CITY OF Fargo

PLANNING AND DEVELOPMENT
200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@cityoffargo.com
www.cityoffargo.com

MEMORANDUM

TO: Historic Preservation Commission

FROM: Dawn Mayo, Assistant Planner, Community Development

DATE: June 14, 2017

RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, June 20, at 8:00 a.m. in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact staff at 241-1474 or planning@FargoND.gov. Thank you.

HISTORIC PRESERVATION COMMISSION
Tuesday, June 20, 2017, 8:00 a.m.
City Commission Room
AGENDA

1. Approval of Minutes
2. 346 9th Avenue South – HOD Review (Garage)
3. 813 9th Street South – HOD Review (Garage)
4. 18 13 ½ Street North – Storefront Grant Review
5. 20 University Drive North – Storefront Grant Review
6. 30 University Drive North – Storefront Grant Review
7. Jefferson Neighborhood Historic Overlay – Approve Proposed Area
8. Other Business
9. Liaison Reports
   - Planning Commission – Christine Kloubec
   - Board of Adjustment – Matthew Boreen
   - House Moving Board – Paul Gleye
   - Housing Rehab – Heather Fischer
   - Renaissance Zone Authority – Vacant
10. Next Meeting – July 18, 2017

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.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. 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/historicpreservationcommission.

EQUAL HOUSING OPPORTUNITY

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BOARD OF HISTORIC PRESERVATION COMMISSIONERS
MINUTES

Regular Meeting: **Tuesday:** **April 18, 2017:**

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 a.m., Tuesday, April 18, 2017.

The Historic Preservation Commissioners present or absent were as follows:

Present: Michael Burns, Christine Kloubec, Heather Fischer, Matthew Boreen

Absent: Mike Hahn, Paul Gleye

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

Item 1: Minutes: Regular Meeting of March 21, 2017
Mr. Burns moved the minutes of the March 21, 2017 Historic Preservation Commission meeting be approved. All Members present voted aye and the motion was declared carried.

Item 2: 6 12th Street N – Storefront Grant Review: APPROVED
Assistant Planner Dawn Mayo introduced the proposed storefront rehab project.

Mike Zimney, The Kilbourne Group, and Applicant Ethan Hennings, co-founder and owner of Wild Terra Cider and Brewing Co, LLC, spoke on behalf of the project.

Kelly Bauer, TL Stroh Architects, presented handouts of project renderings to the Board Members and provided an overview of the work to be done.

Ms. Kloubec moved the Historic Preservation Commission find that no historic property is being affected and approve the design as presented. Second by Mr. Boreen. All Members present voted aye and the motion was declared carried.

Item 3: CLG Grant Award & Annual CLG Meeting
Dawn Mayo presented a letter regarding the 2017 Certified Local Government (CLG) Grant, noting the Historic Preservation Commission was awarded $6,000 for the construction of a new base/monument for a salvaged cornerstone from the demolished Carnegie Library.

Discussion was held regarding design and material to be used for the new marker as well as location of the old marker spot and options for the new placement location.

Item 5: Liaison Reports
Ms. Mayo gave a brief update on items from the April 5, 2017 Renaissance Zone Authority Meeting.

Item 7: Next Meeting – May 16, 2017
The time at adjournment was 9:05 a.m.

Fargo

HISTORIC OVERLAY DISTRICT
APPLICATION & REVIEW FORM

Property address 346 9th Ave S. (parcel combined with 329 9 Ave S)

Legal description of property 01-4100-00761-000

Historic Overlay District where property is located Hawthorne

Name of Owner Charles Huff **Telephone** 701-261-5760

Address (if different) 344 9th Ave S.

Application is hereby made by the above-named owner of the subject property for a Certificate of Appropriateness (by the process set forth in §20-0305 and §20-0912 of the Land Development Code).

This form will be reviewed by City of Fargo staff if the proposed work involves **exterior renovation** of a structure which requires a building permit. Photos and plans must accompany this application. If the proposed work is determined to comply with Historic Overlay design standards, a Certificate of Appropriateness will be issued, and a building permit may then be granted. If the proposed work does not obviously conform to the design standards published in the LDC, the Fargo Historic Preservation Commission (HPC) will review the application and make the determination. **Projects that involve demolition or new construction must be reviewed by the HPC.** The HPC meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 200 3rd Street N. Applicants (or their contractor) must be present at the meeting. More information on design standards is available at:

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 addition
- ☒ New garage
- ☐ New accessory structure (not garage)
- ☐ New porch
- ☐ Front yard paving
- ☐ Demolition
- ☐ Other _____

Briefly describe the proposed work:

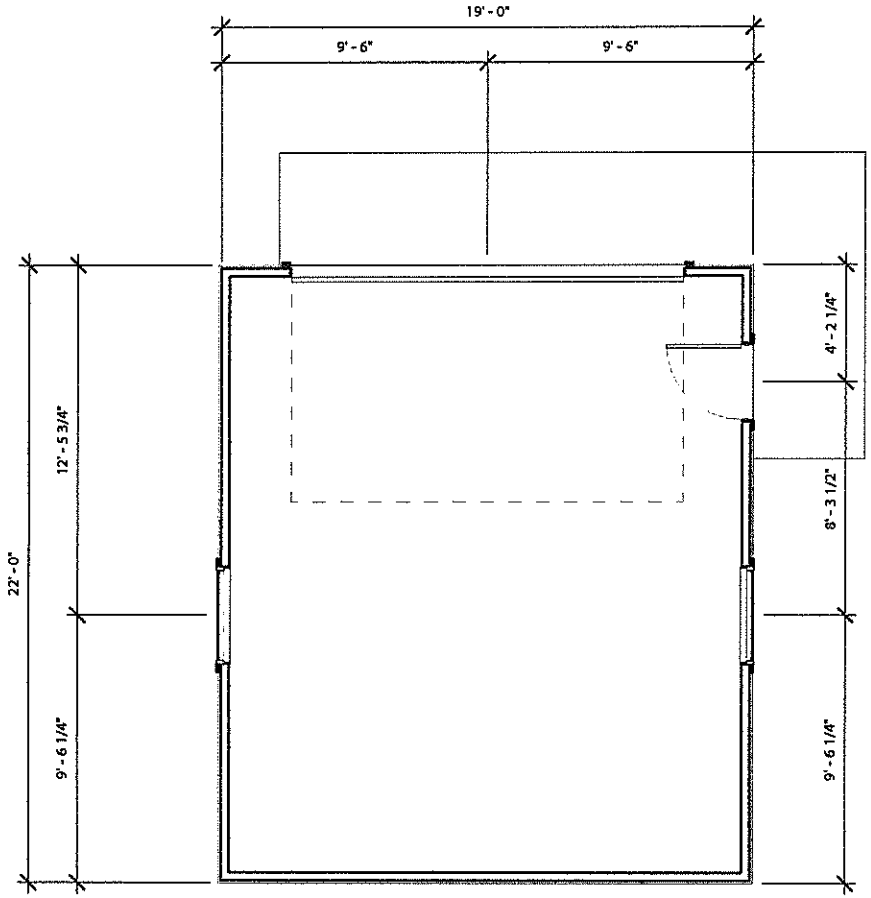
Inspections approved a garage up to ~~18 x 24'~~ 19 x 24
View to garage is blocked ~~from~~ on all sides by other buildings.

C Huff
Signature of Owner

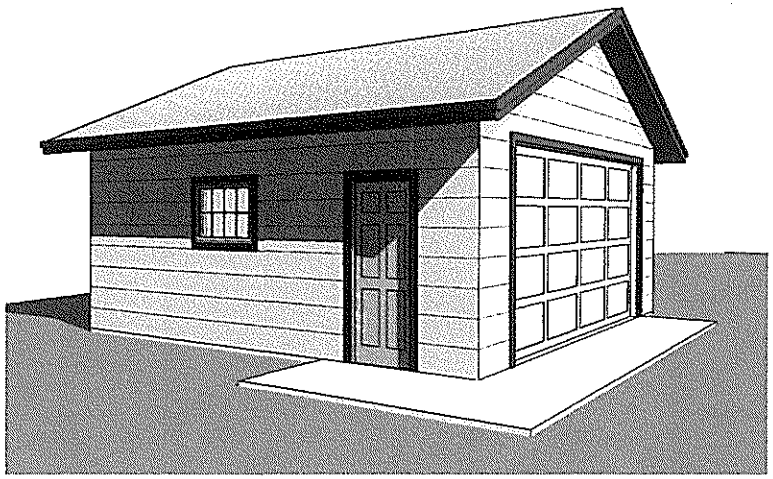
9-26-16
Date

Return application to: Fargo Planning and Development Department, 200 North 3rd Street, Fargo, ND 58102
Telephone: (701) 241-1474, Fax: (701) 241-1526

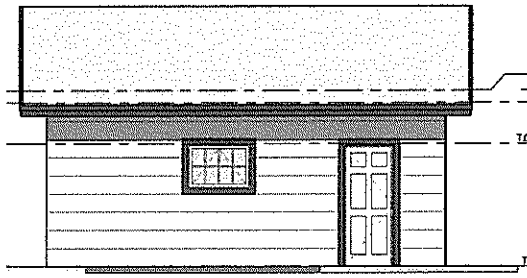
Office use only: Staff Contact Person Dawn Mayo
Staff Recommendation Slab only - approved by Dawn Mayo
Date 9-28-2016



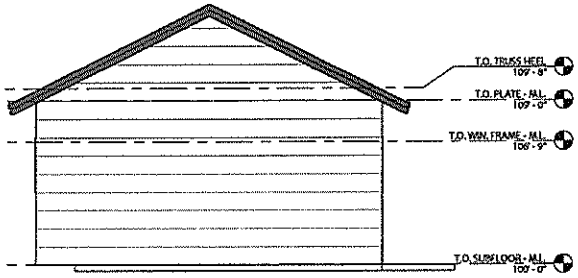
1 / SK-1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



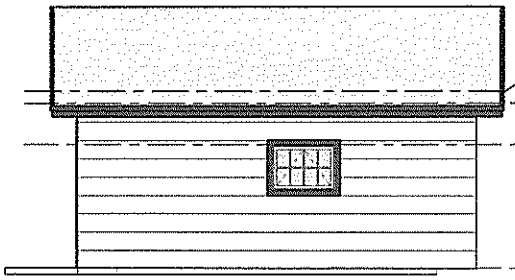
2 / SK-1 3D View 1



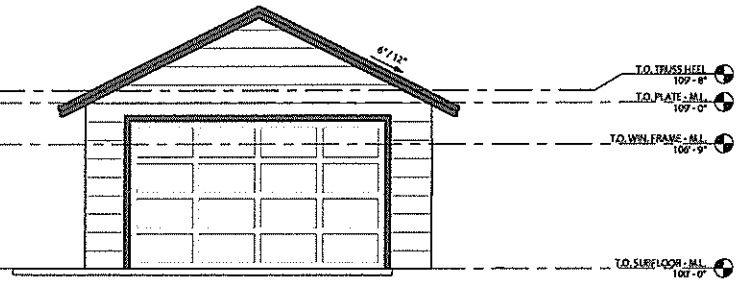
1 SK-2 EAST ELEVATION
1/4" = 1'-0"



3 SK-2 SOUTH ELEVATION
1/4" = 1'-0"



4 SK-2 WEST ELEVATION
1/4" = 1'-0"



2 SK-2 NORTH ELEVATION
1/4" = 1'-0"

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.

346 9 Ave S

1:564

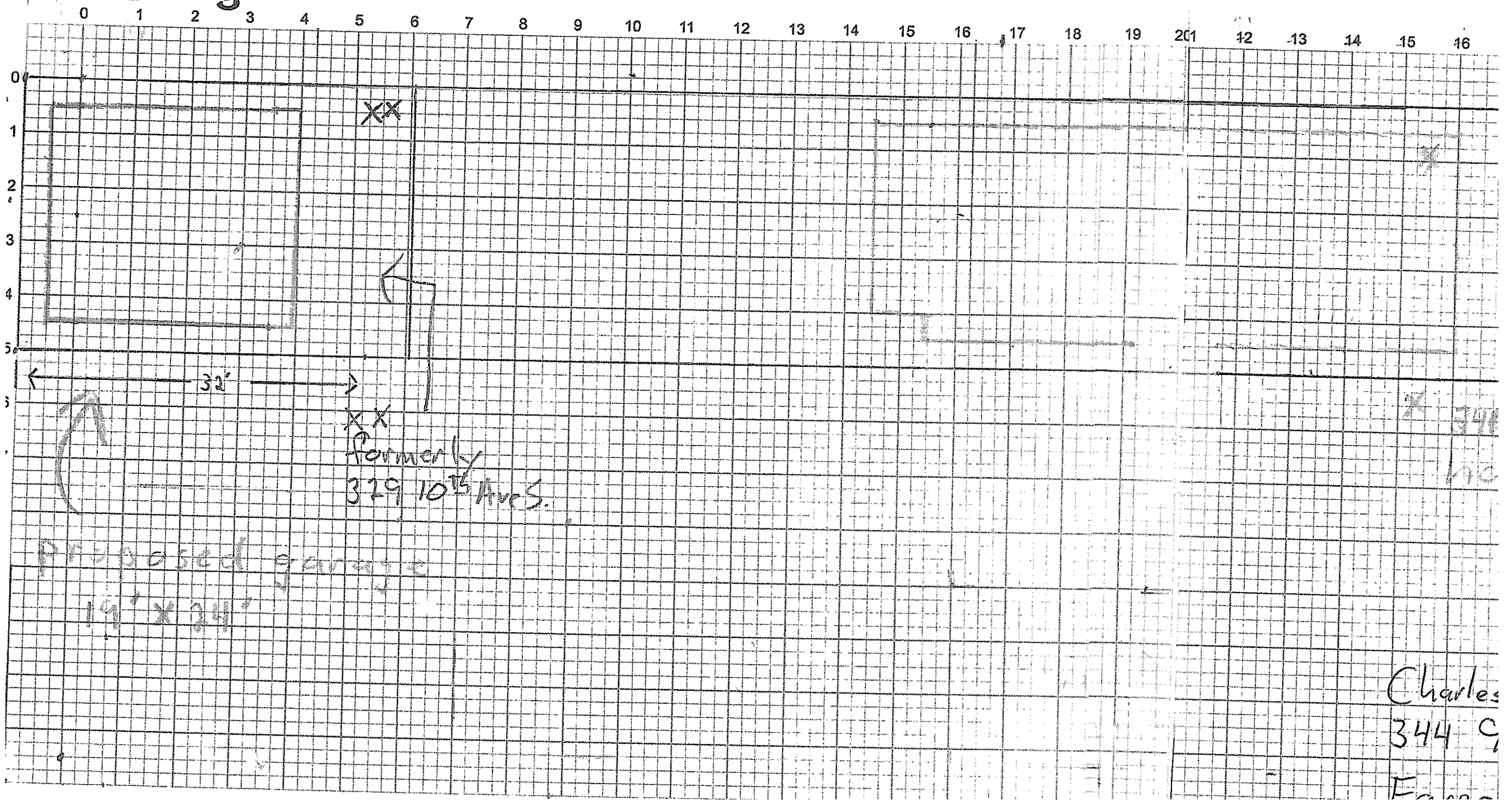
6/14/2017 9:41:39 AM

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

CITY OF Fargo

Floor to Ceiling
CARPET ONE
360 - 36th St. S.
FARGO, ND 58103
701-237-6601

416 Highway 10 West
DETROIT LAKES, MN 56501
218-844-6600



Charles
344 C
Fargo

Fargo

HISTORIC OVERLAY DISTRICT
APPLICATION & REVIEW FORM

Property address 813 9th St. S Fargo, ND 58103

Legal description of property Lot: 6 Block: N Charles A. Roberts Lots 6&7 BLK 1

Historic Overlay District where property is located Hawthorne District

Name of Owner Ryan Sather **Telephone** (701)-491-2806

Address (if different) _____

Application is hereby made by the above-named owner of the subject property for a Certificate of Appropriateness (by the process set forth in §20-0305 and §20-0912 of the Land Development Code).

This form will be reviewed by City of Fargo staff if the proposed work involves **exterior renovation** of a structure which requires a building permit. Photos and plans must accompany this application. If the proposed work is determined to comply with Historic Overlay design standards, a Certificate of Appropriateness will be issued, and a building permit may then be granted. If the proposed work does not obviously conform to the design standards published in the LDC, the Fargo Historic Preservation Commission (HPC) will review the application and make the determination. **Projects that involve demolition or new construction must be reviewed by the HPC.** The HPC meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 200 3rd Street N. Applicants (or their contractor) must be present at the meeting. More information on design standards is available at: www.cityoffargo.com/HistoricOverlayDistricts.

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 addition
- ☒ New garage
- ☐ New accessory structure (not garage)
- ☐ New porch
- ☐ Front yard paving
- ☒ Demolition
- ☐ Other _____

Briefly describe the proposed work:

Tear down old garage & build new garage

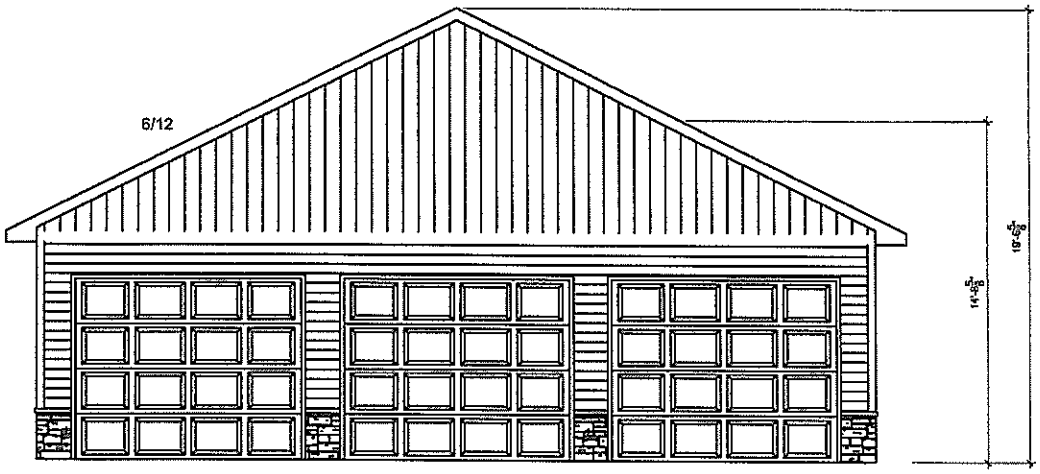
Signature of Owner

05 MAY 17
Date

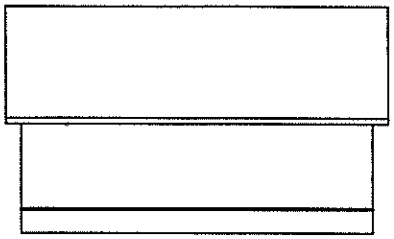
Return application to: Fargo Planning and Development Department, 200 North 3rd Street, Fargo, ND 58102
Telephone: (701) 241-1474, Fax: (701) 241-1526

Office use only: Staff Contact Person _____
Staff Recommendation _____
Date _____

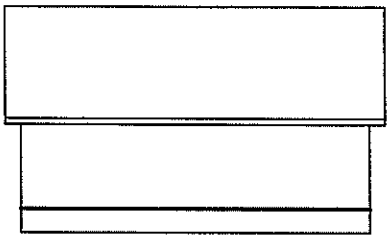
813



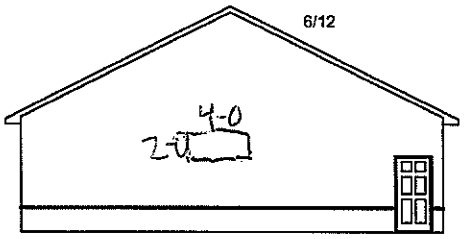
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/16" = 1'-0"



RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



REAR ELEVATION
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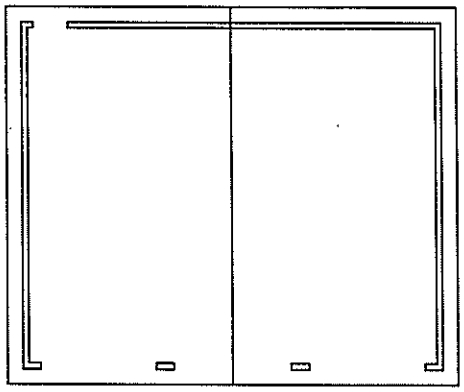
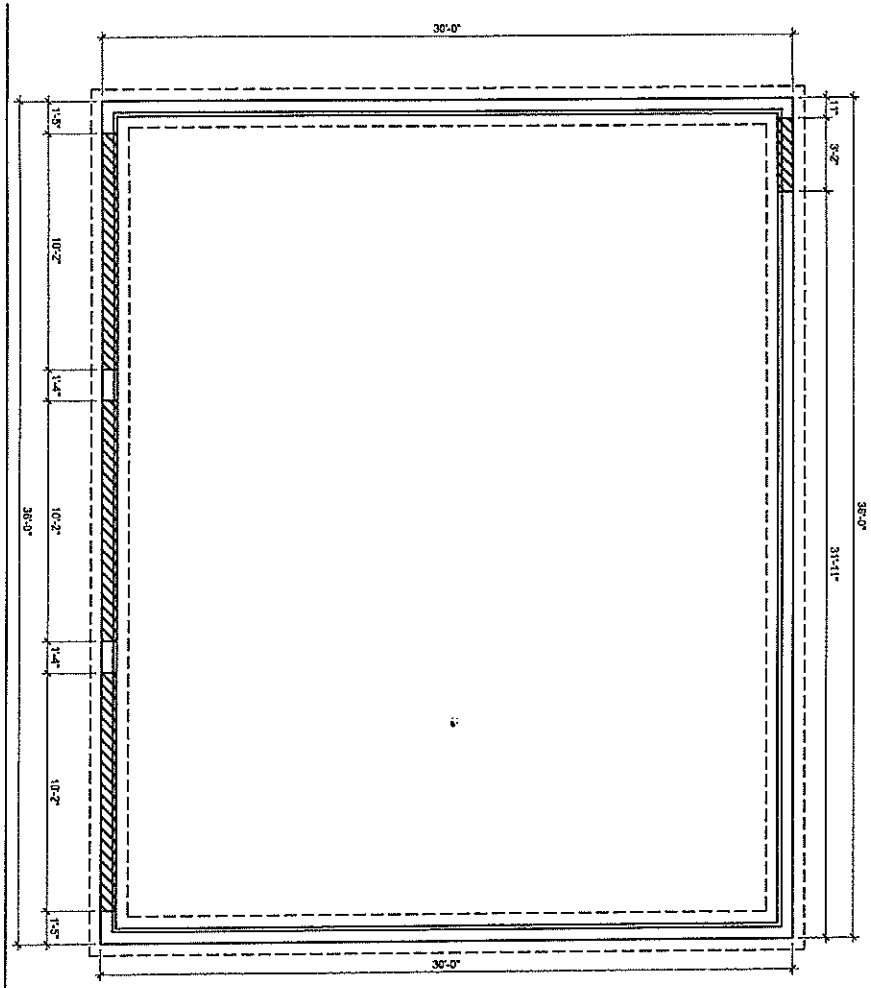
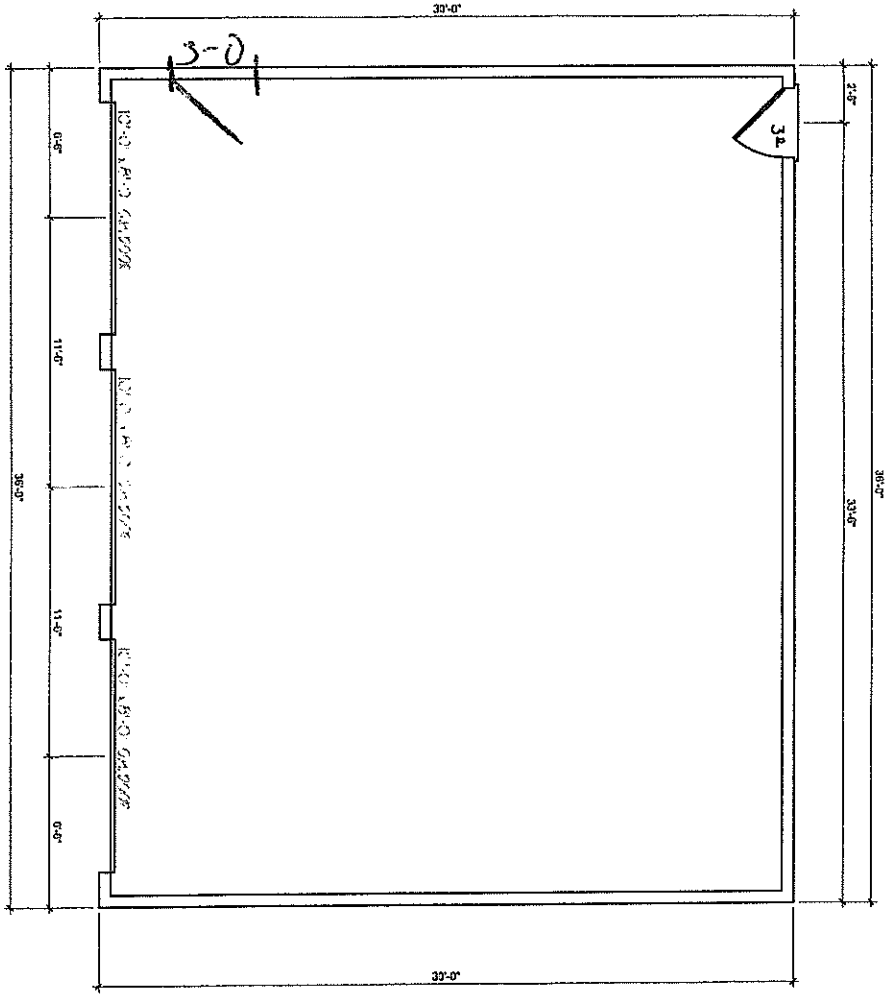


ROOF PLAN
SCALE: 1/16" = 1'-0"

©CRANE JOHNSON LUMBER CO. 2013





2

PLECITY & KOWALSKI

5919 53RD AVE S - FARGO, ND 58104
PHONE: (701) 367-4598 (701) 361-6942

Crane Johnson Lumber Co.
3100 WEST MAIN
FARGO, ND 58078
(701) 235-3151

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PROJECT	GARAGE
FILE#	JO2973
SALESMAN	MONTY
DRAWN BY	JASON
DATE:	3.30.17
TOTAL S.F.	—

RYAN SATHER
813 9TH ST. S.
FARGO, 58103

PRELIMINARY PLAN UNTIL SIGNED BY CONTRACTOR OR OWNER
I ACCEPT THIS PLAN AS DRAWN

NAME: _____ DATE: _____

DISCLAIMER OF WARRANTIES

REVISIONS:						
.	.	.	.	.	.	.

DATE: May 11, 2017
TO: Historic Preservation Commission
FROM: Dawn Mayo, Assistant Planner
RE: Storefront/Downtown Rehab Grant Program – 18 13½ St N

The goal of this program is to renovate deteriorated properties and eliminate conditions of "blight" in the downtown area. Section 106 of the National Historic Preservation Act requires that the City of Fargo take into account the effect any federally-funded undertaking may have on historic properties. The City is considering a proposal to use CDBG funds to assist 18 13½ St N with façade renovation.

1. **Description of the project**
   18 13½ St N was built in 1975. It was formerly a sunflower processing plant and is now proposed for conversion as a restaurant/taproom/brewery with theater-type space.

   Façade
   The eligible components of the storefront renovation at 18 13½ St N will include the following items:

   - Power wash metal façade
   - Base paint building, add sunflower super-graphics mural to east side
   - Replace existing windows and doors

2. **Process for identifying historic properties**
   The building is not located within the Downtown Historic District.

3. **Characteristics of affected historic property that qualify property for National Register**
   The building is a one-story metal commercial building. It is not located within the Downtown Historic District and is not eligible for listing on the National Register of Historic Places.

4. **Project's effect on historic properties**
   The project will help to remove some blighted conditions within the downtown area, and will not have adverse effects on historic properties.

5. **Evaluation of criteria for Adverse Effect (36 CFR 800.5)**
   NA – Property is not historic.

RECOMMENDATION: Staff recommends a finding of "No Historic Properties Affected"

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

The intent of Fargo's Storefront/Downtown Project program is to renovate the exteriors of deteriorating properties in the downtown area. Interested property owners may apply for a 50% matching grant, up to $15,000, which can be used for the rehabilitation of building exteriors, to demolish blighted properties, or to make other exterior improvements. Property renovation may include efforts to improve and enhance parking areas.

The property must be located in designated areas of downtown Fargo (see map on following page) and the applicant must provide architectural renderings of the proposed design. Renovations to a historic property must maintain its historic character and must also conform to guidelines established in the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". This information is available from the Planning Department and on the web at: **http://www.cityoffargo.com/HistoricPreservation.**

Review and Approval Process

1. Applications can be submitted throughout the year to the Department of Planning and Development and are reviewed by staff for program compliance. However, due to limited funding availability, earlier submittals are encouraged.

2. The applications are forwarded to the **Historic Preservation Commission (HPC)**. The HPC reviews projects with the intent of preventing adverse impact to historic properties. This review must be completed prior to a project being considered for funding.

3. Projects that are approved by the Historic Preservation Commission will be reviewed by the **Community Development Committee** for funding. The Community Development Committee will consider projects competitively, based on the following criteria:
   - Use of property is consistent with published downtown plans (Framework Plan, Renaissance Zone, Area Plan, Riverfront Plan)
   - Comprehensive renovation project eliminates all signs of blight/deterioration from affected property
   - Project must be ready to proceed in the current year's construction season

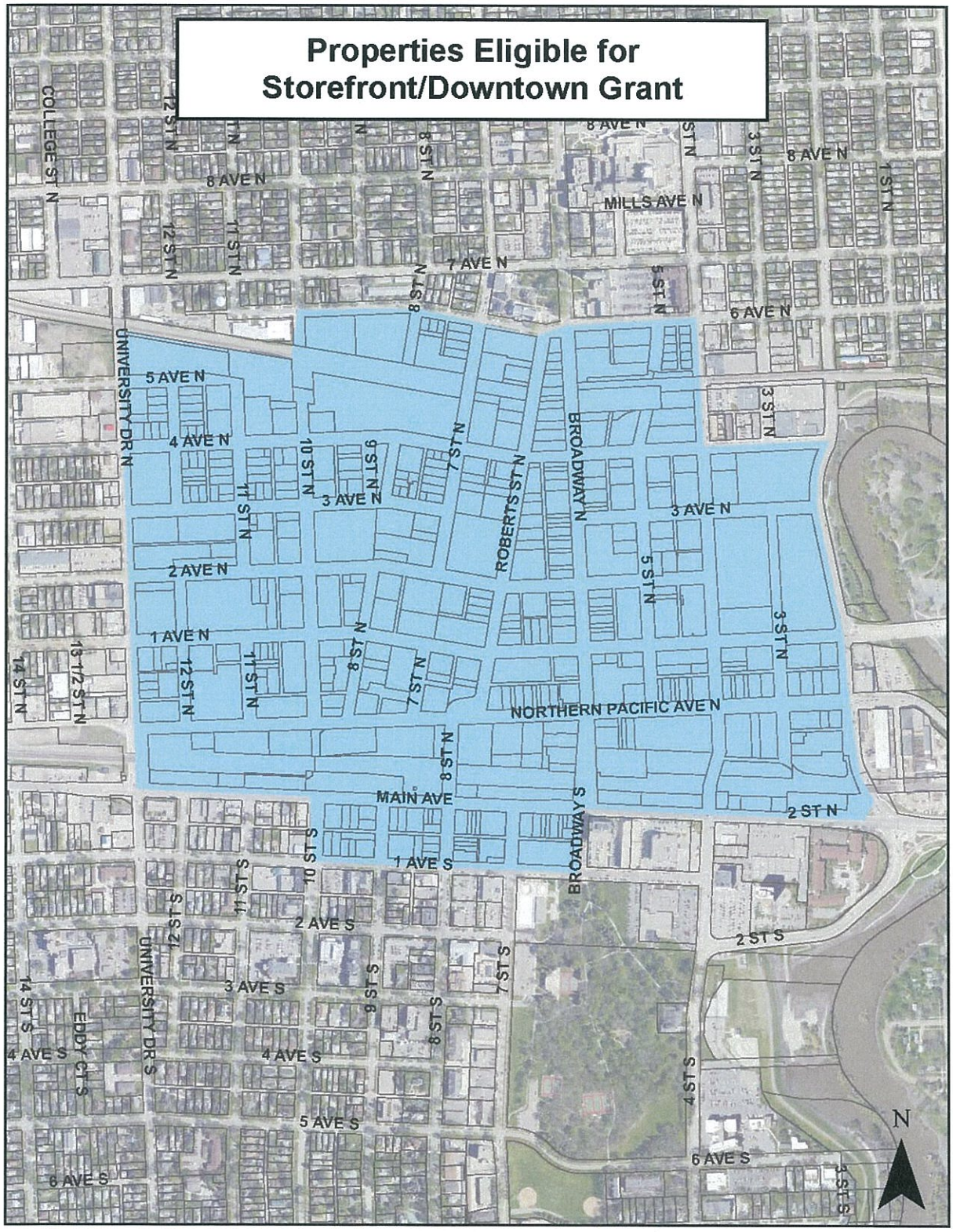
   Other contributing factors
   - Size of the property
   - Amount of private funds in the project
   - Utilization of other incentives (i.e., Renaissance Zone)

4. Storefront/Downtown projects that receive a funding recommendation will be presented to the **City Commission** for final approval. Generally, the City receives funding from HUD in June. Community Development Block Grant (CDBG) funds cannot be released before City Commission approval.

Project Administration upon Approval

Once the City Commission has approved a project, the City and applicant will sign a Recipient Agreement. In order to be eligible for CDBG reimbursement, contracts for the agreed upon scope of work must not be signed before the Recipient Agreement has been executed. All storefront/downtown projects are subject to the requirements of the Fair Labor Standards Act, including Davis Bacon wage rates.

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Lee Schwartz/Jade Nielsen		
Address	302 University Drive		
Phone	701-298-0071	**Fax**	
E-mail	Lee@jadecompanies.com		
Property Address	18 13 ½ Street North		
Applicant Name & DUNS number	701 Collective (name of person/entity to receive grant)	080665694 (Enter DUNS number here)	
Architect/Firm	Phil Stahl, AIA Stahl Architects, PLLC (all applicants must use an architect for project design)		
Property Owner	701 Collective		
Mailing Address	302 University		

Description of Property	Warehouse		
☐ **Current Commercial Tenants**			
Business Name	Business Owner	Address	Current sq. ft. occupied
Vacant			

☐ **Current Residential Tenants**	**# occupied**	**# vacant**
Tenant Name	Unit #	Mailing Address
N/A		

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

Built in 1975, the building was the former CHS Sunflower Processing Plant, where they collected, roasted, and bagged sunflower seeds for consumers.

Total Cost of façade renovation	$	$30,000+	**Amount of CDBG Funding Requested**	$	$15,000

Is the exterior renovation part of a larger project?

X **Yes** ☐ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

The building is being transformed into a new neighborhood "hub", with an art-centric focus. The former industrial space will be split to accommodate a theater-type space and a restaurant/taproom/brewery concept. The front (East) of the building is currently a dated vertical steel corrugated siding, and windows that needs updating. Additional entrances, an ADA-accessible door, additional windows and landscaping all need to be done to the exterior. Inside, sprinklers will be added where necessary—which includes new main water lines (fire & domestic) being run into the building from the street. A full theater and full restaurant setup will be created within the building including a micro-brewery onsite. Extensive work will need to be done to separate the spaces, clean the floor, create a common space lobby, box office, and public restrooms. A full kitchen, backstage area, offices, and storage will also need to be built.

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

Building has a metal façade in fairly good condition, but the current look would not transform the property into a vibrant art center and upscale restaurant/brewery. As mentioned, there is currently only two doors and very few windows. There is no ADA access, no visible entry and the current water main to building is inadequate (by code) to meet needs for fire sprinklers and restaurant and toilets.

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2). *Note – to receive historic preservation approval, projects **cannot** submit plans that include the use of "anodized" aluminum. If window replacement is proposed, applicant must provide manufacturer's window specifications.*

Metal Façade will need to be power-washed, receive new base paint coat and an artist will be hired to add super-graphics/mural to the entire East side of the building. Artwork to have a sunflower theme to reflect historic use of building. (CHS Sunflower Processing Plant)
Existing windows and doors will be removed and will be replaced with painted aluminum systems.

New windows and doors:
Kawneer (or equal) Painted Aluminum, Dark Bronze/Black 451T Thermal Series with Kynar paint finish, 2" sightline, 4.5" depth, thermal performance. Glazing to be clear, Low-E, 1" insulated, argon-filled.

New entry to be reclaimed wood gable entrance, landscaping to be heavy use of sunflower, prairie coneflower, yellow daisy and other "sunflower look-alikes" plantings.

How will proposed project affect the historic character of the property?

The proposed project will add a lot of "curb appeal" to the property, and soften the edges of the existing steel façade. Building will be more visible from main traffic 1st Ave North. Additional painting, coating, and landscaping will convert this property into an art-centric facility.

How will your project complement downtown redevelopment efforts?

This property will be open nearly 365 days per year, and bring additional traffic and visibility to the downtown area. The property has already been featured in newspaper and magazine articles, as well as a TV story.

For more information on completing this application please refer to the following website.
http://www.cityoffargo.com/Business/StorefrontDowntownGrants/

STOREFRONT REHAB &
DOWNTOWN PROJECT APPLICATION

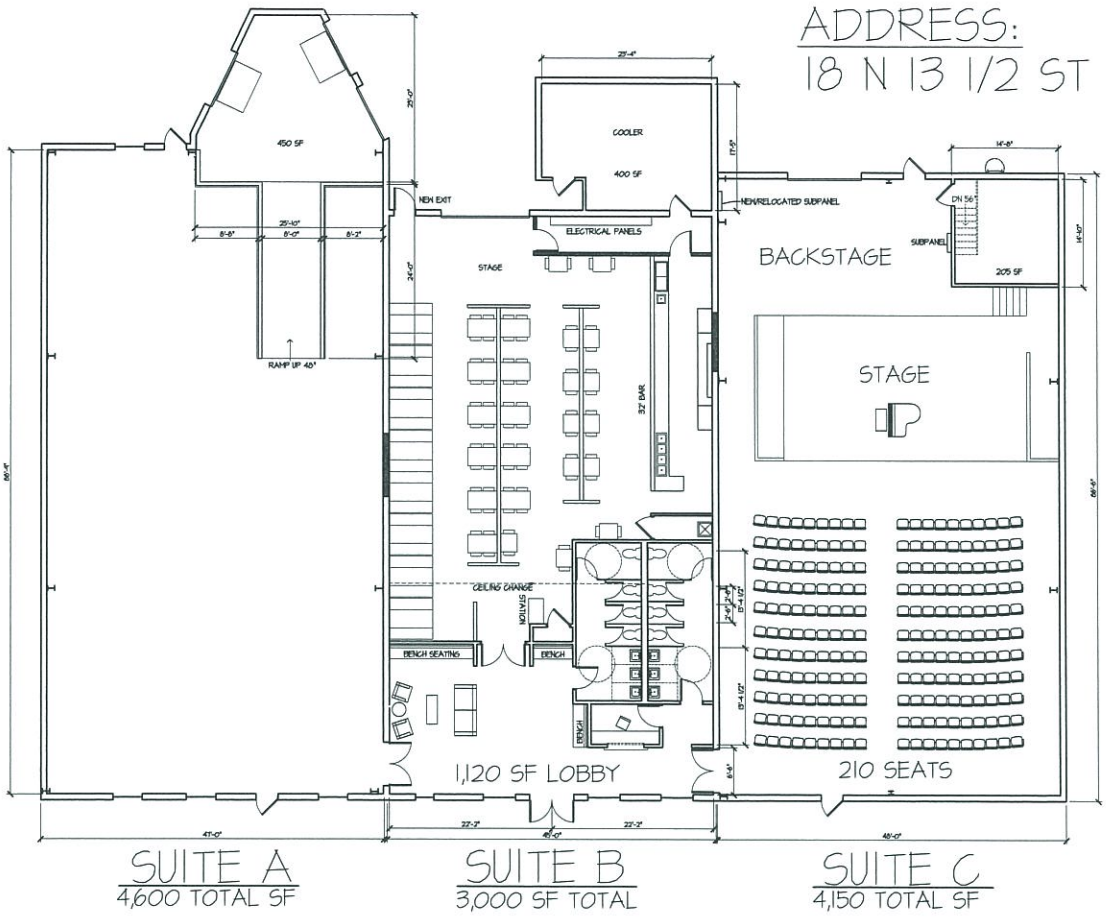
ATTACHMENT 1: PHOTOS

(current and historic, if available)

ATTACHMENT 2: DRAWINGS

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRE & POST



DATE: May 11, 2017
TO: Historic Preservation Commission
FROM: Dawn Mayo, Assistant Planner
RE: Storefront/Downtown Rehab Grant Program – 20 University Dr N

The goal of this program is to renovate deteriorated properties and eliminate conditions of "blight" in the downtown area. Section 106 of the National Historic Preservation Act requires that the City of Fargo take into account the effect any federally-funded undertaking may have on historic properties. The City is considering a proposal to use CDBG funds to assist 20 University Dr N with façade renovation.

1. **Description of the project**
   20 University Dr N was built in 1951. It was formerly a drycleaner, appliance parts distributor, offices, and heated storage and is now proposed for conversion to six storefronts that will house various tenants.

   Façade
   The eligible components of the storefront renovation at 20 University Dr N will include the following items:

   - Repair cracked masonry wall on west side
   - Create and install new storefront systems and/or glass overhead door systems to accommodate future tenants

2. **Process for identifying historic properties**
   The building is not located within the Downtown Historic District.

3. **Characteristics of affected historic property that qualify property for National Register**
   The building is a one-story masonry commercial building. It is not located within the Downtown Historic District and is not eligible for listing on the National Register of Historic Places.

4. **Project's effect on historic properties**
   The project will help to remove some blighted conditions within the downtown area, and will not have adverse effects on historic properties.

5. **Evaluation of criteria for Adverse Effect (36 CFR 800.5)**
   NA – Property is not historic.

RECOMMENDATION: Staff recommends a finding of "No Historic Properties Affected"

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

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Review and Approval Process

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   - Comprehensive renovation project eliminates all signs of blight/deterioration from affected property
   - Project must be ready to proceed in the current year's construction season

   Other contributing factors
   - Size of the property
   - Amount of private funds in the project
   - Utilization of other incentives (i.e., Renaissance Zone)

4. Storefront/Downtown projects that receive a funding recommendation will be presented to the **City Commission** for final approval. Generally, the City receives funding from HUD in June. Community Development Block Grant (CDBG) funds cannot be released before City Commission approval.

Project Administration upon Approval

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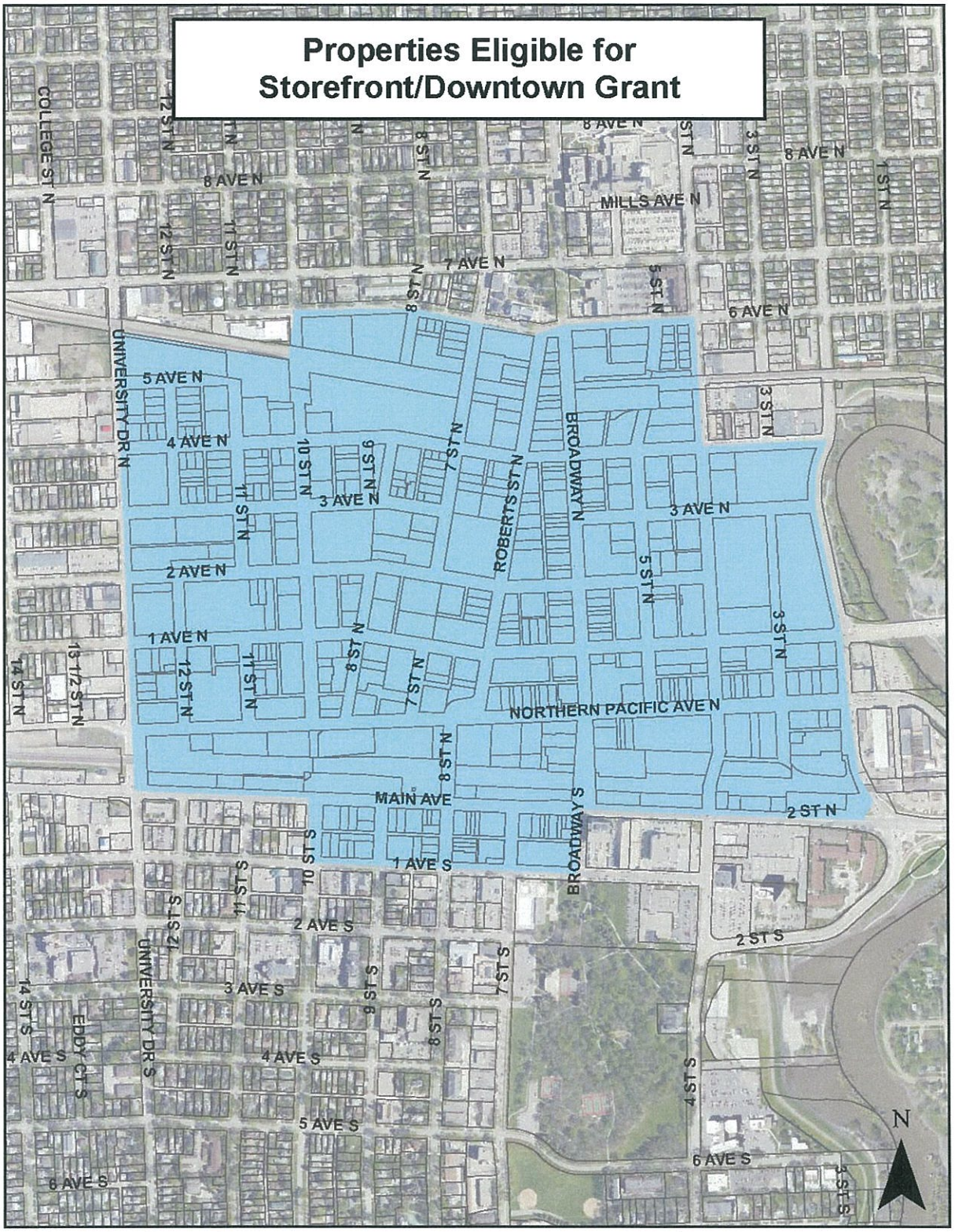
STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Lee Schwartz/Jade Nielsen		
Address	302 University Drive N		
Phone	701-298-0071	**Fax**	
E-mail	Lee@JadeCompanies.com		
Property Address	20 University Drive N		
Applicant Name & DUNS number	701 Collective (name of person/entity to receive grant)	080665694 (Enter DUNS number here)	
Architect/Firm	Phil Stahl, AIA Stahl Architects, PLLC (all applicants must use an architect for project design)		
Property Owner	701 Collective		
Mailing Address	302 University Drive North		

Description of Property	Retail, Service, Office Storefronts		
☐ **Current Commercial Tenants**			
Business Name	Business Owner	Address	Current sq. ft. occupied
Vacant			

☐ **Current Residential Tenants**	**# occupied**	**# vacant**
Tenant Name	Unit #	Mailing Address
N/A		

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

Built in 1951, this fixture of Fargo's University Drive corridor served as a dry cleaner, an appliance store, appliance parts distributor, offices and heated storage area for years. Approximately 18,000 SF building.

Total Cost of façade renovation	$30,000+	**Amount of CDBG Funding Requested**	$15,000

Is the exterior renovation part of a larger project?

X Yes ☐ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

Considerable environmental work has been done to clean up spills and asbestos from the former tenants. This is nearly complete. Current plans are to create six "storefronts" that will host: unique shops; a locally-owned café; and a "Makers Space" that will allow local artists and creators to use equipment and tools usually not available to single-person businesses and hobbyists.

The interior will be shaped into six spaces roughly 2,800sf each. The exterior on the front of the building will be completely transformed into storefronts with new enlarged windows and new doors, essentially marking (3) spaces both East side and West side for a total of (6) spaces for lease. The back of the building will be extended to the street, adding attractive storefronts to that side as well.

Inside, new plumbing, electrical and a Common Area (roughly 2,000 sf) to include public restrooms and a kitchenette/breakroom are planned.

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

The front (East, facing University Drive) of the building is currently vertical windows and brick, (added approximately in 1960's-70's decade, (NOT regionally appropriate brick color)) with one painted wood entrance under a (similarly-dated) canopy. The exposed (North, facing parking lots) side of the building is a painted concrete masonry, good condition, but that needs re-painting. The back of the building (West side, facing proposed future theatre & brewpub) has cracking masonry wall issues that will require significant repair and replacement before the building can be leased.

South wall is shared by property to the south, a concrete masonry bearing wall (no issues to be addressed)

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Summary of Proposed Scope of Work (materials, color schemes, etc.) Please attach colorized drawings that include pre- and post-rehab detail, indicating specifically what will be modified and how (Attachment 2). *Note – to receive historic preservation approval, projects* ***cannot*** *submit plans that include the use of "anodized" aluminum. If window replacement is proposed, applicant must provide manufacturer's window specifications.*

New windows and doors:
Storefront system:
Kawneer (or equal) Painted Aluminum, Dark Bronze/Black 451T Thermal Series with Kynar paint finish, 2" sightline, 4.5" depth, thermal performance. Glazing to be clear, Low-E, 1" insulated, argon-filled.

Openings for possible service tenant (motorcycle customs). Note: Each opening will size accordingly to accommodate either storefront system or an Overhead door to suit possible future tenants that desire direct connection/open to exterior. New exposed steel lintels for masonry.
Overhead doors:
Clopay Avante (or equal) 2 1/8" insulated tempered glazing doors, full lite, powder-coated aluminum Dark Bronze/Black, Low-E clear insulated glass.

Existing Masonry painted a charcoal gray, with reclaimed wood detailing, white marketing/signage. Goal is "MPLS artsy uptown" feel.

How will proposed project affect the historic character of the property?

Currently vacant building. Bring modern storefronts to mid-century modern vibe with updated color scheme. Frankly there is **no historic character left**, East façade was completely covered by regionally inappropriate face brick. The project will enhance the current front and back of the building, which is in need of updating. There are signature 50's and 60's corrugated glazing inside the building that will be preserved. Additionally, the project will remove the final remaining environmental issues and create a look to the building that would have been historically parallel to this block/area of downtown Fargo. With tripling the window size and new lighting scheme, building will have alluring night presence to University Drive.

How will your project complement downtown redevelopment efforts?

This building will eventually draw hundreds of visitors to downtown each week, based on the art/creative emphasis of tenant targeted demographic ("Makers", artists, entrepenuers/start-ups). It will be a future home for local entrepreneurs and small-business men and women to thrive.

20 University will be an integral part to transforming this entire neighborhood into an art community, and bring new variety to Fargo.

For more information on completing this application please refer to the following website.
http://www.cityoffargo.com/Business/StorefrontDowntownGrants/

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

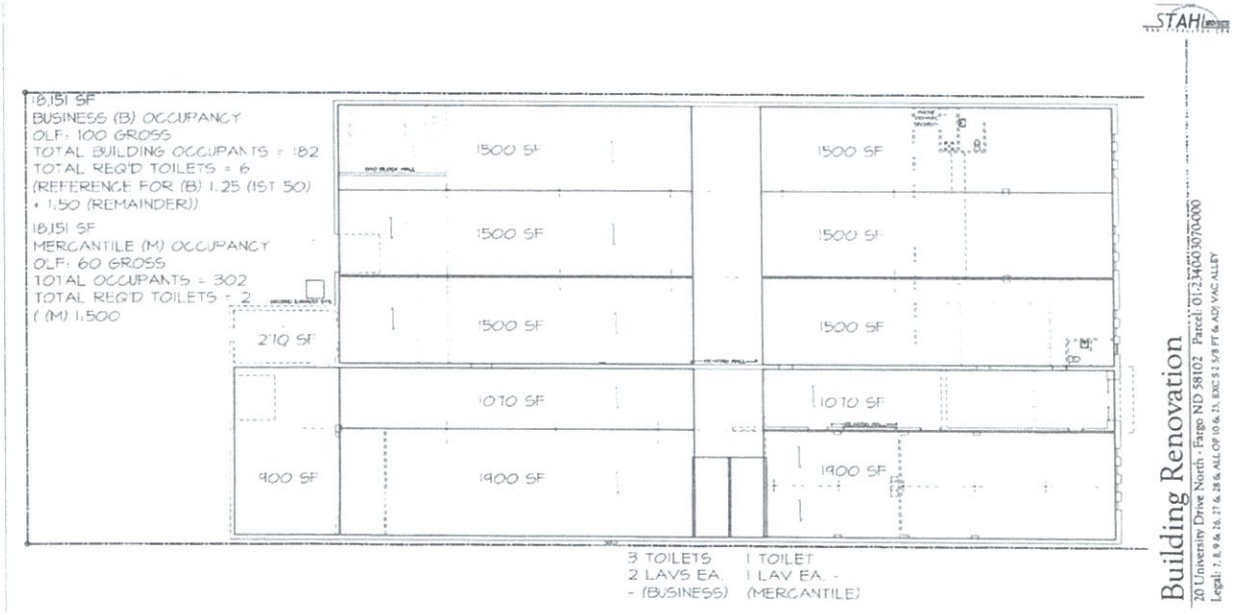
ATTACHMENT 1: PHOTOS

(current and historic, if available) Please note: **NDSU Archives did not have any historical archive photos**

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

This is the look and feel the Owners are trying to achieve.

ATTACHMENT 2: DRAWINGS PRE & POST



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

DATE: May 11, 2017
TO: Historic Preservation Commission
FROM: Dawn Mayo, Assistant Planner
RE: Storefront/Downtown Rehab Grant Program – 30 University Dr N

The goal of this program is to renovate deteriorated properties and eliminate conditions of "blight" in the downtown area. Section 106 of the National Historic Preservation Act requires that the City of Fargo take into account the effect any federally-funded undertaking may have on historic properties. The City is considering a proposal to use CDBG funds to assist 30 University Dr N with façade renovation.

1. **Description of the project**
30 University Dr N was built in 1948. It was formerly a gas station and is now proposed for conversion to a restaurant.

Façade
The eligible components of the storefront renovation at 30 University Dr N will include the following items:

- Power wash existing facebrick
- Replace rusted steel lintels
- Replace all windows, overhead doors, and doors
- Repair masonry cracks
- Install new roof flashing and drain scupper
- Replace existing signage

2. **Process for identifying historic properties**
The building is not located within the Downtown Historic District.

3. **Characteristics of affected historic property that qualify property for National Register**
The building is a one-story masonry commercial building. It is not located within the Downtown Historic District and is not eligible for listing on the National Register of Historic Places.

4. **Project's effect on historic properties**
The project will help to remove some blighted conditions within the downtown area, and will not have adverse effects on historic properties.

5. **Evaluation of criteria for Adverse Effect (36 CFR 800.5)**
NA – Property is not historic.

RECOMMENDATION: Staff recommends a finding of "No Historic Properties Affected"

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

The intent of Fargo's Storefront/Downtown Project program is to renovate the exteriors of deteriorating properties in the downtown area. Interested property owners may apply for a 50% matching grant, up to $15,000, which can be used for the rehabilitation of building exteriors, to demolish blighted properties, or to make other exterior improvements. Property renovation may include efforts to improve and enhance parking areas.

The property must be located in designated areas of downtown Fargo (see map on following page) and the applicant must provide architectural renderings of the proposed design. Renovations to a historic property must maintain its historic character and must also conform to guidelines established in the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". This information is available from the Planning Department and on the web at: **http://www.cityoffargo.com/HistoricPreservation.**

Review and Approval Process

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   Other contributing factors
   - Size of the property
   - Amount of private funds in the project
   - Utilization of other incentives (i.e., Renaissance Zone)

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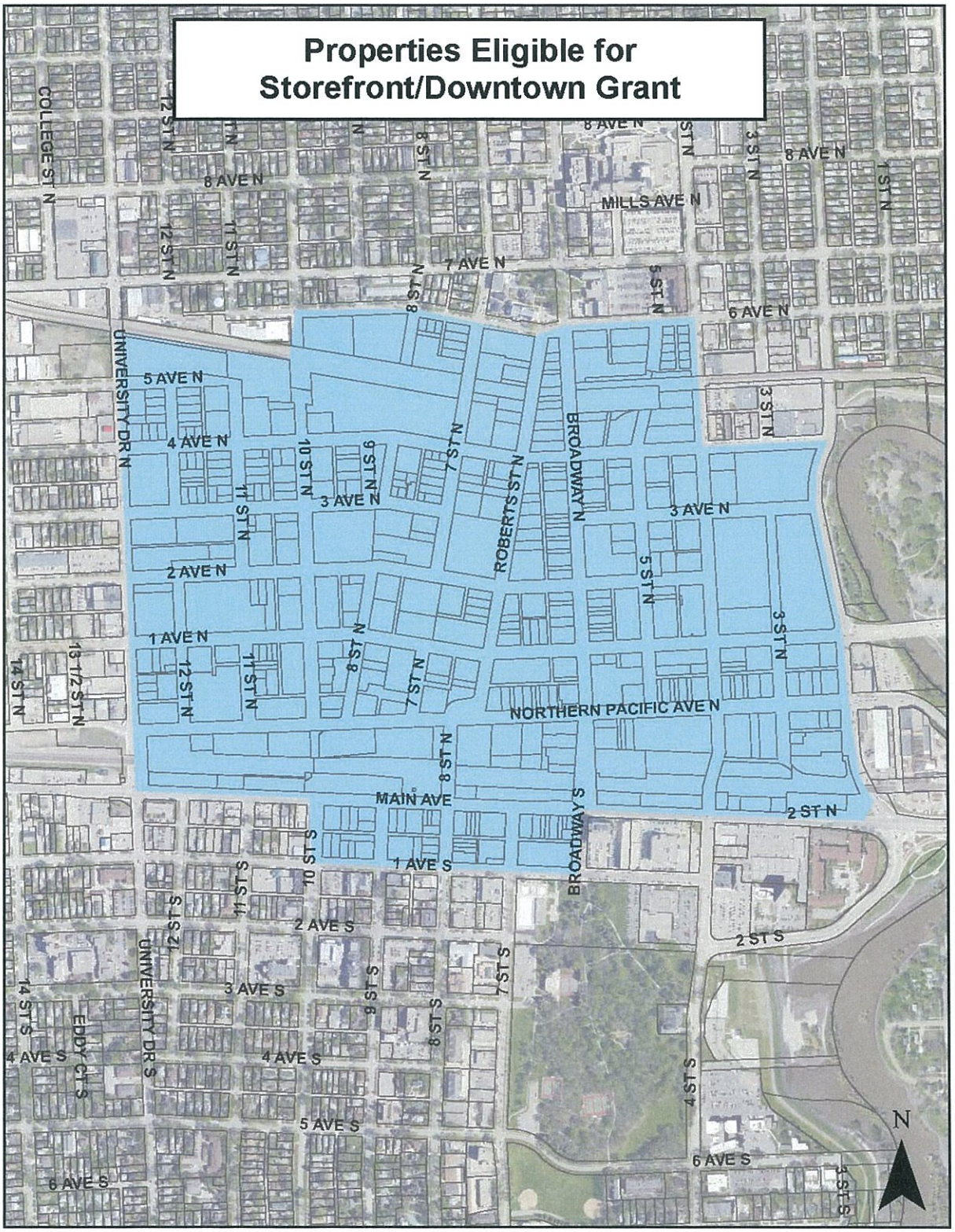
STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Lee Schwartz/Jade Nielsen		
Address	302 N University Drive		
Phone	701-298-0071	**Fax**	
E-mail	Lee@jadecompanies.com		
Property Address	30 N University Drive		
Applicant Name & DUNS number	701 Collective (name of person/entity to receive grant)	080665694 (Enter DUNS number here)	
Architect/Firm	Phil Stahl (all applicants must use an architect for project design)		
Property Owner	701 Collective		
Mailing Address	302 University Drive N, Fargo, ND 58102		

Description of Property	Corner Retail and Service Garage		
☐ **Current Commercial Tenants**			
Business Name	Business Owner	Address	Current sq. ft. occupied
Vacant			
☐ **Current Residential Tenants**		**# occupied**	**# vacant**
Tenant Name	Unit #	Mailing Address	
N/A			

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

Built in 1948, the building has served as a Conoco Service Station and—for the past few years—as Border States Towing.

Total Cost of façade renovation $ $30,000	**Amount of CDBG Funding Requested** $ 15,000

Is the exterior renovation part of a larger project?

X☐ Yes ☐ No, the exterior rehab is the only work I am doing

If yes, please describe comprehensive project.

The building is being completely transformed on the inside from a working towing company/auto repair store to a soul food restaurant. The building will need to be cleaned, redesigned, bathrooms added, a full kitchen installed, and seating created. We expect this space to be a well-lit cornerstone to that entire neighborhood, and an integral part of our total development plan in this area.

Specifics: Power wash existing facebrick, replace existing rusted steel masonry lintels, replace all openings including windows, overhead doors, doors with new painted dark bronze/black insulated systems, fix any masonry cracks, install prefinished metal cap flashing/counter flashing system at parapet roof edge entire perimeter, remove existing signage, replace with new signage that is as close to original 'Conoco' signage as possible. Cut in new 2nd emergency exit door. Add emergency roof drain scupper.

Summary of Existing Condition of Exterior (please attach pictures – Attachment 1)

Masonry in good condition, occasional running crack at lintels, mainly due to rust or non-sufficient bearing capacity of steel lintel. Overall good condition. Top face of roof edge/parapet is in good condition, but is exposed masonry. Best practices require a water-tight flashing edge condition to protect moisture intrusion. Ballasted Roof: Good condition, but needs counterflashing added where roofing EPDM meets roof parapet. Needs emergency scupper to add to interior roof drain. Exterior has no insulation, need interior furring/insulation to meet energy code at perimeter exterior walls.

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

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Window & Doors Contractor: Davtech of Fargo

Kawneer (or equal) Painted Aluminum, Dark Bronze/Black 451T Thermal Series with Kynar paint finish, 2" sightline, 4.5" depth, thermal performance. Glazing to be clear, E, 1" insulated, argon-filled.

Overhead doors: Clopay Avante (or equal) 2 1/8" insulated tempered glazing doors, full lite, powder-coated aluminum Dark Bronze/Black, clear glass.

How will proposed project affect the historic character of the property?

The building will be cleaned and the exterior surrounding the building will be upgraded and repaired. The building has retained much of its historic character, but is badly in need of repair and cleaning. The new exterior will be much-closer to the original, including opening up of curved masonry portion, and re-introduction of restaurant marketing and signage that matches original 'Conoco' design.

How will your project complement downtown redevelopment efforts?

This property scored high for both bike-ability and walkability, and is along the First Avenue Corridor—which the City of Fargo has designated a priority. The new restaurant will be open day/night nearly 365 days a year, and will draw 1,000's of people to downtown. The new restaurant will also be a completely-unique, local choice for area consumers.

For more information on completing this application please refer to the following website.
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STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

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(current and historic, if available)

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

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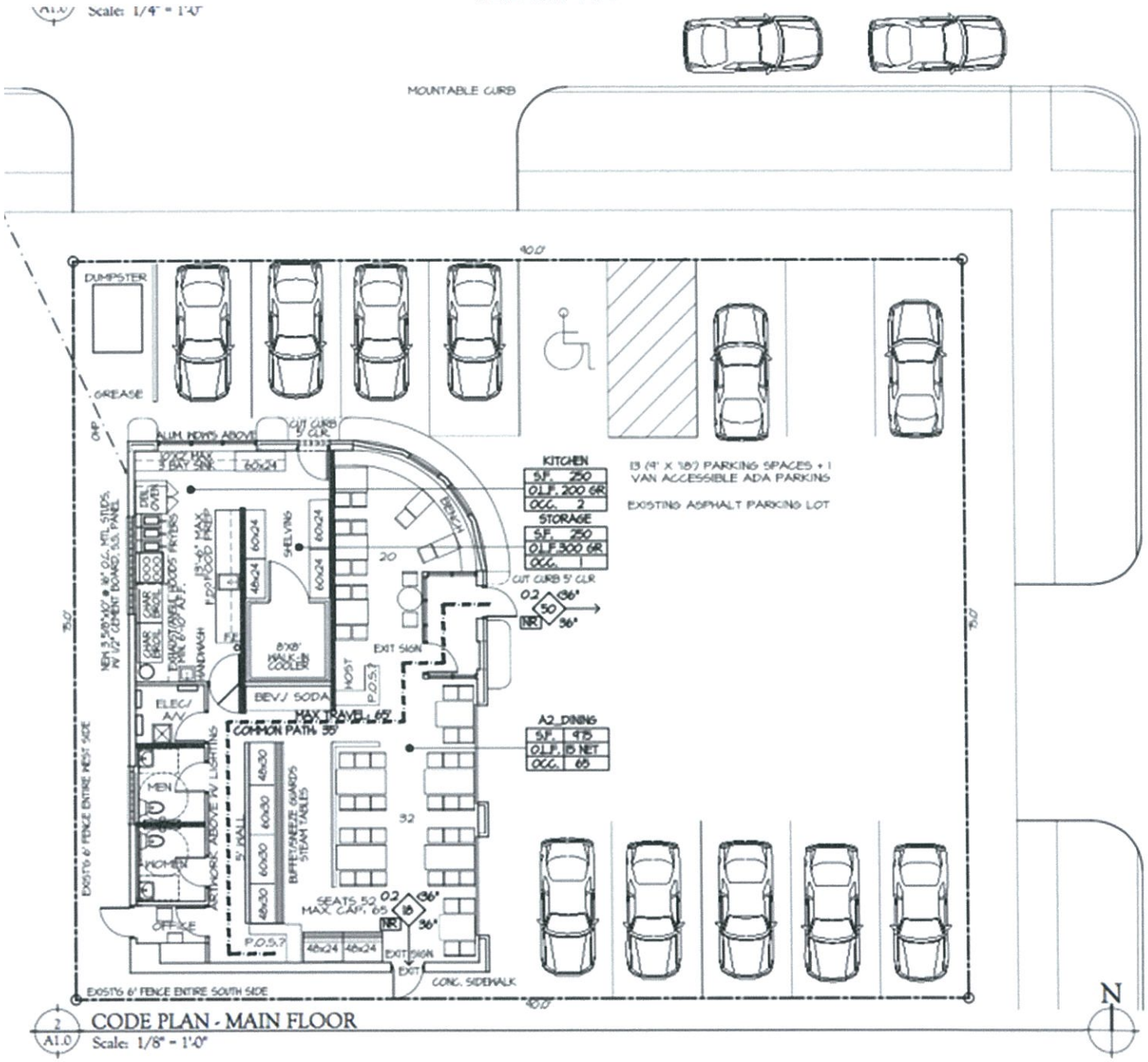
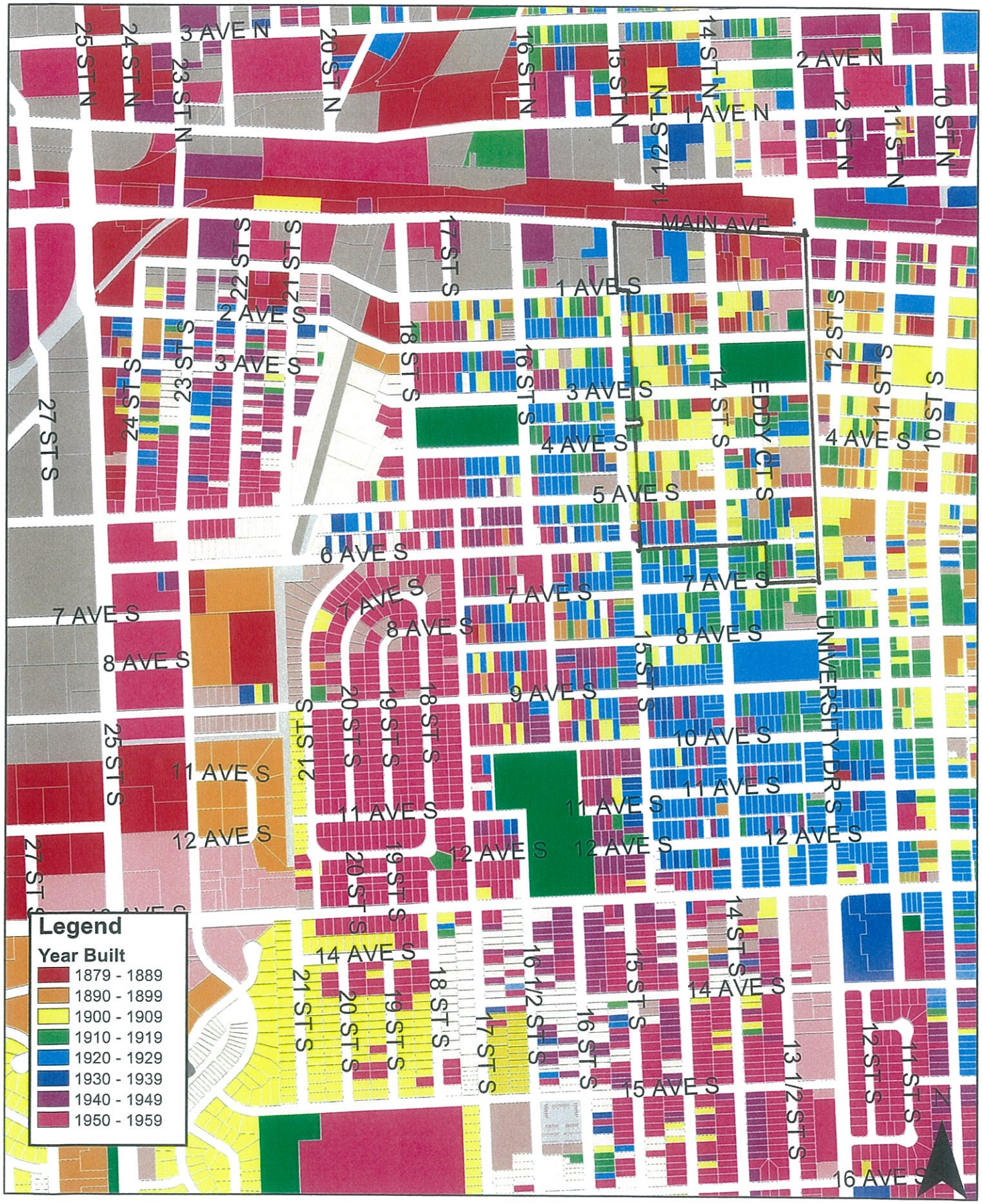
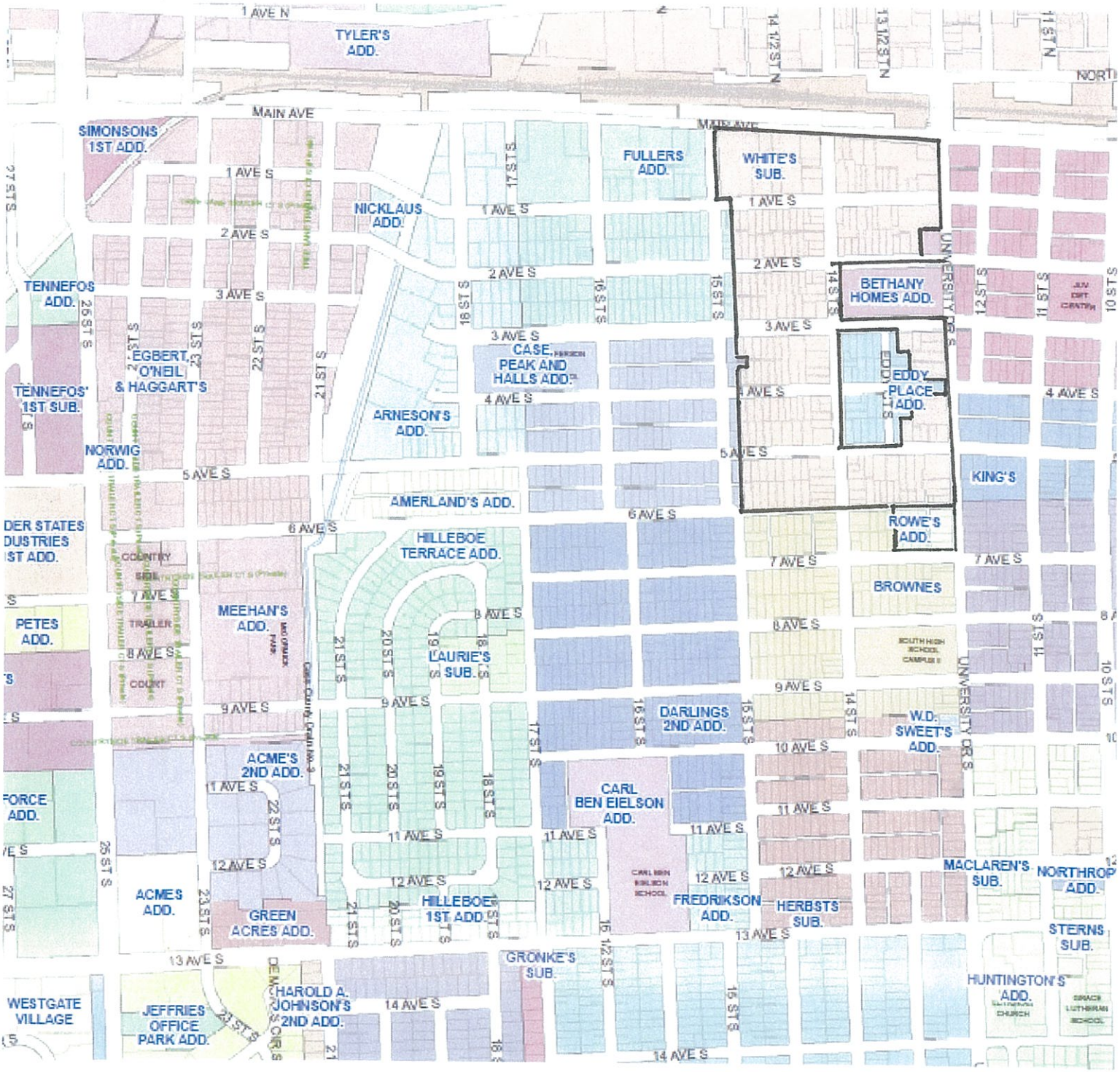


STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Jefferson Neighborhood




TYLER'S ADD.
MAIN AVE
SIMONSONS 1ST ADD.
FULLERS ADD.
WHITE'S SUB.
NICKLAUS ADD.
TENNEFOS ADD.
BETHANY HOMES ADD.
EGBERT, O'NEIL & HAGGART'S
CASE, PEAK AND HALLS ADD.
EDDY PLACE ADD.
TENNEFOS' 1ST SUB.
ARNESON'S ADD.
NORWIG ADD.
KING'S
AMERLAND'S ADD.
ROWE'S ADD.
HILLEBOE TERRACE ADD.
BROWNES
MEEHAN'S ADD.
PETES ADD.
LAURIE'S SUB.
DARLINGS 2ND ADD.
W.D. SWEET'S ADD.
ACME'S 2ND ADD.
CARL BEN EIELSON ADD.
ACMES ADD.
GREEN ACRES ADD.
HILLEBOE 1ST ADD.
FREDRIKSON ADD.
HERBSTS SUB.
MACLAREN'S SUB.
NORTHROP ADD.
STERNS SUB.
GRONKE'S SUB.
HUNTINGTON'S ADD.
WESTGATE VILLAGE
JEFFRIES OFFICE PARK ADD.
HAROLD A. JOHNSON'S 2ND ADD.
UNIVERSITY DR S