



# LORETTA BUILDING

FARGO, ND

Named after the daughter of a prominent early Fargo businessman, the Loretta Building is a historic building in downtown Fargo, ND. Originally built in 1909 with subsequent addition completed in 1912, the building in its past life has housed many businesses including a cattle company, hardware store, restaurants, paint store, art gallery, frame shop, and a billiards hall. In 2011, one hundred years after completion of the main building, the design process of a total renovation and renewal was begun.

The remodel was a structurally intensive project. Heyer performed total structure forensic condition assessments analysis and major structural alterations and reinforcements. Loretta is a classic historic building with masonry bearing walls, Douglas Fir joists and heavy timber beam and columns. During design and construction the building was found to be resting upon an extremely weak layer of native clays. Heyer worked with geotechnical engineers to shore up the building and re-support its entire foundation upon a deep push pile system. Over 200 3 1/2 diameter steel pipe piles were pushed down 80 plus feet to glacial till. The project also included the repair of numerous structural wood beams and joists and masonry wall that had deteriorated over the years. Existing structure was also extensively modified to include new light wells, elevators, stair towers, and better connection to floor spaces between masonry walls. The basement floor was lowered to allow for more headroom and more usable basement space and a walk out sunken patio with structural retaining walls was added with back alley access in the rear of the building. However the crowning feature of the project was the addition of a new and modern an entire 4th floor on top of the existing structure.

The new bright and vibrant building now houses a number boutique retail shops on the main level, an upscale restaurant and tavern on the lower level, and office spaces on the 2nd, 3rd and 4th floors. The new and modern 4th floor features a state of the art conference room that walks out to an open patio space that overlooks the historic Fargo Broadway.

**Project Size:** 48,000 SF

**Completion Date:** 2017

**Project Cost:** N/A

**Similar Projects:** Ctiyscapes Plaza



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(701) 280-0949