

HOUSE MOVING BOARD
Wednesday, April 6, 2022, 9:00 a.m.
Commission Chambers
AGENDA

1. Approve Minutes of September 6, 2017 meeting
2. New Business
 - a. *Request by Jim Nelson / Lake Agassiz Habitat for Humanity to move a new construction house located at 801 17th Avenue North (Fargo North High School) to 702 2nd Street North in Fargo.*
3. Old Business
4. Adjournment

House Moving Board 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 Friday at 2:30 p.m. for one month following the meeting.

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.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/housemovingboard.

HOUSE MOVING BOARD MINUTES

Regular Meeting:

Wednesday:

September 6, 2017:

The Regular Meeting of the House Moving Board of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:30 a.m., Thursday, September 6, 2017.

The House Moving Board Members present or absent were as follows:

Present: Paul Gleye, Ron Dick, Al Hochhalter

Absent: None

Ron Dick called the meeting to order.

Item 1: Minutes: Regular Meeting of June 29, 2016

Mr. Gleye moved the minutes of the June 29, 2016 House Moving Board meeting be approved. Second by Mr. Hochhalter. All Members present voted aye and the motion was declared carried.

Item 2: New Business

Hearing on a request to move a house currently located at 618 Hackberry Drive South to 6341 31st Street South, Fargo, North Dakota (Lot 1, Block 2, Woodhurst Addition) (Fred and Stacy Schlanser): APPROVED

Planner Aaron Nelson and Assistant Planner Barrett Voigt presented the request to move a house from 618 Hackberry Drive in Fargo to 6341 31st Street South in Fargo. Mr. Nelson said the lot is currently zoned SR-2, Single-Dwelling Residential, and the proposed structure and layout can fit within the SR-2 setbacks, lot coverage, and height standards. Mr. Voigt stated the proposed house move should not adversely affect property values within the area and the house's materiality and form appear to be compatible with the Woodhurst Subdivision neighborhood. He stated staff recommends approval to move the subject structure.

Chris Rose, Deputy Inspections Administrator, shared that the applicant has been provided with the City's floodproofing requirements.

Applicant Fred Schlanser spoke on behalf of the proposed project.

Discussion was held on the proposed timeline of this project. In addition, Members discussed guidelines for the applicant to follow during the house move, including: 1) the home to be placed and set on the foundation and not left off the foundation for more than 60 days, and 2) the landscaping of the home to be completed by July 1, 2018.

Mr. Gleye moved the findings of staff be accepted and approval be recommended to allow the applicant's licensed house mover to apply for a house moving permit. Second by Mr. Hochhalter. All Members present voted aye and the motion was declared carried.

The time at adjournment was 8:55 a.m.

CITY OF FARGO

House Moving Board Staff Report

Item No: 2.a

Meeting Date: April 6, 2022

Original Address: 801 17th Avenue North (Fargo North High School)

Destination Address: 702 2nd Street North

Destination Legal Description: Lindsays Addition

Owner(s)/Applicant: Jim Nelson / Lake Agassiz Habitat for Humanity

Proposed House Move:

The applicant, Jim Nelson, Lake Agassiz Habitat for Humanity, is proposing to move a new construction single-family house from its current location at 801 17th Avenue North (Fargo North High School) to a new location at 702 2nd Street North, located in the Horace Mann neighborhood. The one-story, single-family home was built in 2022 and has 972 square feet on the main floor and a total of 1,944 square feet of living space. The exterior of the house is constructed of vinyl lap siding.

A house and detached garage were previously located on the site. The house was declared a dangerous building by the Building Official in August of 2018, after it was damaged by fire. The City of Fargo acquired the property and demolished the buildings in 2019 with Community Development Block Grant program funds from the Department of Housing and Urban Development (HUD).

Proposed Home:



Proposed structure - west side (left) and south side (right)



Proposed structure – north side

The applicant has noted that the east side of the structure (east) is proposed to be un-sided during the move, and will be sided once the house is on the property, as the house will have a covered front porch constructed after the move. Additionally, there is an overhead porch roof to be constructed over the back of the west door, to be constructed after the move. Refer to the attached documents for additional information.



Proposed structure – north side

The proposed location for the house to be moved, located at 702 2nd Street North (subject property), is approximately 1.5 miles southeast of the house's current location. The subject property is 0.12 acres in area and is located within the SR-3, Single-Dwelling Residential, zoning district. The subject property is Lot 13, Block 1, Lindsays Addition, which was platted in 1881. The rest of the block is Block 1, Lindsays Addition. The east half of the block is also zoned SR-3. The homes on the half-block across the street from the subject property are also zoned SR-3. The west side of the block is zoned MR-2, Multi-Dwelling Residential, except the south two lots, which are zoned MR-3, Multi-Dwelling Residential. The property across 7th Avenue South is zoned MR-2.

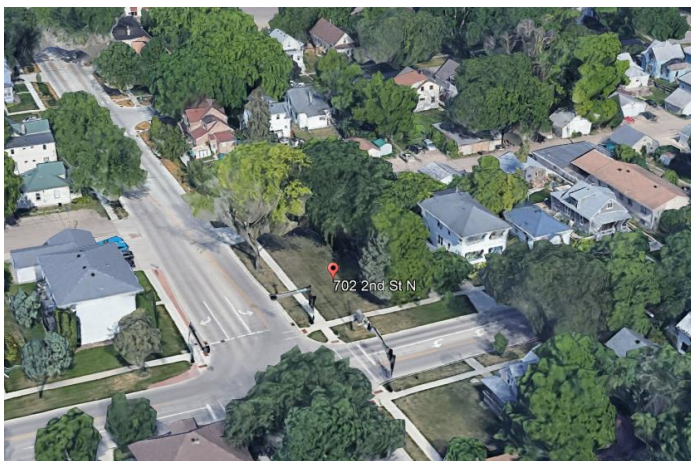
Proposed Site:



Subject property from 2nd Street North facing West



Subject property from 7th Avenue North facing Northeast



View to Northwest



View to the Northeast

The property is located in a developed neighborhood, with the surrounding blocks primarily consisting of detached single-family homes, with some duplexes, 3-plexes and multi-family apartments. The majority of the structures in the surrounding blocks were built between 1880 and 1920. The 1 ½-story detached house to the north was built in 1905. The 2-story house across 2nd Street North was built in 1892 and is a duplex. The 2-story house to the west was built in 1903 and is a duplex. Across 7th Avenue South is an apartment constructed in 1986. The surrounding houses range in size and have varying floor areas ranging in size from 864 to 1,922 total square feet. Most structures are clad with varying horizontal siding, with some stucco structures nearby.

continued on next page

Context Photos:



Neighboring property to the north



Property across the street to the east



Property across street to the south

Core Neighborhoods Plan:

The property is located in the Horace Mann neighborhood. The Core Neighborhoods Plan identifies the property as appropriate for single-family residential, as well as that the area around 7th Avenue North in this location as an “edge”, or transitional area, of the neighborhood.

Within the Housing Reinvestment Toolkit section of the Plan, the property's block is identified as a Core Reinvestment “A” Block, which are defined as largely stable blocks with modest levels of deferred maintenance, and that strategic investments have a high probability of making them stronger and spurring reinvestment by neighbors. An identified action within the toolkit is to establish a new (or reposition an existing) entity, of which one identified program could include a home turnaround program to acquire and demolish troubled properties that are unsalvageable, and sell the lot to a non-profit (or for-profit) buyer with capacity to rebuild in a manner sensitive to neighborhood goals, or undertake sensitive infill without partners. The project is an opportunity for the City to implement a federal program in partnership with a local non-profit to support affordable housing while implementing the Core Neighborhood Plan.

Additionally, the Downtown InFocus plan, as well as in an independent housing study conducted by the City in 2021 for areas within the Core Neighborhood and Downtown areas, notes a finding that the most significant need is housing to support young families with modest incomes.

In addition to property owner notification and legal notices, the applicant has reached out to nearby surrounding neighbors, as well as the Horace Mann Area Neighborhood Association. The applicant can provide further details to the board at the meeting.

Staff Analysis & Criteria for Approval:

In accordance with §25-2012 of the Fargo Municipal Code, no house-moving permit shall be issued unless the House Moving Board finds that the following considerations have been satisfied:

The exterior architectural appeal and functional plan of the house, when moved, will not to be so at variance with or so similar to...

1) the immediate proposed neighborhood as to cause a substantial depreciation in the property values of said neighborhood.

The houses in the immediate neighborhood are a mix of styles, sizes, and ages. The architectural appeal and functional plan of the subject house is consistent with the existing houses in the neighborhood. The lot creates some challenges for what could be built on the site, due lot size and setbacks. Staff has no evidence to suggest that the proposed structure would cause a substantial depreciation in the property values of the immediate neighborhood. **(Criteria Satisfied)**

2) the character of the applicable zoning district as to cause a substantial depreciation in the property values of said neighborhood.

The subject property is located within the SR-3, Single-Dwelling Residential, zoning district. SR zoning districts are intended to preserve land for housing and to provide housing opportunities for individual households. The proposed house is consistent with the standards and overall intent of the SR-3 zoning district. Staff has no evidence to suggest that the proposed structure would cause a substantial depreciation in the property values of the immediate neighborhood. **(Criteria Satisfied)**

Staff Recommendation:

Suggested motion: "To accept the findings of staff and hereby grant House Moving Board approval of the proposed house move, which makes this house eligible for a house moving permit to be issued to a licensed house mover."

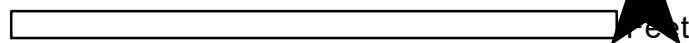


Legend

AG	LC	MHP	SR-2
DMU	MR-1	NC	SR-3
GC	MR-2	P/I	SR-4
GO	MR-3	UMU	SR-5
			City Limits

702 2 Street North

300



N





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

REQUEST FOR PERMISSION TO MOVE STRUCTURE

Application is hereby made by the below-named individual of the subject property to the House Moving Board of the City of Fargo for permission to move a structure.

Applicant Information:

Name (printed): JIM NELSON, LAKE AGASSIZ HABITAT FOR HUMANITY
Address: 210 11 STREET NORTH, MOORHEAD, MN 56560
Primary Phone: [REDACTED]
Alternative Phone: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

Structure Information:

Current Address of Structure: _____
Main Floor Finished Square Footage: 972 SF Garage Square Footage: 400 SF
Overall Square Footage of Structure: 1,944 SF Date of Original Construction: ~ MAY 2022
Exterior Finish Materials: VINYL SIDING
Proposed Address of Structure: 702 2ND STREET NORTH
Legal Description of Proposed Location: LOT 13, BLOCK 1, LINDSAYS ADDITION
Lot Size: 140' x 36' Zoning District: SR 2

Additional Application Information Required:

The House Moving Board will hold a public hearing on the request for permission and, at the close of the public hearing, make a recommendation to approve or deny the request to the Board of City Commissioners.

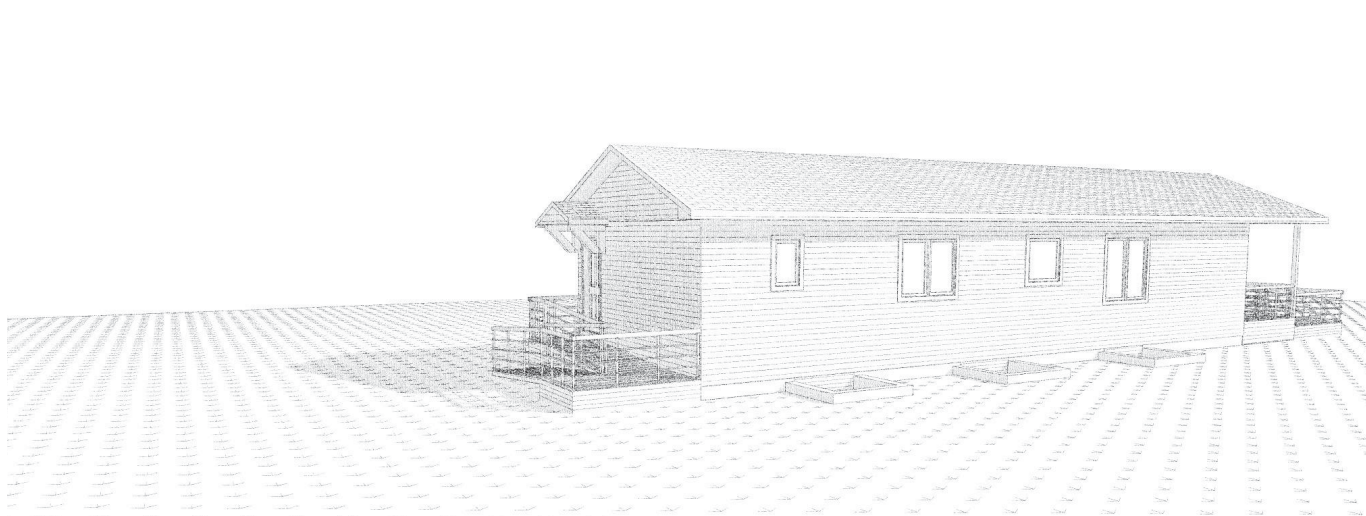
Please attach the following information and submit the request to the City of Fargo, Department of Planning and Development, 225 4th Street North, Fargo, ND 58102.

1. A scaled site plan of the house on the proposed site including driveway, sidewalks, landscaping, location of utility services, drainage, and any other site improvements.
2. Clear copies of photos of at least two sides of building.
3. List of proposed improvements (e.g. Will decks be reattached? Will brick or exterior façade be reinstalled or altered?)

Signature of Petitioner:  JAMES W. NELSON

FOR PLANNING USE ONLY:

Date Filed: _____ Nonrefundable Filing Fee \$185.00: _____
Planning Office Contact: _____



HABITAT FOR HUMANITY

FARGO NORTH SCHOOLS

Project Description:

Lot 13, Block 1
702 2 Street North,
Fargo, North Dakota.

Drawn by: PTG

Checked by: JCH II

A1

Date Issued: 06-04-2021

Date Issued: 06-04-2022

Scale: REFER TO PLANS

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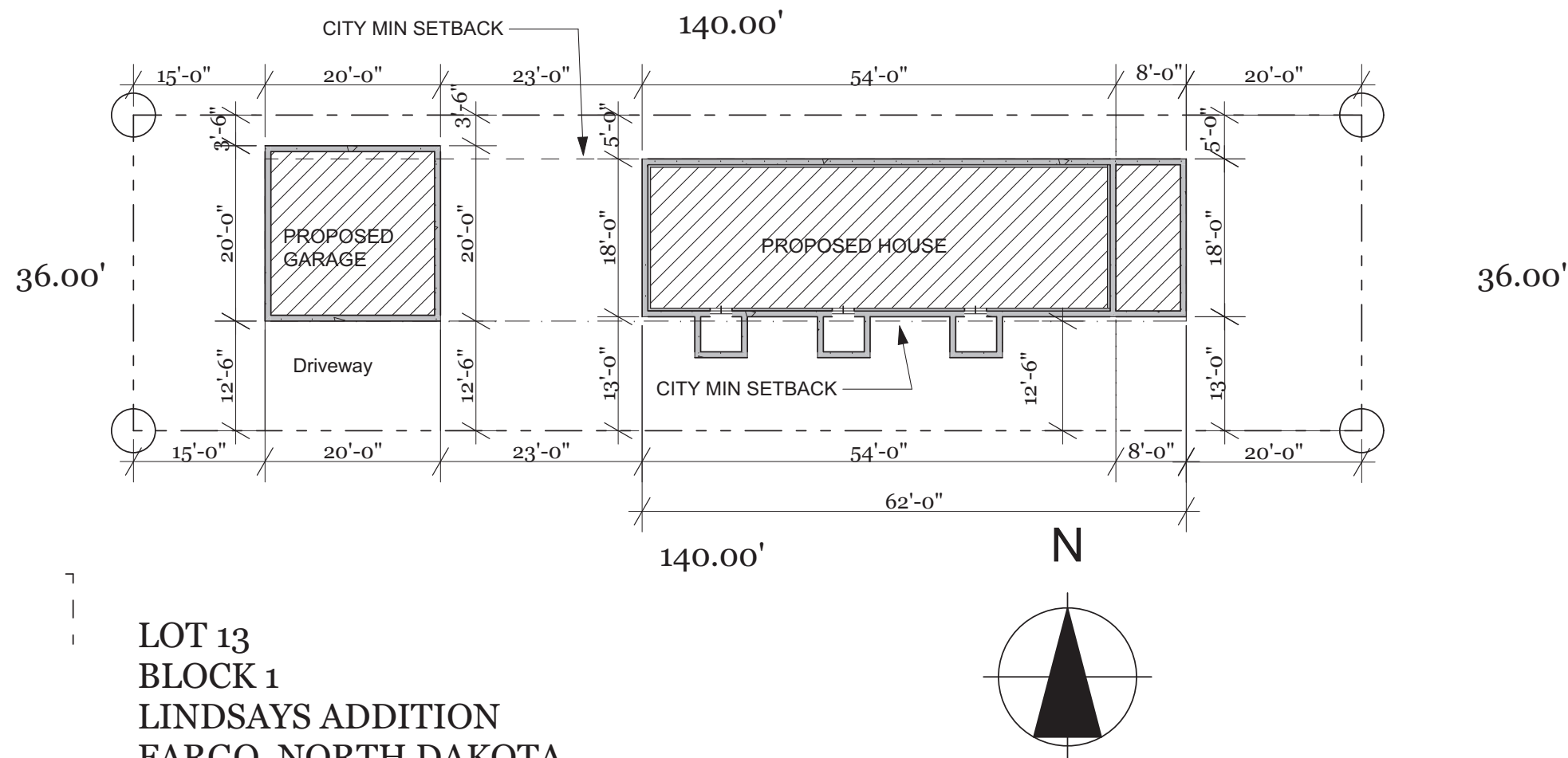
Fargo, ND. Ph: (701) 232-3281

1 SITE PLAN

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

LOT 13
BLOCK 1
LINDSAYS ADDITION
FARGO, NORTH DAKOTA

702 2ND STREET NORTH, FARGO NORTH DAKOTA



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FARGO NORTH SCHOOLS

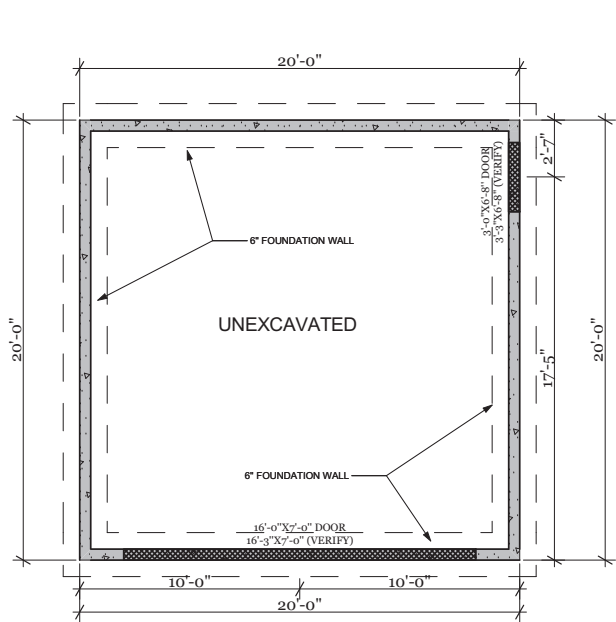
Drawn by: PTG	Checked by: JCH II	A2
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Date Issued: 06-04-2021	Revised Date: -
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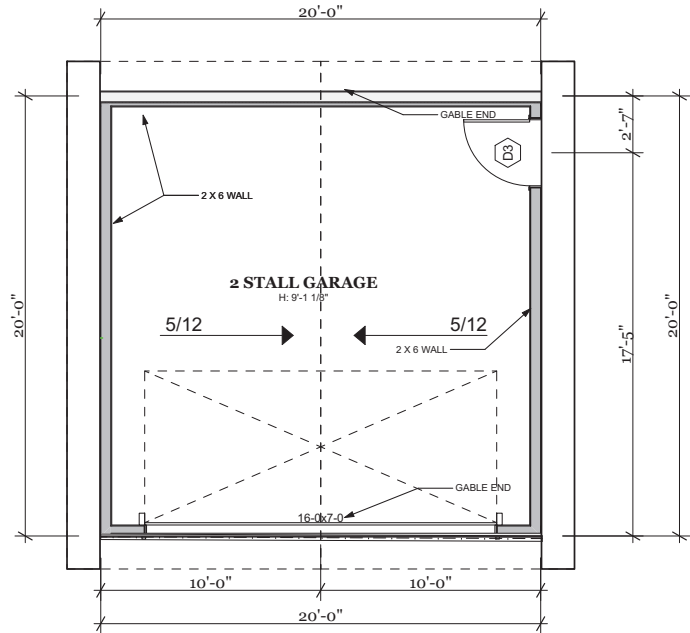
Scale: REFER TO PLANS

Project Description:

Lot 13, Block 1
702 2 Street North,
Fargo, North Dakota.



GENERAL NOTES:
1. UNDISTURBED EARTH UNDER ALL FOOTINGS.
A. VERIFY ANY GARAGE FLOOR DRAINS (**SIZE AND LOCATIONS**) WITH BUILDERS
B. VERIFY IF FLOOR HEAT WITH CLINET/STUILDERS
C. SLOPED FLOOR IN GARAGE-SEE BUILDER

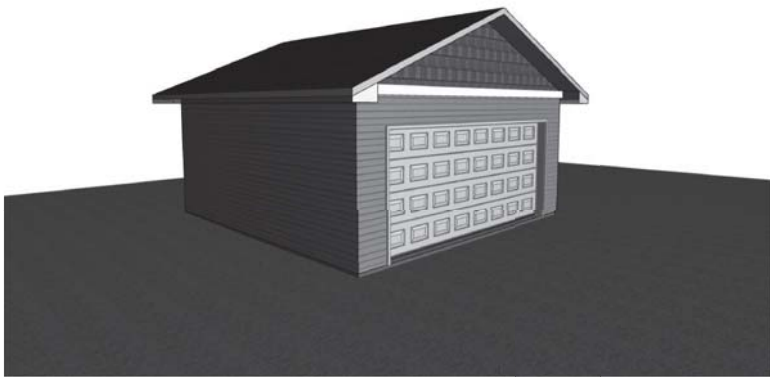


GENERAL NOTES MAIN PLAN:
1. ALL EXTERIOR 2 X 6 WALLS ARE DRAWN @ 6 7/16"
A. ALL PLATE/CEILING HEIGHTS ARE 9'1 1/8" UNLESS NOTED DIFFERENT 104 5/8 PRE-CUT MATERIALS
2. ALL WINDOWS, DOORS, AND OPENINGS 2'-0" & LARGER ARE TO HAVE (2) JACK STUDS UNDER EITHER SIDE OF HEADERS IN ACCORDANCE WITH IRC & CITY CODE REQUIREMENTS.
3. BUILDER MUST VERIFY TYPE OF HEADERS/BEAMS SUPPORTING FLOOR AND ROOF LOADS WITH TRUSS MANUFACTURES

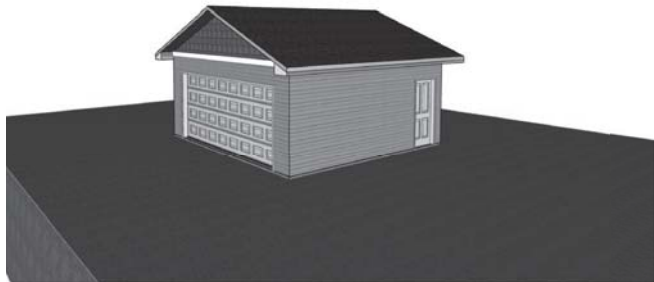
GENERAL NOTES ROOF PLAN:
1. ALL EXTERIOR 2 X 6 WALLS ARE DRAWN @ 6 7/16"
-ALL INTERIOR 2 X 6 WALLS ARE DRAWN @ 6 1/2"
2. GARAGE ROOF IS 5/12 WITH 18" OVERHANGS (**HEEL HEIGHTS ARE APPROX 8"±**)
A. (**VERIFY WITH CONTRACTOR & CLINET/STUILDERS**)

Elevation -Front Garage
A3

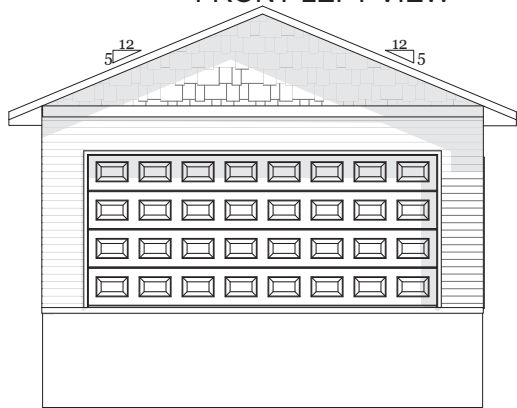
5 GARAGE MAIN FLOOR & ROOF PLAN
SCALE: 1/4" = 1'-0"



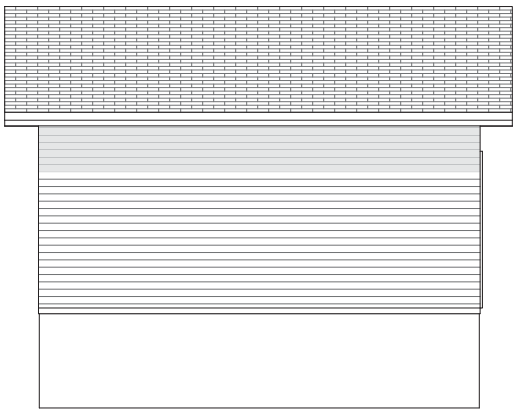
FRONT LEFT VIEW



FRONT RIGHT VIEW



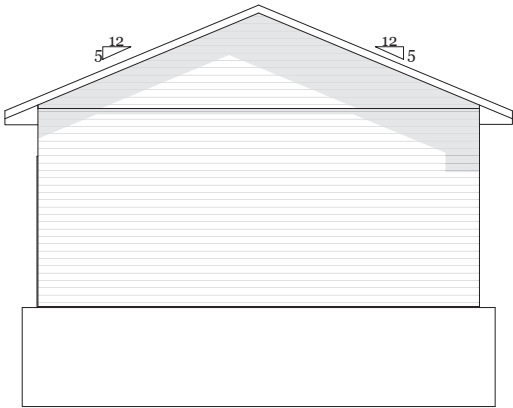
7 Elevation -Front Garage
SCALE: 1/4" = 1'-0"



8 Elevation -Left Garage
SCALE: 1/4" = 1'-0"



9 Elevation -Right Garage
SCALE: 1/4" = 1'-0"



10 Elevation -Garage Rear
SCALE: 1/4" = 1'-0"

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HABITAT FOR HUMANITY

FARGO NORTH SCHOOLS

Drawn by: PTG Checked by: JCH II A3

Date Issued: 06-04-2021 Revised Date: -

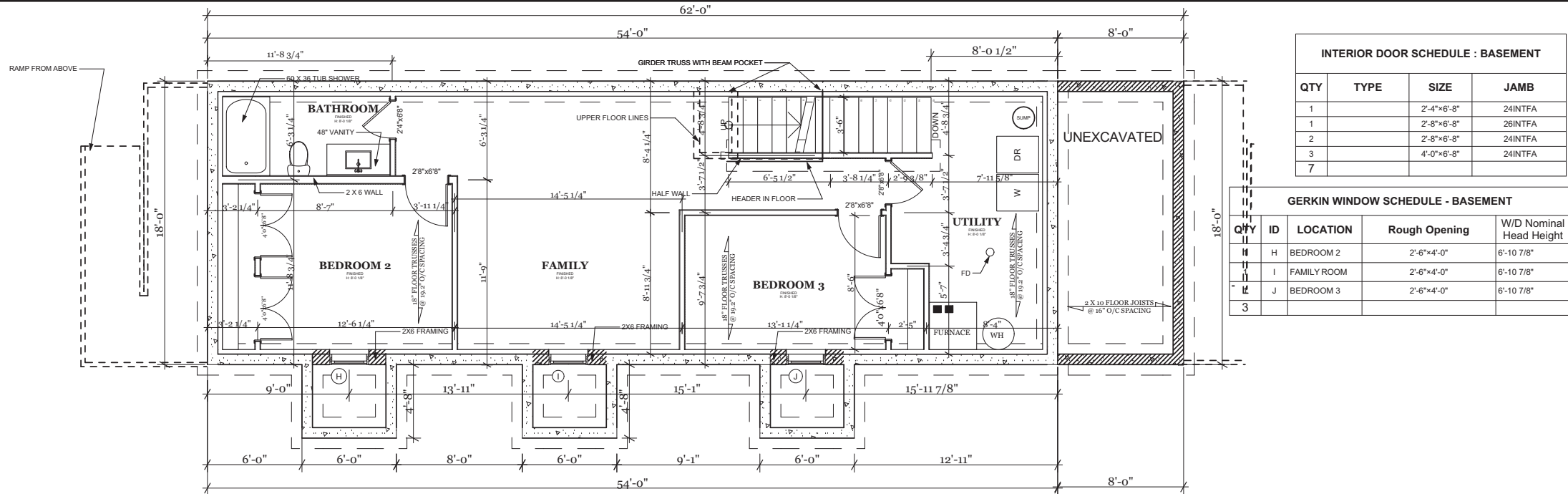
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Project Description:

Lot 13, Block 1
702 2 Street North,
Fargo, North Dakota.

BASEMENT PLAN

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



INTERIOR DOOR SCHEDULE : BASEMENT			
QTY	TYPE	SIZE	JAMB
1		2'-4"x6'-8"	24INTFA
1		2'-8"x6'-8"	26INTFA
2		2'-8"x6'-8"	24INTFA
3		4'-0"x6'-8"	24INTFA
7			

GERKIN WINDOW SCHEDULE - BASEMENT				
QTY	ID	LOCATION	Rough Opening	W/D Nominal Head Height
1	H	BEDROOM 2	2'-6"x4'-0"	6'-10 7/8"
1	I	FAMILY ROOM	2'-6"x4'-0"	6'-10 7/8"
1	J	BEDROOM 3	2'-6"x4'-0"	6'-10 7/8"
3				

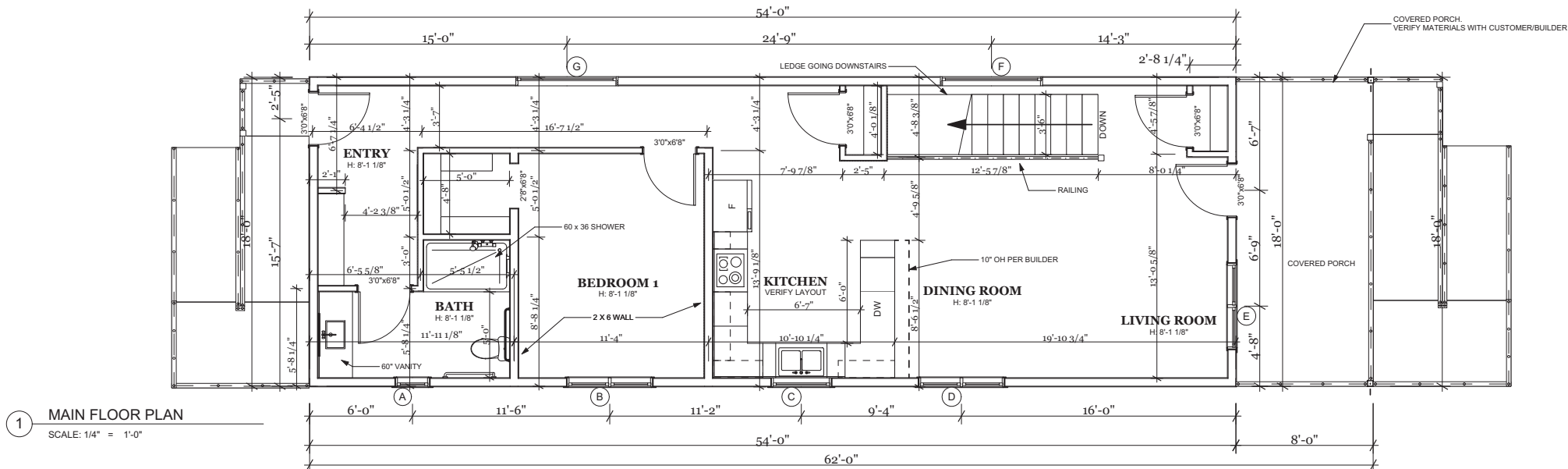
GENERAL NOTES:

1. UNDISTURBED EARTH UNDER ALL FOOTINGS
2. ALL VERITY WINDOW WELL MATERIALS WITH CONTRACTOR-SHOWN IN CONCRETE
3. ALL PLATECEILING HEIGHTS ARE 8'0" UP" - UNLESS NOTED DIFFERENT
4. ALL PLATECEILING/CEILING JOISTS AND STAPES ARE BASED ON FULL 9" CONCRETE FORMS WITH SINGLE PLATE PLUS (2) ADDITIONAL PLATES FOR HEIGHT
5. ALL FLOOR TRUSSES TO BE 16" O.C. WITH 1" R-13 INSULATION AND POLY FURK & CITY ENERGY CODE REQUIREMENTS
6. 16" FLOOR TRUSSES @ 16" O.C. SPACING (MAIN FLOOR)
7. ALL VERITY TYPE OF HEADERS/ BEAMS REQUIRED TO SUPPORT FLOOR & ROOF LOADS WITH TRUSS MANUFACTURER
8. ALL VERITY LV L FLOOR INSTEAD OF 16" FLOOR TRUSSES TO SUPPORT GIRDERS
9. ALL VERITY FLAT GIRDER TRUSS SUPPORT WALL, WINDOWS, & ROOF SYSTEM
10. IF LV L MATERIALS REQUIRED, TRUSS MANUFACTURER TO SIZE, LOCATE ON PLANS, & SUPPLY
11. ALL SANSENT IS FINISHED EXCEPT UNDER STAIRS AND UTILITY ROOM
12. ALL VERITY WITH CLINETS/BUILDERS POSSIBLE RAMP ATTACHED TO FRONT PORCH.

GENERAL WINDOW NOTES: BY OTHERS

1. TOP OF ALL WINDOW UNITS ARE PLACED @ 7'-0" UNLESS NOTED DIFFERENT (VERIFY HEADER MATERIALS)
2. VERIFY ROUGH OPENINGS OF BASEMENT UNITS AS SUPPLIED BY OTHERS (SEE BUILDER)
3. HEADERS TUCKED UP IN FLOOR SYSTEM.

PROJECT SQUARE FOOTAGE-ANSI Z765-2003 GUIDELINES	
FINISHED BASEMENT	697.00



GERKIN WINDOW SCHEDULE - MAIN FLOOR					
QTY	ID	LOCATION	MODEL	Rough Opening	W/D Nominal Head Height
1	A	BATH	4312 1-LITE CASEMENT	2'-0"x3'-0"	6'-10 7/8"
1	B	BEDROOM 1	4300 CASEMENT-2W	5'-0"x4'-0"	6'-10 7/8"
1	C	KITCHEN	4300 AWNING	3'-6"x3'-4"	6'-10 7/8"
1	D	DINING ROOM	4300 CASEMENT-2W	5'-0"x5'-0"	6'-10 7/8"
1	E	LIVING ROOM	4300 CASEMENT-2W	5'-0"x5'-0"	6'-10 7/8"
1	F	OVER STAIRS	4710 FIXED LITE	6'-0"x2'-0"	6'-10 7/8"
1	G	HALLWAY	4710 FIXED LITE	6'-0"x2'-0"	6'-10 7/8"
7					

INTERIOR DOOR SCHEDULE : MAIN FLOOR			
QTY	TYPE	SIZE	JAMB
1		16'-0"×7'-0"	26EXTFA
3		3'-0"×6'-8"	26EXTFA
4		3'-0"×6'-8"	24INTFA
8			

GENERAL NOTES:

1. ALL EXTERIOR 2 X 6 WALLS ARE DRAWN @ 6' 1/2"
2. ALL INTERIOR 2 X 6 WALLS ARE DRAWN @ 6' 1/2" AND INTERIOR 2 X 4 WALLS ARE DRAWN @ 4' 1/2"
3. ALL PILE/CORNER HEIGHTS ARE 10' 0" UNLESS NOTED DIFFERENT - FIGURED 82 5/8" PFC COLUMNS
4. VERIFY ALL KITCHEN, BATHROOM, LAUNDRY ROOM AND ANY OTHER BUILT-IN CABINET LAYOUTS WITH CABINET DESIGNER & CONTRACTOR
5. VERIFY IF ANY ADDITIONAL WEIGHT ON FLOOR SYSTEM FOR TRUSS MANUFACTURER. -EXAMPLE: GRANITE COUNTERTOP, CERMATIC TILE, ETC.
6. ALL WINDOWS, DOORS, AND OPENINGS 5'-0" & LARGER ARE TO HAVE (2) JACK STUDS UNDER EITHER SIDE OF HEADERS
7. ALL WINDOWS HAVE WITH IRC & CITY CODE REQUIREMENTS
8. ALL FLOOR STUDS HAVE WITH IRC & CITY CODE REQUIREMENTS
9. FLOOR PORT HOLE NEED TO VERIFY WHAT MATERIAL IT WILL BE. NEED TO VERIFY WITH BUILDER/CONTRACTOR
10. VERIFY WITH CLIENTS/OWNER IF THERE IS ANY ADDITIONAL LOADS ATTACHED TO FRONT PORCH
11. **B. NEED TO VERIFY RAMP MATERIAL, SIZE OF RAMP, AND DESIGN OF RAMP WITH HABITAT/BUILDER**

PROJECT SQUARE FOOTAGE -ANSI Z765-2003 GUIDELINES

MAIN LEVEL	977.14
BASEMENT	972.07
	1,949.21 sq ft

SQUARE FOOTAGE DISCLAIMER:
Simonson Lumber & Hardware, Inc. expressly disclaims any liability with respect to the square footage listed on any floor plans or renderings above. Buyer or Contractor is responsible for verifying the square footage of the plans prior to pricing or estimates.

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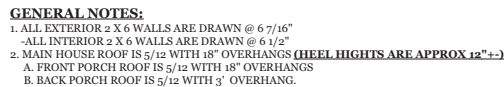
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FARGO PUBLIC
SCHOOLS

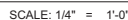
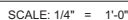
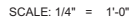


Fargo, ND. Ph: (701) 232-3281

**Simonson Lumber &
Hardware, Inc.**



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



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9/15/2021

CONTRACTOR



HABITAT FOR HUMANITY

FARGO NORTH SCHOOLS

Project Description:

Lot 13, Block 1
702 2 Street North,
Fargo, North Dakota.

A5

Drawn by: PTG	Checked by: JCH II
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Date Issued: 06-04-2021

Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.

