M E M O R A N D U M

TO: Historic Preservation Commission

FROM: Kylie Bagley, Assistant Planner

DATE: September 18, 2018

RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, September 18 at 8:00 a.m. in the City Commission Room at **"Old"** Fargo City Hall. If you are not able to attend, please contact staff at 701.241.1474 or planning@FargoND.gov. Thank you.

HISTORIC PRESERVATION COMMISSION
Tuesday, September 18, 2018, 8:00 a.m.
City Commission Room
AGENDA

1. Approval of Minutes – August 21, 2018
2. Storefront Rehabilitation Project – 506 Broadway N
3. Historic Overlay District Review
   a. Draft Ordinance of Jefferson Neighborhood Historic Overlay
   b. Architectural styles within the Jefferson Neighborhood Historic Overlay
4. Liaison Reports
   - Planning Commission – Christine Kloubec
   - Board of Adjustment – Matthew Boreen
   - House Moving Board – Paul Gleye
   - Housing Rehab – Heather Fischer
   - Renaissance Zone Authority – Vacant
5. Other Business or Public Comment
6. Next Meeting – October 16, 2018

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.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/historicpreservationcommission.

BOARD OF HISTORIC PRESERVATION COMMISSIONERS
MINUTES

Regular Meeting: **Tuesday: August 21, 2018**

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, August 21, 2018.

The Historic Preservation Commissioners present or absent were as follows:

Present: Michael Burns, Heather Fischer, Matthew Boreen, Paul Gleye, Mike Dawson

Absent: Christine Kloubec

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

Item 1: Minutes: Regular Meeting of April 17, 2018

Member Boreen moved the minutes of the April 17, 2018 Historic Preservation Commission meeting be approved. Second by Member Fischer. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 921 8th Street South – Chas A. Roberts Addition: APPROVED

Applicant Kelly Gefroh presented the request to remodel the front porch and demolish an adjoining carport. He talked about the deteriorating condition of the existing porch, and the plans to expand the porch into the carport area.

The Board further discussed the materials that will be used; explored the possibility of reusing the original porch columns or replacing them with similar circular style columns; and the importance of maintaining the historic character and design of the existing home.

Member Gleye moved to approve the project as presented including the following recommendations: 1) replace the original porch columns with a circular design instead of the proposed square design; 2) keep the design of the balustrade the same as the existing and include a solid screen behind the balustrade; and 3) keep the skirting design around the bottom of the porch flat and not round as proposed. Second by Member Fischer. All Members present voted aye and the motion was declared carried.

b. 434 7th Avenue South – Island Park Addition: APPROVED

Contractor Larry Fossen spoke on behalf of applicant Bruce Thompson. He explained the request is to demolish the existing porch, building a new porch depicting its original design.

Further discussion ensued clarifying the type of columns and railings to be installed and keeping the original roof design.

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

c. 923 6th Street South – Chas A. Roberts Addition: APPROVED

Contractor Kelly Lankow spoke on behalf of applicant Scott Davidson. He provided further detail on the proposed project to build a new garage.

The Board further discussed the proposed design and materials that will be used to construct the garage.

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

Member Fischer absent.

Item 3: Storefront Rehabilitation Projects

a. 402 Broadway North: APPROVED

David Schultz of Schultz & Associates Architects, presented the proposed storefront rehab project. He provided a brief background of the previous changes made, and explained the request to renovate the exterior façade back to its original design.

Member Dawson moved the Historic Preservation Commission find that no historic property is being affected, and approve the project as presented. Second by Member Gleye. All Members present voted aye and the motion was declared carried.

Item 4: 701 Main Avenue – Fargo Parks Depot: APPROVED

Mr. Schultz introduced this proposal for an infill project of the baggage breezeway in the NP Depot Building, the current administrative headquarters for the Fargo Park District and a property listed on the National Registry of Historic Places. Mr. Schultz explained this project will provide an increase in available floor area for the Park District operations.

Board discussion clarified the proposal should not distract from the aesthetics of the existing building exterior.

Member Gleye moved to approve the project as proposed. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

Item 5: National Trust for Historic Preservation Conference

Assistant Planner Kylie Bagley referred to the information in the packet regarding this conference in November. She stated funding is available for one board member and one staff member to attend. She asked for those interested to let her know within the next two weeks to allow time to make the travel arrangements, etc.

Item 6: Jefferson Historic Overlay

Ms. Bagley provided an update regarding a grant the City received to move forward with this historic overlay proposal. She stated that SRF Consulting has been hired to work with staff to review collected data, and to draft an ordinance that will be presented to the Historic Preservation Commission for recommendation of approval; then to the Planning Commission for their recommendation; and to the City Commission for the final decision.

Item 7: Liaison Reports

No reports were provided at this time.

Item 8: Next Meeting – September 17, 2018

The time at adjournment was 9:27 a.m.

DATE: September 12, 2018
TO: Historic Preservation Commission
FROM: Kylie Bagley, Assistant Planner
RE: Storefront/Downtown Rehab Grant Program – 506 Broadway North

The goal of this program is to renovate deteriorated properties and eliminate conditions of "blight" in the downtown area. Section 106 of the National Historic Preservation Act requires that the City of Fargo take into account the effect any federally-funded undertaking may have on historic properties. The City is considering a proposal to use CDBG funds to assist 506 Broadway North with façade renovation.

1. Applicant

The owner of 506 Broadway North is North 500 Block, LLC. The architect on the project is Stroh Architects.

2. Description of the project

506 Broadway North was built in 1914 as a store/retail outlet, the structure currently has 5,150 sq feet of living space.

Façade

The eligible components of the storefront renovation at 506 Broadway North will include the following items:

- East Façade: Refurbish brick, update and replace windows and storefront glass.
- South Façade: Refurbish upper brick that is not covered by addition. Add addition to ground level (main hall) and upper level (rooftop deck). New stair construction façade will match the existing brick. The addition façades are metal panel materials that will match the storefront and/or EIFS.
- West Façade: Refurnish brick and update and add windows.

2. Process for identifying historic properties

The building is listed as a contributing property in the Downtown Historic District.

3. Characteristics of affected historic property that qualify property for National Register

The building is located within the Downtown Historic District and is eligible for listing on the National Register of Historic Places.

4. Project's effect on historic properties

The construction of this project will bring a fresh clean look to the current property.

5. Evaluation of criteria for Adverse Effect (36 CFR 800.5)

The planned renovation is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Property. The proposed project does not alter any of the characteristics of the historic property that qualify the property for inclusion in the National Register in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

RECOMMENDATION:
Staff recommends a finding of "No Historic Properties Affected"

RUSCO WINDOW COMPANY, INC.

411 40TH STREET SW ~ P.O. BOX 10187
FARGO, ND 58106
TELEPHONE 701-281-1848 ~ FAX 701-281-2003

NAME:	PHONE:	DATE:
Enclave Development Attention: Paul		9/10/18
Address 325 7th Street South, Suite 300	JOB NAME: & ADDRESS Cowboy Jacks	
CITY, STATE & ZIP: Fargo, North Dakota 58103	JOB LOCATION: Fargo, North Dakota	

WE HEREBY SUBMIT ESTIMATES FOR

FURNISH & INSTALL ALUMINUM ENTRANCES/ALUMINUM WINDOWS

Take-off on second sheet

~~Dark Bronze Anodized Finish~~ *Painted
Medium stile (std size) doors with 1 ½ pair butt hinges
1" round pull/rim first choice panics where required
Design Series commercial closers
1" insulated low-e clear glass exterior
¼" glass interior

Material, labor, and tax: $[redacted]

There is a ten-year warranty on the insulated glass against seal failure
~~Rusco provides a two-year warranty on parts~~ and workmanship
Add $[redacted] to go to painted black finish

Price subject to change after 45 days

We propose hereby to furnish material complete in accordance with above specifications. All material is guaranteed to be as specified. Any alterations or deviations from above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by worker's compensation.

RUSCO Authorized signature: *Gerard Francis Seefeld*_____

Acceptance of proposal – the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to supply materials as specified. Payment terms are Net 30 with a service charge of 1.5% monthly (18% annually) charged on all balances over 30 days. A $25.00 charge is applied for all NSF checks

Customer Authorized Signature: _____

RUSCO WINDOW COMPANY, INC.

411 40TH STREET SW ~ P.O. BOX 10187
FARGO, ND 58106
TELEPHONE 701-281-1848 ~ FAX 701-281-2003

AL1 – 1 thus
AL2 – 1 thus
AL3 – 1 thus
AL4 – 2 thus
AL5 – 10 thus
AL6 – 4 thus
AL7 – 3 thus
AL8 – 2 thus
AL9 – 1 thus
AL10 – 2 thus
AL11 – 2 thus

Please call out manufactures specifications fro each of these window types.

All framing is 4 5/0 TB

Price subject to change after 45 days

We propose hereby to furnish material complete in accordance with above specifications. All material is guaranteed to be as specified. Any alterations or deviations from above specifications will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by worker's compensation.

RUSCO Authorized signature: *Gerard Francis Seefeld*_____

Acceptance of proposal – the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to supply materials as specified. Payment terms are Net 30 with a service charge of 1.5% monthly (18% annually) charged on all balances over 30 days. A $25.00 charge is applied for all NSF checks

Customer Authorized Signature: _____

CMI Architectural

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450TB - CG 2 x 4 1/2" Thermal

CMI Series 450TBCG(center glazed) store front framing incorporates an energy efficient thermal break within aluminum tubular frame components to achieve optimum thermal performance when combined with 1" insulating glass . Fabrication and installation ease make this system a leading choice for a wide variety of entrance, storefront and independent fixed window applications.

Project: Town Center Plaza
Location: Plymouth, MN
Architect: Mohagen Hanson Architectural Group
Glazing Contractor: Artic Glass

Features:

- 2" x 4 1/2" profile framing
- Center Glazed glass orientation
- 1/4" or 1" flush glazed infill capability
- Curved frame capabilities
- Splayed mullion and door frame for radiused applications
- Water resistance rated to 12 PSF differential pressure (ASTM E331)
- U - value = 0.37 btu/hr.ft/F (AAMA 1503-09)
- CRF - frame = 67 (AAMA 1503-09)
- U-value(RANGE) = 0.29 to 0.51 btu/hr.ft/F (AAMA 507-07)
- U - value = 0.36 btu/hr.ft/F (NFRC 102-2010)
- CR = 44 (NFRC 500)
- Compatible with CMI's complete line of stile-and-rail, flush panel and aluminum plank doors
- Integrated door framing components
- Screw spline or shear block assembly methods
- Concealed assembly fasteners
- Universal EPDM push-in glazing gaskets for ease of glazing
- Easily integrate CMI 200T casement, awning and hopper style operating vent windows
- Compatible with CMI 278-SSG zero-sightline awning vent windows
- Independently tested air infiltration, water infilitration, structural and thermal performance
- Full spectrum color choice in Anodized or high performance Kynar resin based paint coatings

CMI Architectural Products, Inc.

450 TB
SPECIFICATIONS

I. GENERAL

DESCRIPTION

Work included: Furnish all necessary material, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein. (Specifier Note: It is suggested that related items such as glass, sealants and entrances be included for single source responsibility.)

Work Not Included: Structural support of the aluminum framing, trim, shims, and perimeter sealants. (Specifier list any other exclusions.)

Related Work Specifies Elsewhere: (Specifier List).

QUALITY ASSURANCE

Drawings and specifications are based upon the 450 TB framing system as manufactured by CMI Architectural Products, Inc., De Smet, SD. Whenever substitute products are to be considered, supporting technical literature, samples, drawings and performance test data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved. Test reports certified by an independent test laboratory must be made available upon request.

PERFORMANCE REQUIREMENTS

AIR INFILTRATION: Shall be tested in accordance with ASTM E 283. Air infiltration shall not exceed .06 CFM per square foot of fixed area at a test pressure of 6.24 P.S.F.

WATER INFILTRATION: Shall be tested in accordance with ASTM E 331. No water penetration at a test pressure of 8.0 P.S.F.

THERMAL PERFORMANCE: Shall be tested in accordance with ASTM C-236 and AAMA 1502.7. The assembly shall have a maximum U-value of 0.42 and a minimum CRF of 60.

STRUCTURAL PERFORMANCE shall be based on:
- Maxumum deflection of L/175 of the span and
- Allowable stress with safety factor of 1.5

The system shall perform to these criteria under a windload of (Specify) _____PSF (Architect to specify.)

II. PRODUCTS

MATERIALS

Extrusions shall be 6063-T5 alloy and temper (ASTM B221 alloy G.S. 10A-T5). Fasteners used for assembly, shall be aluminum, stainless, or zinc plated steel in accordance with ASTM A 164-71. Perimeter anchors shall be stainless, or zinc plated steel. (Anchors are provided by the glazing contractors). Glazing gaskets shall be E.P.D.M., Elastomeric or Neoprene.

Thermal break material shall consist of a two-part high density polyurethane. Separation of interior and exterior sections shall be a minumum 1/4 inch.

FINISH

All exposed aluminum surfaces shall be free of scratches and other serious blemishes. All exposed surfaces shall be given a caustic etch followed by an anodic oxide treatment to obtain the following finish: (Specifier select).

An Architectural Class II clear anodic coating in accordance with the Aluminum Association Standard AA-M12 C22 A31 designated as #20 Clear.

An Architectural Class I anodic coating with integral color in accordance with the Aluminum Association Standard AA-M12 C22 A44 designated as #33 Dark Bronze.

(Specifier note: Champagne, Lt. Bronze, Medium Bronze, and Black are available colors offered at a premium price.)

ORGANIC COATING: High performance fluorocarbon coatings in accordance with AAMA 2605. Color as selected by Architect and offered at a premium price.

FABRICATION

The framing system shall provide for flush glazing on all sides with no projecting stops. Vertical and horizontal framing members shall have a nominal face dimension of 2". Overall depth shall be 4-1/2". All intermediate horizontal frame members shall have plasitic water diverters installed per manufacturers directions to provide positive water control. All frames shall be set onto a thermally broke aluminum sill flashing as directed by the manufacturer.

III. EXECUTION

INSTALLATION

All aluminum frames shall be installed in their prepared openings as detailed and shall be level, square, plumb, and according to manufacturer's instructions and approved shop drawings. Perimeter shims shall be located under glass setting blocks, vertical mullions, and as additionally necessary. All joints between framing and the building structure shall be sealed at both interior and exterior in order to secure a weather tight installation.

PROTECTION AND CLEANING

After installation, the General Contractor shall protect exposed aluminum surfaces from damage by other trades. The General Contractor shall be responsible for the final cleaning.

(NOTE: Product improvements may require specification changes without notice.)

Architectural Testing

AAMA 1503-98 THERMAL PERFORMANCE TEST REPORT

Rendered to:

CMI ARCHITECTURAL PRODUCTS, INC.
2800 Freeway Boulevard
Minneapolis, Minnesota 55430

Report No: 51647.01-201-46
Test Date: 07/05/04
Report Date: 07/15/04

Test Sample Identification:

Series/Model: 450TB Storefront System

Type: Glazed Wall Systems (Site-built)

Test Procedure: The condensation resistance factor (CRF) and thermal transmittance (U) were determined in accordance with AAMA 1503-98, *Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors and Glazed Wall Sections*.

1. Average warm side ambient temperature	69.8 F
2. Average cold side ambient temperature	-0.1 F
3. 15 mph dynamic wind applied to test specimen exterior.	
4. 0.0" $\pm$ 0.04" static pressure drop across specimen.	

Test Results Summary:

1. Condensation resistance factor – Frame (CRF_f)	62
Condensation resistance factor – Glass (CRF_g)	71
2. Thermal transmittance due to conduction (U_s)	0.42
(U-factors expressed in Btu/hr-ft^2-F)	

849 Western Avenue North
Saint Paul, MN 55117-5245
phone: 651.636.3835
fax: 651.636.3843
www.archtest.com

Test Sample Description:

CONSTRUCTION	Frame and Fixed Daylight Opening
Size (in.)	80.0 x 80.0
Daylight Opening (in.)	36 5/8" x 75 5/8" per lite
CORNERS	Coped
Fasteners	Screws
Sealant	Yes
MATERIAL	AT (1/4")
Color Exterior	Gray
Finish Exterior	Anodized
Color Interior	Gray
Finish Interior	Anodized
GLAZING METHOD	Channel

GLAZING	Sheet #1	Gap #1	Sheet #2
Thickness (in.)	1/4"	0.49	1/4"
Coating Emissivity	LowE	NA	NA
Coating Surface	2	NA	NA
Spacer/Sealant	NA	ZF (SuperSpacer)	NA
Material	LowE Annealed	90% Argon*	Clear Annealed
Gas Fill Method	Single-probe timed*		

**Stated per Client/Manufacturer*
NA Non-Applicable
See Appendix A for Description Codes

Test Duration:

1. The environmental systems were started at 10:10 hrs., 07/05/04

2. The thermal performance test results were derived from 06:04 hrs., 07/06/04 to 08:04 hrs., 07/06/04.

Condensation Resistance Factor (CRF):

The following information, condensed from the test data, was used to determine the condensation resistance factor:

T_h	=	Warm side ambient air temperature	69.80 F
T_c	=	Cold side ambient air temperature	-0.13 F
FT_p	=	Average of pre-specified frame temperatures (14)	44.37 F
FT_r	=	Average of roving thermocouples (4)	35.01 F
W	=	$(FT_p - FT_r) / [FT_p - (T_c + 10)] \times 0.40$	0.108
FT	=	$FT_p(1-W) + W(FT_r)$ = Frame Temperature	43.36 F
GT	=	Glass Temperature	49.86 F
CRF_g	=	Condensation resistance factor – Glass	71
		$CRF_g = (GT - T_c) / (T_h - T_c) \times 100$	
CRF_f	=	Condensation resistance factor – Frame	62
		$CRF_f = (FT - T_c) / (T_h - T_c) \times 100$	

The CRF number was determined to be 62 (on the size as reported). When reviewing this test data, it should be noted that the frame temperature (FT) was colder than the glass temperature (GT) therefore controlling the CRF number. Refer to the 'CRF Report' page and the 'Thermocouple Location Diagram' page of this report.

Thermal Transmittance (U_s):

T_h =	Average warm side ambient temperature	69.80 F
T_c =	Average cold side ambient temperature	-0.13 F
P =	Static pressure difference across test specimen	0.00 psf
	15 mph dynamic perpendicular wind at exterior	
Nominal sample area		44.44 ft^2
Total measured input to calorimeter		1468.85 Btu/hr
Calorimeter correction		-152.69 Btu/hr
Net specimen heat loss		1316.16 Btu/hr
U_s =	Thermal Transmittance	0.42 Btu/hr-ft^2-F

Glazing Deflection (in.):

	Left Glazing	Right Glazing
Thickness at edge	0.49	0.49
Center thickness upon receipt of specimen in laboratory (after stabilization)	0.44	0.45
Center thickness at laboratory ambient conditions on day of testing	0.44	0.45
Center thickness at test conditions	0.37	0.37

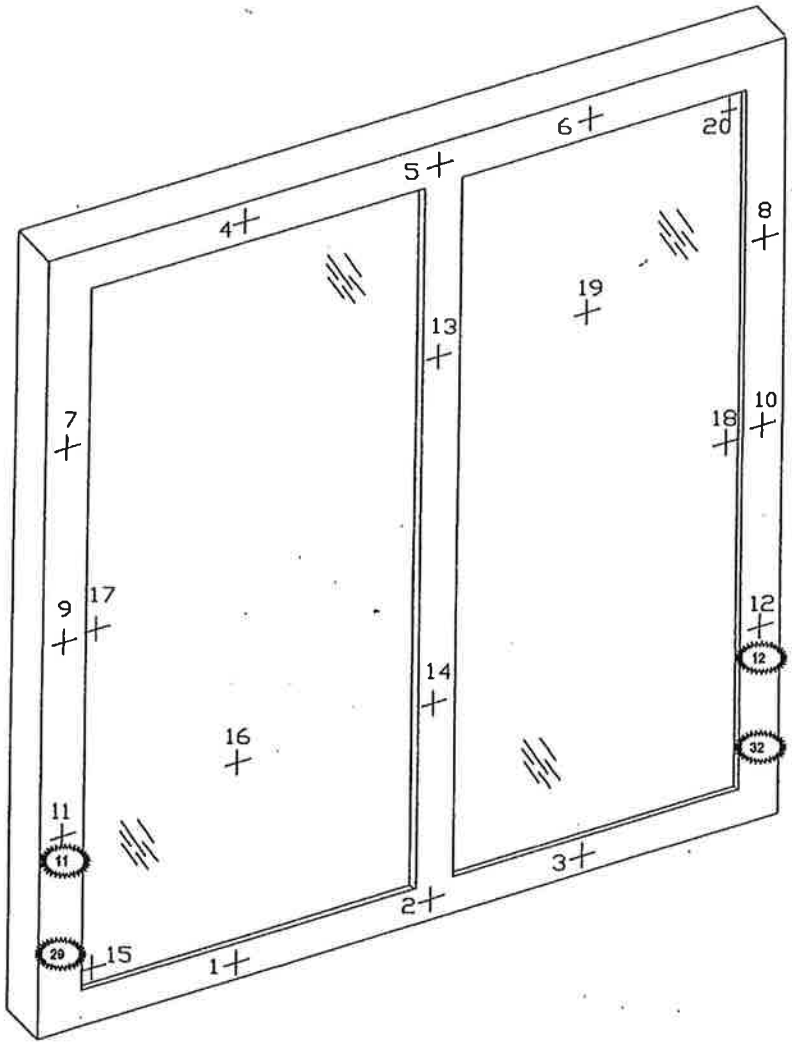
The test sample was inspected for the formation of frost or condensation which may influence the surface temperature measurements. Any observed condensation/frost is indicated on the 'Thermocouple Location Diagram.'

A calibration of the ATI 'thermal test chamber' in St. Paul, Minnesota was conducted in October 2003.

CRF Report

Time:	06:04	06:34	07:04	07:34	08:04	AVERAGE
Pre-specified Thermocouples - Frame						
1	42.6	42.6	42.6	42.7	42.7	42.6
2	41.7	41.7	41.7	41.7	41.7	41.7
3	41.5	41.5	41.5	41.6	41.6	41.6
4	51.0	51.0	51.0	51.0	50.9	51.0
5	50.6	50.6	50.7	50.7	50.6	50.6
6	50.3	50.3	50.4	50.3	50.3	50.3
7	48.1	48.2	48.2	48.2	48.2	48.2
8	46.7	46.8	46.7	46.8	46.7	46.7
9	42.5	42.5	42.5	42.5	42.5	42.5
10	41.0	41.0	41.0	41.0	41.0	41.0
11	35.5	35.5	35.4	35.5	35.7	35.5
12	35.0	35.0	35.0	35.0	35.1	35.0
13	49.8	49.9	49.9	49.9	49.9	49.9
14	44.5	44.6	44.5	44.6	44.6	44.5
FT_P	44.3	44.4	44.4	44.4	44.4	44.4
Pre-specified Thermocouples - Glass						
15	39.4	39.5	39.5	39.6	39.5	39.5
16	53.7	53.8	53.7	53.8	53.7	53.8
17	47.5	47.5	47.5	47.5	47.5	47.5
18	48.6	48.6	48.5	48.6	48.6	48.6
19	55.4	55.4	55.4	55.5	55.4	55.4
20	54.3	54.3	54.3	54.4	54.4	54.4
GT	49.8	49.9	49.8	49.9	49.9	49.9
Cold Point (Roving) Thermocouples						
11	35.47	35.47	35.47	35.47	35.47	35.5
12	34.98	34.98	34.98	34.98	34.98	35.0
29	34.92	34.92	34.92	34.92	34.92	34.9
32	34.68	34.68	34.68	34.68	34.68	34.7
FT_R	35.0	35.0	35.0	35.0	35.0	35.0
W	0.108	0.108	0.109	0.109	0.108	0.108
FT	43.3	43.4	43.4	43.4	43.4	43.4
Warm Side - Room Ambient Air Temperature						
	69.8	69.8	69.8	69.8	69.8	69.8
Cold Side - Room Ambient Air Temperature						
	-0.2	-0.1	-0.1	-0.1	-0.2	-0.1
CRF_f	**62.2**	**62.2**	**62.2**	**62.2**	**62.2**	**62**
CRF_g	**71.4**	**71.5**	**71.4**	**71.5**	**71.5**	**71**

Thermocouple Location Diagram



Cold Point Locations

11	11. 35.5
12	12. 35.0
29	29. 34.9
32	32. 34.7

Detailed drawings, representative samples of the test specimen and a copy of this report will be retained by ATI for a period of four years. This report is the exclusive property of the client so named herein and relates only to the fenestration product tested. This report may not be reproduced, except in full, without the approval of the laboratory. Results obtained are tested values and do not constitute an opinion or endorsement by this laboratory.

For ARCHITECTURAL TESTING, INC.

Digitally Signed by: Peter Tribuno

Peter F. Tribuno
Technician

Digitally Signed by: Dennis L. Anderson

Dennis L. Anderson
Laboratory Manager

PFT
51647.01-201-46

Description Table Abbreviations

CODE	Frame / Sash Types
AI	Aluminum w/ Vinyl Inserts (Caps)
AL	Aluminum
AP	Aluminum w/ Thermal Breaks - Partial
AS	Aluminum w/ Steel Reinforcement
AT	Aluminum w/ Thermal Breaks - All Members
AV	Aluminum / Vinyl Composite
AW	Aluminum-clad Wood
FG	Fiberglass
N	Not Applicable
OT	Other
PA	ABS Plastic w/ All Members Reinforced
PC	ABS Plastic-clad Aluminum
PF	ABS Plastic w/ Foam-filled Insulation
PH	ABS Plastic w/ Horizontal Members Reinforced
PI	ABS Plastic w/ Reinforcement - Interlock
PL	ABS Plastic
PP	ABS Plastic w/ Reinforcement - Partial
PV	ABS Plastic w/ Vertical Members Reinforced
PW	ABS Plastic-clad Wood
ST	Steel
VA	Vinyl w/ All Members Reinforced
VC	Vinyl-clad Aluminum
VF	Vinyl w/ Foam-filled Insulation
VH	Vinyl w/ Horizontal Members Reinforced
VI	Vinyl w/ Reinforcement - Interlock
VP	Vinyl w/ Reinforcement - Partial
VV	Vinyl w/ Vertical Members Reinforced
VW	Vinyl-clad Wood
VY	Vinyl
WA	Aluminum / Wood composite
WD	Wood
WV	Vinyl / Wood composite

DOOR DETAILS	
CODE	Door Type
EM	Embossed
FL	Flush
LF	Full Lite
LH	1/2 - Lite
LQ	1/4 - Lite
LT	3/4 - Lite
N	Not Applicable
RP	Raised Panel

CODE	Skin
AL	Aluminum
FG	Fiberglass
GS	Galvanized Steel
N	Not Applicable
ST	Steel
WD	Wood

CODE	Panel
FG	Fiberglass
N	Not Applicable
PL	Plastic
WP	Wood - Plywood
WS	Wood - Solid

CODE	Sub-Structure
GS	Galvanized Steel
N	Not Applicable
PL	Plastic
ST	Steel
WD	Wood

CODE	Core Fill
CH	Cellular - Honeycomb
EP	Expanded Polystyrene
N	Not Applicable
PI	Polyisocyanurate
PU	Polyurethane
WP	Wood - Plywood
WS	Wood - Solid
XP	Extruded Polystyrene

CODE	Spacer Types
A1	Aluminum
A2	Aluminum (Thermally-broken)
A3	Aluminum-reinforced Polymer
A4	Aluminum / Wood
A5	Aluminum-reinforced Butyl
A6	Aluminum / Foam / Aluminum
A7	Aluminum U-shaped
BR	EPDM Reinforced Butyl
FG	Fiberglass
GL	Glass
N	Not Applicable
OF	Organic Foam
PU	Polyurethane Foam
S1	Steel
S2	Steel (Thermally-broken)
S3	Steel / Foam / Steel
S4	Steel U-shaped
S5	Steel-reinforced Butyl
S6	Steel U-channel w/ Thermal Cap
TP	Thermo-plastic
V1	Vinyl U-shaped
WD	Wood
ZF	Silicone Foam
ZS	Silicone / Steel

CODE	Interspace Gas Fill
AIR	Air
AR2	Argon / Krypton Mixture
AR3	Argon / Krypton / Air Mixture
ARG	Argon
CO2	Carbon Dioxide
KRY	Krypton
N	Not Applicable
OT	Other
SF6	Sulphur Hexaflouride
U	Unknown

CODE	Grid Description
B	Optional (With or Without)
N	No Muntins
S	Simulated Divided Lites
T	True Muntins
Y	Internal muntins

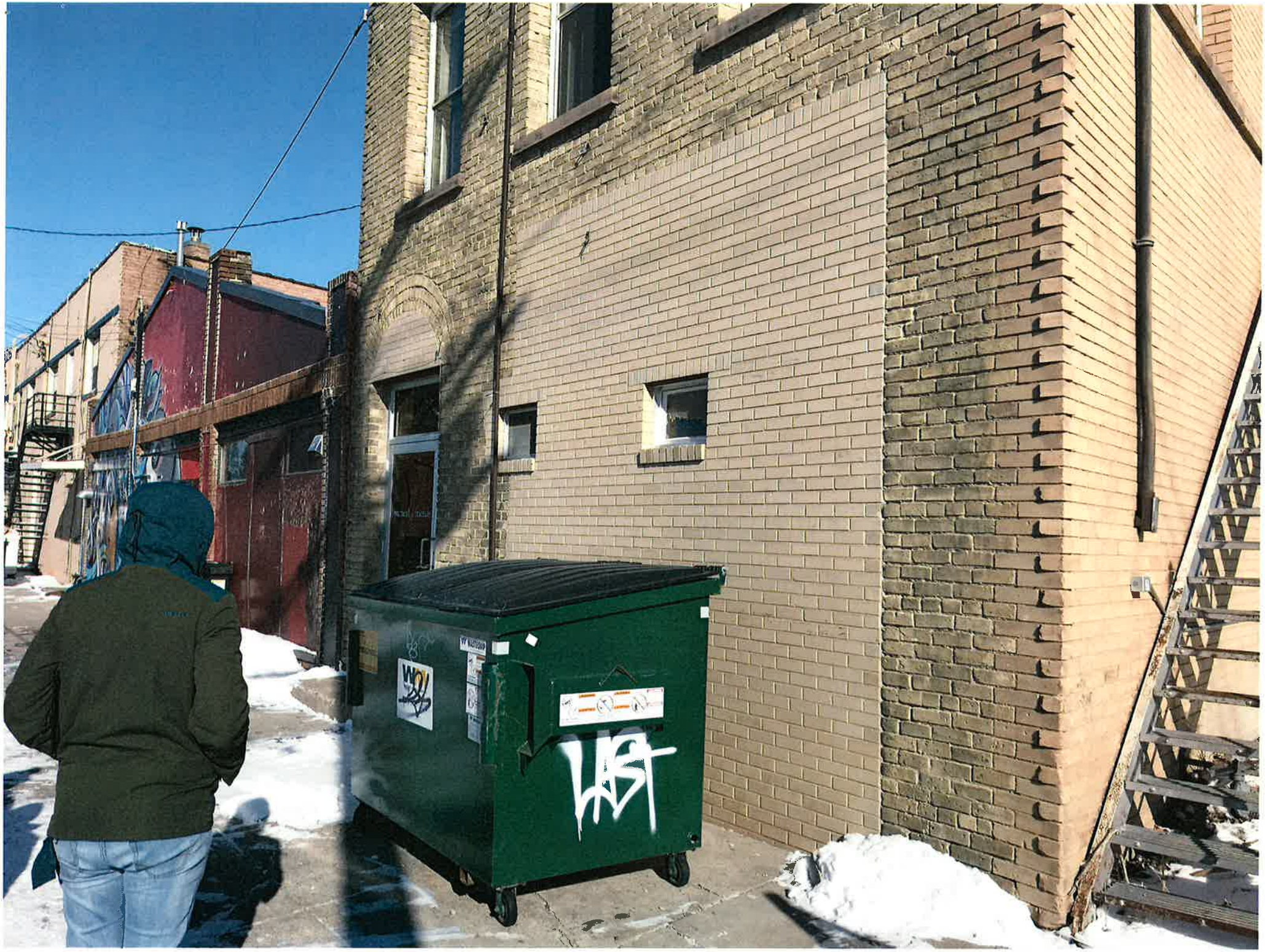
CODE	Sealant
D	Dual Seal Spacer System
N	Not Applicable
S	Single Seal Spacer System

CODE	Thermal Breaks
F	Foam
N	Not Applicable
O	Other
U	Urethane
V	Vinyl


IDELKOPE


IDELKOPF


701.335.2900
Jeremy Horst
AVAILABLE
mcneal & friends
mcneal & friends
mcneal & friends
ENTRANCE
Blue Eyed Cat
Salon




687-ZES

COWBOY JACKS - SHELL PACKAGE

ENCLAVE DEVELOPMENT

506 BROADWAY FARGO, ND 58102

ABBREVIATIONS

&		CW	- COLD WATER	FURN	- FURNACE / FURNISH	LL	- LIVE LOAD	PSI	- POUNDS PER SQUARE INCH	ST	- STONE
A/C	- AIR CONDITIONING			FURR	- FURRING	LN	- LINOLEUM	PT	- PRESERVATIVE TREATED / POINT / POST-TENSIONED	STA	- STATION
AB	- ANCHOR BOLT / AIR BLENDER	D		FUT	- FUTURE	LP	- LOW POINT / LOW PRESSURE			STC	- SOUND TRANSMISSION CLASS
ACC	- ACCORDING / ACCORDION	DI	- DEPTH / CUSHIONS DRYER	FZR	- FREEZER	LSG	- LAMINATED SAFETY GLASS	PTD	- PAPER TOWEL DISPENSER	STD	- STANDARD
ACOU	- ACOUSTICAL	#	- PENNY (NAILS)			LT	- LIGHT	PTDW	- PAPER TOWEL DISPENSER & WASTE RECEPTICAL	STL	- STEEL
ACT	- ACOUSTICAL CEILING TILE	db	- DECIBLE	G		LTWT	- LIGHTWEIGHT	PTN	- PARTITION	STOR	- STORAGE
ADJ	- AREA DRAIN	DBL	- DOUBLE	G	- GAS			PVC	- POLYVINYL CHLORIDE	STRUCT	- STRUCTURAL / STRUCTURAL
ADA	- AMERICAN WITH DISABILITIES ACT	DECID	- DECIDUOUS	GA	- GAUGE	M		PVMT	- PAVEMENT	SUBFL	- SUB FLOOR
ADD	- ADDENDUM	DEPT	- DEPARTMENT	GALV	- GALVANIZED	MAS	- MASONRY			SURF	- SURFACE
ADJ	- ADJACENT / ADJUSTABLE	DET	- DETAIL	GB	- GRAB BAR	MATCH	- MACHINE	Q		SUSP	- SUSPENDED
AFF	- ABOVE FINISHED FLOOR	DF	- DRINKING FOUNTAIN / DOUGLAS FIR	GC	- GENERAL CONTRACTOR	MAINT	- MAINTENANCE / MAINTAIN	QT	- QUARRY TILE	SYM	- SYMMETRICAL
AGG	- AGGREGATE	DIA	- DIAMETER	GD	- GARBAGE DISPOSAL	MAS	- MASONRY	QTR	- QUARTER		
AHU	- AIR HANDLING UNIT	DIAG	- DIAGONAL	GFI	- GROUND FAULT INTERRUPTER	MAT	- MATERIAL			T	
AL	- ALUMINUM	DIFF	- DIFFUSER	GL	- GLASS / GLAZING / GLAZED	MAX	- MAXIMUM	R		T	- TOP / TREAD / TILE
ALT	- ALTERNATE / ALTERATION	DIM	- DIMENSION	GLAM	- GLUE-LAMINATED WOOD	MB	- MACHINE BOLT	R	- RISER	T&B	- TOP & BOTTOM
ANOD	- ANODIZED	DISP	- DISPOSAL	GND	- GROUND	MBD	- MARKER BOARD	RA	- RETURN AIR	T&G	- TONGUE & GROOVE
AP	- ACCESS PANEL / APRON PANEL	DL	- DEAD LOAD	GWB	- GYPSUM WALL BOARD	MC	- MEDICINE CABINET	RAD	- RADIUS	TB	- TOWEL BAR
APPROX	- APPROXIMATE	DN	- DOWN	GYP	- GYP	MCW	- MINERAL CORE WOOD	RB	- RUBBER BASE	TBD	- TACK BOARD
APT	- APARTMENT	DR	- DOOR			MDF	- MEDIUM DENSITY FIBERBOARD	RCP	- REFLECTED CEILING PLAN	TCE	- TOP OF CURB
ARCH	- ARCHITECTURAL	DS	- DOWNSPOUT	H		MECH	- MECHANICAL	RD	- ROOF DRAIN	TD	- TOWEL DISPENSER
ASPH	- ASPHALT	DW	- DISHWASHER	H	- HIGH	MEMB	- MEMBRANE	REBAR	- REINFORCING BAR	TDW	- TOWEL DISPENSER & WASTE
AVE	- AVENUE	DWG	- DRAWING	HB	- HOSE BIB	MEZZ	- MEZZANINE	RECEP	- RECEPTION	TEL	- TELEPHONE
AVG	- AVERAGE	DWR	- DRAWER	HC	- HANDICAP / HOLLOW CORE	MFR	- MANUFACTURER / MANUFACTURING	RECEPT	- RECEPTICAL	TEMP	- TEMPERED / TEMPORARY / TEMPERATURE
AWP	- ACOUSTIC WALL PANEL			HCT	- HOLLOW CLAY TILE	MG	- MIRROR GLASS	RECT	- RECTANGULAR	TER	- TERRACED
		E		HCW	- HOT AND COLD WATER / HOLLOW CORE WOOD	MH	- MANHOLE	REF	- REFERENCE	TFF	- TOP OF FOOTING
B		E	- EAST	HDBD	- HARDBOARD	MIN	- MINIMUM / MINUTE	REFR	- REFRIGERATOR	TG	- TEMPERED GLASS
BC	- BOTTOM OF CURB	EA	- EACH	HDR	- HEADER	MIR	- MIRROR	REG	- REGISTRATION / REGISTER	THK	- THICK
BD	- BOARD	EB	- EXPANSION BOLT	HDWD	- HARDWOOD	MISC	- MISCELLANEOUS	REINF	- REINFORCED	THR	- THRESHOLD
BFD	- BIFOLD DOOR	EJ	- EXPANSION JOINT	HDWE	- HARDWARE	MO	- MASONRY OPENING	REQ	- REQUIRED	TLT	- TOILET
BITUM	- BITUMINOUS	EL	- ELEVATION	HM	- HOLLOW METAL	MOD	- MODIFY / MODULE	RES	- RESILIENT	TOL	- TOLERANCE
BLDG	- BUILDING	ELEC	- ELECTRICAL	HORIZ	- HORIZONTAL	MTD	- MOUNTED	RET	- RETAINING / RETURN	TPD	- TOILET PAPER DISPENSER
BLKG	- BLOCKING	ELEV	- ELEVATOR	HP	- HORSE POWER / HIGH POINT / HEAT PUMP	MTL	- METAL	REV	- REVISION	TPR	- TOP OF PARAPHENT / TOP OF PIER
BLVD	- BOULEVARD	EMERG	- EMERGENCY	HR	- HOUR / HANDRAIL	MUL	- MULLION	RH	- ROB HOOK / ROUND HEAD / RIGHT HAND	TSE	- TOP OF STEPS
BM	- BEAM / BENCHMARK	ENAM	- ENAMEL	HRP	- HANDRAIL PIPE			RM	- ROOM	TV	- TELEVISION
BOT	- BOTTOM	ENTR	- ENTRANCE	HT	- HEIGHT	N		RO	- ROUGH OPENING	TWE	- TOP OF WALL
BRG	- BEARING	EP	- ELECTRICAL PANEL / END PANEL	HTG	- HEATING	N	- NORTH	ROW	- RIGHT OF WAY	TYP	- TYPICAL
BSMT	- BASEMENT	EQ	- EQUAL / EARTHQUAKE	HW	- HOT WATER	NO	- NUMBER	RP	- RABBIT POINT		
BTWN	- BETWEEN	EQUIP	- EQUIPMENT	HWR	- HOT WATER RETURN	NOM	- NOMINAL	RS	- ROUGH SAWN	U	
BUR	- BUILT UP ROOF	ETR	- EXISTING TO REMAIN			NTS	- NOT-TO-SCALE			UBC	- UNIFORM BUILDING CODE
		EWC	- ELECTRIC WATER COOLER	I				S		UC	- UNDER COUNTER / UNDER CUT
C		EX	- EXISTING	ID	- INSIDE DIAMETER / INSIDE DIMENSION	O/C	- ON-CENTER	S	- SOUTH / SHELF	UG	- UNDERGROUND
C	- CELSIUS / CENTIGRADE	EXC	- EXCAVATE / EXCAVATION	IE	- INVERT ELEVATION	OA	- OVERALL	S&R	- SHELF AND ROD	UNFIN	- UNFINISHED
CAB	- CABINET	EXH	- EXHAUST	IG	- INSULATING GLASS	OD	- OUTSIDE DIAMETER	SAV	- STAIN AND VARNISH	UNO	- UNLESS NOTED OTHERWISE
CAP	- CAPACITY	EXP	- EXPANSION	IN	- INCHES	OFD	- OVERFLOW DRAIN	SAN	- SANITARY	URL	- URINAL
CB	- CONCRETE BLOCK / CATCH BASIN	EXT	- EXTERIOR	IND	- INDICATED	OH	- OPENING	SC	- SOLID-CORE	UTIL	- UTILITY
CBD	- CHALKBOARD			INFO	- INFORMATION	OHD	- OVERHEAD	SCD	- SEAT COVER DISPENSER	UV	- UNIT VENTILATOR / ULTRAVIOLET
CD	- CEILING DIFFUSER	F		INSP	- INSPECTION	OPNG	- OPENING	SCHED	- SCHEDULE		
CEM	- CEMENT	F	- FAHRENHEIT	INST	- INSTALLATION	OPP	- OPPOSITE	SCR	- SHOWER CURTAIN ROD	V	
CEMPL	- CEMENT PLASTER	FAB	- FABRICATE	INSUL	- INSULATION	OSB	- ORIENTED STRAND BOARD	SCW	- SOLID CORE WOOD	V	- VINYL
CER	- CERAMIC	FBD	- FIBER BOARD	INT	- INTERIOR	OZ	- OUNCE	SD	- SOAP DISH / SOAP DISPENSER	VAB	- VARIABLE / VARNISH / VARIES
CG	- CORNER GUARD	FD	- FLOOR DRAIN					SEC	- SECOND	VB	- VINYL BASE
CH	- COAT HOOK	FDC	- FIRE DEPARTMENT	J		P	- POWER	SECT	- SECTION	VCT	- VINYL COMPOSITION TILE
CHRL	- CHAIR RAIL	FDN	- FOUNDATION	JAN	- JANITOR	PA	- PUBLIC ADDRESS	SF	- SQUARE FEET	VERT	- VERTICAL
CI	- CAST IRON	FE	- FIRE EXTINGUISHER	JST	- JOIST	PB	- PARTICLEBOARD	SGEN	- SEMIGLOSS ENAMEL	VEST	- VESTIBULE
CIP	- CAST-IN PLACE	FEC	- FIRE EXTINGUISHER CABINET	JT	- JOINT	PBB	- PLASTER BASEBOARD	SHR	- SHOWER	VOL	- VOLUME
CJ	- CONTROL JOINT	FG	- FLOAT GLASS			PBD	- PEGBOARD	SHT	- SHEET	VT	- VINYL TILE
CL	- CLOSET	FHC	- FIRE HOSE CABINET	K		PC	- PRECAST	SHTG	- SHEATHING	VWC	- VINYL WALL COVERING
CLG	- CEILING	FIC	- FURNISHED AND INSTALLED BY CONTRACTOR	KD	- KILN DRIED	PCD	- PAPER CUP DISPENSER	SNV	- SHEET VINYL		
CLKG	- CAULKING	FIN	- FINISH	KIT	- KITCHEN	PERF	- PERFORATED	SIM	- SIMILAR	W	
CLR	- CLEAR	FIO	- FURNISHED AND INSTALLED BY OWNER	KO	- KNOCK OUT	PERP	- PERPENDICULAR	SLNT	- SEALANT	W	- WEST / WATER / CUBICLES WASHER
CLSR	- CLOSER	FL	- FLOOR	KP	- KICK PLATE	PESP	- PAPER SOAP DISPENSER	SLS	- SEALER	W/	- WITH
CMU	- CONCRETE MASONRY UNIT	FLASH	- FLASHING	KS	- KNEE SPACE	PG	- PLATE GLASS	SMR	- SHEET-METAL RACEWAY	W/O	- WITHOUT
CO	- CLEAN OUT	FLUOR	- FLUORESCENT			PH	- PHASE	SND	- SANITARY NAPKIN DISPENSER	WAIN	- WAINSCOT
COL	- COLUMN	FOB	- FACE OF BRICK	L		PL	- PLATE	SNW	- SANITARY NAPKIN WASTE RECEPTICAL	WC	- WATER CLOSET
COMP	- COMPOSITE / COMPOSITION	FOC	- FACE OF CONCRETE	L	- LEFT / LENGTH	PLAM	- PLASTIC LAMINATE	SPEC	- SPECIFICATION	WD	- WOOD
CONC	- CONCRETE	FOF	- FACE OF FOUDN	LAB	- LABORATORY	PLAS	- PLASTER	SQ	- SQUARE	WDW	- WINDOW
CONID	- CONDITION	FOIC	- FURNISHED BY OWNER INSTALLED BY CONTRACTOR	LAM	- LAMINATED	PLYWD	- PLYWOOD	SS	- SERVICE SINK	WF	- WIDE FLANGE
CONN	- CONECT / CONNECTION	FOM	- FACE OF MASONRY	LAV	- LAVATORY	PNL	- PANEL	SST	- STAINLESS STEEL	WG	- WIRE GLASS / WIRE GAUGE
CONST	- CONSTRUCTION	FOS	- FACE OF STUDS	LB	- POUND	PNT	- PAINT			WH	- WATER HEATER / WALL HYDRANT
CONT	- CONTINUOUS	FP	- FIREPROOF(ING)	LH	- LEFT HAND	POL	- POLISH			WP	- WORK POINT / WATER PROOF
CONTR	- CONTRACTOR	FR	- FRAME	LHR	- LEFT HAND REVERSED	PP	- PUSH PLATE			WR	- WASTE RECEPTICAL
COORD	- COORDINATE	FRP	- FIBERGLASS REINFORCED PANEL	LKR	- LOCKER	PR	- PAIR			WS	- WEATHER STRIPPING
CORR	- CORRIDOR	FS	- FLOOR SINK			PREFAB	- PREFABRICATE			WT	- WEIGHT
CT	- CERAMIC TILE / CURTAIN TRACK	FS	- FOOD OR SEED			PSF	- POUNDS PER SQUARE FOOT			WWF	- WELDED WIRE FABRIC
CTOP	- COUNTER TOP	FTG	- FOOTING							WWM	- WELDED WIRE MESH
CTR	- CENTER										
CTSK	- COUNTERSUNK									X	
CU	- CUBIC									XTMR	-
CV	- COVE BASE										
										Y	
										YD	-
										YH	-

SHEET INDEX

PAGE	SHEET NAME
CS	COVERSHEET
CIVIL	
C1.0	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C5.0	PAVING PLAN
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
C6.3	DETAILS
C6.4	DETAILS
C6.5	DETAILS
C6.6	DETAILS
C7.0	EROSION CONTROL PLAN
C7.1	EROSION CONTROL PLAN
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STRUCTURAL	
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ARCHITECTURAL	
CD-1	CODE PLANS
ARCHITECTURAL	
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A2.1	FLOOR PLANS
A3.1	ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A5.0	WALL SECTIONS
A8.0	DOORS & WINDOWS

DESIGN TEAM

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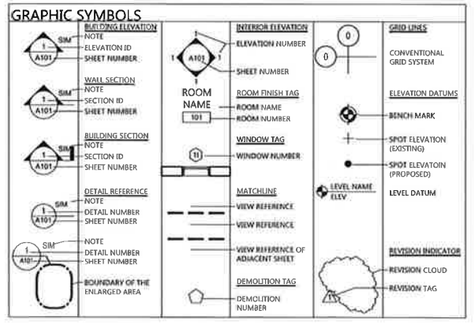
GRAPHIC SYMBOLS



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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota

Date _____ Reg. No. _____

ENCLAVE

Project:

COWBOY JACKS
SHELL PACKAGE
ENCLAVE

Location:
506 BROADWAY
FARGO, ND 58102

Drawn By:
MFB

Date:
DATE
8/15/2018 4:13:57 PM

Revision Date:
07/19/2018

Job Number:
2018.15

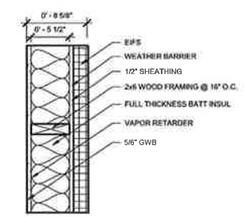
Sheet Name:
COVERSHEET

Sheet Number:
CS

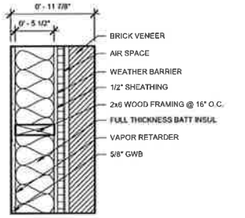
MATERIAL SYMBOLS

- AGGREGATE
- BATT INSULATION
- EXISTING BRICK
- CONCRETE
- EARTH
- GYPSUM BOARD
- METAL/STEEL
- PLYWOOD
- RIGID INSULATION
- WOOD BLOCKING

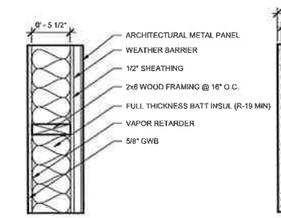
WALL TYPES



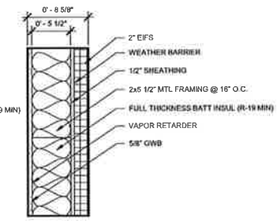
2 EXTERIOR WALL



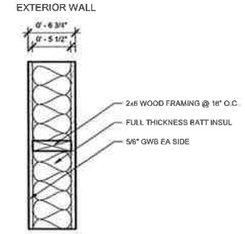
1 EXTERIOR WALL



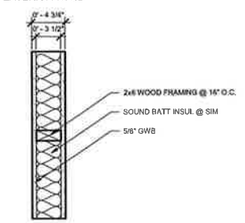
3 EXTERIOR WALL



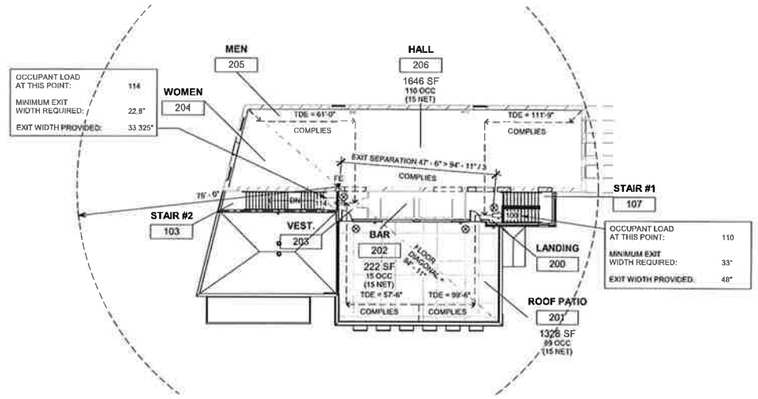
4 EXTERIOR WALL



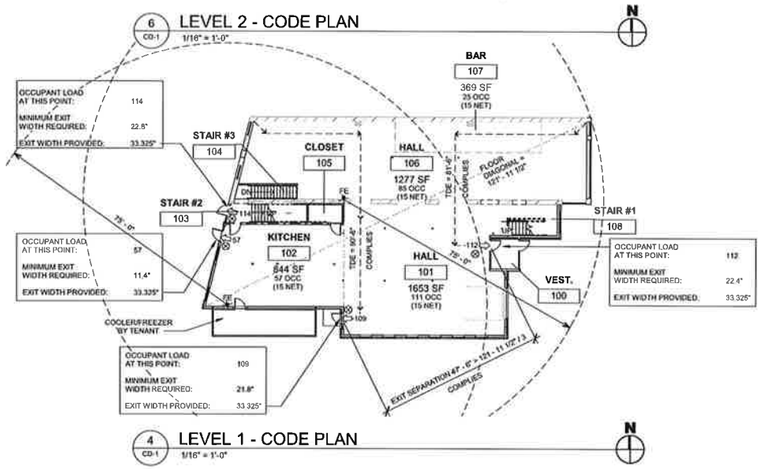
6 INTERIOR WALL
1 HR CONSTRUCTION UL
DESIGN NO. U309 @ 6A



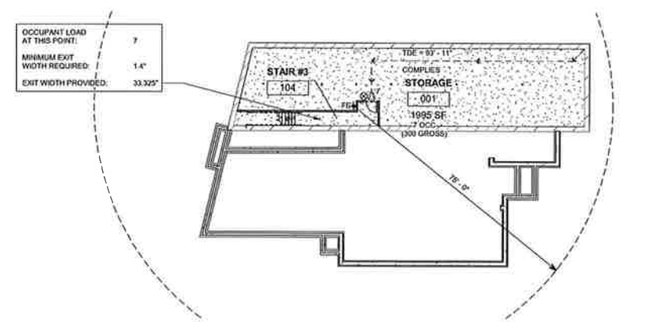
5 INTERIOR WALL
1 HR CONSTRUCTION UL
DESIGN NO. U305 @ 5A



6 CD-1 LEVEL 2 - CODE PLAN
1/16" = 1'-0"



4 CD-1 LEVEL 1 - CODE PLAN
1/16" = 1'-0"



3 CD-1 BASEMENT - CODE PLAN
1/16" = 1'-0"

CODE RESEARCH

INTERNATIONAL BUILDING CODE 2015 (IBC)

	INFORMATION	REFERENCE	NOTES
OCCUPANCY	GROUPS A-2, & S-2	CHAPTER 3	
CONSTRUCTION TYPE	Type V-B (FULLY SPRINKLERED)	TABLE 601 (IBC 2015) TABLE 504.4 (IBC 2015)	
SQUARE FOOTAGES — TOTAL AREA PER FLOOR BASEMENT: S-2 OCCUPANCY 2,183 FIRST FLOOR: A-2 OCCUPANCY 5,282 SECOND FLOOR: A-2 OCCUPANCY 4,374 TOTAL S.F. 11,839		SEE FLOOR PLANS	
MAX BASIC ALLOWABLE SQ. FT. (A-2 OCC.) MAX BASIC ALLOWABLE SQ. FT. (F-2 OCC.) MAX BASIC ALLOWABLE SQ. FT. (S-2 OCC.)	18,000 SQ. FT. 39,000 SQ. FT. 40,500 SQ. FT.	TABLE 506.2 (IBC 2015) PAGE 102	
AREA INCREASE DUE TO FRONTAGE	N/A	SECTION 506 (IBC 2015)	
AREA INCREASE FOR SPRINKLERED MULTI-STORY BUILDING	N/A	TABLE 506.2 (IBC 2015) PAGE 102	
FULLY-SPRINKLERED	YES	SECTION 903 AUTOMATIC SPRINKLER SYSTEMS	
BUILDING HEIGHT			
MAXIMUM FEET	85 ft. (Basic), Actual Building 28'-5"		
MAXIMUM STORIES	1 ((One) Basic), Actual 2 (Two)	TABLE 504.4 (IBC 2015)	
CONSTRUCTION (FIRE RESISTIVE REQUIREMENTS)			
	A-2, S-2		
EXTERIOR BEARING WALLS	0 Hr.	TABLE 601 (IBC 2015)	
INTERIOR BEARING WALLS	0 Hr.	TABLE 601 (IBC 2015)	
EXTERIOR NON-BEARING WALLS	0 Hour >/= 30 Ft.	TABLE 602 (IBC 2015)	
STRUCTURAL FRAME	0 Hr.	TABLE 601 (IBC 2015)	
INTERIOR NONBEARG WALLS & PARTITIONS	0 Hr.	TABLE 601 (IBC 2015)	
SHAFT ENCLOSURES	0 Hr.	SECTION 712 (IBC 2015)	
FLOORS/CEILINGS	0 Hr.	TABLE 601 (IBC 2015)	
ROOF CEILINGS	0 Hr.	TABLE 601 (IBC 2015)	
EXTERIOR DOORS & WINDOWS	NA		
AREA SEPARATION WALLS	NA		
EXIT ENCLOSURES (Stairway Construction)	1 Hr. @ 3 Stories & 2 Hr. @ 4 Story	SECTION 1023 (IBC 2015)	
EXIT CORRIDORS	NA		
OCCUPANCY SEPARATION WALLS	NA	TABLE 508.3 (IBC 2015)	
LIGHT,VENTILATION & SANITATION			
VENTILATION	NATURAL & MECHANICAL		
LIGHTING	NATURAL & MECHANICAL		
MINIMUM FACILITIES REQUIRED	MEN (4) WOMEN (4)	BARRIER- FREE	
WATER CLOSETS (PROVIDED)	MEN (4) WOMEN (6)	1 TOILET EACH ROOM	
URINALS (PROVIDED)	(2)	1 URINAL EACH MENS ROOM	
UNI-SEX ROOMS/FAMILY (PROVIDED)	NA	N/A	
LAVATORIES REQUIRED	MEN (2) WOMEN (2)	1 PER 200	
LAVATORIES (PROVIDED)	MEN (4) WOMEN (6)	ALL MEET BARRIER-FREE REQUIREMENTS	
SERVICE SINK	1 PROVIDED		
DRINKING FOUNTAINS REQUIRED DRINKING FOUNTAINS PROVIDED	0 WATER FILLER IN BAR TOP TO BE PROVIDED		

	INFORMATION	REFERENCE	NOTES
TOTAL OCCUPANT LOAD A-2 (ASSEMBLY) @ 1/15 644 S-2 (STORAGE) @1/300 7 TOTAL 651	TOTAL: 601 (ALL FLOORS) (SEE COMMENTS BELOW)		
NUMBER OF EXITS REQUIRED	3 (THREE)		
MINIMUM EXIT WIDTH REQ'D	120.1" @ GRADE		
EXIT WIDTH PROVIDED	144" @ GRADE		
MINIMUM EGRESS WIDTH	AS PER SECTION 1005 (IBC 2015)		
MINIMUM EGRESS HEIGHT	7'-6" MINIMUM	1003.2 (IBC 2015)	
COMMON PATH OF EGRESS TRAVEL	75' (A-2), 100'-0" (S-2)	TABLE 1006.2.1 (IBC 2015)	
EXIT ACCESS TRAVEL DISTANCE	200' (A-2), 300' (S-2)	TABLE 1017.2 (IBC 2015)	
IF BUILDING IS SPRINKLERED (S)	250' (A-2), 400' (S-2)	TABLE 1017.2 (IBC 2015)	
EXIT DOOR MINIMUM WIDTH	32"	SECTION 1010.1.1 (IBC 2015)	
EXIT DOOR MINIMUM HEIGHT	80"	SECTION 1010.1.1 (IBC 2015)	
HORIZONTAL EXIT	2 Hr.	SECTION 1026 (IBC 2015)	
# OF OCCUPANTS SERVED	601 (BUILDING TOTAL)		
SMOKE PROOF ENCLOSURES	N/A	SECTION 1023.11 (IBC 2015)	

CODE PLAN KEY

- ⊗ EXIT (NOT INDICATION OF EXIT SIGN LOCATIONS)
- 125' PATH OF TRAVEL AND DISTANCE TO EXIT
- 57 NUMBER OF EXITING OCCUPANTS
- STAIR ENCLOSER & SHAFT ENCLOSURE: ONE-HOUR FIRE-RESISTIVE ENCLOSURE SHALL NOT BE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION. ALL OPENING IN SUCH ENCLOSURE SHALL BE PROTECTED BY A FIRE ASSEMBLY HAVING A ONE-HOUR FIRE-PROTECTION RATING.
- EXISTING SOLID BRICK WALL
- FE FIRE EXTINGUISHER W/ WALL BRACKET

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Date: _____ Reg. No. _____

Project:

COWBOY JACKS SHELL PACKAGE
ENCLAVE

Location:
506 BROADWAY
FARGO, ND 58102

Drawn By:
MFB

Date:
DATE
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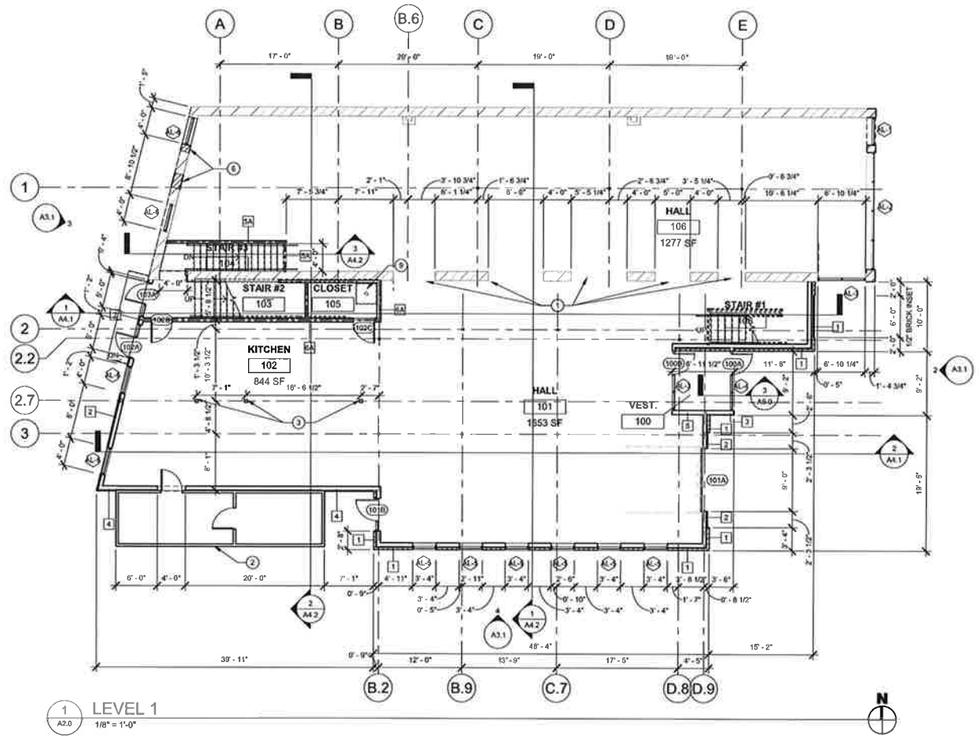
Revision Date:
07/19/2018

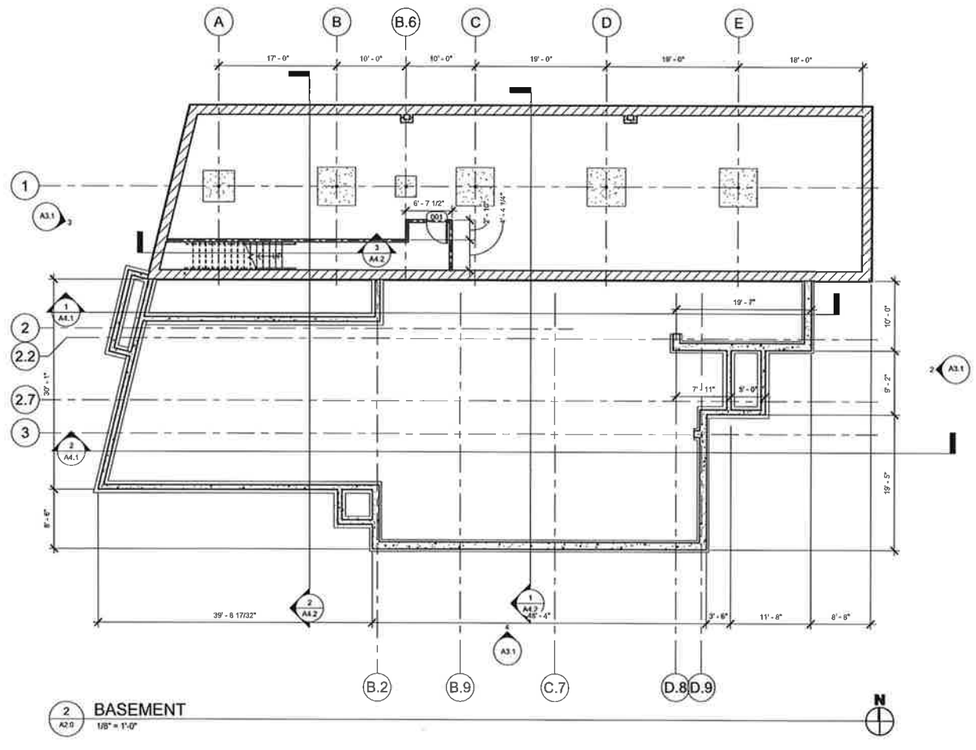
Job Number:
2018.15

Sheet Name:
CODE PLANS

Sheet Number:
CD-1



1 A2.0 LEVEL 1
1/8" = 1'-0"



2 A2.0 BASEMENT
1/8" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF NEW MASONRY, OR FACE OF WOOD STUD WALLS UNLESS OTHERWISE NOTED.
2. ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED
3. SEE CIVIL DRAWINGS FOR SIDEWALKS, SEE STRUCTURAL DRAWINGS FOR STOOPS AND DETAILS.

PLAN KEYNOTES

(#)

1 NEW MASONRY OPENING - SEE STRUCT FOR LINTEL SCHEDULE
2 COOLER/FREEZER BY OTHERS - COORD. W/ KITCHEN CONSULTANT
3 WOOD POST - SEE STRUCT.
4 ALUMINUM STOREFRONT AWNING SYSTEM
5 MECHANICAL SCREEN WALL & MAN DOOR W/ FINISH TO MATCH SCREEN WALL
6 EXISTING OPENING, INFILL WITH BRICK TO MATCH ADJACENT BRICK
7 ROOF DRAIN & OVERFLOW DRAIN
8 RAIN LEADER AND CONDUCTOR HEAD - DRAIN TO ROOF BELOW
9 SERVICE SINK - BID UNDER FUTURE PACKAGE, SHOWN FOR REFERENCE ONLY

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ENCLAVE

Project:

COWBOY JACKS
SHELL PACKAGE
ENCLAVE

Location:
506 BROADWAY
FARGO, ND 58102

Drawn By:
MFB

Date:
DATE
8/16/2018 10:17:17 AM

Revision Date:
07/19/2018

Job Number:
2018.15

Sheet Name:
FLOOR PLAN

Sheet Number:
A2.0

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF NEW MASONRY, OR FACE OF WOOD STUD WALLS UNLESS OTHERWISE NOTED.
2. ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED
3. SEE CIVIL DRAWINGS FOR SIDEWALKS, SEE STRUCTURAL DRAWINGS FOR STOOPS AND DETAILS.

PLAN KEYNOTES

(#)

1 NEW MASONRY OPENING - SEE STRUCT FOR LINTEL SCHEDULE
2 COOLER/FREEZER BY OTHERS - COORD. W/ KITCHEN CONSULTANT
3 WOOD POST - SEE STRUCT.
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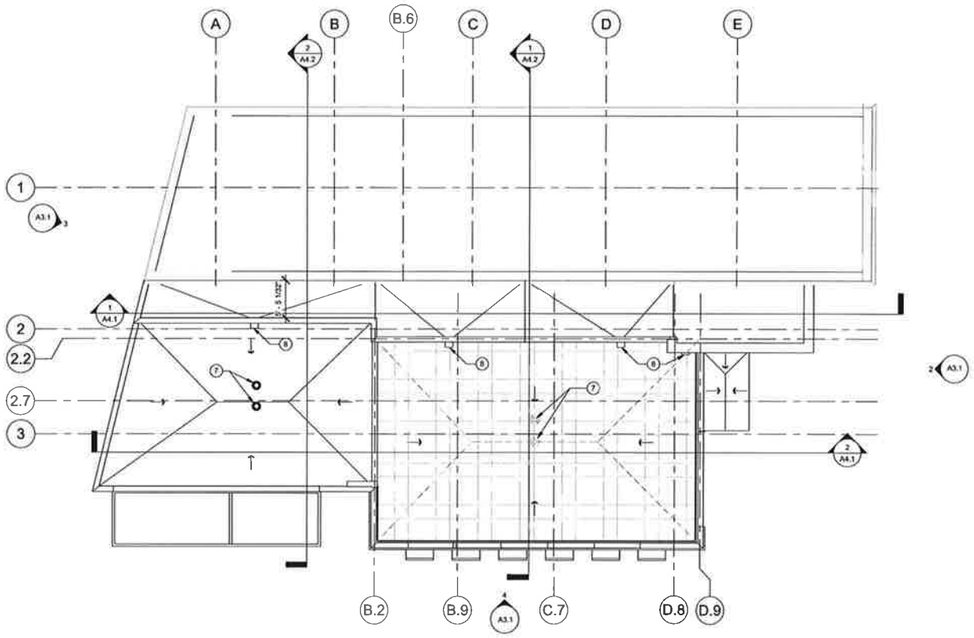
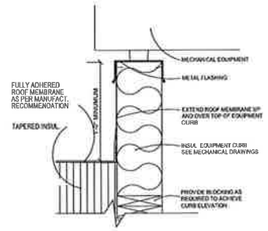
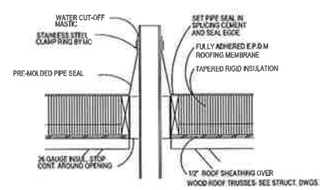


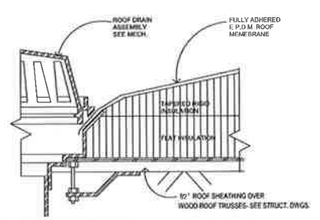
1 A2.1 ROOF PLAN
1/8" = 1'-0"



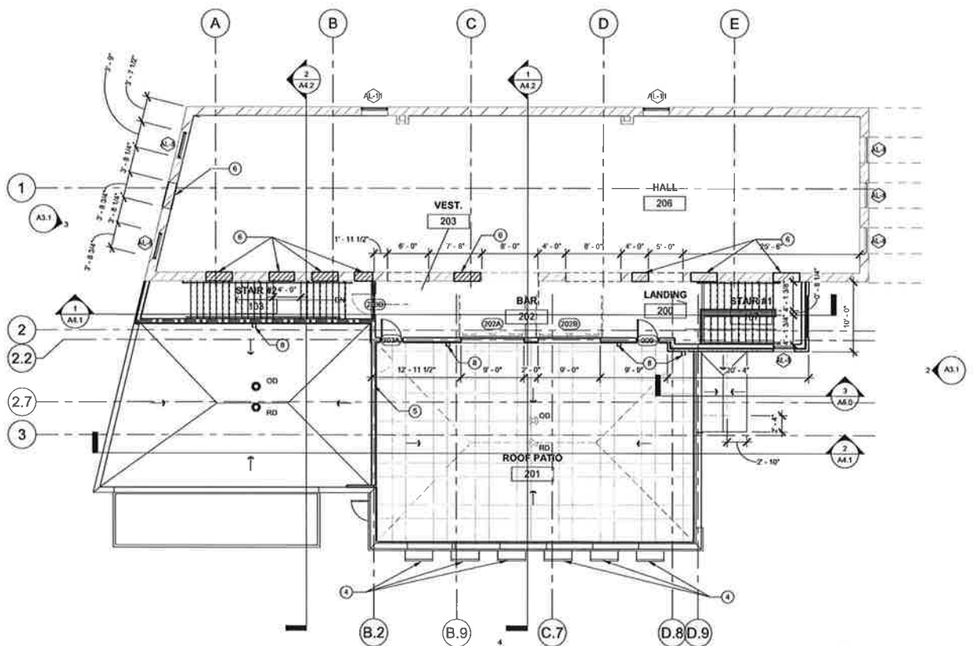
5 A2.1 ROOF CURB
1 1/2" = 1'-0"



4 A2.1 ROOF VENT
1 1/2" = 1'-0"



3 A2.1 ROOF DRAIN
1 1/2" = 1'-0"



2 A2.1 LEVEL 2
1/8" = 1'-0"

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COWBOY JACKS SHELL PACKAGE
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FLOOR PLANS

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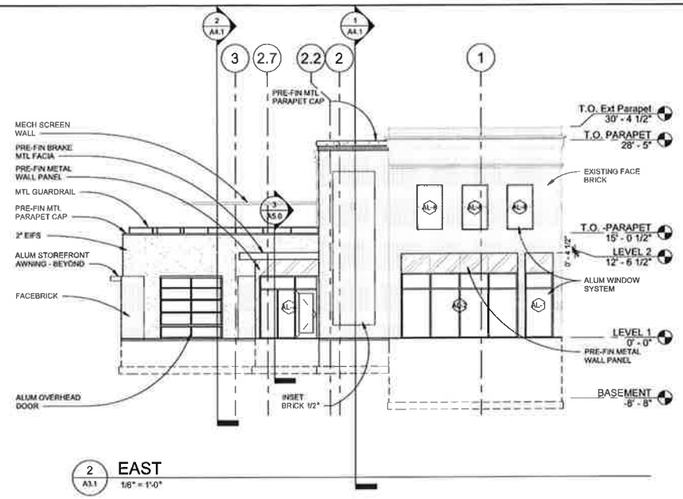
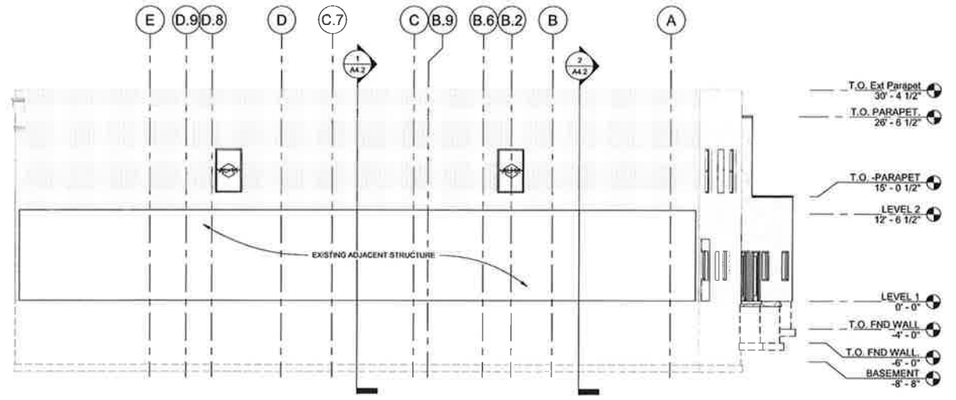
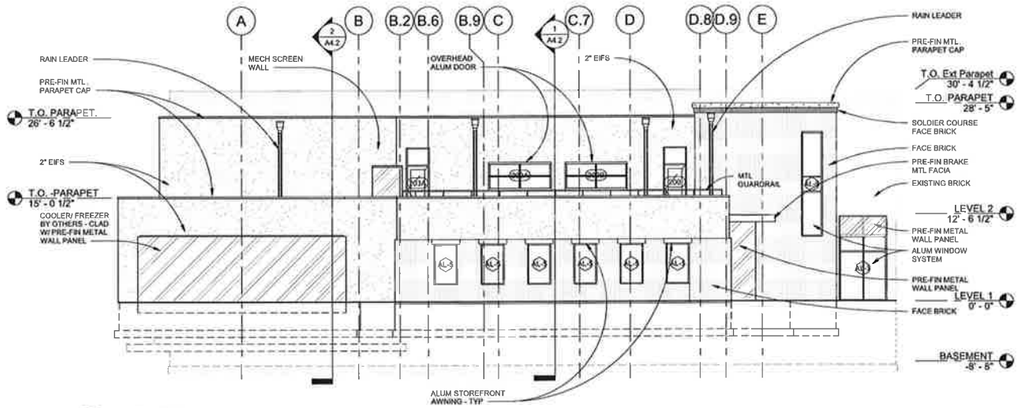


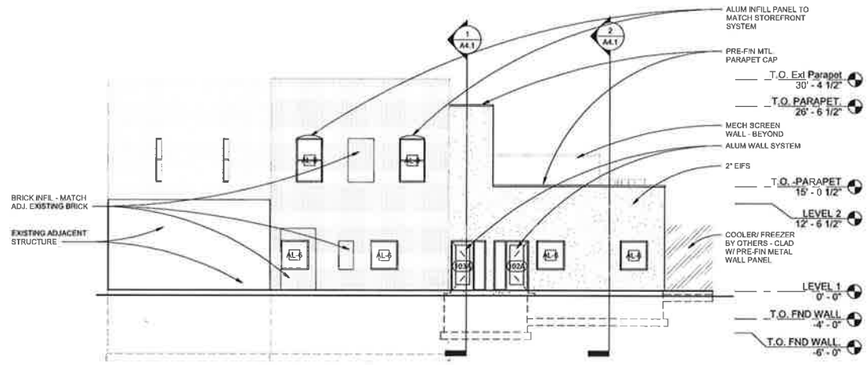
2 A3.1 EAST
1/8" = 1'-0"



1 A3.1 NORTH
1/8" = 1'-0"



4 A3.1 SOUTH
1/8" = 1'-0"



3 A3.1 WEST
1/8" = 1'-0"

LDC - 20-0212 DMU GROUND-FLOOR TRANSPARENCY REQUIREMENT

1. AT LEAST 35% OF THE GROUND-FLOOR FACADE OF THE BUILDING ALONG SIDEWALKS SHALL BE COMPRISED OF WINDOWS, DOORS AND OTHER TRANSPARENT ELEMENTS (E.G. GLASS BLOCK) THAT ALLOW VIEWS INTO BUILDINGS, PLAZAS OR ARCADES. CALCULATIONS SHALL BE BASED ON THE LINEAR FOOTAGE OF THE GROUND FLOOR, AND SAID TRANSPARENT ELEMENTS SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT.

- EAST ELEVATION - BROADWAY
- REQUIRED: 63'-6" BUILDING LF X 35% = 22'-3"
- PROVIDED: 34'-4"

- WEST ELEVATION - ROBERTS
- REQUIRED: 56'-10" BUILDING LF X 35% = 19'-11"
- PROVIDED: 22'-0"

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COWBOY JACKS SHELL PACKAGE
ENCLAVE

Location:
506 BROADWAY
FARGO, ND 58102

Drawn By:
MFB

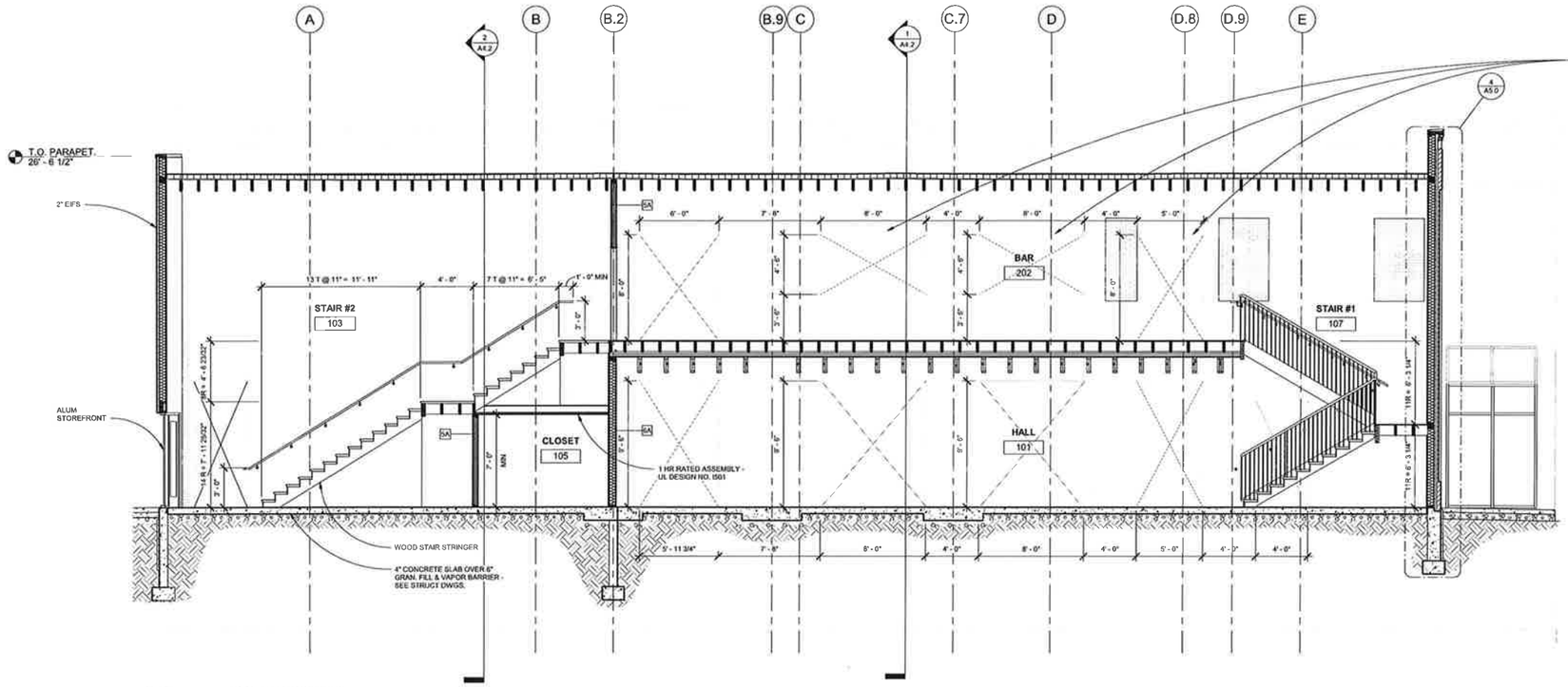
Date:
DATE
8/16/2018 9:49:11 AM

Revision Date:
07/19/2018

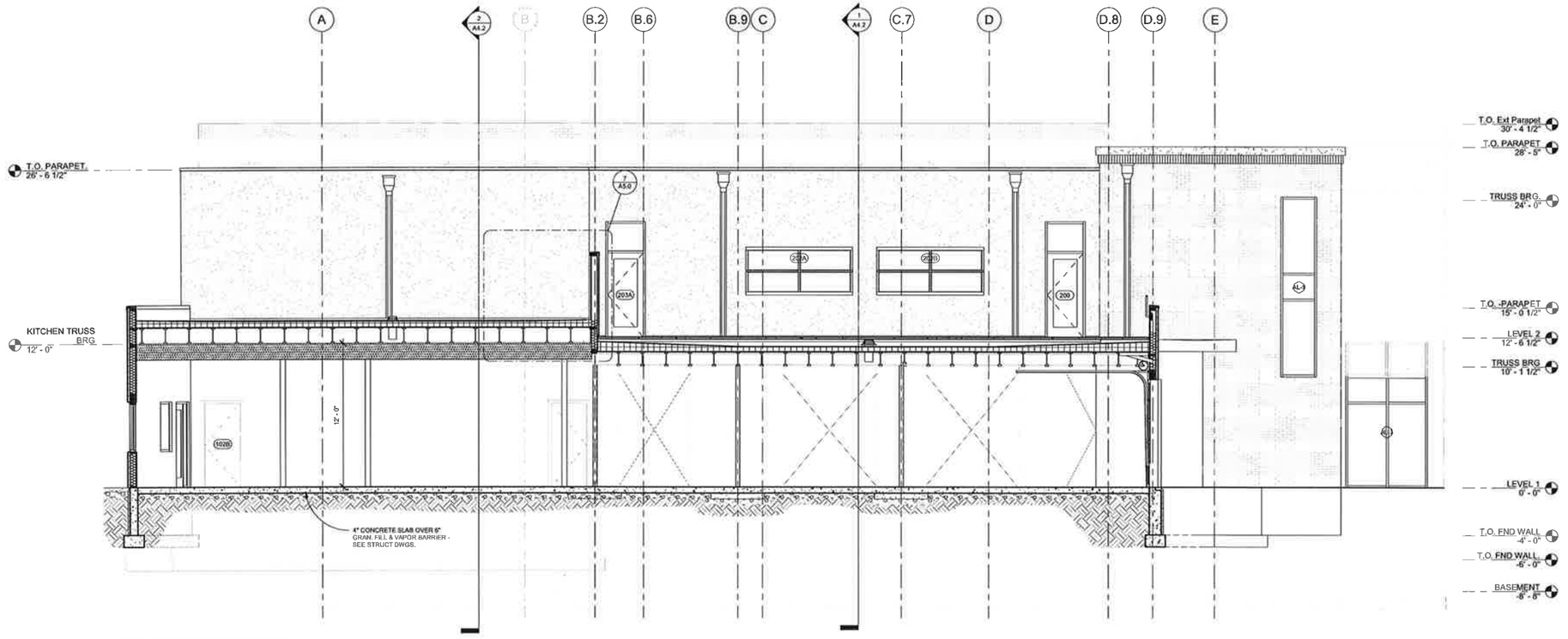
Job Number:
2018.15

Sheet Name:
ELEVATIONS

Sheet Number:
A3.1



1 A4.1 **BUILDING SECTION**
1/4" = 1'-0"



2 A4.1 **BUILDING SECTION**
1/4" = 1'-0"

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506 BROADWAY
FARGO, ND 58102

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Author

Date:
DATE
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Revision Date:
07/19/2018

Job Number:
2018.15

Sheet Name:
BUILDING SECTIONS

Sheet Number:
A4.1

JEFFERSON NEIGHBORHOOD HISTORIC OVERLAY DISTRICT
SPECIAL DEVELOPMENT STANDARDS

A. Authority

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

B. Boundaries

The Jefferson Neighborhood Historic Overlay District includes the area primarily bounded on the north by 1st Avenue South; on the east by University Drive; on the south by 6th Avenue South; and on the west by 15th Street South**.** For specific boundaries see Boundary Map on page 9.

C. Properties

Appendix A (beginning on page 10) identifies all of the individual properties included in the Jefferson Historic Overlay District. Each property is described by address, block number, type of building, style of architecture, and year built.

D. 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 building before 19xx are considered an HNS.

2. **Open Space** is defined in Section 20-1202(43) of the Fargo Land Development Code as "an outdoor, unenclosed area, located on the ground or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but not including roads, parking areas, driveways or other areas intended for vehicular travel".

3. **Principal Building** refers to the primary structure on a property, i.e. a house or commercial structure.

4. **Accessory Building or Structure** refers to a structure that is subordinate to the principal building, i.e. a garage, shed, or guest house.

5. **Style** is the vocabulary used to classify structures according to their appearance, structure, materials, and historic period. Important elements to include when assigning style are:
    - overall scale and relationship of height to width
    - façade proportions and relationship of solids to voids

- window/door size, design, and operation
- size, shape and proportions of entrances and porches
- materials, texture, and pattern
- roof forms
- orientation, spacing, and site coverage of structures
- landscaping, walls, and fences

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

E. Redevelopment

~~Redevelopment of a principal s~~Structures built prior to the adoption of this ordinance and after (YEAR) will be exempt from the Jefferson Neighborhood Historic Overlay until the property is redeveloped. Upon redevelopment, properties must comply with this ordinance.

~~E.~~F. Certificate of Appropriateness

In accordance with Section 20-0912 of the Fargo Land Development Code, a Certificate of Appropriateness shall be issued prior to the ~~review and~~ issuance of any permit required for the following: *(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**.

~~F.~~G. 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.~~H. 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 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. 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 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.

    d. Entrances, Porches, and Decks
        ~~2.~~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 HNS.

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

~~J.~~K. Special Development Standards - Demolition

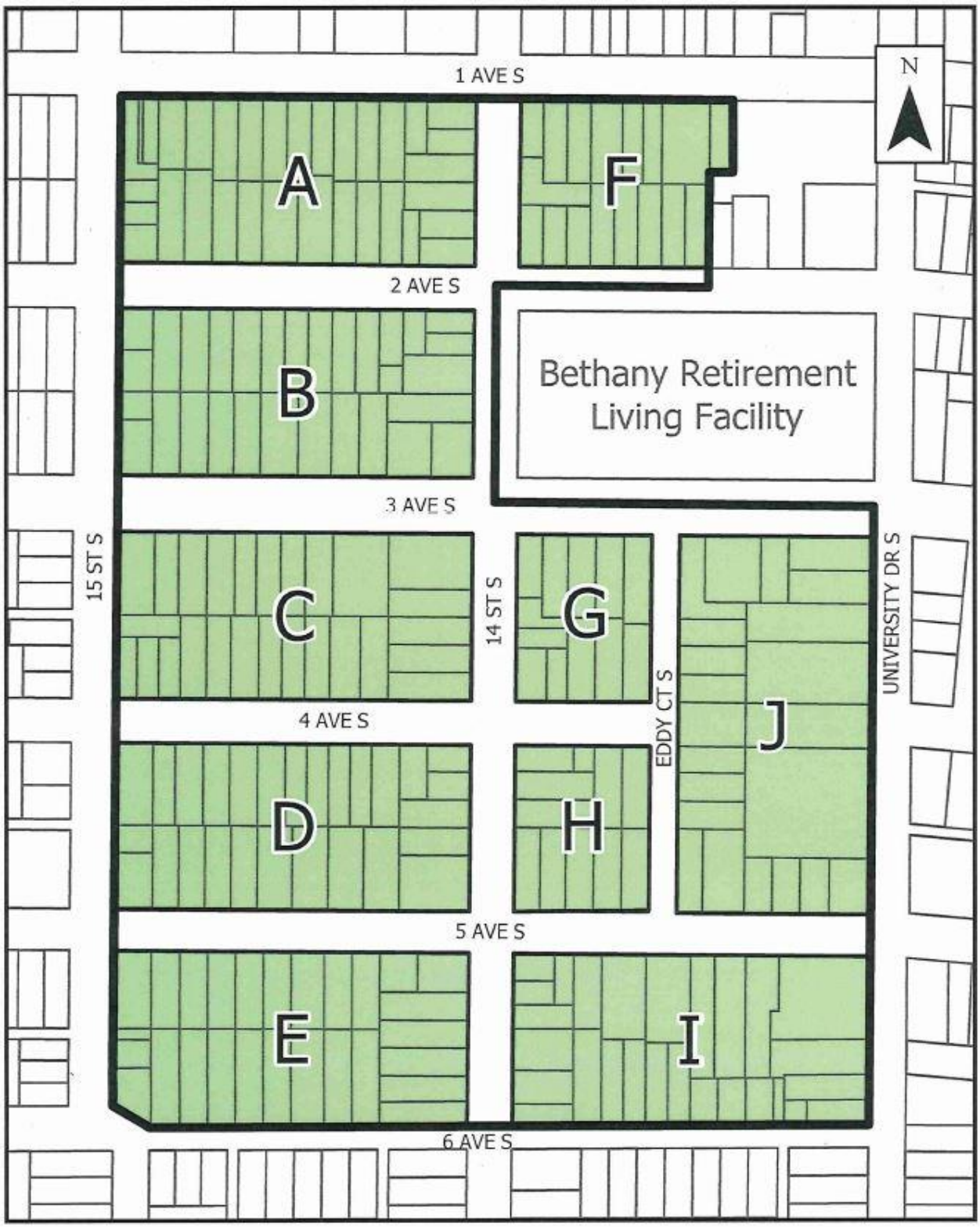
In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the demolition of a principal building, accessory building or structure. A request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

1. The requested demolition is justified by the state of deterioration, disrepair and structural stability of the structure, or the building has been condemned.
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.~~L. 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.

Jefferson Historic Overlay District Boundary Map



APPENDIX A – List of Properties

Graphic above indicates overlay boundaries with blocks identified by letter. Block letters (A–J) correspond to "list of properties" that follows. The boundary includes 232 parcels.

PARCEL NUMBER	PROPERTY ADDRESS	HOUSE STYLE	BLOCK	YEAR BUILT	TYPE
01-0700-00540-000	1444 1 AVE S	Craftsman	A	1921	Single Family
01-0700-00550-000	1448 1 AVE S	Craftsman	A	1921	Single Family
01-0700-00560-000	1442 1 AVE S	Craftsman	A	1917	Single Family
01-0700-00570-000	1438 1 AVE S	NA	A	1925	Single Family
01-0700-00580-000	1445 2 AVE S	Craftsman	A	1901	Single Family
01-0700-00590-000	1441 2 AVE S	National	A	1899	Duplex
01-0700-00600-000	1437 2 AVE S	National	A	1901	Single Family
01-0700-00610-000	1433 2 AVE S	National	A	1922	Single Family
01-0700-00620-000	1418 1 AVE S	Craftsman	A	1890	Single Family
01-0700-00630-000	1429-1431 2 AVE S	Prairie	A	1929	Duplex
01-0700-00640-000	1422 1 AVE S	National	A	1900	Duplex
01-0700-00650-000	1419 2 AVE S	Prairie	A	1939	Conversion
01-0700-00660-000	1428 1 AVE S	National	A	1932	Single Family
01-0700-00670-000	1412 1 AVE S	NA	A	1880	Single Family
01-0700-00680-000	1416 1 AVE S	National	A	1880	Duplex
01-0700-00690-000	1414 1 AVE S	National	A	1880	3 Plex
01-0700-00710-000	1415 2 AVE S	National	A	1890	Single Family
01-0700-00720-000	1413 2 AVE S	NA	A	1890	Single Family
01-0700-00730-000	1411 2 AVE S	National	A	1914	Single Family
01-0700-00740-000	1402 1 AVE S	Commercial	A	1988	Retail
01-0700-00750-000	1410 1 AVE S	Prairie	A	1890	Single Family
01-0700-00760-000	109 1 4 ST S	Craftsman	A	1885	Duplex
01-0700-00770-000	107 14 ST S	Gable Front	A	1890	Single Family
01-0700-00780-000	115 14 ST S	NA	A	1885	Single Family
01-0700-00790-000	1409 2 AVE S	Prairie	A	1895	Single Family
01-0700-00800-000	121 14 ST S	NA	A	1914	Single Family
01-0700-00810-000	119 14 ST S	Gable Front	A	2012	Single Family
01-0980-01010-000	110 15 ST S	Commercial	A		Other
01-0980-01020-000	1450 1 AVE S	National	A	1920	Single Family
01-0980-01021-000	1450 1 AVE S	NA	A	0	Vacant Land
01-0980-01030-000	112 15 ST S	NA	A	1904	Single Family
01-0980-01040-000	1449-1449 1/2 2 AVE S	Ranch	A	1956	Single Family
01-0980-01050-000	114 15 ST S	NA	A	1904	Other
01-0980-01060-000	1452 1 AVE S	National	A	1922	Duplex
01-0700-01390-000	203 14 ST S	Gable Front	B	1910	Single Family

01-0700-01400-000	205 14 ST S	Gable Front	B	1911	Single Family
01-0700-01410-000	1404 2 AVE S	Gable Front	B	1880	Single Family
01-0700-01420-000	209 14 ST S	Gable Front	B	1901	Duplex
01-0700-01430-000	215 14 ST S	National	B	1910	Single Family
01-0700-01440-000	1411 3 AVE S	Gable Front	B	1918	Single Family
01-0700-01460-000	1401 3 AVE S	Gable Front	B	1929	Single Family
01-0700-01470-000	1410 2 AVE S	Gable Front	B	1900	Single Family
01-0700-01480-000	213 14 ST S	NA	B	0	Vacant Land
01-0700-01490-000	1412 2 AVE S	Prairie	B	1921	Retail & Apart.
01-0700-01500-000	1414 2 AVE S	Prairie	B	1916	Single Family
01-0700-01510-000	1415 3 AVE S	Prairie	B	1894	Single Family
01-0700-01520-000	1413 3 AVE S	Prairie	B	1928	Single Family
01-0700-01530-000	1418 2 AVE S	Tudor	B	1930	Single Family
01-0700-01540-000	1420 2 AVE S	Stick	B	1911	Single Family
01-0700-01540-000	1420 1/2 2 AVE S	Stick	B	191	Single Family
01-0700-01550-000	1416 2 AVE S	Stick	B	1890	Duplex
01-0700-01560-000	1425 3 AVE S	Stick	B	1900	Duplex
01-0700-01570-000	1421 3 AVE S	Stick	B	1895	Duplex
01-0700-01580-000	1440 2 AVE S	National	B	1900	Single Family
01-0700-01590-000	1444 2 AVE S	Stick	B	1900	Single Family
01-0700-01600-000	1428 2 AVE S	Stick	B	1900	Single Family
01-0700-01610-000	1424 2 AVE S	Stick	B	1905	Single Family
01-0700-01620-000	1445 3 AVE S	Prairie	B	1917	Single Family
01-0700-01630-000	1439 3 AVE S	Stick	B	1906	Single Family
01-0700-01640-000	1429 3 AVE S	Craftsman	B	1900	Single Family
01-0700-01650-000	1431 3 AVE S	Stick	B	1900	Single Family
01-0980-01080-000	1446 2 AVE S	NA	B	1919	Single Family
01-0980-01090-000	208 15 ST S	NA	B	1921	Single Family
01-0980-01110-000	1447 3 AVE S	NA	B	1921	Single Family
01-0980-01120-000	212 15 ST S	Foursquare	B	1923	Single Family
01-0340-00010-000	1448 3 AVE S	Craftsman	C	1917	Single Family
01-0340-00020-000	310 15 ST S	Craftsman	C	1961	Single Family
01-0340-00030-000	1449 4 AVE S	Craftsman	C	1919	Single Family
01-0340-00040-000	1447 4 AVE S	Craftsman	C	1919	Single Family
01-0700-01660-000	1438 3 AVE S	Stick	C	1907	Single Family
01-0700-01670-000	1442 3 AVE S	Craftsman	C	1916	Single Family
01-0700-01680-000	1432 3 AVE S	Minitraditional	C	1948	Single Family
01-0700-01690-000	1434 3 AVE S	Stick	C	1900	Single Family
01-0700-01700-000	1430 3 AVE S	Stick	C	1914	Single Family

01-0700-01720-000	1443 4 AVE S	Craftsman	C	1919	Single Family
01-0700-01740-000	1433 4 AVE S	Stick	C	1902	Single Family
01-0700-01750-000	1431 4 AVE S	Stick	C	1899	Single Family
01-0700-01760-000	1429 4 AVES	Stick	C	1899	Single Family
01-0700-01770-000	1426 3 AVES	Craftsman	C	1914	Single Family
01-0700-01781-000	1420 3 AVES	Stick	C	1900	Single Family
01-0700-01790-000	1427 4 AVES	Stick	C	1890	Single Family
01-0700-01800-000	1425 4 AVES	Stick	C	1895	Single Family
01-0700-01810-000	1423 4 AVE S	Stick	C	1895	Single Family
01-0700-01820-000	1418 3 AVE S	Craftsman	C	1911	Single Family
01-0700-01850-000	1419 4 AVE S	NA	C	1907	Single Family
01-0700-01860-000	1415 4 AVE S	NA	C	1909	Duplex
01-0700-01870-000	313 14 ST S	Apartment	C	1900	Conversion
01-0700-01880-000	315 14 ST S	NA	C	1900	Single Family
01-0700-01890-000	317 14 ST S	NA	C	1905	Single Family
01-0700-01900-000	307 14 ST S	NA	C	1905	Single Family
01-0700-01910-000	303 14 ST S	NA	C	1885	Single Family
01-0340-00730-000	1442 4 AVE S	Craftsman	D	1904	Single Family
01-0340-00740-000	1435 5 AVE S	Prairie	D	1901	Single Family
01-0340-00750-000	414 15 ST S	National	D	1901	Single Family
01-0700-02090-000	403 14 ST S	NA	D	1907	Single Family
01-0700-02100-000	407 14 ST S	NA	D	1908	Single Family
01-0700-02110-000	1410 4 AVE S	NA	D	1908	Single Family
01-0700-02130-000	415 14 ST S	NA	D	2016	Single Family
01-0700-02140-000	417 14 ST S	NA	D	2016	Single Family
01-0700-02150-000	421 14 ST S	NA	D	1898	Single Family
01-0700-02160-000	1418 4 AVE S	NA	D	1914	Single Family
01-0700-02170-000	1414 4 AVE S	NA	D	1914	Single Family
01-0700-02180-000	1412 4 AVE S	NA	D	1904	Single Family
01-0700-02190-000	1419 5 AVE S	NA	D	1890	Single Family
01-0700-02200-000	1409 5 AVE S	NA	D	1890	Single Family
01-0700-02210-000	1430 4 AVE S	NA	D	1900	Single Family
01-0700-02220-000	1424 4 AVE S	Gable Front	D	1905	Single Family
01-0700-02230-000	1422 4 AVE S	Gable Front	D	1900	Single Family
01-0700-02240-000	1423 5 AVE S	Gable Front	D	1900	Duplex
01-0700-02250-000	1421 5 AVE S	Ranch	D	1975	Apartment
0l-0700-02260-000	1440 4 AVE S	Gable Front	D	1900	Single Family
01-0700-02270-000	1438 4 AVE S	Gable Front	D	1900	Single Family
01-0700-02280-000	1436 4 AVE S	Gable Front	D	1926	Single Family

01-0700-02290-000	1432 4 AVE S	Gable Front	D	1895	Single Family
01-0700-02300-000	1429 5 AVE S	Gable Front	D	1917	Single Family
01-0700-02310-000	1431 5 AVE S	Craftsman	D	1917	Single Family
01-0700-02320-000	1425 5 AVE S	Gable Front	D	1898	Single Family
01-0700-02330-000	1427 5 AVE S	Craftsman	D	1916	Single Family
01-0340-00760-000	1444 5 AVE S	National	E	1903	Duplex
01-0340-00770-000	520 15 ST S	National	E	1890	Single Family
01-0340-00780-000	524 15 ST S	Craftsman	E	1940	Single Family
01-0700-02340-000	1436 5 AVE S	Ranch	E	1953	Single Family
01-0700-02350-000	1440 5 AVE S	Ranch	E	1955	Single Family
01-0700-02360-000	1432 5 AVE S	Gable Front	E	1910	Single Family
0l-0700-02370-000	1430 5 AVE S	Gable Front	E	1890	Single Family
01-0700-02380-000	1441 6 AVE S	Gable Front	E	1926	Single Family
01-0700-02390-000	1437 6 AVE S	Prairie	E	1946	3 Plex
01-0700-02400-000	1433 6 AVE S	Gable Front	E	1923	Duplex
01-0700-02410-000	1431 6 AVE S	Gable Front	E	1921	Single Family
01-0700-02420-000	1427 6 AVE S	Ranch	E	1959	Apartment
01-0700-02430-000	1428 5 AVE S	Craftsman	E	1907	Single Family
01-0700-02440-000	1422 5 AVE S	Gable Front	E	1907	Single Family
01-0700-02450-000	1420 5 AVE S	Bungalow	E	1915	Single Family
01-0700-02460-000	1414 5 AVE S	Gable Front	E	1889	3 Plex
01-0700-02470-000	1423 6 AVE S	Foursquare	E	1924	Apartment
01-0700-02480-000	1417 6 AVE S	Ranch	E	1955	Single Family
01-0700-02490-000	1411 6 AVE S	Mission	E	1925	Single Family
01-0700-02500-000	1410 5 AVE S	Ranch	E	1949	3 Plex
01-0700-02510-000	501 14 ST S	Gable Front	E	1885	Single Family
01-0700-02520-000	507 14 ST S	Gable Front	E	1897	Duplex
01-0700-02530-000	511 14 ST S	Mission	E	1890	Single Family
01-0700-02540-000	515 14 ST S	Stick	E	1908	Single Family
01-0700-02550-000	519 14 ST S	Southwest	E	1929	Single Family
01-0700-02560-000	523 14 ST S	Stick	E	1928	Single Family
01-0700-00820-000	102 14 ST S	Gable Front	F	1916	Duplex
01-0700-00840-000	1346 1 AVE S	Gable Front	F	1907	Single Family
01-0700-00850-000	1344 1 AVE S	Gable Front	F	1907	Single Family
01-0700-00861-000	114 14 ST S	Gable Front	F	1900	Duplex
01-0700-00880-000	1345 2 AVE S	Gable Front	F	1885	Duplex
01-0700-00890-000	1339 2 AVE S	Gable Front	F	1885	Single Family
01-0700-00900-000	1343 2 AVE S	Gable Front	F	1885	3 Plex
01-0700-00910-000	1336 1 AVE S	Gable Front	F	1900	Single Family

01-0700-00920-000	1334 1 AVE S	Gable Front	F	1900	Single Family
01-0700-00930-000	1330 1 AVE S	Gable Front	F	1890	Single Family
01-0700-00940-000	1333 2 AVE S	National	F	1890	Single Family
01-0700-00950-000	1337 2 AVE S	National	F	1885	Single Family
01-0700-00960-000	1331 2 AVE S	Gable Front	F	1922	Single Family
01-0700-00975-000	1324 1 AVE S	Commercial	F	1938	Apartment
01-0700-00990-000	1320 1 AVE S	NA	F	1900	Single Family
01-0700-01000-000	1329 2 AVE S	Gable Front	F	1890	Duplex
01-0700-01020-000	1325 2 AVE S	Pyramidal	F	1890	Single Family
01-0710-00140-000	1336 3 AVE S	Stick	G	1897	Conversion
01-0710-00150-000	1338 3 AVE S	National	G	1898	Single Family
01-0710-00160-000	1342 3 AVE S	National	G	1904	Single Family
01-0710-00170-000	1346 3 AVE S	National	G	1898	Single Family
01-0710-00180-000	1350 3 AVE S	National	G	1899	Single Family
01-0710-00190-000	310 14 ST S	National	G	1899	Single Family
01-0710-00200-000	314 14 ST S	National	G	1899	Single Family
01-0710-00210-000	1345 4 AVE S	Prairie	G	1901	Single Family
01-0710-00220-000	1349 4 AVE S	National	G	1900	Single Family
01-0710-00230-000	1341 4 AVE S	National	G	1911	3 Plex
01-0710-00240-000	1337 4 AVES	NA	G	1915	Single Family
01-0710-00250-000	1333 4 AVE S	Craftsman	G	1915	Single Family
01-0710-00260-000	1334 4 AVE S	Stick	H	1927	Single Family
01-0710-00280-000	1338 4 AVES	Craftsman	H	1888	Single Family
01-0710-00290-000	410 14 ST S	Stick	H	1923	Single Family
01-0710-00300-000	406 14 ST S	National	H	1916	Single Family
01-0710-00310-000	1342 4 AVE S	NA	H	0	Vacant Land
01-0710-00320-000	402 14 ST S	Craftsman	H	1951	Single Family
01-0710-00330-000	1345 5 AVE S	NA	H	1904	Duplex
01-0710-00340-000	1343 5 AVE S	National	H	1906	Single Family
01-0710-00350-000	1341 5 AVE S	National	H	1919	Single Family
01-0710-00360-000	1339 5 AVE S	National	H	1910	Single Family
01-0710-00370-000	1335 5 AVE S	National	H	1899	Single Family
01-0700-02570-000	500 14 ST S	NA	I	1917	Duplex
01-0700-02580-000	1342 5 AVE S	Gable Front	I	1901	Single Family
01-0700-02590-000	1340 5 AVE S	Gable Front	I	1920	Single Family
01-0700-02600-000	1339 6 AVE S	Craftsman	I	1918	Duplex
01-0700-02620-000	504 14 ST S	NA	I	1907	Single Family
01-0700-02630-000	508 14 ST S	NA	I	1906	Single Family
01-0700-02640-000	512-514 14 ST S	NA	I	1979	Duplex

01-0700-02650-000	524 14 ST S	Stick	I	1907	3 Plex
01-0700-02660-000	526 14 ST S	Asymmetrical	I	1930	Single Family
01-0700-02670-000	1332 5 AVE S	Tudor	I	1897	Single Family
01-0700-02680-000	1325 6 AVE S	Craftsman	I	1922	Single Family
01-0700-02690-000	1329 6 AVE S	Craftsman	I	1922	Single Family
01-0700-02700-000	1334 5 AVE S	Modern	I	1991	Apartment
01-0700-02710-000	1337 6 AVE S	Craftsman	I	1916	Single Family
01-0700-02720-000	1333 6 AVE S	Craftsman	I	1916	Single Family
01-0700-02730-000	1314-1316 5 AVE S	Gable Front	I	1936	Duplex
01-0700-02740-000	1306 5 AVE S	NA	I	1886	Duplex
01-0700-02750-000	517 UNIVERSITY DR	Craftsman	I	1900	Single Family
01-0700-02770-000	519 UNIVERSITY DR	Stick	I	1900	Single Family
01-0700-02780-000	523 UNIVERSITY DR	Stick	I	1925	Single Family
01-0700-02790-000	1305 6 AVE S	Stick	I	1900	Single Family
01-0700-02800-000	1307 6 AVE S	Cape Cod	I	1901	Single Family
01-0700-02810-000	1309 6 AVE S	Stick	I	1904	Single Family
01-0700-02820-000	1311 6 AVE S	NA	I	1920	Single Family
01-0700-02870-000	1324 5 AVE S	Craftsman	I	1920	Single Family
01-0700-02880-000	1320 5 AVE S	Gable Front	I	1919	Single Family
01-0700-01920-000	1324 3 AVE S	Bungalow	J	1915	Single Family
01-0700-01930-000	1314 3 AVE S	Bungalow	J	1929	Single Family
01-0700-01940-000	1306 3 AVE S	Apartment	J	1885	Conversion
01-0700-01950-000	305 UNIVERSITY DR	NA	J	1918	Duplex
01-0700-01960-000	315 UNIVERSITY DR	Foursquare	J	1910	Office & Apart.
01-0700-01970-000	317 UNIVERSITY DR	Queen Ann	J	1928	Office
01-0700-02000-000	405 UNIVERSITY DR	Modern	J	1968	Apartment
01-0700-02000-000	411 UNIVERSITY DR	Modern	J	1968	Apartment
01-0700-02040-000	1323 5 AVE S	Queen Ann	J	1891	Duplex
01-0700-02050-000	1309 5 AVE S	NA	J	1953	Single Family
01-0700-02060-000	1315 5 AVE S	NA	J	1941	Single Family
01-0700-02070-000	415 UNIVERSITY DR	NA	J	1951	Single Family
01-0700-02080-000	1305 5 AVE S	NA	J	1951	Single Family
01-0710-00010-000	1325 5 AVE S	Stick	J	1904	Single Family
01-0710-00020-000	406 EDDY CT S	Cape Cod	J	1931	Single Family
01-0710-00030-000	402 EDDY CT S	Stick	J	1890	Single Family
01-0710-00040-000	410 EDDY CT S	Craftsman	J	1936	Single Family
01-0710-00051-000	330 EDDY CT S	Modern	J	2004	Single Family
01-0710-00070-000	401 UNIVERSITY DR	NA	J	1904	Single Family
01-0710-00100-000	316 EDDY CT S	Gable Front	J	1926	Single Family

01-0710-00110-000	314 EDDY CT S	Italianate	J	1912	Single Family
01-0710-00120-000	312 EDDY CT S	Italianate	J	1915	Single Family
01-0710-00130-000	1326 3 AVE S	Queen Anne	J	1889	Conversion

Jefferson/Carl Ben Eielson Neighborhood Short History

Fargo, North Dakota

Written, 1 April 2018

By Dawn Morgan

The Jefferson/Carl Ben Neighborhood lies west of University Drive to 25th Street South and from Main Avenue to 13th Avenue South. Commercial development historically existed along Main Avenue, along with houses and apartment buildings. House styles in the Jefferson Neighborhood range from stately, three-story homes dating from the late 1800's, primarily along 13th Street South (University Drive). 13th Street was changed to University Drive in 1961 when ND Agricultural College became ND State University. Extending west and south, large homes are interspersed with houses categorized as Prairie Style or American Four Square. Also west and south are Craftsman Style bungalows.

Following WWII, houses in the Cape Cod Style were built in the southwest corner of the neighborhood as soldiers returned and started families using the GI Bill for housing loans. Carl Ben Eielson Elementary School was built in this new neighborhood to accommodate the children who came to be known as the Baby Boomers. The elementary school was demolished at the time when Carl Ben Eielson Middle School was built on 13th Avenue South in 2006.

The original Jefferson School was built as a one room school noted to be so far west on the prairie that it seemed like a country school. Since that time, two new Jefferson Schools have been built, one in 1922 and the latest in 2007. Agassiz School, built on 13th Street South, was built in 1911 as an elementary school and later became a junior high school. Today it exists as a Fargo Public School alternative school, Woodrow Wilson High School. Agassiz also houses educational programs for immigrants and offices for Fargo-West Fargo Indian Education.

The Florence Crittenton House, a three-story brick building at 711 University Drive S, was built in 1911 to reform prostitutes and unwed pregnant girls who were, at the time, sent away from home to hide their condition. Today it is used for housing homeless young adults ages 18-26.

In 1880, the southern edge of Fargo was 7th Avenue and the western edge was 14th Street. Before 1887, south of Front Street (Main Avenue) the avenues were named for US Presidents. First Avenue was then Washington Avenue; Second Ave was Adams; Jefferson became Third Avenue; Madison is now Fourth Avenue; Monroe became Fifth Avenue; Sixth Avenue was Tyler and Roberts Ave is currently Seventh Avenue South.

West of Jefferson School, Long Lake existed as a place to swim in the summer and for travelling circuses to bring their elephants for fun and frolic. There was at one time a Lake Hotel on Front Street (Main Avenue) and 15th Street. Long Lake ran from 1st Avenue to 5th Ave South as a substantially deep basin. It is now referred to as Jefferson Park with amenities such as walkways, playgrounds for children and soccer courts. An engineered drainage ditch running through the park eventually drains into the Red River north of Fargo.

Small grocery stores were common in the older neighborhoods since few people had cars and kids were free to roam the neighborhoods. The stores were favorite attractions for penny candy and as gathering places for kids. Luke's Grocery Store and off-sale was located at the corner of University Drive and Front Street (changed to Main Avenue in 1957) where Tailgater's is today. Brown's Grocery was located at 110 15th St South. The building still remains. Stickelmeier's, at 317 15th Street, was a favorite for children after Jefferson School let out for the day. It has since been converted into a single- family dwelling.

Haeffner's Grocery at 1412- 2nd Ave South was a larger-than-average store. Currently, The Framer occupies the first floor and on the second floor, the residence for Mike and Lois Ellingson, owners of The Framer. An even larger neighborhood grocery was the Sunnyside, which occupied the entire first floor of the building, now called the Sunnyside Apartments at 1423 6th Ave S. Two groceries existed on the north and south sides of Agassiz School, the Star to the South on University and the Agassiz to the north.

Fargo's Mayor lived at 421 14th Street South. The street car system conveniently stopped in front of his house before heading back downtown to toward City Hall, located at 637 NP Avenue, the current location of the downtown fire hall.