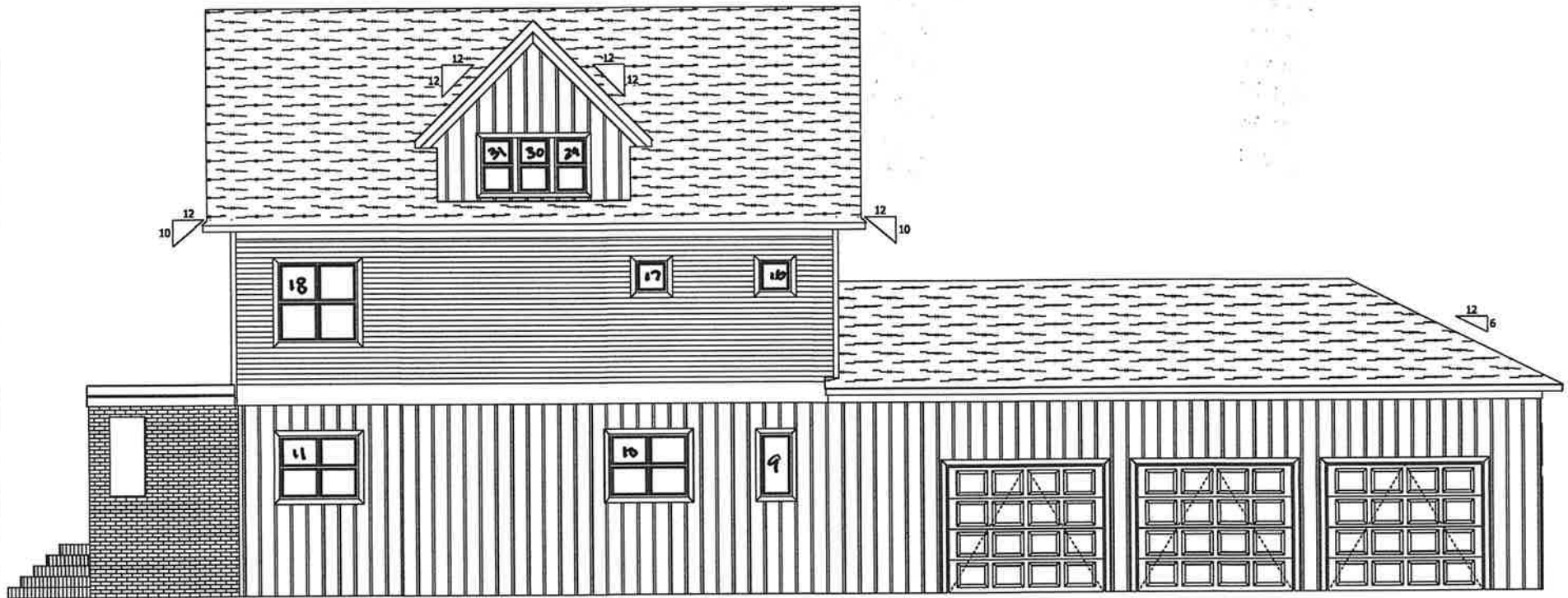
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REAR ELEVATION

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



RIGHT ELEVATION

SCALE: 1" = 10'-0"



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PAGE NUMBER: 2 / 4
DATE PRINTED: 6/8/2026
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FARGO, NORTH DAKOTA 58102

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Existing Home



April Proposal



July Proposal



Existing Home



April Proposal



July Proposal



Existing Home



April Proposal



July Proposal



Chelsea Levorsen

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

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

51 6th Ave N

Fargo, ND 58102

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

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

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

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

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

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

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

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

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

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

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

Let me know if this needs further modification. Thanks

LAP SIDING

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

Safety Data Sheet



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

1.1 Product identifier

Product Name • LP Engineered Wood Products

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

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

1.3 Details of the supplier of the safety data sheet

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

Telephone (General) • 877-744-5600

1.4 Emergency telephone number

Manufacturer • 615-986-5600

ÆRATIS

PVC PORCH PRODUCTS

UNITED STATES
POSTAL SERVICE®

G

USPS GR

BUILDING PRODUCTS
ÆRATIS EXTERIOR
STE C
10421 LEXINGTON
KNOXVILLE TN 379



OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND
LYING IN KEENEY AND DEVITT'S SECOND ADDITION,
OAK GROVE ADDITION,
AND LINDSAY'S 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 Kenney and Devitt's Second Addition, Oak Grove Addition, and Lindsay's Addition to the City of Fargo, Cass County, North Dakota; and,

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

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

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:

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

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FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

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

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

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

and

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

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

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

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

Oak Grove Neighborhood Historic Overlay District Special Development Standards

A. Authority

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

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FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

B. Properties

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

C. Definitions

1. **Historic Neighborhood Structure (HNS)** is a structure that was built within the Historic Overlay District boundaries at the time the original addition(s) was developed. For the purposes of this Historic Overlay, properties built before 1952 are considered a HNS. Houses built after 1952 that are doing exterior renovations should consider Section C.5. (Style) of this ordinance as a guide.
2. **Open Space** is defined in Section 20-1202(43) of the LDC 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 Oak Grove Neighborhood Historic Overlay District are characterized by:
 - a. Overall scale and relationship of height to width;
 - b. Façade proportions and relationship of solids to voids;

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FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

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

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

D. Certificate of Appropriateness

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

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

E. Exemptions

1. Post-1952 Structures

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

2. Government Agency Owned Property

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

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FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

3. **Flood Protection**

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

F. Special Development Standards – General

1. **Open Space**

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

2. **Front Yard Parking**

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

3. **Side Yard Fencing**

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

G. Special Development Standards – Exterior Renovation

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

1. Principal Building

a. Exterior Cladding

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern.
2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or

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FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

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.
2. If the principal building is void of its original windows or doors, replacement windows and doors shall be of a design compatible with the historic style of structures located within the district.
3. Window or door openings shall not be increased or decreased by more than 10% in dimension or total area. Any changes in dimension or area will require review by the Fargo Historic Preservation Commission.

c. Roofs

1. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original in design, dimension, detail, texture, and pattern.
2. Skylights are prohibited on all roof planes parallel to and facing the street.

d. Entrances, Porches, and Decks

1. A renovated front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.

2. Accessory Buildings or Structures

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

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FARGO, NORTH DAKOTA

ORDINANCE NO. _____ 5286

H. Special Development Standards - Additions

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

1. Principal Building

a. Exterior Cladding

1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern.
2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure.

b. Windows and Doors

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

c. Roofs and Dormers

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

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FARGO, NORTH DAKOTA

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4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building, shall be consistent with the style of a Historic Neighborhood Structure.
5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern.
6. If the roof of the principal building is void of its original functional and decorative features, the roof of the addition shall match the existing roof of the principal structure.
7. Skylights are prohibited on all roofs parallel to and facing the street.

d. Entrances, Porches, and Decks

1. A new front entrance addition to the principal building shall face the street.
2. A new front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.
3. Reconstruction of an open or screened porch (not an enclosed porch which provides year-round living space) which was historically a part of the original principal building shall be allowed to be rebuilt, and as may be necessary to accurately reconstruct, shall be allowed to vary by right from any existing zone district setback standards of the LDC. The burden of establishing that a porch was part of the original structure is the owner's burden to prove.
4. Decks are prohibited in front yards.
5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.

e. Height and Elevation

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

2. Accessory Buildings or Structures

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

I. Special Development Standards - New Construction

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

1. Principal Building

a. Proportion

1. The size and mass of the principal building in relation to open spaces, windows, door openings, porches, and balconies, must be

visually compatible with the structures and places to which it is visually related.

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2. The relationship of the width of the principal building to the height of the front elevation must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.

3. The relationship of solids to voids in the front facade of a principal building must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.

4. The relationship of the principal building to the open space between it and adjoining structures must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.

b. Exterior Cladding

1. The relationship of the materials, detail, and pattern of the facade of a principal structure must be visually compatible with structures and places to which it is visually related.

c. Windows and Doors

1. The relationship of the width of the windows and doors to the height of windows and doors in the principal structure must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.

2. Any garage door visible from the street shall not exceed 10 feet in width and 8 feet in height.

d. Roofs and Dormers

1. The roof shape of the principal building must be visually compatible with structures, to which it is visually related.

2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of a HNS.

3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.

4. Dormers of the principal building shall be consistent with the style of the structure.

5. Skylights are prohibited on all roofs parallel to and facing the street.

e. Entrances, Porches, and Decks

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

f. Height and Elevation

1. The height of the principal building must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
2. The height of the principal building shall not exceed the overall scale of HNS with a maximum eave height of 25 feet.
3. The principal building shall be constructed to have the first-floor plane in a style compatible with Historic Neighborhood Structure.

2. Accessory Buildings or Structures

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

J. Special Development Standards - Demolition

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

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

K. Variance of Special Development Standards

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

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

MEMORANDUM

TO: Historic Preservation Commission
FROM: Luke Morman, Planner
DATE: July 16, 2026
RE: 623 8th Street South – Addition within Chas A. Robert’s Historic Overlay District

The Planning Department has received an application from Scott Neal to construct an addition of a screened-in porch and deck above on the existing house at 623 8th Street South. The property is located within the Chas A. Roberts Historic Overlay District (Ordinance 4910). Applicable Special Development Standards include subsection H – Additions. The original house built in 1926 is a Classic American style.

In September 2025, an “exploratory demolition” permit was issued for the existing screened-in porch and deck above, located on the south side of the house, to assess structural damage, during which, the structure was demolished (by a different contractor than today). The Planning Department became aware of the demolition when a new permit was submitted for the porch and deck project. When Planning Department staff inquired about the work that had occurred, the applicant states that the structure was unsound during the exploratory demolition and not attached to the primary structure, and therefore, the porch and deck were demolished. Staff is seeking more information from the applicant about the demolition. The applicant can provide more information on the condition of the porch at the meeting. The current proposal is to construct the screened-in porch and deck above, which will be consistent with the size and materials of what existed prior to the demolition. The porch is original to the house.

Attached to this packet are building plans, including floor plans, elevations, and renderings. The applicant has also provided information on the proposed exterior façade and decking materials. Photos of the structure have also been provided by the applicant showing the structure prior to demolition and after.

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



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): <i>Franklin S Neal</i>
Name (printed):
Address: <i>623 8th St So.</i>

Contact Person Information (if different than owner)
Name (printed): <i>Scott Neal</i>
Address: <i>623 8th St So.</i>
<i>Fargo ND 58103</i>

Parcel Information
Historic overlay district of subject property :
Address: <i>623 8th St So.</i>
Legal Description (attach separate sheet if more space is needed):

Check each of the following which applies to your project	
☐ Exterior remodel	☐ New garage
☐ Window replacement	☐ New accessory structure (not garage)
☐ New dormer	☐ New porch
☐ New/replacement chimney	☐ Front yard paving
☐ Skylight	☐ Demolition
☐ Overhead garage door replacement	☐ New addition
☒ Other: <i>covered porch replacement</i>	

Briefly Describe The Proposed Scope of Work

the old porch was water damaged and falling down for safety, it was removed and this permit is for identical original replacement.

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):

F. S. N. J.

Date:

6/5/26

Representative (Signature):

Date:



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

623 8 St S

1:2,257

7/13/2026 4:07 PM

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

Google Street View 2025:



Photos Provided by Applicant:



Historic Photo (date uncertain)



Exploratory Demolition



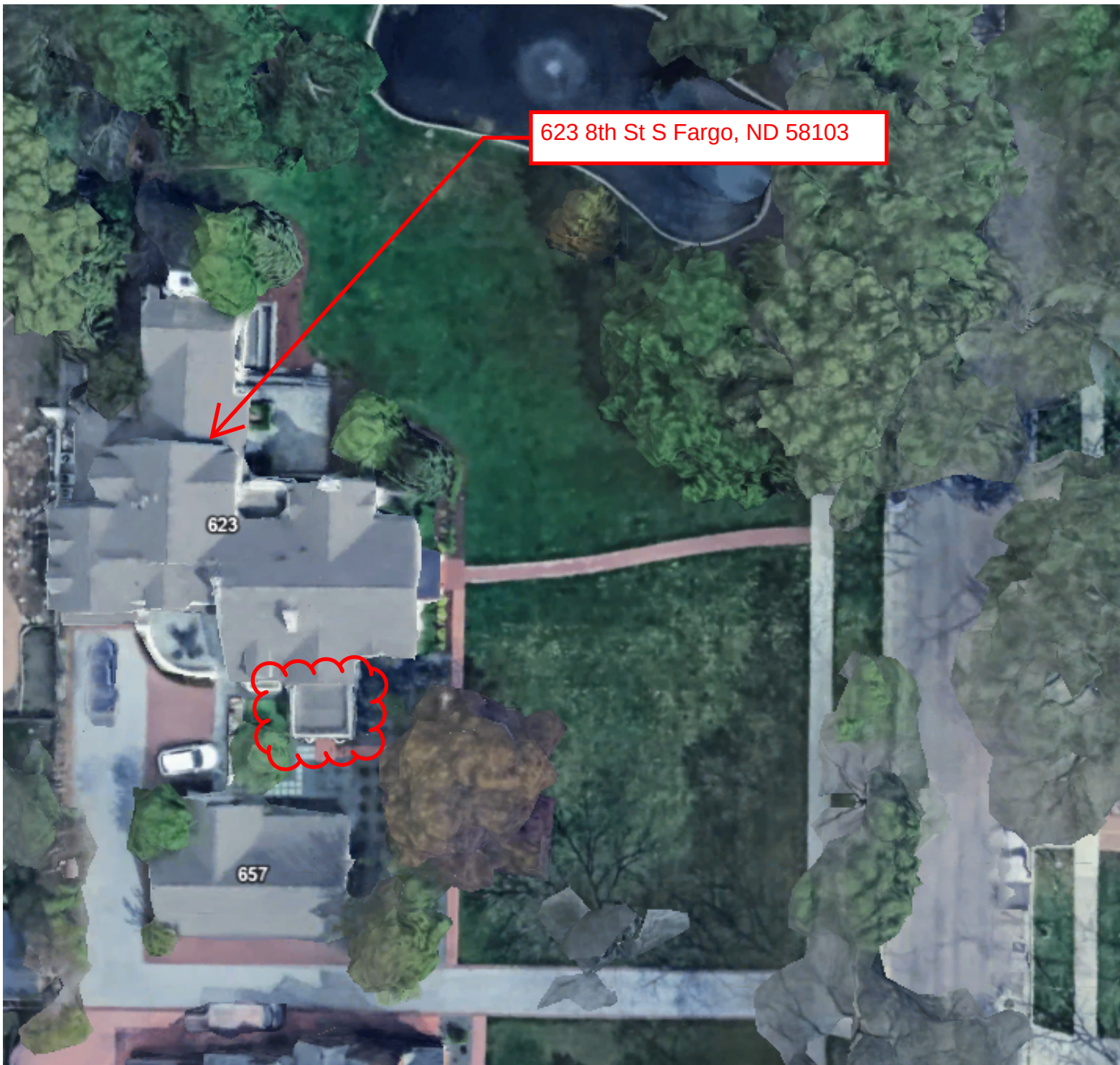




Post Demolition



Post Demolition



623 8th St S Fargo, ND 58103

623

657



PALIGHT® TRIMBOARD

Free Foam Cellular PVC for Trim and Moulding Applications



Overview

Palight Trimboard offers the centuries-old familiarity and workability of wood, but with none of the drawbacks. It won't rot, fade or split. And it holds its beautiful appearance for decades.

Available in typical wood profile sizes, as well as ProFinish™ profiles and mouldings, architects and builders can easily incorporate Palight Trimboard into nearly any trim project for a beautiful and lasting finish.

Cortex® Palram also makes the Cortex Hidden Fastening System available for Palight Trimboards, sheets, and accessories.

www.PalightTrimboard.com

Main Benefits

- Sealed edges & protective release film guard against dirt and abrasion
- Cut it, shape it, fasten and paint it easily
- Low maintenance—impervious to moisture, rot, or insects
- Long-lasting durability and beauty
- Available in standard profiles, and ProFinish™ profiles & mouldings
- 30-year limited residential warranty
- Made in the USA and backed by a world leader in PVC manufacturing



Single-side release film standard for standard profiles.
Double-sided film available for reversible Trimboard products with wood grain/smooth finish.

Typical Applications

- Window and door trim
- Facia, corners and eaves
- Column wraps
- Decorative bead board

Available in White or Sand Color

In addition to crisp White, Sand color is available in standard profiles to match contemporary window frames, and can provide a softer color transition between decking and deck fascia & risers.





PALIGHT TRIMBOARD

Standard Profiles, Sheet, Accessories and ProFinish™ Profiles and Mouldings

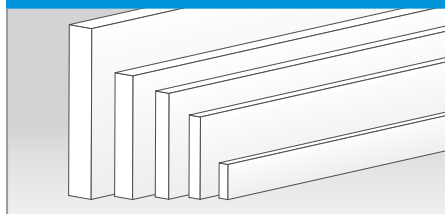
QUICK REFERENCE
AVAILABILITY
INDEX

Profiles, Sheet & Accessories*

Now reversible with Palram's protective film on both sides! Smooth on one side and wood grain on the other.

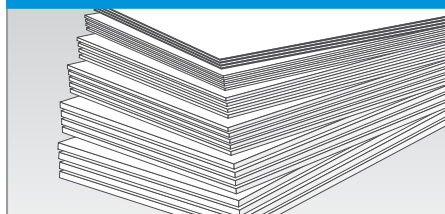


Standard Trimboard Profiles



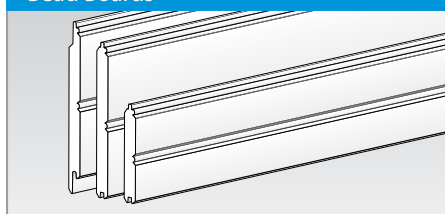
1/2" — 6/4" Thicknesses • 4" — 16" Widths

Full Sheet



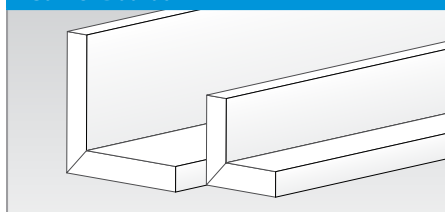
3/8" — 1-1/4" thick • 4' widths x 8', 10', 12', 18, 20'

Bead Boards



1/2" x 4", 6" and 1/2" x 6" with nailing strip

Corner Boards



5/4" x 4", 6", 8"

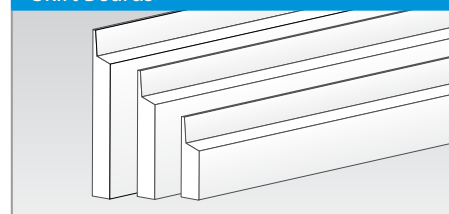
ProFinish™ Profiles*

Trimboard with Window Fin Relief



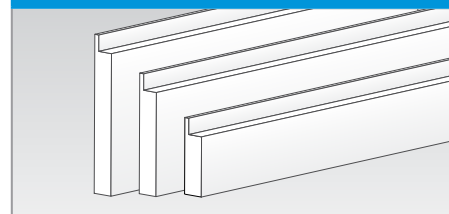
5/4" x 4", 6", 8"

Skirt Boards



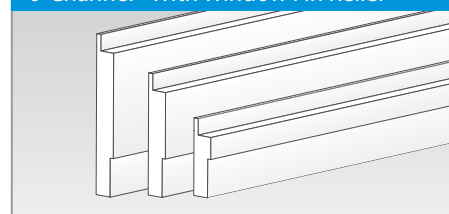
5/4" and 1" x 4", 6", 8"

J-Channel • Standard



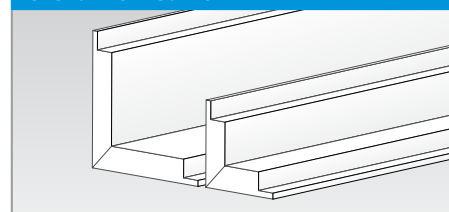
5/4" x 4", 6", 8"

J-Channel • With Window Fin Relief



5/4" x 4", 6", 8"

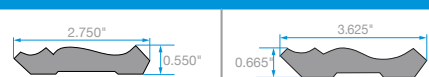
J-Channel • Corner



5/4" x 4", 6", 8"

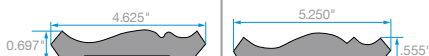
ProFinish™ Mouldings

Crown Profiles



3" Crown

4" Crown



5" Crown

6" Crown



Rams Crown

Solid Crown

Casing Profiles



Base Cap

Brick Moulding



Back Band

Rake Moulding

Cove Profiles



Bed Moulding

Scotia Cove



Quarter Round

Additional Profiles



Drip Cap

Shingle Mould



Historic Sill

* Many items available with smooth/smooth or wood grain/smooth finish. See Rep for details.



PALRAM AMERICAS

9735 Commerce Circle, Kutztown, PA, 19530 USA

Tel: 800.999.9459 • palramamericas@palram.com

www.PalightTrimboard.com



Build On.

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FI 326 - 05.14.14 SCS

IPE

Hardwood Decking & Siding



THE DISTINCT BEAUTY OF IPE

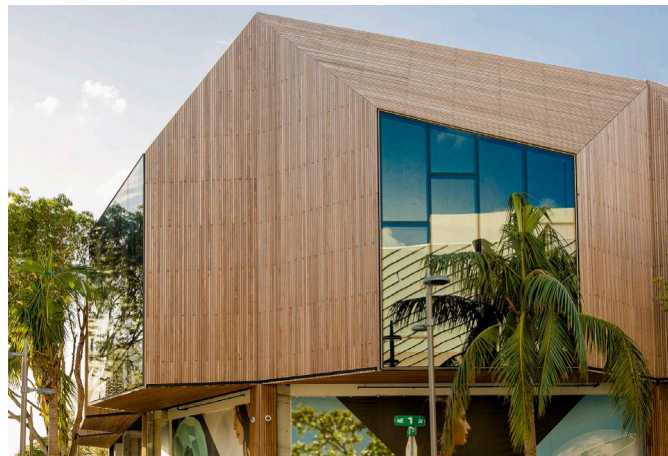
Ipe decking has a rich dark brown color with beautiful grain characteristics. Also known as Brazilian Walnut, an Ipe hardwood deck will gradually age to a lustrous silver-grey if left untreated. It can be oiled or stained to retain its rich brown color.

UNBELIEVABLY DURABLE AND STABLE

Ipe Decking is the strongest and most resilient natural untreated hardwood materials available on the market today. It is also one of the most stable hardwoods commonly used for exterior applications, making it the perfect choice for close-to-ground applications and regions with more variable climates.

CLASS A FIRE RATING

Nova's Ipe is Class A fire rated which makes it the perfect choice for building in dry areas such as California, Nevada, Arizona, New Mexico, Oregon, and Idaho; or any areas with building regulations that require Class A fire rated materials. In addition, we offer a 25 Year Decking Warranty on all of our naturally durable hardwood products.



TECHNICAL SPECIFICATIONS

Janka Hardness: 3,680 pounds

Strength (MOR): 25,400 (psi)

Stiffness (MOE): 3,140 (1000 psi)

Grade: First Clear

Density: 1,100 kg/m³

Color: Ipe heartwood is light to dark olive brown with contrasting yellowish-grey or grey brown tones accompanying it.

Tangential Shrinkage: 8.4 %

Radial Shrinkage: 6.6%

Family: Bignoniaceae

Tree Characteristics: The Ipe Tree can grow to 140 to 150 feet high while the diameter of its trunk can measure up to 6 feet. The average height and diameter for the Ipe tree is 100 feet and 2 to 3 feet, respectively.

Geographic Area: Ipe can be found in some of the Lesser Antilles and throughout continental tropical America. The tree can typically be found in marsh forests or ridge tops and riverbanks.

Texture: Fine to medium

Grain: Straight to very irregular

Luster: Low to medium

Durability Rating: Rated as very durable, resistant to brown and white-rot fungi, and has exemplary weathering characteristics.



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

2. Accessory Buildings or Structures

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

H. Special Development Standards - Additions

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

1. Principal Building

a. Exterior Cladding

1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.

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b. Windows and Doors

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

c. Roofs and Dormers

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.
3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building shall be consistent with the style of a HNS.
5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible

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

3 6. If the roof of the principal building is void of its original functional
4 and decorative features, the roof of the addition shall match the
5 existing roof of the principal structure. The use of substitute
6 materials is permissible if matching the existing material is not
7 technically or economically feasible.

8 7. Skylights are prohibited on all roofs parallel to and facing the
9 street.

10 d. Entrances, Porches, and Decks

11 1. A new front entrance addition to the principal building shall face
12 the street.

13 2. A new front entrance addition to the principal building shall have
14 no fewer than four steps, or an equivalent ramp distance, from the
15 ground level to the bottom of the front entrance door, or shall have
16 the first floor plane in a style compatible with HNS.

17 3. Reconstruction of an open or screened porch (not an enclosed
18 porch which provides year-round living space) which was
19 historically a part of the original principal building shall be allowed
20 to be rebuilt, and as may be necessary to accurately reconstruct,
21 shall be allowed to vary by right from any existing zone district
22 setback standards of the Fargo Land Development Code. The
23 burden of establishing that a porch was part of the original
structure is the owner's burden, not the City's.

4. Decks are prohibited in front yards.

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

e. Height and Elevation

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ORDINANCE NO. 4910

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

2. Accessory Buildings or Structures

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

I. Special Development Standards - New Construction

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

1. Principal Building

a. Proportion

1. The size and mass of the principal building in relation to open spaces, windows, door openings, porches, and balconies, must be