

## **MEMORANDUM**

**TO:** Historic Preservation Commission

**FROM:** Kylie Bagley, Assistant Planner

**DATE:** October 16, 2018

**RE:** Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, October 16 at 8:00 a.m. in the City Commission Room at “**Old**” Fargo City Hall. If you are not able to attend, please contact staff at 701.241.1474 or [planning@FargoND.gov](mailto:planning@FargoND.gov). Thank you.

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### **HISTORIC PRESERVATION COMMISSION Tuesday, October 16, 2018, 8:00 a.m. City Commission Room AGENDA**

1. Approval of Minutes – September 18, 2018
2. Historic Overlay District Review – Jefferson Neighborhood
3. Storefront Rehab Project
  - a. 506 Broadway North (Cowboy Jacks) - Withdrawn
  - b. 16 8<sup>th</sup> Street South (Moler Barber College)
4. Liaison Reports
  - Planning Commission – Christine Kloubec
  - Board of Adjustment – Matthew Boreen
  - House Moving Board – Paul Gleye
  - Housing Rehab – Heather Fischer
  - Renaissance Zone Authority – Vacant
5. Other Business or Public Comment
6. Next Meeting – November 20, 2018

Historic Preservation Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on [www.FargoND.gov/streaming](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.

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

Minutes are available on the City of Fargo Web site at [www.FargoND.gov/historicpreservationcommission](http://www.FargoND.gov/historicpreservationcommission).

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

**Regular Meeting:**

**Tuesday, September 18, 2018:**

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 o'clock a.m., Tuesday, September 18, 2018.

The Historic Preservation Commissioners present or absent were as follows:

Present: Michael Burns, Christine Kloubec, Heather Fischer, Matthew Boreen, Paul Gleye, Nathan Larson

Absent: Mike Dawson

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

**Item 1: Minutes: Regular Meeting of August 21, 2018**

Member Boreen moved the minutes of the August 21, 2018 Historic Preservation Commission meeting be approved. Second by Member Gleye. All Members present voted aye and the motion was declared carried.

Member Larson present.

**Item 2: Storefront Rehabilitation Project – 506 Broadway N**

Austin Morris, Enclave Development, presented the proposed storefront rehab project. He provided an overview of the request to renovate the exterior façade of the existing building.

Member Boreen declared a conflict of interest on this item and was excused from voting.

Board discussion ensued concerning the type and design of brick to be used, the lack of photos in the packet of the original building façade, and the application not meeting the criteria of the federal grant guidelines.

Ben Meland, Enclave Development, addressed the Board's concerns.

Further discussion continued regarding existing copper panels and the plan to infill the existing brick up to these panels.

Member Gleye moved this item be continued to allow the applicant time to revise the proposal to meet the required criteria for the grant. Second by Member Kloubec. All Members present voted aye and the motion was declared carried.

**Item 3: Historic Overlay District Review**

- a. Draft Ordinance of Jefferson Neighborhood Historic Overlay**
- b. Architectural styles within the Jefferson Neighborhood Historic Overlay**

Tim Magnusson, SRF Consulting, presented a PowerPoint to the Board and talked about the Special Development Standards document included in the packet that is required for the Jefferson Neighborhood Historic Overlay request.

The Board discussed the need to make sure the draft is clear and correctly stated, and suggested to further review the document before formally presenting it before the Board at an upcoming meeting. Members Gleye and Larson volunteered to work with staff to complete this review.

Philip Grotenhuis, a resident in an adjoining neighborhood, asked for further clarification of what a historic overlay district means. Members Burns and Larson responded to his question.

Member Gleye moved this item be continued to allow review of the draft of the special development standards. Second by Member Fischer. All Members present voted aye and the motion was declared carried.

**Item 4: Liaison Reports**

No reports were provided at this time.

**Item 5: Other Business or Public Comment**

Assistant Planner Kylie Bagley stated that she and Member Gleye would be attending the National Trust for Historic Preservation Conference in November.

**Item 6: Next Meeting – October 16, 2018**

The time at adjournment was 8:36 a.m.

## JEFFERSON NEIGHBORHOOD HISTORIC OVERLAY DISTRICT SPECIAL DEVELOPMENT STANDARDS

### A. Authority

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

### B. Boundaries

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

### C. Properties

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

### D. Definitions

1. **Historic Neighborhood Structure (HNS)** is a structure that was built within the Historic Overlay District boundaries at the time the original addition(s) was developed. For the purposes of this Historic Overlay, properties built before 19xx40 are considered an HNS. Houses built after 1940 that are doing exterior renovations should consider the Style section of this document as a guide.
2. **Open Space** is defined in Section 20-1202(43) of the Fargo Land Development Code as “an outdoor, unenclosed area, located on the ground or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but not including roads, parking areas, driveways or other areas intended for vehicular travel”.
3. **Principal Building** refers to the primary structure on a property, i.e. a house or commercial structure.
4. **Accessory Building or Structure** refers to a structure that is subordinate to the principal building, i.e. a garage, shed, or guest house.
5. **Style** is the vocabulary used to classify structures according to their appearance, structure, materials, and historic period. Important elements to include when assigning style are: The styles of the Historic Neighborhood Structures within the Jefferson Neighborhood District are characterized by:

- overall scale and relationship of height to width
- façade proportions and relationship of solids to voids
- window/door size, design, and operation
- size, shape and proportions of entrances and porches
- materials, texture, and pattern
- roof forms
- orientation, spacing, and site coverage of structures
- landscaping, walls, and fences

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

### **E. Redevelopment**

**Redevelopment of a principal sStructures built prior to the adoption of this ordinance and after 1940 will be exempt from the Jefferson Neighborhood Historic Overlay until the property is redeveloped. Upon redevelopment, properties must comply with this ordinance.**

### **E.F. Certificate of Appropriateness**

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

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

### **F.G. Special Development Standards – General**

#### **1. Open Space**

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

#### **2. Front Yard Parking**

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

#### **3. Side Yard Fencing**

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

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

In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved. ~~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. ~~The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.~~
2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or partial replacement of non-original exterior cladding shall be exempt from this regulation.

### **b. Windows and Doors**

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

### **c. Roofs**

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

d. Entrances, Porches, and Decks

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

**2. Accessory Buildings or Structures**

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

**H.I. Special Development Standards - Additions**

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

b. Windows and Doors

1. Windows and doors of the addition shall match the original principal building in style, design and operation. ~~The use of substitute materials is permissible if the original material is not technically or economically feasible.~~
2. If the principal building is void of its original windows or doors, the window and doors of the addition shall match the existing principal building. ~~The use of substitute materials is permissible if the existing material is not technically or economically feasible~~

3. A garage door of an attached, front-yard entered garage addition shall not exceed 10 feet in width or 8 feet in height. A double-stall garage will require 2 doors.

c. Roofs and Dormers

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.
3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building shall be consistent with the style of a Historic Neighborhood Structure.
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 Historic Neighborhood Structure.
3. Reconstruction of an open or screened porch (not an enclosed porch which provides year-round living space) which was historically a part of the original principal building shall be allowed to be rebuilt, and as may be necessary to accurately reconstruct, shall be allowed to vary by right from any existing zone district setback standards of the Fargo Land Development Code. The burden of establishing that a porch was part of the original structure is the owner's burden, not the City's.
4. Decks are prohibited in front yards.



5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.
- e. Height and Elevation
  1. The height of a new addition to a principal building shall not exceed the overall scale of a HNS with a maximum eave height of 25 feet.
  2. The height of a new addition to the principal building shall not be greater than the height of the principal building, except in the case of a second story addition to a single-story principal building, the result of which is the creation of a two-story principal building consistent with a HNS.

## **2. Accessory Buildings or Structures**

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

## **4. Special Development Standards - New Construction**

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

### **1. Principal Building**

- a. Proportion
  1. The size and mass of the principal building in relation to open spaces, windows, door openings, porches, and balconies, must be visually compatible with the structures and places to which it is visually related.
  2. The relationship of the width of the principal building to the height of the front elevation must be ~~visually compatible with structures to which it is visually related.~~ visually compatible with historic structures within the Jefferson Neighborhood Historic District.

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.~~ visually compatible with historic structures within the Jefferson Neighborhood Historic District.
  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.~~ visually compatible with historic structures within the Jefferson Neighborhood Historic District.
- 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.~~ visually compatible with historic structures within the Jefferson Neighborhood Historic District.
  2. Any garage door visible from the street shall not exceed 10 feet in width and 8 feet in height.
- d. Roofs and Dormers
1. The roof shape of the principal building must be visually compatible with structures, to which it is visually related.
  2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of an HNS.
  3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
  4. Dormers of the principal building shall be consistent with the style of the structure.
  5. Skylights are prohibited on all roofs parallel to and facing the street.
- e. Entrances, Porches, and Decks
1. The front entrance of the principal building shall face the street.
  2. The front entrance to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.
  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.~~ visually compatible with historic structures within the Jefferson Neighborhood Historic District.
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 Historic Neighborhood Structure.

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

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

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

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

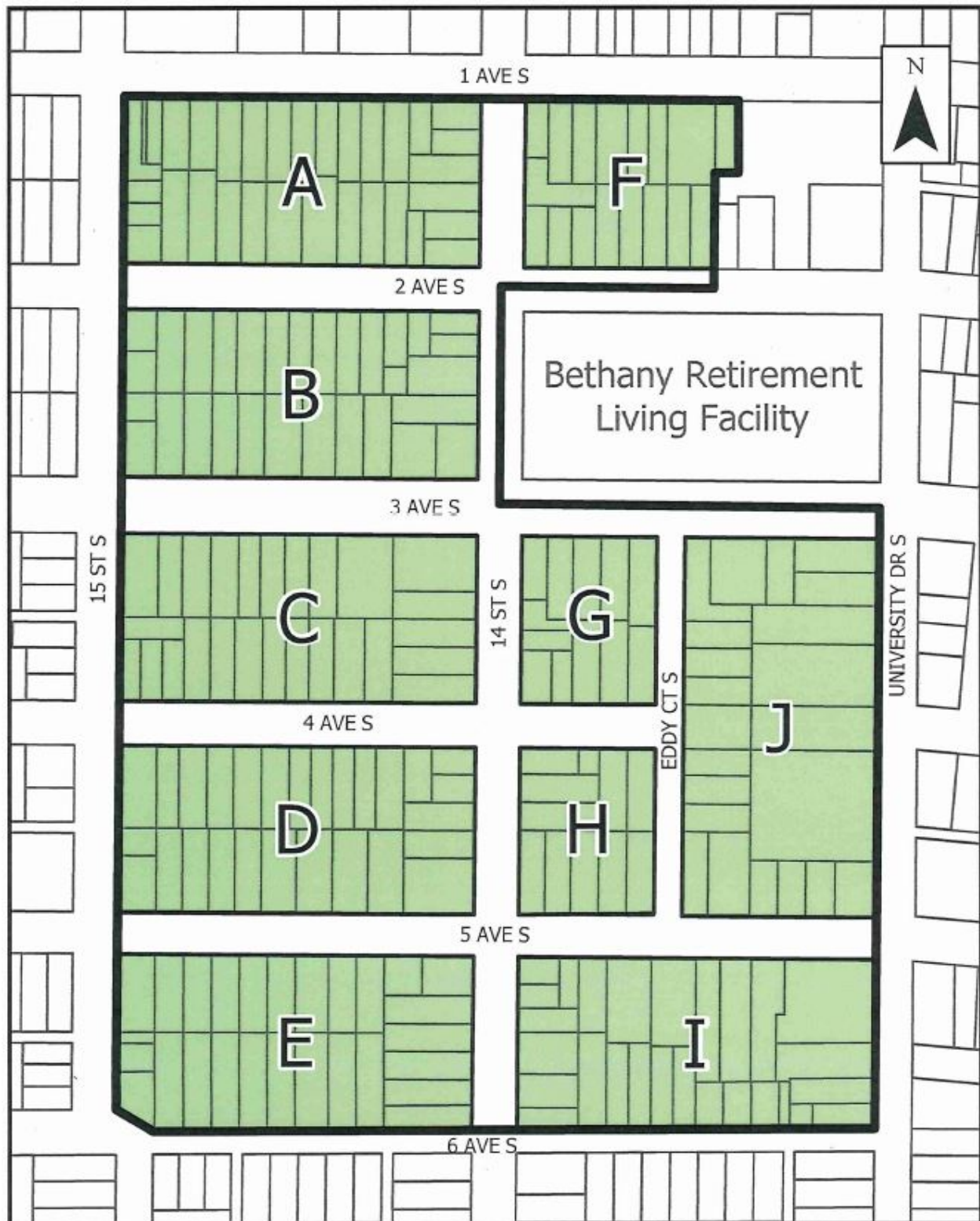
**K.L. Variance of Special Development Standards**

To allow for a variance of hardships that may arise from the strict application of any of the foregoing Special Development Standards, the Historic Preservation Commission may

consider requests to deviate from any applicable standard(s) and allow for an exception(s). A two-thirds vote of the Historic Preservation Commission is required for approval of any exception to the Special Development Standards.

DRAFT

## Jefferson Historic Overlay District Boundary Map



**APPENDIX A - List of Properties**

<b>Parcel Number</b>	<b>Property Address</b>	<b>Original Style</b>	<b>Block</b>	<b>Year Built</b>	<b>Type</b>
01-0700-00540-000	1444 1 AVE S	Craftsman	A	1921	Single Family
01-0700-00550-000	1448 1 AVE S	Craftsman	A	1921	Single Family
01-0700-00560-000	1442 1 AVE S	Craftsman	A	1917	Single Family
01-0700-00570-000	1438 1 AVE S	Craftsman	A	1925	Single Family
01-0700-00580-000	1445 2 AVE S	Craftsman	A	1901	Single Family
01-0700-00590-000	1441 2 AVE S	National	A	1899	Duplex
01-0700-00600-000	1437 2 AVE S	National	A	1901	Single Family
01-0700-00610-000	1433 2 AVE S	National	A	1922	Single Family
01-0700-00620-000	1418 1 AVE S	Craftsman	A	1890	Single Family
01-0700-00630-000	1429-1431 2 AVE S	Prairie	A	1929	Duplex
01-0700-00640-000	1422 1 AVE S	National	A	1900	Duplex
01-0700-00650-000	1419 2 AVE S	Prairie	A	1939	Conversion
01-0700-00660-000	1428 1 AVE S	National	A	1932	Single Family
01-0700-00670-000	1412 1 AVE S	Undefined	A	1880	Single Family
01-0700-00680-000	1416 1 AVE S	National	A	1880	Duplex
01-0700-00690-000	1414 1 AVE S	National	A	1880	3 Plex
01-0700-00710-000	1415 2 AVE S	National	A	1890	Single Family
01-0700-00720-000	1413 2 AVE S	Turn of the Century Cottage	A	1890	Single Family
01-0700-00730-000	1411 2 AVE S	National	A	1914	Single Family
01-0700-00740-000	1402 1 AVE S	Commercial	A	1988	Retail
01-0700-00750-000	1410 1 AVE S	Prairie	A	1890	Single Family
01-0700-00760-000	109 1 4 ST S	Craftsman	A	1885	Duplex
01-0700-00770-000	107 14 ST S	Gable Front	A	1890	Single Family
01-0700-00780-000	115 14 ST S	Undefined	A	1885	Single Family
01-0700-00790-000	1409 2 AVE S	Prairie	A	1895	Single Family
01-0700-00800-000	121 14 ST S	Craftsman Bungalo	A	1914	Single Family
01-0700-00810-000	119 14 ST S	Gable Front	A	2012	Single Family
01-0980-01010-000	110 15 ST S	Commercial	A		Other
01-0980-01020-000	1450 1 AVE S	National	A	1920	Single Family
01-0980-01021-000	1450 1 AVE S	NA	A	0	Vacant Land
01-0980-01030-000	112 15 ST S	Undefined	A	1904	Single Family
01-0980-01040-000	1449-1449 1/2 2 AVE S	Ranch	A	1956	Single Family

01-0980-01050-000	114 15 ST S	Classical Revival	A	1904	Other
01-0980-01060-000	1452 1 AVE S	National	A	1922	Duplex
01-0700-01390-000	203 14 ST S	Gable Front	B	1910	Single Family
01-0700-01400-000	205 14 ST S	Gable Front	B	1911	Single Family
01-0700-01410-000	1404 2 AVE S	Gable Front	B	1880	Single Family
01-0700-01420-000	209 14 ST S	Gable Front	B	1901	Duplex
01-0700-01430-000	215 14 ST S	National	B	1910	Single Family
01-0700-01440-000	1411 3 AVE S	Gable Front	B	1918	Single Family
01-0700-01460-000	1401 3 AVE S	Gable Front	B	1929	Single Family
01-0700-01470-000	1410 2 AVE S	Gable Front	B	1900	Single Family
01-0700-01480-000	213 14 ST S	NA	B	0	Vacant Land
01-0700-01490-000	1412 2 AVE S	Prairie	B	1921	Retail & Apartrr
01-0700-01500-000	1414 2 AVE S	Prairie	B	1916	Single Family
01-0700-01510-000	1415 3 AVE S	Prairie	B	1894	Single Family
01-0700-01520-000	1413 3 AVE S	Prairie	B	1928	Single Family
01-0700-01530-000	1418 2 AVE S	Tudor	B	1930	Single Family
01-0700-01540-000	1420 2 AVE S	Stick	B	1911	Single Family
01-0700-01540-000	1420 1/2 2 AVE S	Stick	B	191	Single Family
01-0700-01550-000	1416 2 AVE S	Stick	B	1890	Duplex
01-0700-01560-000	1425 3 AVE S	Stick	B	1900	Duplex
01-0700-01570-000	1421 3 AVE S	Stick	B	1895	Duplex
01-0700-01580-000	1440 2 AVE S	National	B	1900	Single Family
01-0700-01590-000	1444 2 AVE S	Stick	B	1900	Single Family
01-0700-01600-000	1428 2 AVE S	Stick	B	1900	Single Family
01-0700-01610-000	1424 2 AVE S	Stick	B	1905	Single Family
01-0700-01620-000	1445 3 AVE S	Prairie	B	1917	Single Family
01-0700-01630-000	1439 3 AVE S	Stick	B	1906	Single Family
01-0700-01640-000	1429 3 AVE S	Craftsman	B	1900	Single Family
01-0700-01650-000	1431 3 AVE S	Stick	B	1900	Single Family
01-0980-01080-000	1446 2 AVE S	Craftsman Cottage	B	1919	Single Family
01-0980-01090-000	208 15 ST S	Craftsman	B	1921	Single Family
01-0980-01110-000	1447 3 AVE S	American Foursquare	B	1921	Single Family
01-0980-01120-000	212 15 ST S	Foursquare	B	1923	Single Family
01-0340-00010-000	1448 3 AVE S	Craftsman	C	1917	Single Family
01-0340-00020-000	310 15 ST S	Craftsman	C	1961	Single Family
01-0340-00030-000	1449 4 AVE S	Craftsman	C	1919	Single Family

01-0340-00040-000	1447 4 AVE S	Craftsman	C	1919	Single Family
01-0700-01660-000	1438 3 AVE S	Stick	C	1907	Single Family
01-0700-01670-000	1442 3 AVE S	Craftsman	C	1916	Single Family
01-0700-01680-000	1432 3 AVE S	Minitraditional	C	1948	Single Family
01-0700-01690-000	1434 3 AVE S	Stick	C	1900	Single Family
01-0700-01700-000	1430 3 AVE S	Stick	C	1914	Single Family
01-0700-01720-000	1443 4 AVE S	Craftsman	C	1919	Single Family
01-0700-01740-000	1433 4 AVE S	Stick	C	1902	Single Family
01-0700-01750-000	1431 4 AVE S	Stick	C	1899	Single Family
01-0700-01760-000	1429 4 AVES	Stick	C	1899	Single Family
01-0700-01770-000	1426 3 AVES	Craftsman	C	1914	Single Family
01-0700-01781-000	1420 3 AVES	Stick	C	1900	Single Family
01-0700-01790-000	1427 4 AVES	Stick	C	1890	Single Family
01-0700-01800-000	1425 4 AVES	Stick	C	1895	Single Family
01-0700-01810-000	1423 4 AVE S	Stick	C	1895	Single Family
01-0700-01820-000	1418 3 AVE S	Craftsman	C	1911	Single Family
01-0700-01850-000	1419 4 AVE S	American Foursquare	C	1907	Single Family
01-0700-01860-000	1415 4 AVE S	Dutch Colonial	C	1909	Duplex
01-0700-01870-000	313 14 ST S	Apartment	C	1900	Conversion
01-0700-01880-000	315 14 ST S	Classical Revival	C	1900	Single Family
01-0700-01890-000	317 14 ST S	Classical Revival	C	1905	Single Family
01-0700-01900-000	307 14 ST S	American Foursquare	C	1905	Single Family
01-0700-01910-000	303 14 ST S	Victorian	C	1885	Single Family
01-0340-00730-000	1442 4 AVE S	Craftsman	D	1904	Single Family
01-0340-00740-000	1435 5 AVE S	Prairie	D	1901	Single Family
01-0340-00750-000	414 15 ST S	National	D	1901	Single Family
01-0700-02090-000	403 14 ST S	Undefined	D	1907	Single Family
01-0700-02100-000	407 14 ST S	Undefined	D	1908	Single Family
01-0700-02110-000	1410 4 AVE S	Undefined	D	1908	Single Family
01-0700-02130-000	415 14 ST S	Undefined	D	2016	Single Family
01-0700-02140-000	417 14 ST S	Undefined	D	2016	Single Family
01-0700-02150-000	421 14 ST S	Classical Revival	D	1898	Single Family
01-0700-02160-000	1418 4 AVE S	Classical Revival	D	1914	Single Family
01-0700-02170-000	1414 4 AVE S	Classical Revival	D	1914	Single Family
01-0700-02180-000	1412 4 AVE S	Classical Revival	D	1904	Single Family
01-0700-02190-000	1419 5 AVE S	American Foursquare	D	1890	Single Family



01-0700-02200-000	1409 5 AVE S	Turn of the Century Cottage	D	1890	Single Family
01-0700-02210-000	1430 4 AVE S	Undefined	D	1900	Single Family
01-0700-02220-000	1424 4 AVE S	Gable Front	D	1905	Single Family
01-0700-02230-000	1422 4 AVE S	Gable Front	D	1900	Single Family
01-0700-02240-000	1423 5 AVE S	Gable Front	D	1900	Duplex
01-0700-02250-000	1421 5 AVE S	Ranch	D	1975	Apartment
01-0700-02260-000	1440 4 AVE S	Gable Front	D	1900	Single Family
01-0700-02270-000	1438 4 AVE S	Gable Front	D	1900	Single Family
01-0700-02280-000	1436 4 AVE S	Gable Front	D	1926	Single Family
01-0700-02290-000	1432 4 AVE S	Gable Front	D	1895	Single Family
01-0700-02300-000	1429 5 AVE S	Gable Front	D	1917	Single Family
01-0700-02310-000	1431 5 AVE S	Craftsman	D	1917	Single Family
01-0700-02320-000	1425 5 AVE S	Gable Front	D	1898	Single Family
01-0700-02330-000	1427 5 AVE S	Craftsman	D	1916	Single Family
01-0340-00760-000	1444 5 AVE S	National	E	1903	Duplex
01-0340-00770-000	520 15 ST S	National	E	1890	Single Family
01-0340-00780-000	524 15 ST S	Craftsman	E	1940	Single Family
01-0700-02340-000	1436 5 AVE S	Ranch	E	1953	Single Family
01-0700-02350-000	1440 5 AVE S	Ranch	E	1955	Single Family
01-0700-02360-000	1432 5 AVE S	Gable Front	E	1910	Single Family
01-0700-02370-000	1430 5 AVE S	Gable Front	E	1890	Single Family
01-0700-02380-000	1441 6 AVE S	Gable Front	E	1926	Single Family
01-0700-02390-000	1437 6 AVE S	Prairie	E	1946	3 Plex
01-0700-02400-000	1433 6 AVE S	Gable Front	E	1923	Duplex
01-0700-02410-000	1431 6 AVE S	Gable Front	E	1921	Single Family
01-0700-02420-000	1427 6 AVE S	Ranch	E	1959	Apartment
01-0700-02430-000	1428 5 AVE S	Craftsman	E	1907	Single Family
01-0700-02440-000	1422 5 AVE S	Gable Front	E	1907	Single Family
01-0700-02450-000	1420 5 AVE S	Bungalow	E	1915	Single Family
01-0700-02460-000	1414 5 AVE S	Gable Front	E	1889	3 Plex
01-0700-02470-000	1423 6 AVE S	Foursquare	E	1924	Apartment
01-0700-02480-000	1417 6 AVE S	Ranch	E	1955	Single Family
01-0700-02490-000	1411 6 AVE S	Mission	E	1925	Single Family
01-0700-02500-000	1410 5 AVE S	Ranch	E	1949	3 Plex
01-0700-02510-000	501 14 ST S	Gable Front	E	1885	Single Family
01-0700-02520-000	507 14 ST S	Gable Front	E	1897	Duplex

01-0700-02530-000	511 14 ST S	Mission	E	1890	Single Family
01-0700-02540-000	515 14 ST S	Stick	E	1908	Single Family
01-0700-02550-000	519 14 ST S	Southwest	E	1929	Single Family
01-0700-02560-000	523 14 ST S	Stick	E	1928	Single Family
01-0700-00820-000	102 14 ST S	Gable Front	F	1916	Duplex
01-0700-00840-000	1346 1 AVE S	Gable Front	F	1907	Single Family
01-0700-00850-000	1344 1 AVE S	Gable Front	F	1907	Single Family
01-0700-00861-000	114 14 ST S	Gable Front	F	1900	Duplex
01-0700-00880-000	1345 2 AVE S	Gable Front	F	1885	Duplex
01-0700-00890-000	1339 2 AVE S	Gable Front	F	1885	Single Family
01-0700-00900-000	1343 2 AVE S	Gable Front	F	1885	3 Plex
01-0700-00910-000	1336 1 AVE S	Gable Front	F	1900	Single Family
01-0700-00920-000	1334 1 AVE S	Gable Front	F	1900	Single Family
01-0700-00930-000	1330 1 AVE S	Gable Front	F	1890	Single Family
01-0700-00940-000	1333 2 AVE S	National	F	1890	Single Family
01-0700-00950-000	1337 2 AVE S	National	F	1885	Single Family
01-0700-00960-000	1331 2 AVE S	Gable Front	F	1922	Single Family
01-0700-00975-000	1324 1 AVE S	Commercial	F	1938	Apartment
01-0700-00990-000	1320 1 AVE S	Undefined	F	1900	Single Family
01-0700-01000-000	1329 2 AVE S	Gable Front	F	1890	Duplex
01-0700-01020-000	1325 2 AVE S	Pyramidal	F	1890	Single Family
01-0710-00140-000	1336 3 AVE S	Stick	G	1897	Conversion
01-0710-00150-000	1338 3 AVE S	National	G	1898	Single Family
01-0710-00160-000	1342 3 AVE S	National	G	1904	Single Family
01-0710-00170-000	1346 3 AVE S	National	G	1898	Single Family
01-0710-00180-000	1350 3 AVE S	National	G	1899	Single Family
01-0710-00190-000	310 14 ST S	National	G	1899	Single Family
01-0710-00 200-000	314 14 ST S	National	G	1899	Single Family
01-0710-00210-000	1345 4 AVE S	Prairie	G	1901	Single Family
01-0710-00220-000	1349 4 AVE S	National	G	1900	Single Family
01-0710-00230-000	1341 4 AVE S	National	G	1911	3 Plex
01-0710-00240-000	1337 4 AVES	Classical Revival	G	1915	Single Family
01-0710-00250-000	1333 4 AVE S	Craftsman	G	1915	Single Family
01-0710-00260-000	1334 4 AVE S	Stick	H	1927	Single Family
01-0710-00280-000	1338 4 AVES	Craftsman	H	1888	Single Family
01-0710-00290-000	410 14 ST S	Stick	H	1923	Single Family

01-0710-00300-000	406 14 ST S	National	H	1916	Single Family
01-0710-00310-000	1342 4 AVE S	Undefined	H	0	Vacant Land
01-0710-00320-000	402 14 ST S	Craftsman	H	1951	Single Family
01-0710-00330-000	1345 5 AVE S	Classical Revival	H	1904	Duplex
01-0710-00340-000	1343 5 AVE S	National	H	1906	Single Family
01-0710-00350-000	1341 5 AVE S	National	H	1919	Single Family
01-0710-00360-000	1339 5 AVE S	National	H	1910	Single Family
01-0710-00370-000	1335 5 AVE S	National	H	1899	Single Family
01-0700-02570-000	500 14 ST S	Undefined	I	1917	Duplex
01-0700-02580-000	1342 5 AVE S	Gable Front	I	1901	Single Family
01-0700-02590-000	1340 5 AVE S	Gable Front	I	1920	Single Family
01-0700-02600-000	1339 6 AVE S	Craftsman	I	1918	Duplex
01-0700-02620-000	504 14 ST S	Classical Revival	I	1907	Single Family
01-0700-02630-000	508 14 ST S	Classical Revival	I	1906	Single Family
01-0700-02640-000	512-514 14 ST S	Undefined	I	1979	Duplex
01-0700-02650-000	524 14 ST S	Stick	I	1907	3 Plex
01-0700-02660-000	526 14 ST S	Craftsman Bungalo	I	1930	Single Family
01-0700-02670-000	1332 5 AVE S	Tudor	I	1897	Single Family
01-0700-02680-000	1325 6 AVE S	Craftsman	I	1922	Single Family
01-0700-02690-000	1329 6 AVE S	Craftsman	I	1922	Single Family
01-0700-02700-000	1334 5 AVE S	Modern	I	1991	Apartment
01-0700-02710-000	1337 6 AVE S	Craftsman	I	1916	Single Family
01-0700-02720-000	1333 6 AVE S	Craftsman	I	1916	Single Family
01-0700-02730-000	1314-1316 5 AVE S	Gable Front	I	1936	Duplex
01-0700-02740-000	1306 5 AVE S	American Foursquare	I	1886	Duplex
01-0700-02750-000	517 UNIVERSITY DR	Craftsman	I	1900	Single Family
01-0700-02770-000	519 UNIVERSITY DR	Stick	I	1900	Single Family
01-0700-02780-000	523 UNIVERSITY DR	Stick	I	1925	Single Family
01-0700-02790-000	1305 6 AVE S	Stick	I	1900	Single Family
01-0700-02800-000	1307 6 AVE S	Cape Cod	I	1901	Single Family
01-0700-02810-000	1309 6 AVE S	Stick	I	1904	Single Family
01-0700-02820-000	1311 6 AVE S	Craftsman Bungalo	I	1920	Single Family
01-0700-02870-000	1324 5 AVE S	Craftsman	I	1920	Single Family
01-0700-02880-000	1320 5 AVE S	Gable Front	I	1919	Single Family
01-0700-01920-000	1324 3 AVE S	Bungalow	J	1915	Single Family
01-0700-01930-000	1314 3 AVE S	Bungalow	J	1929	Single Family

01-0700-01940-000	1306 3 AVE S	Apartment	J	1885	Conversion
01-0700-01950-000	305 UNIVERSITY DR	American Foursquare	J	1918	Duplex
01-0700-01960-000	315 UNIVERSITY DR	Foursquare	J	1910	Office & Apartn
01-0700-01970-000	317 UNIVERSITY DR	Queen Ann	J	1928	Office
01-0700-02000-000	405 UNIVERSITY DR	Undefined	J	1968	Apartment
01-0700-02000-000	411 UNIVERSITY DR	Undefined	J	1968	Apartment
01-0700-02040-000	1323 5 AVE S	Queen Ann	J	1891	Duplex
01-0700-02050-000	1309 5 AVE S	Undefined	J	1953	Single Family
01-0700-02060-000	1315 5 AVE S	Undefined	J	1941	Single Family
01-0700-02070-000	415 UNIVERSITY DR	Undefined	J	1951	Single Family
01-0700-02080-000	1305 5 AVE S	Undefined	J	1951	Single Family
01-0710-00010-000	1325 5 AVE S	Stick	J	1904	Single Family
01-0710-00020-000	406 EDDY CT S	Cape Cod	J	1931	Single Family
01-0710-00030-000	402 EDDY CT S	Stick	J	1890	Single Family
01-0710-00040-000	410 EDDY CT S	Craftsman	J	1936	Single Family
01-0710-00051-000	330 EDDY CT S	Modern	J	2004	Single Family
01-0710-00070-000	401 UNIVERSITY DR	Classical Revival	J	1904	Single Family
01-0710-00100-000	316 EDDY CT S	Gable Front	J	1926	Single Family
01-0710-00110-000	314 EDDY CT S	Italianate	J	1912	Single Family
01-0710-00120-000	312 EDDY CT S	Italianate	J	1915	Single Family
01-0710-00130-000	1326 3 AVE S	Queen Ann	J	1889	Conversion

**DATE:** October 8, 2018  
**TO:** Historic Preservation Commission  
**FROM:** Kylie Bagley, Assistant Planner  
**RE:** Storefront/Downtown Rehab Grant Program – 16 8<sup>th</sup> Street South

The goal of this program is to renovate deteriorated properties and eliminate conditions of "blight" in the downtown area. Section 106 of the National Historic Preservation Act requires that the City of Fargo take into account the effect any federally-funded undertaking may have on historic properties. The City is considering a proposal to use CDBG funds to assist 16 8<sup>th</sup> Street South with façade renovation.

**1. Applicant**

The owner of 16 8<sup>th</sup> Street South is Harvest Capital, LLC.

**2. Description of the project**

16 8<sup>th</sup> Street South was built in 1912, the subject property has long been a fixture of Historic 8<sup>th</sup> Street South—perhaps the oldest street in Fargo. The property was originally built for the Northwestern Telephone Exchange Company and was commonly referred to as the Dakota Building. The property was once home to Kayes Modern duplicating—a participant in Fargo’s early printing industry. Since 1965 it has been home to the Moler Barber College. (Parenthetically, the Moler Barber College is the longest operating Barber College in North Dakota and will celebrate its 95th anniversary this year having originally opened around the corner on Main Avenue in 1923.)

Façade

The eligible components of the storefront renovation at 16 8<sup>th</sup> Street South will include the following items:

- Restore the look of the storefront to its original luster. Remove 1960s era glass encasements. Remove faux rock façade. Remove signage to reveal original architecture.
- Restore northern most door to the original location and install new glass as shown in Attachment 2 such that glass spans the full height from “knee wall” to I-beam.
- We would install black/antique bronze frames. Non-anodized. Clear glass throughout.

**2. Process for identifying historic properties**

The building is not individually listed nor is it part of any historic district.

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

The storefront rehabilitation seeks to return the property back to a state similar to its historical appearance.

**4. Project's effect on historic properties**

Project will restore property to an aesthetic that compliments the overall renaissance of Downtown while retaining the boutique look and feel of the block. In so doing, the project will make a significant improvement to the appearance of an important entry point into Downtown while creating an environment that will add to the overall walkability of the area and mix of businesses in the downtown area.

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

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

**RECOMMENDATION:**

Staff recommends a finding of "No Historic Properties Affected"

## STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

### ATTACHMENT 1: PHOTOS

1954 Picture Believe to be Original:



Present:



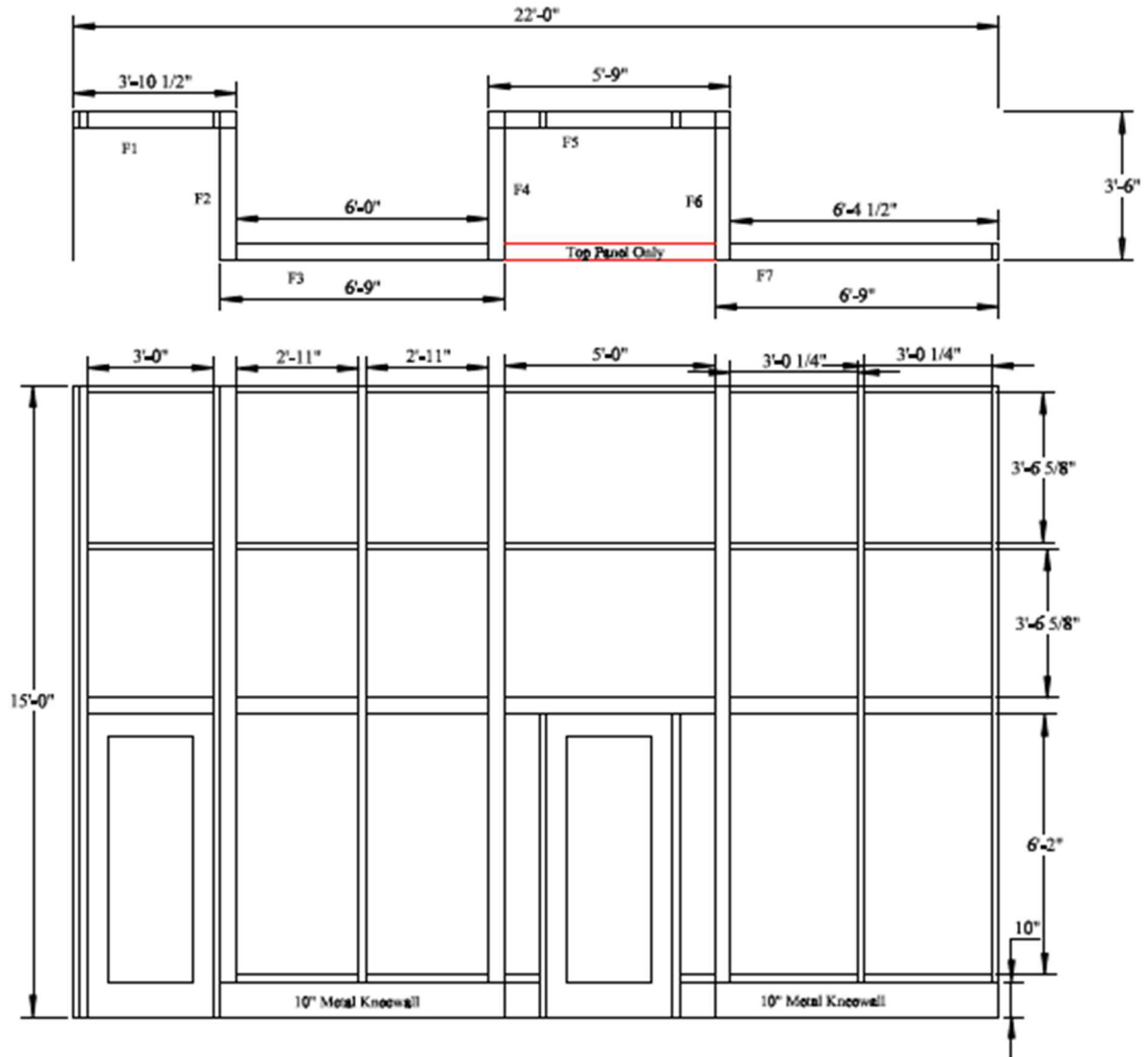
## ATTACHMENT 2 – DRAWINGS PRE AND POST

Conceptually, the below illustration will provide non-technical perspective.





# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



Devtech Window Services  
1418 5th Ave NE  
West Fargo, ND 58078

# STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



**1418 5th Ave NE, West Fargo ND, 58078**  
**701-353-2735 \* Dave@davtechwindows.com**

Name Joel Jeager	Phone	Date 10/3/2018
Address	16 8th St So.	
City, State, zip Fargo, ND	Location Fargo	

## We propose to furnish and install:

Remove Moeler Signage	\$ 3,600.00
Remove Existing Storefront, knee walls ( Allowance includes 48 hours labor and dump fees)	incl
Prep concrete for new storefront ( if needed)	Cost plus
Aluminum Windows, Doors, Hardware, Installation	\$ 26,247.00

# Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility  
with Unmatched  
Fabrication Flexibility

Preston Pointe, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze) is built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab® VG improves upon it. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices. Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

## Aesthetics

Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab® 451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.

Trifab® VG can be used on almost any project due to virtually seamless incorporation of Kawneer entrances, Sealair® windows or GLASSvent™ for visually frameless ventilators. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing owner, architect and installer with proven, tested and quality products from a single source supplier.

## Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Less field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.



**Brighton Landing, Cambridge, MA**  
Architects: ADD Inc., Cambridge, MA  
Glazing Contractors: Ipswich Bay Glass Company, Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock

clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

## Performance

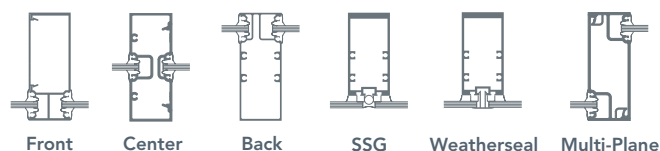
Kawneer's IsoLock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

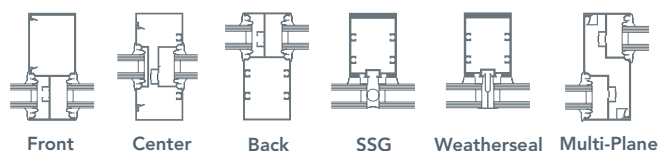
### Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

### Trifab VG 450



### Trifab VG 451/451T



## Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

[kawneer.com](http://kawneer.com)  
770 . 449 . 5555

