

HISTORIC PRESERVATION COMMISSION
Tuesday, September 17, 2024 | 8:00AM
City Commission Chambers
AGENDA

1. Introduction of incoming member
2. Approval of Minutes – June 18, 2024
3. Historic Overlay District Review
 - a. 1215 8th Street South – Erskines Historic Overlay (Hawthorne Neighborhood)
4. Other Business or Public Comment
5. Adjourn – Next Meeting: October 15, 2024

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

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

**BOARD OF HISTORIC PRESERVATION COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday, June 18, 2024

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 8:00 a.m., Tuesday, June 18, 2024.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Matthew Boreen, Nathan Larson, Jay Nelson

Absent: Mike Dawson

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

Item 1: Minutes: Regular Meeting of May 21, 2024

Member Kloubec moved the minutes of the May 21, 2024 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. 1416 2nd Avenue South – Jefferson Historic Overlay (Jefferson Neighborhood): APPROVED

Planner Luke Morman presented the application for an exterior renovation.

Discussion was held on type of siding, if an original photo of the property was able to be found, and when the applicant learned their home was in a Historic Overlay District.

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

b. 335 8th Avenue South – Island Park Historic Overlay (Hawthorne Neighborhood): APPROVED

Mr. Morman presented the application to construct two new garages on the property.

Discussion was held on zoning rules for the amount of accessory structures allowed, lot coverage, and garage heights.

Applicant Mark Bosserman spoke on behalf of the application.

Discussion continued on the type of home, the need for two garages, when the applicant learned their home was in a Historic Overlay, neighboring properties, and the drawings submitted for the application.

Planning Coordinator Maegin Elshaug spoke on the Land Development Code update, updating historic overlays, and working to obtain more details on applications in the future.

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

Item 3: Other Business or Public Comment

No other business was presented.

Item 4: Adjourn: Next Meeting – July 16, 2024

The time at adjournment was 8:23 a.m.

MEMORANDUM

TO: Historic Preservation Commission
FROM: Luke Morman, Planner
DATE: September 12, 2024
RE: 1215 8th Street South – Addition within Erskine’s Historic Overlay District

The Planning Department has received an application from Matthew Boreen to demolish the existing accessory structure garage and west mudroom (attached to the house), and then to construct a new detached garage and new addition to the primary structure at 1215 8th Street South. The property is located within the Erskine’s Historic Overlay District (Ordinance 4821). Applicable Special Development Standards include subsection F.1 – addition to principal building, subsection G.2 – new construction of accessory buildings or structures, and subsection H – demolition. Staff is seeking additional information about the state of the existing garage requested to be demolished, based on section H.1 and will provide new information to the board once received. The original house built in 1926 is a Tudor style.

Attached to this packet are images of the existing house and proposed drawings and renderings for the project. The current drawings show the garage exceeding the 15 foot height limit for accessory structures by just over 1 foot, but this will be addressed during the permit review. The applicant proposes to match the existing EIFS and brick that is existing on the current house and garage.

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:

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

Property Owner Information
Name (<i>printed</i>): Kinsey + Kayla Nelson
Name (<i>printed</i>):
Address: 1215 8th St S Fargo, ND 58103

Contact Person Information (<i>if different than owner</i>)
Name (<i>printed</i>): Matthew Boreen
Address: 805 6th St. S. Fargo, ND 58103

Parcel information
Historic overlay district of subject property : Erskines
Address: 1215 8th St. S.
Legal Description (<i>attach separate sheet if more space is needed</i>):
01-0780-0139-000

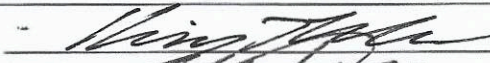
Check each of the following which applies to your project	
<input checked="" type="checkbox"/> Exterior remodel <input type="checkbox"/> Window replacement <input type="checkbox"/> New dormer <input type="checkbox"/> New/replacement chimney <input type="checkbox"/> Skylight <input type="checkbox"/> Overhead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

Briefly Describe The Proposed Scope of Work

The scope of the project will consist of the demolition of the existing garage and west mudroom. A new garage and mudroom will be constructed in the same location with both having a larger footprint. In addition, the adjoining kitchen will be remodeled

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

Owner (Signature):



Date:

9/11/24

Representative (Signature):



Date:

09/09/24

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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 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.

13 d. Entrances, Porches, and Decks

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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.

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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.
2. The relationship of the width of the principal building to the height of the front elevation must be visually compatible with structures to which it is visually related.
3. The relationship of solids to voids in the front facade of a principal building must be visually compatible with structures to which it is visually related.
4. The relationship of the principal building to the open space between it and adjoining structures must be visually compatible with structures and places to which it is visually related.

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 structures to which it is visually related.
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 an HNS.
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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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

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 an HNS.
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 structures to which it is visually related.
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 an HNS.

2. Accessory Buildings or Structures

- a. New accessory building or structures shall be subordinate in scale and compatible with the design and style of the principal building.
- b. Except an HNS designed with an attached garage, all garage structures shall be located 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 (included its enlargement by up to 40% in total floor area) of an existing accessory building, which does not meet the dimensional setback standards of the Fargo Land Development Code, is permissible by

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1 right, provided that: 1) the existing non-conforming setback is not
2 increased; 2) the property line from which the setback is determined is
3 verified by a registered land surveyor; and 3) the new accessory building is
4 limited in height to no more than one-story with 10-foot maximum
5 sidewalls.

6 **H. Special Development Standards - Demolition**

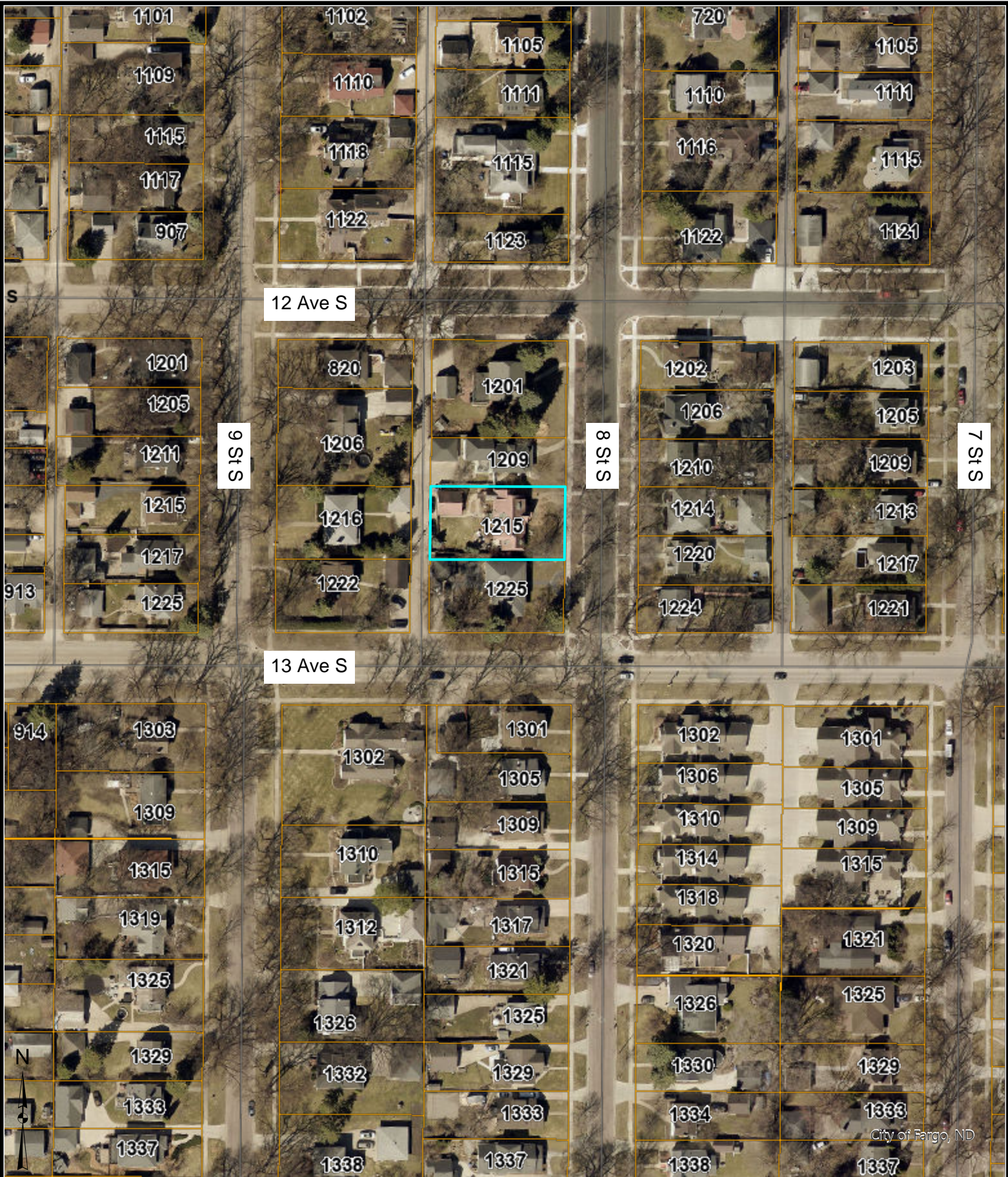
7 In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the
8 Historic Preservation Commission shall consider the following criteria in review of a
9 request for a Certificate of Appropriateness regarding the demolition of a principal
10 building, accessory building or structure.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

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

18 **I. Variance of Special Development Standards**

19 To allow for a variance of hardships that may arise from the strict application of any of
20 the foregoing Special Development Standards, the Historic Preservation Commission
21 may consider requests to deviate from any applicable standards and allow for an
22 exceptions. A vote of two-thirds of all the members of the Historic Preservation
23 Commission is required for approval of any exception to the Special Development
Standards.

Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his
office so as to conform with and carry out the provisions of this ordinance.



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.

1215 8 St S

1:2,257 9/12/2024 10:31 AM

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



City of Fargo, ND

2022 Google Street View:



Facing west

2021 Google Street View:



Facing east



Facing southeast

Site Photos from applicant:



Facing west



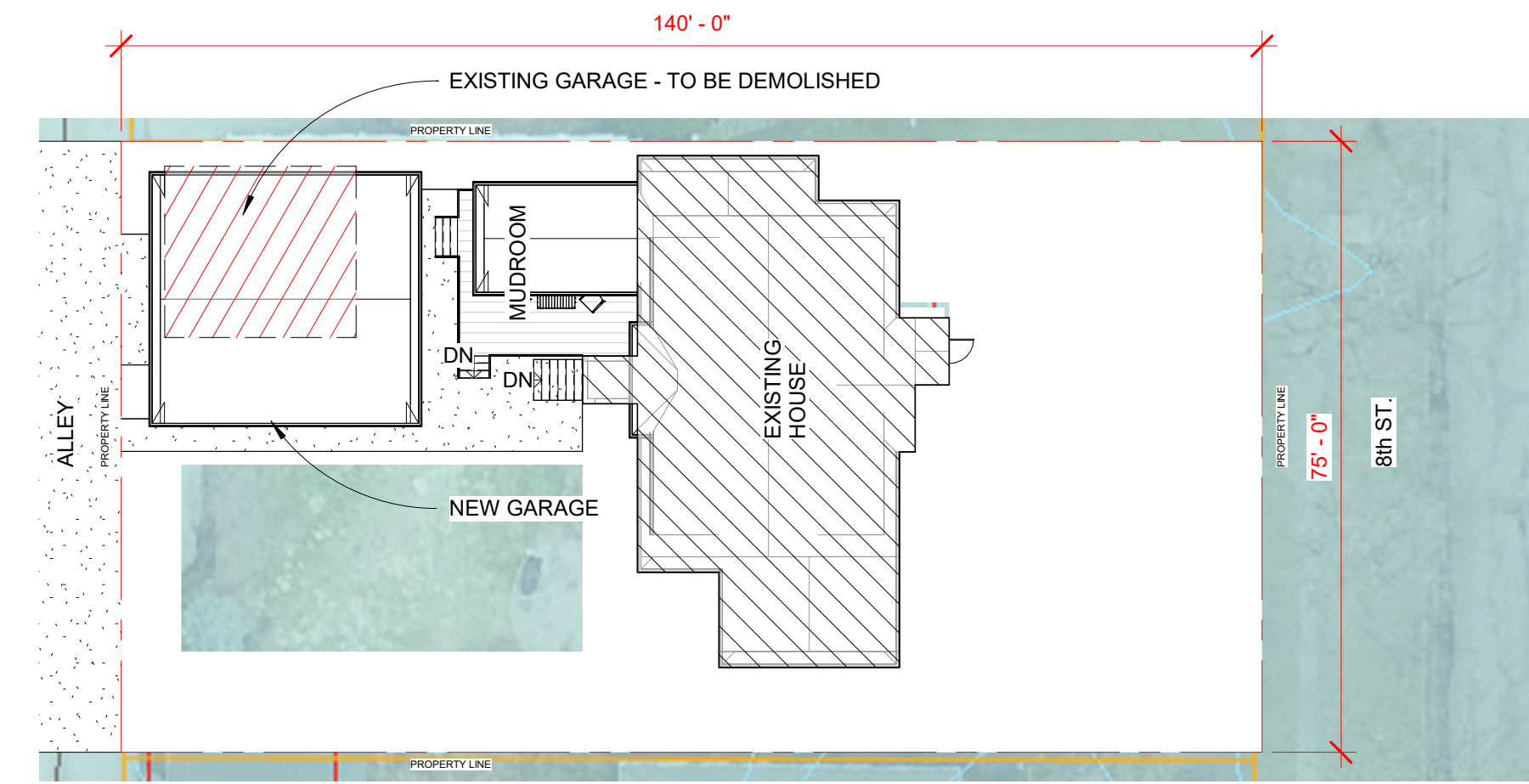
Facing west



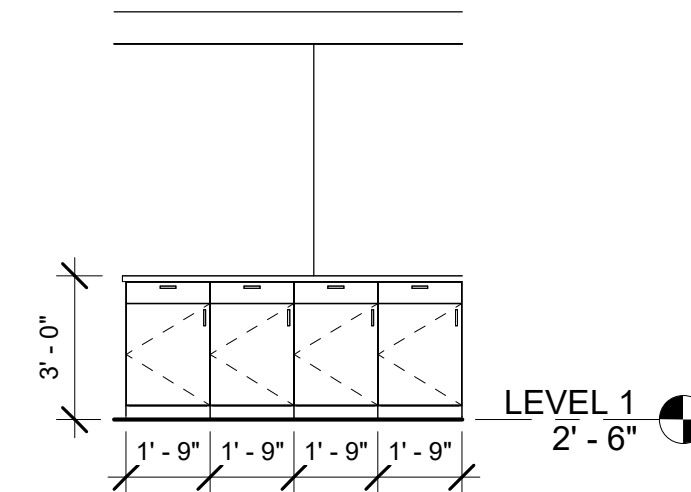
Facing northeast



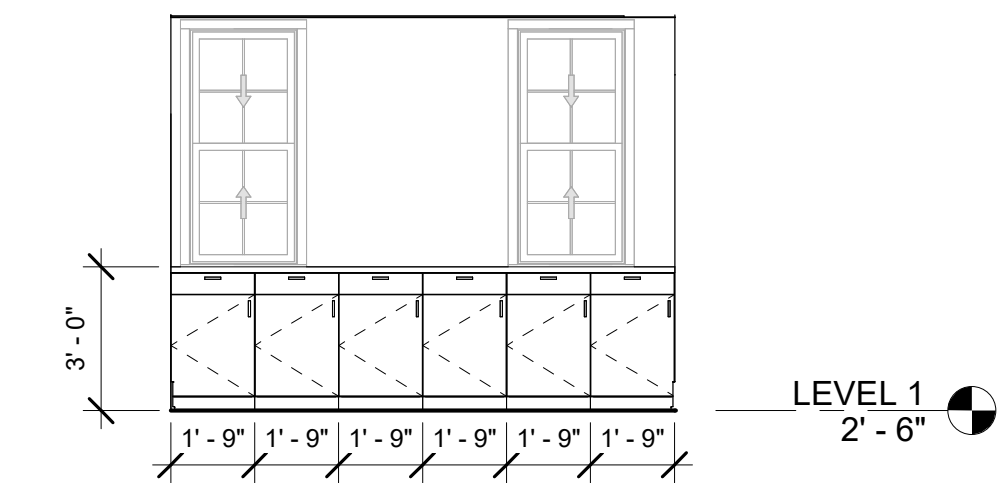
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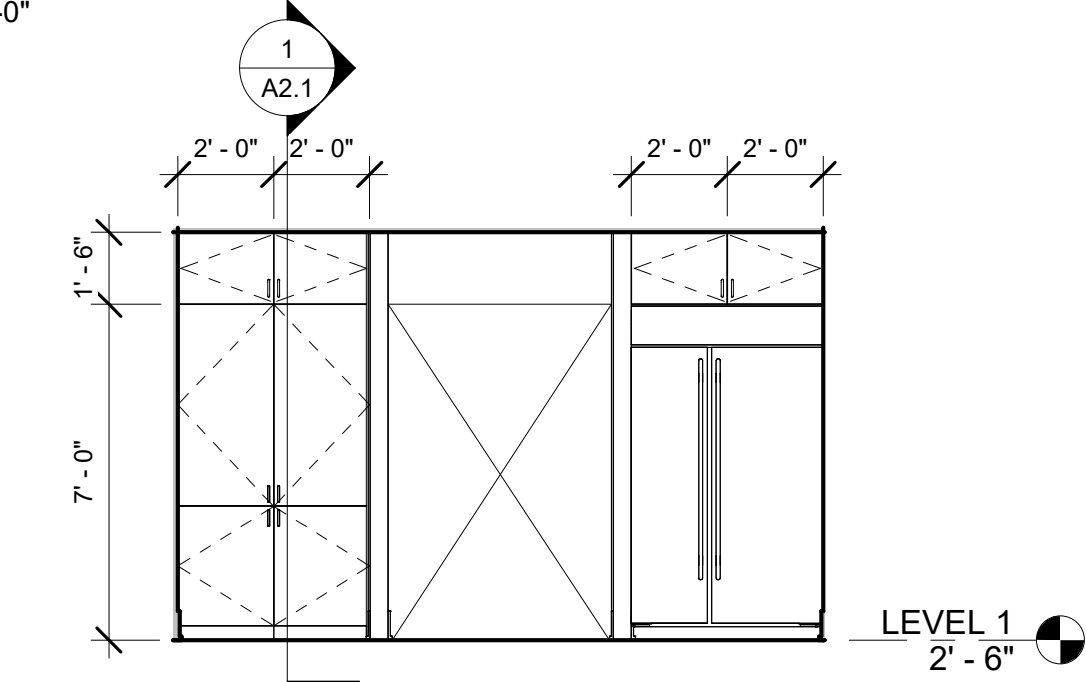
6 SITE
A1.1 1" = 20'-0"



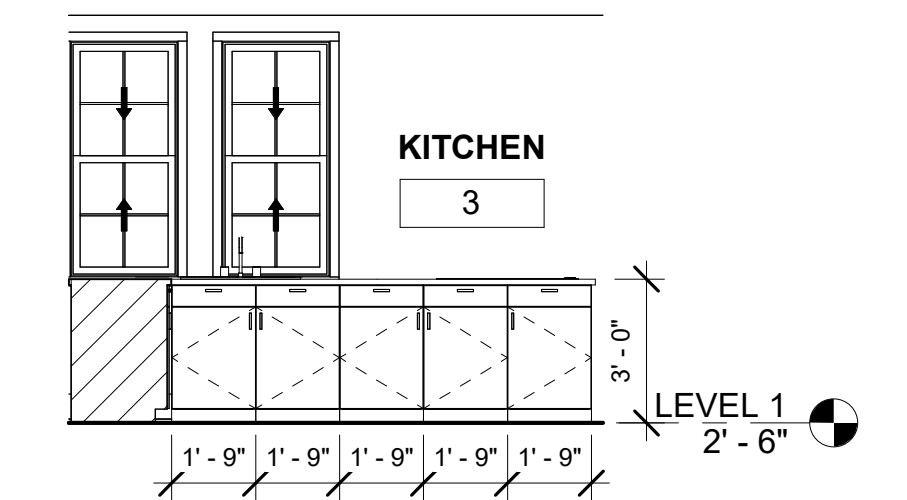
7 BREAKFAST NOOK
A1.1 1/4" = 1'-0"



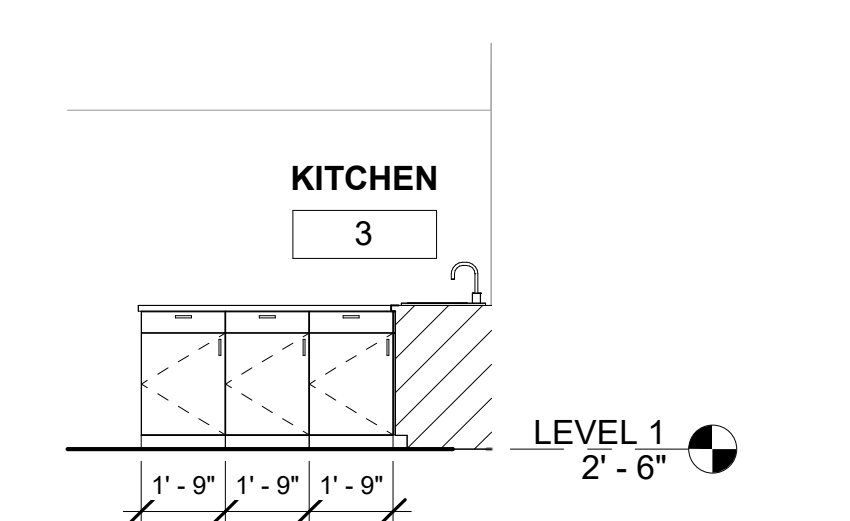
5 NORTH ELEVATION
A1.1 1/4" = 1'-0"



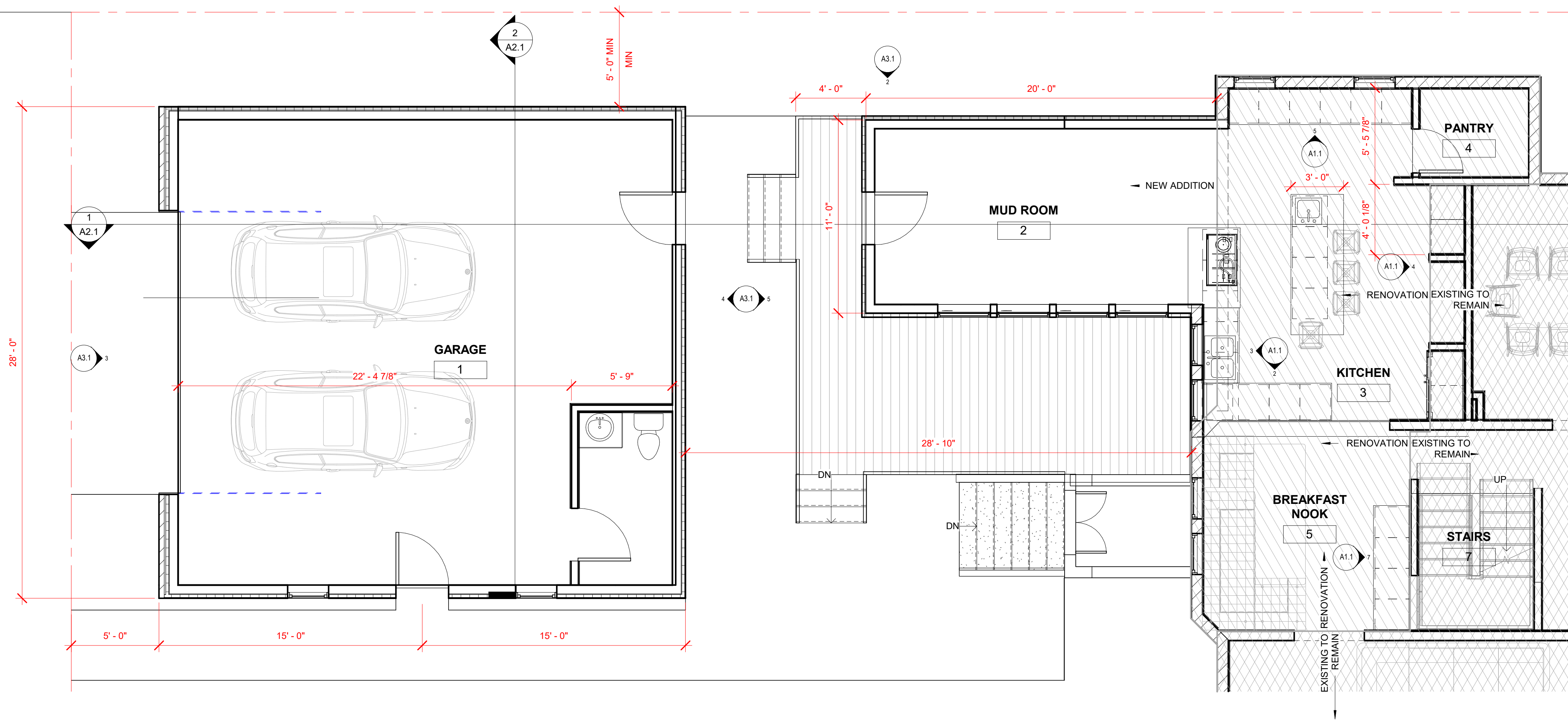
4 EAST ELEVATION
A1.1 1/4" = 1'-0"



3 WEST ELEVATION
A1.1 1/4" = 1'-0"



2 SOUTH ELEVATION
A1.1 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A1.1 1/4" = 1'-0"

CLIENT

MALIA'S HOUSE
1215 8TH STREET SOUTH

PROJECT DESCRIPTION

RENOVATION /
ADDITION

CITY FARGO

STATE NORTH DAKOTA

ISSUE DATES

A	PERMIT DRAWINGS	05/24/24
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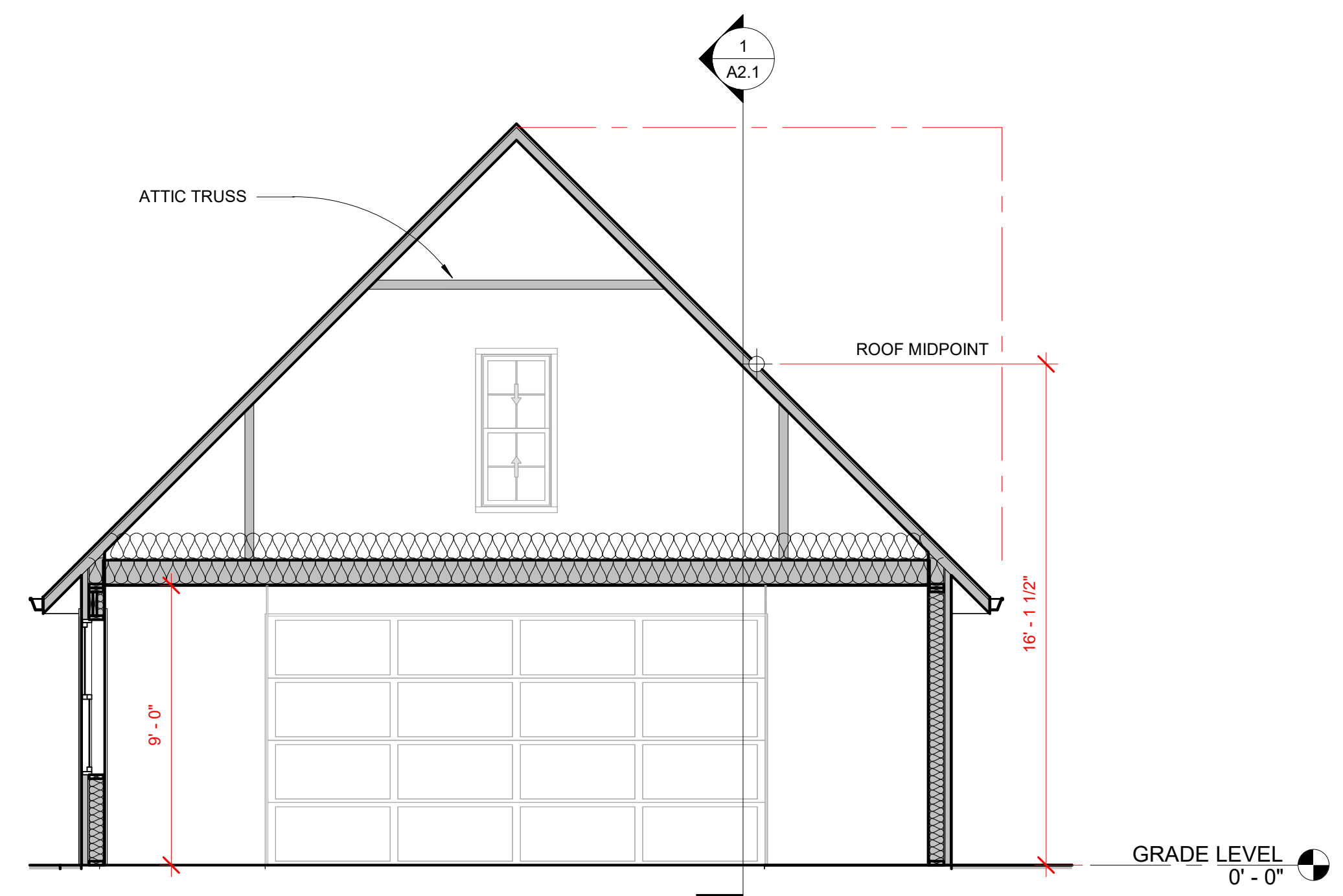
PROJECT NO: 2024.0120

DRAWN BY: MFB

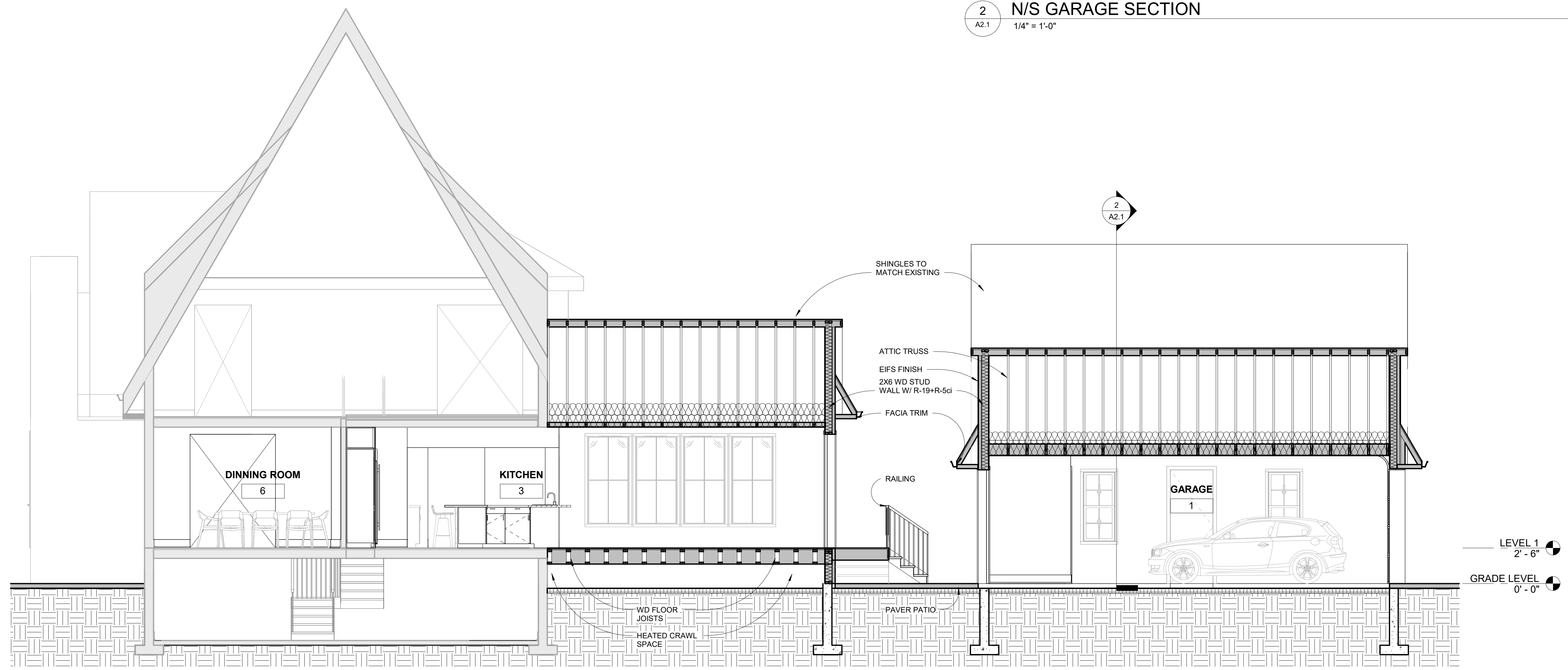
COPYRIGHT:
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Drawing Title

FLOOR PLANS /
INTERIORS



2 N/S GARAGE SECTION
A2.1 1/4" = 1'-0"



1 E/W SECTION
A2.1 1/4" = 1'-0"

CLIENT

MALIA'S HOUSE

PROJECT DESCRIPTION

RENOVATION /
ADDITION

CITY

STATE

ISSUE DATES

A	PERMIT DRAWINGS	05/24/24
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PROJECT NO: 2024.0120

DRAWN BY: MB

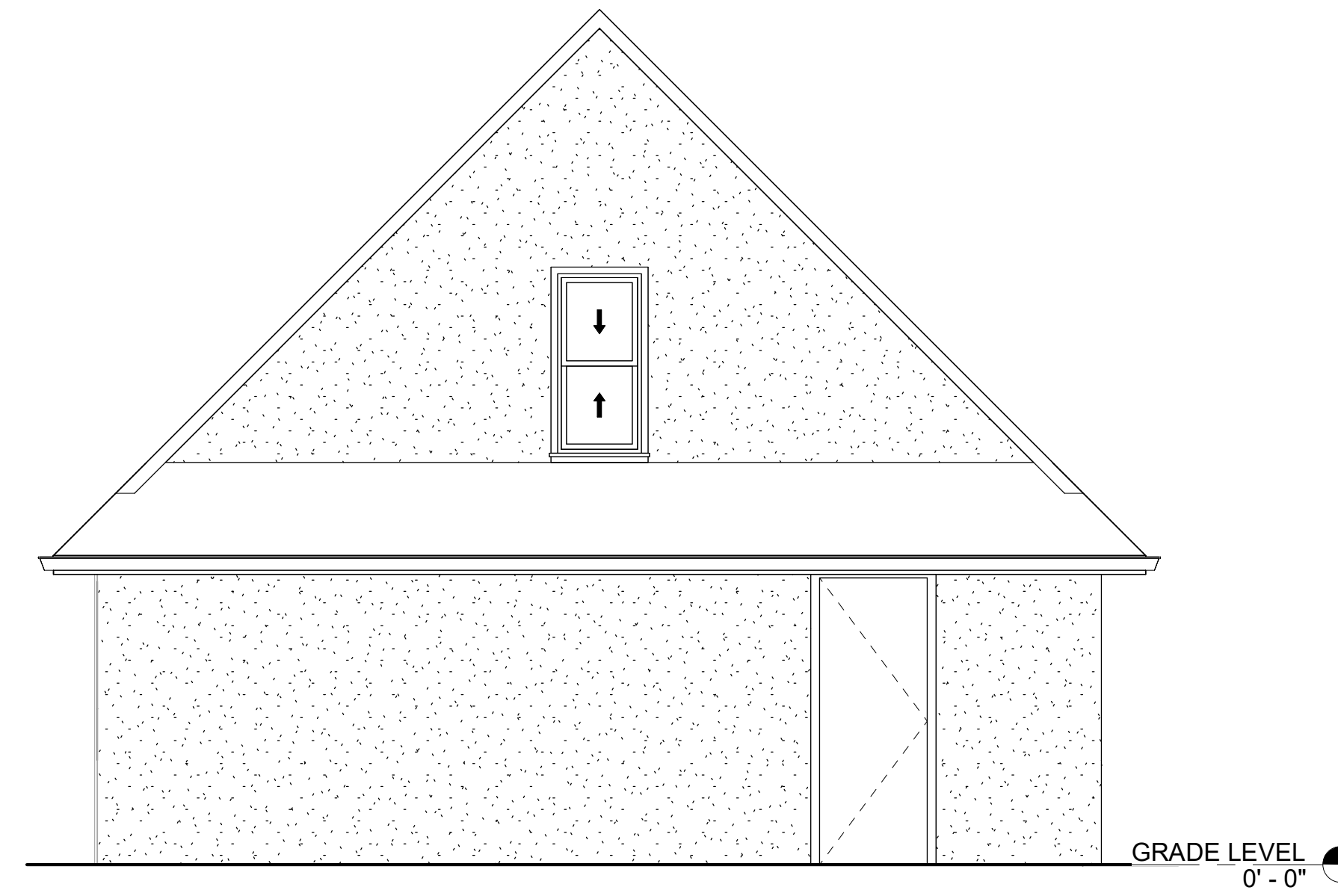
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Drawing Title

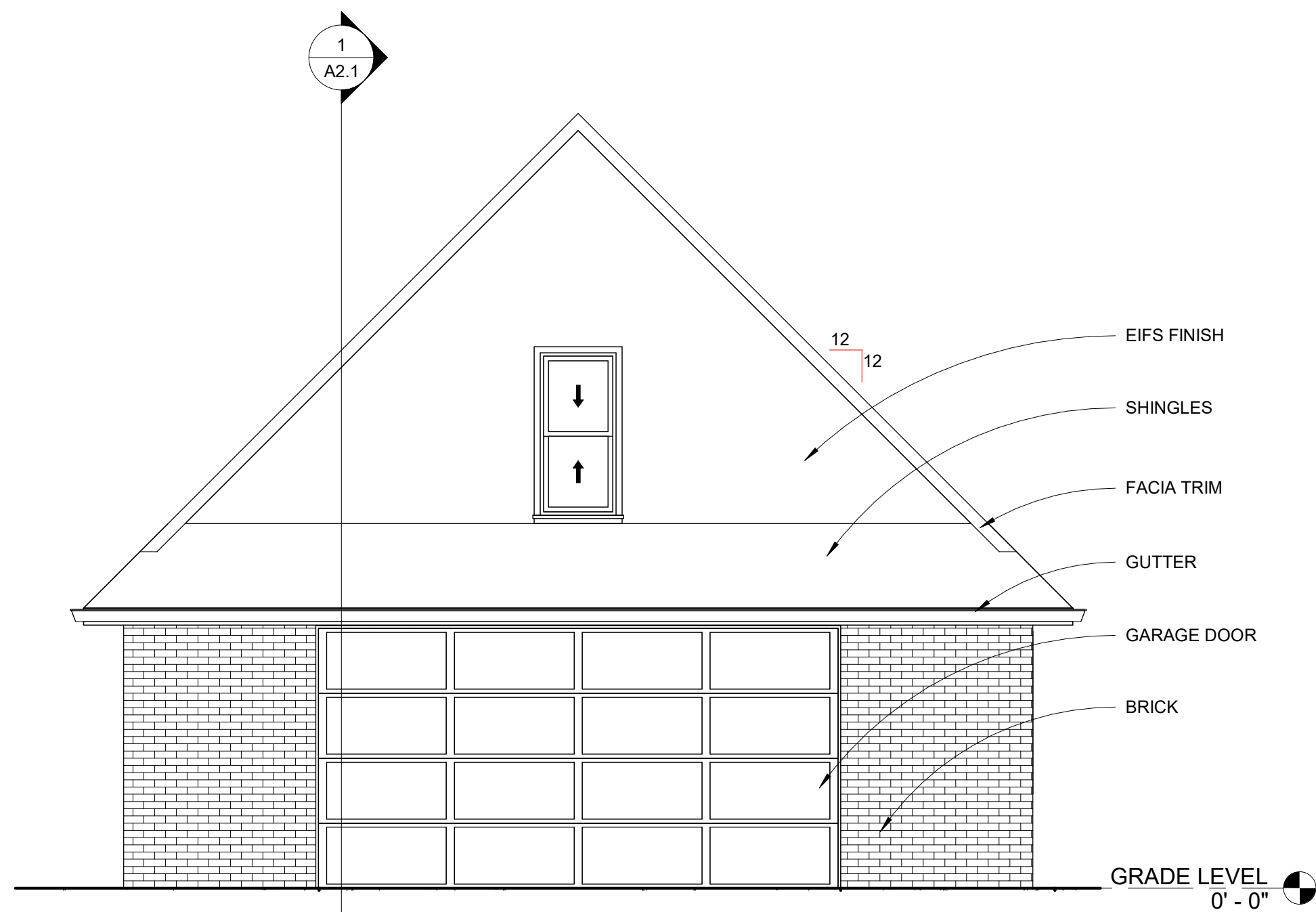
BUILDING SECTION



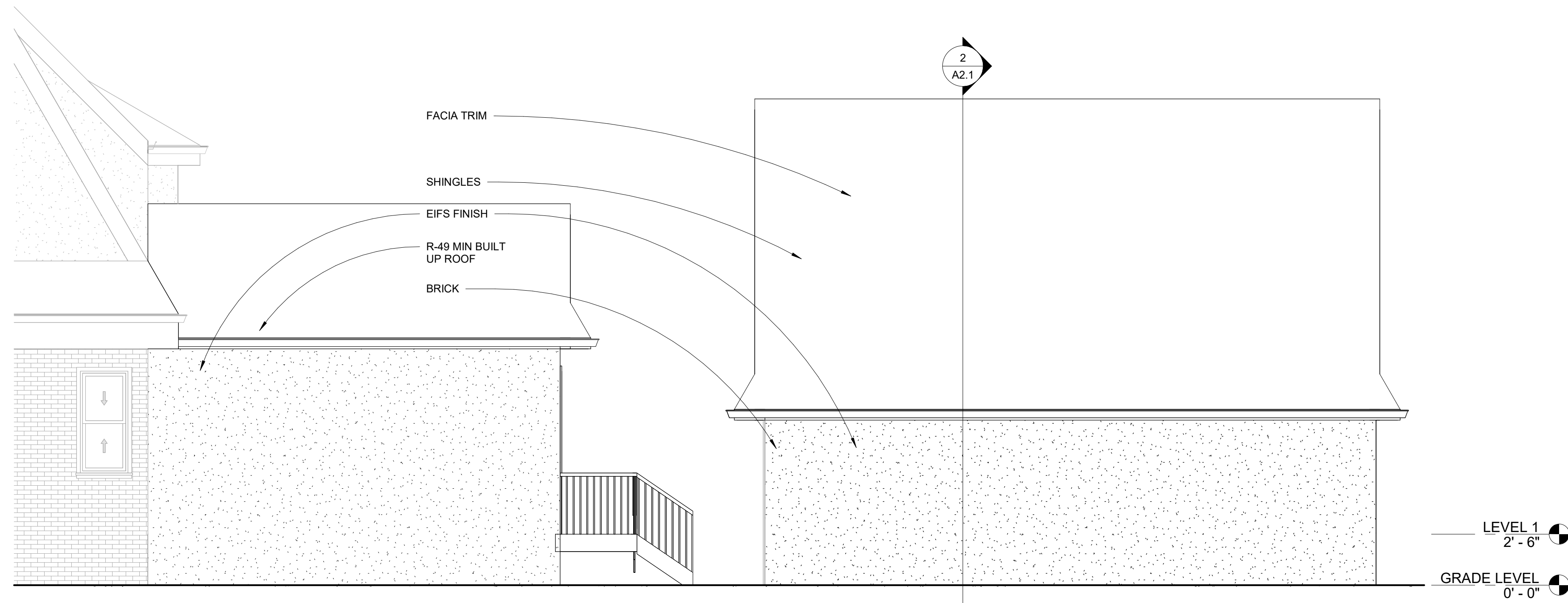
5 W ENTRY ELEVATION
A3.1 1/4" = 1'-0"



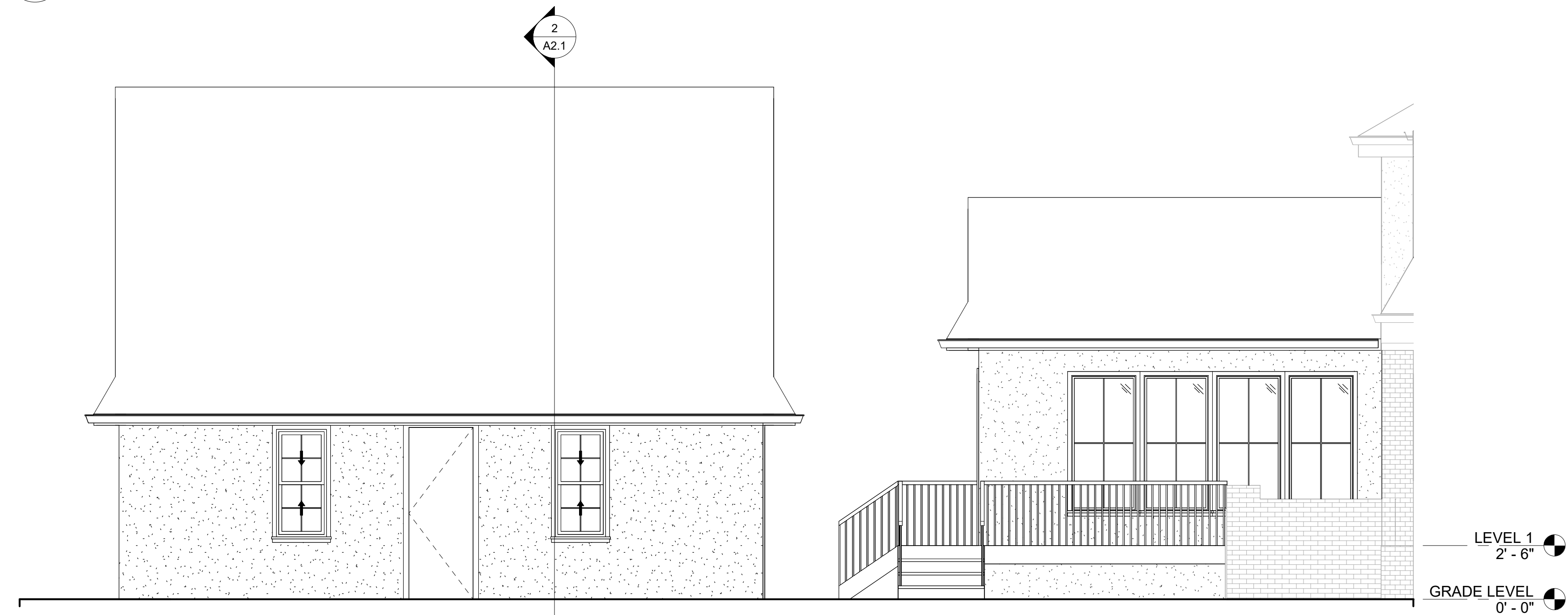
4 E GARAGE ELEV
A3.1 1/4" = 1'-0"



3 W ELEVATION
A3.1 1/4" = 1'-0"



2 N ELEVATION
A3.1 1/4" = 1'-0"



1 S ELEVATION
A3.1 1/4" = 1'-0"

CLIENT
MALIA'S HOUSE

PROJECT DESCRIPTION
RENOVATION /
ADDITION

CITY
STATE

ISSUE DATES
A PERMIT DRAWINGS 05/24/24

PROJECT NO: 2024.0120
DRAWN BY: MB

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Drawing Title
ELEVATION

Home / Our Brick / Thin Brick / Barrel Room



Barrel Room

Categories:

Authentic Americana

Rustics

Thin Brick

ORDER SAMPLE





OUTSULATION[®] SOLUTIONS FROM DRYVIT





Liberty Center
Columbus, OH

WELCOME TO OUTSULATION, BY DRYVIT

As the name suggests, Outsulation systems place insulation on the outside of the building, and are the most effective solution for meeting today's energy code requirements for continuous insulation (CI).

But there is much more to Outsulation than CI alone. Outsulation systems deliver the latest in building science solutions for building envelopes, resulting in operational energy efficient, cost effective construction, low maintenance, low embodied energy building solution. Outsulation delivers:

- Engineered moisture drainage for incidental moisture
- Air & water resistive barrier membrane
- Anti-crack, impact resistant scrim
- High R-value with continuous insulation
- Durable and seamless finish veneer that provides a range of aesthetically appealing results



HOW IT WORKS

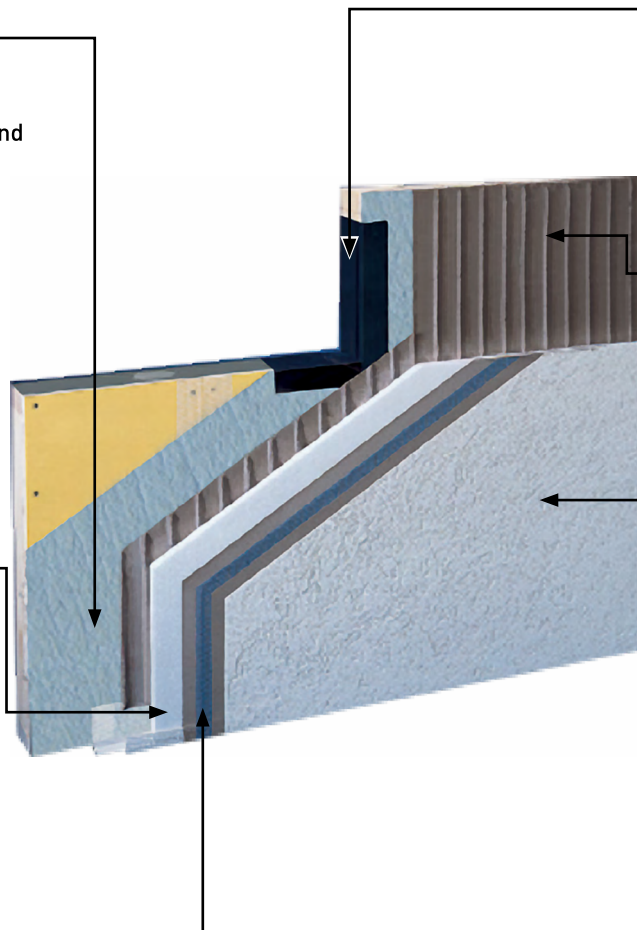
Outsulation systems typically consist of the following components, as determined by code and performance requirements.

DRYVIT/TREMCO APPROVED WATER-RESISTIVE BARRIER:
Seamlessly protects sheathing or substrate from incidental moisture and eliminates air infiltration

- Liquid-applied
- Continuous or monolithic
- Includes Backstop NTX®, Backstop NTX-VB, Securock® ExoAir® 430, ExoAir® 230

CONTINUOUS INSULATION:
Absorbs expected building movement and enhances energy efficiency

- Eliminates thermal bridging in framed construction
- Meets CI requirements for all zones per ASHRAE 90.1-2010
- Available in both EPS (expanded polystyrene) and XPS (extruded polystyrene)
- Available in various thicknesses and can fully meet wall insulation requirements



DRYVIT/TREMCO APPROVED FLASHING SYSTEM:
Seamlessly protects openings in the building envelope from moisture

- Includes AquaFlash® or Dymonic® 100

ADHESIVE / DRAINAGE MEDIUM:
Vertical notches allow drainage of incidental moisture

- Adheres insulation board to the Air- and Water-Resistive Barrier

FINISH COAT:
Blend of 100 percent acrylic copolymers, natural aggregates and UV resistant pigments

- Easy to maintain
- Available in many textures and limitless color options
- Offer multiple aesthetic options
- Options for increased hydrophobicity, flexibility and mildew and fade resistance

BASE COAT AND REINFORCING MESH:

Combine to provide the primary weather barrier and impact resistance

- Mesh embedded in base coat
- Various weights of mesh available, depending on impact resistance required

SYSTEM OPTIONS:

All Outsulation systems include adhesive, continuous insulation (CI), fiberglass mesh embedded in base coat, and finish, which are installed sequentially by a trained professional contractor as specified by the design team, and as required by code. Some Outsulation systems protect the underlying wall with an air- and water-resistive barrier under the CI, which maximizes the energy efficiency. Outsulation systems can be installed in either “barrier,” “moisture drainage” or “pressure equalized” configurations, and these systems are engineered to perform in all climates and on all types of structures. On certain types of construction (high-rise) and in certain job conditions (cold weather), lift-in-place, prefabricated wall sections may provide certain benefits.