CITY OF Fargo

PLANNING AND DEVELOPMENT
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MEMORANDUM

TO: Historic Preservation Commission

FROM: Dawn Mayo, Assistant Planner, Community Development

DATE: August 10, 2016

RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on **Tuesday, August 16**, 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@cityoffargo.com. Thank you.

HISTORIC PRESERVATION COMMISSION
Tuesday, August 16, 8:00 a.m.
City Commission Room
AGENDA

1. Approval of Minutes

2. Storefront/Downtown Rehab Review – 23 9th St S

3. Other Business

4. Liaison Reports
   - Planning Commission – Christine Kloubec
   - Board of Adjustment – Heather Fischer
   - House Moving Board – Paul Gleye
   - Housing Rehab – Mike Hahn
   - Renaissance Zone Authority – Dirk Ockhardt

5. Next Meeting – September 20, 2016

Historic Preservation Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.cityoffargo.com/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 241-1474 or TDD at 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.cityoffargo.com/historicpreservationcommission.

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BOARD OF HISTORIC PRESERVATION COMMISSIONERS
MINUTES

Regular Meeting: **Tuesday:** **July 26, 2016:**

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 o'clock a.m., Tuesday, July 26, 2016.

The Historic Preservation Commissioners present or absent were as follows:

Present: Andrew Nielsen, Michael Burns, Mike Hahn, Christine Kloubec, Heather Fischer, Paul Gleye

Absent: Dirk Ockhardt

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

Item 1: Minutes: Regular Meeting of May 17, 2016
Mr. Gleye moved the minutes of the May 17, 2016 Historic Preservation Commission meeting be approved. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 2: Erskine's HOD Review – 1201 9th Street South (Garage): APPROVED
Assistant Planner Dawn Mayo introduced the proposed project for a new garage and demolition of the existing garage at 1201 9th Street South.

Applicant Shane Erstad spoke on behalf of the project, noting the siding and design of the garage will be compatible to the original, existing garage. He added he would prefer to install a double-garage door versus 2 single garage doors, ensuring the double-garage door would replicate the aesthetic of 2 single doors.

Ms. Kloubec moved to approve the project as presented. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 3: Presentation – Crystal Palace/Melvina Massey
Ms. Mayo provided a brief introduction on this item and introduced Kristen R. Fellows, Assistant Professor of Anthropology at North Dakota State University (NDSU) and Angela J. Smith, Assistant Professor of Public History at North Dakota State University (NDSU).

Ms. Fellows gave a presentation to the Historic Preservation Commission titled "Digging Deeper into Fargo's Past: The Crystal Palace". She noted The Crystal Palace, located at 201 3rd Street North, was one of several brothels in Fargo's red light district in the late 19th and early 20th Centuries, and a woman named Melvina Massey operated this brothel (more information can be found at http://fargohistory.com). She stated NDSU is requesting the Board's support to perform excavations at this site prior to construction of the new city hall,

with the goals being to salvage historic items; use this as a teaching opportunity for students; and offer community involvement.

Mr. Neilsen moved to support the archaeological excavation project for up to 14 days, fitting within the construction schedule of the new city hall, as coordinated with project management. Second by Mr. Gleye. All Members present voted aye and the motion was declared carried.

Item 4: Other Business
No other business was presented.

Item 5: Liaison Reports
Ms. Fischer gave an update on items from the June 30, 2016 Board of Adjustment meeting.

Mr. Gleye stated a request to move a house located at 1421 42nd Avenue South to 2701 64th Avenue South (Auditor's Lot 11 of the Southeast Quarter of Section 2, Township 138 North, Range 49 West) was approved at the June 29, 2016 House Moving Board meeting.

Item 6: Next Meeting – August 16, 2016
The time at adjournment was 8:32 a.m.

DATE: August 11, 2016
TO: Historic Preservation Commission
FROM: Dawn Mayo, Assistant Planner
RE: Storefront/Downtown Rehab Grant Program – 23 9th Street South

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 23 9th Street South with façade renovation.

1. **Description of the project**
   23 9th Street South, an existing historic building, was built in 1914. The proposed use of federal funding is for façade renovation.

   Façade Renovation
   The eligible components of the storefront renovation at 23 9th Street South will include the following items:

   - Power wash/sandblast exterior
   - Repair cracks and damaged areas in stucco
   - Strip paint from wooden trim and repair where needed
   - Repaint building

2. **Process for identifying historic properties**
   This building is not located within the Downtown Historic District, nor is it listed individually, but it would be eligible for listing.

3. **Characteristics of affected historic property that qualify property for National Register**
   23 9th Street South is a one-story Greek Revival structure with many fine classical architectural details. The exterior finish is stucco. It is adorned with a portico and four large columns at the front entrance, and has a large dome situated over the congregational area. It was built in 1914 for the First Church of Christ Science, and was used by this denomination for 100 years. In 2014, the building was sold and currently is home to the Lighthouse Church. It has excellent historic integrity.

4. **Project's effect on historic properties**
   This building has not undergone any major exterior alterations since it was built, and thus still looks essentially the same as when it was constructed. It has received good care and maintenance over the years, but now there are some conditions of flaking paint, cracked stucco, and wood trim in need of repair. The

proposed project will address these issues and help ensure the longevity of this building.

5. Evaluation of criteria for Adverse Effect (36 CFR 800.5)

The planned renovation is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Property. The proposed project does not alter any of the characteristics of the historic property that qualify the property for inclusion in the National Register in a manner that diminishes the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

RECOMMENDATION: Staff recommends a finding of "No Adverse Effect to Historic Properties"

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

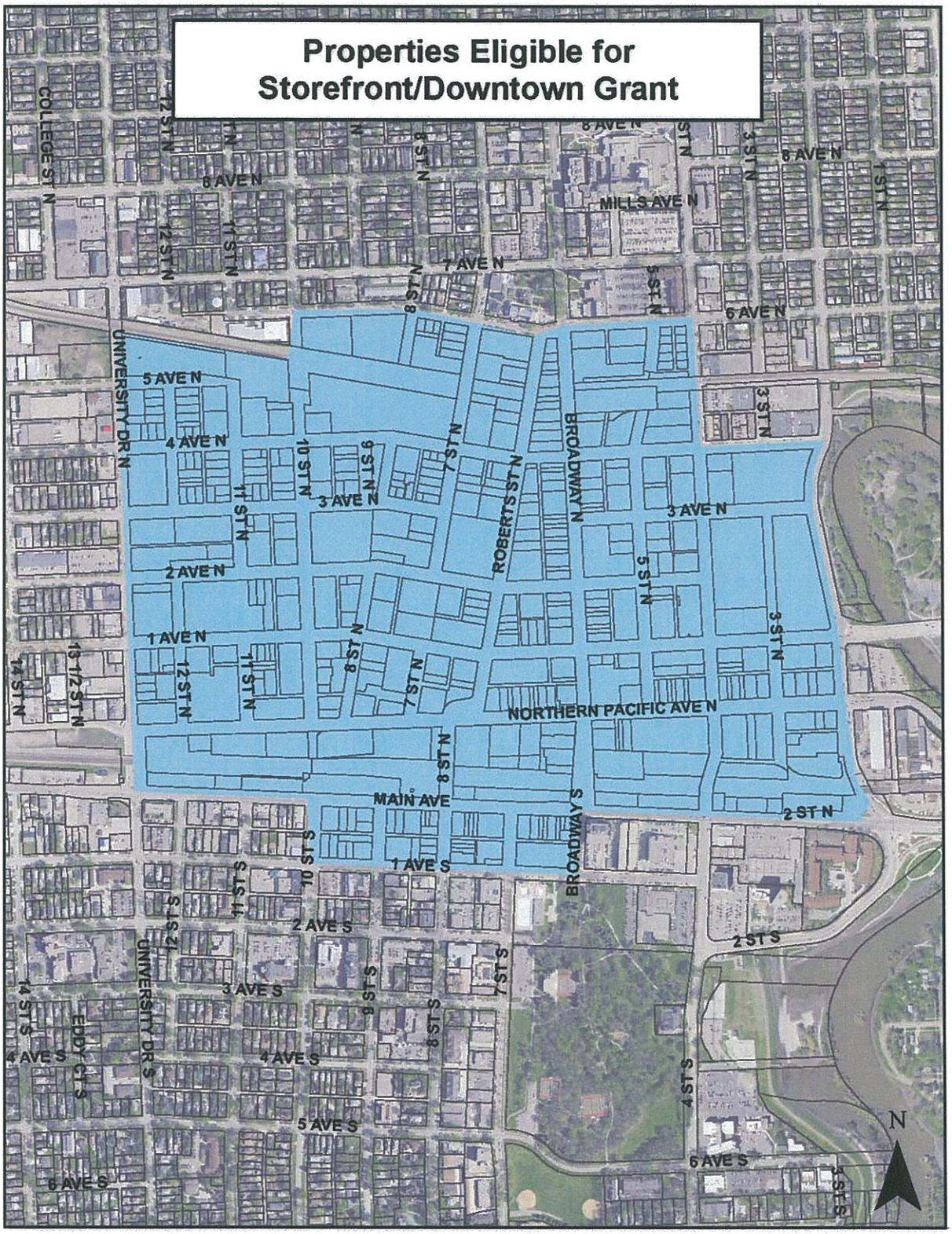
   Other contributing factors
   - Size of the property
   - Amount of private funds in the project
   - Utilization of other incentives (i.e., Renaissance Zone)

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	Jonathan Youness		
Address	4631 40th Ave S, Suite 150		
Phone	701-306-0799	**Fax**	701-281-8007
E-mail	jyouness@eagleridgecompanies.com		
Property Address	23 9th St S, Fargo, ND 58103 *note: the address on the building is 21 9th St S, but is registered with the city as 23 9th St S		
Applicant Name & DUNS number	Three Ravens, LLC (name of person/entity to receive grant)	080346428 (Enter DUNS number here)	
Architect/Firm	Not Applicable (all applicants must use an architect for project design)		
Property Owner	Three Ravens, LLC		
Mailing Address	4650 38th Avenue South, Suite 110, Fargo, ND 58104		

Description of Property	Lighthouse Church of Fargo		
☒ **Current Commercial Tenants**			
Business Name	Business Owner	Address	Current sq. ft. occupied
Lighthouse Church of Fargo	Dale Wolf	23 9th St S	5,236
☐ **Current Residential Tenants**		**# occupied**	**# vacant**
Tenant Name	Unit #	Mailing Address	

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

Built in 1914, this building was once the First Church of Christ Science and belonged to the Christian Science church for 100 years. The Christian Science congregation had their last service there on June 15, 2014. The building was sold on June 25, 2014 and is used by Lighthouse Church, who hopes to maintain the architecture and character of the building.

Total Cost of façade renovation $75,000	**Amount of CDBG Funding Requested** $15,000

Is the exterior renovation part of a larger project?

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

If yes, please describe comprehensive project.

The paint is chipping and the walls have large cracks in them. The walls will need to be power washed and sandblasted to remove dirt and paint. Some sanding will need to be done by hand because there are a few intricate areas in the fascia of the church. Once the building is prepped, the entire exterior will be painted. The paint used will be an exterior paint that is meant for the climate in Fargo-Moorhead.

EagleRidge Development will be donating construction management and project funding assistance. Jon Youness, Director of Development, stated "We believe the work, support, and care Pastor Dale and his team provides is invaluable to the community, especially now, considering the struggles many of our neighbors and friends are currently battling."

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

The church has a large dome and a columned entrance. The columns and entryway have large amounts of paint chipping. The church has some intricate areas that will need to be fixed and cleaned up. The exterior walls have cracks in them, which will need to be sealed and repainted.

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.*

To keep the character and traditional look of the building, it will only be rehabbed. The church's exterior will be sandblasted, sealed, and restored. The paint colors will remain as close to the original as possible.

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

The goal of this project is to protect the integrity of the current structure by giving the church a new face while also keeping the property's character intact. The only changes will be a thorough cleaning, fixing of cracks, and a fresh coat of paint. The historic character of the building will not be lost.

How will your project complement downtown redevelopment efforts?

By improving the exterior of Lighthouse Church, this project will focus on preserving the traditional architecture and character of the original Christian Science building. There are no buildings in Fargo quite like the church, so it has always served as a form of landmark for the Fargo-Moorhead downtown area. With the rehab work done, the church will keep the character of the building, but it will also be revitalized.

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

CITY OF Fargo

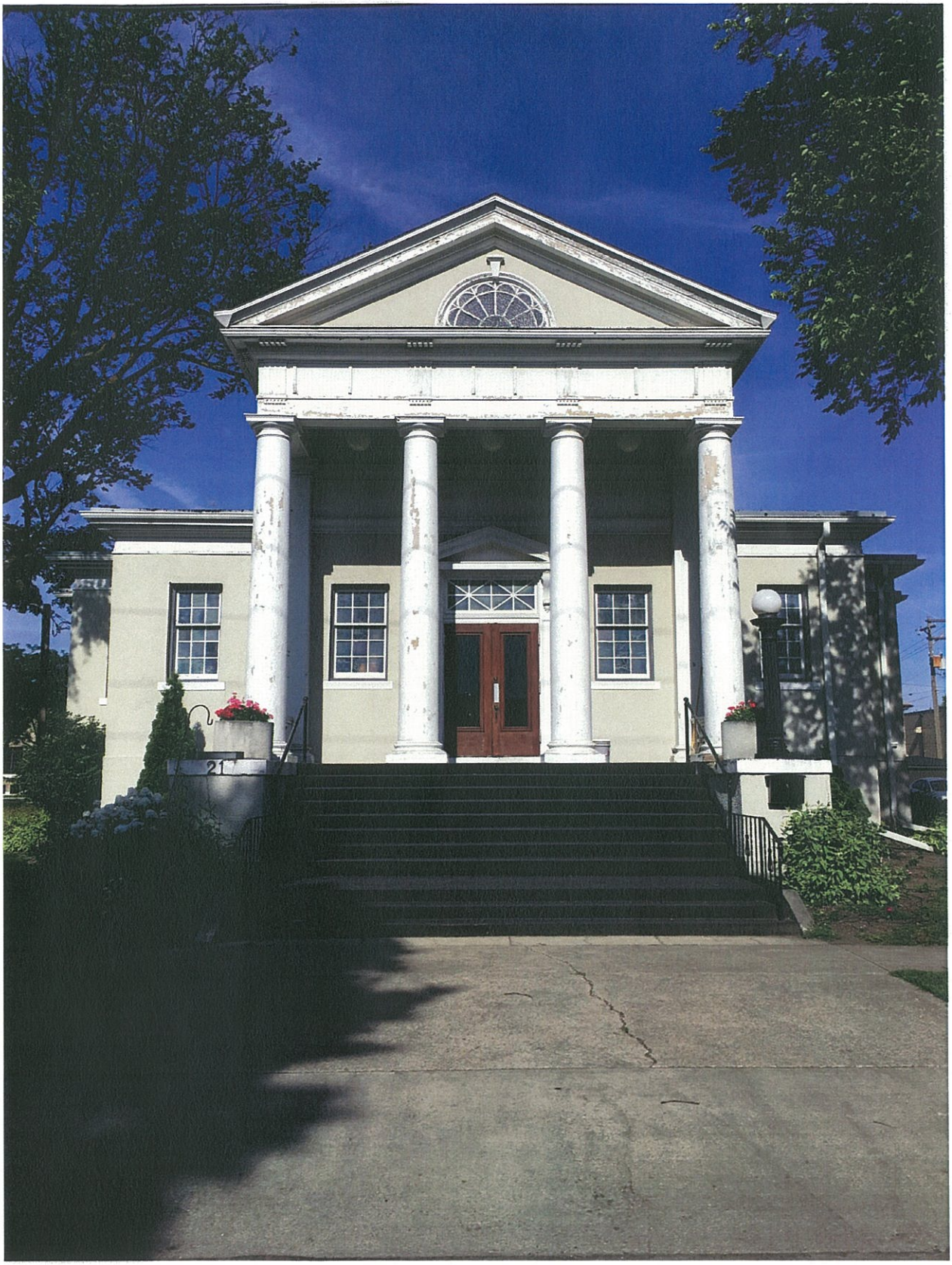
STOREFRONT REHAB &
DOWNTOWN PROJECT APPLICATION

ATTACHMENT 1: PHOTOS

(current)

CITY OF Fargo

STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION



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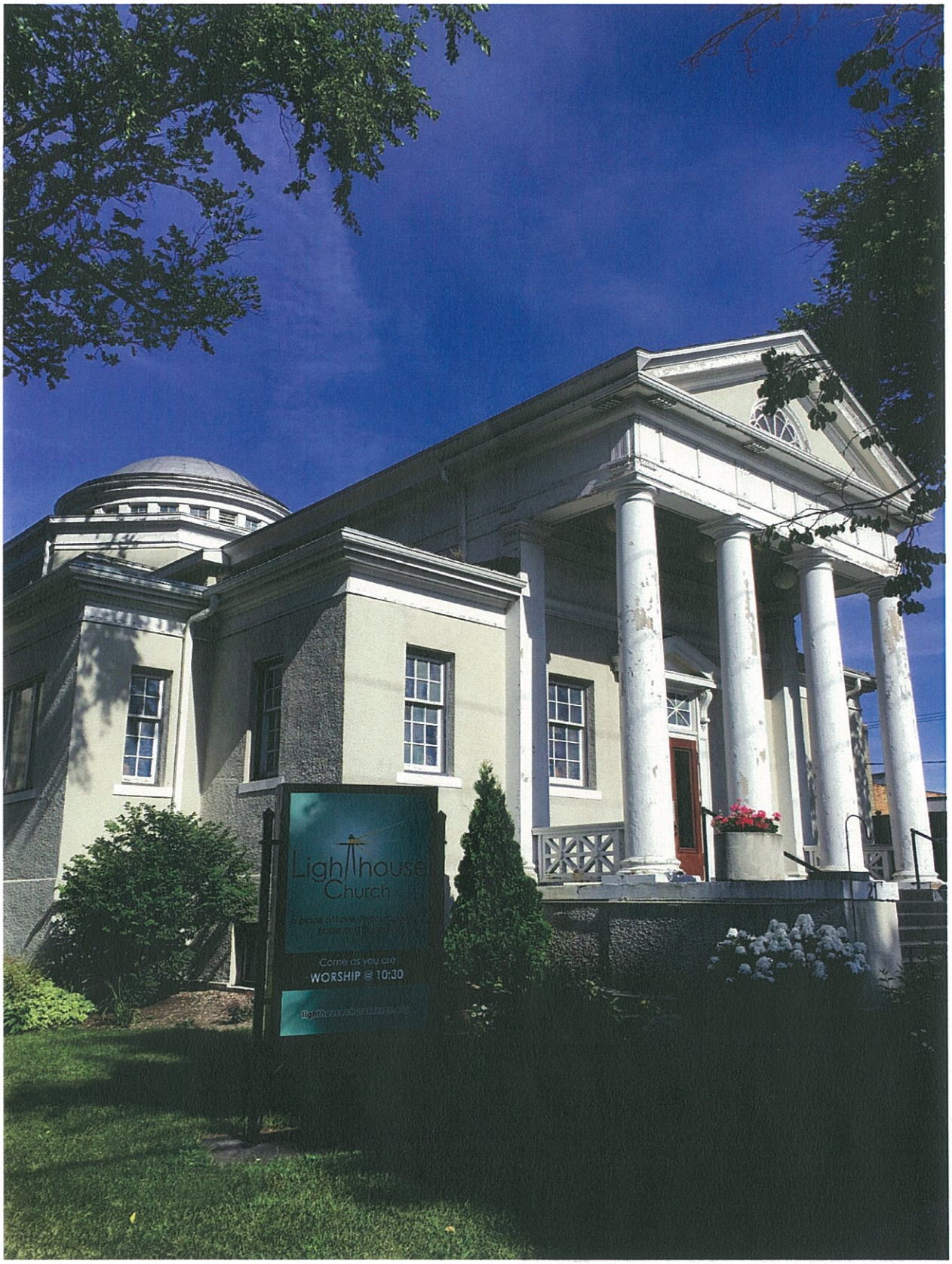

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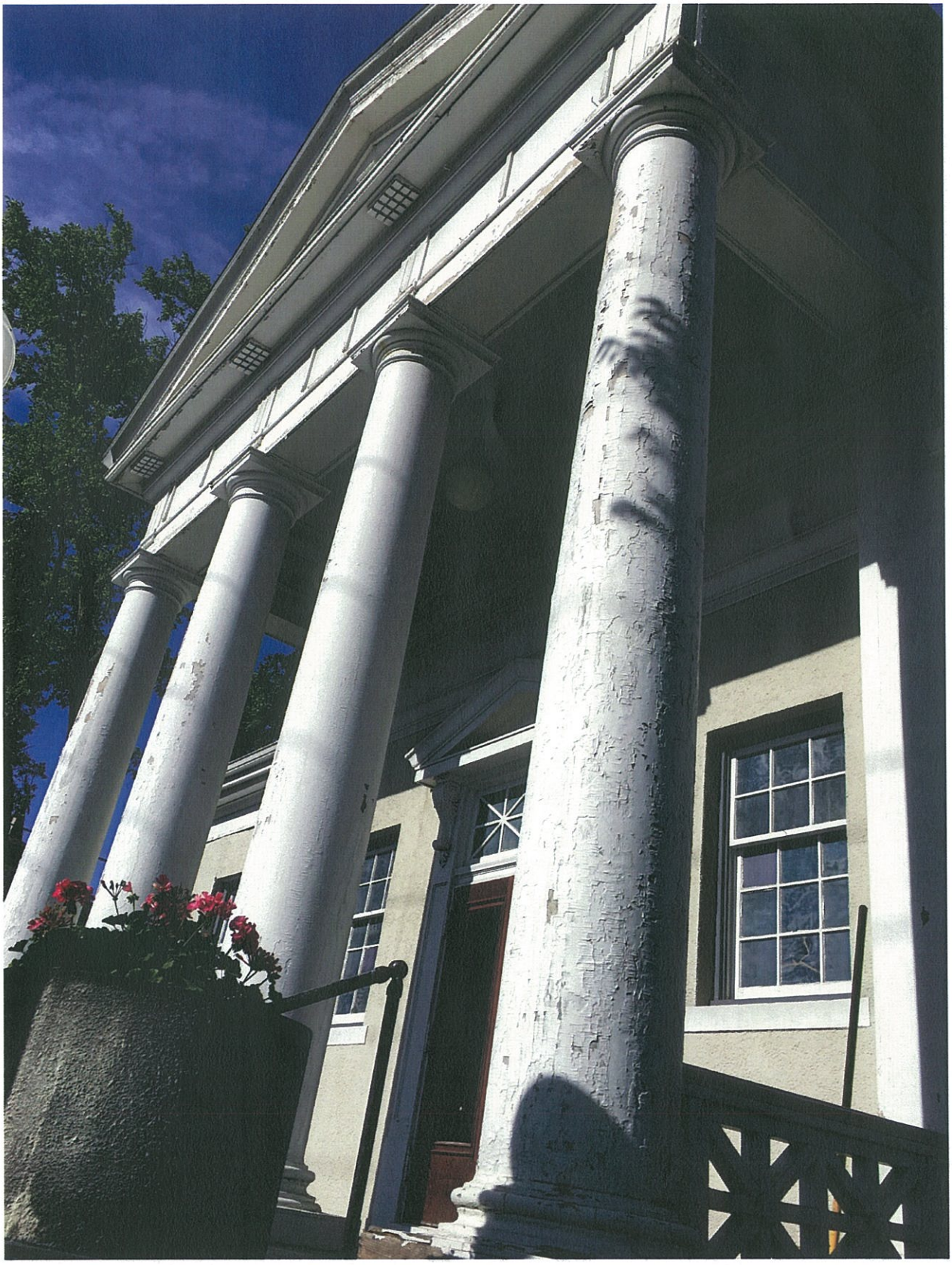

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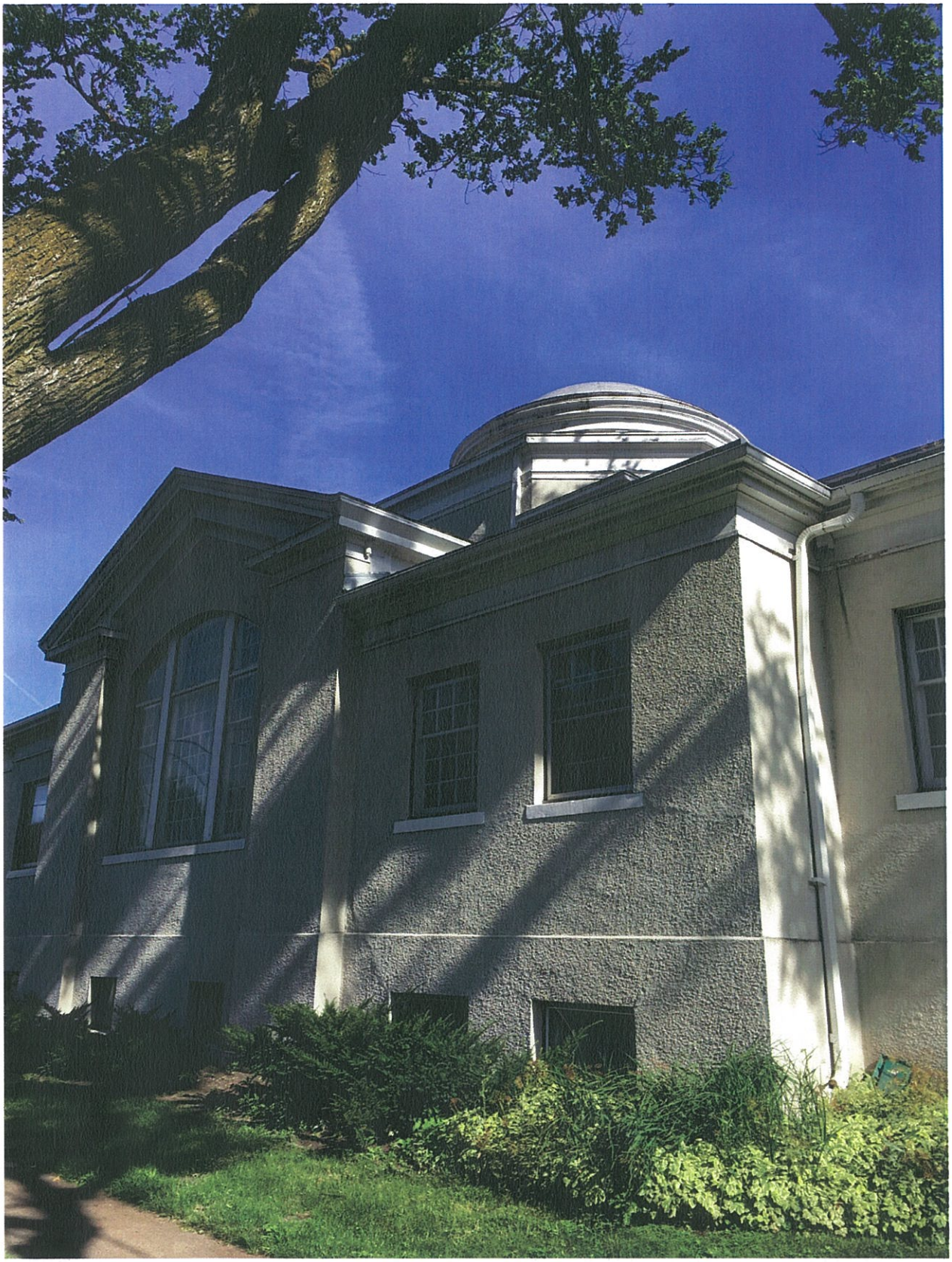

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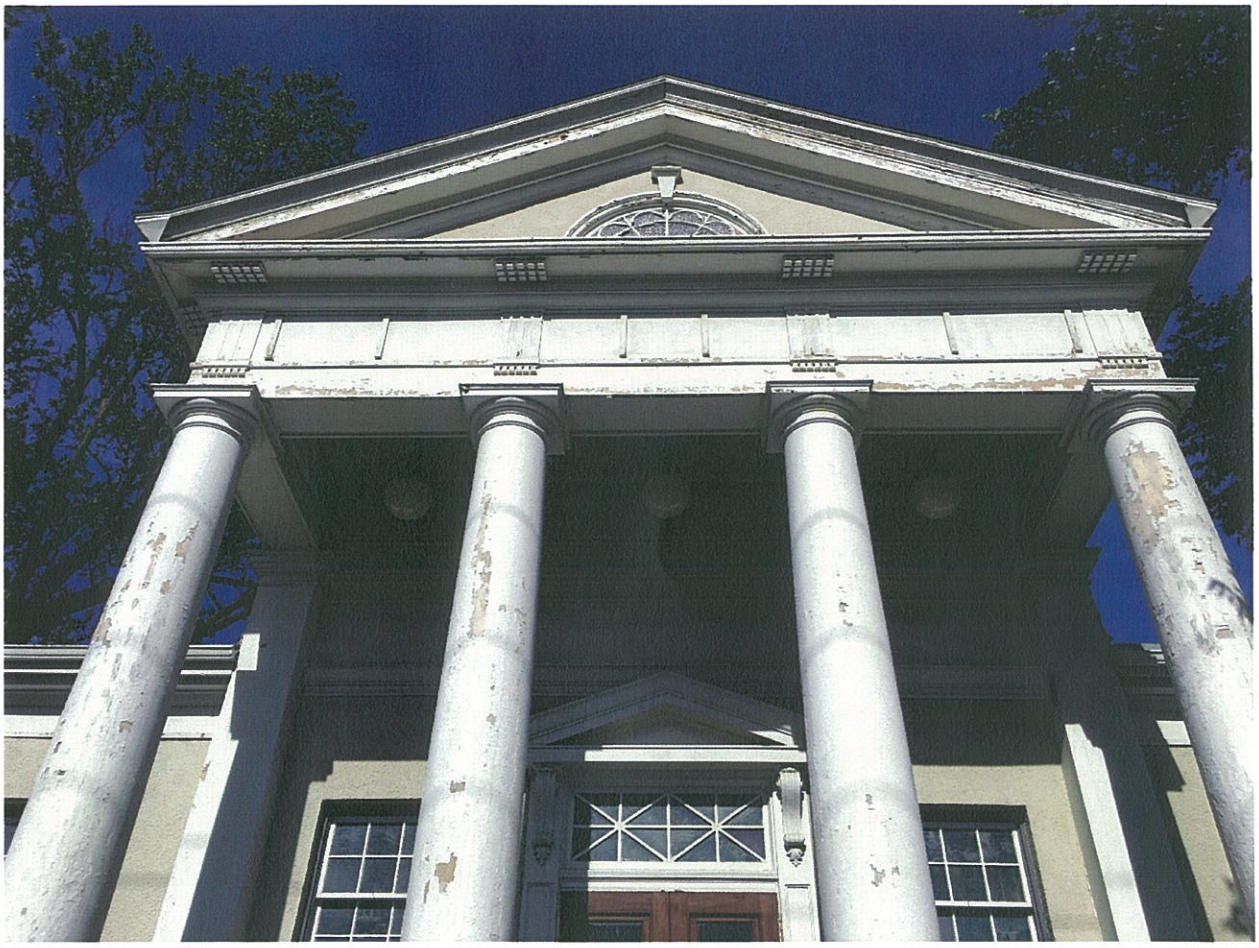

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ATTACHMENT 2: DRAWINGS PRE & POST

Not Applicable