

**BOARD OF HISTORIC PRESERVATION COMMISSIONERS  
MINUTES**

**Regular Meeting:**

**Tuesday:**

**September 15, 2015:**

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 o'clock a.m., Tuesday, September 15, 2015.

The Historic Preservation Commissioners present or absent were as follows:

Present: Andrew Nielsen, Michael Burns, Heather Fischer, Dirk Ockhardt, Paul Gleye

Absent: Mike Hahn, Christine Kloubec

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

**Item 1: Minutes: Regular Meeting of July 21, 2015**

Mr. Gleye moved the minutes of the July 21, 2015 Historic Preservation Commission meeting be approved. Second by Mr. Nielsen. All Members present voted aye and the motion was declared carried.

**Item 2: HOD Review – 803 9th Street South (New Garage) – Chas A Roberts: APPROVED**

This item was presented after Item 4.

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

Contractor Courtney Schutt spoke on behalf of the project. Mr. Schutt noted he will be using siding on the new garage that will match the house.

Discussion was held regarding the location of the garage, square footage of the new garage, and materials that could be salvaged from the existing garage.

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

**Item 3: HOD Review – 1114 8th Avenue South (New Garage) – Chas A Roberts: APPROVED**

Ms. Mayo introduced the proposed project at 1114 8th Avenue South, noting the applicant is proposing to demolish the existing garage and build a new one. She added there are 3 options for the applicant: 1) build a new 20'x20' garage that would be 40% larger than the existing garage and will comply with the design standards of the Chas A Roberts Historic Overlay District, requiring the applicant to obtain a site survey; 2) build a 24'x24' garage,

requiring a variance due to the size increase of the garage exceeding 40%; or 3) remodel the existing garage, retaining the current 13'x22' garage dimensions.

Applicant Moses Heppner spoke on behalf of the project noting the footprint, dimensions, and design of the proposed garage.

Mr. Nielsen moved to approve demolition of the current garage and rebuild a 20'x20' garage on the current footprint with the 40% increase as presented in the application. Second by Mr. Gleye. All members present voted aye and the motion was declared carried.

**Item 4: Storefront Rehab & Downtown Project Review 614 Main Avenue: APPROVED**

Ms. Mayo presented a summary of the proposed storefront rehab/downtown project located at 614 Main Avenue, currently the One World building. She noted the proposed project would include cleaning the brick and stone on the upper storefront (if not possible to restore, paint the brick with a color to match the original); remove the brick arches and framed fascia, display windows, and glass; install storefront windows and doors as close to the 1920's style as possible; and replace the upper windows with insulated units to match the original design.

Phil Stahl, Stahl Architects, spoke on behalf of the project.

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

**Item 5: Section 106 Review of 2 Metro Flood Management Projects**

**1) El Zagal Phase 2 Levee Report – Indirect Effects to Historic Properties**

Ms. Mayo introduced this item stating the project involves the removal of houses at 1333 and 1341 Oak Street, and 1313, 1314, 1318, 1322, 1326, and 1330 Elm Street, in addition to the construction of an earthen levee. She noted these houses are not considered historic, but this item is being presented to the Historic Preservation Commission to see if other historic houses in this area would be indirectly affected by this levee. She added the Army Corps of Engineers' recommendation is that the El Zagal Phase 2 Levee project should have no indirect (visual) effects on any historic properties.

Mr. Nielsen moved to accept the recommendations of URS stating the El Zagal Phase 2 Levee Flood Control Project will have no indirect effect to historic properties. Second by Mr. Ockhardt. All Members present voted aye and the motion was declared carried.

**2) Mickelson Field Levee Report – Indirect Effects to Historic Properties**

Ms. Mayo introduced this item stating this project does involve historic properties that the levee will have indirect visual effects on. Therefore, the Army Corps of Engineers is asking the Historic Preservation Commission to review this project and come up with suggestions on how to mitigate these effects.

Discussion was held regarding ways to mitigate the indirect visual effect of the levee including seeding the levee with grass or planting native prairie plants on this levee.

Mr. Gleye moved to accept the recommendations of URS that the Mickelson Field Levee Extension Flood Control Project will have some adverse visual effects to historic properties and these effects can be mitigated by the planting of grass on the levee, and the replacement of trees at a two-to-one ratio. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

**Item 6: Other Business**

Ms. Mayo stated the next Land Development Code (LDC) Task Force meeting will be held on Thursday, October 1. She added there is a webpage for this Task Force on the City's website, and this will be added to the Historic Preservation Commission liaison reports.

**Item 7: Liaison Reports**

Planning Commission – Christine Kloubec

Board of Adjustment – Heather Fischer

House Moving Board – Paul Gleye

Housing Rehab – Mike Hahn

Renaissance Zone Authority – Dirk Ockhardt

**Item 8: Next Meeting – October 20, 2015**

The time at adjournment was 8:55 a.m.