

**HISTORIC PRESERVATION COMMISSION**  
**Tuesday, September 19, 2023 | 8:00AM**  
**City Commission Chambers**  
**AGENDA**

1. Approval of Minutes – August 15, 2023
2. Historic Overlay District Review
  - a. 508 14 Street South – Jefferson Historic Overlay (Jefferson Neighborhood)
  - b. 1111 7 Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)
  - c. 1202 8 Street South – Erskine’s Historic Overlay (Hawthorne Neighborhood)
3. Department work plan updates and follow up from September board discussion
4. Adjourn – Next Meeting: October 17, 2023

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

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

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

**Regular Meeting:**

**Tuesday, August 15, 2023**

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, August 15, 2023.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Matthew Boreen, Paul Gleye, Mike Dawson, Nathan Larson, Jay Nelson

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

**Item 1: Minutes: Regular Meeting of July 18, 2023**

Member Gleye moved the minutes of the July 18, 2023 Historic Preservation Commission meeting be approved. Second by Member Larson. All Members present voted aye and the motion was declared carried.

Member Dawson present.

**Item 2: Historic Overlay District Review**

**a. 1345 4th Avenue South – Jefferson Historic Overlay (Jefferson Neighborhood)**

Planner Brad Garcia presented the application to demolish an existing home that was continued from the July 18, 2023 Historic Preservation Commission meeting. He noted additional foundation pictures were added to the staff report.

Discussion was held on the inspection of the crawl space by three Historic Preservation Commission Members.

Member Gleye moved to approve the application as presented.

Discussion was held on the importance on maintaining historic homes, and to preserve them from having to be demolished.

Second by Member Larson. All Members present voted aye and the motion was declared carried.

**Item 3: Other Business of Public Comment**

Member Nelson shared a concern regarding a building at 101 9th Street South that was demolished earlier this year.

Discussion was held concerning the reach of the Historic Preservation Commission, what makes a property historic, the classification of national, state, or local historic properties,

protocol regarding historic properties in the community, and the Land Development Code rewrite process and timeline.

Mr. Garcia spoke on behalf of the Planning Department regarding the Growth Plan process and the Land Development Code rewrite timeline.

Discussion continued on review process and enforcement in historic overlay areas, and other historic areas of Fargo not located in a historic overlay district.

Planning Coordinator Maegin Elshaug provided a brief update on the Growth Plan process.

Further discussion was held on the differences of the current historic overlay districts, and how the Growth Plan will address the historic areas of Fargo.

**Item 4: Adjourn - Next Meeting – September 19, 2023**

The time at adjournment was 8:29 a.m.

## **MEMORANDUM**

Date: September 13, 2023

To: Historic Preservation Commission

From: Brad Garcia, Planner

RE: 508 14 St S – Exterior Remodel and Front Porch Remodel within the Jefferson Overlay District (Ordinance 5184)

The Planning Department has received an application from Tom Spaeth with Accent Contracting, on behalf of the property owner Carol Whiteman, for an exterior remodel and remodel of the front porch located at 508 14 Street South. The property is within the Jefferson Historic Overlay District (Ordinance 5184 – established in December of 2018).

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

The applicant has contracted Accent Contracting to stabilize the porch roof and install a new foundation, which will also serve as a safe room below grade. Although the foundation permit (issued August 10, 2023) showed an addition to the foundation, it was not reviewed by staff or the Historic Preservation Commission as there was no proposed change to the porch or exterior façade. No criteria under the additions section would apply to the scope of work. An earlier remodel permit was issued in June to complete interior work, which did not require staff or Historic Preservation Commission review. In 2022, the property owner hired a different contractor to replace the windows and siding, which was issued through the inspections department.

A new building permit will be required for the exterior finish work, porch and addition to the upper level. The applicant is proposing to remove and reconstruct the roof over a 5' knee wall,

raising the home's elevation. Additionally, the applicant is proposing to reside the entire house with either a 4" Hardi board or LP Smartside lap siding and restore the porch closer to its original period look with columns rather than wrapped siding columns which was existing prior to the foundation work. Attached are existing photos of home, floor plans and building elevations of the proposed project.

In conjunction with section 20-0912.C of the Land Development Code. The Historic Preservation Commission shall review criteria for approval.



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

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS WITHIN A HISTORIC DISTRICT

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 Commission Chambers, 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](http://www.FargoND.gov/historicpreservation).

The following must accompany this application:

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

Property Owner Information	Representation Information (primary contact)
Name (printed): <u>Carol Whiteman</u>	Name (printed): <u>Tom Spaeth</u>
Address: <u>508 14th St So</u>	Company: <u>Accent</u>
Primary Phone: <u>701-421-5517</u>	Address: <u>3151 main Ave</u>
Alternative Phone: _____	Primary Phone: <u>701-293-6000</u>
Email: <u>whitemancarol01@gmail.com</u>	Alternative Phone: <u>701-219-1891</u>
	Email: <u>tom@accentcontracting.com</u>
	<input type="checkbox"/> Same as property owner

Location of property involved in the application decision
Historic overlay district of subject property: <u>Jefferson</u>
Address: <u>508 14th St So</u>
Legal Description (attach separate sheet if more space is needed): <u>Lot E Block 40</u> <u>Eddy + Fullers Auditors out Lots</u>

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

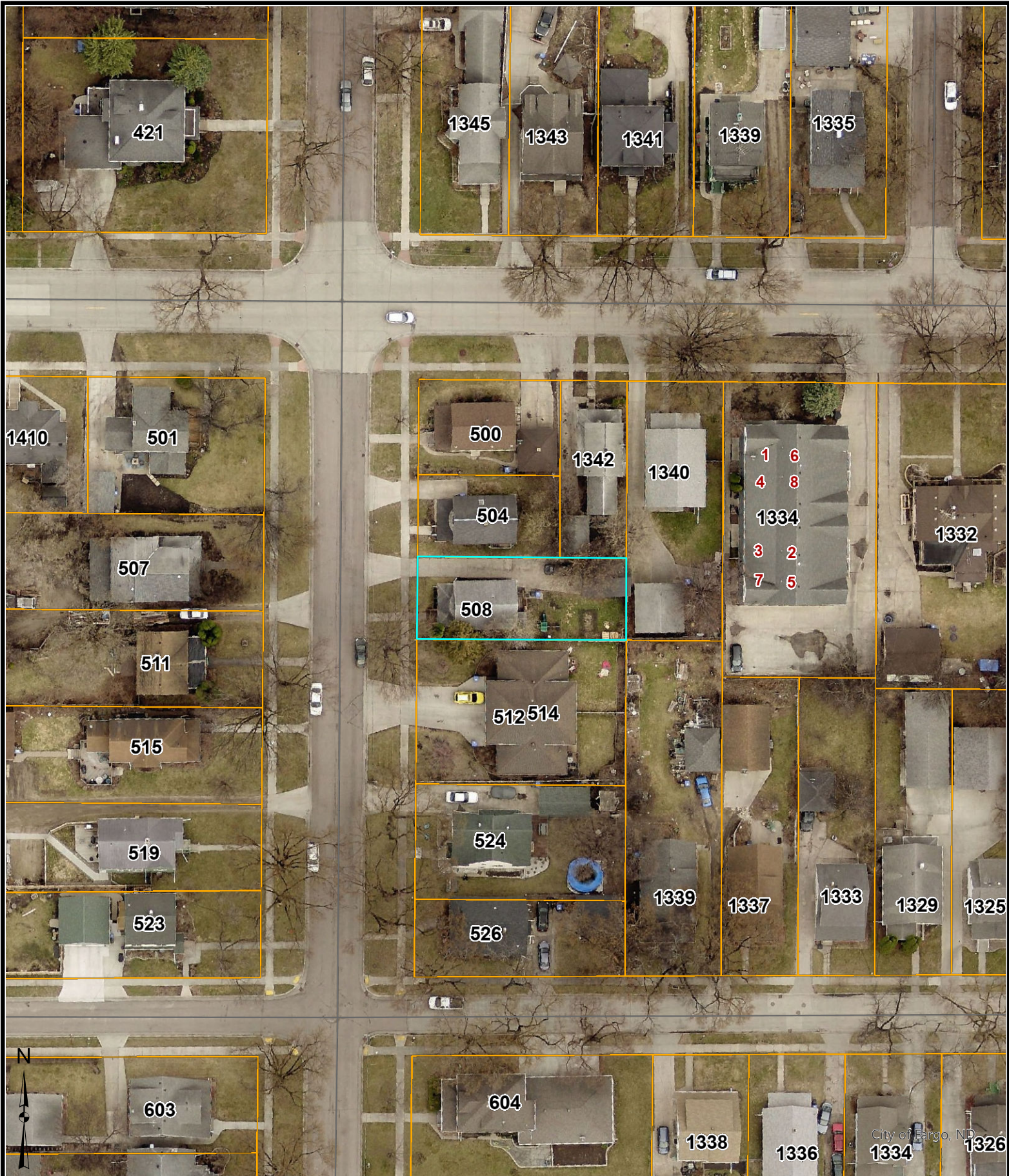
**Briefly describe the proposed work**

full Demolition of Plaster + lath and All  
Interior Finishes  
new Basement floor, wall Bracing and drain tile.  
New Wall Insulation New Dry wall  
new electrical, Plumbing + Heating  
new doors + millwork  
new Bath rooms + fixtures  
new Kitchen new Hardwood floors  
Re build front porch - Add 6" Knee wall to 2nd floor

**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): Carol Whitman Date: 8-18-23  
Representative (Signature): [Signature] Date: 8-16-23

new trussed roof  
new Shingles  
new Siding - whole house



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.

508 14 St S

1:1,128

9/12/2023 10:19 AM

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

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City of Fargo, ND

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**F. Special Development Standards – General**

**1. Open Space**

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

**3. 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.

**4. Side Yard Fencing**

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

**G. Special Development Standards – Exterior Renovation**

In conjunction with Section 20-0912.C(1) of the 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. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

**1. Principal Building**

a. Exterior Cladding

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

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

b. Windows and Doors

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

c. Roofs

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

d. Entrances, Porches, and Decks

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

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**2. Accessory Buildings or Structures**

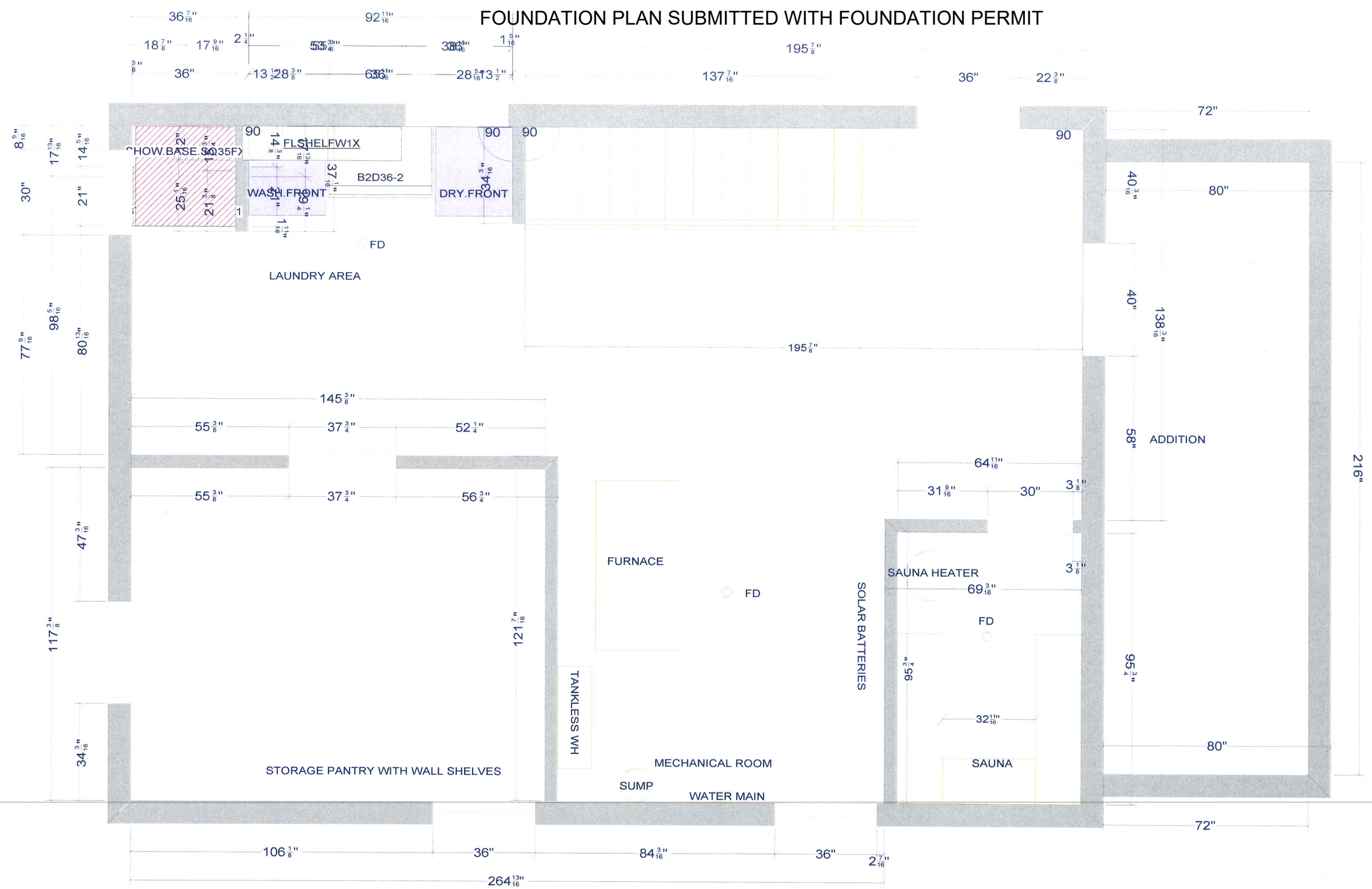
- a. Alterations to accessory buildings and structures shall be compatible with the style of the principal building and shall be subordinate to the principal building.

**H. Special Development Standards - Additions**

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

**1. Principal Building**

- a. Exterior Cladding
  - 1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern.
  - 2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure.
- b. Windows and Doors
  - 1. Windows and doors of the addition shall match the original principal building in style, design and operation.
  - 2. If the principal building is void of its original windows or doors, the window and doors of the addition shall match the existing principal building.



OWNER WANTS HOT WATER STEM ONLY  
PLEASE PRICE AS CLOSE AS POSSIBLE (HIMALAYAN)

PROJECT NAME : WHITEMAN  
PROJECT ADDRESS : 508 14TH ST SO FARGO ND  
SALES PERSON: TOM SPAETH 701-219-1891  
tom@accentcontracting.com

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.		This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 8/18/2023 Printed: 8/18/2023	
			WHITEMAN , CAROL ( BASEMENT )_Recovery_2023-7-12_9	Drawing #: 1 No Scale.



STREET VIEW IMAGE OF SUBJECT PROPERTY IN 2021

SUBJECT PROPERTY PRIOR TO FOUNDATION WORK



1-3 elevations of  
existing After owner  
Had windows and siding  
Done by window world

APPLICANT'S RENDERING OF COMPLETED WORK

Addition of 5'  
knee wall

New siding all  
around home

Restored Porch  
over new Full  
Foundation



Optatives 508 14th st 80



# 2



# 3



#1

neighbors House  
Across the street +



#2



#1

Neighbors House  
next Door to north



#2

Neighbors House  
2 Down to north



#2

Across the Street  
to the South

<https://mail.google.com/mail/u/0/#inbox/FMfgozGtwzkJGpPsDVXvvcgmBsVXfl?projector=1&messagePartId=0.1>

1/2

#7

next Door to south



next Door  
to South

<https://mail.google.com/mail/u/0/#inbox/FMfgozGtwzkJGpPsDVXvvcgmBsVXfl?projector=1&messagePartId=0.1>

1/2

## **MEMORANDUM**

Date: September 13, 2023

To: Historic Preservation Commission

From: Brad Garcia, Planner

RE: 1111 7 St S – Exterior Remodel and Addition within the Erskines Overlay District  
(Ordinance 4821)

The Planning Department has received an application from Kyle and Elizabeth Barlow, owners of the property, for an exterior remodel and addition of the home located at 1111 7<sup>th</sup> Street South. The property is within the Erskines Historic Overlay District (Ordinance 4821 – established in June of 2012).

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

The applicant is working with an architect, Craftwell, requesting to demolish the existing kitchen and half bathroom in the rear of the home and replace with a larger kitchen, mudroom and laundry on the main floor and master bedroom and en suite in the upper level. The existing exterior is stucco and will be replaced with LP smartside stucco panels and horizontal lap siding. Attached are existing photos of home, floor plans and building elevations of the proposed project.

In conjunction with section 20-0912.C of the Land Development Code. The Historic Preservation Commission shall review criteria for approval.

## 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](http://www.FargoND.gov/historicpreservation).

The following must accompany this application:

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

Property Owner Information
Name (printed): <u>KYLE BARLOW</u>
Name (printed): <u>ELISABETH BARLOW</u>
Address: <u>1111 7TH ST S</u>
<u>FARGO, ND 58103</u>

Contact Person Information (if different than owner)
Name (printed): <u>(SAME AS OWNER)</u>
Address:

Parcel Information
Historic overlay district of subject property : <u>ERSKINES</u>
Address: <u>1111 7TH ST S FARGO, ND 58103</u>
Legal Description (attach separate sheet if more space is needed): <u>ERSKINES LOTS 8 &amp; 9 BLK 11</u>

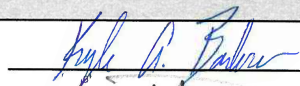
Check each of the following which applies to your project	
<input checked="" type="checkbox"/> Exterior remodel	<input type="checkbox"/> New garage
<input checked="" type="checkbox"/> Window replacement	<input type="checkbox"/> New accessory structure (not garage)
<input type="checkbox"/> New dormer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

**Briefly Describe The Proposed Scope of Work**

THIS PROJECT IS AN EXTERIOR REMODEL THAT WILL INCLUDE NEW WINDOWS,  
NEW EXTERIOR MATERIALS, AND A NEW ADDITION CALL MATCHING THE EXISTING  
EXTERIOR) ~~11~~

**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:

9/11/2023

Representative (Signature):



Date:

9/11/2023



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.

1111 7 St S

1:1,128

9/12/2023 10:16 AM

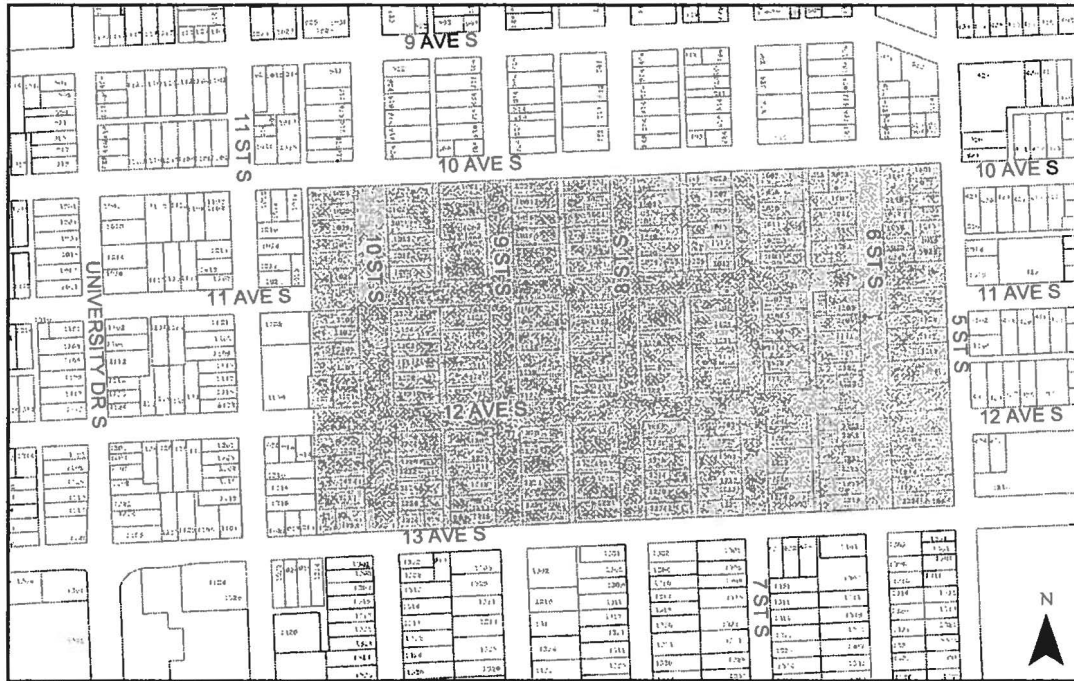
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

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ORDINANCE NO. 4821

## Erskine's Historic Overlay District Boundary Map



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

Said property shall be referred to as the "Erskine's Addition Historic Overlay District".

Pursuant to LDC §20-0305.C, the following special development standards which shall apply to all properties, new and existing, within Erskine's Addition Historic Overlay District.

### Erskine's Addition 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 Erskine's Addition Historic Overlay District.

#### B. Definitions

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- 1       **1. Historic Neighborhood Structure (HNS)** is any residential structure built within  
2       the Erskine's Addition Historic Overlay District prior to 1945.
- 3       **2. Open Space** is defined in Section 20-1202(43) of the Fargo Land Development  
4       Code as "an outdoor, unenclosed area, located on the ground or on a roof,  
5       balcony, deck, porch or terrace designed and accessible for outdoor living,  
6       recreation, pedestrian access or landscaping, but not including roads, parking  
7       areas, driveways or other areas intended for vehicular travel."
- 8       **3. Principal Building** refers to the primary structure on a property, i.e. a house or  
9       commercial structure.
- 10       **4. Accessory Building or Structure** refers to a structure that is subordinate to the  
11       principal building, i.e. a garage, shed, or guest house.
- 12       **5. Style** is the vocabulary used to classify structures according to their appearance,  
13       structure, materials, and historic period. Important elements to include when  
14       assigning style are:
  - 15               • overall scale and relationship of height to width
  - 16               • façade proportions and relationship of solids to voids
  - 17               • window/door size, design, and operation
  - 18               • size, shape and proportions of entrances and porches
  - 19               • materials, texture, and pattern
  - 20               • roof forms
  - 21               • orientation, spacing, and site coverage of structures
  - 22               • landscaping, walls, and fences

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

**C. 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 not applicable if no permit is required)*

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

**D. Special Development Standards – General**

**1. Open Space**

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

**2. Front Yard Parking**

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

**3. Side Yard Fencing**

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

**E. Special Development Standards – Exterior Renovation**

In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

**1. Principal Building**

**a. Exterior Cladding**

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or

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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.

d. Entrances, Porches, and Decks

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

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

e. Height and Elevation

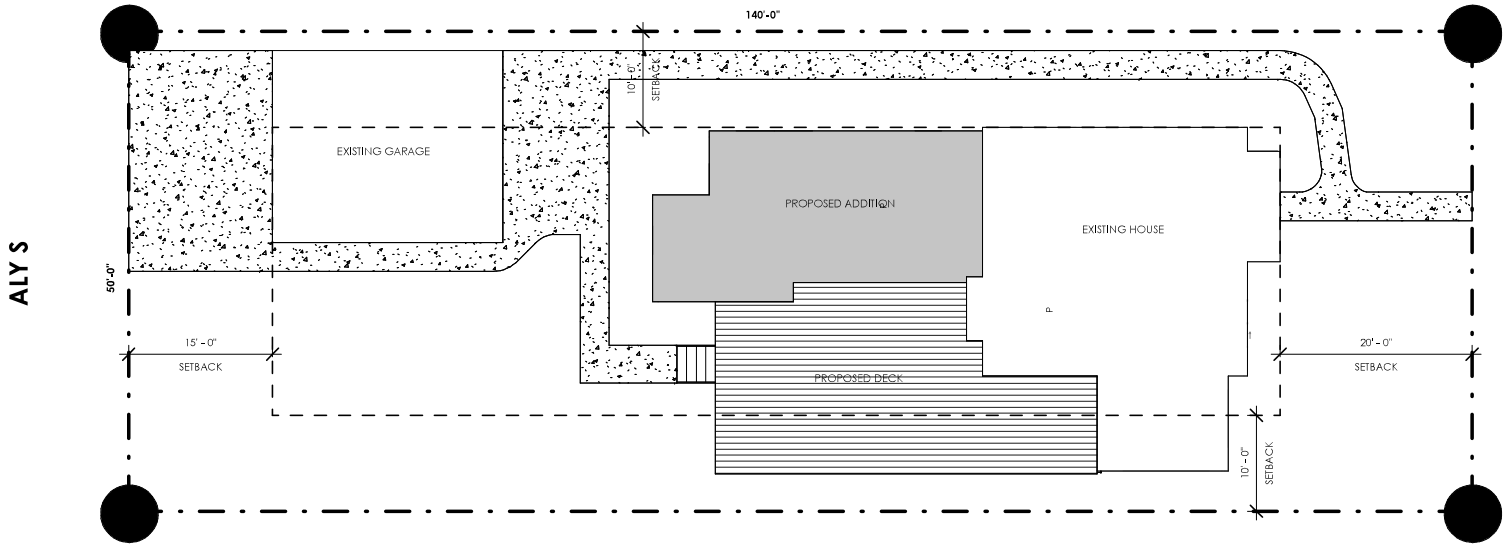
1. The height of a new addition to a principal building shall not exceed the overall scale of an HNS with a maximum eave height of 25 feet.
2. The height of a new addition to the principal building shall not be greater than the height of the principal building, except in the case of a second story addition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

**2. Accessory Buildings or Structures**

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

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

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



1 SITE PLAN  
A050 1" = 10'-0"

BUILDING/ LOT STATISTICS

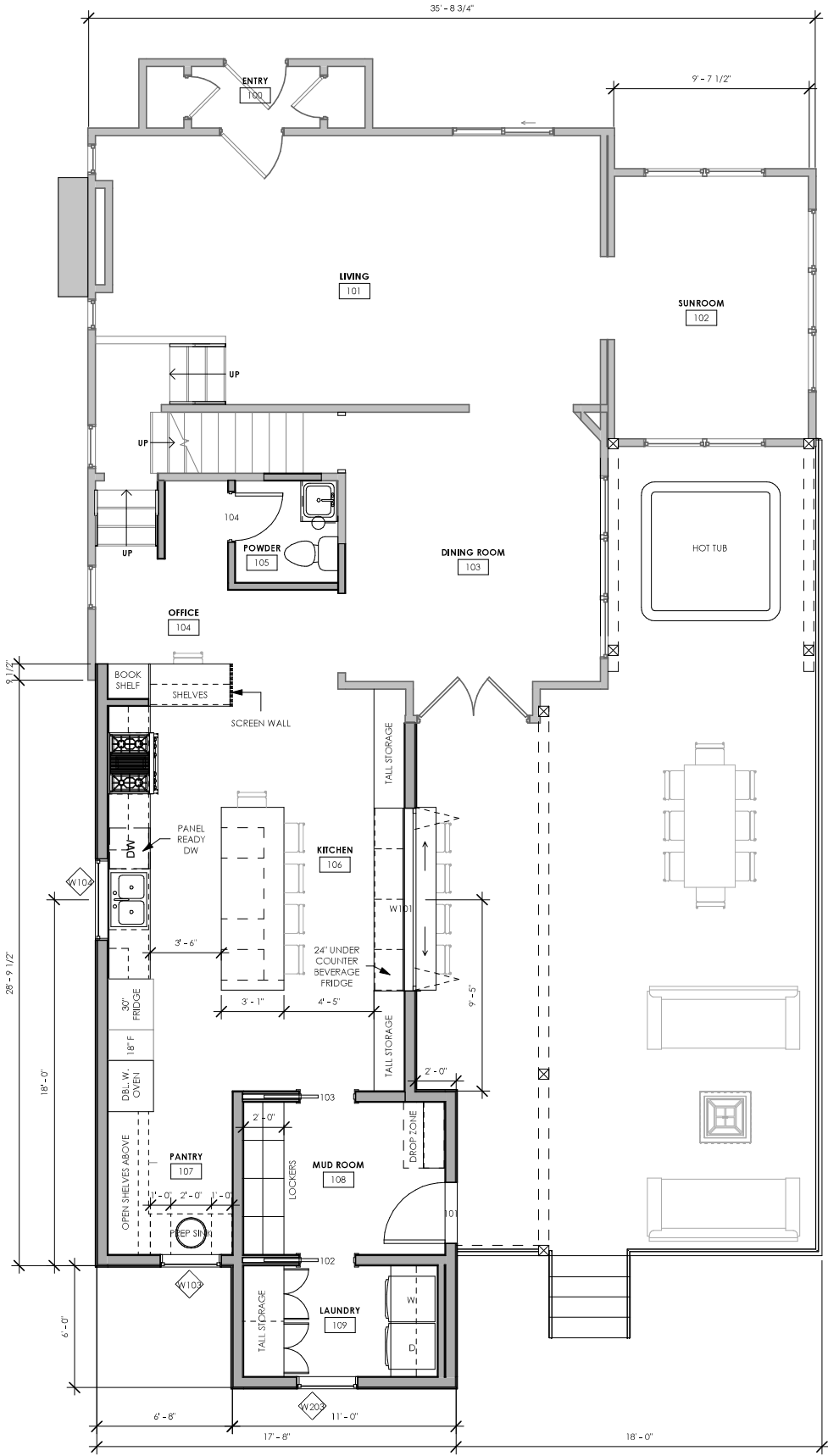
TOTAL LOT AREA:	7,000 SF
ALLOWABLE IMPERVIOUS SURFACE AREA (35%):	2,450 SF
PROPOSED DWELLING FOOTPRINT:	1,432 SF
EXISTING GARAGE:	480 SF
<b>TOTAL BUILDING COVERAGE:</b>	<b>1,912 SF</b>

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

NOT FOR  
CONSTRUCTION

KYLE AND ELISABETH BARLOW  
**BARLOW REMODEL**  
1111 7TH ST S, FARGO

PROJECT PHASE	
PROJECT PHASE	
DATE	PROJECT
01.16.23	22046
SITE PLAN	
A050	



1  
A201  
MAIN LEVEL FLOOR PLAN  
1/4" = 1'-0"

### FLOOR PLAN GENERAL NOTES

1. NGC TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL BEAM AND HEADER SIZES ARE THE RESPONSIBILITY OF THE GC.
3. GC TO VERIFY EXISTING FLOOR SYSTEM - MATCH ADDITION.

DOOR SCHEDULE			
DOOR NO.	ROOM NAME	SIZE	
		WIDTH	HEIGHT
101	MUD ROOM	3'-0"	6'-8"
102	LAUNDRY	2'-8"	7'-0"
103	MUD ROOM	2'-8"	7'-0"
104	OFFICE	2'-4"	7'-0"
200	HALLWAY	2'-0"	6'-8"
203	HALLWAY	2'-6"	6'-8"
204B	BATHROOM	2'-4"	6'-8"
204C	WC	2'-4"	6'-8"
205B	BATHROOM	2'-4"	6'-8"
206	MASTER CLOSET	2'-6"	6'-8"
207	HALLWAY	2'-6"	6'-8"

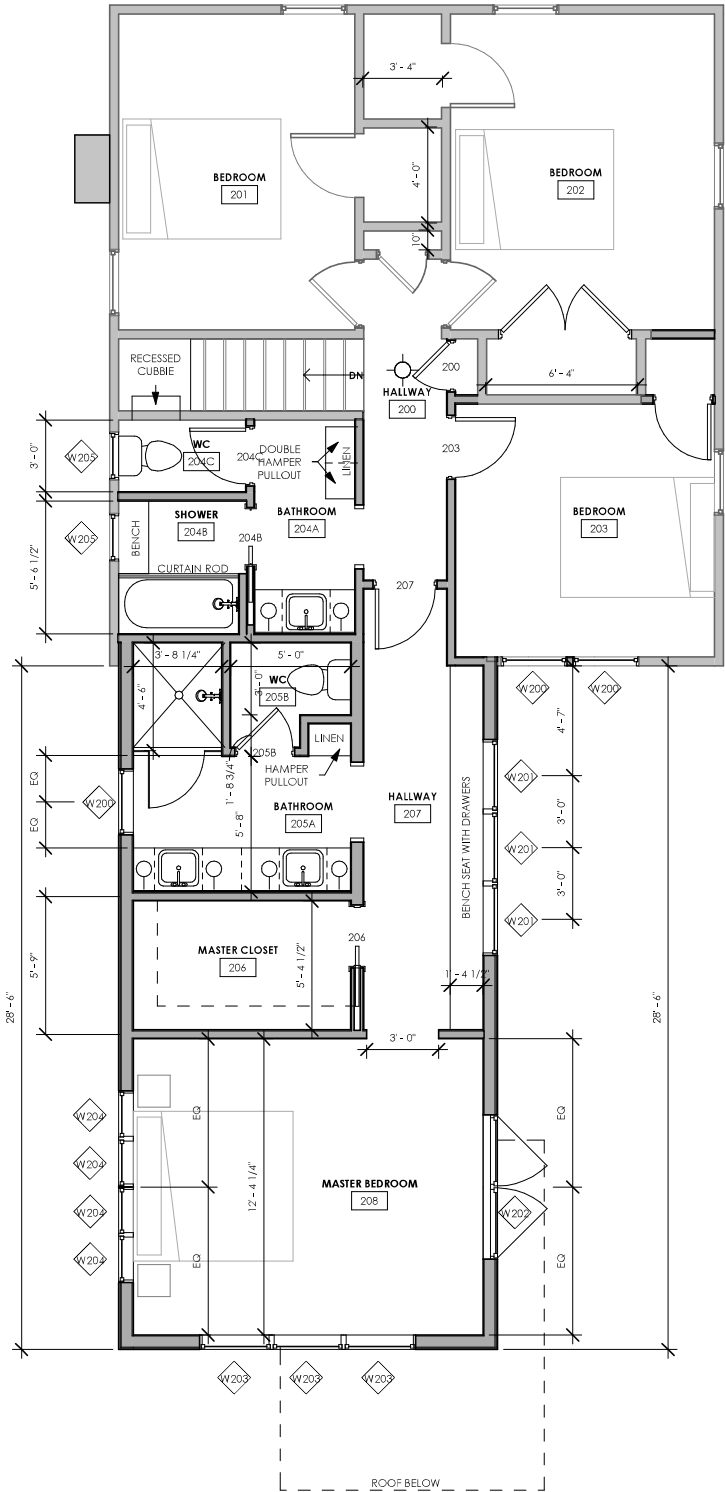
WINDOW SCHEDULE					
MARK	R.O.		HEAD HEIGHT	QUANTITY	NOTES
	WIDTH	HEIGHT			
W103	3'-0"	3'-0"	7'-0"	1	VERIFY EXISTING HEAD HEIGHT - MATCH
W104	4'-0"	4'-0"	7'-0"	1	VERIFY EXISTING HEAD HEIGHT - MATCH
W200	2'-9"	4'-0"	7'-0"	4	VERIFY EXISTING HEAD HEIGHT - MATCH
W201	3'-0"	5'-6"	7'-0"	3	VERIFY EXISTING HEAD HEIGHT - MATCH
W202	6'-0"	4'-0"	7'-0"	1	VERIFY EXISTING HEAD HEIGHT - MATCH
W203	3'-0"	4'-0"	7'-0"	4	VERIFY EXISTING HEAD HEIGHT - MATCH
W204	2'-0"	11'-6"	7'-0"	4	VERIFY EXISTING HEAD HEIGHT - MATCH
W205	2'-0"	2'-0"	7'-0"	2	VERIFY EXISTING HEAD HEIGHT - MATCH

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

NOT FOR  
CONSTRUCTION

KYLE AND ELISABETH BARLOW  
**BARLOW REMODEL**  
1111 7TH ST S, FARGO

PROJECT PHASE	
PROJECT PHASE	
DATE	PROJECT
01.16.23	22046
PROPOSED MAIN LEVEL PLAN	
A201	



2  
A202

SECOND FLOOR PLAN

1/4" = 1'-0"

### FLOOR PLAN GENERAL NOTES

1. NGC TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL BEAM AND HEADER SIZES ARE THE RESPONSIBILITY OF THE GC.
3. GC TO VERIFY EXISTING FLOOR SYSTEM - MATCH ADDITION.

DOOR SCHEDULE			
DOOR NO.	ROOM NAME	SIZE	
		WIDTH	HEIGHT
101	MUD ROOM	3'-0"	6'-8"
102	LAUNDRY	2'-8"	7'-0"
103	MUD ROOM	2'-8"	7'-0"
104	OFFICE	2'-4"	7'-0"
200	HALLWAY	2'-0"	6'-8"
203	HALLWAY	2'-6"	6'-8"
204B	BATHROOM	2'-4"	6'-8"
204C	WC	2'-4"	6'-8"
205B	BATHROOM	2'-4"	6'-8"
206	MASTER CLOSET	2'-6"	6'-8"
207	HALLWAY	2'-6"	6'-8"

WINDOW SCHEDULE					
MARK	R.O.		HEAD HEIGHT	QUANTITY	NOTES
	WIDTH	HEIGHT			
W103	3'-0"	3'-0"	7'-0"	1	VERIFY EXISTING HEAD HEIGHT - MATCH
W104	4'-0"	4'-0"	7'-0"	1	VERIFY EXISTING HEAD HEIGHT - MATCH
W200	2'-9"	4'-0"	7'-0"	4	VERIFY EXISTING HEAD HEIGHT - MATCH
W201	3'-0"	5'-6"	7'-0"	3	VERIFY EXISTING HEAD HEIGHT - MATCH
W202	6'-0"	4'-0"	7'-0"	1	VERIFY EXISTING HEAD HEIGHT - MATCH
W203	3'-0"	4'-0"	7'-0"	4	VERIFY EXISTING HEAD HEIGHT - MATCH
W204	2'-0"	11'-6"	7'-0"	4	VERIFY EXISTING HEAD HEIGHT - MATCH
W205	2'-0"	2'-0"	7'-0"	2	VERIFY EXISTING HEAD HEIGHT - MATCH

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

NOT FOR  
CONSTRUCTION

KYLE AND ELISABETH BARLOW  
**BARLOW REMODEL**  
1111 7TH ST S, FARGO

PROJECT PHASE	
PROJECT PHASE	
DATE	PROJECT
01.16.23	22046
PROPOSED SECOND LEVEL PLAN	
A202	

EXTERIOR ELEVATION GENERAL NOTES

1. GC TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL BEAM AND HEADER SIZES ARE THE RESPONSIBILITY OF THE GC.

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



1

EAST ELEVATION

1/4" = 1'-0"



2

SOUTH ELEVATION

1/4" = 1'-0"

NOT FOR  
CONSTRUCTION

KYLE AND ELISABETH BARLOW

**BARLOW REMODEL**

1111 7TH ST S, FARGO

PROJECT PHASE	
PROJECT PHASE	
DATE	PROJECT
08.29.23	22046
EXTERIOR ELEVATIONS	
A301	

EXTERIOR ELEVATION GENERAL NOTES

1. GC TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL BEAM AND HEADER SIZES ARE THE RESPONSIBILITY OF THE GC.

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



1

WEST ELEVATION

A302

1/4" = 1'-0"



2

NORTH ELEVATION

A302

1/4" = 1'-0"

NOT FOR  
CONSTRUCTION

KYLE AND ELISABETH BARLOW

BARLOW REMODEL

1111 7TH ST S, FARGO

PROJECT PHASE	
PROJECT PHASE	
DATE	PROJECT
08.29.23	22046
EXTERIOR ELEVATIONS	
A302	



RENDERINGS FOR REFERENCE ONLY

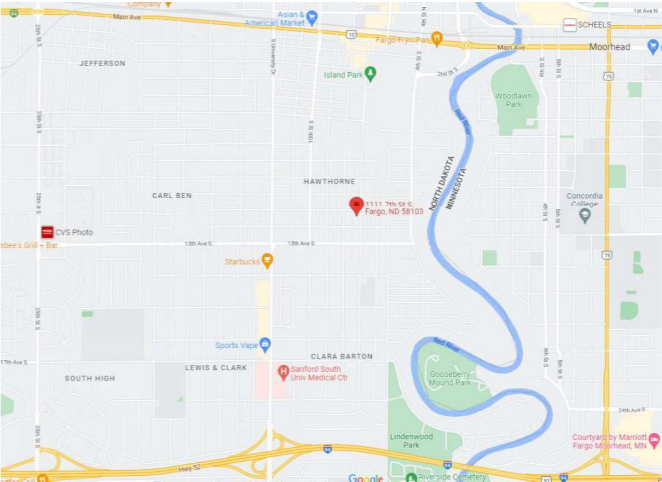


# BARLOW REMODEL/ADDITION

1111 7th St. S.  
Fargo, ND 58103

## SITE INFORMATION

PROJECT SQUARE FOOTAGES:  
LEGAL DESCRIPTION:  
BUILDING USE:  
ZONING DISTRICT:  
REQUIRED SETBACKS:  
LOT AREA TO OHW:  
SITE COVERAGE RESTRICTIONS:  
MAXIMUM BUILDING HEIGHT:  
PARKING REQUIREMENTS:  
LANDSCAPING:  
POSSIBLE VARIANCES:



VICINITY MAP (NOT TO SCALE)

## PROJECT DIRECTORY

<b>OWNER:</b> KYLE AND ELISABETH BARLOW 1111 7TH ST. S ADDRESSFARGO, ND 58103	<b>ARCHITECT:</b> Craftwell Architecture + Construction 2534 S University Dr #3 Fargo, ND 58103  Contact: Mike Dawson / Johan Joubert / Tyler Getraht E.mike@wecraftwell.com / johan@wecraftwell.com / tyler@wecraftwell.com P. 701.478.4600	<b>LANDSCAPE ARCHITECT:</b> TBD
<b>STRUCTURAL ENGINEER:</b> TBD	<b>CONTRACTOR:</b> TBD	<b>SURVEYOR:</b> TBD

## PROJECT GENERAL NOTES

- IF ANY DISCREPANCIES EXIST BETWEEN ARCHITECTURE AND OTHER DRAWINGS CONSULT WITH ARCHITECT BEFORE COMMENCING WITH CONSTRUCTION.
- DO NOT SCALE DRAWINGS. IF ADDITIONAL DIMENSIONS ARE REQUIRED CONTACT ARCHITECT.
- CONTRACTORS SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WITH WORK AND TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTORS SHALL VERIFY AND INSURE ALL UTILITIES ARE LOCATED IN FIELD AND COORDINATE AS NECESSARY WITH NEW WORK.
- CONTRACTORS SHALL PERFORM WORK IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES AND LAWS.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS, PLANS, AND NOTES. CONTRACTOR SHALL BE HELD TO COMPLY WITH THE MORE STRINGENT REQUIREMENTS.
- REQUIRED MEANS OF EGRESS AND SECURITY TO SPACE SHALL BE MAINTAINED DURING CONSTRUCTION.
- ROUGH CARPENTRY CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BLOCKING SHIMS AND BACKING FOR FIXTURES, EQUIPMENT, AND ACCESSORIES RELATED TO THE SCOPE OF WORK.
- SUBMIT ALL COLOR SAMPLES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ALLOW AMPLE TIME FOR SELECTIONS AND APPROVALS.
- EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF FOUNDATION (FACE OF CONCRETE).
- INTERIOR DIMENSIONS ARE EITHER TO FACE OF FRAMING OR CENTER OF WALL.

SHEET INDEX	
SHEET NUMBER	SHEET NAME
A104	Unnamed
G101	TITLE SHEET
A050	SITE PLAN
A100	FOUNDATION DEMO PLAN
A101	MAIN LEVEL DEMO PLAN
A102	SECOND LEVEL DEMO PLAN
A103	PROPOSED FOUNDATION PLAN
A201	PROPOSED MAIN LEVEL PLAN
A202	PROPOSED SECOND LEVEL PLAN
A203	MAIN LEVEL RCP
A204	SECOND LEVEL RCP
A205	ROOF PLAN
A300	EXISTING EXTERIOR CONDITIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A610	INTERIOR ELEVATIONS
A611	INTERIOR ELEVATIONS
A612	INTERIOR ELEVATIONS



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

NOT FOR  
CONSTRUCTION

KYLE AND ELISABETH BARLOW  
**BARLOW REMODEL**  
1111 7TH ST S, FARGO

PROJECT PHASE PROJECT PHASE	
DATE 08.29.23	PROJECT 22046
TITLE SHEET G101	



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

NOT FOR  
CONSTRUCTION

KYLE AND ELISABETH BARLOW

BARLOW REMODEL

1111 7TH ST S, FARGO

PROJECT PHASE	
DATE	PROJECT
01.16.23	22046
EXISTING EXTERIOR CONDITIONS	
A300	

BARLOW HOME



FACADES: HOUSES NEXT DOOR



FACADES: HOUSES ACROSS THE STREET

# EXTERIOR MATERIAL SPECS

## STUCCO PANELS

LP SMARTSIDE STUCCO PANELS

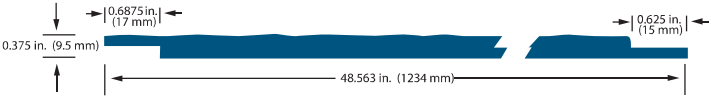


### Stucco

- Handcrafted Warmth At Your Fingertips**
- The remarkably detailed soft, earthy, hand-troweled effect of stucco on a panel
  - Deeply textured and varied from board to board
  - Comes in easy-to-install shiplap edge panels
  - Available pre-primed or pre-finished in white
  - Not rated for structural use
  - Available in fiber substrate



LP SMARTSIDE STUCCO PANEL



TEXTURE	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS
STUCCO	8 FT. (96 IN.) (2438 MM)	48.563 IN. (1234 MM)	0.375 IN. (9.5 MM)
	9 FT. (108 IN.) (2743 MM)	48.563 IN. (1234 MM)	0.375 IN. (9.5 MM)
STUCCO (PRE-FINISHED WHITE)	8 FT. (96 IN.) (2438 MM)	48.563 IN. (1234 MM)	0.375 IN. (9.5 MM)

## EIFS PANELS

Dryvit Outsulation Plus MD System -  
Sandpebble Fine Textured Finish



### OUTSULATION PLUS MD SYSTEM

- Qualifies for all construction types
- Incorporates a liquid-applied, air- and water-resistive barrier
- Vertical adhesive beads facilitate moisture drainage
- Corrugated strip or track is incorporated at the base of the wall
- Passive drainage

## FINISHES

Textured Finishes

### Dryvit Outsulation Plus MD System - Sandpebble Fine Textured Finish

Dryvit also offers numerous finish textures more commonly associated with the look of stucco, concrete and limestone. Made from a blend of 100 percent acrylic polymers, high-performance pigments, natural aggregates and utilizing DPR (Dirt Pickup Resistant) chemistry, they are beautiful, durable, and can be stained after drying to provide a dazzling old-world or antique look.



Retail Center  
Sioux Falls, SD

AVAILABLE IN A WIDE VARIETY OF STANDARD TEXTURES



Sandpebble™



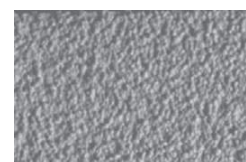
Sandpebble Fine™



Quarzputz®



Freestyle®



Sandblast®

## HORIZONTAL LAP SIDING

### LP SMARTSIDE LAP SIDING

## Precision Series

### Unconditional Quality

LP's Precision Series offers the most durable wood composite lap siding in the market today and structurally rated panels that can typically be applied directly to stud.

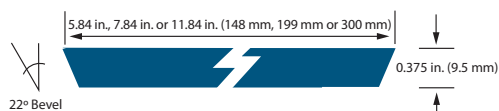
### Lap

#### The Natural Look Of Cedar Without The Cost

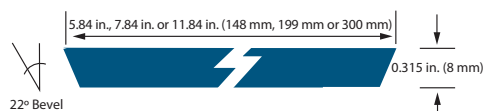
- One of the most durable lap siding options in the market today
- 16' length results in faster installation
- Up to 33% fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option installs faster and more efficient
- Available in strand substrate



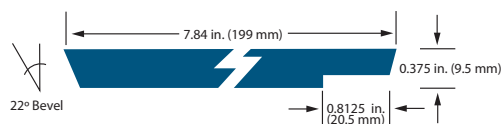
#### LP® SMARTSIDE® 76 SERIES LAP SIDING



#### LP SMARTSIDE 38 SERIES LAP SIDING



#### LP SMARTSIDE 76 SERIES SMARTLOCK LAP SIDING



TEXTURE	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS
CEDAR	16 FT. (192 IN.) (4877 MM)	5.84 IN. (149 MM)	0.315 IN. (8 MM) OR 0.375 IN. (9.5 MM)
	16 FT. (192 IN.) (4877 MM)	7.84 IN. (199 MM)	0.315 IN. (8 MM) OR 0.375 IN. (9.5 MM)
SMARTLOCK CEDAR	16 FT. (192 IN.) (4877 MM)	11.84 IN. (302 MM)	0.315 IN. (8 MM) OR 0.375 IN. (9.5 MM)
	16 FT. (192 IN.) (4877 MM)	7.84 IN. (199 MM)	0.375 IN. (9.5 MM)

# TRIM (OVER PANELING)

## LP SMARTSIDE TRIM

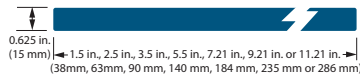
# LP® SmartSide® Trim

## Cedar

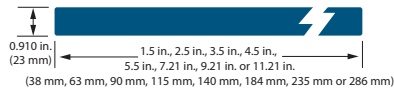
- Interior or exterior use, including corner boards, windows and doors
- Narrow widths save cutting time with no ripped edges to re-prime
- Pre-primed for exceptional paint adhesion
- 16' length results in faster installation
- Available in strand substrate



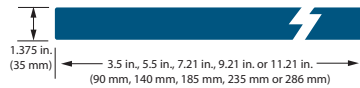
### LP SMARTSIDE 440 SERIES TRIM



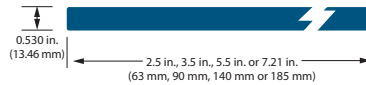
### LP SMARTSIDE 540 SERIES TRIM



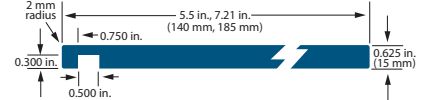
### LP SMARTSIDE 190 SERIES TRIM



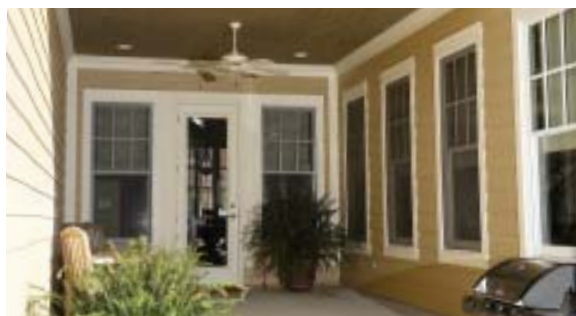
### LP SMARTSIDE 2000 SERIES TRIM



### LP SMARTSIDE 440 SERIES FASCIA



TEXTURE	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS
CEDAR	16 FT. (192 IN.) (4877 MM)	1.5 IN. (38 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	16 FT. (192 IN.) (4877 MM)	2.5 IN. (63 MM)	0.530 IN. (13.46 MM), 0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	10 FT. (120 IN.) (3048 MM)	3.5 IN. (89 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	12 FT. (144 IN.) (3657 MM)	3.5 IN. (89 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	16 FT. (192 IN.) (4877 MM)	3.5 IN. (89 MM)	0.530 IN. (13.46 MM), 0.625 IN. (15 MM), 0.910 IN. (23 MM) OR 1.375 IN. (35 MM)
	16 FT. (192 IN.) (4877 MM)	4.5 IN. (114 MM)	0.530 IN. (13.46 MM), 0.625 IN. (15 MM), 0.910 IN. (23 MM) OR 1.375 IN. (35 MM)
	10 FT. (120 IN.) (3048 MM)	5.5 IN. (140 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	12 FT. (144 IN.) (3657 MM)	5.5 IN. (140 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	16 FT. (192 IN.) (4877 MM)	5.5 IN. (140 MM)	0.530 IN. (13.46 MM), 0.625 IN. (15 MM), 0.910 IN. (23 MM) OR 1.375 IN. (35 MM)
	10 FT. (120 IN.) (3048 MM)	7.21 IN. (184 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	12 FT. (144 IN.) (3657 MM)	7.21 IN. (184 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	16 FT. (192 IN.) (4877 MM)	7.21 IN. (184 MM)	0.530 IN. (13.46 MM), 0.625 IN. (15 MM), 0.910 IN. (23 MM) OR 1.375 IN. (35 MM)
	10 FT. (120 IN.) (3048 MM)	9.21 IN. (235 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	12 FT. (144 IN.) (3657 MM)	9.21 IN. (235 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	16 FT. (192 IN.) (4877 MM)	9.21 IN. (235 MM)	0.625 IN. (15 MM), 0.910 IN. (23 MM) OR 1.375 IN. (35 MM)
	10 FT. (120 IN.) (3048 MM)	11.21 IN. (286 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	12 FT. (144 IN.) (3657 MM)	11.21 IN. (286 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	16 FT. (192 IN.) (4877 MM)	11.21 IN. (286 MM)	0.625 IN. (15 MM), 0.910 IN. (23 MM) OR 1.375 IN. (35 MM)
	20 FT. (240 IN.) (6096 MM)	3.5 IN. (89 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	20 FT. (240 IN.) (6096 MM)	5.5 IN. (140 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	20 FT. (240 IN.) (6096 MM)	7.21 IN. (184 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	20 FT. (240 IN.) (6096 MM)	9.21 IN. (235 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)
	20 FT. (240 IN.) (6096 MM)	11.21 IN. (286 MM)	0.625 IN. (15 MM) OR 0.910 IN. (23 MM)



## **MEMORANDUM**

Date: September 13, 2023

To: Historic Preservation Commission

From: Maegin Elshaug, Planning Coordinator

RE: 1202 8 St S – Addition to Accessory Structure (Garage) within the Erskine’s Historic Overlay District (Ordinance 4821)

The Planning Department has received an application from Scott Dahms, representative for the property owner, for an addition to the garage, located at 1202 8th Street South. The property is within the Erskine’s Historic Overlay District (Ordinance 4821 – established in June of 2012).

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

In June, the Historic Preservation Commission reviewed the application for the garage structure and approved the project with three 8-foot wide doors; however, two elevations were provided with differing door widths. Based on feasibility and cost, the applicant has come back with a request to change the doors to one 9-foot wide door and one 16-foot wide door. The updated application provides information on the requested change. The applicant has confirmed the door width is the only change from the previous approval.

Section F of the overlay “Special Development Standards – Additions” does not explicitly state garage doors of an accessory structure shall not exceed 10 feet in width, it is staff’s interpretation that this requirement would apply as it stated in the new construction section of the historic overlay. Section I of the overlay allows the Commission to grant variances to requests to deviate from any applicable standards and allow for any exceptions.



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

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

The following must accompany this application:

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

Property Owner Information	Contact Person Information (if different than owner)
Name (printed): J]bWbhiJ]bWbhi	Name (printed): Scott Dahms
Name (printed): A Y]ggU?i b_Y	Address: 11649 123rd Ave So, Sabin, MN
Address: 1202 8th St So, Fargo	

Parcel Information
Historic overlay district of subject property : 9fg_jbYg
Address: %\$& , h`GhGc
Legal Description (attach separate sheet if more space is needed): @h`% /`%`""6`cW`CC`""
Gi dd`Ya YbHJ`8 YgW]dH]cb`B#5`""5 XX]H]cb`BUa Y`9fg_jbYg

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

**Briefly Describe The Proposed Scope of Work**

Garage: Removing the roof and increasing the footprint 5' to the north and 12' to the west. Adding second story floor framing, crib walls and rebuilding roof to the maximum allowable height while maintaining the original look slopewise with an added dormer to match the house. Stucco to match the original on the bottom and LP smartside siding on the top painted white. The reason for the garager door change from the previous application is upon further inspection of the structure, to remove the existing exterior wall and footing and replace it with another to accomodate the single garage door option would result in over a \$10k budget difference.

**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: \_\_\_\_\_

Representative (*Signature*): \_\_\_\_\_ Date: \_\_\_\_\_

us 8/22/12

OFFICE OF THE CITY ATTORNEY  
FARGO, NORTH DAKOTA

ORDINANCE NO. 4821

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND  
LYING IN ERSKINE'S ADDITION  
TO THE CITY OF FARGO – HISTORIC OVERLAY DISTRICT

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the proposed rezoning of certain parcels of land lying in Erskine's Addition, Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on June 5, 2012; and,

WHEREAS, the rezoning changes were approved by the City Commission on June 11, 2012; and,

WHEREAS, pursuant to Section 20-0804 of the Fargo Land Development Code (LDC) the Historic Preservation Commission has the power, among other powers and duties enumerated therein, to perform functions which may be assigned or delegated to it by the Board of City Commissioners; and,

WHEREAS, the Board of City Commissioners has found and deemed said certain parcels to be an area that has historic or cultural significance and, in accordance with LDC §20-0305, has determined that establishment of an H-O, Historic Overlay District, is appropriate;

NOW, THEREFORE,

Be It Ordained by the Board of City Commissioners of the City of Fargo:

Section 1. The following described property:

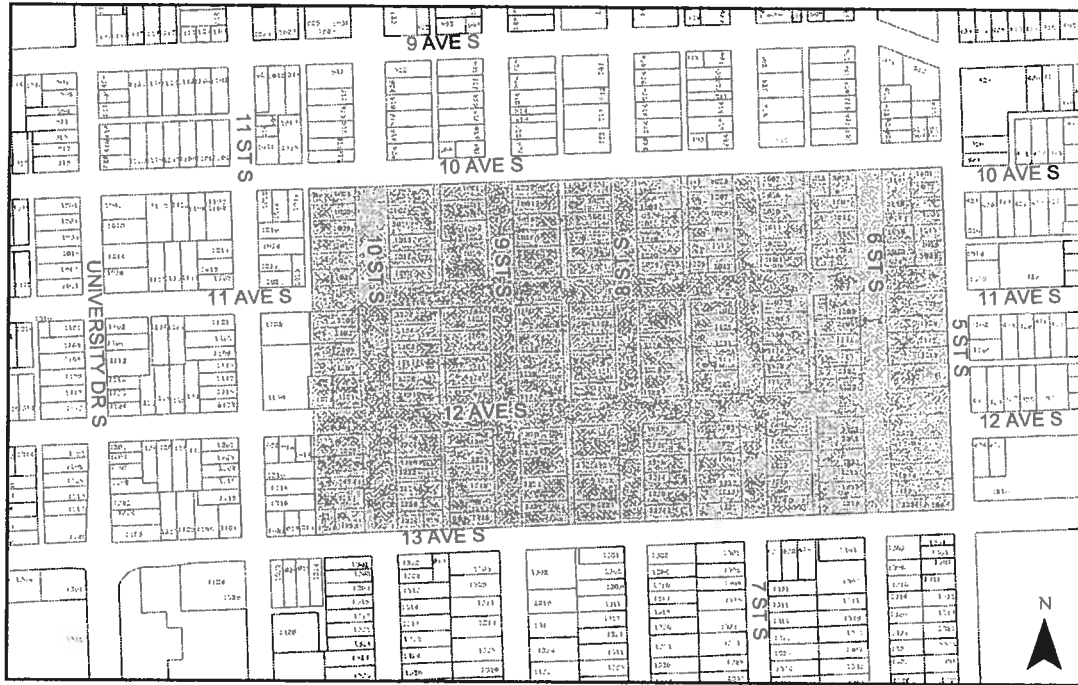
All of Blocks Aa, Bb, Gg, Hh, Ii, Kk, Ll, Mm, Nn, Oo, Pp, Qq, Y, X, Z; together with Lots 2, 3, 4, 5, 6 of Block Rr all of the Erskine's Addition to the City of Fargo; Lots 1, 2, 3, 4 and 5 & the East 10 Feet of Lots 6 and 7 of the Nelson Addition to the City of Fargo; Lots 7, 8, 9, 10, 11 and 12 of the Phelp's Subdivision of Part of Block 2 of the Erskine's Addition to the City of Fargo; Lots 1, 2, 3, and 4 of Block 1 of the Northrop's Addition to the City of Fargo,

a map of which is as follows:

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FARGO, NORTH DAKOTA

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## Erskine's Historic Overlay District Boundary Map



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

Said property shall be referred to as the "Erskine's Addition Historic Overlay District".

Pursuant to LDC §20-0305.C, the following special development standards which shall apply to all properties, new and existing, within Erskine's Addition Historic Overlay District.

### Erskine's Addition 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 Erskine's Addition Historic Overlay District.

#### B. Definitions

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- 1       **1. Historic Neighborhood Structure (HNS)** is any residential structure built within  
2       the Erskine's Addition Historic Overlay District prior to 1945.
- 3       **2. Open Space** is defined in Section 20-1202(43) of the Fargo Land Development  
4       Code as "an outdoor, unenclosed area, located on the ground or on a roof,  
5       balcony, deck, porch or terrace designed and accessible for outdoor living,  
6       recreation, pedestrian access or landscaping, but not including roads, parking  
7       areas, driveways or other areas intended for vehicular travel."
- 8       **3. Principal Building** refers to the primary structure on a property, i.e. a house or  
9       commercial structure.
- 10       **4. Accessory Building or Structure** refers to a structure that is subordinate to the  
11       principal building, i.e. a garage, shed, or guest house.
- 12       **5. Style** is the vocabulary used to classify structures according to their appearance,  
13       structure, materials, and historic period. Important elements to include when  
14       assigning style are:
  - 15               • overall scale and relationship of height to width
  - 16               • façade proportions and relationship of solids to voids
  - 17               • window/door size, design, and operation
  - 18               • size, shape and proportions of entrances and porches
  - 19               • materials, texture, and pattern
  - 20               • roof forms
  - 21               • orientation, spacing, and site coverage of structures
  - 22               • landscaping, walls, and fences

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

**C. 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 not applicable if no permit is required)*

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

**D. Special Development Standards – General**

**1. Open Space**

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

**2. Front Yard Parking**

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

**3. Side Yard Fencing**

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

**E. Special Development Standards – Exterior Renovation**

In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

**1. Principal Building**

**a. Exterior Cladding**

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or

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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.

d. Entrances, Porches, and Decks

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

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

e. Height and Elevation

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

**2. Accessory Buildings or Structures**

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

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

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

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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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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.

**H. 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 all of 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.

**I. Variance of Special Development Standards**

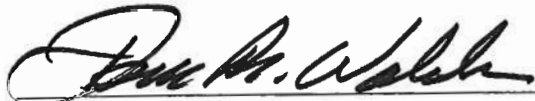
To allow for a variance of hardships that may arise from the strict application of any of the foregoing Special Development Standards, the Historic Preservation Commission may consider requests to deviate from any applicable standards and allow for an exceptions. A vote of two-thirds of all the members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

OFFICE OF THE CITY ATTORNEY  
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1        Section 3. This ordinance shall be in full force and effect from and after its passage and  
2 approval.  
3

  
Dennis R. Walaker, Mayor

4 (SEAL)

5 Attest:

6   
7 Steven Sprague, City Auditor

First Reading: 06-11-2012  
Second Reading: 06-25-2012  
Final Passage: 06-25-2012



City of Fargo, ND

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

# 1202 8 St S

THE CITY OF  
**Fargo**  
FAR MORE

1:1,128

6/8/2023 4:11 PM

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

1 2 3 4 5 6 7 8 9 10 11 12 13 14

A  
B  
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J



Exhibit from June review - shows garage footprint

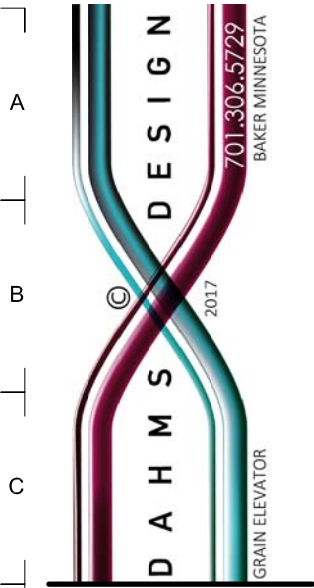
1

SITE PLAN

3/32" = 1'-0"



1 2 3 4 5 6 7 8 9 10 11 12 13 14



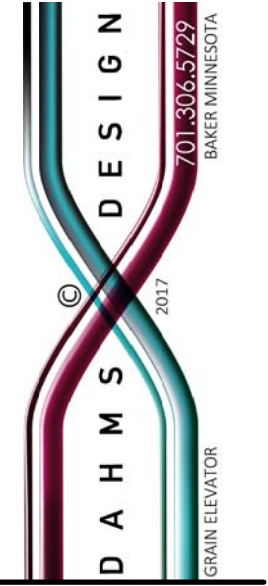
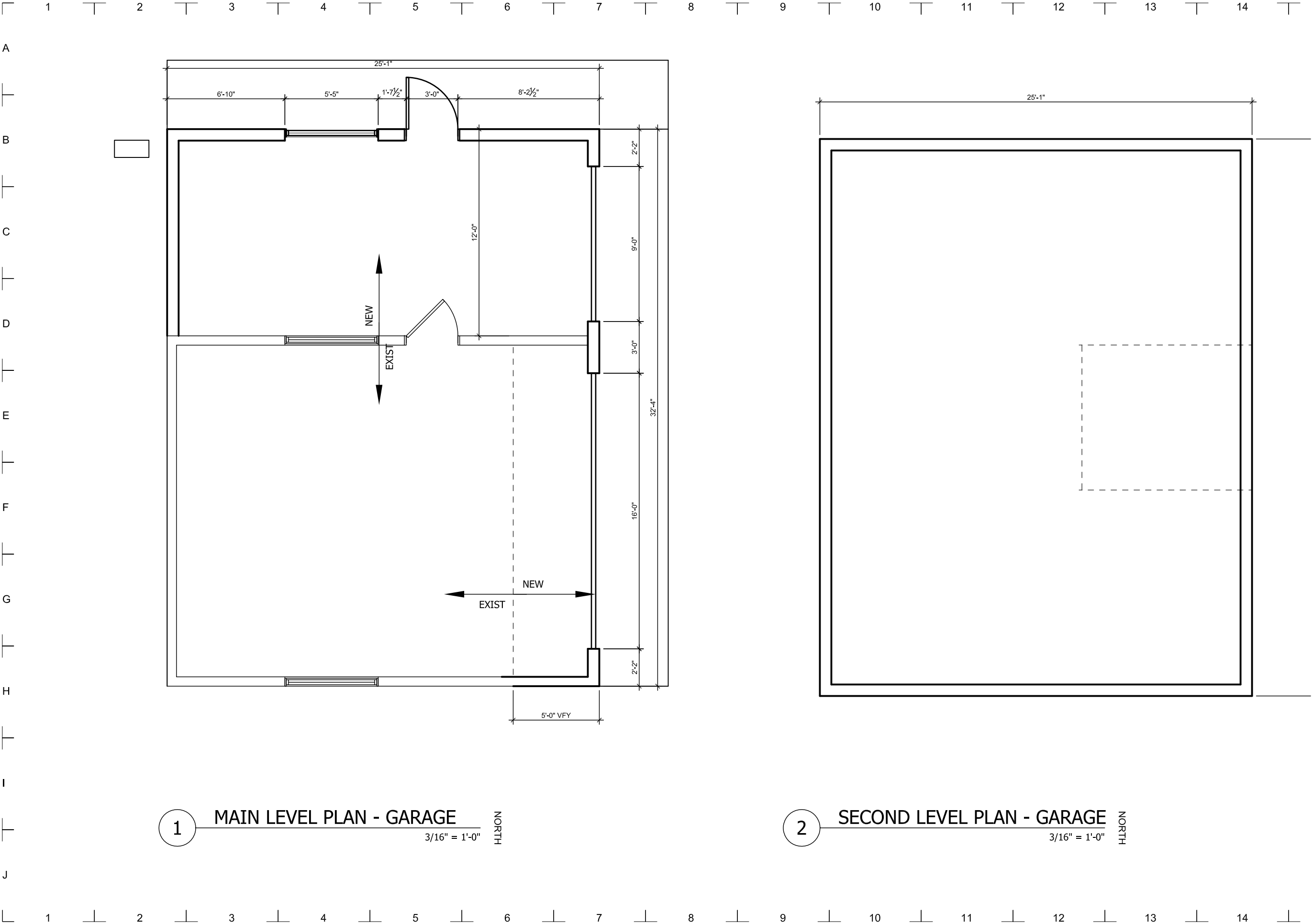
VINCENT & KUNKEL  
1202 8TH ST SOUTH

© 2019 D2 DAHMS DESIGN  
**DESCRIPTION:**  
HOUSE ADDITION

PROJECT: D2-23-02  
DATE: 06/07/23

SITE PLAN

S1



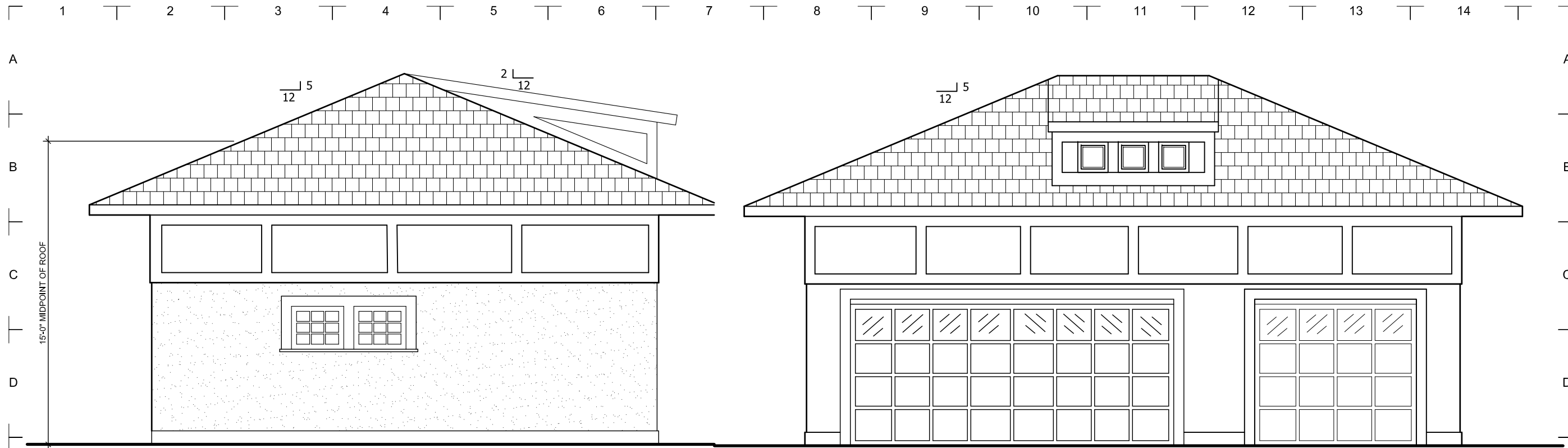
VINCENT & KUNKEL  
1202 8TH ST SOUTH

© 2019 D2 DAHMS DESIGN  
DESCRIPTION:  
FLOOR PLAN

PROJECT: D2-23-02  
DATE: 09/07/23

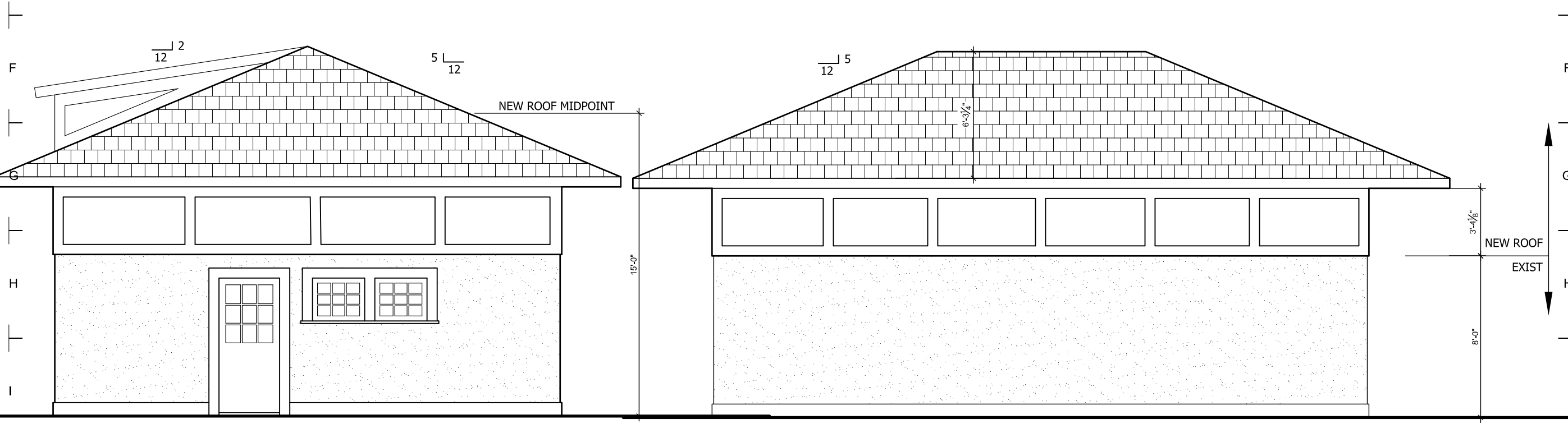
GARAGE  
PLANS

A1.1



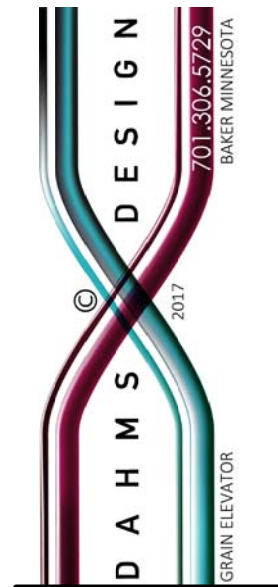
1 EAST ELEVATION  
3/16" = 1'-0"

2 NORTH ELEVATION  
3/16" = 1'-0"



3 WEST ELEVATION  
3/16" = 1'-0"

4 SOUTH ELEVATION  
3/16" = 1'-0"



VINCENT & KUNKEL  
1202 8TH ST SOUTH

© 2019 D2 DAHMS DESIGN

DESCRIPTION:  
GARAGE  
RENOVATIONS

PROJECT: D2-23-02  
DATE: 09/07/23

GARAGE  
ELEVATIONS

A3.1



Featured: LP SmartSide Panel & Trim (Board & Batten), Fascia and Soffit

## PANELS THAT BOAST CONSISTENCY AND TOUGHNESS

Tough to the core, LP® SmartSide® Panel Siding is a treated engineered wood product that’s more durable, stable and consistent than traditional wood panels. It’s easy to recommend for multifamily, shed and residential applications that require a premium look and the toughness to combat extreme weather.



CEDAR TEXTURE PANEL



**NEW** SMOOTH FINISH PANEL

## A CHARMING LOOK WITH THE DURABILITY TO LAST

LP SmartSide Vertical Siding lets you re-create the charming appearance of board and batten while providing the added protection of the SmartGuard® process.



CEDAR TEXTURE  
VERTICAL SIDING



SMOOTH FINISH  
VERTICAL SIDING

Please contact your local LP SmartSide sales representative for product availability.



House to the north



1202 8th St S, front facade





House across the street



Neighbor to the north





View of garage and rear of house