

HISTORIC PRESERVATION COMMISSION
Tuesday, October 21, 2025 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes – September 16, 2025
2. Historic Overlay District Review
 - a. 1122 7 Avenue South – Chas A Roberts Historic Overlay (Hawthorne Neighborhood)
 - b. 723 8 Street South – Chas A Roberts Historic Overlay (Hawthorne Neighborhood)
3. State Historical Society letter regarding Great Northern Freight Warehouse
4. MNDOT letter regarding the Red River Pedestrian Bridge project and Section 106 participation
5. Adjourn – Next Meeting: November 18, 2025

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 16, 2025

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 16, 2025.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Matthew Boreen, Mike Dawson, Nathan Larson, Nicole Holden

Absent: None

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

Item 1: Minutes: Regular Meeting of July 15, 2025

Member Boreen moved the minutes of the July 15, 2025 Historic Preservation Commission meeting be approved. Second by Member Dawson. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 610 10 Street South – Chas A. Roberts Historic Overlay (Hawthorne Neighborhood)

Planner Chelsea Levorsen presented the application to remove and replace front steps at 610 10th Street South.

Member Larson present.

Discussion was held on the projected timeline for the project.

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

b. 1123 6 Street South – Erskine's Historic Overlay (Hawthorne Neighborhood)

Planning Coordinator Maegin Elshaug presented the application to construct a new addition to the primary structure at 1123 6th Street South.

Discussion was held on the location of the addition, building elevation, and proposed materials.

Applicant Christine Johnson spoke on behalf of the application.

Additional discussion was held on building setbacks, building materials and whether to match the existing structure, and window placement.

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

Item 3: Adjourn - Next Meeting: October 21, 2025

The time at adjournment was 8:14 a.m.

MEMORANDUM

TO: Historic Preservation Commission

FROM: Luke Morman, Planner

DATE: October 15, 2025

RE: 1122 7th Avenue South – Demolition and New Construction within Chas A. Roberts Historic Overlay District

The Planning Department has received an application from Roy and Ashley Fick to demolish the existing detached garage and construct a new garage at 1122 7th Avenue South. The property is located within the Chas A. Roberts Historic Overlay District (Ordinance 4910). Applicable Special Development Standards include subsection I.2 – New Construction for accessory building, subsection J – Demolition, and subsection K – Variance of special development standards. The original house built in 1910 is a Colonial Revival style.

Attached to this packet are images of the existing garage, correspondence from the applicant through coordination with staff, and drawings of the proposed garage. The applicant proposes to remove the existing garage and build the new garage in the rear of the property. The new garage will increase the size of the existing and provide lap siding to visually match the original structure. Photos were provided by the applicant, to show the current condition of the garage and justify its demolition. City staff does not have any records of when the garage was built.

The applicant is proposing approximately 11'-2" sidewalls on the garage which exceeds the 10' maximum sidewalls called out in subsection I.2.c of the Historic Overlay. Per subsection K, "A two-thirds vote of the Historic Preservation Commission is required for approval of any exception to the Special Development Standards."

The applicant received a variance on September 23, 2025 to allow the new garage to exceed development standards in the Land Development Code as it relates to maximum height and building coverage.

The Core Neighborhoods Plan identifies the subject property, located within the Hawthorne Neighborhood, as suitable for single-family residential use. Additionally, the subject property is identified as a Core Reinvestment Block in this neighborhood. As stated on page 93 of the Core Neighborhoods Plan, these blocks are "especially strong candidates for reinvestment resources – especially where they overlap with historic assets in Historic Overlay Districts.



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 (<i>printed</i>): Roy Fick
Name (<i>printed</i>): Ashley Fick
Address: 1122-7th Ave S.

Contact Person Information (<i>if different than owner</i>)
Name (<i>printed</i>):
Address:

Parcel Information
Historic overlay district of subject property : Charles A. Roberts
Address: 1122-7th Ave. S.
Legal Description (<i>attach separate sheet if more space is needed</i>):
LOT: 26 BLOCK: C Charles A. Roberts LOT 26 & W20.5' LOT 25 BLK C

Check each of the following which applies to your project	
☐ Exterior remodel	☒ New garage
☐ Window replacement	☐ New accessory structure (not garage)
☐ New dormer	☐ New porch
☐ New/replacement chimney	☐ Front yard paving
☐ Skylight	☒ Demolition
☐ Overhead garage door replacement	☐ New addition
☒ Other: Demolition would consist of the removal of existing garage and concrete	

Briefly Describe The Proposed Scope of Work

~~To remove old garage and floor. Raise existing grade for proper drainage and repour concrete for garage, driveway, patio then rebuild 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: 8-25-2025

Representative (*Signature*): _____ Date: _____

Notes from email correspondence with applicant:

Narrative for Project

- Some of the key points to rebuild/demolish current garage is storage issues due to the fact there is little to no current rafters or upper storage. The garage walls are held together by cables, two running North and South and two running East to West. Which gives you zero attic storage.
- As the garage currently sits below grade of yard and surrounding area causing water to fill in the garage during heavy rains and spring melt usually adding 4 to 6 inches of water across the entire garage for a week or two in the spring.
- The garage currently would not fit a never full-size pickup or SUV due to the garage door size and square footage. Over the years, even with removing snow from the roof throughout the winter, it has problems holding snow load because of 2 x 4 roofing materials. We've had three or more broken rafters that have since been repaired.
- We have considered lifting the current garage but due to the cost and current state of the structure seems too costly for the benefit of it. To repair and lift the current structure would involve rebuilding the entire roof and trusses also the whole front garage wall to allow for bigger overhead doors. Essentially you only be saving three walls plus your left with a structure that has 2 x 4 walls when needing 2 x 6 for insulation and heat retention.

General Information

- Existing house roof pitch is 12/12
- Proposed garage roof pitch is 10/12
- The proposed side walls are supposed to be 10-feet in height the extra above is for the rafters/trusses due to the depth of Garage needing heavy framing system to help with deflection over the span.

Materials

- Colors will match the current ones on the house. The siding, shingles, and windows will be sourced to match the aesthetics of the original siding and windows on house.
- The exterior of the house has roughly an 8-inch metal lap siding (not sure the age), it was on the house and a few others in the neighborhood prior to ownership. The original siding on the house underneath the 8-inch steel siding is a 4-inch or so wood lap siding, which remains on the interior of the porch and that is what we are trying to match.

- The siding on the garage will be an LP smart side that will have a finished reveal of 5 inches. At this time, I do not believe they make a 4-inch lap in that style siding to match. The hope someday is to bring back the original look of the siding on the house and restore the original trim to the windows that was completely removed and/or covered up by the current siding. Using the LP siding will give a more solid, heavier feel to the structure and better durability than a vinyl and closely matches the house siding.
- The shingles on the house are architectural brown shingles. The ones on the garage will be the same but a red in color and the house when due for shingles will match the garage at that time. Current shingles are 17 years old so we'll be needing replacement sooner than later. At that point, they will match the color on the garage.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4910

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

2. Accessory Buildings or Structures

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

I. 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. 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

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FARGO, NORTH DAKOTA

ORDINANCE NO. 4910

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.

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ORDINANCE NO. 4910

1 3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs
2 must have a minimum pitch of 3:12.

3 4. Dormers of the principal building shall be consistent with the style
4 of the structure.

5 5. Skylights are prohibited on all roofs parallel to and facing the
6 street.

7 e. Entrances, Porches, and Decks

8 1. The front entrance of the principal building shall face the street.

9 2. The front entrance to the principal building shall have no fewer
10 than four steps, or an equivalent ramp distance, from the ground
11 level to the bottom of the front entrance door, or shall have the first
12 floor plane in a style compatible with HNS.

13 3. Decks are prohibited in front yards.

14 4. On corner lots, decks are allowed on street side yards with
15 screening, either by fence or landscaping.

16 f. Height and Elevation

17 1. The height of the principal building must be visually compatible
18 with structures to which it is visually related.

19 2. The height of the principal building shall not exceed the overall
20 scale of HNS with a maximum eave height of 25 feet.

21 3. The principal building shall be constructed to have the first floor
22 plane in a style compatible with HNS.

23 **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.

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FARGO, NORTH DAKOTA

ORDINANCE NO. 4910

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

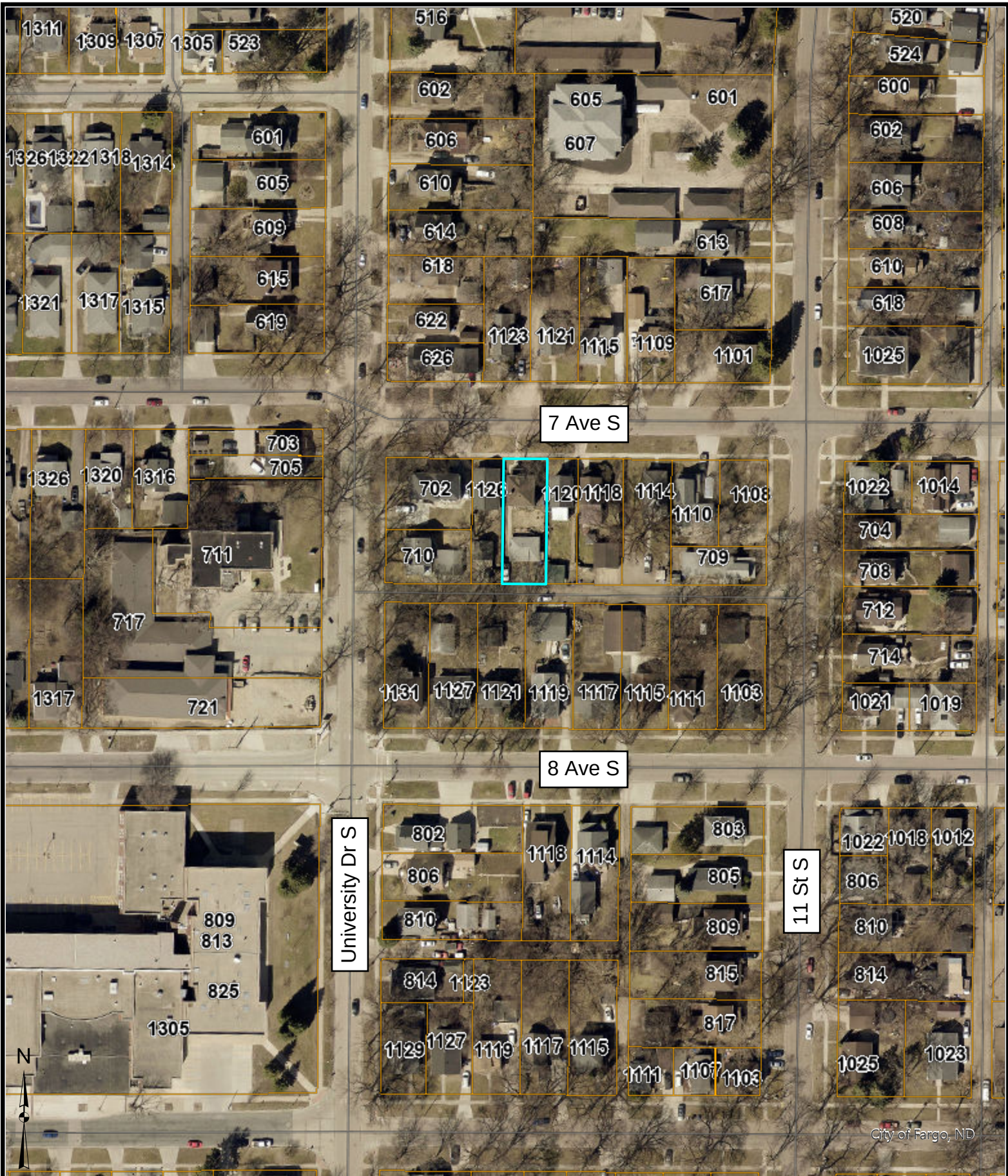
J. Special Development Standards – Demolition

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

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

K. Variance of Special Development Standards

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



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.

1122 7 Ave S

1:2,257

10/14/2025 2:55 PM

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



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.

1122 7 Ave S

1:564

10/14/2025 3:10 PM

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



Site photos from applicant:













Porch interior on front of house showing existing and original siding:



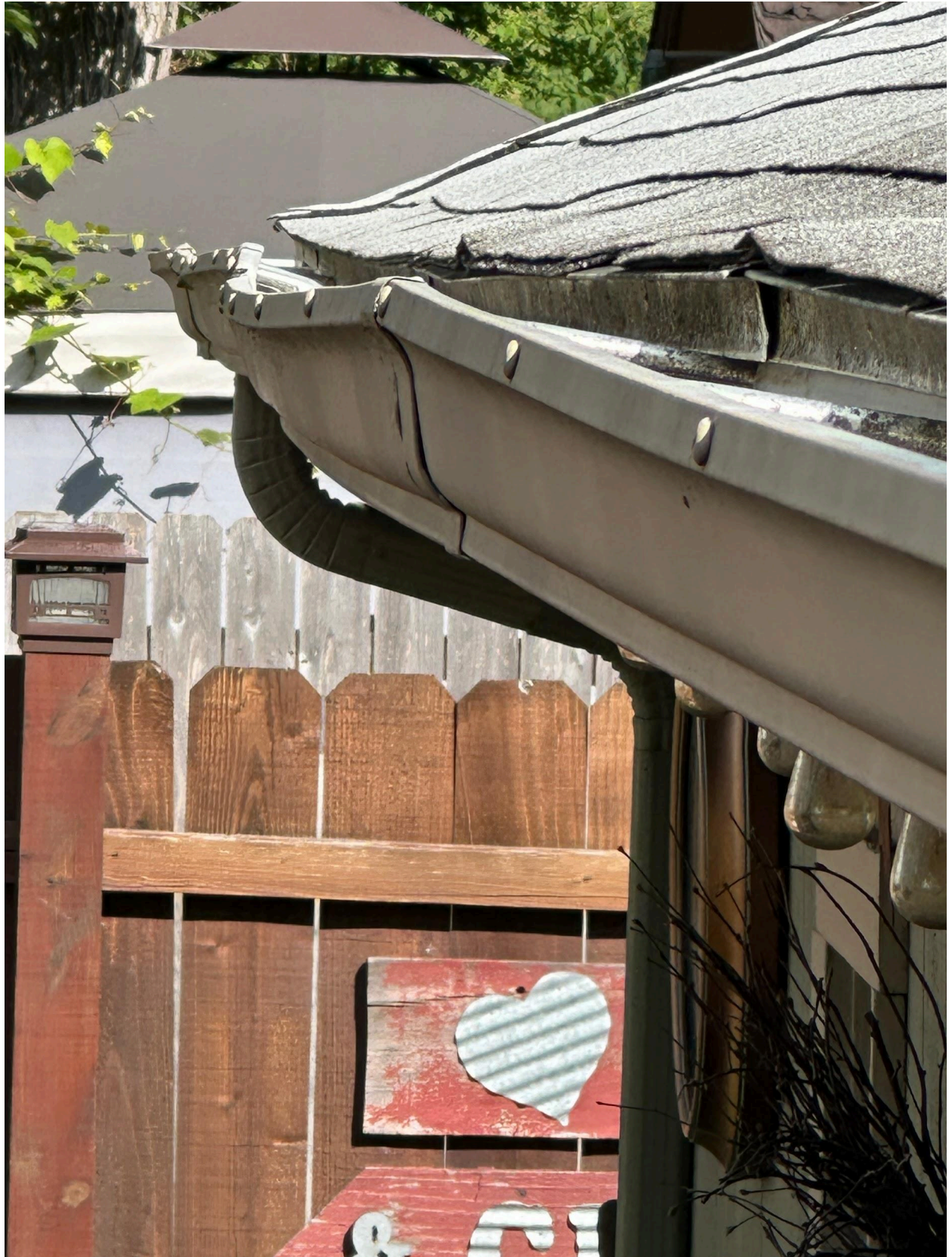
Photos and notes from applicant:

Here are some photos of the current garage conditions.

These pictures show how out of square and plum the walls are and rafter tails.

Also showing how the ridge line is sagging. You can also see where it has been patched and repaired over the years.













These pictures show the rot and decay of the rafter tails and siding.

















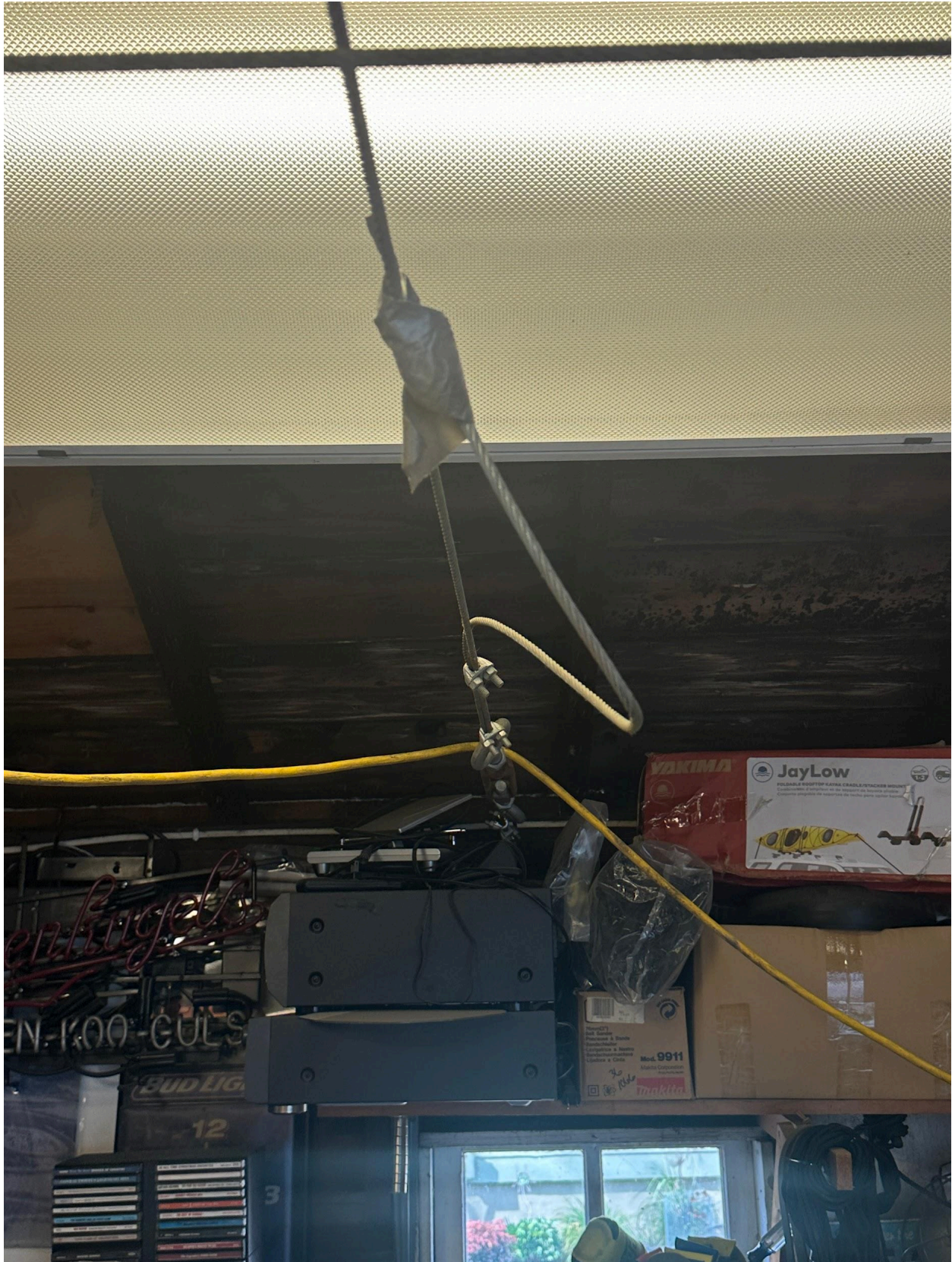


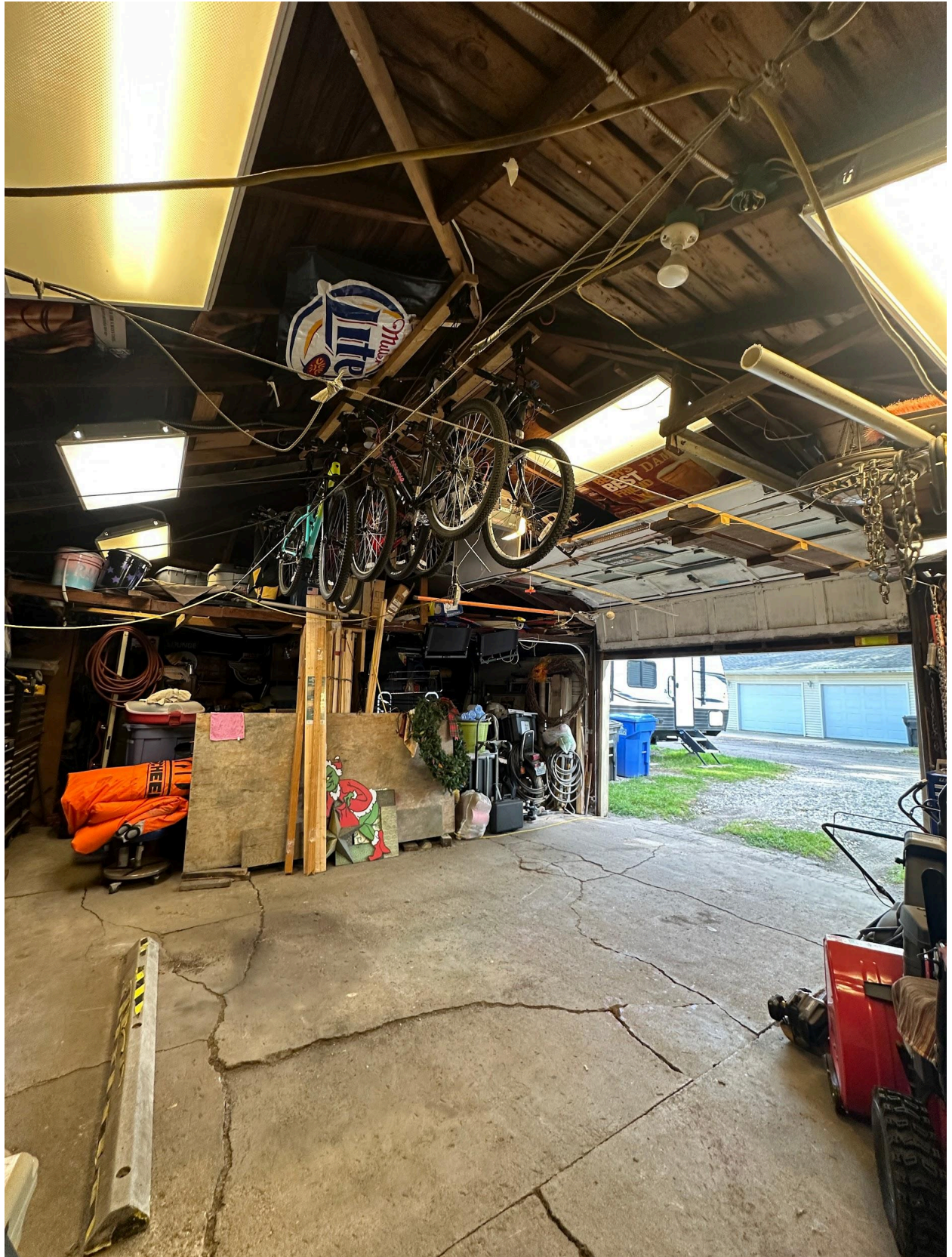
These pictures are attempting to show the size of the garage doors and how the framed opening is smaller than the actual door leaving very minimal clearance to drive a vehicle in less than an inch for height on the big one and having to fold the mirrors in to drive in the other one.

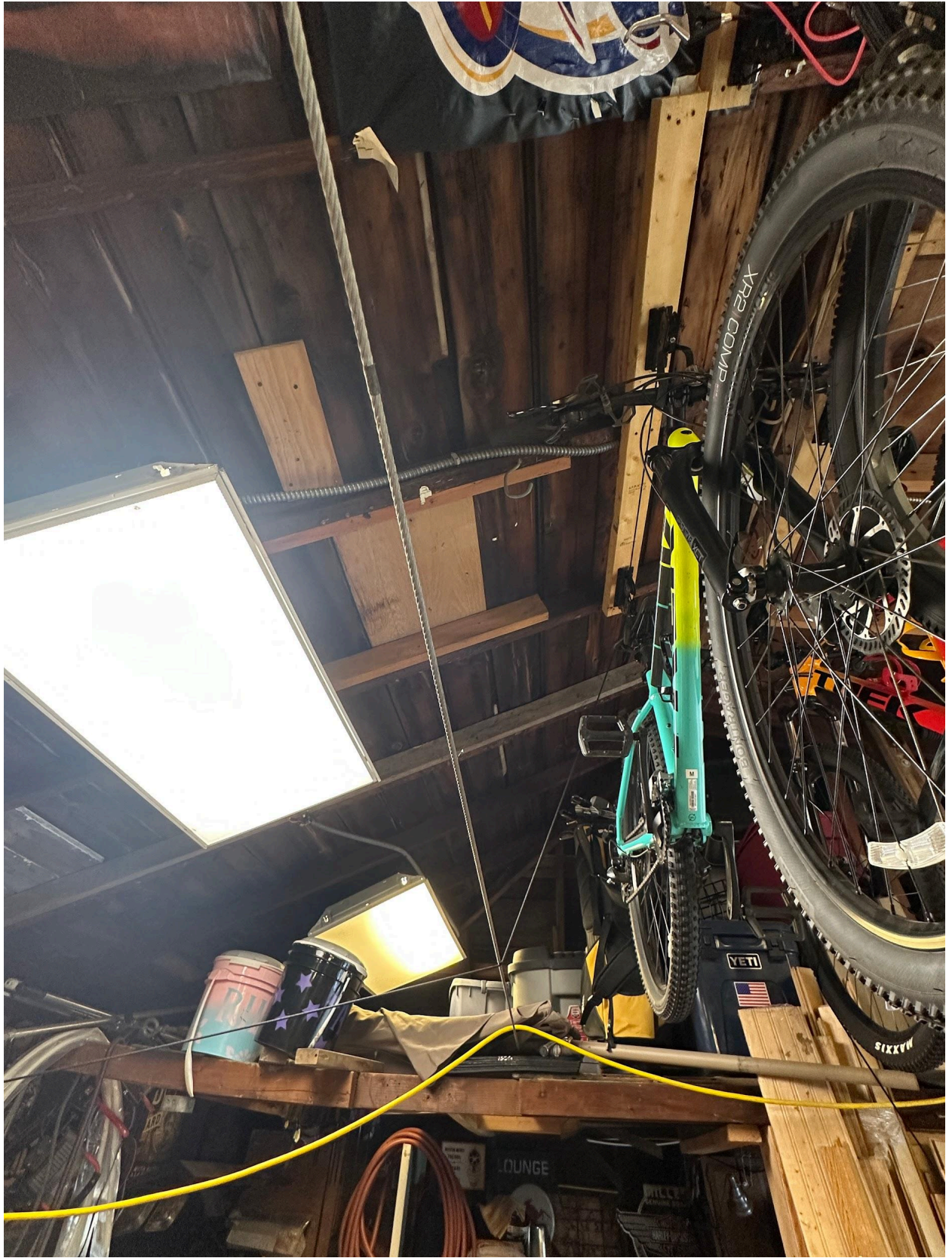




These next few pictures will show the cable system that holds the walls together. Also should be able to see the patchwork and repairs done to the rafters from cracking and the condition of the current floor.









A couple pictures here show how it is lower than the surrounding area, causing it to fill with water in heavy rain and spring.











Historic photo of house:



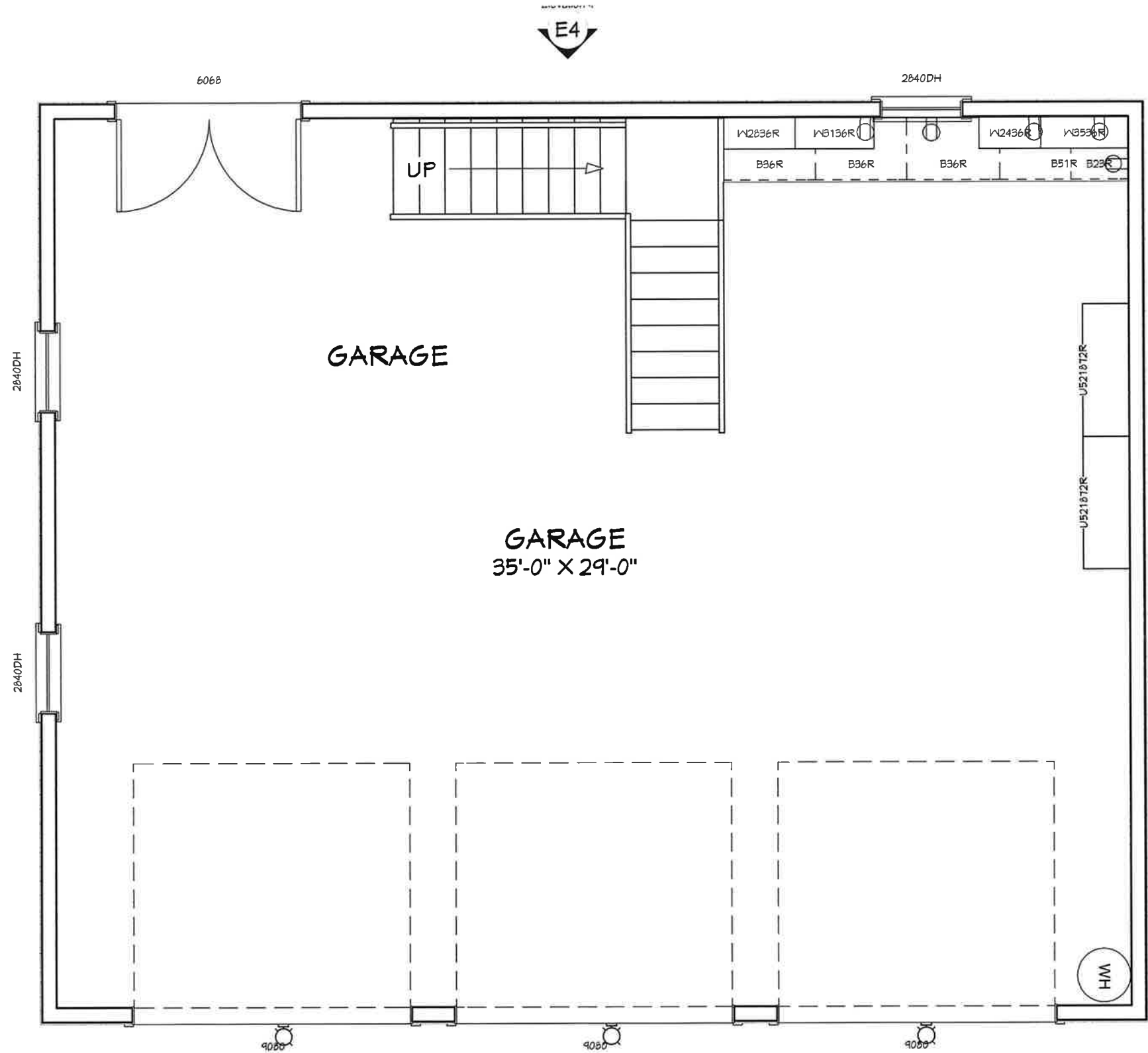
1: Age of the Garage? unknown

Hand-drawn site plan of a property. The plan shows a large rectangular area with a driveway at the bottom, a patio and sidewalk in the middle, and a house at the top. The driveway is labeled "DRIVEWAY 25x45'". The patio is labeled "PATIO 11x36'" and "PATIO Slab 11'x36'". The sidewalk is labeled "Sidewalk 4'x36'". The house is labeled "House". The plan also includes dimensions for various areas, such as "36'", "30'", "45'", and "25'". A "New Slab w/ Footings 30x36'" is indicated in the center. The plan is bounded by a "Fence" on the left and right sides, and an "ALLEY" at the bottom. A "New" label with an arrow points to the right side of the plan.

Labels and Dimensions:

- House
- Grass
- PATIO 11x36'
- Sidewalk 4'x36'
- w/ Footings Garage Slab 30x36'
- DRIVEWAY 25x45'
- PATIO Slab 11'x36'
- New Slab w/ Footings 30x36'
- DRIVEWAY 25x45'
- ALLEY
- Fence
- Grass
- Sidewalk
- Door
- OH Door
- 36'
- 11'
- 30'
- 45'
- 25'
- New

ALLEY



1st Floor

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PROJECT DESCRIPTION:
CUSTOMER NAME

DRAWINGS PROVIDED BY:

SCALE:

DATE:

7/31/2025

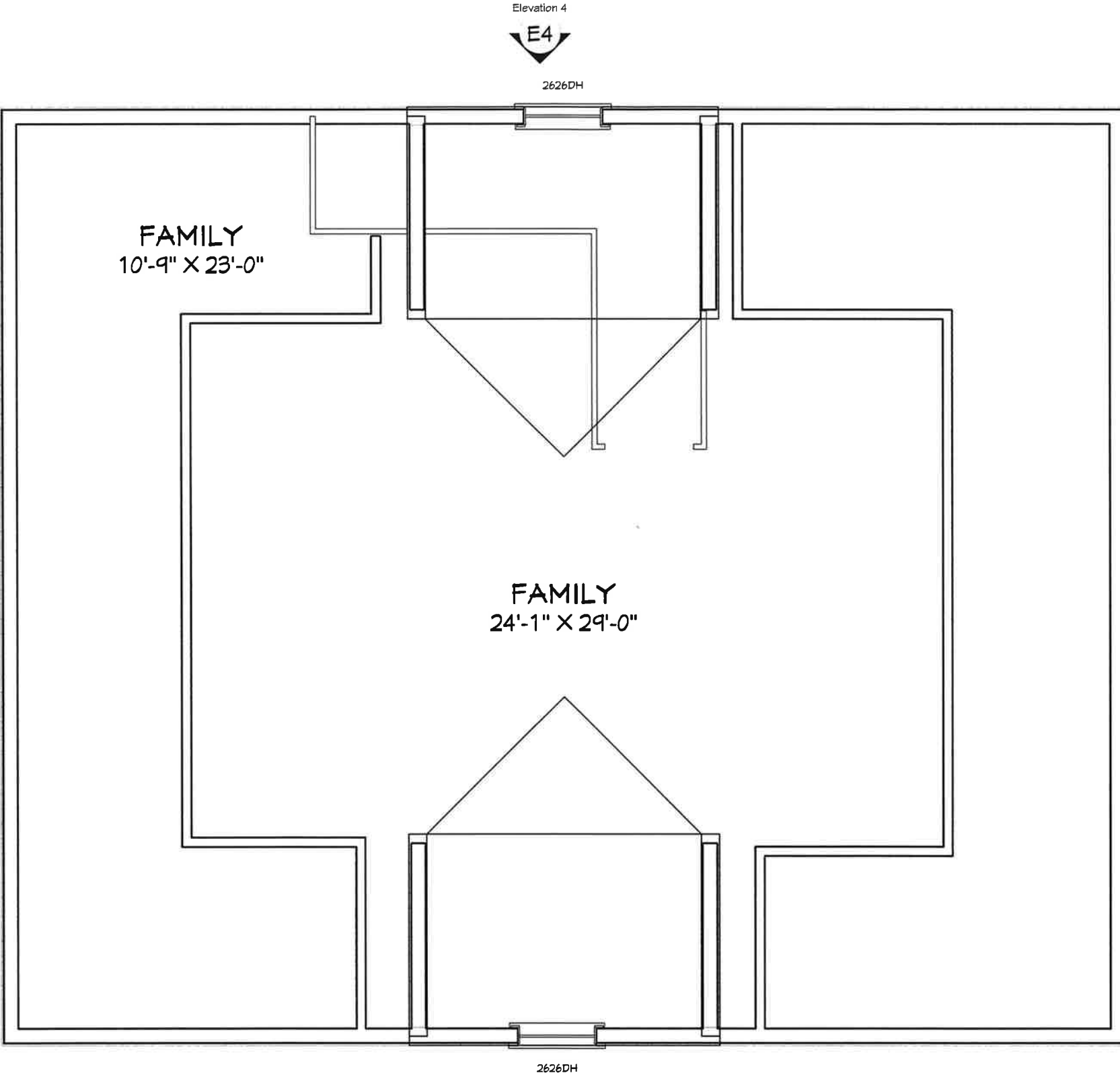
P-2

NO.

DESCRIPTION

BY

DATE



Elevation 4



2626DH

FAMILY
10'-9" X 23'-0"

FAMILY
24'-1" X 29'-0"

Elevation 3



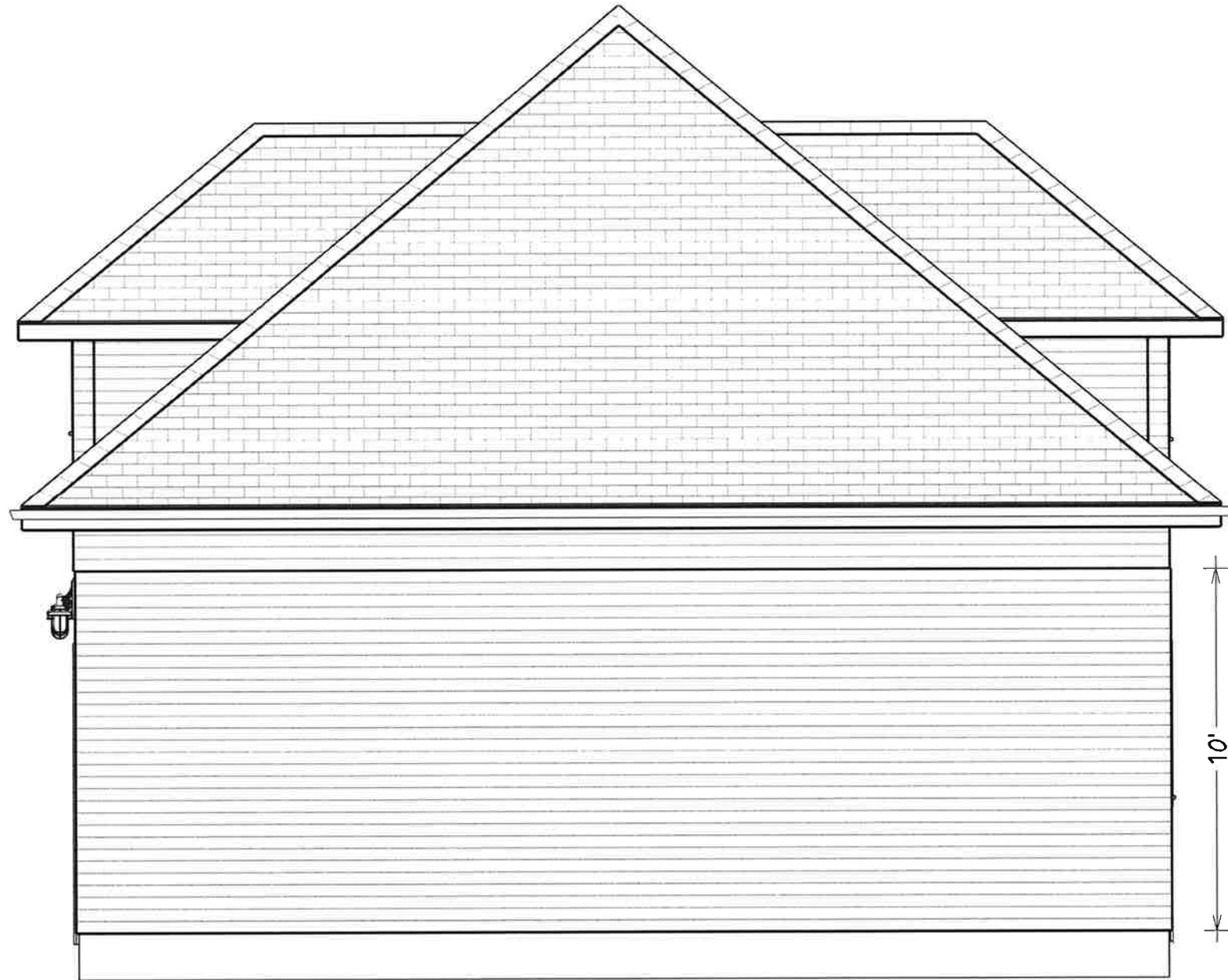
Elevation 2

LIVING AREA



Elevation 1

DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION:		SHEET TITLE:		DISCLAIMER: Plans furnished by Naseth Construction Inc. are for informational purposes only. They are not to be used for construction or other purposes. It is the contractor's and sub-contractors responsibility to verify all dimensions and existing conditions. ATTENTION: These drawings are exclusive property of Naseth Construction Inc. and are not to be Photocopied, Scanned or Copied without written permission from Naseth Construction Inc.	
SCALE:		CUSTOMER NAME		NO.			
DATE:		DESCRIPTION		BY			
7/31/2025							
P-3							



ROOF PITCH 10/12

10' 10' SIDE WALL HEIGHT

Elevation 1

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P-4

NO. DESCRIPTION

BY

DATE



Elevation 2

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DATE:

7/31/2025

P-5

DATE

BY

DESCRIPTION

NO.



Elevation 3

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7/31/2025

P-6

DATE

BY

DESCRIPTION

NO.



Elevation 4

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7/31/2025

P-7

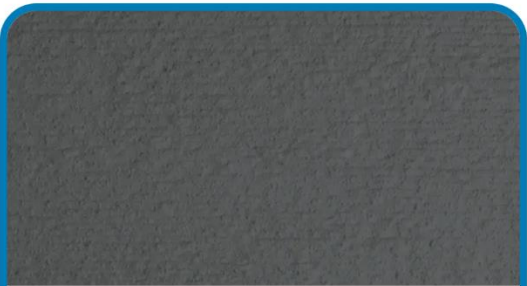
NO. DESCRIPTION BY DATE



Elevation 2

COLORS & INSPIRATION >

THREE DISTINCT SIDING TEXTURES



Brushed Smooth

As a subtle nod to painted wood, Brushed Smooth provides a modern look that still remains timeless.

ZOOM OUT



Pebble

The c
desig
fram

Z

WHY LP® SMARTSIDE® TRIM & SIDING?

A BEAUTIFUL SOLUTION FOR YOUR HOME

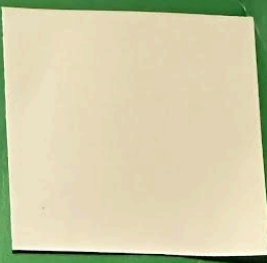
Since 1972, LP has been building towards a



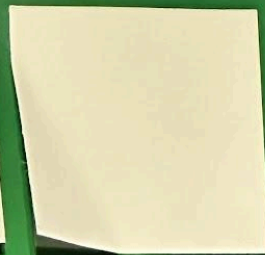
13 TIMELESS COLORS

Available for Special Order In:

LP **SmartSide** **allura**
TRIM & SIDING



Snow White



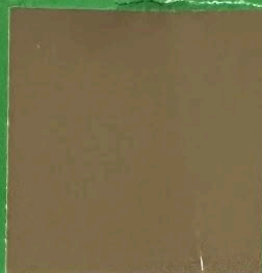
Alabaster



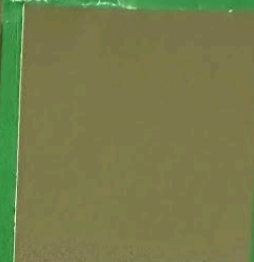
Wicker Rocker



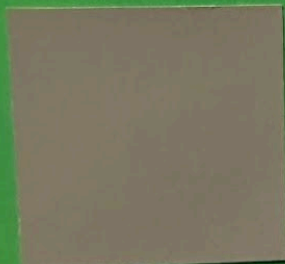
Sandy Clay



Smoky Sable



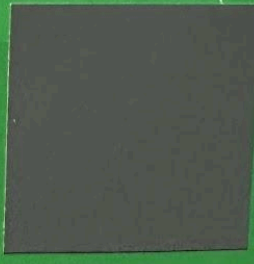
Arbor Mist



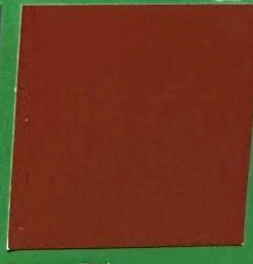
Dover Gray



Knight's Armor



Biscayne Blue



Crimson Red



Black Fox



Iron Ore



Carbon Black

Scan & Buy



MENARDS

When you install Prefinished Siding, you get immediate protection and instant curb appeal! Backed by a 15 or 30 year limited finish warranty, each piece is sealed to provide consistent coverage on all exposed surfaces for maximum UV protection that virtually eliminates color fading over time.

The 100% acrylic satin sheen provides exceptional protection against the elements
allows for faster job completion - no need to hire a painter
excellent color and gloss retention - delivering consistent color, sheen, and durability

2025 ©Menard Inc.

12:50



GAF

Find a contractor



Mission Brown



MEMORANDUM

TO: Historic Preservation Commission

FROM: Luke Morman, Planner

DATE: October 15, 2025

RE: 723 8th Street South – Demolition and New Construction within Chas A. Roberts Historic Overlay District

The Planning Department has received an application from Kelly Bauer to demolish the existing detached garage and construct a new garage at 723 8th Street South. The property is located within the Chas A. Roberts Historic Overlay District (Ordinance 4910). Applicable Special Development Standards include subsection I.2 – New Construction for accessory building and subsection J – Demolition. The original house built in 1900 is a Classical Revival style.

Attached to this packet are images of the existing garage, an architectural report, and drawings and renderings of the proposed garage. The applicant proposes to remove the existing garage and build the new garage in the rear of the property. The new garage will provide brick and lap siding with trim to visually match the original structure based on a historic photo, rather than the stucco that is there today. An architectural report was provided by the Architect, Kelly Bauer, to describe the current condition of the garage as well as the architectural style of the proposed garage. City staff does not have any records of when the structure changed from lap siding to stucco nor any records on when the garage was built.

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



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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

The following must accompany this application:

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

Property Owner Information
Name (<i>printed</i>): Alex Rinehart
Name (<i>printed</i>): Jesse Rinehart
Address: 723 8th St. S., Fargo, ND 58103

Contact Person Information (<i>if different than owner</i>)
Name (<i>printed</i>): Kelly J. Bauer
Address: 722 Elm St. N. #6, Fargo, ND 58102

Parcel Information
Historic overlay district of subject property :
Address: 723 8th St. S., Fargo, ND 58103
Legal Description (<i>attach separate sheet if more space is needed</i>):

Check each of the following which applies to your project	
☐ Exterior remodel	☒ New garage
☐ Window replacement	☐ New accessory structure (not garage)
☐ New dormer	☐ New porch
☐ New/replacement chimney	☐ Front yard paving
☐ Skylight	☒ Demolition
☐ Overhead garage door replacement	☐ New addition
☐ Other: _____	

Briefly Describe The Proposed Scope of Work

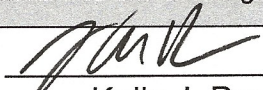
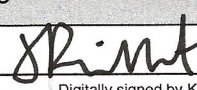
Demolish existing detached garage and build a new detached garage.

REASON

Existing non-reinforced floating slab concrete floor system is exhibiting major cracking in areas causing an uneven floor under the bearing walls.

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:

8/14/25

Representative (Signature):

Kelly J. Bauer

Digitally signed by Kelly J. Bauer
Date: 2025.08.14 08:29:12 -05'00'

Date:

08-14-2025



These data are provided on as "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.

723 8th Street South

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



Google Street View - South



Google Street View - East



Exterior View - South



Exterior View - East



Interior Slab Cracking



Exterior View - Bowing Wall



Slab & Sill Plate Cracking



Original Exterior Facade



Architectural Report

Prepared by: KBA Architecture
Owner Information: Alex & Jesse Rinehart
Project Information: Garage Demolition & Reconstruction
723 8th Street S., Fargo, ND 58103

Certifications:

I hereby certify that this Architectural Report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of North Dakota.

August 25, 2025

Kelly J. Bauer, AIA
ND License Number: 3228

Date





The owner of the property at 723 8th Street South is planning to demolish the existing garage and construct a new one due to extensive cracking in the concrete floor slab that has developed over time. The current house and garage, believed to date back to circa 1900, is documented through a photograph showing the house in its original condition. The image indicates that the house was originally built with wood lap siding, and it is assumed the garage was constructed in a similar manner. This contrasts with the garage's present appearance, which now features a stucco exterior.

The owner intends to build a new garage in the same location, designed to reflect the property's historic character while also resolving the structural concerns associated with the failing floating slab system.

Based on the wood lap siding visible in the photograph, it is assumed that the garage originally carried less weight. Applying an additional finish material over the existing wood lap siding would increase the overall load and the pressure exerted on the floating slab system.

The increased load and pressure likely caused the garage's floating slab system's advanced deterioration. Extensive cracking, measuring from ½ inch up to 1 ½ inches wide, is most prominent on the west side. These cracks suggest possible underlying problems, including structural movement or moisture intrusion.

Based upon visual observation, the existing flat 6" concrete slab is non-reinforced, without vapor barrier and frost-protected footings and foundations, comprising a floating slab system. For reference, concrete floating slab systems are typically reinforced with a thickened edge over vapor barrier, compacted fill and below grade rated rigid insulation. They are designed to "float" on the ground moving slightly with natural shifts in the soil to deter any cracking or failing.

The large cracks, as indicated in the following exhibits, can be seen throughout most of the existing floating slab system causing an uneven floor and allowing for moisture penetration from below. Due to the inherent nature of the damaged concrete, along with the lack of reinforcement and vapor barrier, make it prone to further decay. As cracks form, they are likely to spread further undermining the integrity of the floating slab system.

Our region's harsh climate worsens the problem through the yearly freeze-thaw cycle and moisture infiltration from the lack of vapor barrier. Moisture entering existing cracks from below can freeze and expand, causing progressive damage to the floating slab system. Each year the freeze-thaw cycle gradually weakens the floating slab system, heightening the risk of further failures within the garage.

In summary, the absence of reinforcement, a vapor barrier, compacted fill and below grade rated rigid insulation is anticipated to allow continued moisture infiltration into the existing floating slab system, further accelerating concrete cracking, deterioration, and ultimately the potential for complete failure if not addressed.

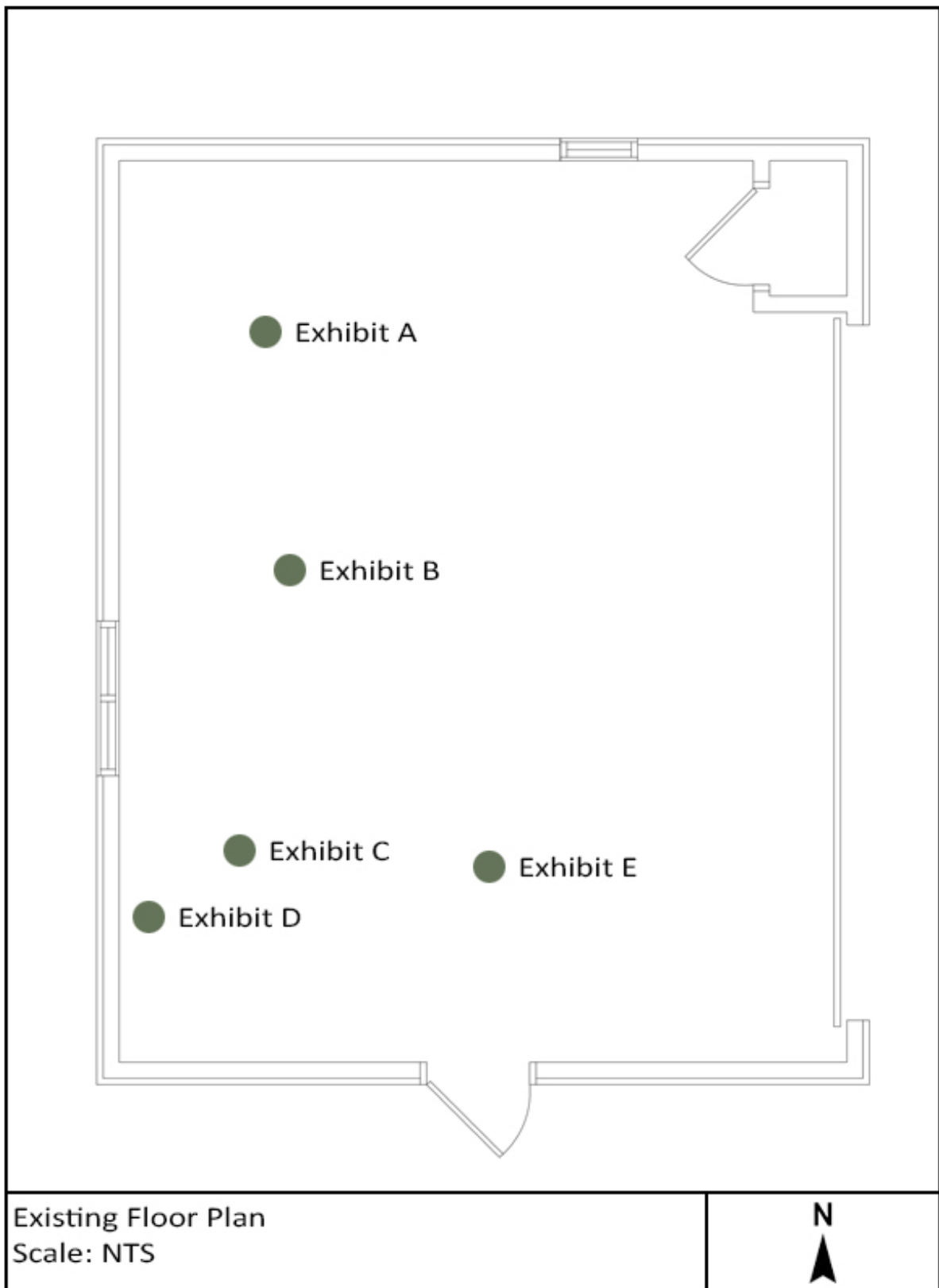


Exhibit A



Exhibit B



Exhibit C



Exhibit D

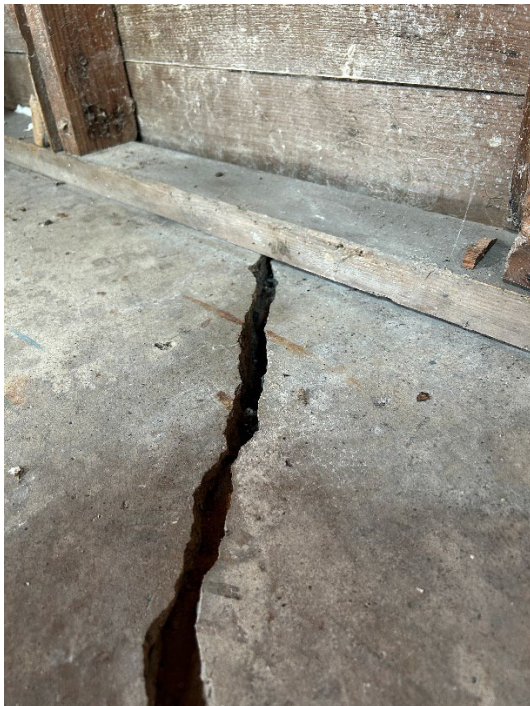


Exhibit E



The original house, shown in the previously depicted historic photograph, is a late an early 20th century residence characterized by its substantial scale, steeply pitched roof, dormer features, full-width wrap-around porch, and classical detailing. The building reflects the architectural language of its era, with emphasis on symmetry, verticality, and ornamentation.

The proposed detached garage design intentionally draws upon traditional residential forms to establish compatibility with the historic home. Gable rooflines, circular attic windows, and articulated trim elements reference the architectural vocabulary of the original house, while simplified detailing ensures that the garage remains subordinate in presence.

The relationship between the two structures is one of hierarchy and support: the historic residence remains the dominant architectural feature, while the new designed garage provides a contemporary functional necessity designed to complement rather than compete with the original home. This approach maintains the historic character of the property while accommodating modern construction techniques.



Conceptual Exterior Rendering



701.570.5819
www.KBAarchitecture.com

Rinehart Garage

723 8th Street South
 Fargo, ND 58103

Not for
Construction

Copyright 2025
KBA Architecture, P.C.

Project Number:
2509

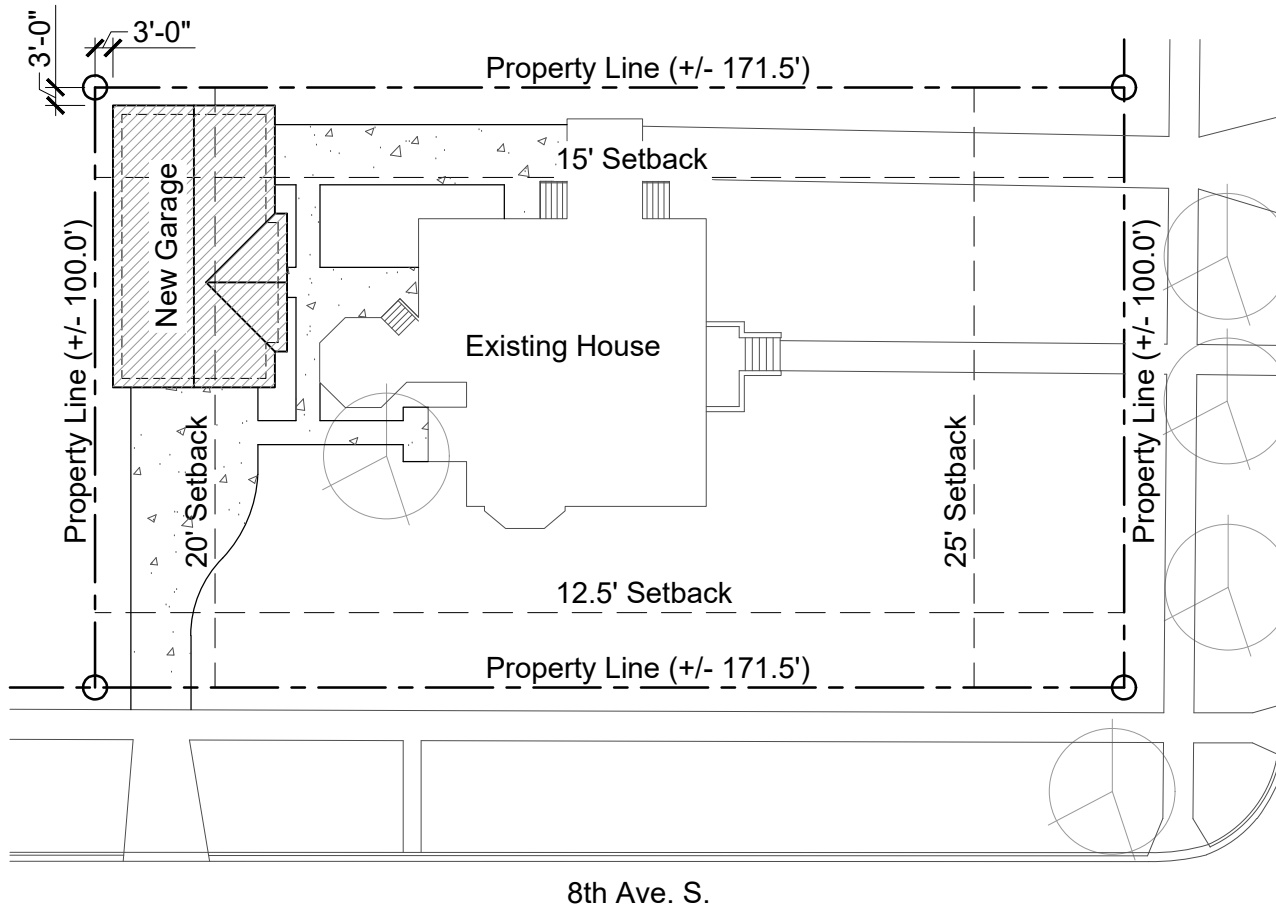
Date:
xx-xx-2025

Reviewed By:
KJB

Sheet Title:
Site Plan

Sheet:

A1.0



1

Site Plan

Scale: 1/32" = 1'-0"

General Site Information

Address:	723 8th St. S. Fargo, ND 58103	Min Openness for Lot (35%)	= Approx. 6,002.5 sf
		Min Openness:	= Approx. 10,382.1 sf
Zoning:	MR-2	Zoning:	
Lot Total Square Footage	= Approx. 17,150 sf	Front Setback:	= 25'
Total Max Impervious for Structures (35%)	= Approx. 6,002.5 sf	Rear Setback:	= 20'
Existing Impervious for House	= Approx. 2,855 sf	Interior Side Setback:	= 15%/25'
Impervious for Garage	= Approx. 1,096 sf	Street Side Setback:	= 12.5'
Total Proposed Impervious for Structures:	= Approx. 3,951 sf	(Accessory Structure can be located within 3' of Property Line)	
Additional Building Coverage Remaining	= Approx. 2,051.5 sf	Max Height:	= 15'-0"
		Proposed Height:	= Approx. 14'-10"



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Rinehart Garage

723 8th Street South
Fargo, ND 58103

Not for
Construction

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Project Number:
2509

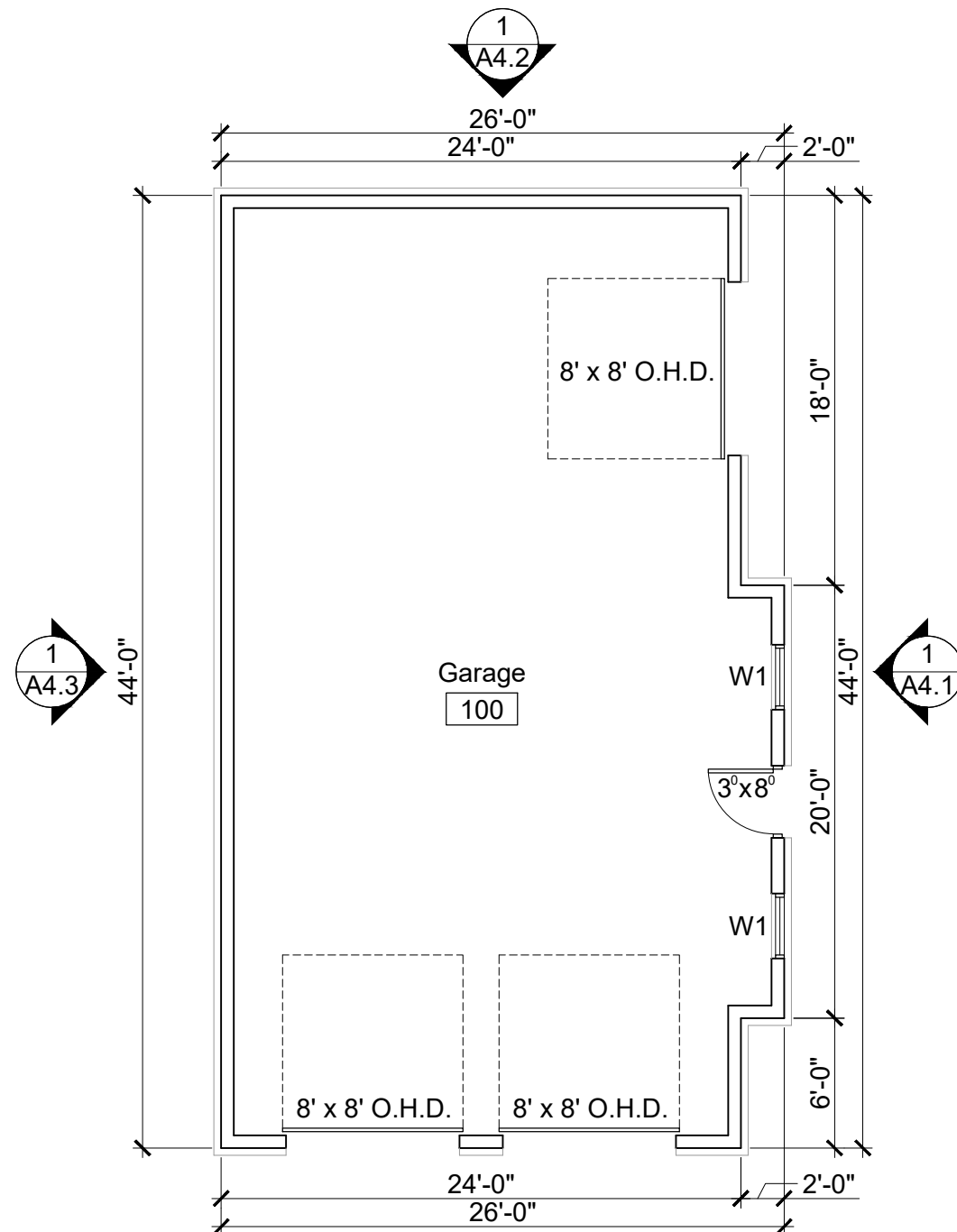
Date:
xx-xx-2025

Reviewed By:
KJB

Sheet Title:
Floor Plan

Sheet:

A3.0



1 Floor Plan
Scale: 1/8" = 1'-0"



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Rinehart Garage

723 8th Street South
Fargo, ND 58103

Not for
Construction

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Project Number:
2509

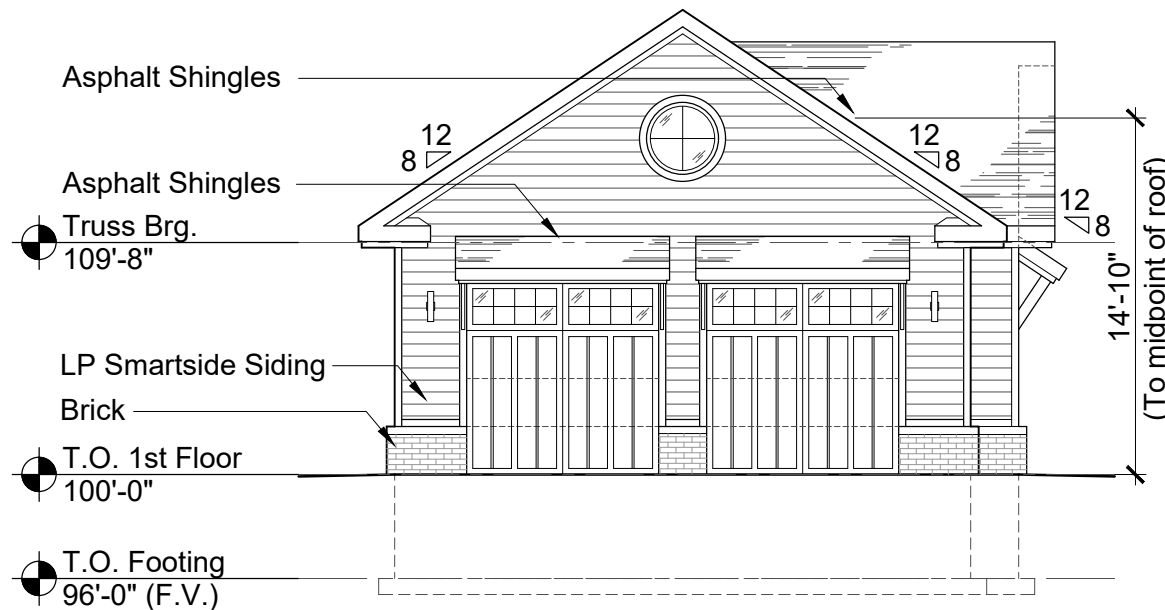
Date:
xx-xx-2025

Reviewed By:
KJB

Sheet Title:
Building Elevation

Sheet:

A4.0



1 South Elevation

Scale: 1/8" = 1'-0"



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Rinehart Garage
723 8th Street South
Fargo, ND 58103

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Construction

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Project Number:
2509

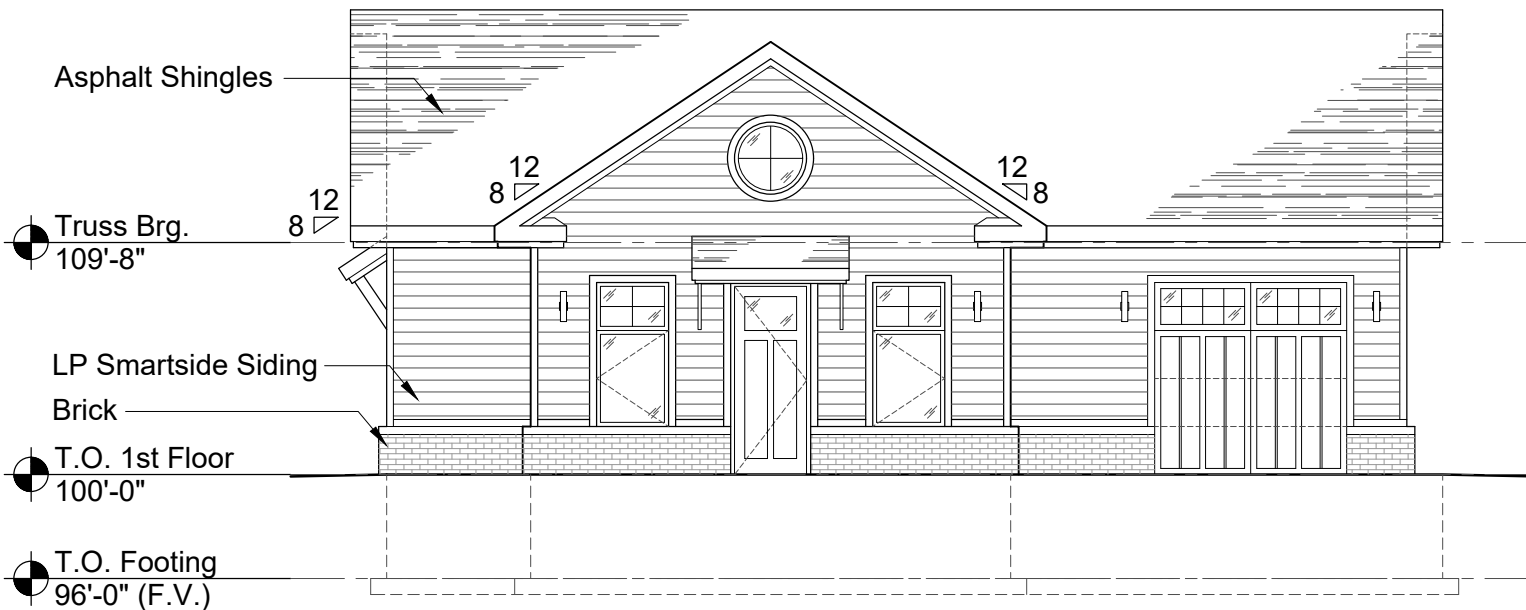
Date:
xx-xx-2025

Reviewed By:
KJB

Sheet Title:
Building Elevation

Sheet:

A4.1



1

East Elevation

Scale: 1/8" = 1'-0"



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Rinehart Garage
723 8th Street South
Fargo, ND 58103

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Construction

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Project Number:
2509

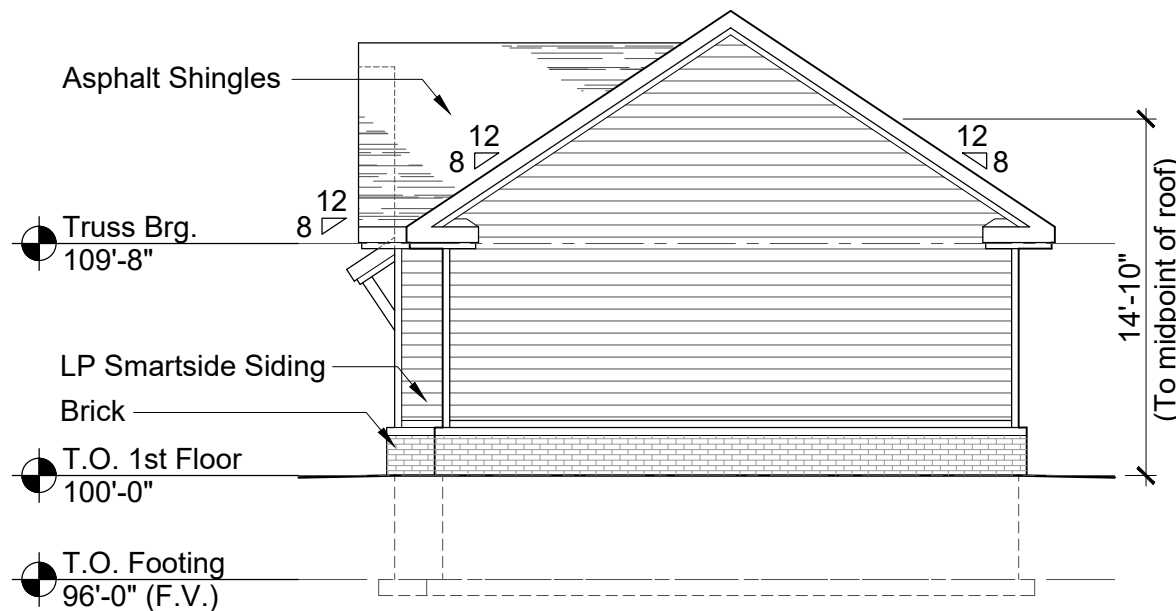
Date:
xx-xx-2025

Reviewed By:
KJB

Sheet Title:
Building Elevation

Sheet:

A4.2



1 North Elevation
Scale: 1/8" = 1'-0"



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Project Number:
2509

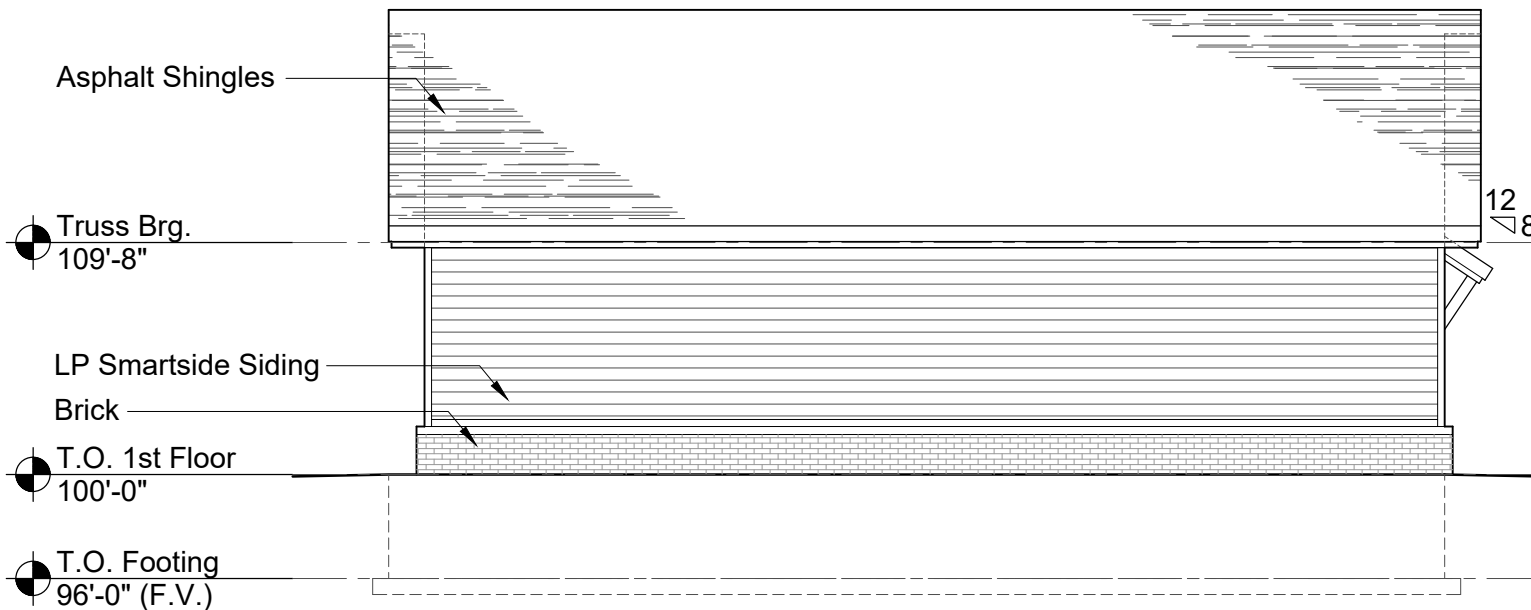
Date:
xx-xx-2025

Reviewed By:
KJB

Sheet Title:
Building Elevation

Sheet:

A4.3



1

West Elevation

Scale: 1/8" = 1'-0"



Hebron Brick - Speakeasy

LP® SmartSide®

[Overview](#)

[Products ▾](#)

[Why LP SmartSide? ▾](#)

[Colors & Inspiration ▾](#)

[Build with LP SmartSide ▾](#)

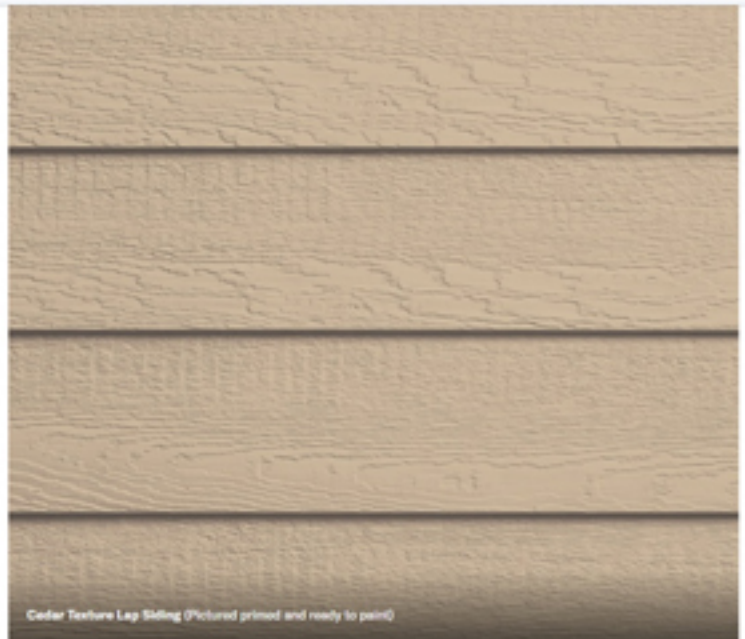
LAP SIDING

Easy-to-maintain traditional cedar wood texture that offers a lively, textured effect. Available primed and in 16 ExpertFinish® colors.

AVAILABLE PROFILES



Cedar Texture



Cedar Texture Lap Siding (Pictured primed and ready to paint)

LP Smartside Lap Siding - Paint to match existing house

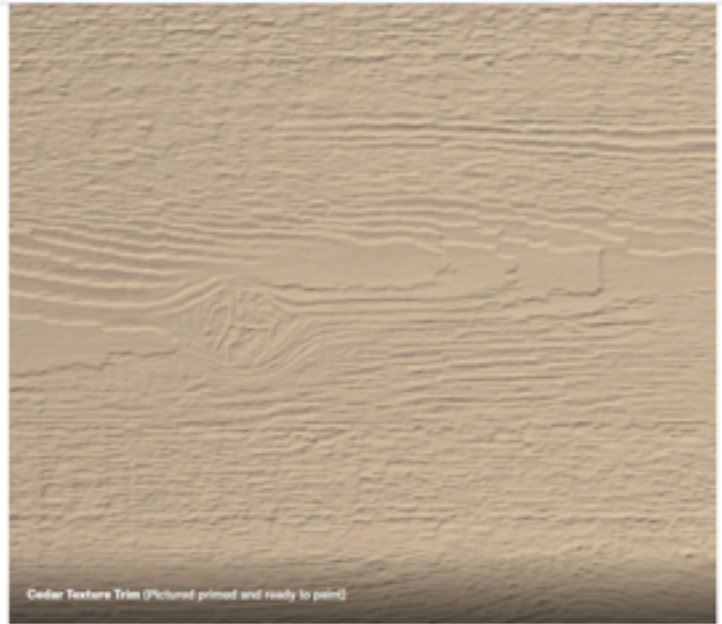
TRIM

The classic appearance of cedar for a variety of uses, including corner boards, windows and doors. Available primed and in 16 ExpertFinish® colors.

AVAILABLE PROFILES



Cedar Texture



Cedar Texture Trim (Pictured primed and ready to paint)

LP Smartside Trim - Paint

PRODUCTS ▸ RESIDENTIAL ROOFING ▸ LANDMARK® PRO



Max Def Mojave Tan



Landmark® PRO

CertainTeed's Landmark® PRO UL 2218 Class 3 Impact Resistant shingles offer durability, impact & algae resistance, a Class A fire rating, and easy installation.

CertainTeed Asphalt Shingles

MEMORANDUM

TO: Historic Preservation Commission

FROM: Maegin Elshaug, Planning Coordinator

DATE: October 15, 2025

RE: State Historical Society letter regarding Great Northern Freight Warehouse

In early October, the Planning Department received a letter from William D. Peterson, ND State Historic Preservation Officer from the State Historical Society, regarding the Great Northern Freight Warehouse building (now Beverage Wholesalers, Inc.) listed on the National Register of Historic Places, located at 420 7th Street North (the property is currently identified as 430 7th Street North). The letter states that the property has undergone significant changes since it was originally listed in 1990 and that it is intended that there will be a formal request to remove the property from the National Register of Historic Places.

According to the [National Historic Record](#), the building was originally listed on the register based on its significance to commerce and transportation, particularly between 1881-1929, including during the Second Dakota Boom. Information about the applicable criteria can be found at the [State Historical Society website](#).

Upon review of the Record and aerial imagery, the building referenced was demolished in or prior to 2011 and no longer exists. The removal appears to accommodate expansion of a different building on site. It was located along the rail line on the north side of the property, just west of 7th Street North. Aerial images are on the following page.

The letter from the State is attached, which includes a request that any comments are received by the end of the month.

2008



2014





September 26, 2025

Maegin Elshaug
Fargo Historic Preservation Commission
200 3rd St N
Fargo, ND 58102

Dear Coordinator Elshaug,

We recently became aware that the Great Northern Freight Warehouse, located at 420 N 7th St Fargo, ND, has undergone significant changes since it was originally listed in the National Register of Historic Places on 11/21/1990. We intend to formally request the property's removal from the National Register of Historic Places as "the property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed..." (36 CFR 60.15(a)(1)).

If you would like to submit comments regarding the removal of this property from the National Register, please send them to Lorna Meidinger, National Register Coordinator, at shspreservation@nd.gov or by regular mail. Comments must be received by October 31, 2025.

Sincerely,

William D. Peterson, PhD
ND State Historic Preservation Officer

MEMORANDUM

TO: Historic Preservation Commission

FROM: Maegin Elshaug, Planning Coordinator

DATE: October 15, 2025

RE: MNDOT letter regarding the Red River Pedestrian Bridge project and Section 106 participation

In early October, the Planning Department received correspondence from Chris Hommerding, Historian with the MNDOT Cultural Resources Unit (CRU), extending an invitation to the Historic Preservation Commission to participate in the Section 106 process for the Red River Pedestrian Bridge project (see attached letter and project information). The pedestrian bridge and associated paths will be located at approximately 40th Avenue South (Fargo) and 50th Avenue South (Moorhead) at Bluestem Theater. The project is federally funded and sponsored by the City of Moorhead.

The MNDOT CRU welcomes involvement from the board in Section 106 consultation, specifically for the following input at this time:

- Historic properties/locally designated properties within the project APE (area of potential effects)/construction limits, and
- The proposed project APE and project scope.

If any members of the board wish to participate, please let staff know as soon as possible due to timeliness related to the project. Details can be found on the attachment.



Cultural Resources Unit, Environmental Stewardship
395 John Ireland Boulevard, Mail Stop 620
Saint Paul, MN 55155-1800

October 2, 2025

Maegin Elshaug
CLG Coordinator
Fargo Community Development Office
200 3rd Street North
Fargo,

Re: S.P. 144-090-020, Red River Pedestrian Bridge, Fargo, Cass County, ND, and Moorhead, Clay County, MN

Dear Ms. Elshaug:

On behalf of the Federal Highway Administration (FHWA), I am extending an invitation to the Fargo Historic Preservation Commission to participate in the Section 106 process for the Red River Pedestrian Bridge project, sponsored by the City of Moorhead (maps attached).

The project is federally funded by FHWA and will require a permit from the U.S. Army Corps of Engineers. As such, the project must comply with Section 106 of the National Historic Preservation Act (54 USC 300108) and its implementing regulations, 36 CFR 800. Section 106 requires federal agencies to take into account the effects of their undertakings on historic properties that are listed in, or are eligible for inclusion in, the National Register of Historic Places. The Minnesota Department of Transportation Cultural Resources Unit (MnDOT CRU) is acting on behalf of the FHWA in carrying out certain aspects of the Section 106 process for this project under the terms of the *Programmatic Agreement Among the Federal Highway Administration, the Minnesota State Historic Preservation Office, the Advisory Council on Historic Preservation; the Department of the Army, Corps of Engineers, St. Paul District; and the Minnesota Department of Transportation; Regarding Implementation of the Federal-Aid Highway Program in Minnesota* (Statewide PA).

The project consists of the construction of two, 10-foot-wide, shared-use path segments, one in Fargo and one in Moorhead, and the construction of a pedestrian bridge over the Red River, linking the two trail segments. The proposed trail segments will connect with the existing trail system at 40th Avenue South and University Drive in Fargo, and with the existing trail system along 50th Avenue South in Moorhead. Areas of excavation, fill, and tree clearing in the floodplain zone will likely be required along the proposed trail and bridge alignment. Project

location information is in Table 1, below. See the attached location map and layout for additional project details.

Table 1: Project TRS Location

Township	Range	Section(s)
139N	48W	30, 31, 36
139N	49W	25. 36

Local governments are entitled to participate in the Section 106 process as consulting parties, along with State Historic Preservation Offices, Indian tribes, and other interested organizations and individuals. Consulting parties can share their views, review pertinent project information, offer ideas, and consider possible solutions together with the Federal agency and other consulting parties. Consulting parties play an active and important role in determining how potential effects to historic properties will be avoided, minimized, or mitigated during the planning and implementation of a proposed project. For more information, see: <https://www.achp.gov/sites/default/files/documents/2017-01/CitizenGuide.pdf>.

We would welcome the involvement of the Fargo Historic Preservation Commission in Section 106 consultation for the project. Specifically, we are requesting input on the following at this time:

- Historic properties/locally designated properties within the project APE/construction limits, and
- The proposed project APE and project scope.

If the Fargo Historic Preservation Commission would like to participate in consultation, please let us know of your interest in writing **within 30 days of your receipt of this letter**. If you would like to request a meeting to discuss the undertaking, please indicate this in your response. *Please note that we may not be able to consider comments provided to us after this 30-day review period.*

If the Fargo Historic Preservation Commission opts to serve as a Section 106 consulting party, you will be copied on MnDOT CRU's project findings letter, at which point the Fargo Historic Preservation Commission will have an opportunity to provide comment on the project finding within the regulatory timeframe.

Please do not hesitate to contact me if you have any questions, require additional information on the historic properties or potential effects, or would like to schedule a meeting to discuss the project.

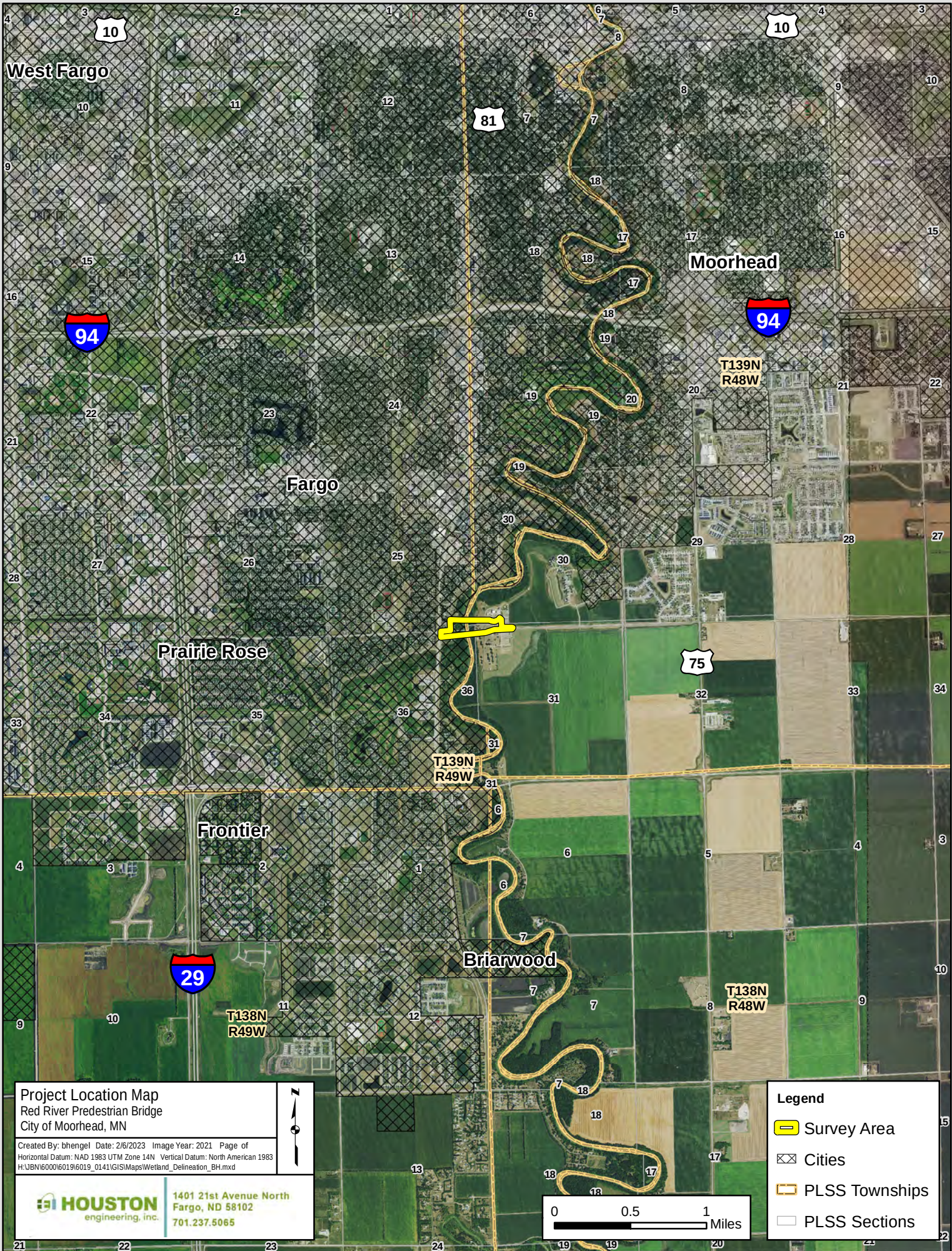
Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Hommerding".

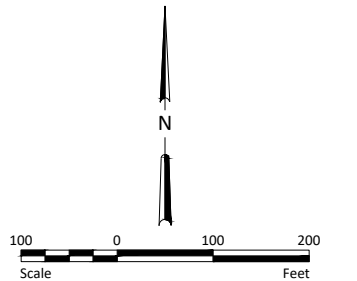
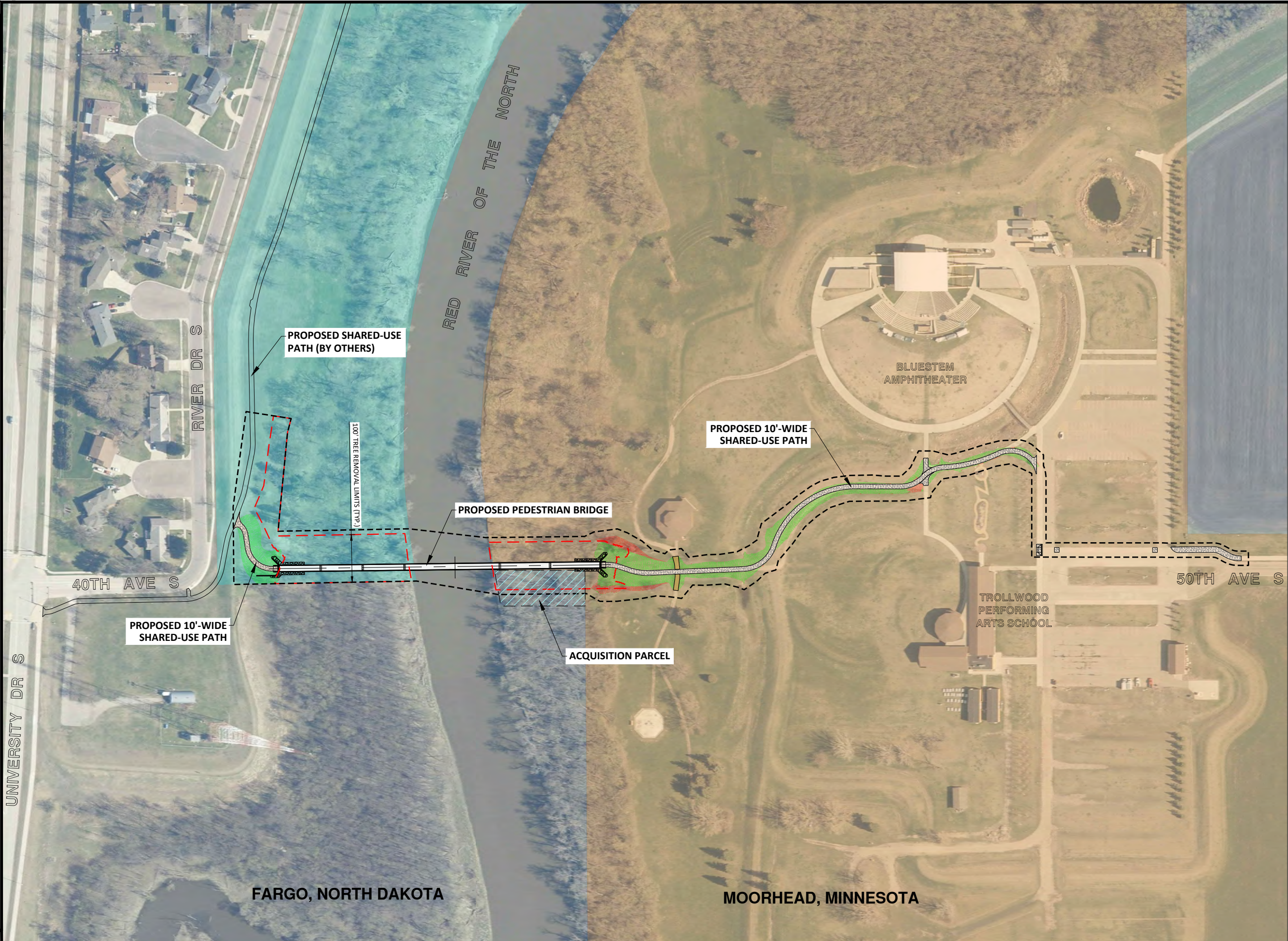
Chris Hommerding
Historian, MnDOT CRU
chris.hommerding@state.mn.us

Encl. Area of Potential Effects (APE) Map
Project Location and Layout (dated July 21, 2025)

CC: CRIS (Administrative Record)
Tom Trowbridge, Moorhead Assistant City Engineer



H:\JBN\6019\6019_0141\CAD\Plans\Overall Exhibit.dwg-Overall Plan-7/21/2025 1:51 PM-(bwall)



- PROJECT LIMITS** [Dashed black line]
- TREE REMOVAL** [Red dashed line]
- CITY OF FARGO OWNED PROPERTY** [Light blue fill]
- CITY OF MOORHEAD OWNED PROPERTY** [Light orange fill]
- EARTHWORK EMBANKMENT** [Light green fill]
- EARTHWORK EXCAVATION** [Pink fill]

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Revision	Date	By



Drawn by	Date
BKW	7/21/2025
Checked by	Scale
MPL	AS SHOWN

RED RIVER PEDESTRIAN BRIDGE
CONCEPTUAL DESIGN AND ENVIRONMENTAL REVIEW
CITY OF MOORHEAD, MINNESOTA

OVERALL PLAN
PROJECT NO. S.P. 144-090-020

SHEET
1