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

HISTORIC PRESERVATION COMMISSION
Tuesday, November 17, 2026 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes – July 21, 2026
2. Nominations and Election of Chair and Vice Chair
3. Historic Overlay District Review
    a. 315 14th Street South - Jefferson Historic Overlay (Jefferson Neighborhood)
    b. 1345 4th Avenue South – Jefferson Historic Overlay (Jefferson Neighborhood)
4. Staff Updates and Project Items
5. Adjourn – Next Meeting: December 15, 2026

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, July 21, 2026**

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, July 21, 2026.

The Historic Preservation Commissioners present or absent were as follows:

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

Absent: None

Acting Chair Kloubec called the meeting to order and welcomed Members to the meeting.

Item 1: Minutes: Regular Meeting of April 21, 2026

Member Larson moved the minutes of the April 21, 2026 Historic Preservation Commission meeting be approved. Second by Member Holden. All Members present voted aye and the motion was declared carried.

Member Boreen present.

Item 2: Historic Overlay District Review

a. 1222 9th Street South – Erskine's Historic Overlay (Hawthorne neighborhood)

Planner Luke Morman presented the application previously approved in February 2026 to construct an addition and replace windows on the existing house at 1222 9th Street South, and now coming forward with change related to the material of the steps as part of the addition.

Applicant Peder Nystuen spoke on behalf of the application.

Discussion was held on the railing options, and possible future work to the property.

Member Boreen moved to approve the application as presented. Second by Member Larson. On call of the roll Members Dawson, Larson, Boreen, Holden, and Kloubec voted aye. The motion was declared carried.

b. 51 6th Avenue North - Oak Grove Historic Overlay (Horace Mann neighborhood)

Planner Chelsea Levorsen presented the application of a re-review of the Certificate of Appropriateness application for exterior renovations, garage addition, and covered deck at 51 6th Avenue North. During the April 21, 2026 Historic Preservation Meeting, the Board approved the demolition of the garage and the removal of the chimney. After discussion, the Board voted unanimously to continue the remaining items, pending revisions and the need for more information, including; confirmation of building height, window placement and dimensions, truss design, dimensions, and matching styles.

Discussion was held on the updates to the project, thanks was given to the applicant on the additional work and updates to the structure, and confirmation of the planned demolition of the existing garage.

Applicant Robert Spieker spoke on behalf of the application.

Member Boreen moved to approve the application as presented. Second by Member Larson. On call of the roll Members Holden, Larson, Boreen, Dawson, and Kloubec voted aye. The motion was declared carried.

c. 623 8th Street South – Chas A Roberts Historic Overlay (Hawthorne neighborhood)

Planner Luke Morman presented the application to construct an addition or a screened-in porch and deck above the existing house at 623 8th Street South. He provided a laydown item from JN Contacting, LLC regarding demolition of the previous porch.

Discussion was held on the existing brick patio, and the intent to replicate to moldings of the existing structure.

Applicant representative Nicholas Mikkelsen, JN Contracting, spoke on behalf of the application.

Further discussion was held on awareness of the property being in a Historic Overlay neighborhood, trusses, gutters, downspouts, and scoffer locations.

Member Boreen moved to approve the application as presented. Second by Member Dawson. On call of the roll Members Dawson, Holden, Larson, Boreen, and Kloubec voted aye. The motion was declared carried.

Item 3: Nominations

Director of Planning and Development Nicole Crutchfield shared that former Chair of the Historic Preservation Commission Heather Fischer has stepped down and resigned from the Board and thanked her for all her years of service.

Ms. Crutchfield noted that the Board will need to elect a new Chair and Vice Chair and those interested should reach out to her and an election will be held at the next meeting.

She additionally shared that the Board has current vacancies and she will coordinate with the Mayor, and applications can be submitted through the City of Fargo website.

Item 4: Staff Update

Ms. Crutchfield shared an update from the recent election that Commissioner Nikki Gullickson is the new liaison to the Planning Department. She also noted that the Land Development Code rewrite is moving along and an informal draft should be available in the near future. The Land Development Code consultants will be back in town at the end of August.

Item 5: Adjourn - Next Meeting: August 18, 2026

The time at adjournment was 8:27 a.m.

M E M O R A N D U M

TO: Historic Preservation Commission

FROM: Chelsea Levorsen, Planner

DATE: November 10, 2026

RE: 315 14th Street South – Exterior Renovation

The Planning Department has received an application from The Housing Authority, LLC for an exterior renovation at 315 14th Street South. The property is located within the Jefferson Historic Overlay District (Ordinance 5184), established in December of 2018.

The applicant is requesting approval for exterior renovations, including the replacement of windows and doors, front step replacement, and siding repair to their two-story home. A plan of the proposed deck, existing photos, renderings, and building materials are attached to this packet.

All windows will be replaced with double hung, sliding, white windows, similar to what is currently on the home. The only exception is the removal of a small window on the front-facing, second floor. According to the applicant, this window is broken and leaking. As part of the window replacement, the applicant plans to install black shutters to the front windows.

The white, two-panel front door will be replaced with a black, two-panel door. There was once a door on the south side of the house, however, according to the applicant, the interior exit was previously walled off. Since this door is no longer accessible, the applicant is proposing to completely remove it.

The home currently has wooden steps leading to the front door. The applicant is proposing to remove and replace the wooden steps with composite (Trex) decking. The footprint and profile of the steps will remain the same. The color of the proposed material is called pebble grey, which is a light grey. The railing will be black.

The home is currently clad with 12x24 cement board. As part of this proposal, the applicant plans to replace any broken pieces of siding and paint it an off-white color, called Highland White.

The Core Neighborhoods Plan identifies the subject property, located within the Jefferson Neighborhood, as suitable for single-family residential use. The home was built in 1900 and records list it as classic revival style.

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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:

a. Photos of the existing site
b. Plans of the proposed project
c. Building materials
d. Site plan if applicable

Property Owner Information
Name (*printed*): Michael Johnson
Name (*printed*): Kelly Johnson
Address: 315 14th St S
Fargo, ND 58103

Contact Person Information *(if different than owner)*
Name (*printed*): Josh Hass
Address: The Home Authority
2821 HWY 10 E
Moorhead, MN 56560

Parcel Information
Historic overlay district of subject property :
Address:
Legal Description (*attach separate sheet if more space is needed*):

Check each of the following which applies to your project

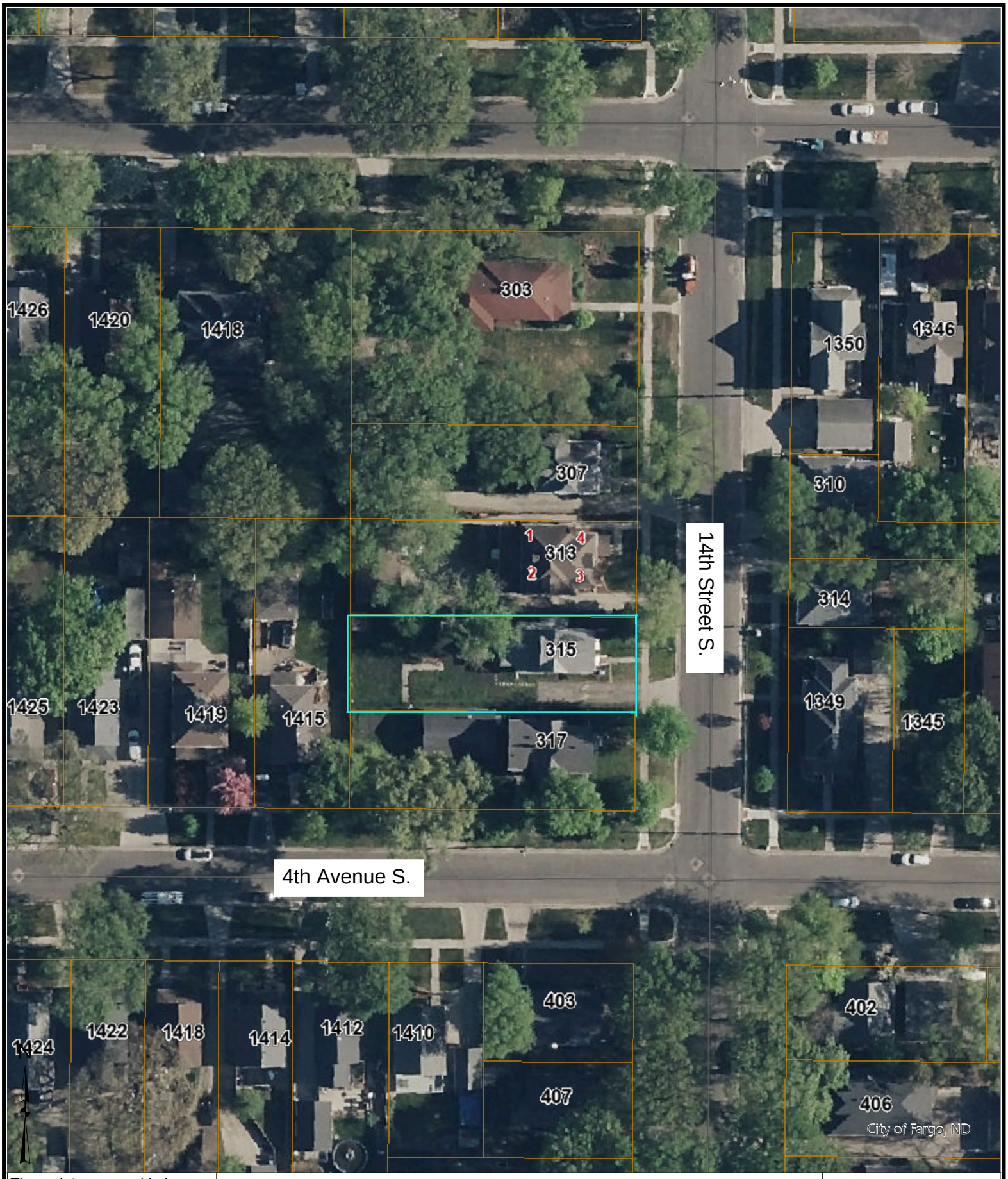
- ☐ Exterior remodel
- ☒ Window replacement
- ☐ New dormer
- ☐ New/replacement chimney
- ☐ Skylight
- ☐ Overhead garage door replacement
- ☐ New garage
- ☐ New accessory structure (not garage)
- ☐ New porch
- ☐ Front yard paving
- ☐ Demolition
- ☐ New addition
- ☒ Other: Broken siding shake replacement, exterior paint, replacement of front step

Briefly Describe The Proposed Scope of Work
Window replacement is for the same size and locations. Existing siding shakes are damaged or missing in locations and those will be filled in with the same style. New paint color is white. Replacing the front steps with same size. Please note that it is not a full siding replacement. The awnings above front door and main level picture window are removed.

Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.

Owner (*Signature*): _____ Date: _____

Representative (*Signature*): _____ Date: 11-5-2026



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.

315 14th Street South

1:1,128

11/5/2026 3:08 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

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND LYING IN EDDY PLACE ADDITION, EDDY & FULLERS AUDITORS LOTS, CASE, PEAKE & HALL ADDITION AND FULLERS ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain parcels of land lying in Eddy Place Addition, Eddy & Fullers Auditors Lots, Case, Peake & Hall Addition and Fullers Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on November 6, 2018; and,

WHEREAS, the rezoning changes were approved by the City Commission on December 3, 2018,

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

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

NOW, THEREFORE,

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

Section 1. The following described property:

All of Eddy Place Addition; Blocks Ten (10) through Sixteen (16), and Twenty-four (24) through Forty-three (43) of Eddy & Fullers Auditors Lots; Block One (1), Six (6) and Seven (7) of Case, Peake & Hall Addition and Blocks One (1), Six (6) and Seven (7) of Fullers Addition to the City of Fargo, Cass County, North Dakota;

a map of which is as follows:

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184



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

Said property shall be referred to as the Jefferson Neighborhood Historic Overlay District.

Pursuant to LDC §20-0305.C, the following special development standards which shall apply to all properties, new and existing, within the Jefferson Neighborhood Historic Overlay District:

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. Properties

The individual existing properties included in the Jefferson Neighborhood Historic Overlay District, described by address, block number, type of building, style of architecture, and year built are listed as follows:

The map of the Overlay District, above, indicates overlay boundaries with blocks identified by letters A through J. The block letters correspond to the list of properties that follows, which includes 232 parcels.

PARCEL NUMBER	PROPERTY ADDRESS	HOUSE STYLE	BLOCK	YEAR BUILT	TYPE
01-0700-00540-000	1444 1 AVE S	Craftsman	A	1921	Single Family
01-0700-00550-000	1448 1 AVE S	Craftsman	A	1921	Single Family
01-0700-00560-000	1442 1 AVE S	Craftsman	A	1917	Single Family
01-0700-00570-000	1438 1 AVE S	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

F. Special Development Standards – General

1. Open Space

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

3. Front Yard Parking

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

4. Side Yard Fencing

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

G. Special Development Standards – Exterior Renovation

In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

1. Principal Building

a. Exterior Cladding

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern.

2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or

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

b. Windows and Doors

1. Windows and doors shall match the original principal building in design and operation.

2. If the principal building is void of its original windows or doors, replacement windows and doors shall be of a design compatible with the historic style of structures located within the district.

3. Window or door openings shall not be increased or decreased by more than 10% in dimension or total area. Any changes in dimension or area will require review by the Fargo Historic Preservation Commission.

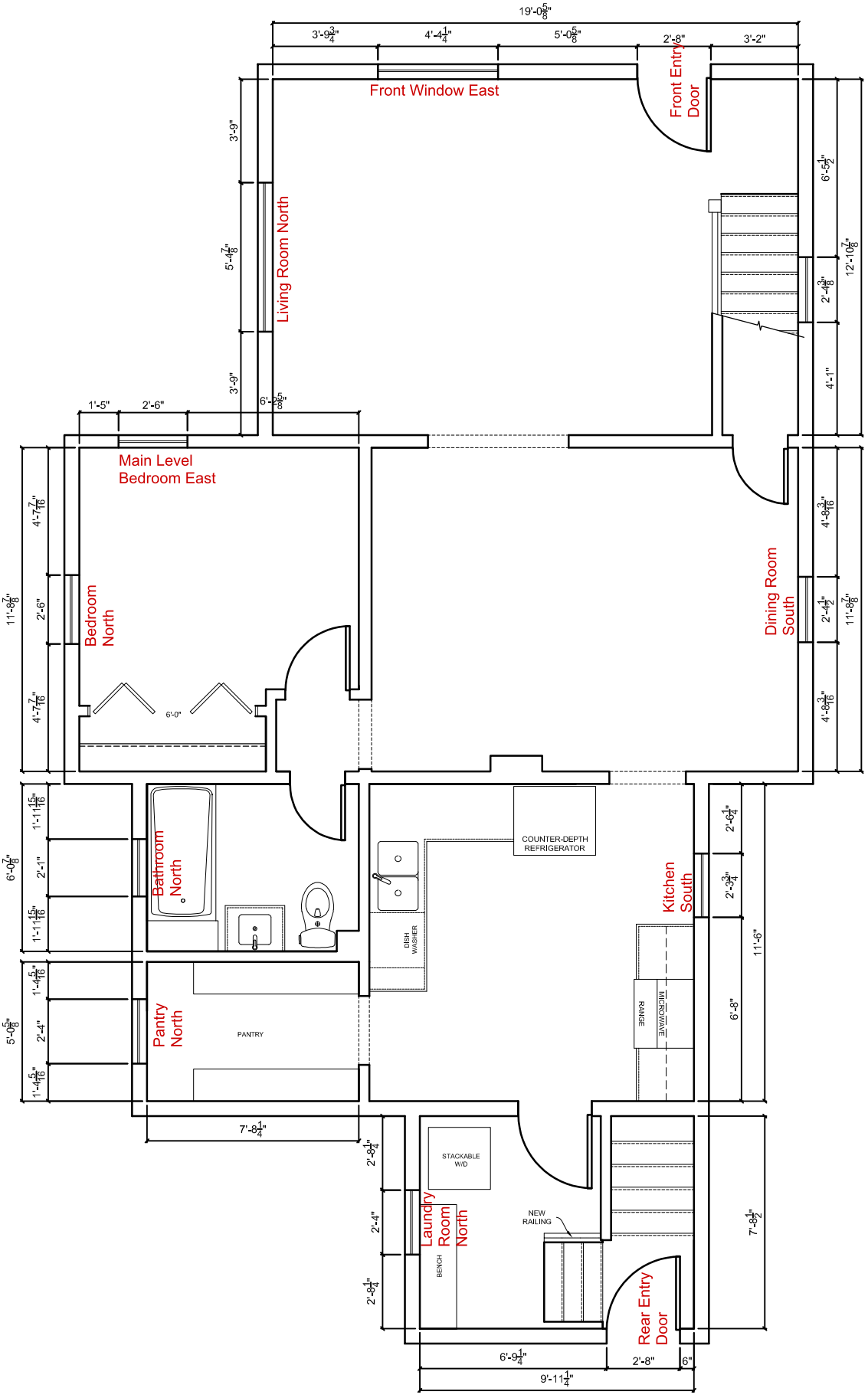
c. Roofs

1. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original in design, dimension, detail, texture, and pattern.

2. Skylights are prohibited on all roof planes parallel to and facing the street.

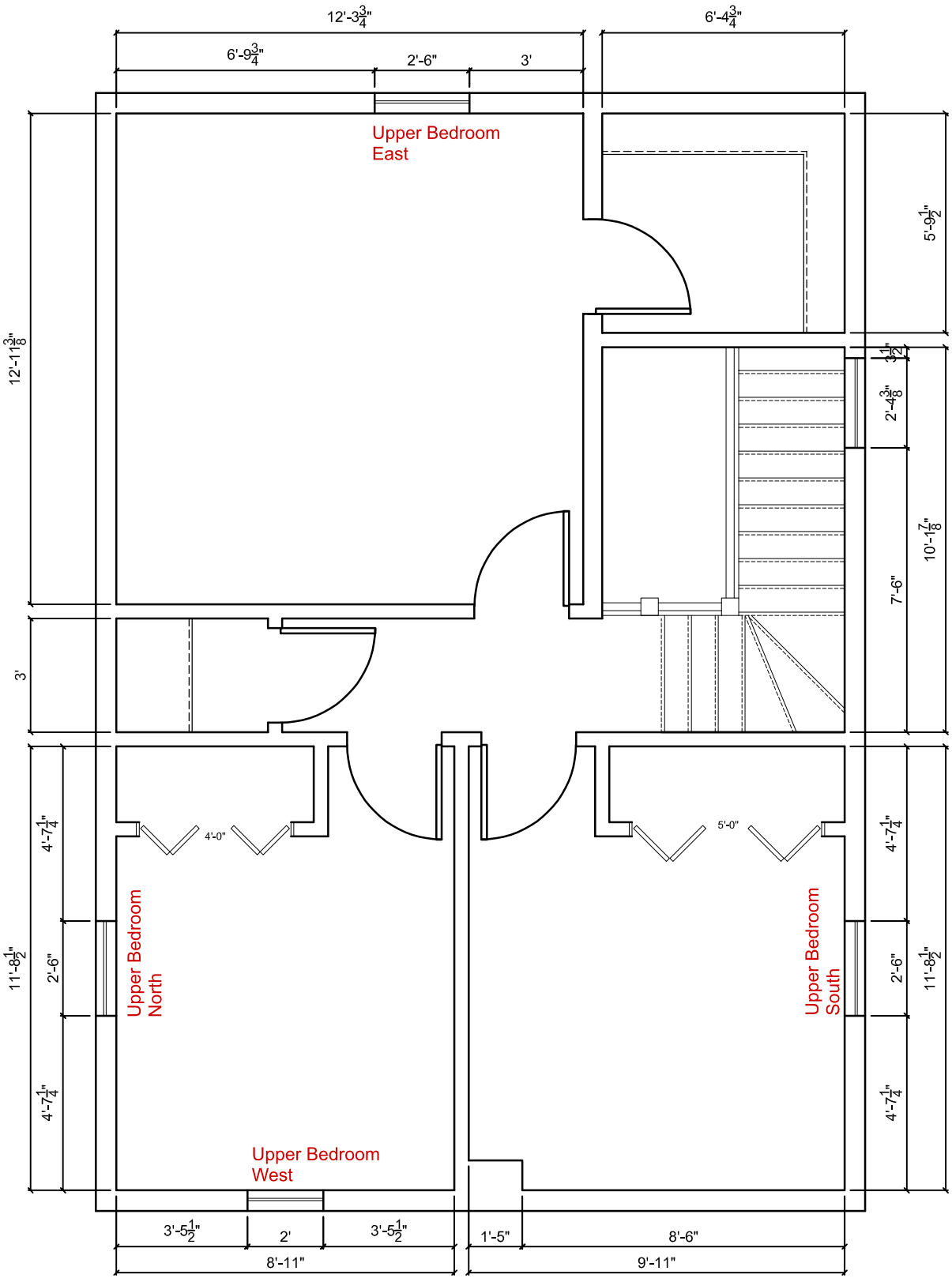
d. Entrances, Porches, and Decks

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



JOHNSON - PROPOSED MAIN LEVEL LAYOUT

Exterior Window/Door Schedule



JOHNSON - PROPOSED UPPER LEVEL LAYOUT

Exterior Window & Door Schedule

Johnson – Exterior Renderings



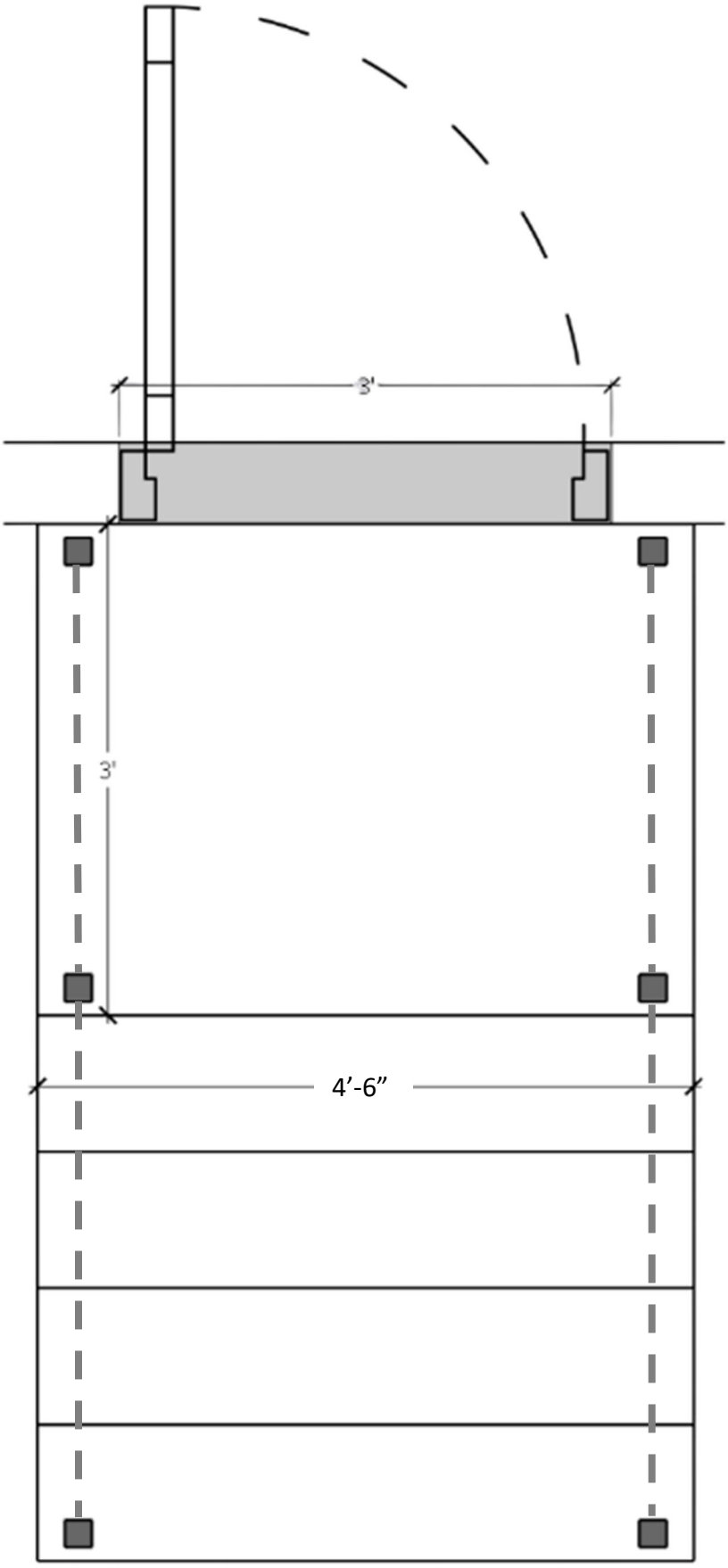


Johnson – Exterior Renderings





Johnson – Front Landing Layout



Trex® DECKING

Make the Trex decision that's right for you™

ICON KEY

PRICE $-$$$$$

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SCRATCH RESISTANCE RATING ★-★★★★★

SUNCOMFORTABLE™ TECHNOLOGY

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Trex Signature®

Setting a new standard for style

$$$$$ · 50 YEAR · ★★★★★

- Whidbey
- Ocracoke

Trex Transcend® Lineage®

Our coolest* decking yet

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- Salt Flat
- Carmel
- Rainier
- Biscayne
- Island Mist
- Jasper
- Hatteras

Trex Transcend®

Elevated aesthetics from the original high-performance decking

$$$$$ · 50 YEAR · ★★★★★

- Rope Swing
- Island Mist
- Tiki Torch
- Havana Gold
- Spiced Rum
- Lava Rock

Trex Select®

Nature inspired with minimal maintenance

$$$$$ · 35 YEAR · ★★★★★

- Malted Barley
- Millstone
- Whiskey Barrel
- Saddle
- Pebble Grey

Trex Enhance® Naturals

Beauty on a budget

$$$$$ · 25 YEAR · ★★★★★

- Foggy Wharf
- Honey Grove
- Golden Hour
- Rocky Harbor
- Toasted Sand
- Cinnamon Cove

Trex Enhance® Basics

A trade up from wood

$$$$$ · 25 YEAR · ★★★★★

- Pebble Beach
- Tide Pool
- Saddle
- Clam Shell

Trex Refuge™

Ignition-resistant PVC. Built for beauty. Tested for fire.

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- Martis Valley
- Point Reyes

Available In Select Regions

SCAN TO USE OUR DECK DESIGNER

BOARD PROFILES

- Solid
- Scalloped
- Square edge
- Grooved edge

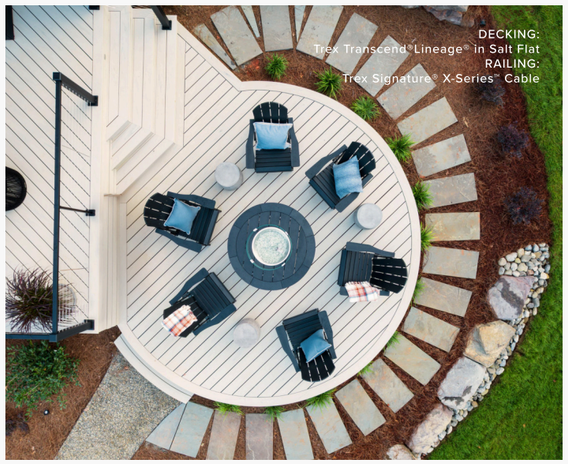
Use with Trex Hideaway® Hidden Fastening System for a clean, screw-free appearance.

Trex SunComfortable™ Technology redefines what performance looks like in the heat. Our heat-mitigating* decking is engineered to reflect solar energy and reduce heat absorption, keeping deck surfaces cooler* versus standard composite decking.

*Although Trex decking products with SunComfortable heat-mitigating technology are designed to be cooler than most other composite decking products of a similar color, on a hot sunny day, they will get hot. On such days, care should be taken to avoid extended contact between exposed skin and the deck surface, especially with young children and those with special needs.

Boards with these symbols are Wildland Urban Interface (WUI) compliant, making them an excellent option for areas prone to wildfires.

Trex Refuge PVC decking is engineered for ignition resistance with a Class A Flame Spread Rating, giving homeowners added confidence when it matters most.



DECKING: Trex Transcend® Lineage® in Salt Flat
RAILING: Trex Signature® X-Series™ Cable

M E M O R A N D U M

TO: Historic Preservation Commission

FROM: Chelsea Levorsen, Planner

DATE: November 12, 2026

RE: 1345 4th Avenue South – New Construction within Jefferson Historic Overlay District

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The Planning Department has received an application from Galen Gess for the new construction of a single-family house at 1345 4th Avenue South. The property is located within the Jefferson Historic Overlay District (Ordinance 5184), established in December of 2018.

The Historic Preservation Commission approved the demolition of the house on this property at their July 11, 2023 meeting.

The applicant is requesting approval to construct a new, two-story single-family home, with attached two-stall garage. A site plan, floor plan, elevations, renderings, and building materials are attached to this packet. The proposal meets the quantifiable design standards outlined in section I. 'Special Development Standards – New Construction'. Staff are looking to the Board members for guidance if the proposal meets the intent of the "visually compatible" requirements of the ordinance.

Section F. 'Special Development Standards – General' requires that a minimum of 70% of the front yard be maintained as open space. The applicant is proposing 40% open space. Due to the small lot size, the applicant is asking the Historic Preservation Commission to consider a 'variance of special development standards' as outlined in Section K.

The subject property presents some challenges for development. At only 3,555.99 square feet, it is the second smallest parcel on the block. The property is 37' wide and 95' feet long, with no alley access. For comparison, the property West adjacent is 50' wide, 151' long and 7,575.44 square feet. The entire block is zoned SR-3, Single-Dwelling Residential.

Mr. Gess is continuing to work with the Inspections Department to ensure the house meets all International Building Code and Land Development Code requirements, including building coverage and fire walls.

The Core Neighborhoods Plan identifies the subject property, located within the Jefferson/Carl Ben Neighborhood, as suitable for single-family residential use. Additionally, the subject property

is identified as part of a Core Reinvestment Block within this neighborhood. Core Reinvestment blocks are “especially strong candidates for reinvestment resources – especially where they overlap with historic assets in Historic Overlay Districts.”

THE CITY OF Fargo FAR MORE

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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:

a. Photos of the existing site
b. Plans of the proposed project
c. Building materials
d. Site plan if applicable

Property Owner Information
Name (*printed*): Caden Gess
Name (*printed*):
Address: 600 2nd Ave NW
West Fargo, ND. 58078

Contact Person Information *(if different than owner)*
Name (*printed*): Caden Gess
Address:

Parcel Information
Historic overlay district of subject property :
Address: 1345 4th Ave S Fargo
Legal Description (*attach separate sheet if more space is needed*): Lot 7 Block 2 Eddy place

Check each of the following which applies to your project

- ☐ Exterior remodel
- ☐ Window replacement
- ☐ New dormer
- ☐ New/replacement chimney
- ☐ Skylight
- ☐ Overhead garage door replacement
- ☐ New garage
- ☐ New accessory structure (not garage)
- ☐ New porch
- ☐ Front yard paving
- ☐ Demolition
- ☐ New addition
- ☒ Other: New const single family

Briefly Describe The Proposed Scope of Work
New construction of Single family home with attached 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: 10-19-26

Representative (*Signature*): _____ Date: _____



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.

1345 4 Avenue South

1:1,128

10/30/2026 10:38 AM

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

THE CITY OF Fargo FAR MORE

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

AN ORDINANCE REZONING CERTAIN PARCELS OF LAND LYING IN EDDY PLACE ADDITION, EDDY & FULLERS AUDITORS LOTS, CASE, PEAKE & HALL ADDITION AND FULLERS ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

WHEREAS, the Fargo Planning Commission and the Board of City Commissioners of the City of Fargo have held hearings pursuant to published notice to consider the rezoning of certain parcels of land lying in Eddy Place Addition, Eddy & Fullers Auditors Lots, Case, Peake & Hall Addition and Fullers Addition to the City of Fargo, Cass County, North Dakota; and,

WHEREAS, the Fargo Planning Commission recommended approval of the rezoning request on November 6, 2018; and,

WHEREAS, the rezoning changes were approved by the City Commission on December 3, 2018,

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

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

NOW, THEREFORE,

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

Section 1. The following described property:

All of Eddy Place Addition; Blocks Ten (10) through Sixteen (16), and Twenty-four (24) through Forty-three (43) of Eddy & Fullers Auditors Lots; Block One (1), Six (6) and Seven (7) of Case, Peake & Hall Addition and Blocks One (1), Six (6) and Seven (7) of Fullers Addition to the City of Fargo, Cass County, North Dakota;

a map of which is as follows:

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184



- 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.

D. Certificate of Appropriateness

In accordance with Section 20-0912 of the Fargo Land Development Code, no building permit shall be issued for the following until a Certificate of Appropriateness has been reviewed and approved in accordance with said Section 20-0912: *(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**.

E. Post-1939 Structures--exemption

With respect to residential structures built after 1939 and before the effective date of this ordinance, said structures shall be exempt from the requirement of obtaining a Certificate of Appropriateness prior to obtaining a building permit for any change to the **exterior** appearance of any principal building, accessory building or structure. Owners or permittees of such structures are encouraged to conform with the style elements of this ordinance.

F. Special Development Standards – General

1. **Open Space**

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

3. **Front Yard Parking**

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

4. **Side Yard Fencing**

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

G. Special Development Standards – Exterior Renovation

In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

1. **Principal Building**

   a. Exterior Cladding

      1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern.

      2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or

result of which is the creation of a two-story principal building consistent with an HNS.

2. Accessory Buildings or Structures

a. Additions to existing accessory buildings or structures shall be subordinate in scale and compatible with the design and style of the principal structure.

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

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 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 historic structures within the Jefferson Neighborhood Historic Overlay District.

3. The relationship of solids to voids in the front facade of a principal building must be visually compatible with historic structures within the Jefferson Neighborhood Historic Overlay District.

4. The relationship of the principal building to the open space between it and adjoining structures must be visually compatible with historic structures within the Jefferson Neighborhood Historic Overlay 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 historic structures within the Jefferson Neighborhood Historic Overlay 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 historic structures within the Jefferson Neighborhood Historic Overlay 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. 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. 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.

Section 2. The City Auditor is hereby directed to amend the zoning map now on file in his office so as to conform with and carry out the provisions of this ordinance.

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

/s/
Timothy J. Mahoney, M.D. Mayor

(SEAL)

Attest:

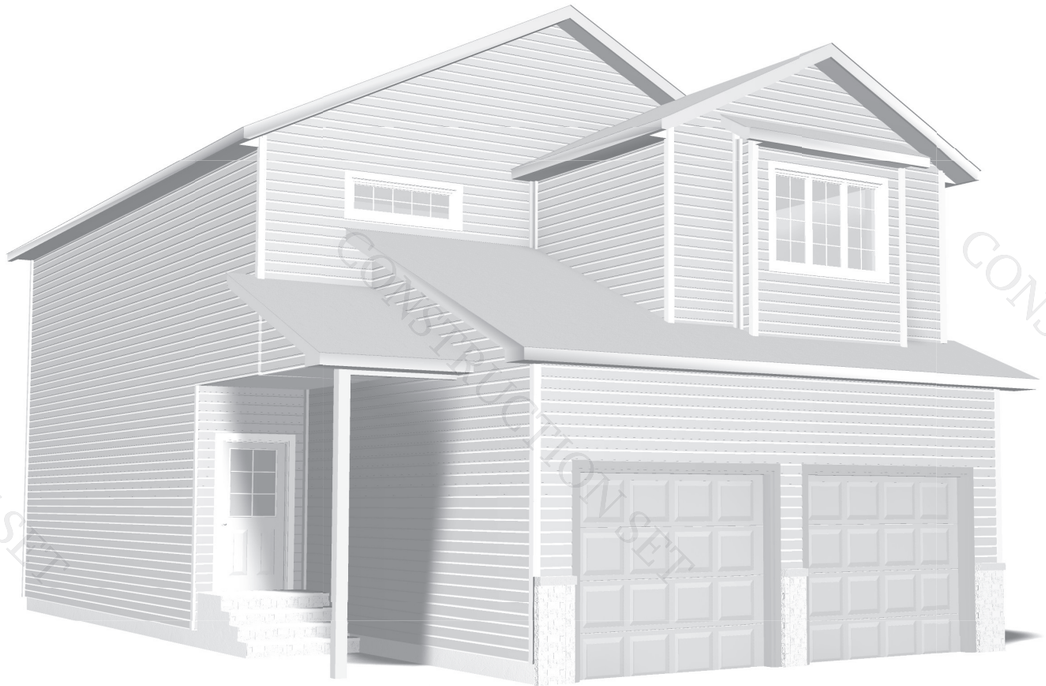
/s/
Steven Sprague, City Auditor

First Reading: 12-3-17
Second Reading: 12-17-18
Final Passage: 12-17-18

Photo of current site, provided by applicant.



SINGLE FAMILY HOME PLAN



INDEX:

PAGE 1: ELEVATION VIEWS
PAGE 2: FOUNDATION LAYOUT
BASEMENT PLAN
PAGE 3: MAIN FLOOR PLAN
PAGE 4: SECOND FLOOR PLAN
ROOF LAYOUT PLAN
PAGE 5: WALL SECTIONS & DETAILS
PAGE 6: SITE LAYOUT PLAN

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HOUSE PLAN
1345 4TH AVE S
Fargo, North Dakota 58103

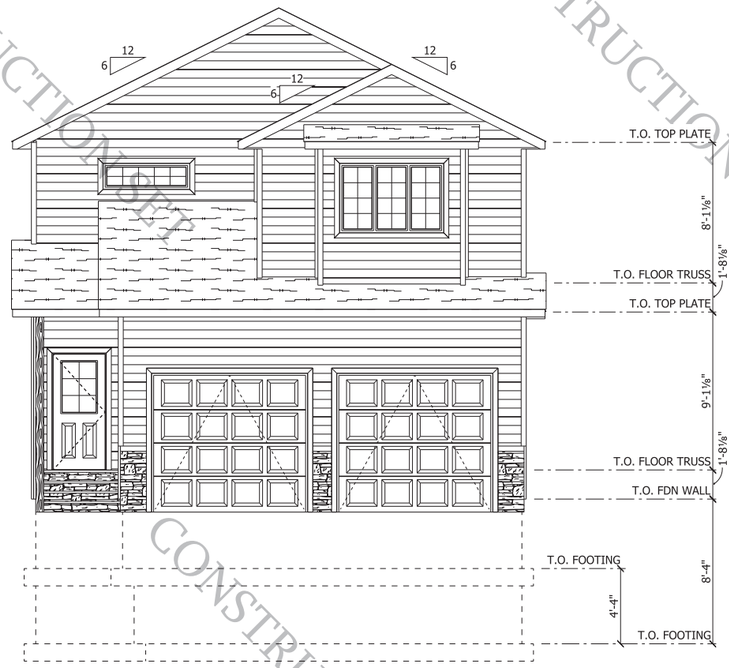
PAGE NUMBER: **0 / 6**
DATE PRINTED: 10/27/2026
PROJECT NUMBER: PDS2026014
DRAWN BY: ROBERT LUGERT

2320 22nd Street S.
Fargo, North Dakota 58103
701-640-7488
rlugertdrafting@outlook.com

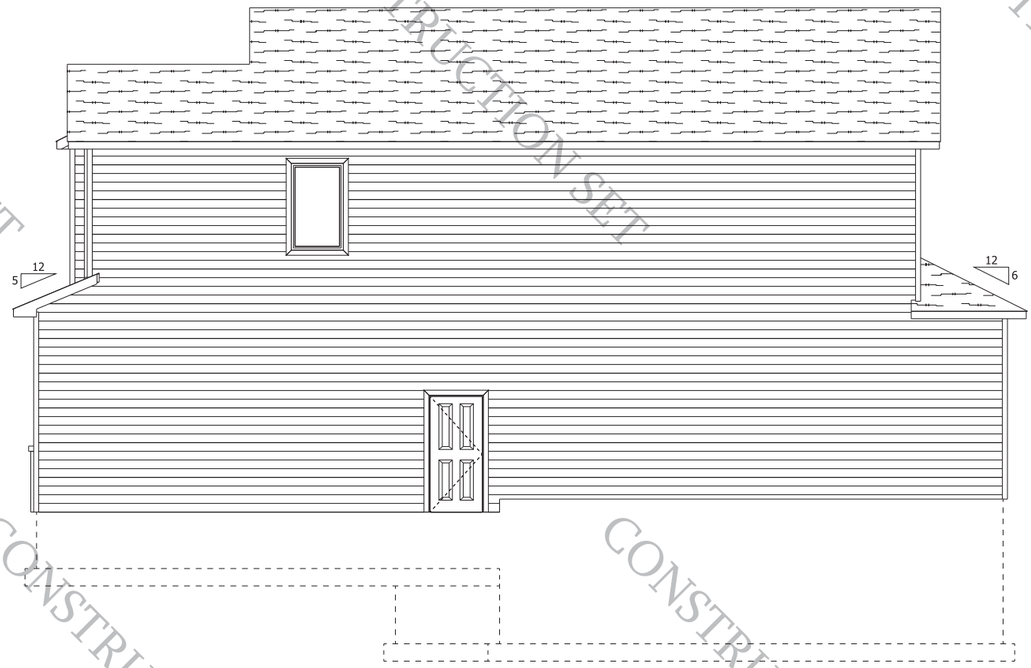
ACCREDITED BUSINESS BBB

PDS Perspective Design Services LLC

CONSTRUCTION SET

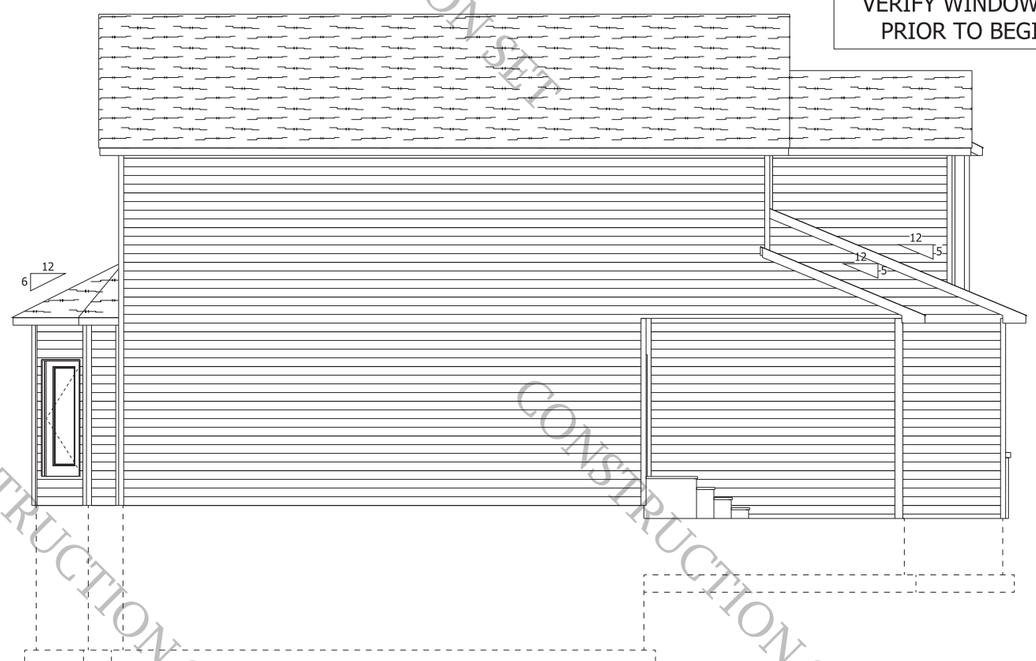


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

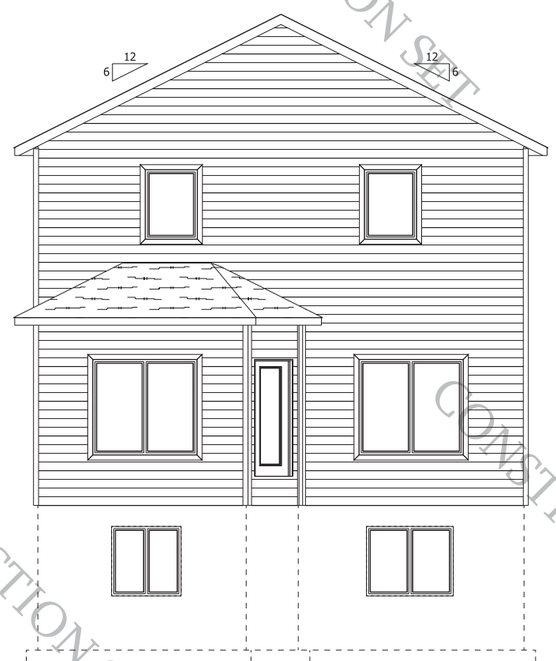


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ALL WINDOWS ARE SHOWN WITH
6'-9" HEADER HEIGHTS FOR REFERENCE
VERIFY WINDOW HEADER HEIGHTS
PRIOR TO BEGINNING FRAMING



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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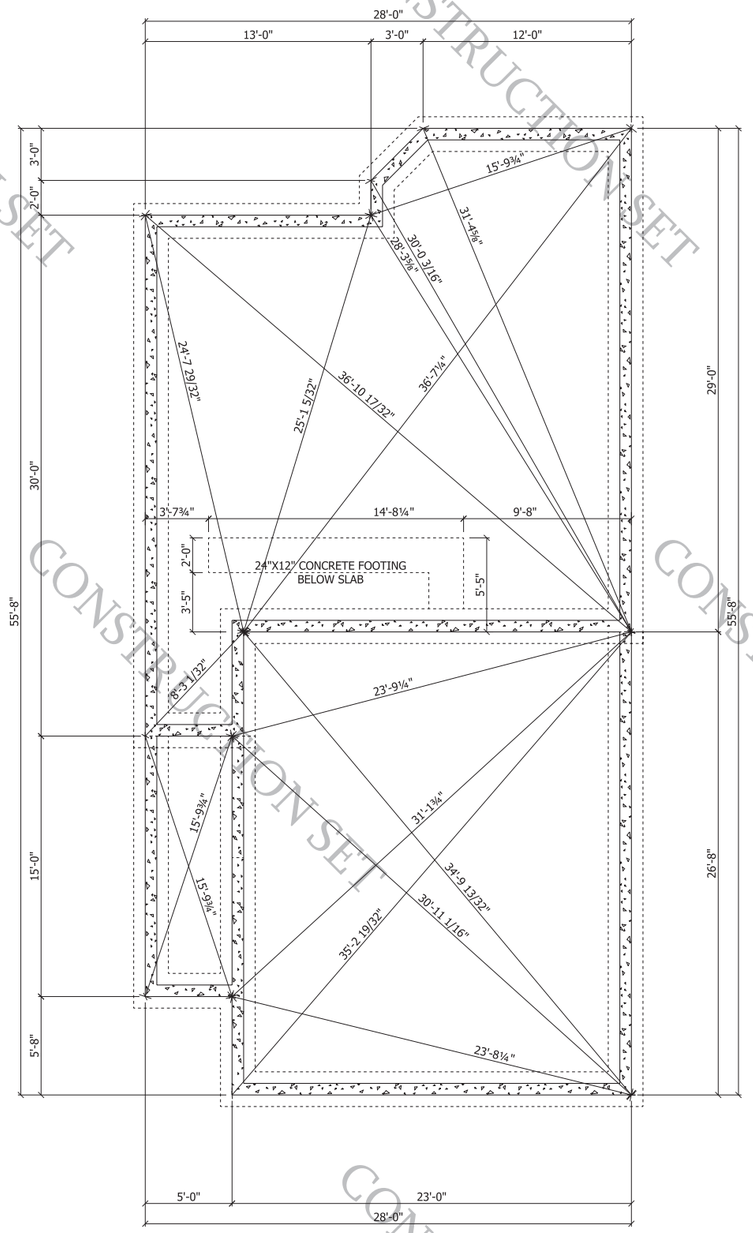
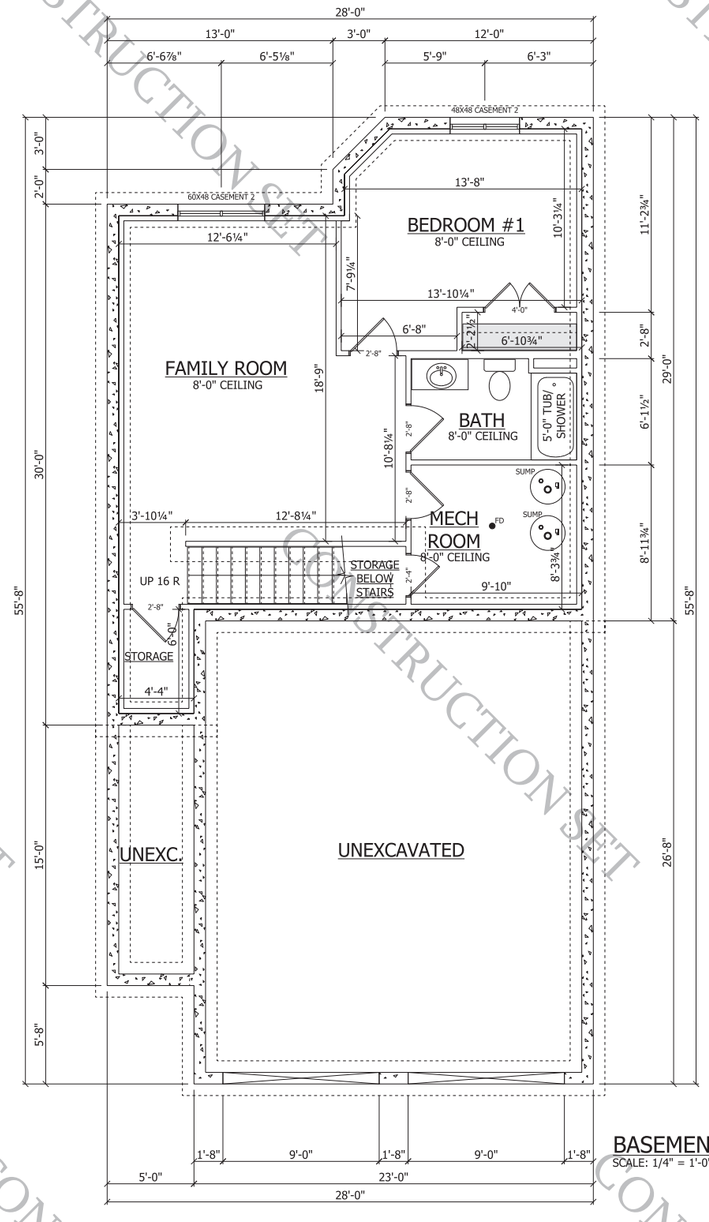


FOUNDATION LAYOUT PLAN

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



BASEMENT PLAN

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

FOUNDATION LAYOUT NOTES:
1.) DIMENSIONS ARE AS FOLLOWS:
A.) OVERALL EXTERIOR DIMENSIONS
B.) FOUNDATION CORNER TO FRAMING CORNER
C.) TO INSIDE WALLS ON CENTER
D.) CENTER OF OPENINGS AND/OR EDGE OF O.H. GARAGE DOOR
2.) HOUSE FOUNDATION WALLS:
A.) 24" X 12" CONT. CONCRETE FOOTING
B.) 8" X 4'-0" CONCRETE FROST WALLS @ EXTERIOR HOME WALLS
C.) 8" X 4'-0" CONCRETE FROST WALLS @ EXTERIOR GARAGE WALLS
D.) 10" X 4'-0" CONCRETE BEARING WALLS @ SHARED FIRE WALLS
E.) VERIFY FROST WALLS PER LOCAL BUILDING CODE
F.) REINFORCEMENT OF FOUNDATION WALLS AND FROST WALLS PER LOCAL BUILDING CODE

AREA SCHEDULE

NAME	AREA
BASEMENT FOOTPRINT	776 SQ. FT.
LIVING AREA	696 SQ. FT.

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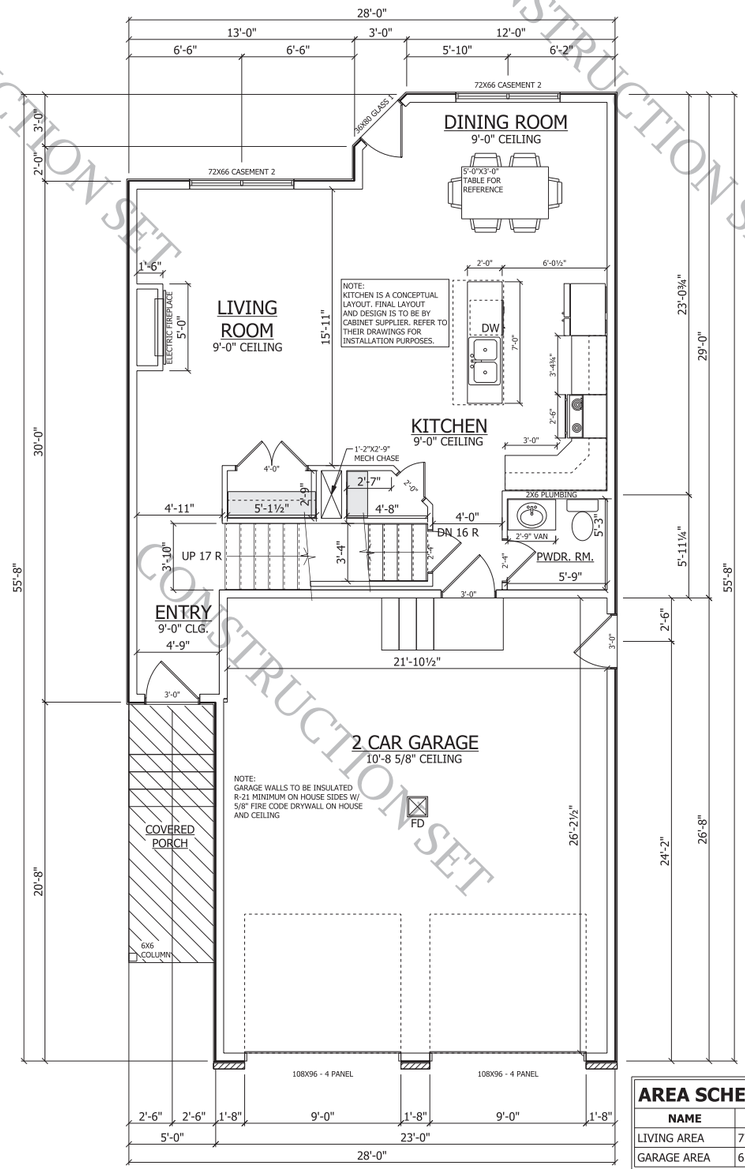

AREA SCHEDULE	
NAME	AREA
LIVING AREA	776 SQ. FT.
GARAGE AREA	610 SQ. FT.

MAIN FLOOR PLAN NOTES:
1.) DIMENSIONS ARE AS FOLLOWS:
A.) OVERALL EXTERIOR DIMENSIONS
B.) FRAMING CORNER TO FRAMING CORNER
B1) EXTERIOR EDGE OF FOUNDATION
C.) TO INSIDE WALLS ON CENTER
D.) CENTER OF OPENINGS AND/OR EDGE OF O.H. GARAGE DOOR
2.) 9'-1 1/8" PLATE HEIGHT @ WALLS U.O.N.
3.) GARAGE WALL HEIGHT TO LINE UP W/ MAIN FLOOR WALL HEIGHT
4.) 2X6 EXTERIOR WALLS TO BE 16" O.C.
A.) MINIMUM INSULATION VALUE OF R-21
5.) 2X4 INTERIOR WALLS TO BE 16" O.C.
6.) 2X6 EXTERIOR GARAGE WALLS TO BE 16" O.C.
B.) INSULATION PER OWNER/CONTRACTOR
7.) ALL BEAMS & HEADERS TO BE ENGINEERED PER LOCAL CODE & VERIFIED PRIOR TO CONSTRUCTION
8.) DRAWN AS SLAB ON GRADE
9.) GARAGE SLAB TO SLOPE AWAY FROM HOUSE AS REQUIRED BY LOCAL BUILDING CODE
10.) WINDOWS WILL BE DRAWN WITH GENERIC SIZES UNLESS OTHERWISE DIRECTED
11.) VERIFY LOCAL OR STATE EGRESS OPENING SIZES AND GLASS SAFETY REQUIREMENTS WITH LOCAL BUILDING INSPECTOR

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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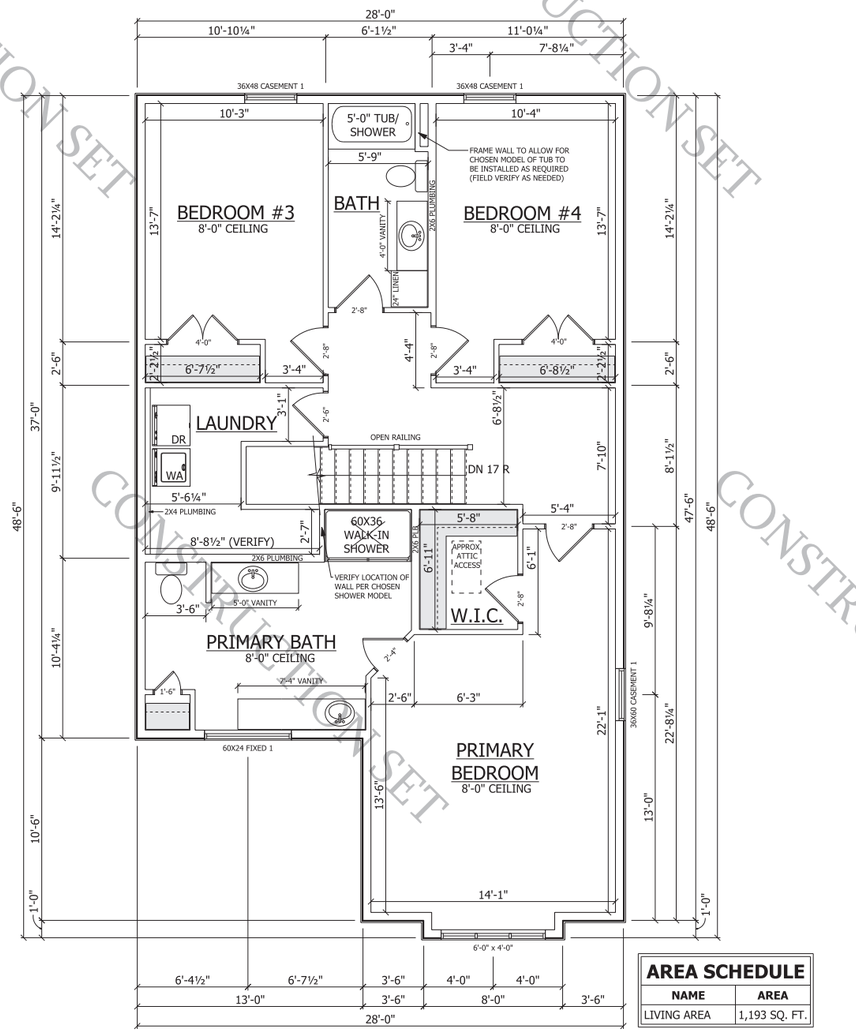
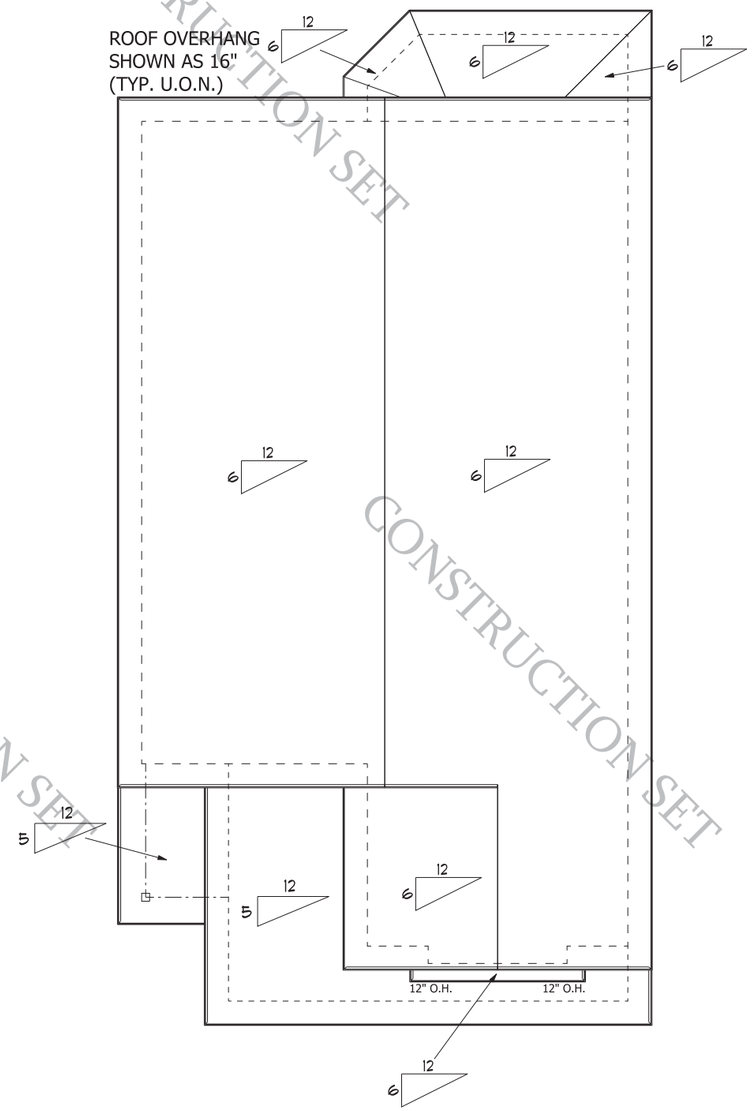


AREA SCHEDULE	
NAME	AREA
LIVING AREA	1,193 SQ. FT.

SECOND FLOOR PLAN NOTES:
1.) DIMENSIONS ARE AS FOLLOWS:
  A.) OVERALL EXTERIOR DIMENSIONS
  B.) FRAMING CORNER TO FRAMING CORNER
    B1) EXTERIOR EDGE OF FOUNDATION
  C.) TO INSIDE WALLS ON CENTER
  D.) CENTER OF OPENINGS
2.) 8'-1 1/8" PLATE HEIGHT @ WALLS U.O.N.
3.) 2X6 EXTERIOR WALLS TO BE 16" O.C.
  A.) MINIMUM INSULATION VALUE OF R-21
4.) 2X4 INTERIOR WALLS TO BE 16" O.C.
5.) 2X6 EXTERIOR GARAGE WALLS TO BE 16" O.C.
  B.) INSULATION PER OWNER/CONTRACTOR
6.) ALL BEAMS & HEADERS TO BE ENGINEERED PER LOCAL CODE & VERIFIED PRIOR TO CONSTRUCTION
7.) FLOOR TRUSSES DRAWN @ 18" DEPTH
  A.) VERIFY FINAL DEPTH WITH TRUSS MANUFACTURER
  B.) TRUSSES DRAWN AS BOTTOM CHORD BEARING
8.) WINDOWS WILL BE DRAWN WITH GENERIC SIZES UNLESS OTHERWISE DIRECTED BY OWNER/CONTRACTOR/SALESMAN
9.) SEE NOTE BY STAIRS FOR STAIR INFORMATION
10.) VERIFY LOCAL OR STATE EGRESS OPENING SIZES AND GLASS SAFETY REQUIREMENTS WITH LOCAL BUILDING INSPECTOR

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

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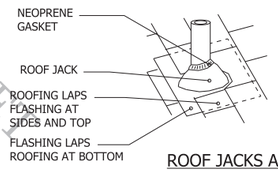
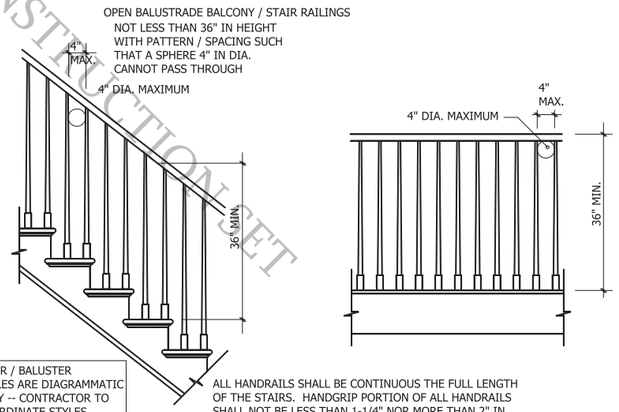
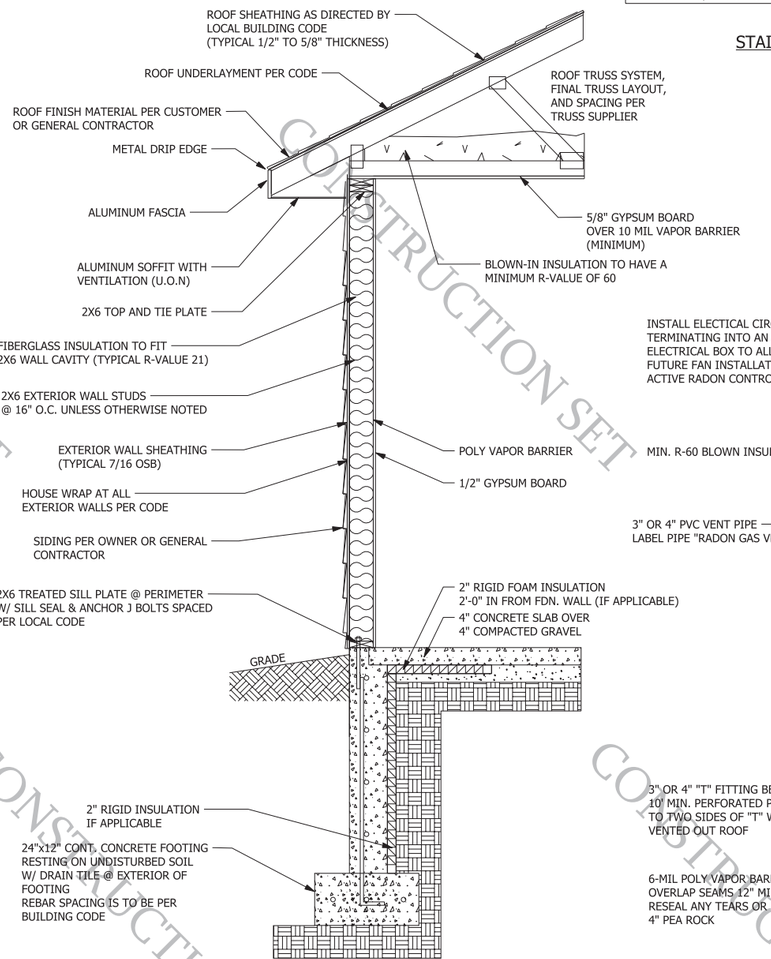


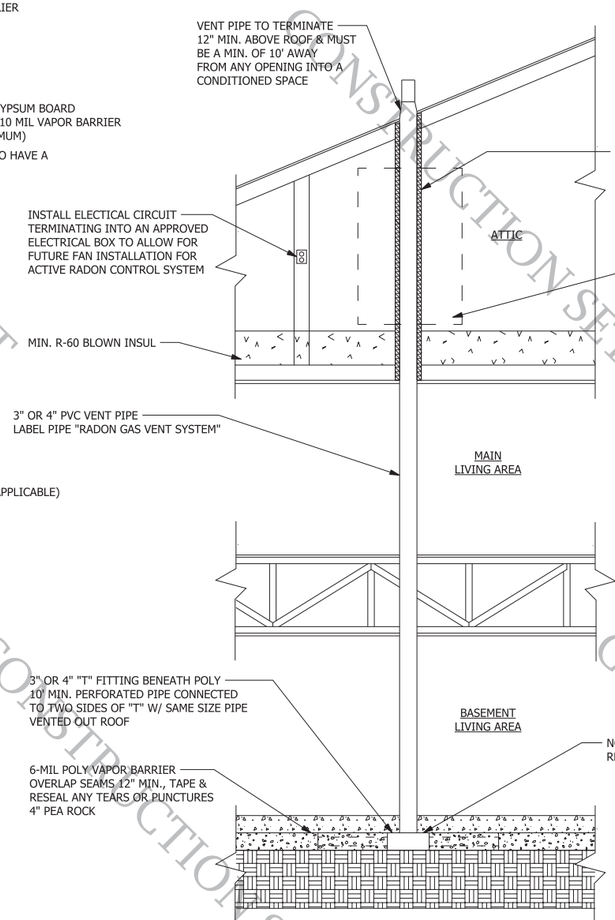
ROOF JACKS AND VENTS



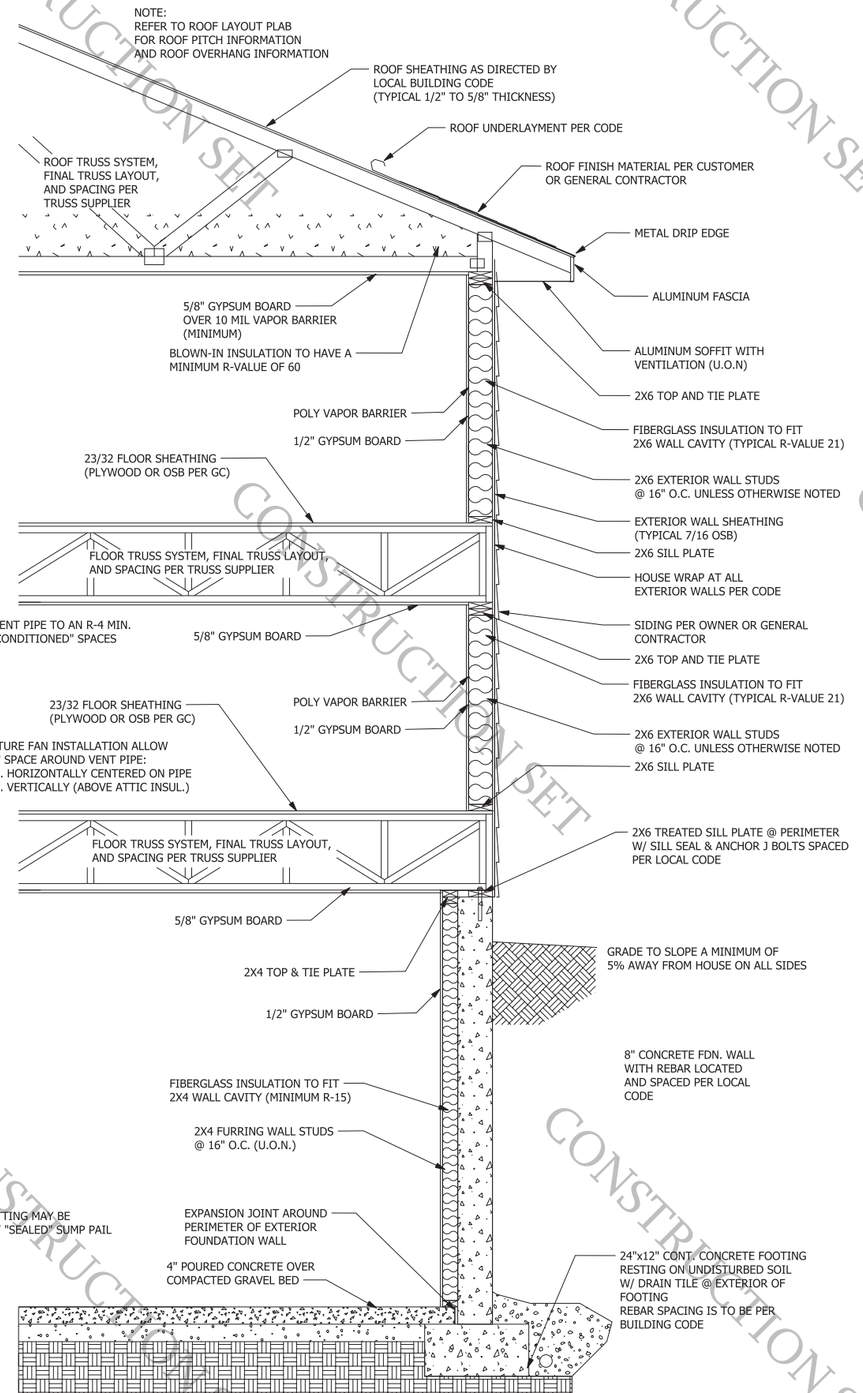
STAIR RAILING & BALCONY RAILING



TYP. GARAGE WALL SECTION



RADON DETAIL



TYP. SECTION TWO STORY W/ BASEMENT

WALL SECTIONS & DETAILS

SCALE: NOT TO SCALE

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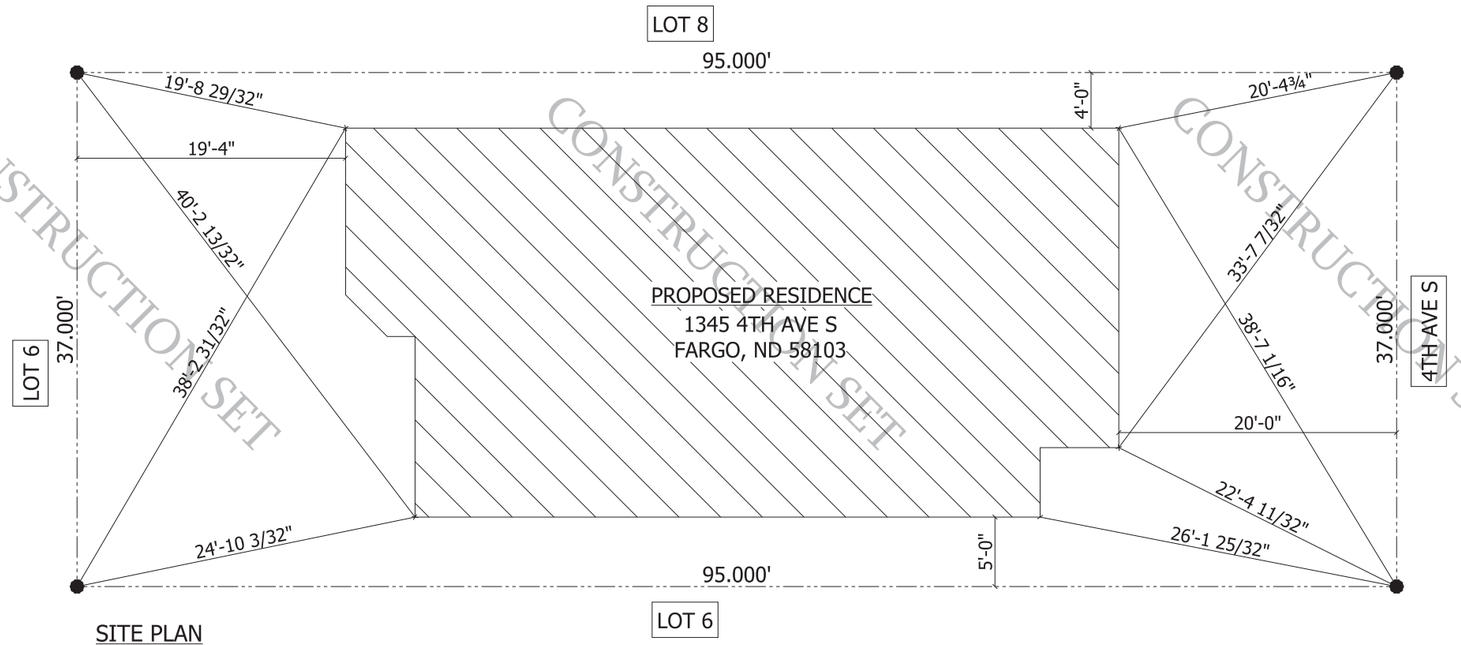

SITE PLAN
SCALE: 1" = 5'-0"

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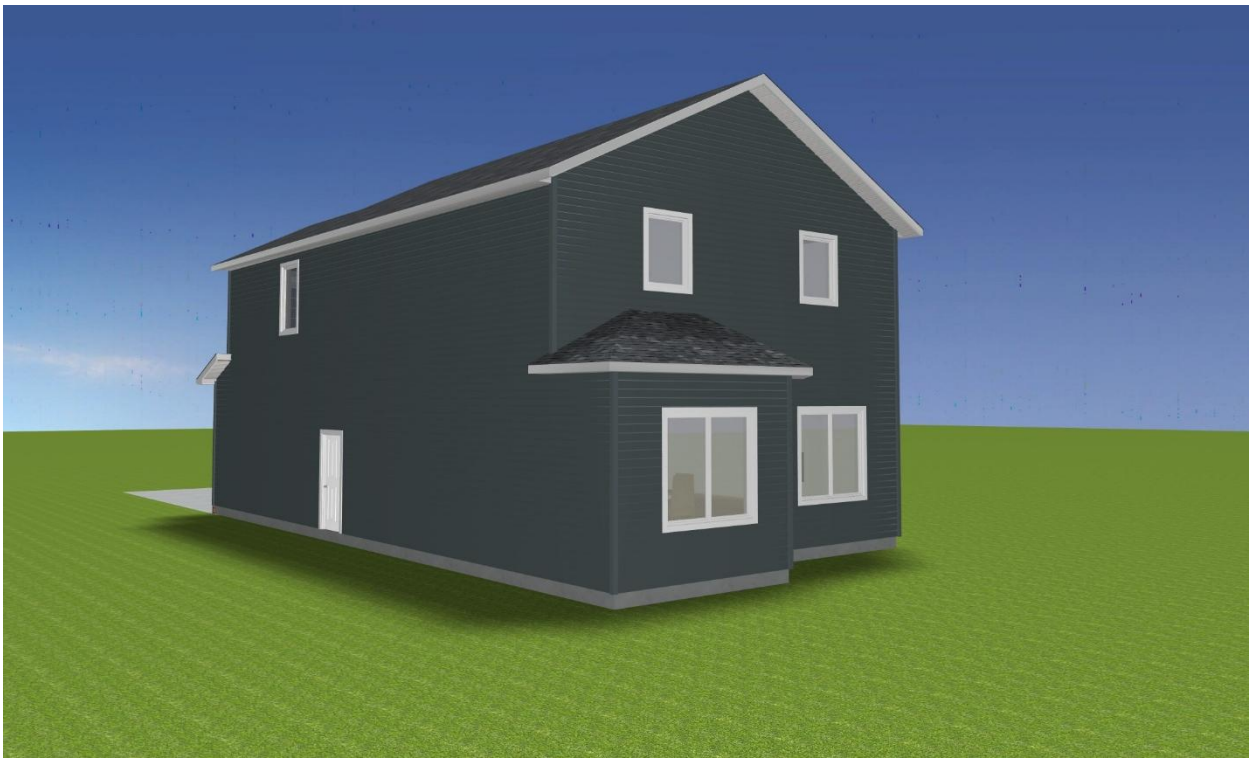
CONSTRUCTION SET

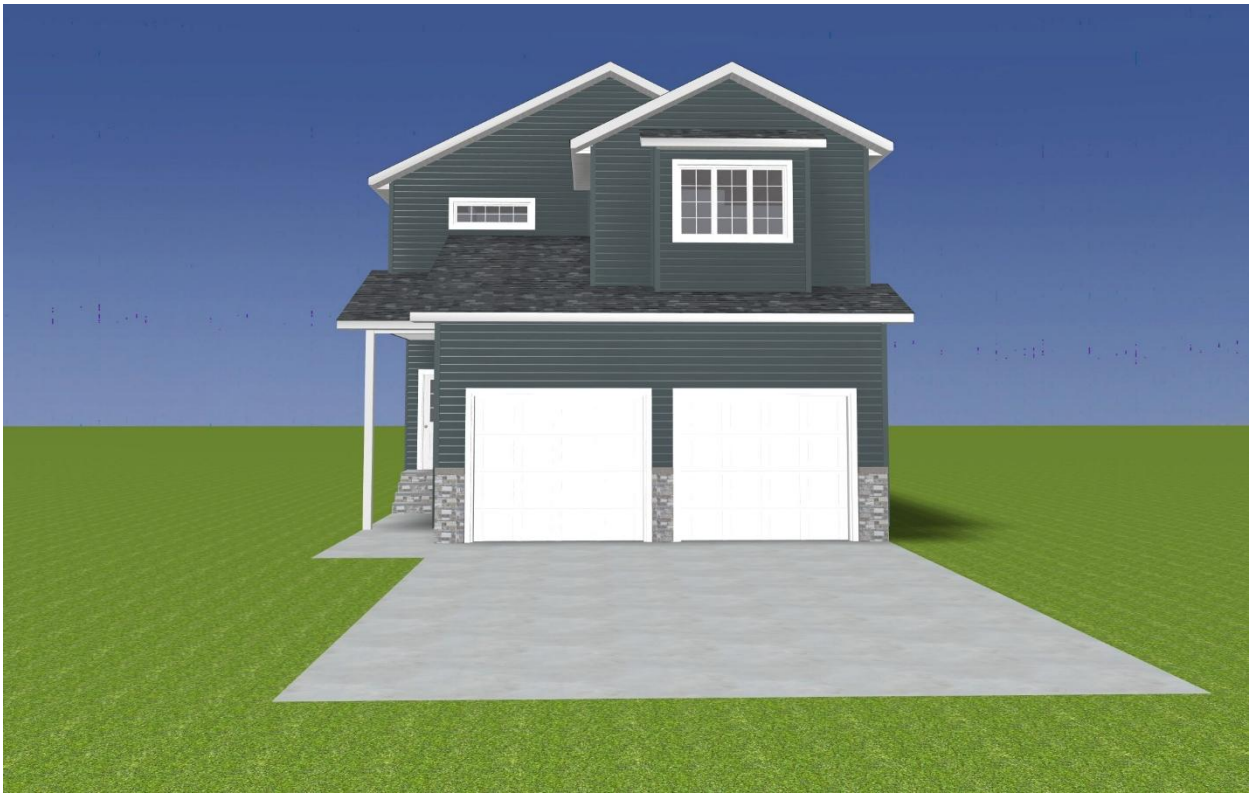
Renderings, provided by applicant.





Renderings, provided by applicant.





Previously demolished house. Photo from 2023 HPC Packet.




307
310
313
1
2
3
4
N
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312
315
M
1349
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EDDY CT S
326
330
D
1414
1412
1410
403
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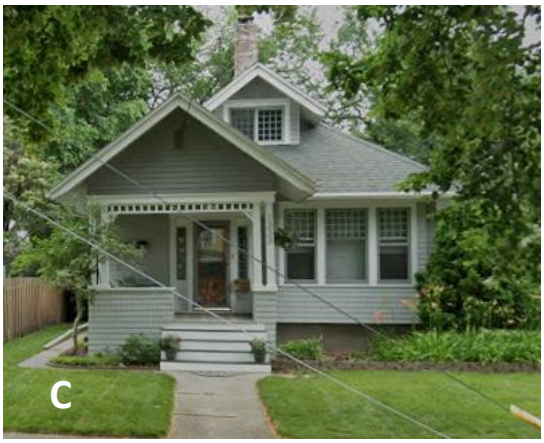
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Vinyl Siding & Accessories

Ply Gem® SIDING

PERFORMANCE COLLECTION

SPECIFICATION GUIDE
2026

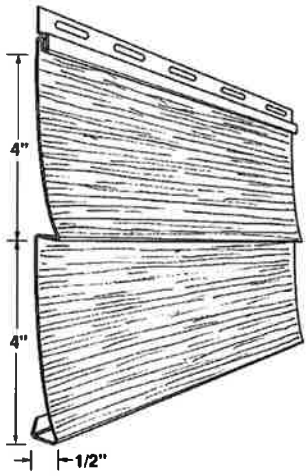
Progressions® Double 4" PG40

Description

- Nominal Thickness: .042
- Length: 12' 6"

Package

- 24 Pcs./Ctn.
- 2 Sqs./Ctn.
- 95 Lbs./Ctn.



Color Availability

WHITE
04 White

LIGHT
53 Almond
N3 Ivory
511 Olive
NP Pewter
M4 Sand
NS Stone Gray
IQ Sunrise Yellow
A7 Wicker

CLASSIC
N4 Khaki
N8 Nantucket Gray
N1 Slate Blue
510 Thistle

DEEP
100 Canyon
813 Dublin
090 Granite
IF Montana Suede
144 Shadow
390 Wedgewood
170 Willow

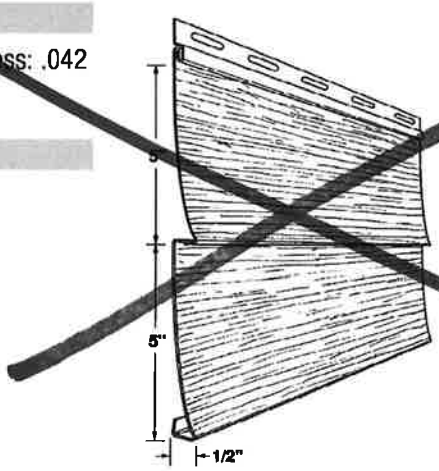
Progressions® Double 5" PG50

Description

- Nominal Thickness: .042
- Length: 12'

Package

- 20 Pcs./Ctn.
- 2 Sqs./Ctn.
- 89 Lbs./Ctn.



WHITE
04 White

LIGHT
53 Almond
N3 Ivory
511 Olive
NP Pewter
M4 Sand
NS Stone Gray
IQ Sunrise Yellow
A7 Wicker

CLASSIC
N4 Khaki
N8 Nantucket Gray
N1 Slate Blue
510 Thistle

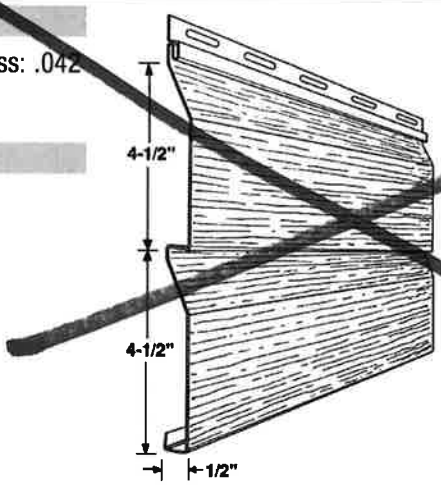
Progressions® Double 4-1/2" Dutch Lap PGD45

Description

- Nominal Thickness: .042
- Exposure: 12' 1"

Package

- 22 Pcs./Ctn.
- 2 Sqs./Ctn.
- 92 Lbs./Ctn.



WHITE
04 White

LIGHT
53 Almond
N3 Ivory
511 Olive
NP Pewter
M4 Sand
NS Stone Gray
IQ Sunrise Yellow
A7 Wicker

CLASSIC
N4 Khaki
N8 Nantucket Gray
N1 Slate Blue
510 Thistle

DEEP
100 Canyon
813 Dublin
090 Granite
IF Montana Suede
144 Shadow
390 Wedgewood
170 Willow