

## **MEMORANDUM**

**TO:** Historic Preservation Commission

**FROM:** Maegin Elshaug, Planning Coordinator  
Maggie Squyer, Assistant Planner

**DATE:** November 10, 2020

**RE:** Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be a virtual meeting on November 17 at 8:00 a.m. If you are not able to attend, please contact staff at 701.241.1474 or [planning@FargoND.gov](mailto:planning@FargoND.gov). Thank you.

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### **HISTORIC PRESERVATION COMMISSION Tuesday, November 17, 2020, 8:00 a.m. Virtual Meeting AGENDA**

1. Approval of Minutes – October 20, 2020
2. Oak Grove Neighborhood Historic Overlay District
3. Liaison Reports
  - Planning Commission – Christine Kloubec
  - Board of Adjustment – Matthew Boreen
  - House Moving Board – Paul Gleye
  - Housing Rehab – Heather Fischer
  - Renaissance Zone Authority – Jay Nelson
4. Other Business or Public Comment
5. Next Meeting – December 15, 2020

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](http://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. 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](http://www.FargoND.gov/historicpreservationcommission).

## **BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES**

**Regular Meeting:**

**Tuesday, October 20, 2020**

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held virtually in the Commission Chambers at City Hall at 8:00 a.m., Tuesday, October 20, 2020.

The Historic Preservation Commissioners present or absent were as follows:

Present: Heather Fischer, Paul Gleye, Nathan Larson, Jay Nelson

Absent: Christine Kloubec, Matthew Boreen, Mike Dawson

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

**Item 1: Minutes: Regular Meeting of September 15, 2020**

Member Gleye moved the minutes of the September 15, 2020 Historic Preservation Commission meeting be approved. Second by Member Nelson. All Members present voted aye and the motion was declared carried.

**Item 2: Historic Overlay District Review**

**a. 914 10th Street South – Chas A Roberts Historic Overlay District: APPROVED**

Assistant Planner Maggie Squyer presented the application to reconstruct the existing wraparound porch and restore it to the original design.

Member Gleye commented on the photos included in the packet, and shared a brief history about the design of the existing columns. He stated he would like to see the columns restored rather than replaced.

Applicant Clint Minion, via conference call, spoke on behalf of the application and explained the current condition of the columns. Upon further discussion, Mr. Minion agreed to meet with Member Gleye and the property owner to examine if the columns could be restored.

Discussion continued confirming the final dimensions of the completed porch, and what will replace the existing handrails.

Member Gleye moved to approve the project as submitted, subject to further consultation with the Historic Preservation Commission Members regarding the possibility of restoring the columns. Second by Member Larson. All Members present voted aye and the motion was declared carried.

Mr. Minion stated that he would be visiting the property today after the meeting. A 9:00 a.m. meeting was set with Member Fischer and Member Gleye attending.

**Item 3: Oak Grove Neighborhood Historic Overlay District – CONTINUED TO  
NOVEMBER 17, 2020: APPROVED**

A Hearing had been set for this date and time; however, the applicant has requested this item be continued to the November 17, 2020 meeting.

Member Larson moved to continue this item to the November 17, 2020 meeting. Second by Member Nelson. All Members present voted aye and the motion was declared carried.

**Item 4: Liaison Reports**

No reports were provided at this time.

**Item 5: Other Business or Public Comment**

No other business or public comments were discussed.

**Item 6: Next Meeting – November 17, 2020**

The time at adjournment was 8:17 a.m.

## Oak Grove Historical Overlay District Application

### Historical Narrative

Written by Carol Pearson and Mary Zipfel

Survey work by Mac Butler, Jackie Smith, Mary Jo Cayley, Mary Zipfel, Maggie Svir, Diane Elkin, Carol Pearson

Historically, the Oak Grove neighborhood has been one of the few identifiable, small scaled residential neighborhoods close to downtown. Most of the other neighborhoods have been overtaken by commercial and institutional land uses (Sanford Hospital, etc.).

The borders of this application include the area bounded on the west by the alley between 1st and 2nd St. N, on the north by 8th Ave. N, on the south by 5th Ave. N, Wildflower Grove Park, and Lower Terrace N, on the east by Oak Grove Park and Oak Grove School. The area of 1<sup>st</sup>, Oak, and Elm Streets, and 8<sup>th</sup>, 7<sup>th</sup> and 6<sup>th</sup> Avenues serves as part of the historic Oak

Grove extended neighborhood: this is emphasized by several historic neighborhood businesses that existed there, including a nursery greenhouse, a grocery store, and a gas station, in addition to the streetcar line that ran to downtown (though none of these exists today).

Oak Grove Park itself contains three historic structures that reflect Depression-era federal work relief programs: two shelter buildings and the granite stone entry gates.

Oak Grove School retains much of its pastoral qualities, making it an eastern boundary of the neighborhood. With regard to architectural styles, Steve Martens states: “most of the houses in the neighborhood are either modest, Late-Gothic Revival influenced gable-fronted ‘mechanics cottages’: or modest, gable-fronted bungalows. The scale, styles, ad setbacks give the neighborhood a consistent, somewhat uniform appearance. These were working class residences constructed speculatively from 1895 to the 1930s to serve mechanic/labor trades working nearby in the historic downtown area. Most of the developable residential parcels were developed prior to World War II, with only a few modest infill residences developed late in the historic period of significance” (Martens, section 7, page 4).

Martens notes that the Oak Grove neighborhood has withstood major floods at least ten times within the past 120 years, and affirms that “early planners builders, and property owners clearly understood the mechanics of the river and consciously balanced the attractive riparian neighborhood setting with the risks of living ‘close to the edge’.” (Martens, section 7, page 4).

The cohesion of the neighborhood and the unified spirit is most evident during times of flood fights, but the neighborhood has also come together, for example with the Oak Grove Neighborhood Association, formed in the 1990s to advocate for the interest of the residential property owners. The neighborhood is currently part of the larger Horace Mann Neighborhood Association.

The improved earthen levees have improved flood protection for the inner core of historic residential properties; the changes have also led to a more direct access/connection to the river corridor.

As Martens states, “from the earliest of planned development... land planning made intentional use of the natural landscape features of this setting, evidenced by the layout of the streets, lots, and overall neighborhood appearance throughout the historical period of significance. This commitment to take advantage of the natural landscape was continued with the planning, layout and design of Oak Grove as a

civic park amenity. It is important to the integrity of the Oak Grove residential neighborhood that the park amenity and the private school campus remain intact and continue as an extension of the residential community. Other landscape and spatial features continue to unify the neighborhood in terms of feeling and associations. Abundant vegetation, streets flanked by mature elms, bur oaks, and boxelders, wide strips of grass on the boulevard area between streets and sidewalks, uniform front yard setbacks, and extensive foundation plantings typify the Oak Grove neighborhood setting... The neighborhood retains the strongly pastoral, park-like character that historically attracted people to develop homes in this location” (Martens, section 7, page 7).

Martens describes the two historic periods during which the majority of the houses in the neighborhood were built: “The initial period of growth... occurred during and after the Second Dakota Boom, roughly from 1898-1914. The architectural fabric of Oak Grove reflects this period... through the large number of gable-fronted mechanic’s cottages. A second period of expansion occurred between 1914 and 1922 with the growth of Oak Grove as a ‘suburban’ neighborhood for middle-class families. This period was stimulated in part by installation of the streetcar line (Fargo Street Railway) that extended to serve the Oak Grove neighborhood. An important style of dwelling that found widespread popular acceptance during this time period was the bungalow.. “(Martens, section 7, page 8). Some of these also reflected a Craftsman-style influence, further characterized by “deep, overhanging eaves and gables, supporting roof brackets at gable ends and exposed rafter ends at the eaves, paired or grouped sets of windows, frequently using 3:1 or 4:1 double hung window sashes.” There are also some Period-Revival, including Colonial Revival, houses scattered throughout the neighborhood.

In addition to the classification types of houses, the patterns of the neighborhood as it evolved contains information about the historic events that shaped the community; one example is the “insertion of small, detached garages at the back of lots associated with the displacement of the early streetcar service with private automobiles” (page 10).

The neighborhood is rich with stories of individual residents. One continuing pattern is the presence of many artists and writers; within recent decades, these include Sue Poitras, Jamie Penuel, Mary Jo Cayley, David Martinson, David Pink, Steve Poitras, Rachel and Tom Gillen, Jeff Reed, etc.

Historic patterns of the Oak Grove neighborhood reflect:

1. Strong designed relationships to transportation routes
2. Purposeful site planning and design character of yards and open space
3. A consistent character and condition of housing
4. Designs associated with one of two main chronological periods
5. Distinctive landscape design and maintenance
6. Identifiable shared amenities (like the adjacent school and park, as well as the relationship to the river corridor)
7. A strongly unified expression of patterns of local history

As Martens affirms, “In terms of local perception, the Oak Grove residential neighborhood is widely regarded (by neighborhood residents and the larger community) as a distinct, identifiable, and unified neighborhood setting” (page 11).

We feel that an Historic Overlay District is important for the continued existence of this treasure in Fargo Moorhead.

## **OAK GROVE NEIGHBORHOOD HISTORIC OVERLAY DISTRICT SPECIAL DEVELOPMENT STANDARDS**

### **A. Authority**

In accordance with Section 20-0305.C of the Fargo Land Development Code, the following special development standards or regulations shall apply to all properties (new and existing) within the Oak Grove Neighborhood Historic Overlay District.

### **B. Properties**

Appendix A (beginning on page 10) identifies all of the individual properties included in the Oak Grove Neighborhood Historic Overlay District. Each property is described by address, block number, type of building, style of architecture, and year built.

### **C. Definitions**

- 1. Historic Neighborhood Structure (HNS)** is a structure that was built within the Historic Overlay District boundaries at the time the original addition(s) was developed. For the purposes of this Historic Overlay, properties built before 1952 are considered an HNS. Houses built after 1952 that are doing exterior renovations should consider the Style section of this document as a guide.
- 2. Open Space** is defined in Section 20-1202(43) of the Fargo Land Development Code as “an outdoor, unenclosed area, located on the ground or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but not including roads, parking areas, driveways or other areas intended for vehicular travel”.
- 3. Principal Building** refers to the primary structure on a property, i.e. a house or commercial structure.
- 4. Accessory Building or Structure** refers to a structure that is subordinate to the principal building, i.e. a garage, shed, or guest house.
- 5. Style** is the vocabulary used to classify structures according to their appearance, structure, materials, and historic period. The styles of the Historic Neighborhood Structures within the Oak Grove Neighborhood Historic Overlay District are characterized by:
  - overall scale and relationship of height to width
  - façade proportions and relationship of solids to voids
  - window/door size, design, and operation
  - size, shape and proportions of entrances and porches
  - materials, texture, and pattern
  - roof forms

- orientation, spacing, and site coverage of structures
- landscaping, walls, and fences

Style Reference: A Field Guide to American Houses, Virginia and Lee McAlester, Alfred A. Knopf, Inc., 1984.

#### **D. Certificate of Appropriateness**

In accordance with Section 20-0912 of the Fargo Land Development Code, no building permit shall be issued for the following until a Certificate of Appropriateness has been reviewed and approved in accordance with said Section 20-0912: *(Note: A Certificate of Appropriateness is required **only if** a building permit is required)*

1. Any change to the **exterior** appearance of any principal building, accessory building or structure. *(Note: A Certificate of Appropriateness is not applicable for **interior** changes)*
2. Any **new construction** of a principal building, accessory building or structure.
3. The **demolition** of any principal building, accessory building or structure.
4. The **moving** of any principal building, accessory building or structure.
5. Placement or construction of a **sign**.

#### **E. Exemptions**

##### **1. Post-1952 Structures**

With respect to residential structures built after 1952 and before the effective date of this ordinance, said structures shall be exempt from the requirement of obtaining a Certificate of Appropriateness prior to obtaining a building permit for any change to the exterior appearance of any principal building, accessory building or structure. Owners or permittees of such structures are encouraged to conform with the style elements of this ordinance.

##### **2. Government Agency Owned Property**

Any property that is owned by a government agency will be exempt from this ordinance.

##### **3. Flood Protection**

Any property that the City of Fargo purchases from high-risk, flood prone areas will be exempt from this ordinance. Property buyouts allow for a significantly stronger primary line of protection by reducing the number of emergency measures required to protect the people and property located in high-risk areas.

#### **F. Special Development Standards – General**

##### **1. Open Space**

At least 70% of a parcel's front yard shall be maintained as open space.

##### **2. Front Yard Parking**

Except for parking on driveways that run through the front yard to a garage, no parking is allowed in the front yard.

### **3. Side Yard Fencing**

Stand-alone side yard fencing shall terminate a minimum of 2-feet behind the front façade of the principal structure.

## **G. Special Development Standards – Exterior Renovation**

In conjunction with Section 20-0912.C(1) of the Fargo Land Development Code, the City Planner shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the exterior renovation of a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

### **1. Principal Building**

#### **a. Exterior Cladding**

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern.
2. If the principal building is void of its original exterior cladding, full replacement cladding shall be of a design compatible with the historic style of structures located within the district. Repair or partial replacement of non-original exterior cladding shall be exempt from this regulation.

#### **b. Windows and Doors**

1. Windows and doors shall match the original principal building in design and operation.
2. If the principal building is void of its original windows or doors, replacement windows and doors shall be of a design compatible with the historic style of structures located within the district.
3. Window or door openings shall not be increased or decreased by more than 10% in dimension or total area. Any changes in dimension or area will require review by the Fargo Historic Preservation Commission.

#### **c. Roofs**

1. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original in design, dimension, detail, texture, and pattern.
2. Skylights are prohibited on all roof planes parallel to and facing the street.



d. Entrances, Porches, and Decks

1. A renovated front entrance addition 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.

**2. Accessory Buildings or Structures**

- a. Alterations to accessory buildings and structures shall be compatible with the style of the principal building and shall be subordinate to the principal building.

**H. Special Development Standards - Additions**

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding an addition to a Historic Neighborhood Structure's principal building, accessory building or structure. A request that satisfies all the following criteria shall be approved. Substitute materials are permissible if matching the existing material is not technically or economically feasible.

**1. Principal Building**

a. Exterior Cladding

1. Exterior cladding of the addition shall match the original principal building in design, dimension, detail, texture, and pattern.
2. If the principal building is void of its original exterior cladding, the cladding of the addition shall match the existing cladding of the principal structure.

b. Windows and Doors

1. Windows and doors of the addition shall match the original principal building in style, design and operation.
2. If the principal building is void of its original windows or doors, the window and doors of the addition shall match the existing principal building.
3. A garage door of an attached, front-yard entered garage addition shall not exceed 10 feet in width or 8 feet in height. A double-stall garage will require 2 doors.

c. Roofs and Dormers

1. The roof form of an addition to the principal building shall be consistent with the roof style and pitch of the principal building.
2. Flat roofs and shed roofs are prohibited, except on porches and where consistent with the roof form of the original principal building.

3. All gable roofs shall have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 3:12.
  4. The reconstruction or addition of dormers to an existing principal building, or the addition of dormers to an addition to a principal building shall be consistent with the style of a Historic Neighborhood Structure.
  5. Roof functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, vents, and gutters shall match the original principal building in design, dimension, detail, texture, and pattern.
  6. If the roof of the principal building is void of its original functional and decorative features, the roof of the addition shall match the existing roof of the principal structure.
  7. Skylights are prohibited on all roofs parallel to and facing the street.
- d. Entrances, Porches, and Decks
1. A new front entrance addition to the principal building shall face the street.
  2. A new front entrance addition 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. Reconstruction of an open or screened porch (not an enclosed porch which provides year-round living space) which was historically a part of the original principal building shall be allowed to be rebuilt, and as may be necessary to accurately reconstruct, shall be allowed to vary by right from any existing zone district setback standards of the Fargo Land Development Code. The burden of establishing that a porch was part of the original structure is the owner's burden, not the City's.
  4. Decks are prohibited in front yards.
  5. On corner lots, decks are allowed on street side yards with screening, either by fence or landscaping.
- e. Height and Elevation
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 Fargo Land Development Code, 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.
  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 an 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

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. Except 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 Fargo Land Development Code, 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**

In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the demolition of a principal building, accessory building or structure. A request that satisfies the following criteria shall be approved.

1. The requested demolition is justified by the state of deterioration, disrepair and structural stability of the structure, or the building has been condemned.
2. The requested demolition is not detrimental to the overall style of the historic district.
3. The requested demolition is consistent with the purpose of the Comprehensive Plan and other adopted policies of the City.

**K. Variance of Special Development Standards**

To allow for a variance of hardships that may arise from the strict application of any of the foregoing Special Development Standards, the Historic Preservation Commission may consider requests to deviate from any applicable standard(s) and allow for an exception(s). A two-thirds vote of the Historic Preservation Commission is required for approval of any exception to the Special Development Standards.

## Oak Grove Neighborhood Historic Overlay District Boundary Map



## **APPENDIX A – List of Properties**

Graphic above indicates overlay boundaries with blocks identified by letter. Block letters (A–L) correspond to “list of properties” that follows. The boundary includes 175 parcels.

| <b>PARCEL NUMBER</b> | <b>PROPERTY ADDRESS</b> | <b>HOUSE STYLE</b>            | <b>BLOCK</b> | <b>YEAR BUILT</b> | <b>TYPE</b>   |
|----------------------|-------------------------|-------------------------------|--------------|-------------------|---------------|
| 01-1760-00500-000    | 746 1 St N              | Bungalow                      | A            | 1920              | Single Family |
| 01-1760-00490-000    | 110 8 Ave N             | Gable Front                   | A            | 1922              | Single Family |
| 01-1760-00480-000    | 740 1 St N              | Post Victorian                | A            | 1908              | Single Family |
| 01-1760-00470-000    | 734 1 St N              | Post Victorian                | A            | 1920              | Single Family |
| 01-1760-00460-000    | 732 1 St N              | Bungalow                      | A            | 1900              | Single Family |
| 01-1760-00450-000    | 730 1 St N              | Post Victorian                | A            | 1904              | Single Family |
| 01-1760-00440-000    | 728 1 St N              | Cross Gabled                  | A            | 1900              | Duplex        |
| 01-1760-00430-000    | 724 1 St N              | Cross Gabled                  | A            | 1895              | Triplex       |
| 01-1760-00420-000    | 718 1 St N              | Post Victorian                | A            | 1894              | Single Family |
| 01-1760-00410-000    | 716 1 St N              | Bungalow                      | A            | 1892              | Single Family |
| 01-1760-00400-000    | 708 1 St N              | Post Victorian                | A            | 1916              | Single Family |
| 01-1760-00390-000    | 706 1 St N              | Gable Front                   | A            | 1917              | Single Family |
| 01-1760-00380-000    | 111 7 Ave N             | Gable Front                   | A            | 1915              | Duplex        |
| 01-1540-03220-000    | 620 1 St N              | Cross Gabled                  | B            | 1898              | Single Family |
| 01-1540-03210-000    | 616 1 St N              | Gable Front                   | B            | 1915              | Single Family |
| 01-1540-03200-000    | 612 1 St N              | Bungalow                      | B            | 1915              | Single Family |
| 01-1540-03190-000    | 109 6 Ave N             | Gable Front                   | B            | 1905              | Single Family |
| 01-1540-03180-000    | 111 6 Ave N             | Cottage                       | B            | 1905              | Single Family |
| 01-1540-03170-000    | 107 6 Ave N             | Post Victorian<br>Hip Roof    | B            | 1905              | Single Family |
| 01-1540-03160-000    | 604 1 St N              | Post Victorian                | B            | 1908              | Single Family |
| 01-1540-03150-000    | 101 6 Ave N             | Bungalow                      | B            | 1905              | Single Family |
| 01-1540-02110-000    | 512 1 ST N              | Post Victorian                | C            | 1901              | Single Family |
| 01-1540-02120-000    | 516 1 ST N              | Undefined                     | C            | 1985              | Single Family |
| 01-1540-02130-000    | 108 6 Ave N             | Gable Front                   | C            | 1900              | Single Family |
| 01-1540-02135-000    | 104 6 Ave N             | Bungalow                      | C            | 1931              | Apartment     |
| 01-1540-02137-000    | 106 6 Ave N             | Post Victorian<br>Gable Front | C            | 1900              | Single Family |
| 01-1540-02100-000    | 510 1 St N              | Cottage                       | C            | 1905              | Single Family |
| 01-1760-00510-000    | 747 1 ST N              | Gable Front                   | D            | 1905              | Single Family |
| 01-1760-00520-000    | 745 1 ST N              | Cross Gable                   | D            | 1880              | Single Family |
| 01-1760-00530-000    | 739 1 ST N              | Post Victorian                | D            | 1914              | Single Family |
| 01-1760-00540-000    | 733 1 ST N              | Cross Gable                   | D            | 1914              | Single Family |
| 01-1760-00550-000    | 729 1 ST N              | Cross Gable                   | D            | 1920              | Single Family |

|                   |                     |                               |   |      |               |
|-------------------|---------------------|-------------------------------|---|------|---------------|
| 01-1760-00560-000 | 725 1 ST N          | Cross Gable                   | D | 1915 | Single Family |
| 01-1760-00570-000 | 723 1 ST N          | Gable Front                   | D | 1882 | Single Family |
| 01-1760-00580-000 | 721 1 ST N          | Contemporary                  | D | 2015 | Single Family |
| 01-1760-00590-000 | 713 1 ST N          | Cross Gable                   | D | 1949 | Single Family |
| 01-1760-00600-000 | 707 1 ST N          | Bungalow                      | D | 1973 | Single Family |
| 01-1760-00610-000 | 703 1 ST N          | Gable Front                   | D | 1902 | Single Family |
| 01-1760-00620-000 | 701 1 ST N          | Gable Front                   | D | 1918 | Single Family |
| 01-1760-00660-000 | 710 OAK ST N        | Bungalow                      | D | 1922 | Single Family |
| 01-1760-00671-000 | 714 OAK ST N        | Bungalow                      | D | 1922 | Single Family |
| 01-1760-00671-000 | 712 OAK ST N        | Hip Roof Cottage              | D | 1920 | Single Family |
| 01-1760-00680-000 | 716 OAK ST N        | Cross Gable                   | D | 1920 | Single Family |
| 01-1760-00690-000 | 720 OAK ST N        | Cottage                       | D | 1923 | Single Family |
| 01-1760-00700-000 | 724 OAK ST N        | Gable Front                   | D | 1920 | Single Family |
| 01-1760-00710-000 | 726 OAK ST N        | Cross Gable                   | D | 1914 | Single Family |
| 01-1760-00720-000 | 734 OAK ST N        | Bungalow                      | D | 1936 | Single Family |
| 01-1760-00730-000 | 740 OAK ST N        | Cross Gable                   | D | 1895 | Single Family |
| 01-1760-00740-000 | 744 OAK ST N        | Cross Gable                   | D | 1897 | Single Family |
| 01-1760-00640-030 | 702 OAK ST N UNIT C | Undefined                     | D | 1966 | Condo         |
| 01-1760-00640-060 | 702 OAK ST N UNIT F | Undefined                     | D | 1966 | Condo         |
| 01-1760-00640-050 | 702 OAK ST N UNIT E | Undefined                     | D | 1966 | Condo         |
| 01-1760-00640-010 | 702 OAK ST N UNIT A | Undefined                     | D | 1966 | Condo         |
| 01-1760-00640-020 | 702 OAK ST N UNIT B | Undefined                     | D | 1966 | Condo         |
| 01-1760-00640-080 | 702 OAK ST N UNIT H | Undefined                     | D | 1966 | Condo         |
| 01-1760-00640-040 | 702 OAK ST N UNIT D | Undefined                     | D | 1966 | Condo         |
| 01-1760-00640-070 | 702 OAK ST N UNIT G | Undefined                     | D | 1966 | Condo         |
| 01-1540-03270-000 | 71 6 AVE N          | Gable Front                   | E | 1897 | Single Family |
| 01-1540-03280-000 | 67 6 AVE N          | Post Victorian                | E | 1910 | Single Family |
| 01-1540-03290-000 | 63 6 AVE N          | Craftsman Bungalow (modified) | E | 1923 | Conversion    |
| 01-1540-03300-000 | 51 6 AVE N          | Revival                       | E | 1905 | Single Family |
| 01-1540-03310-000 | 59 6 AVE N          | Post Victorian                | E | 1905 | Single Family |
| 01-1540-03320-000 | 55 6 AVE N          | Post Victorian                | E | 1905 | Single Family |
| 01-1540-03330-000 | 616 OAK ST N        | Gable Front                   | E | 1907 | Single Family |
| 01-1540-03340-000 | 618 OAK ST N        | Post Victorian                | E | 1922 | Single Family |
| 01-1540-03355-000 | 74 7 AVE N          | Post Victorian                | E | 1915 | Single Family |
| 01-1540-03357-000 | 64 7 AVE N          | Post Victorian                | E | 1921 | Single Family |
| 01-1540-03360-000 | 615 1 ST N          | Post Victorian                | E | 1910 | Single Family |
| 01-1540-01920-000 | 512 OAK ST N        | Post Victorian Gable Front    | F | 1907 | Single Family |



|                   |                      |                               |   |      |               |
|-------------------|----------------------|-------------------------------|---|------|---------------|
| 01-1540-01930-000 | 514 OAK ST N         | Post Victorian<br>Gable Front | F | 1907 | Single Family |
| 01-1540-01940-000 | 52 6 AVE N           | Gable Front                   | F | 1902 | Duplex        |
| 01-1540-01950-000 | 60 6 AVE N           | Hip Roof<br>Cottage           | F | 1902 | Single Family |
| 01-1540-01960-000 | 521 1 ST N           | Colonial<br>Revival           | F | 1922 | Single Family |
| 01-1540-01970-000 | 517 1 ST N           | Hip Roof<br>Cottage           | F | 1914 | Single Family |
| 01-1540-01980-000 | 513 1 ST N           | Hip Roof<br>Cottage           | F | 1914 | Single Family |
| 01-1540-01990-000 | 509 1 ST N           | Story Gable<br>Front          | F | 1901 | Conversion    |
| 01-1760-00750-000 | 747 OAK ST N         | Gable Front                   | G | 1954 | 3 Plex        |
| 01-1760-00760-000 | 743 OAK ST N         | Cross Gable                   | G | 1914 | Single Family |
| 01-1760-00770-000 | 737 OAK ST N         | Bungalow                      | G | 1959 | Duplex        |
| 01-1760-00780-000 | 733 OAK ST N         | Bungalow                      | G | 1972 | Duplex        |
| 01-1760-00790-000 | 727 OAK ST N         | Gable Front                   | G | 1905 | Single Family |
| 01-1760-00800-000 | 725 OAK ST N         | Gable Front                   | G | 1915 | Single Family |
| 01-1760-00810-000 | 711 OAK ST N         | Gable Front                   | G | 1914 | Single Family |
| 01-1760-00820-000 | 709 OAK ST N         | Gable Front                   | G | 1924 | Single Family |
| 01-1760-00830-000 | 707 OAK ST N         | Cross Gable                   | G | 1915 | Single Family |
| 01-1760-00840-000 | 705 OAK ST N         | Gable Front                   | G | 1895 | Single Family |
| 01-1760-00850-000 | 703 OAK ST N         | Gable Front                   | G | 1916 | Single Family |
| 01-1760-00860-000 | 701 OAK ST N         | Gable Front                   | G | 1908 | Single Family |
| 01-1760-00870-000 | 702 ELM ST N         | Gable Front                   | G | 1917 | Single Family |
| 01-1760-00880-000 | 706 ELM ST N         | Cross Gable                   | G | 1915 | Single Family |
| 01-1760-00890-000 | 708 ELM ST N         | Gable Front                   | G | 1915 | Single Family |
| 01-1760-00900-000 | 714 ELM ST N         | Gable Front                   | G | 1915 | Single Family |
| 01-1760-00910-000 | 718 ELM ST N         | Gable Front                   | G | 1922 | Single Family |
| 01-1760-00920-040 | 722 ELM ST N UNIT A4 | Undefined                     | G | 1976 | Apartment     |
| 01-1760-00921-010 | 730 ELM ST N UNIT B1 | Undefined                     | G | 1976 | Apartment     |
| 01-1760-00922-070 | 746 ELM ST N UNIT C7 | Undefined                     | G | 1976 | Apartment     |
| 01-1760-00922-020 | 746 ELM ST N UNIT C2 | Undefined                     | G | 1976 | Condo         |
| 01-1760-00921-080 | 736 ELM ST N UNIT B8 | Undefined                     | G | 1976 | Condo         |
| 01-1760-00921-020 | 730 ELM ST N UNIT B2 | Undefined                     | G | 1976 | Condo         |
| 01-1760-00921-070 | 736 ELM ST N UNIT B7 | Undefined                     | G | 1976 | Condo         |
| 01-1760-00921-040 | 736 ELM ST N UNIT B4 | Undefined                     | G | 1976 | Condo         |
| 01-1760-00921-030 | 736 ELM ST N UNIT B3 | Undefined                     | G | 1976 | Condo         |
| 01-1760-00922-080 | 746 ELM ST N UNIT C8 | Undefined                     | G | 1976 | Condo         |
| 01-1760-00922-040 | 746 ELM ST N UNIT C4 | Undefined                     | G | 1976 | Condo         |
| 01-1760-00922-030 | 746 ELM ST N UNIT C3 | Undefined                     | G | 1976 | Condo         |

|                   |                             |   |   |      |               |
|-------------------|-----------------------------|---|---|------|---------------|
| 01-1760-00922-060 | 746 ELM ST N UNIT C6        | Undefined                               |   | 1976 | Condo         |
| 01-1760-00922-050 | 746 ELM ST N UNIT C5        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00922-010 | 746 ELM ST N UNIT C1        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00920-080 | 722 ELM ST N UNIT A8        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00920-030 | 722 ELM ST N UNIT A3        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00920-070 | 722 ELM ST N UNIT A7        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00920-020 | 722 ELM ST N UNIT A2        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00920-060 | 722 ELM ST N UNIT A6        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00920-010 | 722 ELM ST N UNIT A1        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00920-050 | 722 ELM ST N UNIT A5        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00921-060 | 730 ELM ST N UNIT B6        | Undefined                               | G | 1976 | Condo         |
| 01-1760-00921-050 | 730 ELM ST N UNIT B5        | Undefined                               | G | 1976 | Condo         |
| 01-1540-03370-000 | 601 OAK ST N                | Craftsman                               | H | 1928 | Duplex        |
| 01-1540-03380-000 | 9 6 AVE N                   | Bungalow                                | H | 1922 | Single Family |
| 01-1540-03390-000 | 5 6 AVE N                   | Hybrid<br>Contemporary<br>(Art Moderne) | H | 1927 | 3 Plex        |
| 01-1540-03400-000 | 616 ELM ST N                | Contemporary<br>Flat Roof               | H | 1930 | Single Family |
| 01-1540-03410-000 | 620 ELM ST N                | Bungalow                                | H | 1897 | Single Family |
| 01-1540-03420-000 | 10 7 AVE N                  | Gable Front                             | H | 1897 | Single Family |
| 01-1540-03430-000 | 624 ELM ST N                | Bungalow                                | H | 1897 | Single Family |
| 01-1540-03440-000 | 619 OAK ST N                | Gable Front                             | H | 1895 | Duplex        |
| 01-1540-03450-000 | 611 OAK ST N                | Gable Front                             | H | 1895 | Single Family |
| 01-1540-03460-000 | 609 OAK ST N                | Post Victorian<br>Gable Front           | H | 1895 | Single Family |
| 01-1540-03470-000 | 607 OAK ST N                | Colonial<br>Revival                     | H | 1895 | Single Family |
| 01-2200-00758-000 | 2 NORTH TERRACE N           | Undefined                               | I | 1984 | Apartment     |
| 01-2200-00759-000 | 2 NORTH TERRACE N           | Undefined                               | I | 1984 | Apartment     |
| 01-2200-00760-000 | 6 NORTH TERRACE N<br>UNIT 3 | Undefined                               | I | 1984 | Condo         |
| 01-2200-00761-000 | 6 NORTH TERRACE N           | Undefined                               | I | 1984 | Condo Style   |
| 01-2200-00762-000 | 6 NORTH TERRACE N<br>UNIT 5 | Undefined                               | I | 1984 | Condo         |
| 01-2200-00763-000 | 6 NORTH TERRACE N<br>UNIT 6 | Undefined                               | I | 1984 | Condo         |
| 01-2200-00350-000 | 3 NORTH TERRACE N           | Craftsman                               | J | 1921 | Single Family |
| 01-2200-00360-000 | 5 NORTH TERRACE N           | Cottage                                 | J | 1938 | Single Family |
| 01-2200-00370-000 | 9 NORTH TERRACE N           | Cottage                                 | J | 1929 | Single Family |
| 01-2200-00380-000 | 15 NORTH TERRACE N          | Colonial<br>Revival                     | J | 1929 | Single Family |

|                   |                    |                  |   |      |               |
|-------------------|--------------------|------------------|---|------|---------------|
| 01-2200-00390-000 | 17 NORTH TERRACE N | Cottage          | J | 1941 | Single Family |
| 01-2200-00400-000 | 21 NORTH TERRACE N | Cottage          | J | 1941 | Single Family |
| 01-2200-00410-000 | 25 NORTH TERRACE N | Cottage          | J | 1938 | Single Family |
| 01-2200-00420-000 | 29 NORTH TERRACE N | Gable Front      | J | 1924 | Single Family |
| 01-2200-00430-000 | 33 NORTH TERRACE N | Craftsman        | J | 1922 | Single Family |
| 01-2200-00440-000 | 37 NORTH TERRACE N | Gable Front      | J | 1922 | Single Family |
| 01-2200-00450-000 | 43 NORTH TERRACE N | Craftsman        | J | 1920 | Single Family |
| 01-2200-00460-000 | 47 NORTH TERRACE N | Craftsman        | J | 1921 | Single Family |
| 01-2200-00480-000 | 51 NORTH TERRACE N | Craftsman        | J | 1926 | Single Family |
| 01-2200-00490-000 | 57 NORTH TERRACE N | Cottage          | J | 1920 | Single Family |
| 01-2200-00500-000 | 59 NORTH TERRACE N | Colonial Revival | J | 1921 | Duplex        |
| 01-2200-00510-000 | 61 NORTH TERRACE N | Craftsman        | J | 1925 | Single Family |
| 01-2200-00520-000 | 65 NORTH TERRACE N | Craftsman        | J | 1922 | Single Family |
| 01-2200-00530-000 | 69 NORTH TERRACE N | Cottage          | J | 1922 | Single Family |
| 01-2200-00540-000 | 612 SHORT ST N     | Colonial Revival | J | 1952 | Single Family |
| 01-2200-00550-000 | 70 SOUTH TERRACE N | Bungalow         | J | 1927 | Single Family |
| 01-2200-00560-000 | 64 SOUTH TERRACE N | Craftsman        | J | 1927 | Single Family |
| 01-2200-00570-000 | 62 SOUTH TERRACE N | Hipped Roof      | J | 1917 | Single Family |
| 01-2200-00580-000 | 60 SOUTH TERRACE N | Gable Front      | J | 1915 | Single Family |
| 01-2200-00590-000 | 52 SOUTH TERRACE N | Bungalow         | J | 1916 | Single Family |
| 01-2200-00600-000 | 50 SOUTH TERRACE N | Bungalow         | J | 1917 | Single Family |
| 01-2200-00610-000 | 44 SOUTH TERRACE N | Gable Front      | J | 1915 | Single Family |
| 01-2200-00620-000 | 40 SOUTH TERRACE N | Gable Front      | J | 1955 | Single Family |
| 01-2200-00630-000 | 36 SOUTH TERRACE N | Gable Front      | J | 1926 | Single Family |
| 01-2200-00640-000 | 34 SOUTH TERRACE N | Gable Front      | J | 1920 | Single Family |
| 01-2200-00650-000 | 30 SOUTH TERRACE N | Gable Front      | J | 1914 | Single Family |
| 01-2200-00660-000 | 28 SOUTH TERRACE N | Gable Front      | J | 1895 | Single Family |
| 01-2200-00670-000 | 26 SOUTH TERRACE N | Gable Front      | J | 1920 | Single Family |
| 01-2200-00680-000 | 24 SOUTH TERRACE N | Gable Front      | J | 1920 | Single Family |
| 01-2200-00690-000 | 18 SOUTH TERRACE N | Gable Front      | J | 1919 | Single Family |
| 01-2200-00700-000 | 16 SOUTH TERRACE N | Gable Front      | J | 1946 | Single Family |
| 01-2200-00710-000 | 12 SOUTH TERRACE N | Gable Front      | J | 1919 | Single Family |
| 01-2200-00720-000 | 8 SOUTH TERRACE N  | Bungalow         | J | 1919 | Single Family |
| 01-2200-00740-000 | 4 SOUTH TERRACE N  | Post Victorian   | J | 1919 | Single Family |
| 01-2200-00010-000 | 1 SOUTH TERRACE N  | Colonial Revival | K | 1908 | Single Family |
| 01-2200-00035-000 | 7 SOUTH TERRACE N  | Post Victorian   | K | 1911 | Single Family |
| 01-2200-00220-000 | 73 SOUTH TERRACE N | Gable Front      | L | 1914 | Single Family |

## Maegin Elshaug

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**From:** Helen Hanson <hansonorganizing@gmail.com>  
**Sent:** Thursday, October 8, 2020 3:29 PM  
**To:** Maegin Elshaug  
**Subject:** Historic Overlay in Oak Grove Addition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from an outside source. Do not click links or open attachments unless you know they are safe.

My husband and I would like to go on record opposing the proposal to establish an Historic Overlay District to the Oak Grove neighborhood. Our address is 61 North Terrace, which is in the boundary.

A number of years ago when our neighborhood went through a process to be considered an Historic Neighborhood, we were assured this wouldn't affect or limit our rights as homeowners to make changes to our property as we chose. Since that was the case, we didn't object to the proposal.

I think there are ulterior motives driving this proposal. Specifically, there are concerns by a few neighbors that the Oak Grove high school would tear down the houses they own to add parking for their students.

I see the value in allowing Oak Grove to manage their parking issues, as our streets get restricted when there are events at the school.

Personally, I object to the overlay as it could potentially prevent a property owner from making changes and improvements to their property.

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Sincerely, Jeff and Helen Hanson  
[hansonorganizing@gmail.com](mailto:hansonorganizing@gmail.com)  
701-200-0236