

**HISTORIC PRESERVATION COMMISSION**  
**Tuesday, September 16, 2025 | 8:00AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes – July 15, 2025
2. Historic Overlay District Review
  - a. 610 10 Street South – Chas A. Roberts Historic Overlay (Hawthorne Neighborhood)
  - b. 1123 6 Street South – Erskine's Historic Overlay (Hawthorne Neighborhood)
3. Adjourn – Next Meeting: October 21, 2025

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

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

## **BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES**

### **Regular Meeting:**

**Tuesday, July 15, 2025**

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, July 15, 2025.

The Historic Preservation Commissioners present or absent were as follows:

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

Absent: None

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

#### **Item 1: Minutes: Regular Meeting of May 20, 2025**

Member Boreen moved the minutes of the May 20, 2025 Historic Preservation Commission meeting be approved. Second by Member Dawson. All Members present voted aye and the motion was declared carried.

#### **Item 2: Historic Overlay District Review**

##### **a. 1115 6th Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)**

Planner Luke Morman presented the application to demolish an existing porch and to construct a new porch at 1115 6th Street South.

Member Larson present.

Applicant representative Kevin Johnk spoke on behalf of the application.

Discussion was held on the columns, historical details of the property, slant of the porch, elevation, and design.

Member Larson moved to approve the application as presented. Second by Member Kloubec. All Members present voted aye and the motion was declared carried.

Planning Coordinator Maegin Elshaug noted there will be a Code Connect for the Land Development Code on Thursday, July 24 at 12:00 p.m. and more information can be found at [www.FargoLDC.org](http://www.FargoLDC.org).

#### **Item 3: Adjourn: Next Meeting – August 19, 2025**

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

## **MEMORANDUM**

**TO:** Historic Preservation Commission  
**FROM:** Chelsea Levorsen, Planner  
**DATE:** September 10, 2025  
**RE:** 610 10 Street South – Replacement of front steps

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The Planning Department has received an application from Clint Minion of Minion Construction to remove and replace the front steps at 610 10<sup>th</sup> Street South. The subject property is located within the Chas A. Robert's Historic Overlay (Ordinance 4910). Applicable Special Development Standards include subsection H.1.d – Special Development Standards-Additions, Entrances, Porches, and Decks. This Sears Roebuck house was built in 1932. Records list the architectural style as both Tudor and English Cottage.

The existing steps, shown in the attached pictures, are constructed of concrete with stucco siding and metal railings that are mounted to the top of wide, side walls. The applicant would like to replace the steps with composite decking. Product specifications are shown in the attached documents.

According to the applicant, the proposed composite decking will provide better traction and stop water from collecting and potentially freezing on the surface, which will assist with mobility challenges of the owner. The existing railings are mounted along the outside of the sidewalls and are difficult for the homeowner to reach. The applicant is proposing removing the sidewalls, to maximize the top landing space and allow the railing to be within reach, making the front steps more accessible for the homeowner.

The applicant has submitted examples of similar projects located near the subject property, which are included in this packet. Staff have added notes to each photo for context.

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 4<sup>th</sup> Street North. Applicants must be present at the meeting. More information on design standards is available at: [www.FargoND.gov/historicpreservation](http://www.FargoND.gov/historicpreservation).

The following must accompany this application:

- ✓ a. Photos of the existing site
- b. Plans of the proposed project
- c. Building materials
- d. Site plan if applicable

Property Owner Information
Name (printed): <u>Nora</u>
Name (printed): <u>Amundson</u>
Address: <u>610 10<sup>th</sup> St S</u> <u>Fargo ND 58103</u>

Contact Person Information (if different than owner)
Name (printed): <u>Clint Minion</u>
Address: <u>8501 80<sup>th</sup> Ave S</u> <u>Sabin MN 56580</u>

Parcel Information
Historic overlay district of subject property: <u>Chas A. Roberts</u>
Address: <u>610 10<sup>th</sup> St S</u>
Legal Description (attach separate sheet if more space is needed): <u>Lot 17, Block E</u>

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

**CONFIDENTIAL INFORMATION**

This application is an open record under NDCC 44-04 and will be available to the public for review. Telephone numbers and e-mail that are provided to the Planning and Development Department for the purpose of communicating with an applicant are exempt from this requirement and are considered to be confidential/non-public information.

This portion of the application must be completed, but it will be kept separate from the rest of the application and the contact information contained herein will not be available to the public for review.

<b>Applicant</b>		
Name:	<u>Minion Construction LLC</u>	
Daytime Phone Number:	<u>701-729-5712</u>	Email: <u>minionconstruction@gmail.com</u>

<b>Contact Person/Representative (If Different than Applicant)</b>		
Name:	_____	
Daytime Phone Number:	_____	Email: _____

**Briefly Describe The Proposed Scope of Work**

remove sunken, broken concrete steps

build new steps with treated lumber frame, composite decking, and aluminum railings

**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):

Northmudson

Date:

8/25/25

Representative (Signature):

Clint Minion

Date:

8/18/25

**We propose the use of composite decking material, rather than replicating the concrete and stucco elements, for the following reasons.**

### **Costliness**

**The excavation, removal, and replacement of concrete footings and stoop would be very expensive. This foundational work would be required to support the weight of a concrete/stucco staircase. Additionally, extensive and detailed concrete formwork, placement, and finishing would be required to reproduce the same design.**

### **Functionality**

**The existing railings are mounted to the outside of the wide sidewalls where they are difficult to reach. Bringing them closer to the steps would only lessen the space needed to step aside when opening the door. The proposed design would alleviate both issues as the steps would be full-width and the entire structure would be approximately six inches wider. The homeowner is an amputee, so close proximity to the handrails is especially important. The proposed composite decking provides excellent traction and allows water to pass through rather than potentially collecting on an impervious surface.**

### **Appearance**

**The proposed decking color coordinates very well with the tones of the brick doorway surround and wall accents. The mitered corners on the landing and treads would add class and the enclosed sides would provide a clean, fully finished look. Utilizing black metal railings would retain that feature of the existing staircase.**

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ORDINANCE NO. 4910

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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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 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.
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**



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.

610 10 St S

1:2,257	9/5/2025 3:51 PM
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



2025 Google Street View:

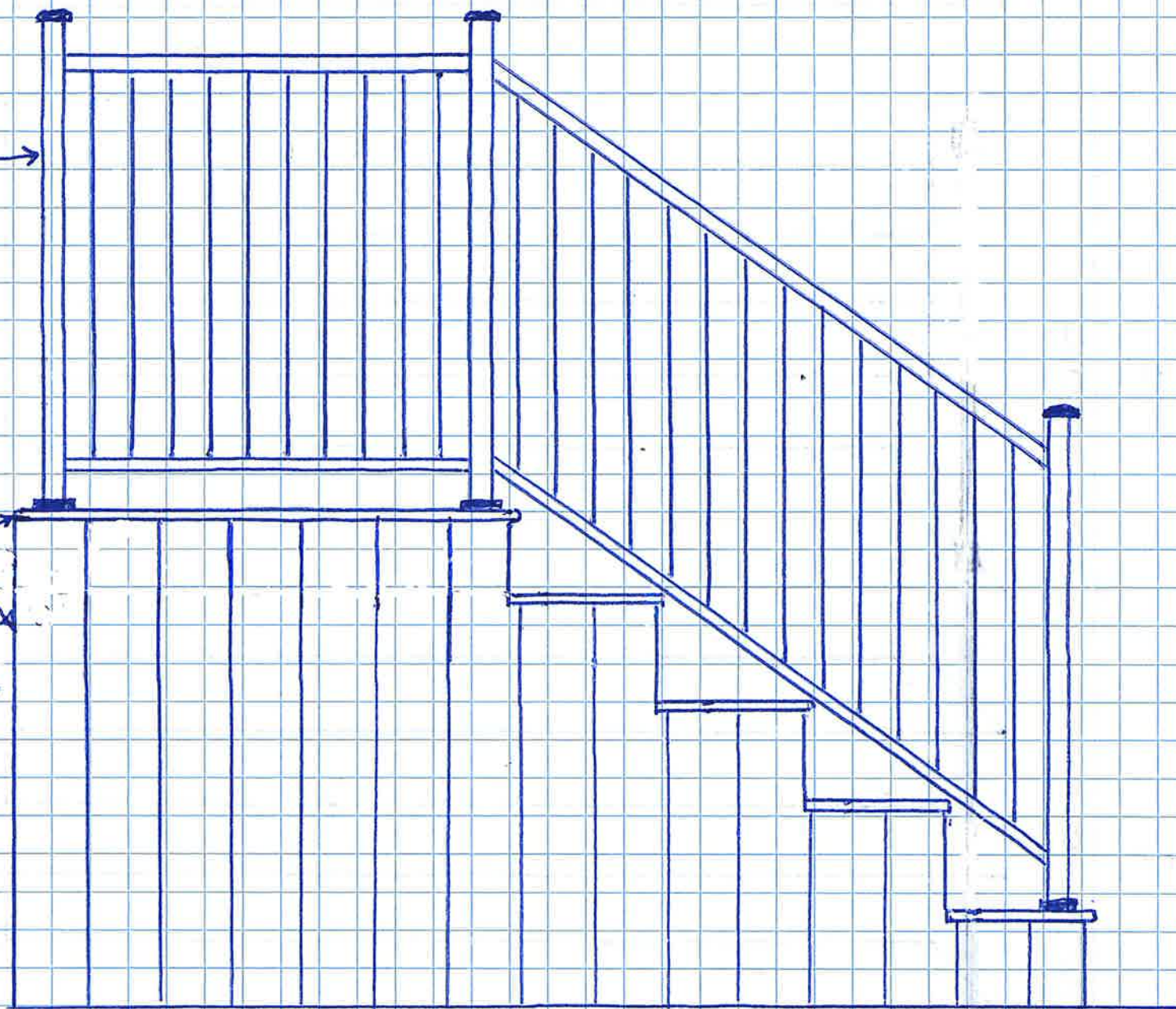


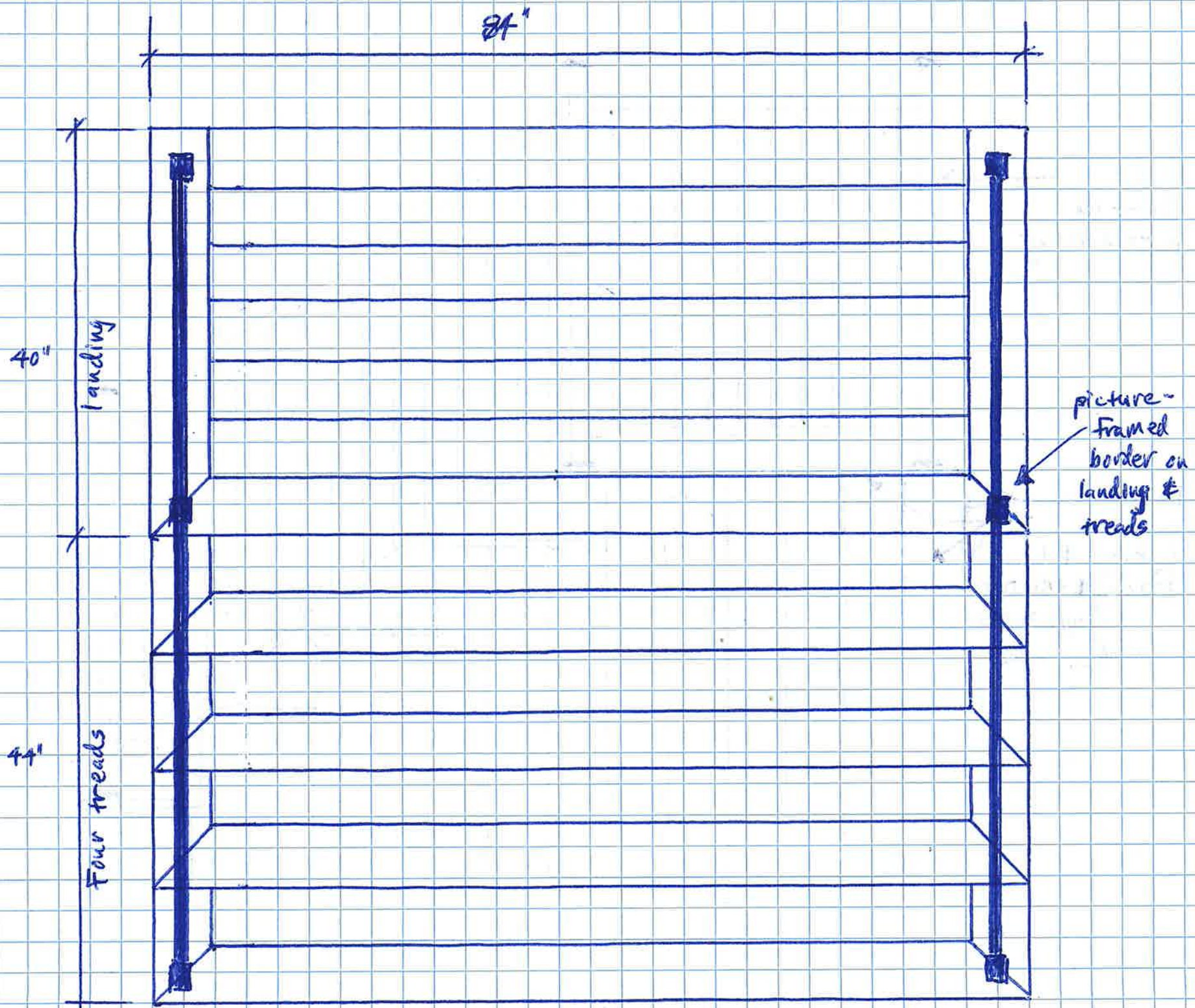
2024 Google Street View:

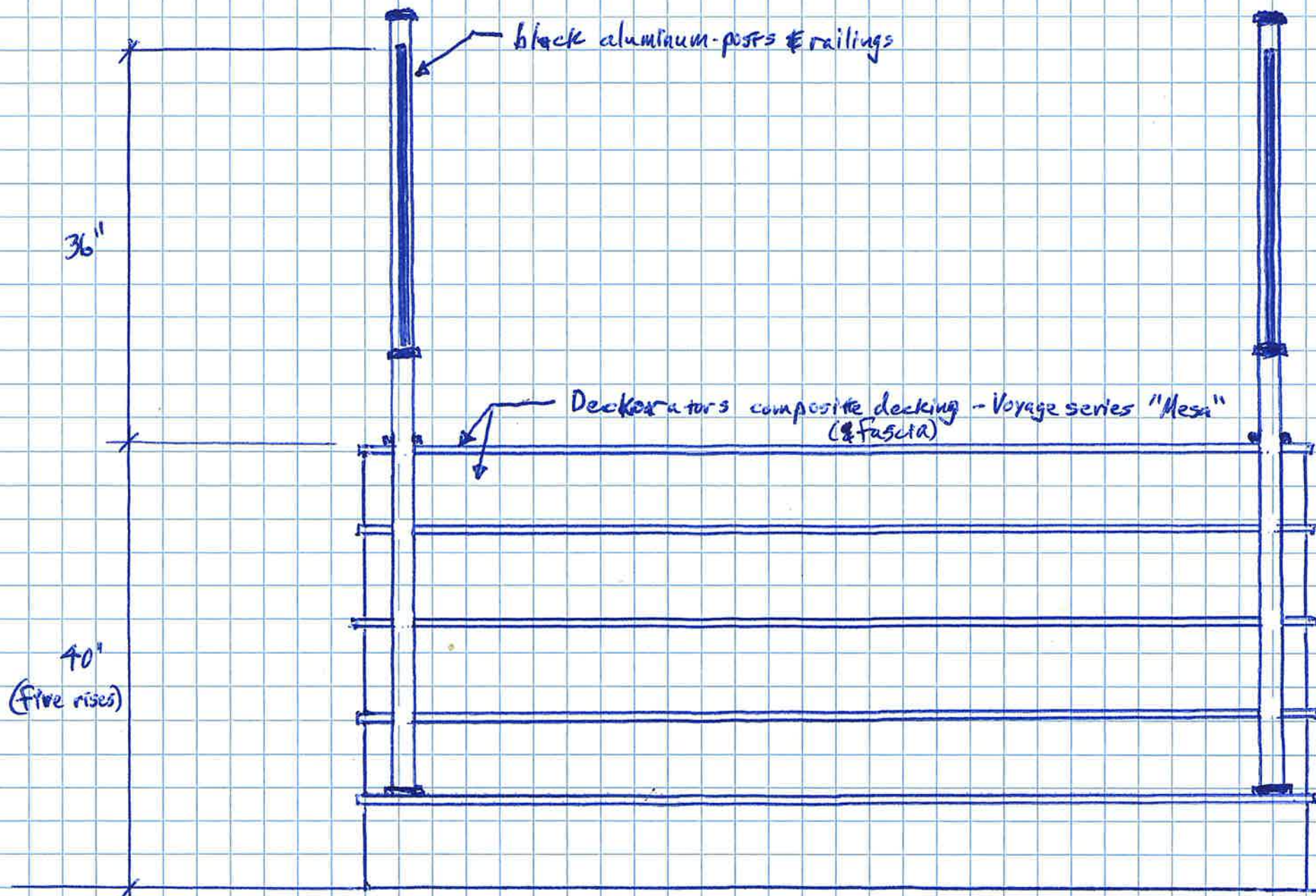


black  
aluminum  
posts & railings

Deckorators  
composite  
decking and  
skirting  
- Voyage series  
- "Mesa" color







## Building Materials

### Framing

- Ground contact pressure treated southern yellow pine

### Decking, treats/risers, and skirting

- Deckorators Voyage series composite ("Mesa" color)



## Voyage Decking

WITH SURESTONE® TECHNOLOGY

Color: Mesa



## Product Details

### Description

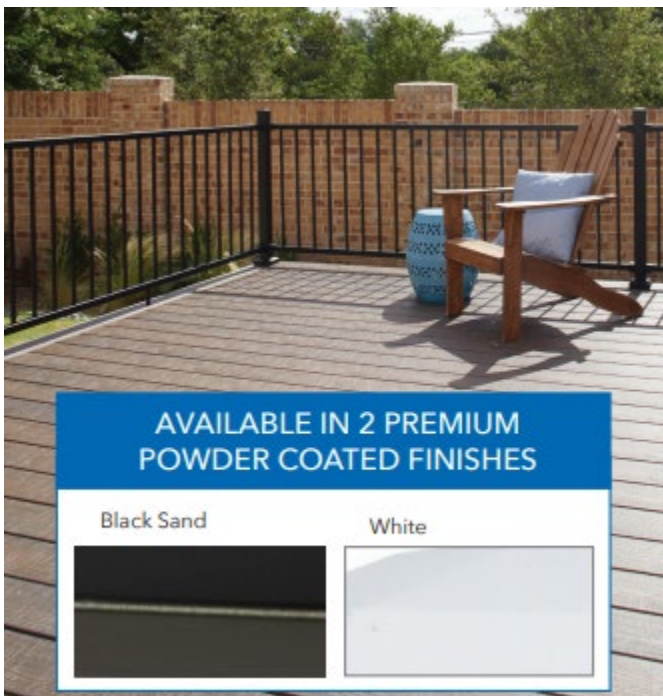
### Sizes & Profiles

### Installation Instruc

- Made with our patented Surestone® mineral-based composite technology, which offers the industry's best strength-to-weight ratio
- 35% lighter than other traditional composite deck boards
- Slip-resistant design with 34% more traction in adverse weather conditions\*
- Won't splinter, sag, chalk, or crack
- Stain- and fade-resistant cap stock with micro-embossing reduces overall heat retention
- Varied-width decking is available in four different widths to create that custom, wood floor look
- Can be used as residential cladding
- 8" and 11¼" fascia available in 12' length only

### Railings

- Avant black aluminum posts and panels



**Near-by Property Photos, submitted by Applicant:**



**600 10 St S**

Chas A Roberts Historic Overlay District

GIS imagery shows a wooden front deck and steps were constructed prior to 2008. The wood deck was replaced with composite decking between 2019/2021. (no permit records found)



**811 9 St S**

Chas A Roberts Historic Overlay District

HO Certificate of Appropriateness for siding and step replacement issued 05-17-2022

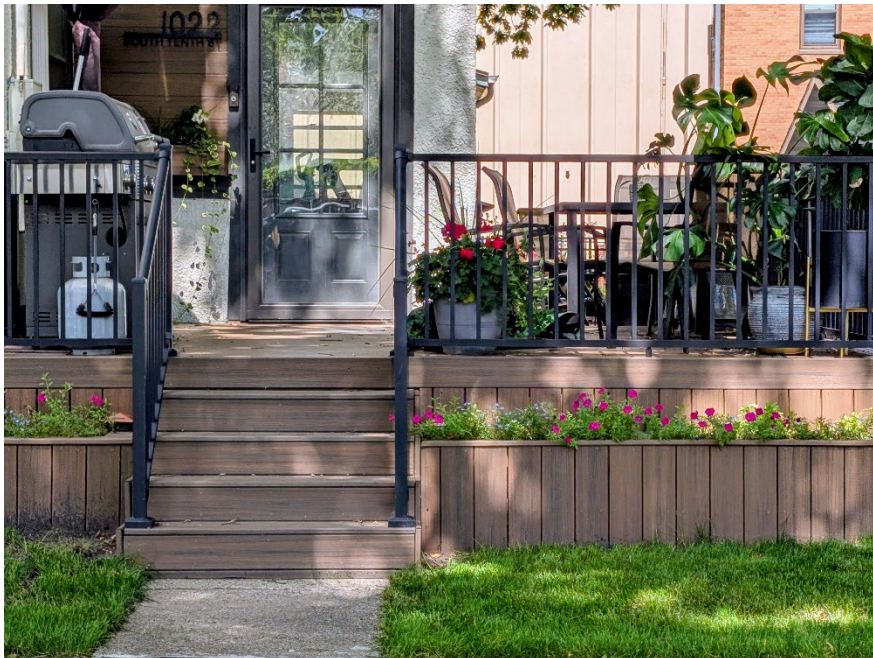


### **910 8 St S**

Chas A Roberts Historic Overlay District

Demolition (January) & New Construction (March) permits issued in 2014

Prior to Creation of Historic Overlay



### **1022 11 Ave S**

Not located within a Historic Overlay

## **MEMORANDUM**

**TO:** Historic Preservation Commission  
**FROM:** Luke Morman, Planner  
**DATE:** September 10, 2025  
**RE:** 1123 6<sup>th</sup> Street South – House Addition within Erskine’s Historic Overlay District

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The Planning Department has received an application from Christine Johnson to build an addition to the house 1123 6<sup>th</sup> Street South. The property is located within the Erskine’s Historic Overlay District (Ordinance 4821). Applicable Special Development Standards include subsection F – Additions for principal building. The original house built in 1915 is a National style.

Attached to this packet are images of the existing house and proposed drawings for the project. The applicant proposes to add on an addition to the house in the rear of the property. The new addition will match the existing roof pitch but will have board and batten siding and shakes near the peak of the eave rather than matching the existing stucco. Subsection F.1.a states, “The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.” The applicant proposes to paint the new siding to match the color of the current house colors. City staff does not have any records of the original siding material.

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



**Planning & Development**  
225 4<sup>th</sup> Street North  
Fargo, North Dakota 58102  
Office: 701.241.1474 | Fax: 701.241.1526  
Email: [Planning@FargoND.gov](mailto:Planning@FargoND.gov)  
[www.FargoND.gov](http://www.FargoND.gov)

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

The following must accompany this application:

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

Property Owner Information
Name (printed): Christine Johnson
Name (printed): Andrew Johnson
Address: 1123 6 <sup>th</sup> Street S. Fargo, ND 58103

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

Parcel Information
Historic overlay district of subject property : Erskine's
Address: 1123 6 <sup>th</sup> Street S.
Legal Description (attach separate sheet if more space is needed): Lot 2 and S 1/2 of 3 Block KK.

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

**Briefly Describe The Proposed Scope of Work**

Addition onto rear side of house that creates an office, small quarter-size bathroom, and back entry on the main level. Kitchen remodel on main floor. Similarly, the 12 x 21 foot addition adds a ~~4~~ upper level master Bedroom and bathroom. The basement will also be bumped out to create more usable storage and laundry room with drain tile system.

**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):

Clint O'Neil

Date:

9/8/25

Representative (Signature):

Date:

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

b. Windows and Doors

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

c. Roofs

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

2. Accessory Buildings or Structures

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

**F. Special Development Standards - Additions**

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

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accessory building or structure. A request that satisfies all of the following criteria shall be approved.

**1. Principal Building**

a. Exterior Cladding

1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials 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.

b. Windows and Doors

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

c. Roofs and Dormers

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

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

d. Entrances, Porches, and Decks

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

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

e. Height and Elevation

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

**2. Accessory Buildings or Structures**

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

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

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



1123 6 St S	
1:2,257	9/10/2025 1:16 PM
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

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City of Fargo, ND

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.

1123 6 St S

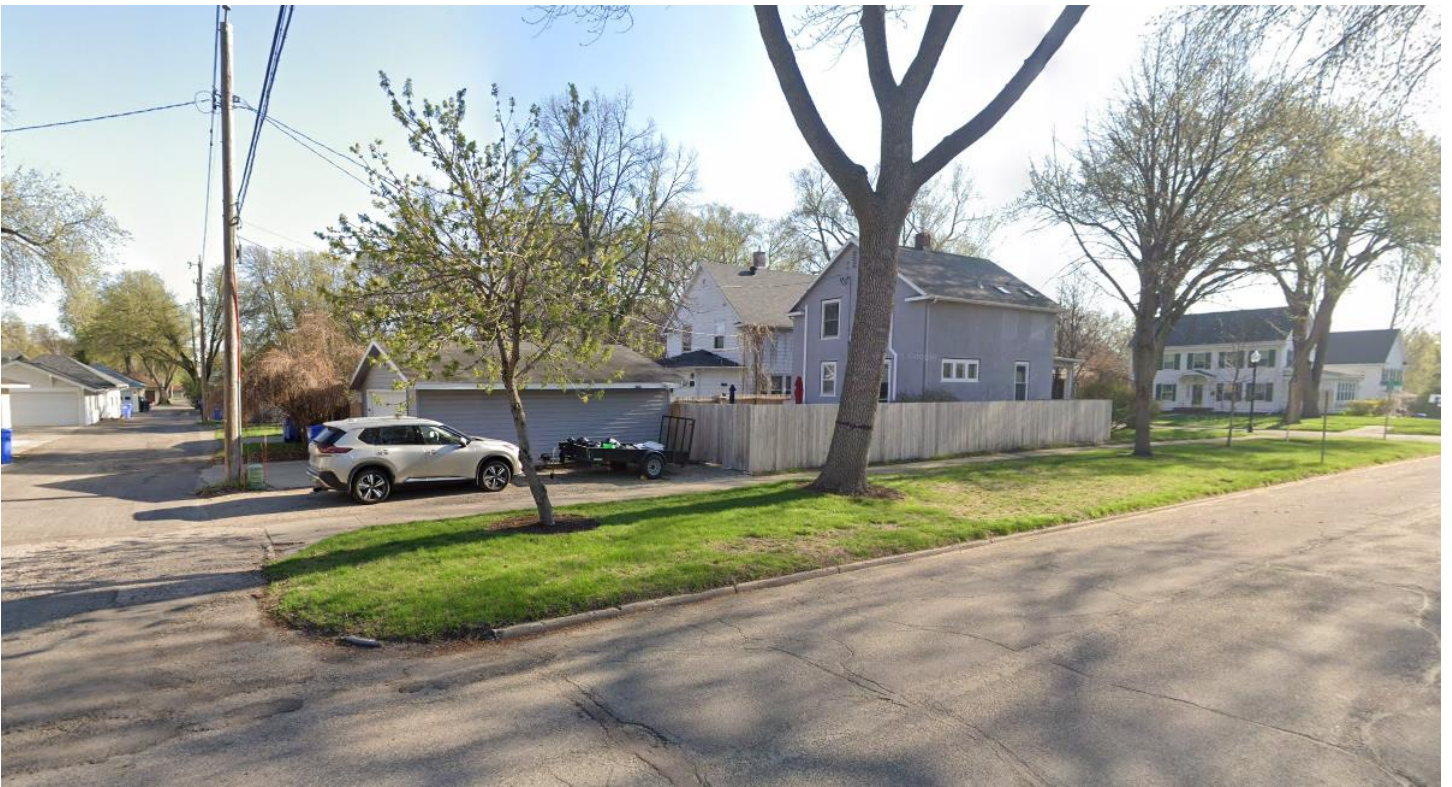
1:564

9/10/2025 1:17 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):



Site Photos from applicant:

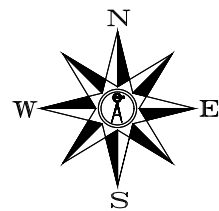
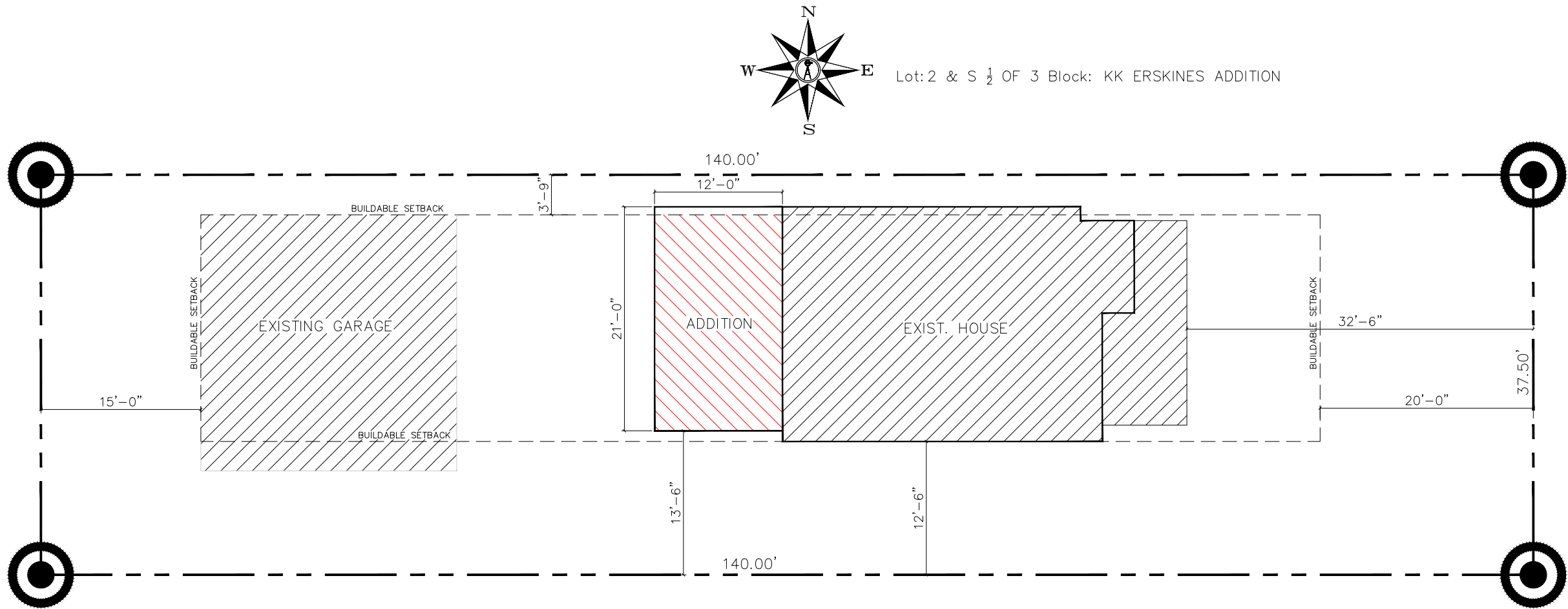






Siding Example from applicant:





Lot: 2 & S 1/2 OF 3 Block: KK ERSKINES ADDITION

EXIST COVERAGE - 1344 SQ FT  
MAX ALLOWED - 1828 SQ FT  
ADDITIONS + 252 SQ FT  
REMAINING BUILDABLE - 232 SQ FT

12TH AVE S.

 SITE PLAN  
SCALE 3/16" = 1'-0"

REVISIONS  
REVISED  
REVISED  
Date: 8.5.2025  
C:\Users\amup\OneDrive\Documents\28 Custom Homes\2025 Projects\Johnson

2 STORY

Drawn By: AJM

JOHNSON RESIDENCE

1123 6TH ST S  
FARGO, ND

WWW.218CUSTOMHOMES.COM

PHONE: 701.588.5751

218CONSTRUCTIONLLC@GMAIL.COM



PRELIMINARY

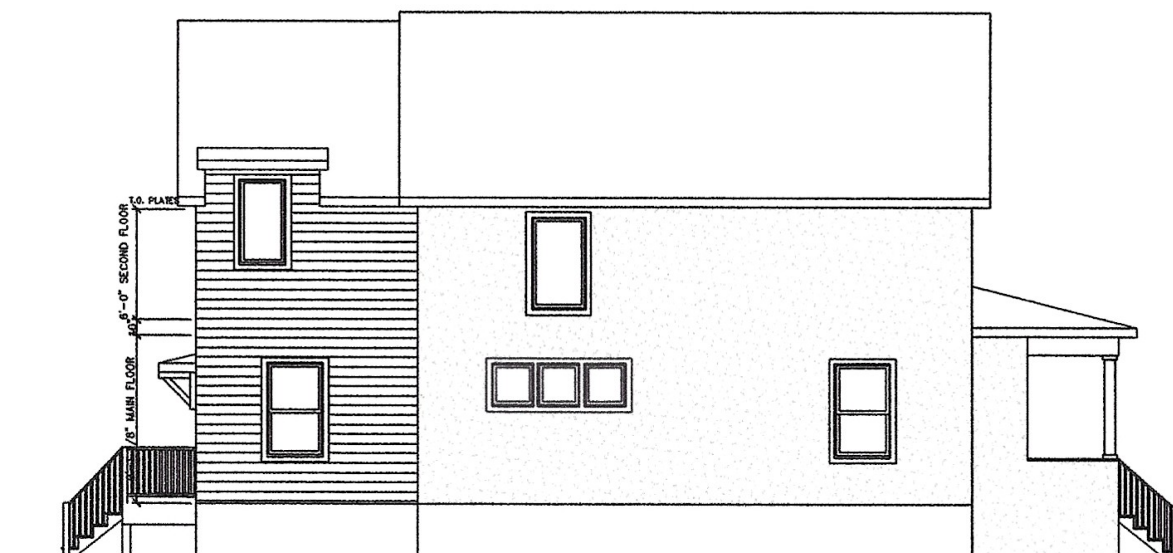


NORTH SIDE ELEVATION  
SCALE 1/4" = 1'-0"

OPT: 1



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

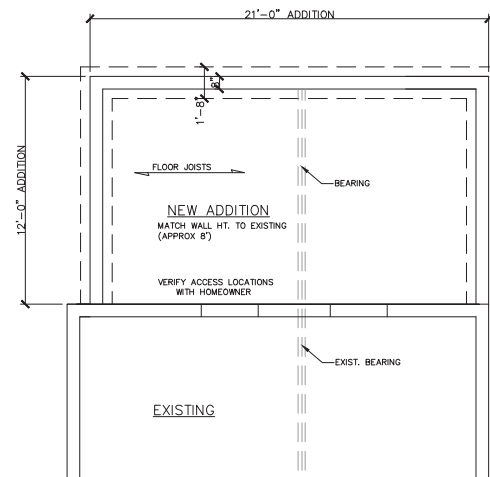


SOUTH SIDE ELEVATION  
SCALE 1/4" = 1'-0"

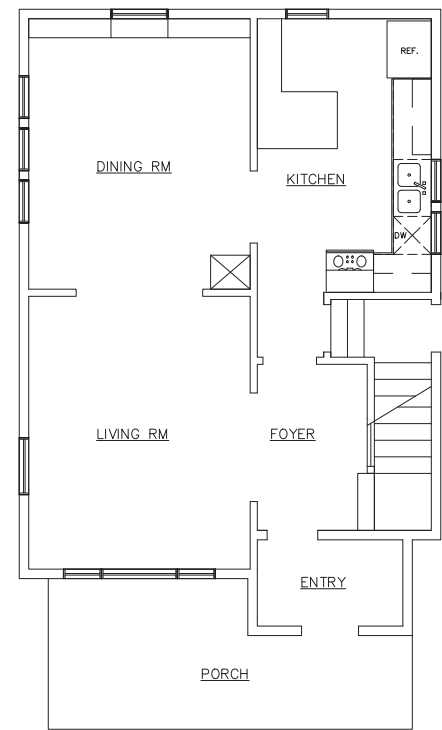
2 STORY		JOHNSON RESIDENCE 1125 6TH ST S FARGO, ND	
Date: 8.5.2025		WWW.ZIBCONHOMES.COM PHONE: 701-588-5773 ZIBCONSTRUCTIONLLC@GMAIL.COM	
Drawn By: AJM		218 ZIBCONHOMES.COM	
C:\Users\Ajm\OneDrive\Documents\218 Johnson Home\2025\Prep\218 Johnson Home.dwg			

PRELIMINARY

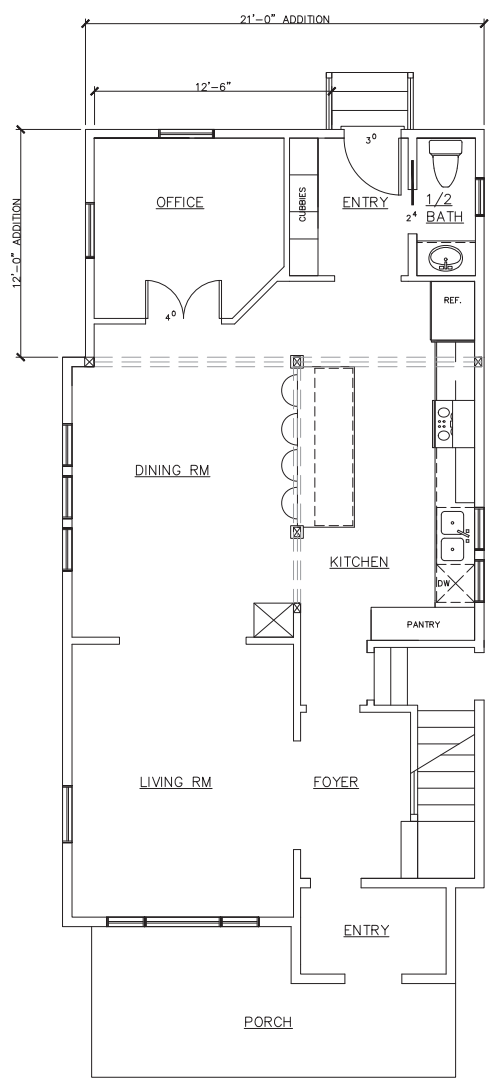
OPT: 1



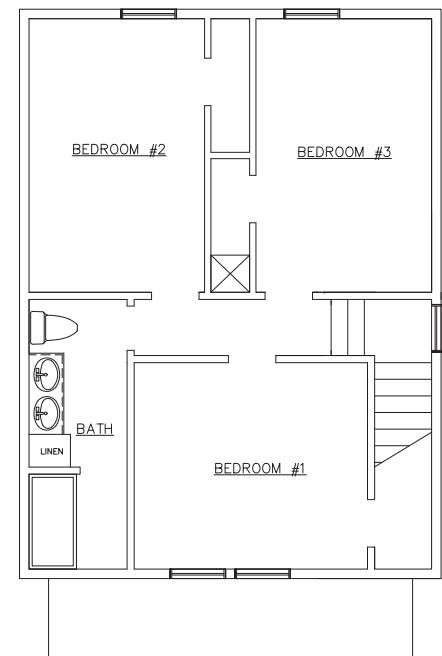
PROPOSED FOUNDATION  
SCALE 1/4" = 1'-0"



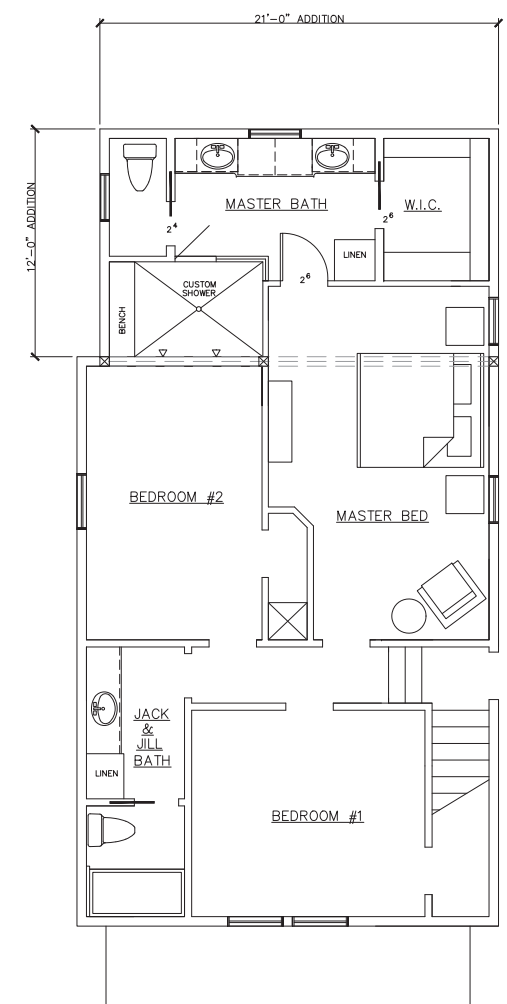
AS-BUILT MAIN FL.  
SCALE 1/4" = 1'-0"



PROPOSED MAIN FL.  
SCALE 1/4" = 1'-0"



AS-BUILT 2ND FL.  
SCALE 1/4" = 1'-0"



PROPOSED SECOND FL.  
SCALE 1/4" = 1'-0"

WWW.218CUSTOMHOMES.COM  
PHONE: 701.388.3751  
218CONSTRUCTIONLLC@GMAIL.COM



JOHNSON RESIDENCE  
1123 6TH ST S  
FARGO, ND

2 STORY

Drawn By: AJM

REVIEWED  
REVISED  
DATE: 8/5/2025

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# Board & Batten

Vertical Siding



Life happens here.™



# Board & Batten Single 7" and Single 8" Vertical Siding

The traditional board & batten look offering a great selection of colors and premium panel thicknesses for durability.



Siding: Board & Batten Single 8" with Cedar Impressions  
Double 7" Staggered Perfection Shingles in Cypress  
Trim: Vinyl Carpentry & Restoration Millwork



### Rough Cedar Finish

Board & Batten Single 7" and Single 8" panels have a rough cedar finish. CertainTeed was the first to utilize a direct transfer system from real cedar boards creating a natural woodgrain texture.



### Super-Premium .052" Thickness

Board & Batten panels have a thickness of .052" for the ultimate in strength and durability.



### Extra Wide Flat Face, 6-1/2" Board

CertainTeed's 6-1/2" board span is the industry's widest, and is designed to have a straight, even face with a flat surface for a true cedar board appearance.

### Sharp Batten Edge

The straight-edged design of the batten creates a finely crafted, real-wood look.



### Premium .048" Thickness

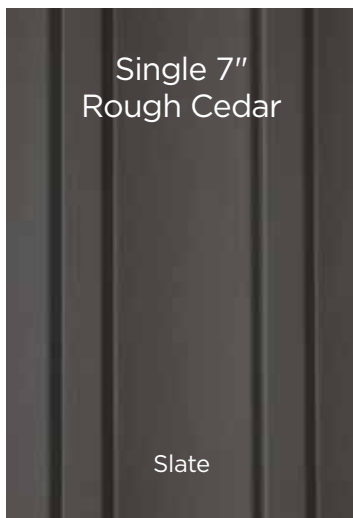
Board & Batten panels have a thickness of .048" for strength and durability.

Flat Face, 5-1/2" Board

Single 7" Rough Cedar

Single 8" Rough Cedar

Board & Batten Single 7" is available in 27 colors.



Single 7" Rough Cedar

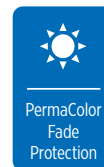
Slate

Board & Batten Single 7" is available in 11 colors.



Single 8" Rough Cedar

Savannah Wicker



### Deluxe Color Offering

Unique, darker shades are made with highly durable capstock to ensure long-term weatherability.



Siding: Board & Batten Single 7" in Light Maple.

## Proposed Materials:



NovikShake 16.6 in. x 47 in. NP Northern Perfection Polymer Siding in White (11 Panels Per Box, 48.8 sq. ft.)

by **Novik**

Product Images



## About This Product

NovikShake's Northern Perfection Shake is the ultimate blend of traditional and modern - with clean lines and straight edges. Popular with architects, as well as homeowners, Northern Perfection offers an elegant appearance along with being a perfect low-maintenance complement for all types of siding. NovikShake Northern Perfection comes in a triple course (three rows of shakes) to make installation fast and easy. There are 11 panels per box and each box covers 48.8 sq. ft. Suggested NovikTrim color to match this product: White.

## Highlights

- Fast, easy installation - Lightweight and can be easily installed by one person using only traditional tools
- Impervious to moisture - can be installed at ground level or at the roofline
- Durable - resistant to rotting, warping, cracking, expansion, and contraction
- Requires little to no maintenance - no painting, staining, or caulking required
- Each NovikShake Northern Perfection Shake has an exposed dimension of 15 in x 42.6 in.
- Starter strip is required for installation, this item is sold separately
- [Return Policy](#)

## Product Information

Internet # 320688749

Model # 100185004