

HISTORIC PRESERVATION COMMISSION
Thursday, September 29, 2022 | 8:00AM
City Commission Chambers
AGENDA

1. Approval of Minutes – September 20, 2022
2. Historic Overlay District Review
 - a. 426 7th Avenue South – Island Park Historic Overlay
3. Other Business or Public Comment
4. Adjourn – Next Meeting: October 18, 2022

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

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

BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES

Regular Meeting:

Tuesday, September 20, 2022

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, September 20, 2022.

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 August 16, 2022

Member Boreen moved the minutes of the August 16, 2022 Historic Preservation Commission meeting be approved. Second by Member Nelson. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 426 7th Avenue South – Island Park Historic Overlay: DENIED

Planner Luke Morman presented the application to construct a new garage.

Applicant representative Anthony Kallod spoke on behalf of the application.

Discussion was held on the timeline of the proposed garage, the proposed roof pitch, the double garage door vs. single garage doors, and the importance of following the guidelines and intent of the established historic overlay.

Member Gleye moved to deny the application as presented and encouraged the applicant to resubmit to meet the historic overlay design standards. Second by Member Larson. All Members present voted aye and the motion was declared carried.

Item 3: Other Business or Public Comment

No other business was presented.

Item 5: Adjourn - Next Meeting: October 18, 2022

The time at adjournment was 8:11 a.m.

MEMORANDUM

TO: Historic Preservation Commission
FROM: Luke Morman, Planner
DATE: September 26, 2022
RE: 426 7th Avenue South – New garage within Island Park Historic Overlay District

The Planning Department has received an application from Anthony Kallad for the new construction of a garage at 426 7th Avenue South. The property is located within the Island Park Historic Overlay District (Ordinance 4507).

Attached to this packet are proposed floor, site, elevation plans, and proposed materials. The applicant proposes building a new twenty-six foot by twenty-six foot detached garage in the rear yard of the house. The proposed materials are intended to match the existing house.

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

At the September 20th, 2022 Historic Preservation Commission meeting, the proposal for a new garage was first heard and subsequently denied due to the proposed roof pitch and garage door width. The applicant revised the proposal according to the Commission members' comments, to be reviewed during a special meeting on October 29, 2022. The updated plans are included in this packet.



Planning & Development
225 4th Street North
Fargo, North Dakota 58102
Office: 701.241.1474 | Fax: 701.241.1526
Email: Planning@FargoND.gov
www.FargoND.gov

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

The following must accompany this application:

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

Property Owner Information
Name (printed): <u>Dustin Sobolik</u>
Name (printed):
Address: <u>426 7th Ave S.</u>
<u>Fargo N.D. 58103</u>

Contact Person Information (if different than owner)
Name (printed): <u>Anthony Kallad (Kallad Const)</u>
Address: <u>2955 Peterson Pkwy</u>
<u>Fargo N.D. 58102</u>

Parcel Information
Historic overlay district of subject property :
Address: <u>426 7th Ave S.</u>
Legal Description (attach separate sheet if more space is needed): <u>Parcel No. 01-1440-01000-000</u>
<u>Block 6 Lot 7 Darlings 1st addition</u>

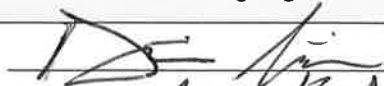
Check each of the following which applies to your project	
<input type="checkbox"/> Exterior remodel	<input checked="" type="checkbox"/> New garage
<input type="checkbox"/> Window replacement	<input type="checkbox"/> New accessory structure (not garage)
<input type="checkbox"/> New dormer	<input type="checkbox"/>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

Briefly Describe The Proposed Scope of Work

Build 26x26 detached garage

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.

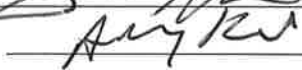
Owner (Signature):



Date:

9-13-22

Representative (Signature):



Date:

9-13-2022

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4507

Island Park H-O, Historic Overlay, District Special Development Standards

1) **Definitions.** “Historic Neighborhood Housing” (“HNH”) is housing that was built in the Historic Overlay District area as the original addition was developed. It is assumed that it is the historic neighborhood housing that provides the greatest contribution to historic character of the area. For this historic overlay district, Historic Neighborhood Housing includes structures built between 1880 and 1920.

2) **Existing Buildings**

a. **Primary Structure**

1. Reconstruction of an historic porch shall be allowed to vary from setback requirements of LDC Article 20-05 (Dimensional Standards) if porch is provided that the porch was part of the original structure and that the reconstruction is consistent with the historic feature.
2. New dormers added to existing structures shall be consistent with existing historic dormers on HNH or shall be consistent with the style of the building if there are no existing dormers.
3. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
4. Original window openings must be preserved.
5. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).

b. **Accessory Structure**

Accessory structures must be compatible with the style of the primary structure.

3) **New Construction**

a. **Primary Structure and Additions to existing buildings**

1. New primary structures shall be designed to have four to five steps from the ground level to the bottom of the front entrance door.
2. The front entrance of the primary structure shall face the street.
3. Roof form of any addition to the primary structure shall be consistent with the roof design and pitch of the primary structure.
4. All gable roofs must have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 4:12. Flat roofs and shed roofs are prohibited, except on porches.

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FARGO, NORTH DAKOTA

ORDINANCE NO. 4507

5. Height of new construction shall relate to overall scale of HNH with a maximum eave height of 25 feet.
6. Height of an addition to the primary structure shall not be greater than the height of the primary structure, except in the case of a second story addition to a single story primary structure. In the case of such a second story addition, the resulting two-story primary structure must be consistent in with HNH.
7. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).
8. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
9. Primary façade openings (i.e., windows and doors) shall be vertical in their orientation.
10. Façade openings shall be placed in a balanced configuration. When an opening is comprised of multiple components, the components should be configured in a balanced manner consistent with HNH. The term “balanced” means a harmonious or satisfying arrangement or proportion of parts or elements.

b. Accessory Structure

1. Garages must be located in the rear yard.
2. Height of accessory structures shall not be greater than the height of the primary structure.
3. Accessory structures must be compatible with the style of the primary structure.
4. An existing accessory structure that does not meet the setback requirements of the Land Development Code may be reconstructed in a location that maintains the existing “non-conforming” setback as long as the property line is verified by a registered land surveyor and the new structure is one-story in height with a maximum 10 foot sidewall. In the event an existing accessory structure is reconstructed, the accessory structure may be enlarged by as much as forty percent of floor area.
5. Garage doors visible from the street may not exceed ten feet in width.

4) Streetscape/Landscape/Fencing

- a. Front yards must have a minimum of seventy percent open space, as defined in the Land Development Code.

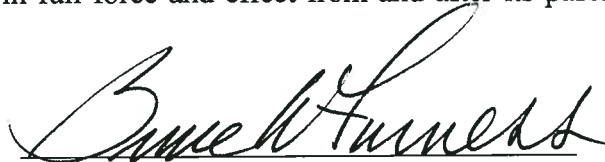
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FARGO, NORTH DAKOTA

ORDINANCE NO. 4507

- b. Parking of motor vehicles, boats and trailers shall be prohibited in front yards with the exception of driveways that extend from the street through the front yard to a garage.

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.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.



Bruce W. Furness, Mayor

(SEAL)

Attest:



Steven Sprague, City Auditor

First Reading: December 5, 2005
Second Reading: December 19, 2005
Final Passage: December 19, 2005

F:\City\ORD\REZONE\Island Park Addition - H-O Historical Overlay



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.

426 7 Ave S

1:2,257

9/14/2022 10:54 AM

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

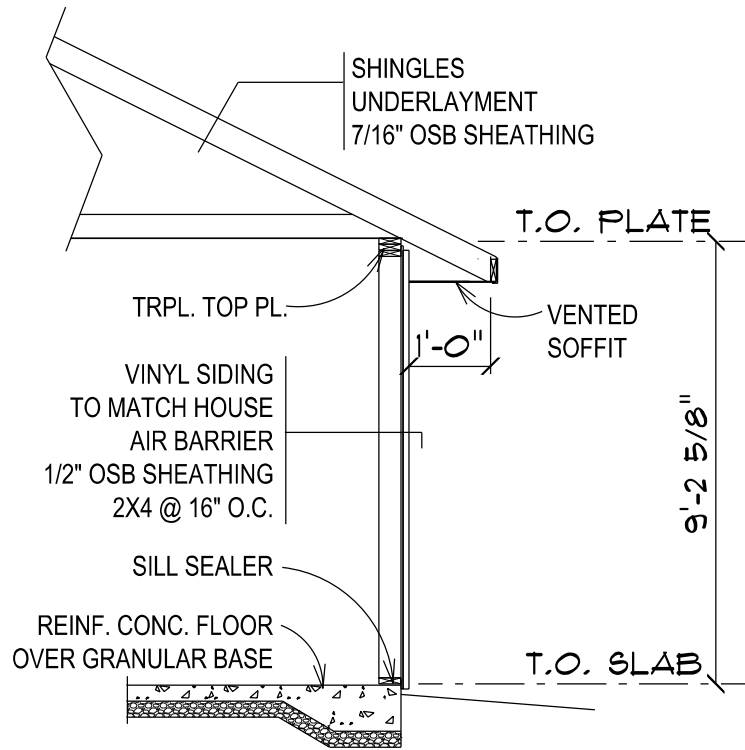
THE CITY OF
Fargo
FAR MORE



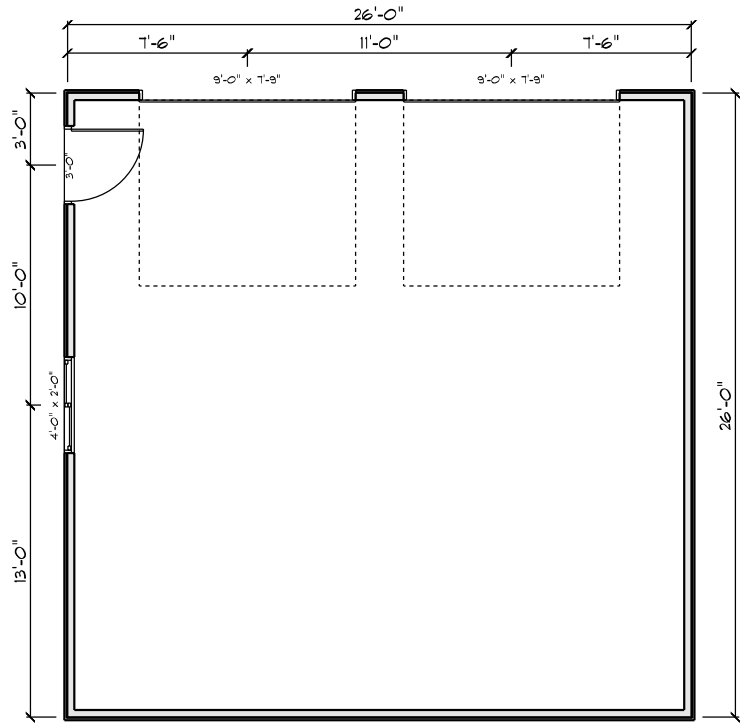




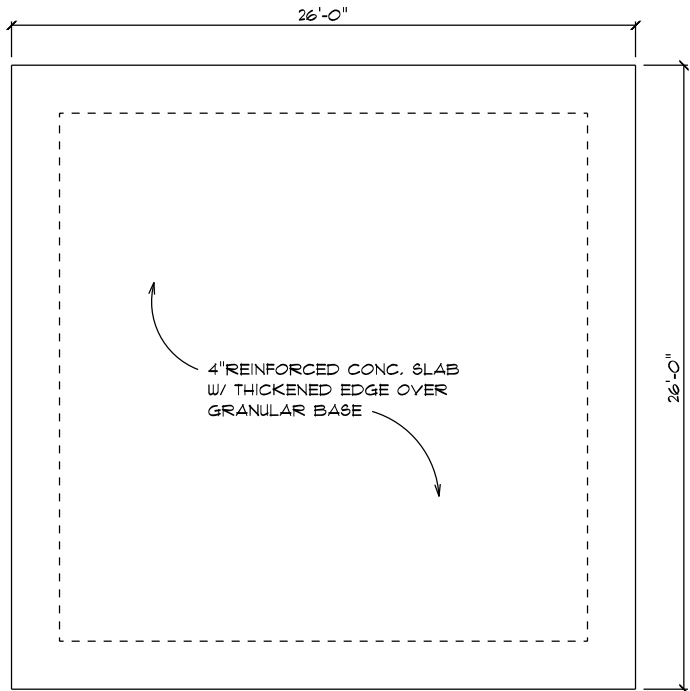




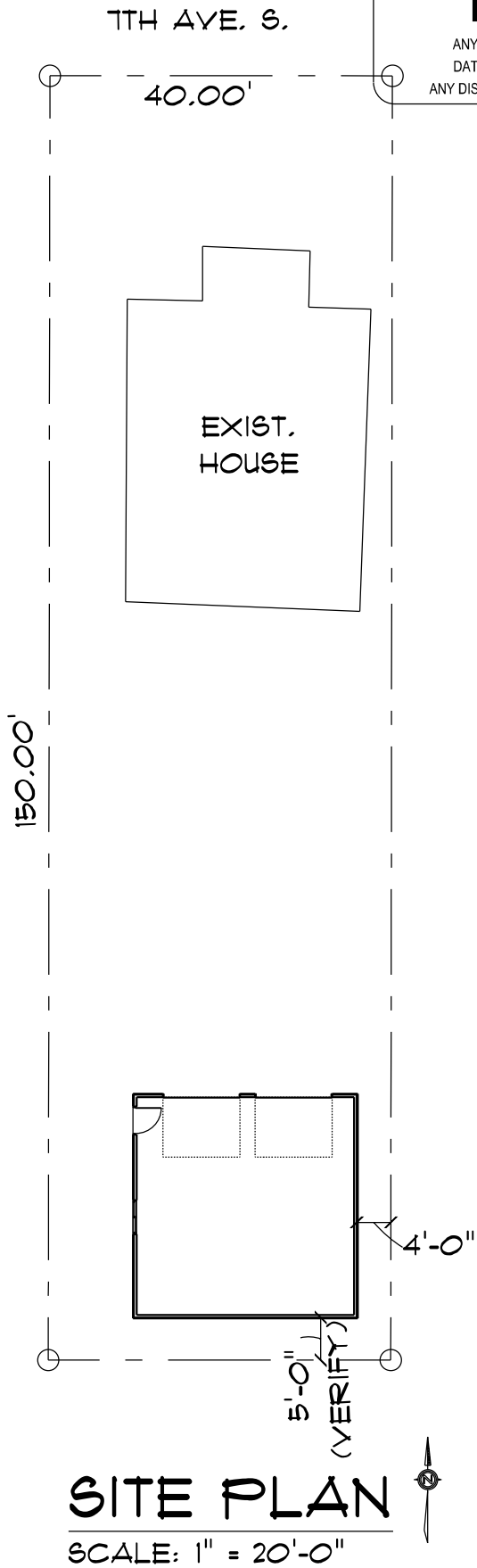
WALL SECTION
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"



SLAB PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

CONSTRUCTION DRAWINGS
DATE: 9/20/2022
ANY CONSTRUCTION DOCUMENTS PRINTED BEFORE STAMPED DATE ARE VOID. LAMPERT LUMBER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES IN CONSTRUCTION BASED ON PREVIOUS PLANS.

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PRELIMINARY DRAWINGS
UNLESS SIGNED BY CONTRACTOR OR OWNER
I ACCEPT THIS PLAN AS DRAWN
Name _____
Date _____



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(Fax): 701-492-0591
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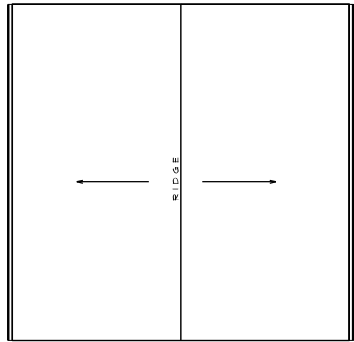
4115 32nd Ave S.W.
Fargo, ND 58103

KALLOD
CONSTRUCTION

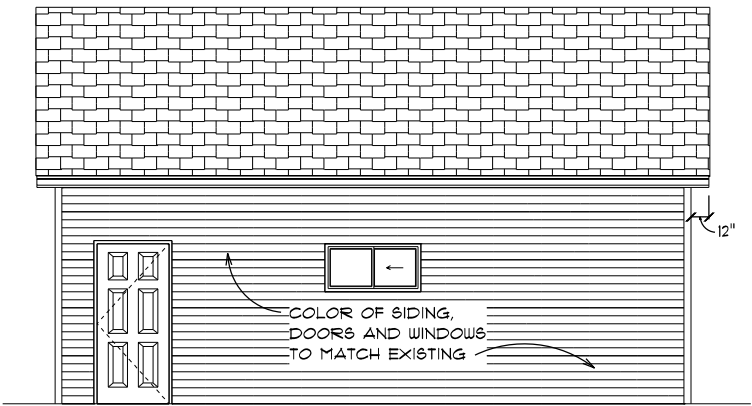
REVISIONS		
8.9.22		
8.24.22		
		MRS

SOBOLIK GARAGE
426 11TH AVE S
FARGO, ND

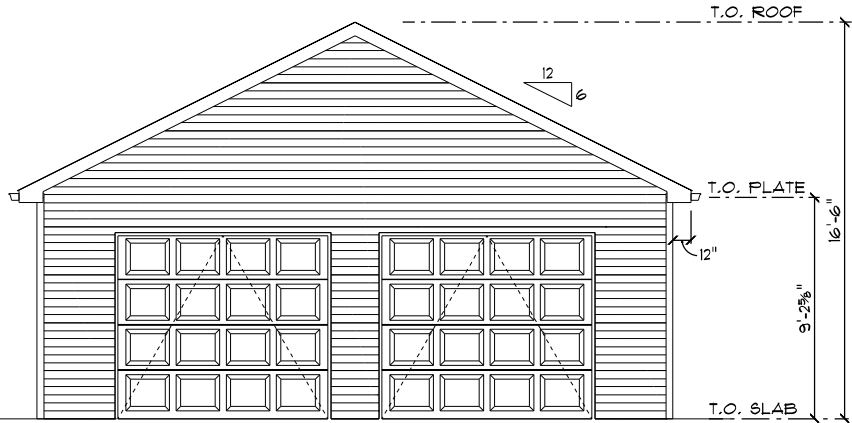
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	Job	22-187
	Salesperson	JAYME P
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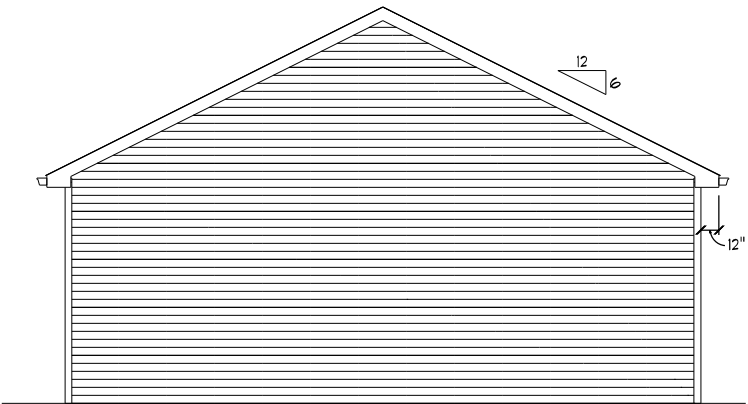
ROOF PLAN
SCALE: 1/16" = 1'-0"



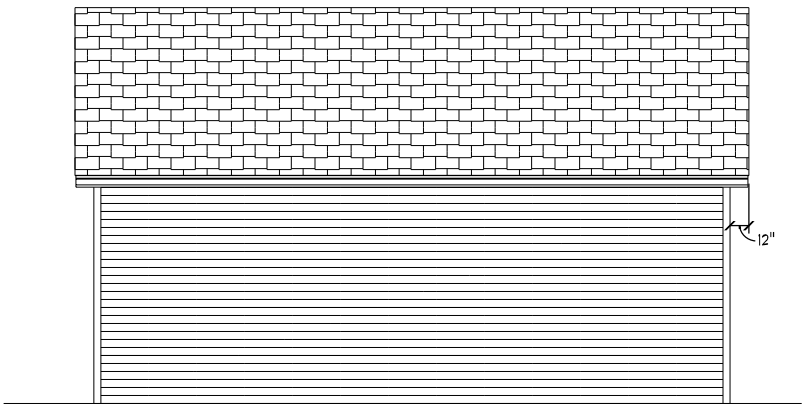
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

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UNLESS SIGNED BY CONTRACTOR OR OWNER
I ACCEPT THIS PLAN AS DRAWN
Name _____
Date _____



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KALLOD
CONSTRUCTION

REVISIONS	
8.9.22	
8.24.22	
	MRS

SOBOLIK GARAGE
426 TH AVE S
FARGO, ND

Sheet	Date	Job	Salesperson
1	8.8.22	22-187	JAYME P

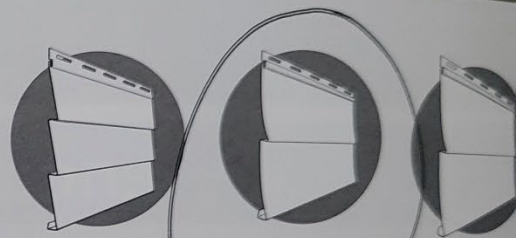


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Setting the Standard for Beauty

Enjoy the beauty of wood siding without the work and maintenance, while increasing the value and curb appeal of your home.

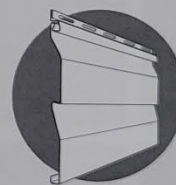
- .042" thickness adds impact resistance
- 1/2" profile height creates realistic shadow lines
- Full-size top lock and return leg ensure a stronger, more secure installation
- Fine-grained design looks like freshly-painted wood
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- Limited Lifetime Warranty



PG30
Progressions
Triple 3"
Smooth

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Progressions
Double 4"

PG50
Progressions
Double 5"



PGD45
Progressions
Double 4 1/2"
Dutch Lap



PGD50
Progressions
Double 5"
Dutch Lap

WHITE AND LIGHT COLORS



CLASSIC COLORS*



DEEP COLORS*



* Canyon, French Silk, Granite, Wedgewood and Willow available in D4 and D5



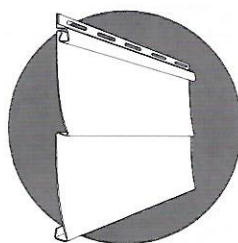
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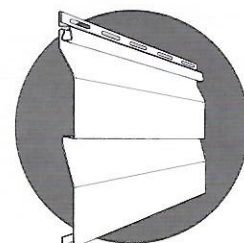
Trusted by consumers and contractors alike, Dimensions™ premium siding offers features that makes it among the finest exterior cladding products.

- Premium .044" nominal thickness adds impact resistance
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- Folded nail hem provides strength to resist even hurricane-force winds up to 220 mph*
- Oversized locking mechanism and full-length return for stronger, more secure installation
- Available in 28 colors and two profiles
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DI40 Dimensions
Double 4"



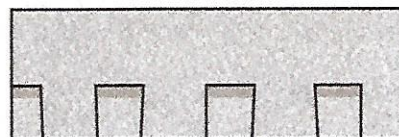
DID45 Dimensions
Double 4½" Dutch Lap



Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

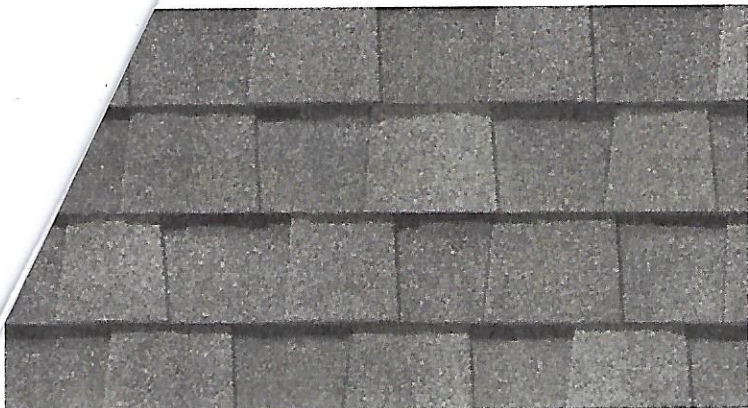
Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed
20 Moores Road
Malvern, PA 19355

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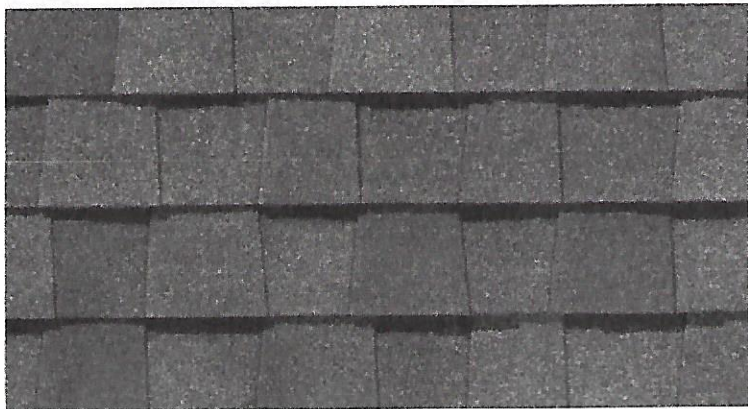
CertainTeed
SAINT-GOBAIN



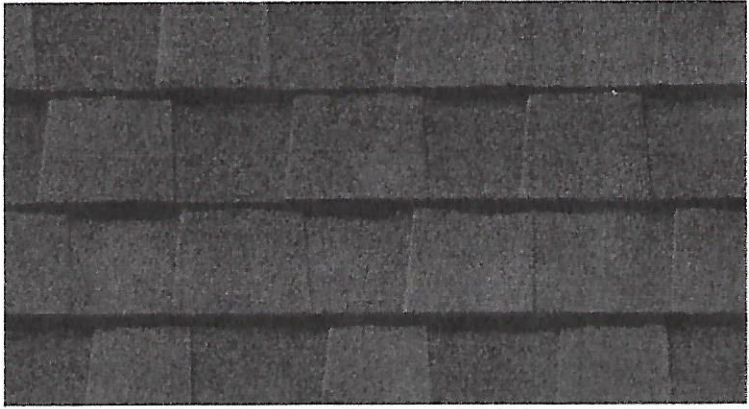
Georgetown Gray



Weathered Wood



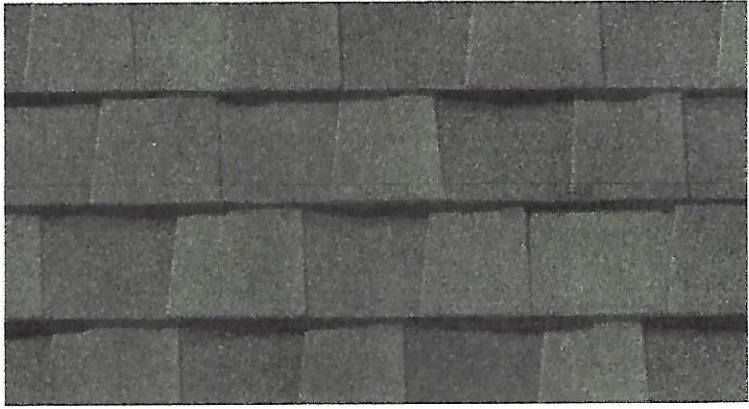
Pewter



Moire Black



Resawn Shake



Hunter Green

LANDMARK® COLOR PALETTE



Silver Birch



Cobblestone Gray



Driftwood



Colonial Slate



Heather Blend



Burnt Sienna