

HISTORIC PRESERVATION COMMISSION
Tuesday, December, 16 2025 | 8:00 AM
City Commission Chambers
AGENDA

1. Approval of Minutes – November 18, 2025
2. Historic Overlay District Review
 - a. 728 1st Street North – Oak Grove Historic Overlay (Horace Mann Neighborhood)
3. Adjourn – Next Meeting: January 20, 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, November 18, 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, November 18, 2025.

The Historic Preservation Commissioners present or absent were as follows:

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

Absent: Mike Dawson

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

Item 1: Minutes: Regular Meeting of October 21, 2025

Member Boreen moved the minutes of the October 21, 2025 Historic Preservation Commission meeting be approved. Second by Member Holden. All Members present voted aye and the motion was declared carried.

Member Larson present.

Item 2: Historic Overlay District Review

a. 390 8th Avenue South – Woodruff’s Historic Overlay (Hawthorne Neighborhood)

Planner Chelsea Levorsen presented the application to demolish an existing garage and to construct a new garage at 390 8th Avenue South.

Discussion was held on the roof pitch.

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

b. 401 University Drive South – Jefferson Neighborhood Historic Overlay (Jefferson Neighborhood)

Planner Luke Morman presented the application to reconstruct a new porch and deck at 401 University Drive South.

Discussion was held on deck skirting, proposed future improvements to the deck, and proposed timeline.

Applicants Lee Spiesman, Rose Spiesman, and Jason Srnsky spoke on behalf of the application.

Further discussion was held on lining up porch posts, stacking the railings, and aesthetics.

Board members suggested the owners could look into the City's Neighborhood Revitalization Initiative for future projects and repairs.

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

Item 3: Adjourn: Next Meeting – December 16, 2025

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

MEMORANDUM

TO: Historic Preservation Commission

FROM: Luke Morman, Planner
Maegin Elshaug, Planning Coordinator

DATE: December 10, 2025

RE: 728 1st Street North –New Construction of Primary Structure within Oak Grove Historic Overlay District

The Planning Department has received an application from Jodi Kallias of GreenWorks Properties, LLC to construct a new house at 728 1st Street North. The subject property is located within the Oak Grove Historic Overlay (Ordinance 5286) and is located in the Horace Mann neighborhood. The Core Neighborhoods Plan identifies the property as suitable for a single-family home. No house style was identified.

The applicant is requesting to construct a new house at the subject property. At the end of April, it came to our attention in the Planning Department that the house was demolished without prior approval from the Historic Preservation Commission. We reached out to the building owners to learn more and explain the application and review process by the Historic Preservation Commission, as they were seeking to rebuild on the property. The applicant has stated that, while working under a remodeling permit, more damage to the structure was exposed once work began. Building Official and Inspections Director Shawn Ouradnik has provided a memo with information about permitting and aspects of the property over the last months and years. The memo is attached to the packet and Mr. Ouradnik will be in attendance at the Historic Preservation Commission meeting. As a separate item, the garage was previously declared a dangerous building in 2023 and was demolished that same year. Though the Land Development acknowledges the Historic Preservation Commission review of demolitions, the Building Official has the authority to declare a dangerous building, and therefore can proceed as necessary if demolition is required. Additionally, any proposed garage will need to be reviewed by the Historic Preservation Commission.

The current application, received in early December, proposes to construct a house on the property. The applicant intends to construct a similar home to what was there previously, with the removal of two dormers that existed with the previous structure. The application indicates the existing basement slab will be used, however the applicant has confirmed that they intend to pour new footings and foundation, and therefore, will need to meet Land Development Code

requirements related to setbacks. The current site plan proposes the setbacks of the previous structure, of which the current interior, for example, is non-conforming for the zoning district. The applicant may wish to construct the home based on the location of the previous foundation and home, which would be reviewed by the Board of Adjustment. Note that review of dimensional standards, such as setbacks, are not typically part of the Historic Preservation Commission review and are not applicable to the review of this application.

The application and associated materials including a site plan, elevations, floor plan, and information about the proposed building materials are attached to this packet. Applicable standards of the Oak Grove Historic Overlay include I. Special Development Standards – New Construction are also attached.



Memorandum

DATE:

TO: Historic Preservation Commission

FROM: Shawn Ouradnik, Inspections Director

SUBJECT: Reconstruction of 728 1 St N

Background:

The property located at 728 1 St N is owned by GWP COMMERCIAL LLC. The structure was built in 1900 and consist of a 1090 square foot home in an SR-3 zoning district. The lot size is 42 feet wide and 140 feet deep (5880 square feet). The previous structure was considered non-conforming due to the lot width and north setback for the home. This home was used as a duplex rental property.

During an inspection of this rental property on May 4 of 2023 inspectors noted:

- The garage had a complete roof failure and had caved into structure
- Cracked or broken windows
- The exterior had missing and damaged siding with peeling paint
- Roof shingles were damaged or missing
- Damaged gutters and drainage system
- Holes and gaps in the foundation, roof, around doors and windows that allowed an infestation of rodents

The garage was posted as a Dangerous Building on May 19 2023 and was demolished by the owner.

The owner worked with our department to remedy the issues with the house and obtained a permit with the following work description:

Convert existing duplex to a single-family dwelling. Remove existing roof and replace with engineered roof trusses. Brace foundation to engineered design. Replace NW addition walls to match existing roofline. Replace existing windows. Reside structure. Update electrical, mechanical and plumbing. All work to comply with the 2021 IRC. Updating the smoke and carbon monoxide alarms to current code requirements is required.

During the repairs additional, damage to the structure was uncovered and the owner made the decision to demolish. The demolition was done under the remodel permit that was issued.

The initial permit to repair the structure was issued in error. The Inspections Department was not aware that the structure was in a Historic Overlay and that a permit used for maintenance issues was required to be brought to the Historic Preservation Commission. No new permit to rebuild the structure has been issued. As we understand the new scope of the project it will consist of rebuilding the structure as close to original as possible before the demolition using a new foundation. The footprint, floorplan, and astatic of the structure would be as similar as possible to

the old structure but with updated materials. The trusses that were stored on site for a significant amount of time are not able to be used due to weather exposure damage. When the new foundation is installed it will need to meet all current setbacks for the zoning district and overlay it is in.

We have received complaints on the property about the overall unsafe conditions. Because of the complains and the condition the site is in we posted the property as a Dangerous Building on November 21, 2025. We will need to have the site cleared of all debris, vehicles, construction related equipment, and the site will need to be secured.

The structure was non-conforming when demolished and the rebuilding of the structure with the current legal setbacks would remedy the non-conformity.

Thank you for your consideration,

A handwritten signature in black ink, appearing to be 'S. Ouradnik', written in a cursive style.

Shawn Ouradnik, Inspections Director

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

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

The following must accompany this application:

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

Property Owner Information
Name (printed): GWP Commercial LLC
Name (printed):
Address: PO Box 603
West Fargo, ND 58078

Contact Person Information (if different than owner)
Name (printed): Jodi Kallias
Address: PO Box 603
West Fargo, ND 58078

Parcel Information
Historic overlay district of subject property: Oak Grove Neighborhood Historic overlay District
Address: 728 1st St N, Fargo, ND 58102
Legal Description (attach separate sheet if more space is needed): parcel number: 01-1760-00440-000
Block 2, Lot 19, Lindsay's addition to the City of Fargo

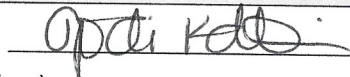
Check each of the following which applies to your project	
<input type="checkbox"/> Exterior remodel <input type="checkbox"/> Window replacement <input type="checkbox"/> New dormer <input type="checkbox"/> New/replacement chimney <input type="checkbox"/> Skylight <input type="checkbox"/> Overhead garage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

Briefly Describe The Proposed Scope of Work

Original home to be torn down to basement slab and
reconstructed utilizing existing footprint

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):

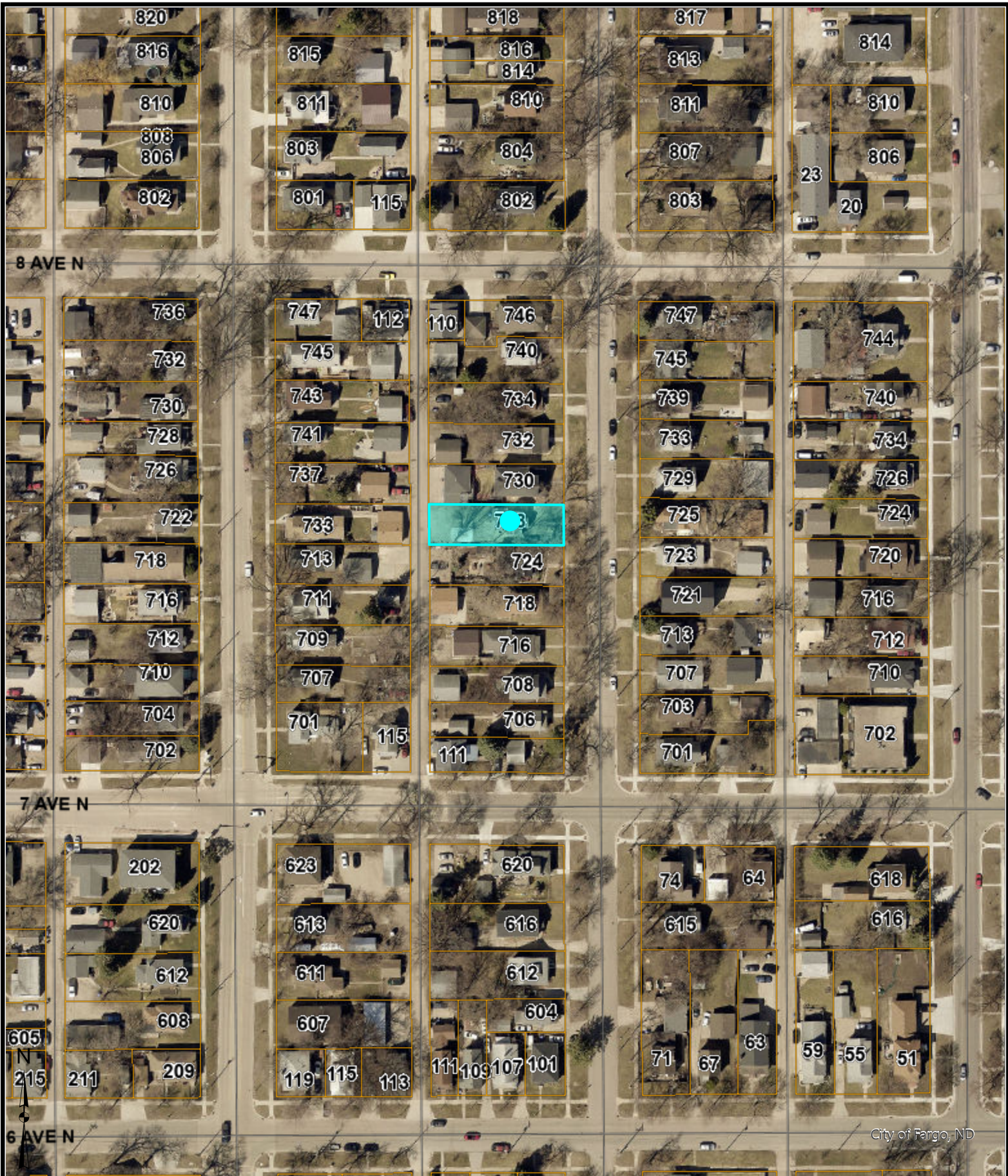


Date:

12/02/2025

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.

728 1st Street North

1:2,257

12/10/2025 8:55 AM

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

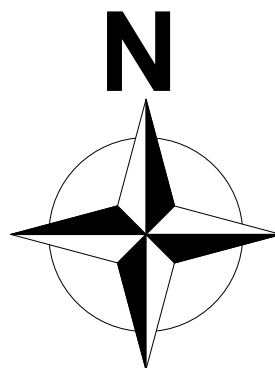
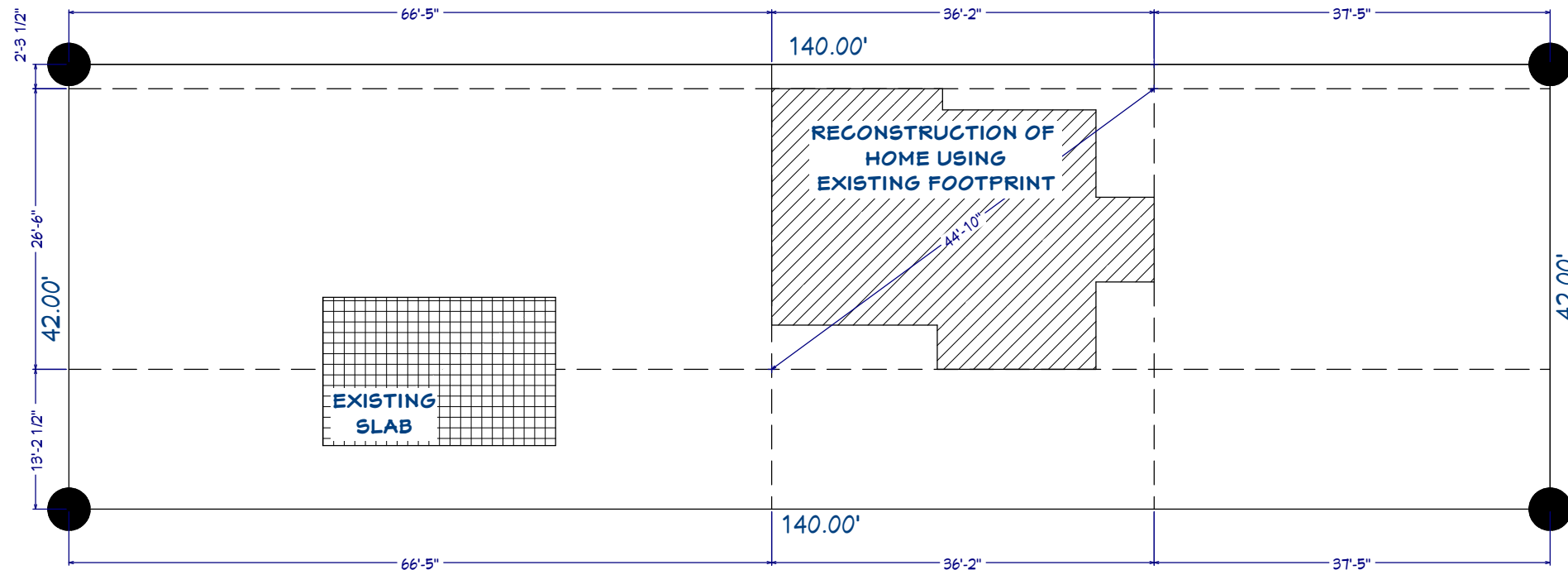
City of Fargo, ND

THE CITY OF
Fargo
FAR MORE



Street View – January 2022

ALLEY ACCESS



LINDSAYS ADDITION

LOT 19 BLOCK 2
728 1ST ST. N.
FARGO, ND 58102
SCALE: 1" = 15'

NOTES:
MEASUREMENTS PER CITY OF FARGO
GIS INFORMATION

REVISIONS:

JOBSITE ADDRESS:

728 1ST ST. N.
FARGO, ND 58102

DATE:

12/8/2025

SCALE:

VARIES

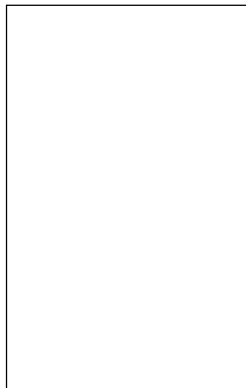
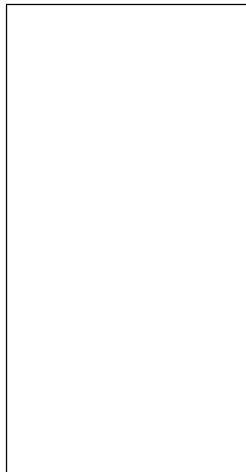
SHEET:

A1



REVISIONS:

JOBSITE ADDRESS:
728 1ST ST. N.
FARGO, ND 58102



DATE:
12/8/2025

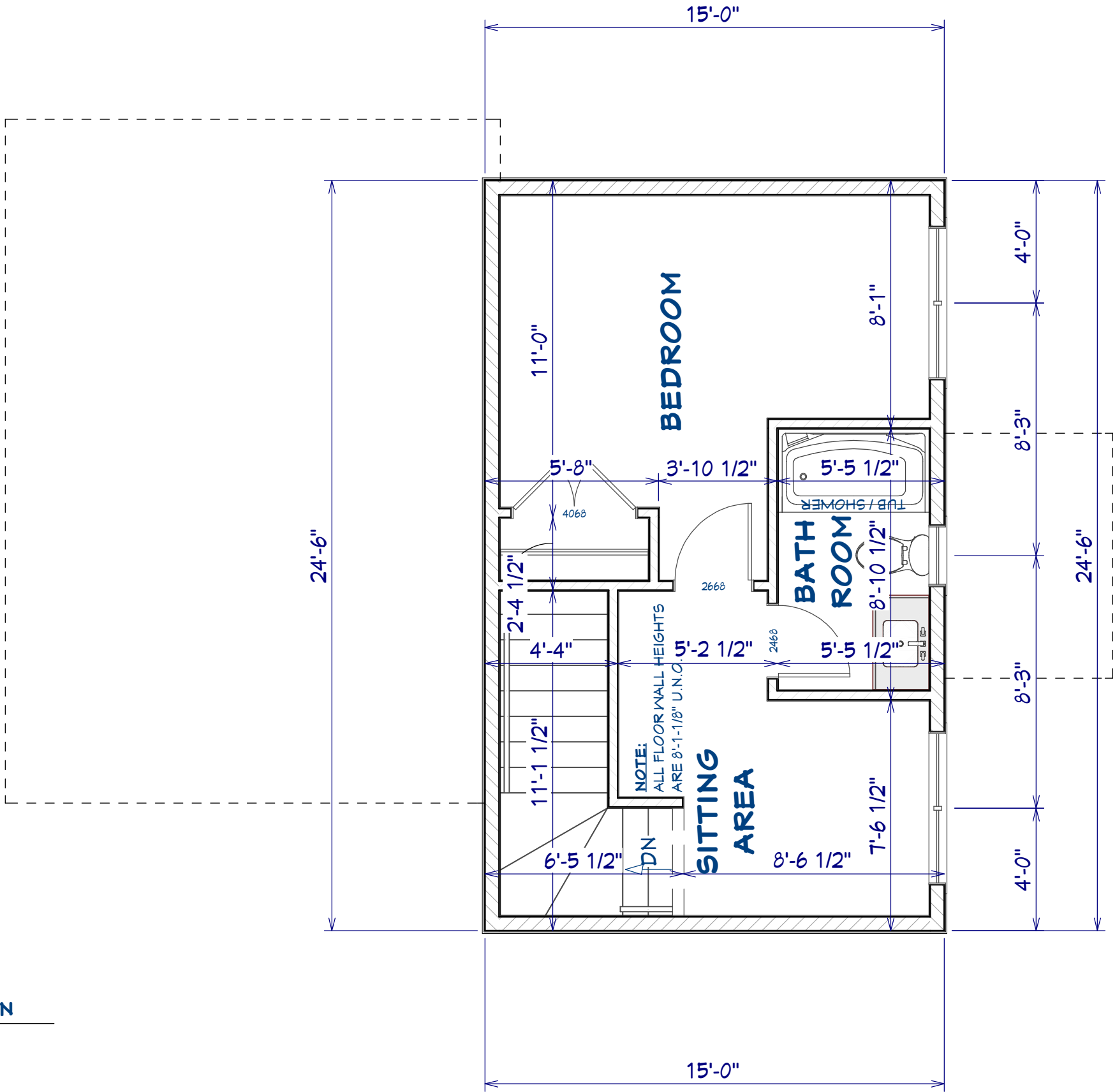
SCALE:
VARIES

SHEET:
A2

SECOND FLOOR PLAN

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

LIVING AREA: 367 SQ.FT.



REVISIONS:

JOBSITE ADDRESS:

728 1ST ST. N.
FARGO, ND 58102

DATE:

12/8/2025

SCALE:

VARIES

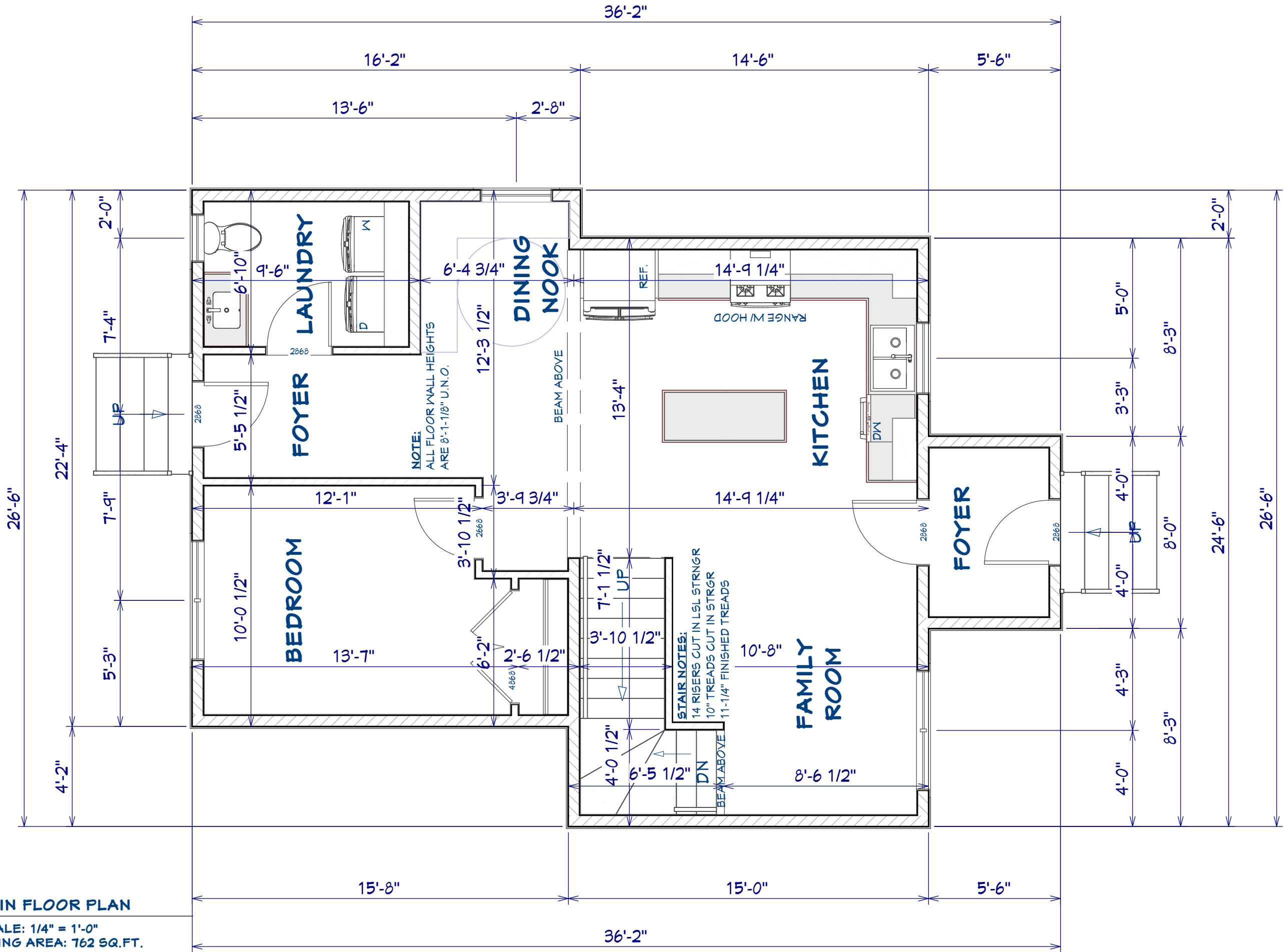
SHEET:

A3



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
LIVING AREA: 162 SQ.FT.



REVISIONS:

JOB SITE ADDRESS:

728 1ST ST. N.
FARGO, ND 58102

DATE:

12/8/2025

SCALE:

VARIABLES

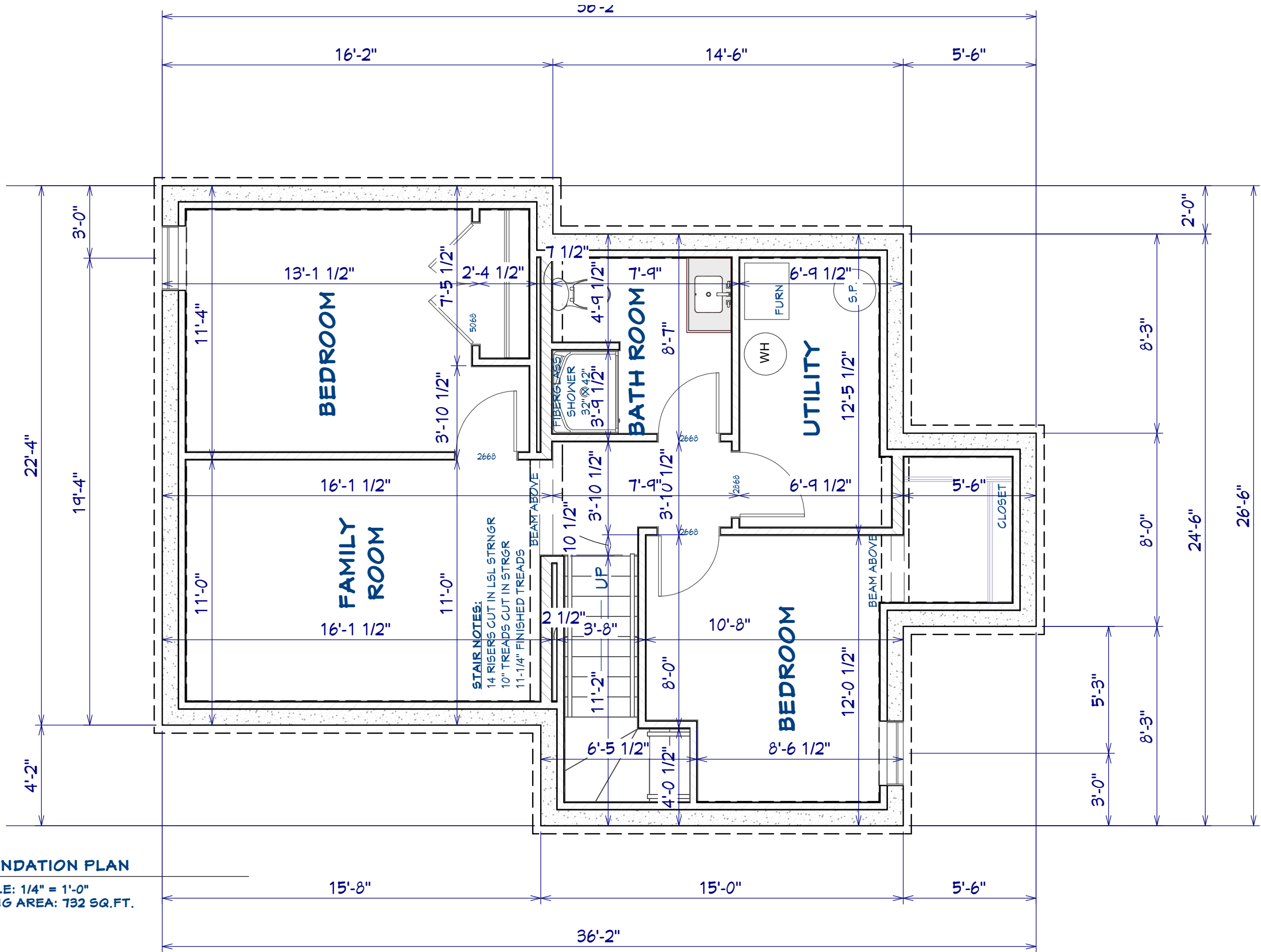
SHEET:

A4



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
LIVING AREA: 732 SQ.FT.



REVISIONS:

JOBSITE ADDRESS:

728 1ST ST. N.
FARGO, ND 58102

DATE:

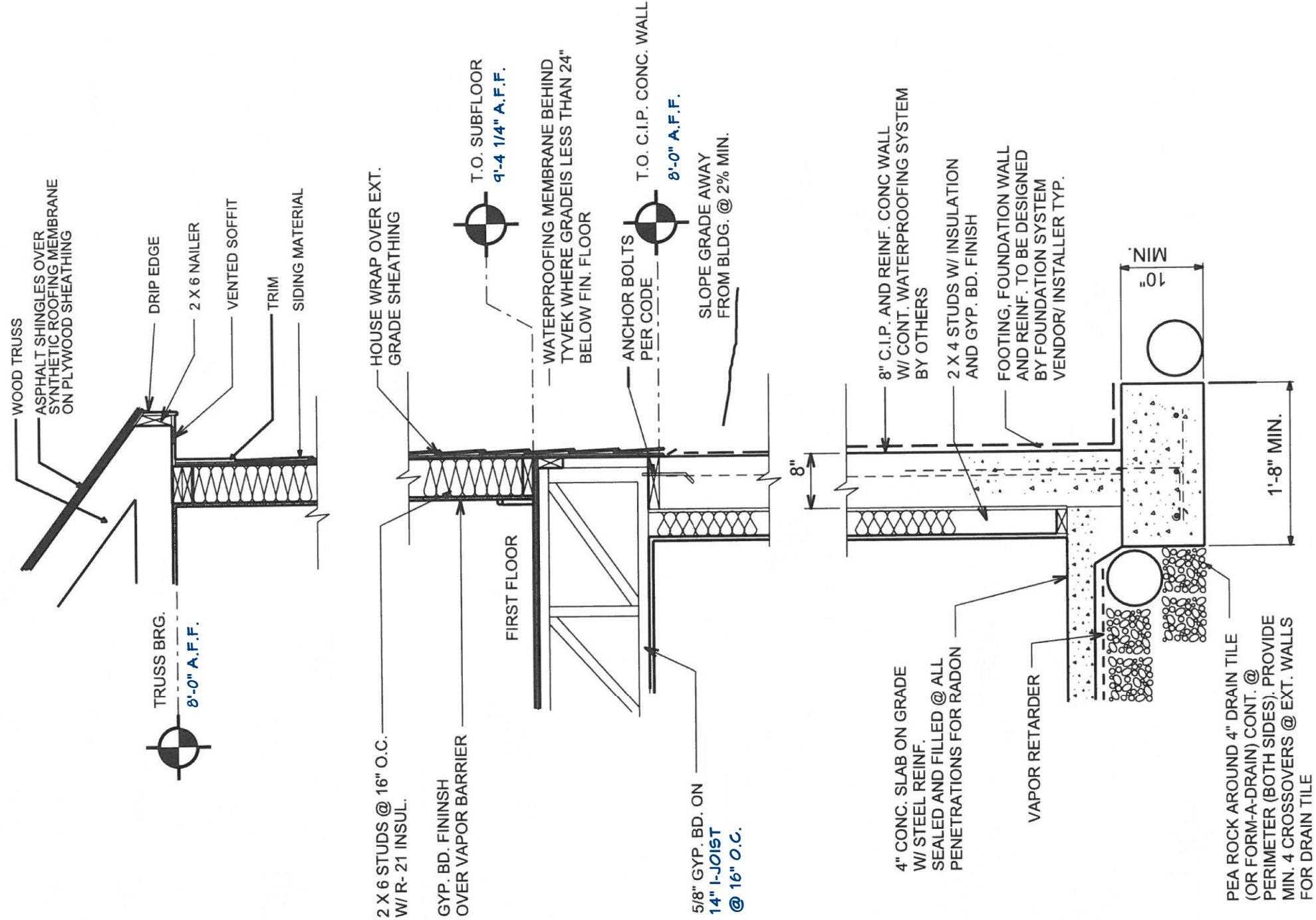
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SCALE:

VARIES

SHEET:

A5



A TYPICAL WALL SECTION

REVISIONS:

JOB SITE ADDRESS:

728 1ST ST. N.
FARGO, ND 58102

DATE:

12/8/2025

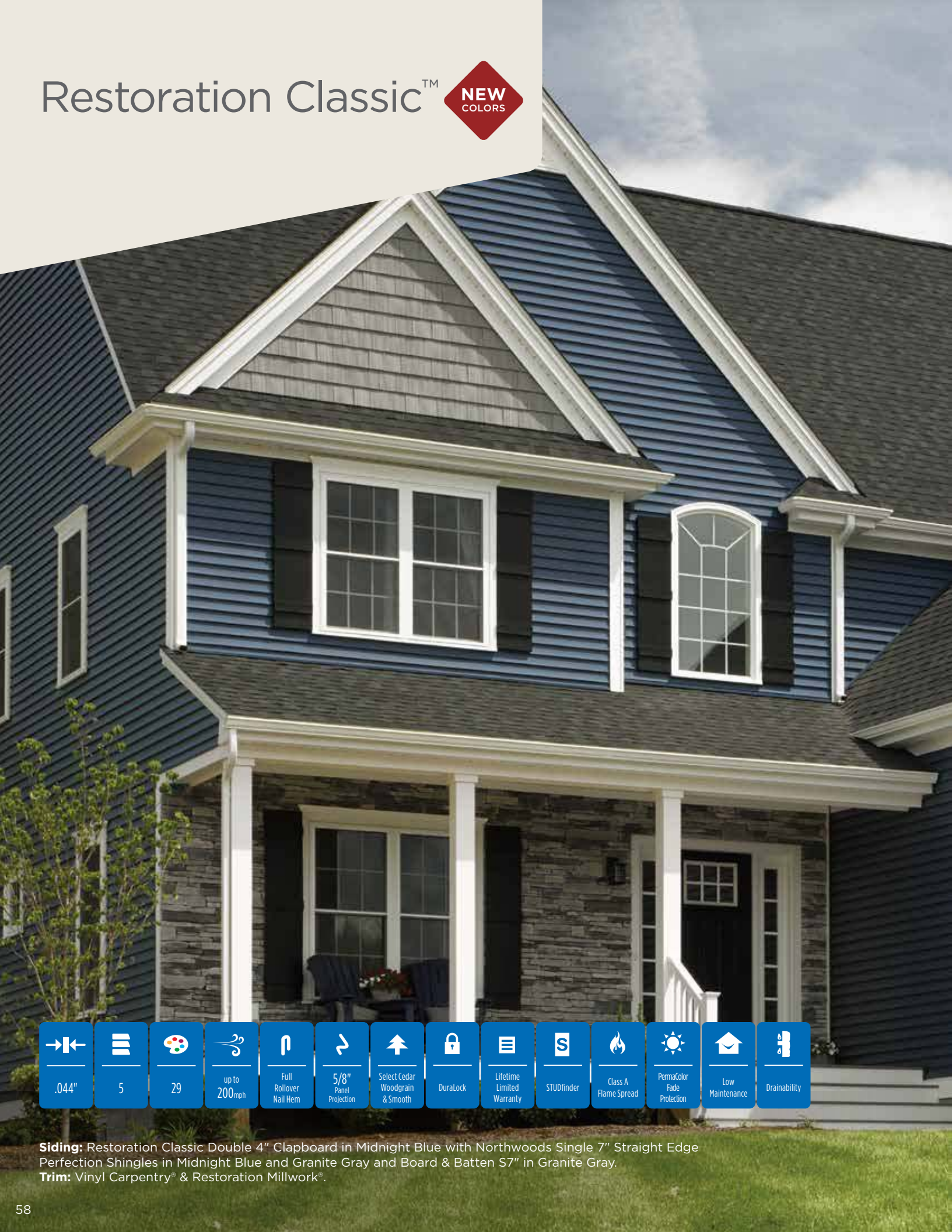
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VARIES

SHEET:

A6

Restoration Classic™



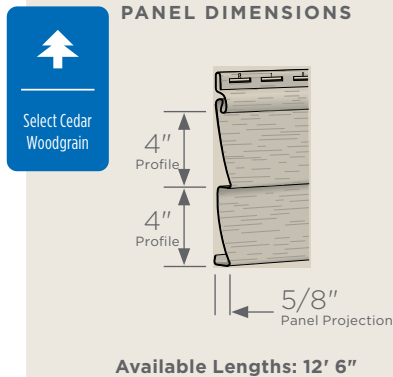
- 
.044"
- 
5
- 
29
- 
up to 200_{mph}
- 
Full Rollover Nail Hem
- 
5/8" Panel Projection
- 
Select Cedar Woodgrain & Smooth
- 
DuraLock
- 
Lifetime Limited Warranty
- 
STUDfinder
- 
Class A Flame Spread
- 
PermaColor Fade Protection
- 
Low Maintenance
- 
Drainability

Siding: Restoration Classic Double 4" Clapboard in Midnight Blue with Northwoods Single 7" Straight Edge Perfection Shingles in Midnight Blue and Granite Gray and Board & Batten S7" in Granite Gray.
Trim: Vinyl Carpentry® & Restoration Millwork®.



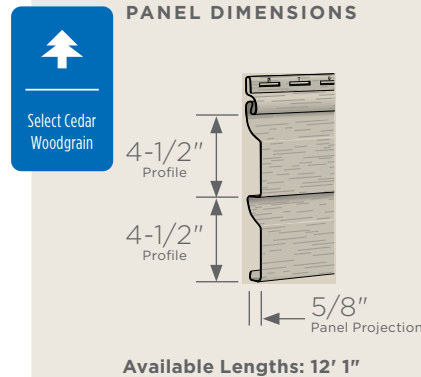
Double 4" Select Cedar Clapboard

Smoky Gray



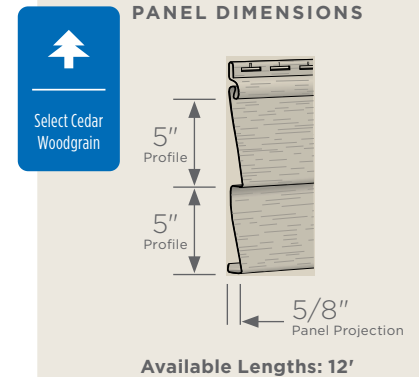
Double 4-1/2" Select Cedar Dutchlap

Olive Grove



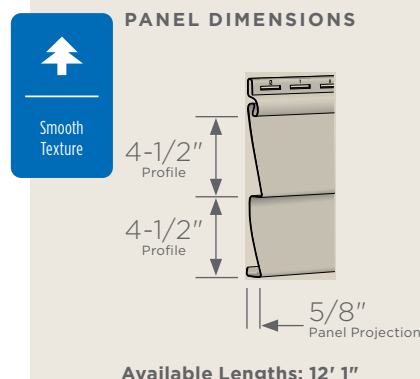
Double 5" Select Cedar Clapboard

Heritage Cream



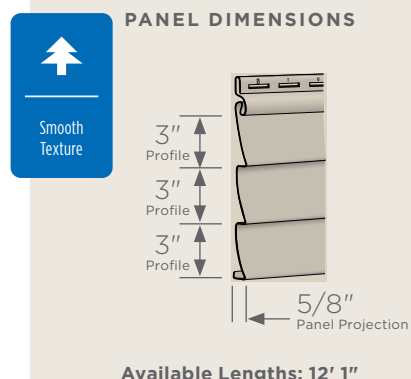
Double 4-1/2" Smooth Clapboard

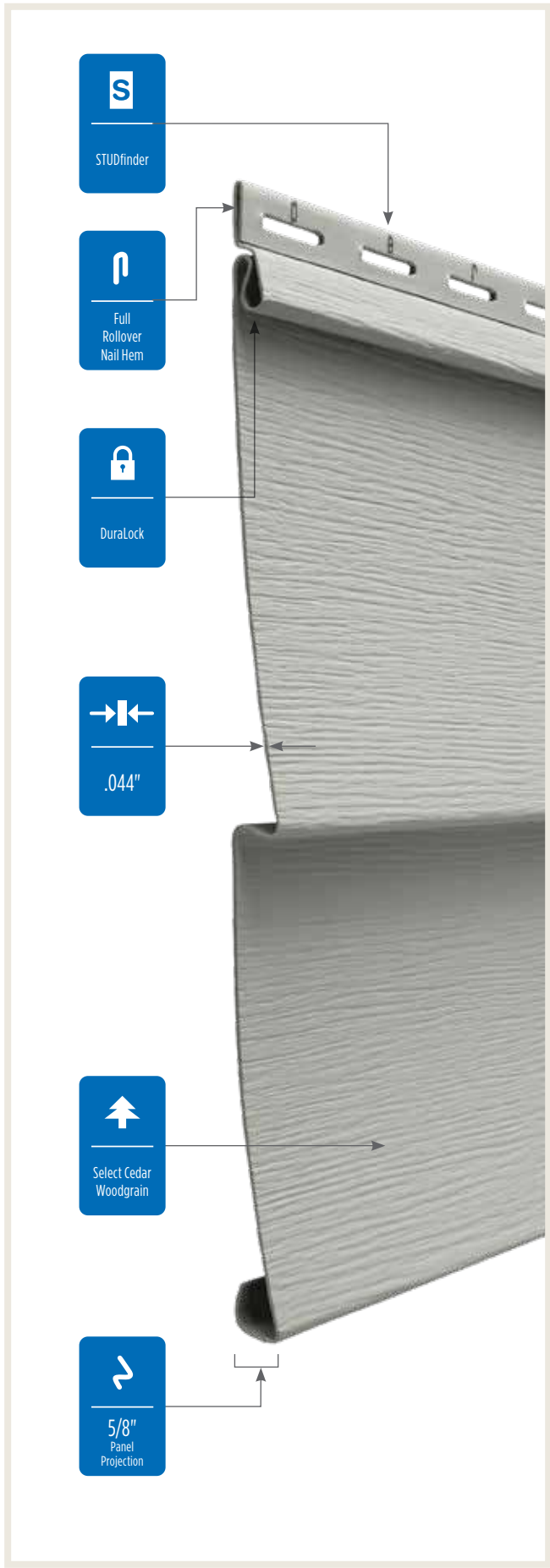
Natural Clay



Triple 3" Smooth Clapboard

Cypress



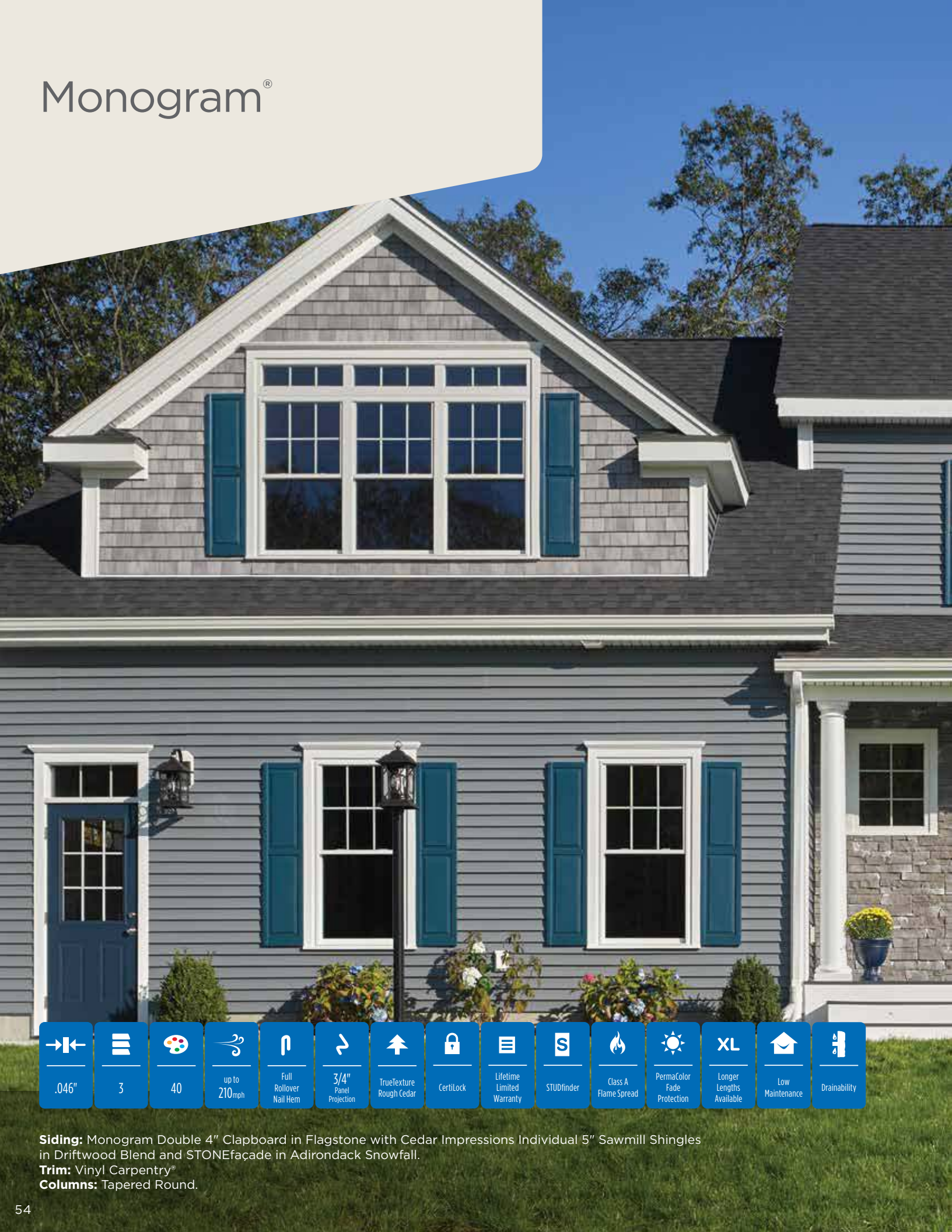


	D4 Clapboard	D4-1/2 Dutchlap	D5 Clapboard	D4-1/2 Clapboard	T3 Clapboard
★ New Color					
* Deluxe Colors					
Melrose*	●	●			
Autumn Red*	●	●			
Slate*	●	●			
Espresso*	●	●			
Sable Brown*	●	●			
Spruce*	●	●			
Olive Grove*	●	●			
Forest*	●	●			
Midnight Blue*	●	●			
Pacific Blue*	●	●			
NEW COLOR Wedgewood Blue	★	★			
Flagstone*	●	●			
Smoky Gray	●	●			
Charcoal Gray*	●	●			
Castle Stone	●	●			
Granite Gray	●	●	●	●	●
NEW COLOR Graystone	★	★			
Sterling Gray	●	●	●	●	●
Oxford Blue	●	●	●		
Seagrass	●	●	●		
Cypress	●	●	●	●	●
Herringbone	●	●	●	●	●
Desert Tan	●	●	●		
NEW COLOR Weathered Wood	★	★			
Natural Clay	●	●	●	●	●
Savannah Wicker	●	●	●	●	●
Heritage Cream	●	●	●		
Autumn Yellow	●	●	●		
Colonial White	●	●	●	●	●



Siding: Restoration Classic Double 4" Clapboard in Espresso.
Trim: Vinyl Carpentry® & Restoration Millwork®.

Monogram[®]



- | | | | | | | | | | | | | | | |
|-------|---|----|--------------|------------------------|-----------------------|-------------------------|-----------|---------------------------|------------|----------------------|----------------------------|--------------------------|-----------------|--------------|
| | | | | | | | | | | | | | | |
| .046" | 3 | 40 | up to 210mph | Full Rollover Nail Hem | 3/4" Panel Projection | TrueTexture Rough Cedar | CertiLock | Lifetime Limited Warranty | STUDfinder | Class A Flame Spread | PermaColor Fade Protection | Longer Lengths Available | Low Maintenance | Drainability |

Siding: Monogram Double 4" Clapboard in Flagstone with Cedar Impressions Individual 5" Sawmill Shingles in Driftwood Blend and STONEfaçade in Adirondack Snowfall.
Trim: Vinyl Carpentry[®]
Columns: Tapered Round.





Double 4"
Rough Cedar Clapboard



Brownstone

Double 5"
Rough Cedar Clapboard



Wedgewood Blue

Double 5"
Rough Cedar Dutchlap

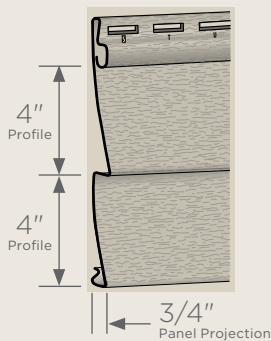


Driftwood Blend

XL

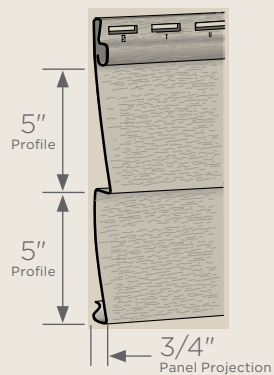
Longer
Lengths
Available

PANEL DIMENSIONS



Available Lengths: 12' 6", 16' 8", 20', 25'

PANEL DIMENSIONS

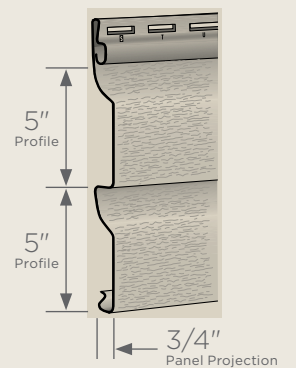


Available Lengths: 12'

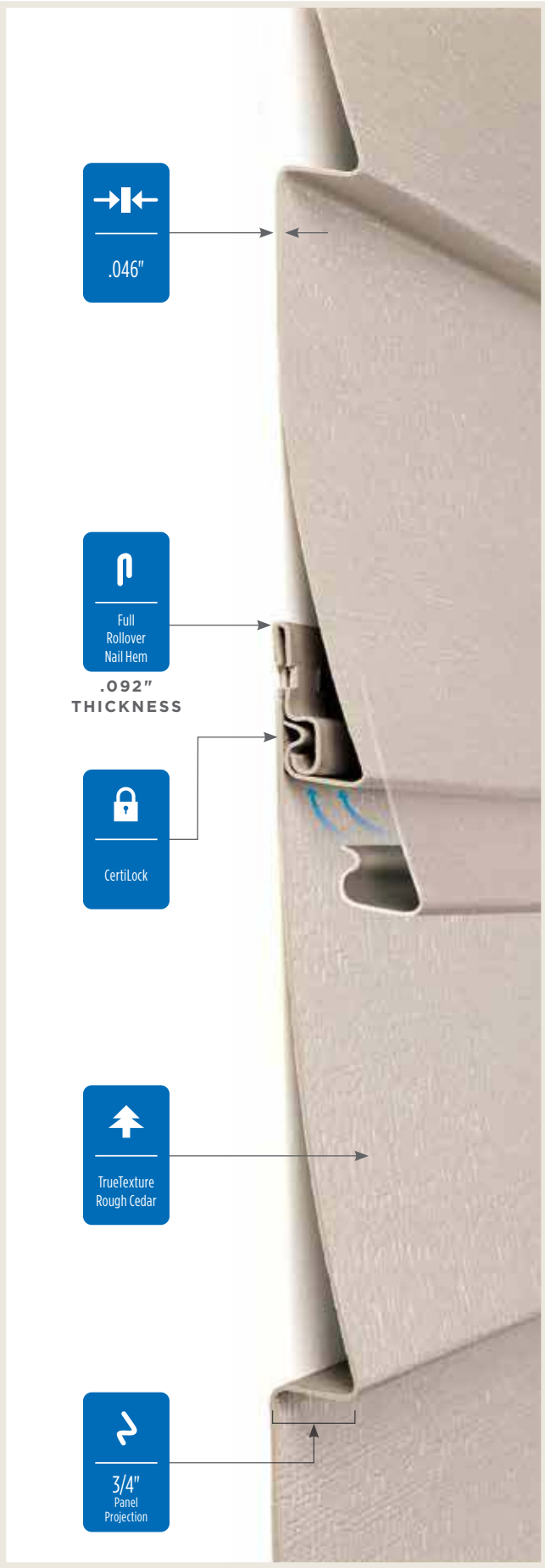
XL

Longer
Length
Available

PANEL DIMENSIONS



Available Lengths: 12', 16'



**** Premium Colors**
*** Deluxe Colors**

All blends have matching variegated outside corner posts available.

	D4 Clapboard	D5 Clapboard	D5 Dutchlapp	XL D4 Clapboard	XL D5 Dutchlapp
Arbor Blend**	●		●		
Weathered Blend**	●		●		
Frontier Blend**	●		●		
Natural Blend**	●		●		
Driftwood Blend**	●		●		
Cedar Blend**	●		●		
Rustic Blend**	●		●		
Brownstone*	●	●	●	●	
Melrose*	●	●	●	●	
Autumn Red*	●	●	●		
Tuxedo*	●	●	●		
Slate*	●	●	●	●	
Espresso*	●	●	●	●	
Sable Brown*	●	●	●	●	
Sparrow*	●	●	●		
Spruce*	●	●	●		
Olive Grove*	●	●	●		
Forest*	●	●	●		
Midnight Blue*	●	●	●	●	
Deep Mineral*	●	●	●		
Pacific Blue*	●	●	●	●	
Wedgewood Blue	●	●	●		
Flagstone*	●	●	●		
Smoky Gray	●	●	●		
Charcoal Gray*	●	●	●	●	
Castle Stone	●	●	●	●	
Granite Gray	●	●	●	●	●
Graystone	●	●	●		
Sterling Gray	●	●	●	●	●
Oxford Blue	●	●	●	●	●
Seagrass	●	●	●		
Cypress	●	●	●	●	●
Herringbone	●	●	●		
Sandstone Beige	●	●	●		
Desert Tan	●	●	●		
Weathered Wood	●	●	●		
Natural Clay	●	●	●	●	●
Savannah Wicker	●	●	●	●	●
Heritage Cream	●	●	●	●	●
Colonial White	●	●	●	●	●

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

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 LDC, 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. 5286

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 Oak Grove Neighborhood Historic 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 Oak Grove Neighborhood Historic 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 Oak Grove Neighborhood Historic District.

b. Exterior Cladding

1. The relationship of the materials, detail, and pattern of the facade of a principal structure must be visually compatible with structures and places to which it is visually related.

c. Windows and Doors

1. The relationship of the width of the windows and doors to the height of windows and doors in the principal structure must be visually compatible with historic structures within the Oak Grove Neighborhood Historic District.
2. Any garage door visible from the street shall not exceed 10 feet in width and 8 feet in height.

d. Roofs and Dormers

1. The roof shape of the principal building must be visually compatible with structures, to which it is visually related.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of a 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

OFFICE OF THE CITY ATTORNEY
FARGO, NORTH DAKOTA

ORDINANCE NO. 5286

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 Oak Grove Neighborhood Historic District.
2. The height of the principal building shall not exceed the overall scale of HNS with a maximum eave height of 25 feet.
3. The principal building shall be constructed to have the first-floor plane in a style compatible with Historic Neighborhood Structure.

2. Accessory Buildings or Structures

- a. New accessory building or structures shall be subordinate in scale and compatible with the design and style of the principal building.
- b. Excluding 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 LDC, 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