

HISTORIC PRESERVATION COMMISSION
Tuesday, November, 18 2025 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes – October 21, 2025
2. Historic Overlay District Review
 - a. 390 8th Avenue South – Woodruff's Historic Overlay (Hawthorne Neighborhood)
 - b. 401 University Drive South – Jefferson Neighborhood Historic Overlay (Jefferson Neighborhood)
3. Adjourn – Next Meeting: December 16, 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, October 21, 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, October 21, 2025.

The Historic Preservation Commissioners present or absent were as follows:

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

Absent: Heather Fischer

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

Item 1: Minutes: Regular Meeting of September 16, 2025

Member Larson moved the minutes of the September 16, 2025 Historic Preservation Commission meeting be approved. Second by Member Holden. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 1122 7 Avenue South – Chas A Roberts Historic Overlay (Hawthorne Neighborhood)

Planner Luke Morman presented the application to demolish an existing garage and to construct a new garage at 1122 7th Avenue South. He noted this project has recently been reviewed by the Board of Adjustment for variances, and received approval.

Applicant Roy Fick spoke on behalf of the application.

Discussion was held on the height of the side wall, timeline of the project, design, and roof pitch.

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

b. 723 8 Street South – Chas A Roberts Historic Overlay (Hawthorne Neighborhood)

Mr. Morman presented the application to demolish an existing garage and to construct a new garage at 723 8th Street South.

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

Item 3: State Historical Society letter regarding Great Northern Freight Warehouse

Planning Coordinator Maegin Elshaug presented a letter from the State Historical Society to request removing the Great Northern Freight Warehouse property at 4th Avenue North and 7th Street North from the State Historical Register due to changes on the property. She noted any comments on the request can be passed along to the State Historical Society.

Item 4: MNDOT letter regarding the Red River Pedestrian Bridge project and Section 106 participation

Ms. Elshaug presented a letter from MNDOT inviting Historic Preservation Commission members to participate in Section 106 consultation regarding a new pedestrian bridge across the Red River at 40th Avenue South. She noted any members that would like to participate should inform staff.

Discussion was held on the location, connectivity into existing pathways, and parking.

Item 5: Adjourn: Next Meeting – November 18, 2025

The time at adjournment was 8:20 a.m.

MEMORANDUM

TO: Historic Preservation Commission

FROM: Chelsea Levorsen, Planner

DATE: November 12, 2025

RE: 390 8 Avenue South – Demolition and New Construction of Accessory Structure within Woodruff’s Historic Overlay District

The Planning Department has received an application from Clint Minion of Minion Construction to demolish and reconstruct a detached accessory structure (garage) at 390 8th Avenue South. The subject property is located within the Woodruff’s Historic Overlay (Ordinance 4655). Applicable Special Development Standards include subsection 3.b.1-4 – New Construction – Accessory Structures. The home was built in 1916 and is located within the Hawthorne Neighborhood. Records indicating the architectural style of the home could not be found.

The applicant is proposing to construct a new garage. The new garage will feature 3” LP engineered wood siding, similar to the 3” wood lap siding on the house, aluminum soffit, fascia, and gutters, asphalt shingles, steel doors, and vinyl windows. The style of the roof will be changed from gable to hip; to match the roof style of the house. While the Historic Overlay does not list demolition provisions, the applicant has provided photos to show the current condition of the garage. City staff does not have any records of 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.

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>): Matt Trefz
Name (<i>printed</i>): Karis Thompson
Address: 390 8th Av S
Fargo, ND 58103

Contact Person Information (<i>if different than owner</i>)
Name (<i>printed</i>): Clint Minion
Address: 8501 80th Av S
Sabin, MN 56580

Parcel Information
Historic overlay district of subject property : Woodruff
Address: 390 8th Av S
Legal Description (<i>attach separate sheet if more space is needed</i>): lot 2, block 2

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 and dispose of existing garage and concrete.

Build new 26' x 24' 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:

November 6, 2025

Representative (Signature):

Clint Munion

Date:

11/03/25

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4655

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

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

Woodruff's Addition Historic Overlay District Special Development Standards

1) Definitions. "Historic Neighborhood Housing" ("HNH") is housing that was built in the Historic Overlay District area as the original addition was developed. It is assumed that it is the historic neighborhood housing that provides the greatest contribution to historic character of the area. For the Woodruff's Addition Overlay, Historic Neighborhood Housing includes structures in a variety of architectural styles built primarily between 1880 and 1930.

2) Existing Buildings

a. Primary Structure

1. Historic porches are encouraged. Reconstruction of an open or screened (not an enclosed porch which provides year-round living space) historic porch shall be allowed to violate current LDC setback requirements if the homeowner can provide proof that the porch was part of the original structure and that the reconstruction is consistent with the historic feature.
2. New dormers added to existing structures shall be consistent with existing historic dormers on HNH or consistent with the style of the building if there are no existing dormers.
3. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
4. Original window openings and trim profile must be preserved, and replacement windows shall match original design.
5. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).

b. Accessory Structure

Accessory structures must be compatible with the style of the primary structure, and should be subordinate to the primary structure.

3) New Construction

a. Primary Structure and Additions to existing buildings

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4655

1. New primary structures shall be designed to have at least four steps to the bottom of the front entrance door; or a number of steps that is similar to adjacent properties.
2. The front entrance of the primary structure shall face the street.
3. Roof form of an addition shall be consistent with the roof design and pitch of the primary structure.
4. All gable roofs must have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 4:12. Flat roofs and shed roofs are prohibited, except on porches.
5. Height of new construction shall relate to overall scale of HNH with a maximum eave height of 25 feet.
6. Height of an addition to the primary structure shall not be greater than the height of the primary structure, except in the case of a second story addition to a single story primary structure, the result of which is the creation of a two-story primary structure consistent with HNH.
7. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).
8. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
9. Major windows on the front of the house shall be vertical in their orientation.
10. Windows shall be placed in a balanced configuration. When a window is comprised of multiple components, the components should be configured in a balanced manner consistent with HNH. The term "balanced" means a harmonious or satisfying arrangement or proportion of parts or elements.

b. Accessory Structure

1. Garages must be located in the rear yard.
2. Accessory structures must be compatible with the style of the primary structure, and should be subordinate to the primary structure.
3. An existing accessory structure that does not meet the LDC setback requirements can be reconstructed (and enlarged up to 40%) in a location that maintains the existing "non-conforming" setback as long as the property line is verified by a registered land surveyor and the new structure is one-story in height with a maximum 10 foot sidewall.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 4655

4. Any garage door that is visible from the street can be no wider than ten feet.

4) **Streetscape/Landscape/Fencing**

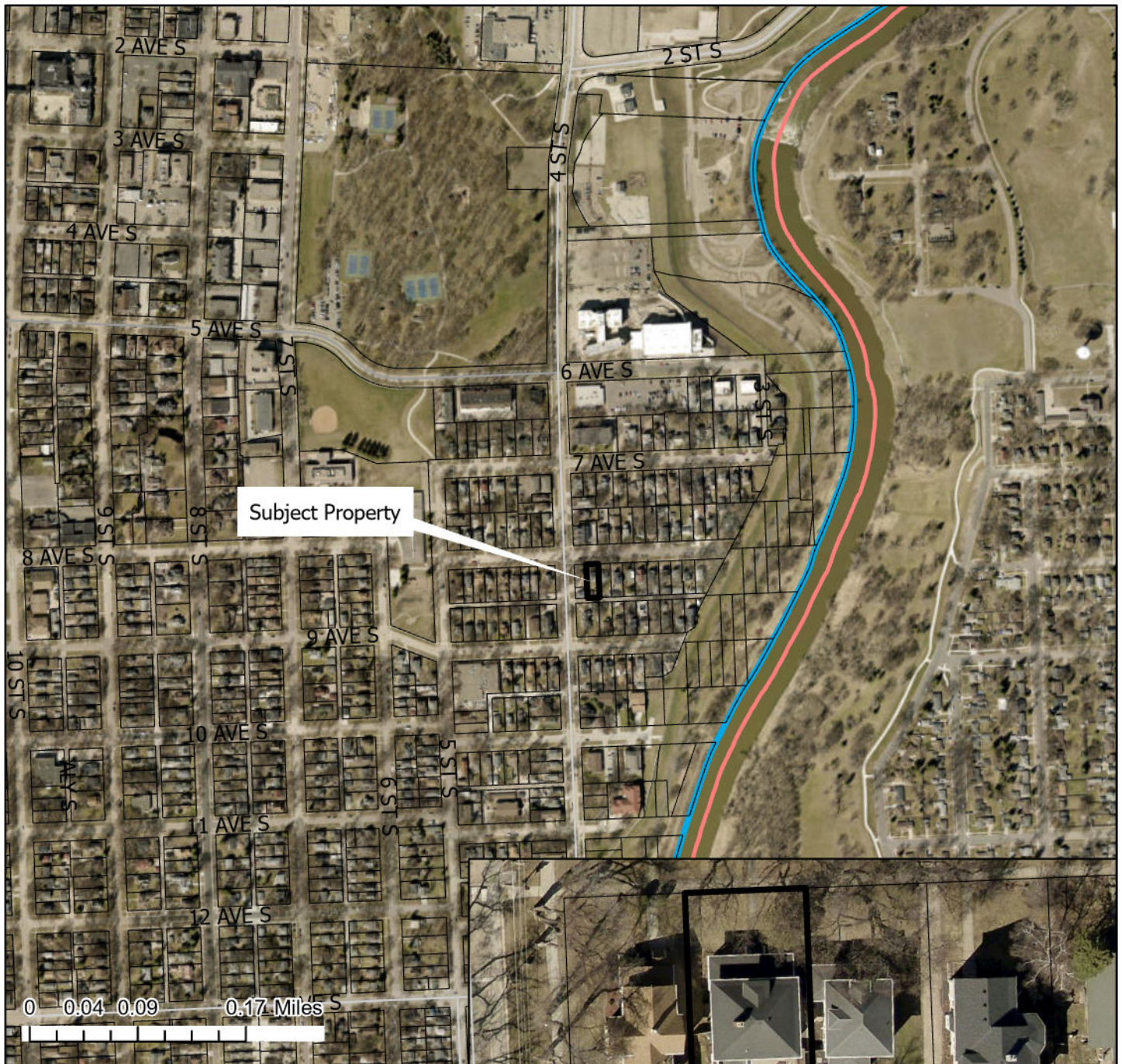
- a. At least 70% of a parcel's front yard must be maintained as open space, as defined in the Land Development Code.
- b. No parking shall be permitted in front yards, except for a vehicle that may be parked in a driveway that runs through the front yard leading to a garage.
- c. With respect to interior and street side yard fencing within the Woodruff's Addition Historic Overlay District, LDC §20-0403.B.6.c.(1)(b) shall be amended to read as follows:
 - (b) in any street side yard or interior sideyard from the front property line extending the length of the front-yard setback distance or to a point that is two feet beyond the front of any existing house or other principal building, whichever length is greater, no fence, wall or hedge shall exceed 3 feet in height, provided however, that fences that are at least 75% light-permeable may exceed 3 feet, but may not exceed 4 feet in height;
- d. All other fencing must be in compliance with the LDC.

5) **Historic Preservation Commission Limited Power to Grant Exception or Variance from More Restrictive Overlay Standards.**

The Historic Preservation Commission shall be authorized to consider and approve or deny an application requesting that an exception be granted releasing an owner from the restrictions of the Woodruff's Addition Historic Overlay District, said authority being limited to those restrictions that are more restrictive than the requirements of the LDC. The Historic Preservation Commission is not authorized to grant an exception or release a restriction or regulation contained in Woodruff's Addition Historic Overlay District that is less restrictive than the LDC. In considering such an application, the same procedure and review criteria shall be used for such application as set forth for Zoning Map Amendments, LDC §20-0906, except that the role of the Planning Commission in §20-0906 shall be performed by the Historic Preservation Commission.

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.

390 8 Ave S

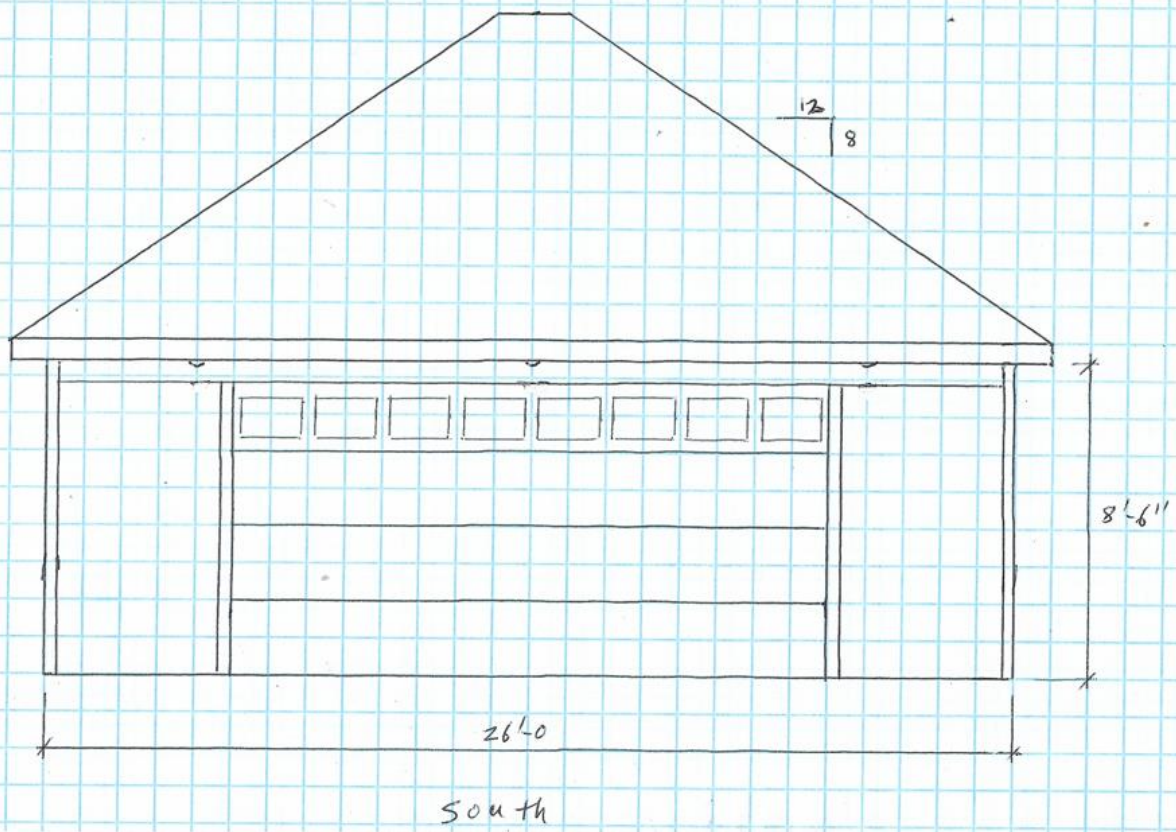


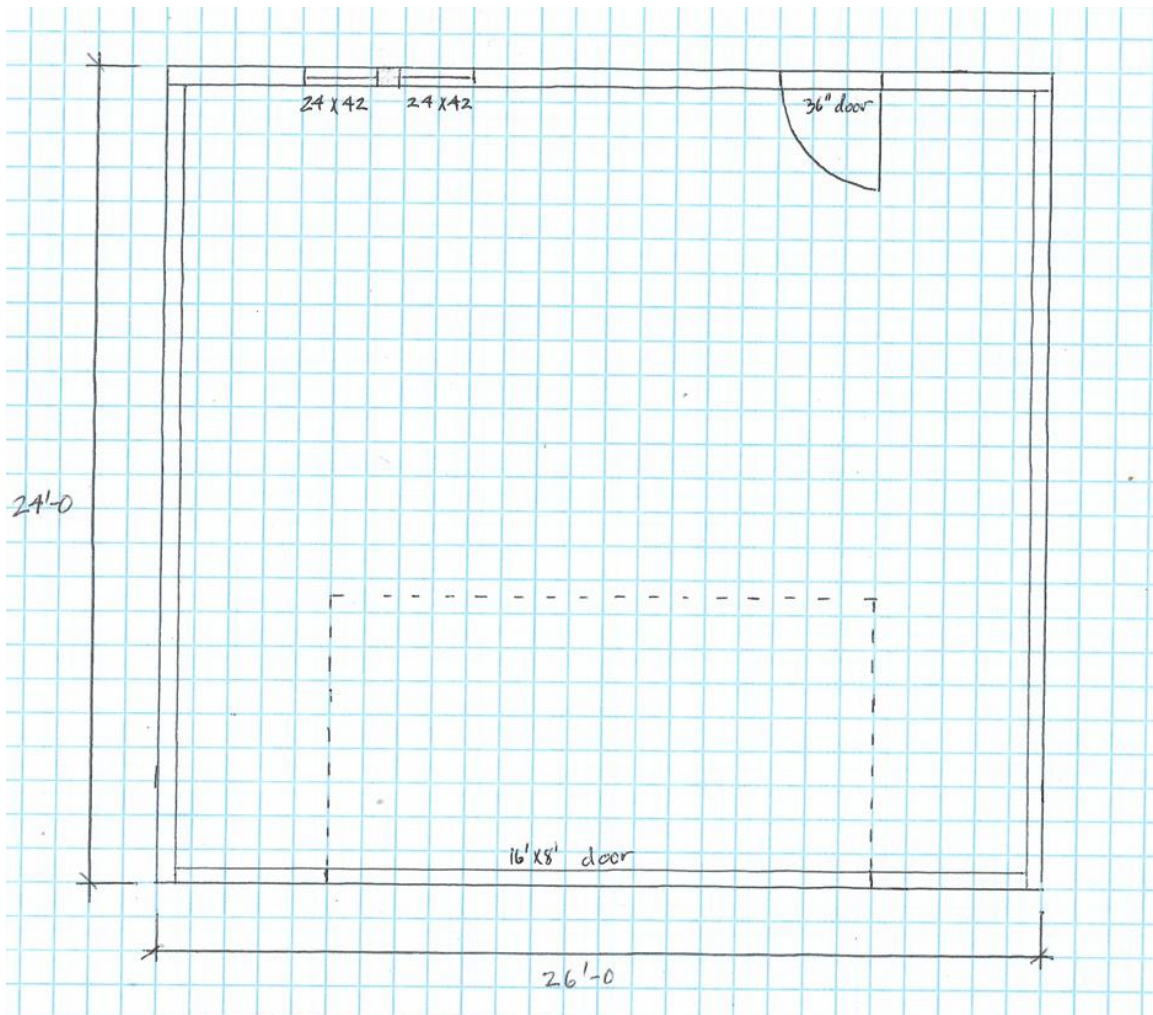
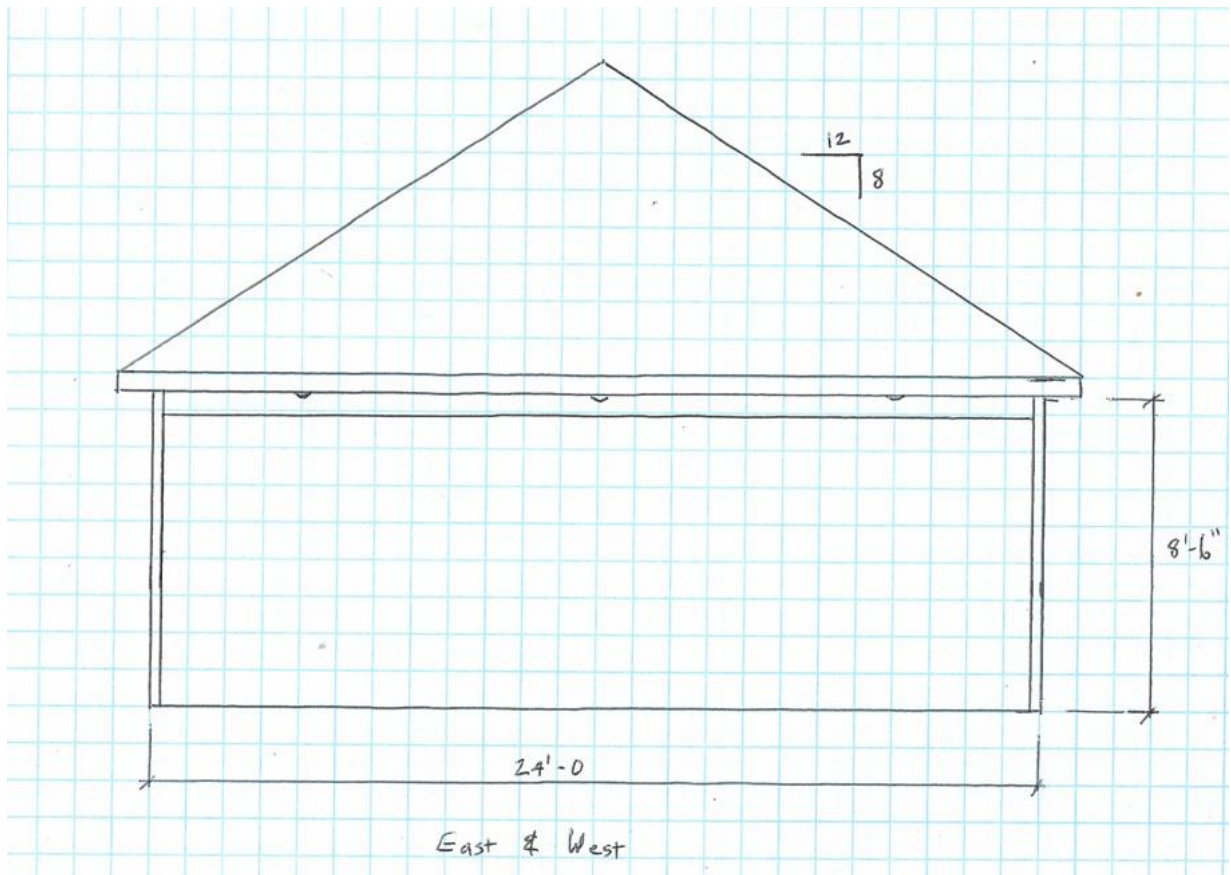












North
↑

50'

house

West prop. line

140'

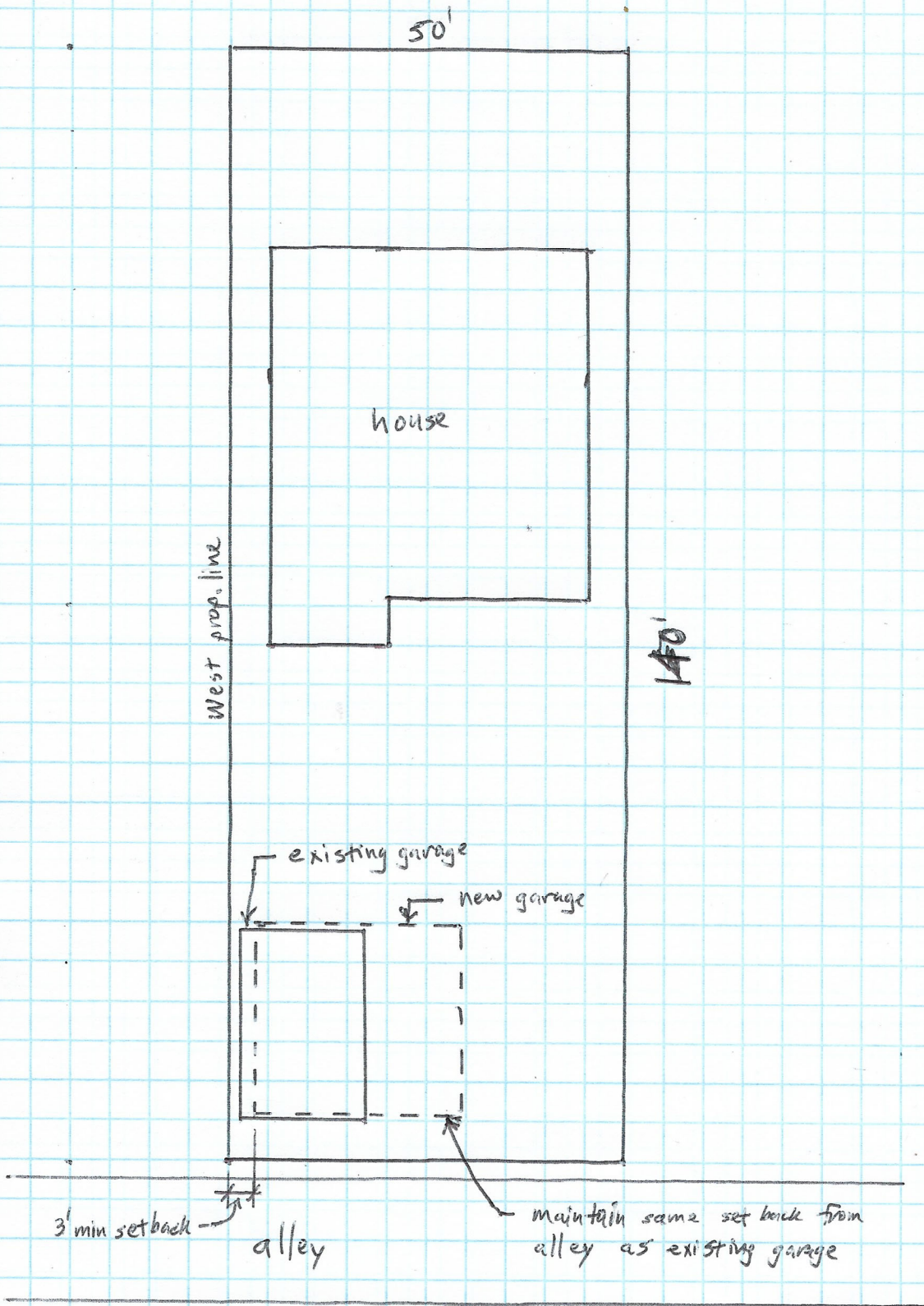
existing garage

new garage

3' min setback

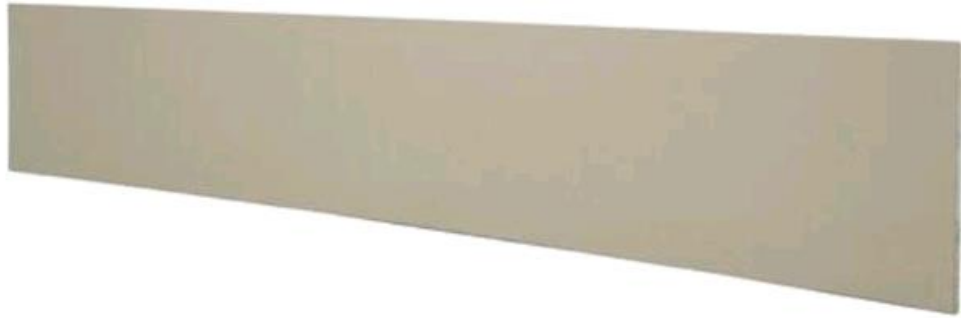
alley

maintain same setback from
alley as existing garage



LP® SmartSide® 3/8 x 8 x 16' Brushed Smooth Engineered Wood Lap Siding

(Actual size: 0.354" x 7.84" x 16')



Moire Black

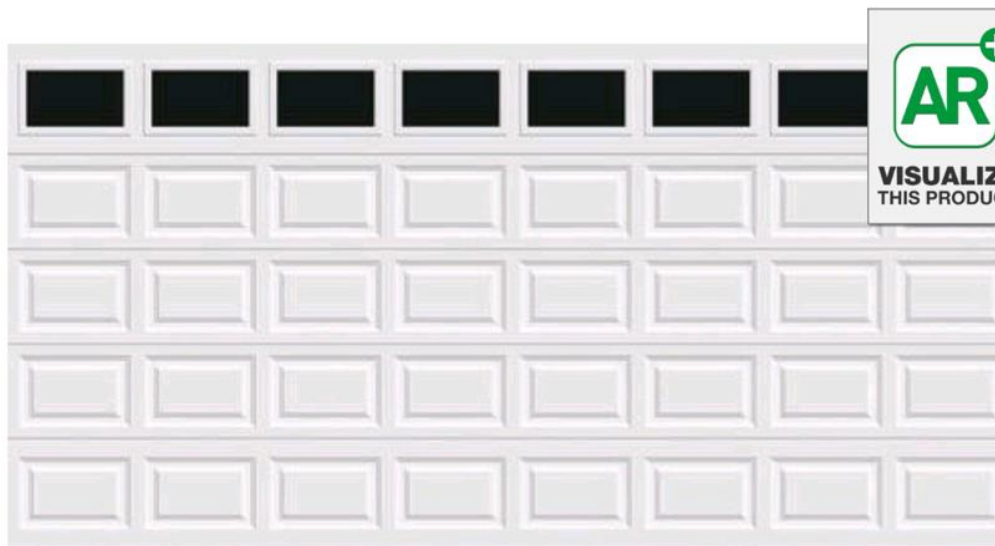
Landmark®



Mastercraft® 36"W x 80"H Primed Steel External Grille
Mission Lite 2-Panel Plank Composite Frame Prehung
Exterior Door - Left Inswing



Ideal Door® Traditional 16' x 8' White Insulated
Garage Door with Windows (R-Value 12.9)



MEMORANDUM

TO: Historic Preservation Commission

FROM: Luke Morman, Planner

DATE: November 13, 2025

RE: 401 University Drive South – Reconstruction of porch within Jefferson Historic Overlay District

The Planning Department has received an application from Jason Srnsky to reconstruct a new porch and deck at 401 University Drive South. The property is located within the Jefferson Historic Overlay District (Ordinance 5184). Applicable Special Development Standards include subsection H – Additions, and subsection K – Variance of special development standards. The original house built in 1904 is a Classical Revival style.

Attached to this packet are images of the existing porch, a narrative from the applicant, and renderings of the proposed porch. The applicant proposes to remove the existing porch and deck and rebuild it in the same location with the same dimensions. The new porch and deck will not provide additional siding on the porch or deck at this time. Photos were provided by the applicant to show the current condition of the porch.

The applicant is proposing a deck in the front yard, which is prohibited per subsection H.1.d.4. The owners provided historic photos from the early 1900's which show the porch and deck as part of the original structure. 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 Core Neighborhoods Plan identifies the subject property, located within the Hawthorne Neighborhood, as suitable for multi-family residential use. Additionally, the subject property is identified as a Core Reinvestment Block in this neighborhood. As stated on page 121 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."



Email: Planning@FargoND.gov www.FargoND.gov

Planning & Development

225 4th Street North

Fargo, North Dakota 58102

Office: 701.241.1474 | Fax: 701.241.1526

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>): Lee Charles Spiesman
Name (<i>printed</i>): Rose Spiesman
Address: 401 University dr s Fargo ND 58103

Contact Person Information (<i>if different than owner</i>)
Name (<i>printed</i>): Jason Srnsky Build Right inc.
Address: 6020 53 rd ave s Fargo ND 58104 unit i

Parcel Information
Historic overlay district of subject property : Jefferson Neighborhood
Address: 401 University Dr S Fargo ND 58103
Legal Description (<i>attach separate sheet if more space is needed</i>):
01-0710-00070-000

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: | New front deck top and bottom. | |

Briefly Describe The Proposed Scope of Work

Remove and replace the front patio and upper level deck. Using treated framing and treated decking. Helical piers for footings.

6 by 6 columns with a large beam to carry the upper deck. Keep the underside open as this portion is cost prohibitive at the moment.

Install water mitigation in between the upper level framing members to direct water away from the house. Similar to what it has now.

There will not be a ceiling under the upper level deck at this time as it is not in the budget to have it done.

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*): **Jason Srnsky**

Date: 11-4-2025

Front Porch Rebuild Proposal

We propose rebuilding the front porch to match its current footprint, addressing critical safety concerns and restoring functionality for the homeowners. The structure will be rebuilt using durable, code-compliant materials, with architectural enhancements deferred until budget allows or external funding becomes available.

Structural Overview

- Footings: Helical piers will be installed to provide stable, long-lasting support.
- Framing: Constructed with 2x10 green-treated lumber.
- Decking: 5/4 green-treated deck boards for durability and weather resistance.
- Columns: 6x6 treated posts will support the structure. Decorative columns from the original build are not included in the current budget.

Safety & Compliance

- Railings: Replaced to match the current upper-level design using treated 2x2 spindles and a treated top rail. Historical photos show lower-level railings as well. These will be set at a 36in height requirement per building code.
- Stair Safety: The lower-level steps currently lack railings and pose a hazard. New railings will be installed to ensure safe access.

Waterproofing & Drainage

- Ceiling System: Trex RainEscape waterproofing will be installed beneath the upper deck to protect the lower level. View system overview <https://youtu.be/WJNL-wEtcIk?si=JbSVH889yuVJ8Zkb> This will also allow for a ceiling to be installed if funds allow in the future.
- Gutters: Standard white downspouts (3x3 or 2x3) will be installed at each end of the deck for effective drainage.

Budget Considerations

Due to current budget limitations, full architectural restoration to match the original design is not feasible. This proposal focuses on structural integrity, safety, and usability. Decorative elements may be added in future phases as funding allows, or sooner if city restoration support becomes available.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

2. Accessory Buildings or Structures

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

H. Special Development Standards - Additions

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

1. Principal Building

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

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

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

c. Roofs and Dormers

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.
3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building shall be consistent with the style of a Historic Neighborhood Structure.
5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern.
6. If the roof of the principal building is void of its original functional and decorative features, the roof of the addition shall match the existing roof of the principal structure.
7. Skylights are prohibited on all roofs parallel to and facing the street.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

- d. Entrances, Porches, and Decks
 - 1. A new front entrance addition to the principal building shall face the street.
 - 2. A new front entrance addition to the principal building shall have no fewer than four steps, or an equivalent ramp distance, from the ground level to the bottom of the front entrance door or shall have the first-floor plane in a style compatible with Historic Neighborhood Structure.
 - 3. Reconstruction of an open or screened porch (not an enclosed porch which provides year-round living space) which was historically a part of the original principal building shall be allowed to be rebuilt, and as may be necessary to accurately reconstruct, shall be allowed to vary by right from any existing zone district setback standards of the Fargo Land Development Code. The burden of establishing that a porch was part of the original structure is the owner's burden, not the City's.
 - 4. Decks are prohibited in front yards.
 - 5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.
- e. Height and Elevation
 - 1. The height of a new addition to a principal building shall not exceed the overall scale of an HNS with a maximum eave height of 25 feet.
 - 2. The height of a new addition to the principal building shall not be greater than the height of the principal building, except in the case of a second story addition to a single-story principal building, the

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

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.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

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.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

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.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

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.

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5184

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



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.

401 University Dr S

1:2,257

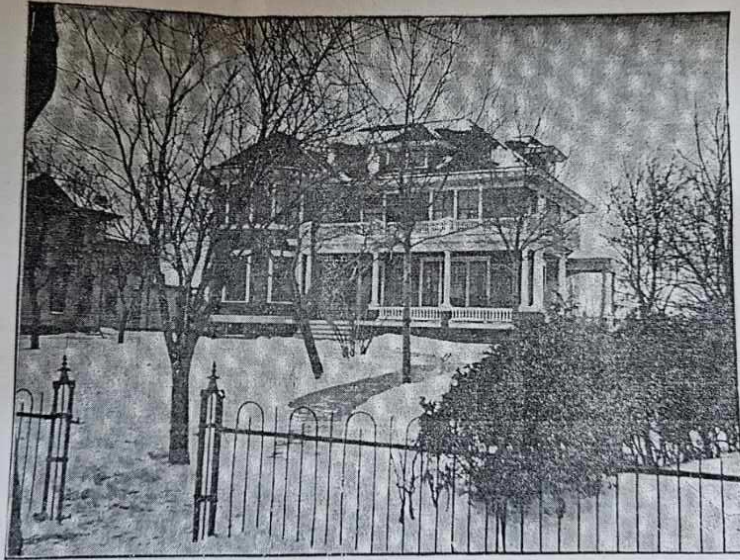
11/12/2025 12:53 PM

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

Historic Photos from Owner:

Residence of Mr. W. B. Hancock, of Hancock Bros., Fargo, N.D.
Description on Preceding Page



Hancock Bros., Architects

View From the Northeast





Site Photos and Notes from Applicant:





This picture shows the support columns falling out and the upper support beams are not exterior rated materials.



This picture shows the rot in the ceiling under the upper level deck. This rot goes into the structural joists of the upper level.



This picture shows the materials falling off the ceiling and eaves on the upper level. This is rotten beyond repair.



This is under the lower level porch, the foundation is non-existent and there have been metal supports added over time that are currently failing. The porch is settling into the ground.



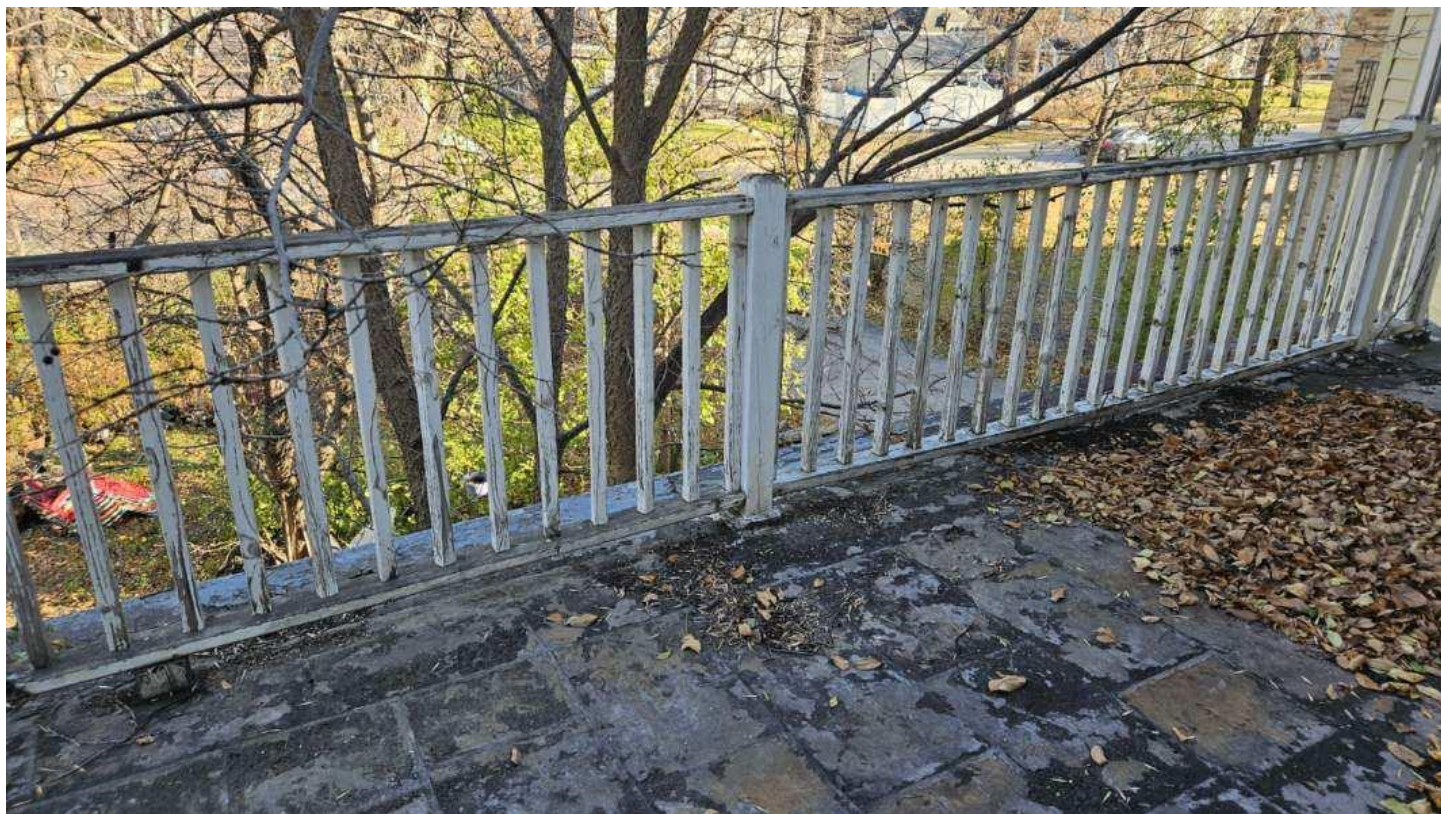
Another picture showing the cobbled together framing to help support the upper levels.





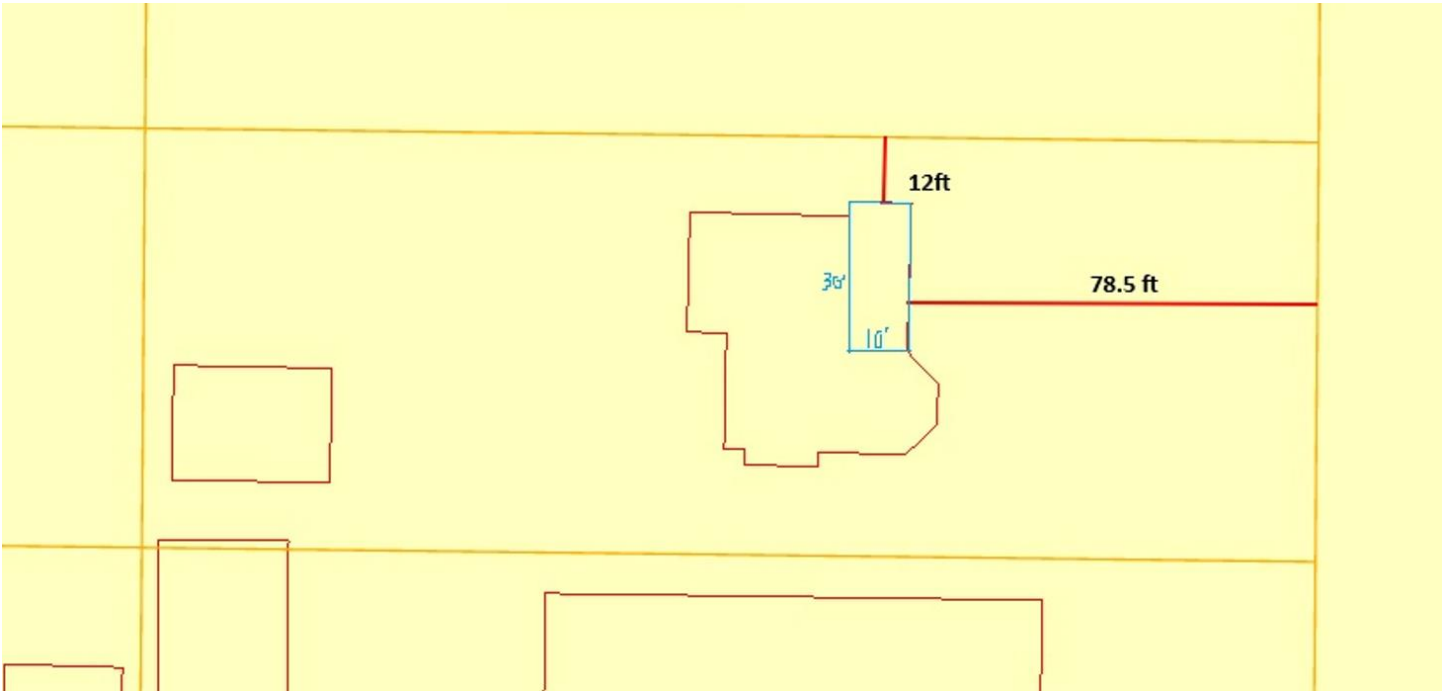
This is of the cladding that is around the lower level of the porch that is rotten and falling off. We would propose to delete all side cladding and replace with railings due to the cost of the cladding.

Deck Photos from Applicant:





Site Plan from Applicant:



Renderings from Applicant:







This picture shows an example of how we would install the railings.