



HISTORIC OVERLAY DISTRICTS

A tool for Fargo neighborhoods

Zoning Basics

- Land uses and dimensional standards are governed by zoning regulations
- Uses: Residential, Commercial, Industrial, etc.
- Dimensional standards: Size and height of buildings, lot setbacks, etc.
- Zoning regulations are set forth in the Land Development Code (LDC)

What is a Historic Overlay District?

- Zoning tool (Land Development Code 20-0305)
- Applies to specific historic areas – roughly follows Addition (Subdivision) boundaries
- Additional regulations (design standards) that lay “on top of” underlying zoning to address unique needs of historic areas

Why do we need Historic Overlay Districts?

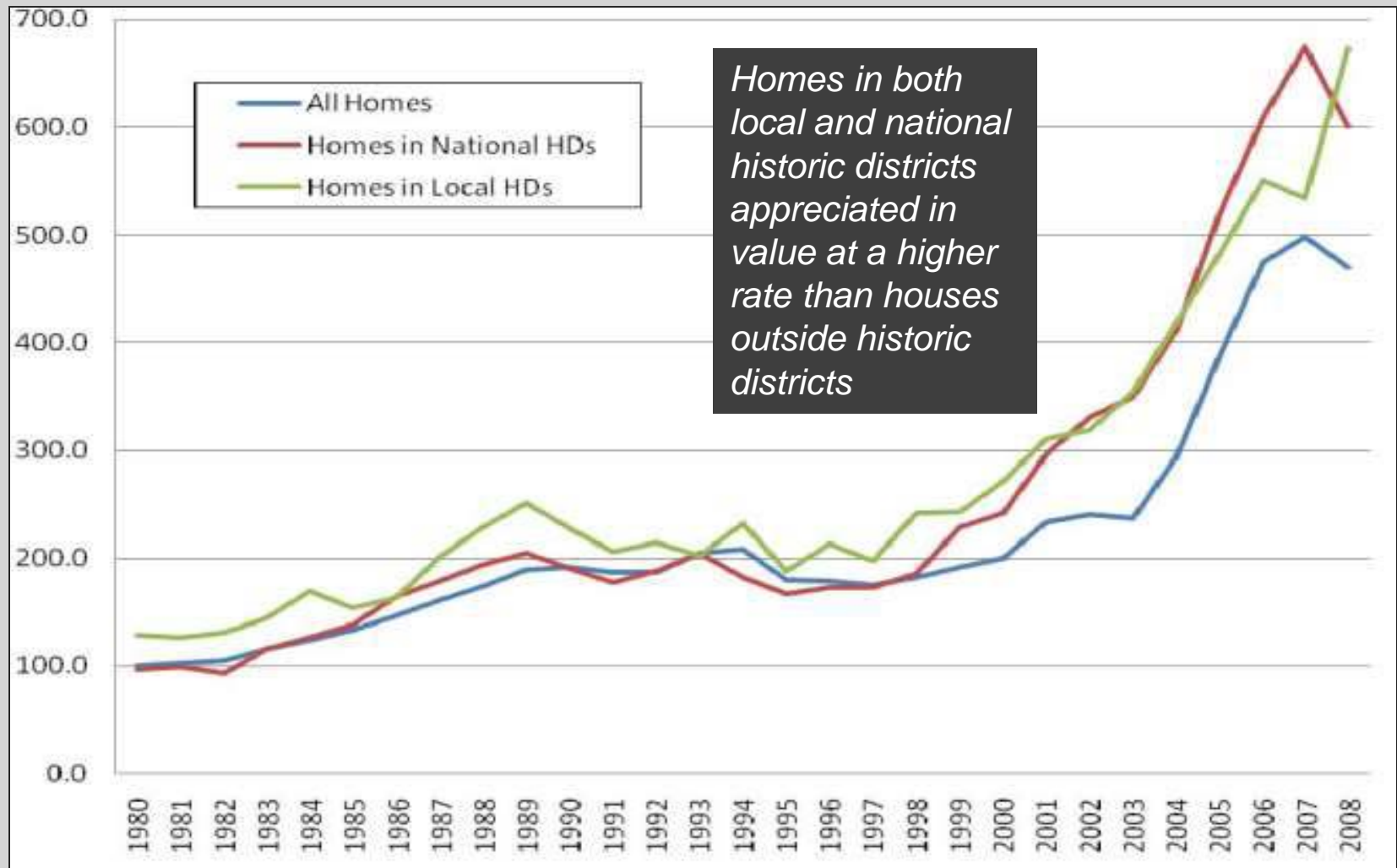
- Protect the city's heritage
- Preserve the character of historic neighborhoods
- Promote conservation of historic resources for enrichment of citizens
- Stabilize and enhance property values in historic areas

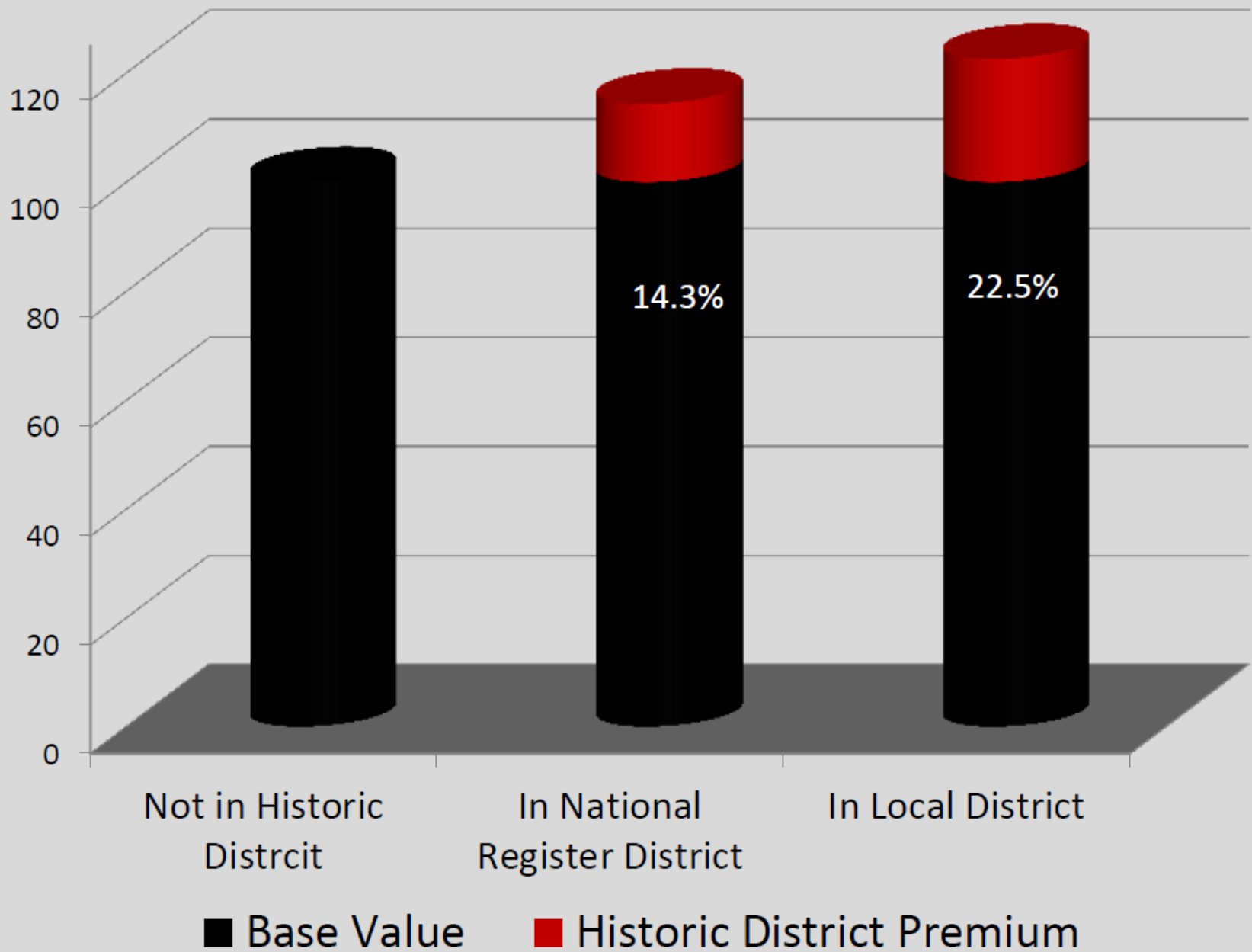


How do HODs work to stabilize property values?

- As neighborhoods age, property owners must decide whether to stay and improve their properties, or move to newer neighborhoods
- HOD design standards give property owners confidence that neighboring properties will not undergo negative changes that undermine property values, thus encouraging ongoing investment and preventing neighborhood decline

House Price Appreciation Over Time (Indexed, 1980 = \$100 K; Donald Rypkema)





National Register District vs. Historic Overlay District

- National Register Historic Listing is an **honorary** designation – there is **no** regulation unless federal funding is involved (in that case, federal rehabilitation standards apply)
- Historic Overlay District is a **regulatory** designation – local design standards apply to exterior alterations and new construction

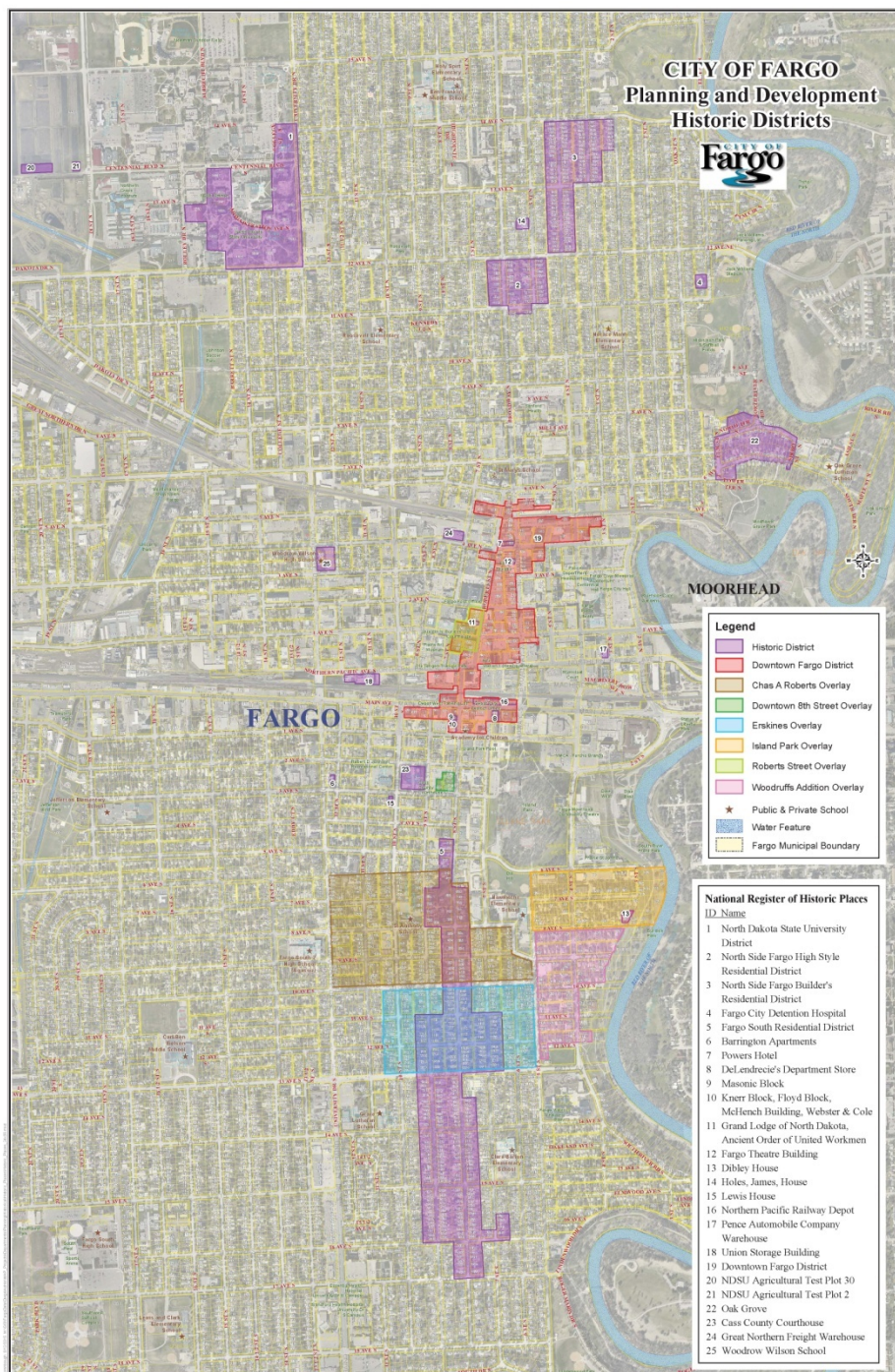
City of Fargo Historic Districts Map

National Register of
Historic Places Districts
and Individually Listed
Properties

Local Historic Overlay
Districts:

- Island Park
- Woodruffs
- Erskines
- Chas A Roberts

Map is available on
COF website at:
www.cityoffargo.com

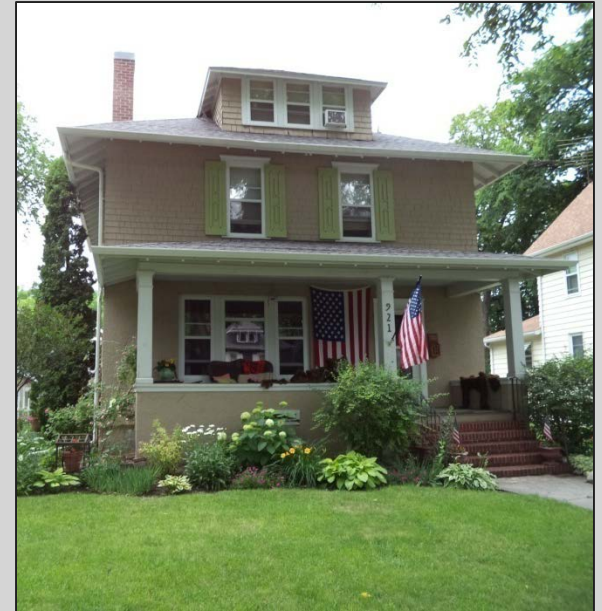


Local Historic Districts Nationwide

- Local historic districts are in wide usage by many communities for protection of their historic resources
- The first district was created in Charleston, South Carolina, in 1931
- There are approximately 2400 local historic districts in the United States

Timeline of Historic Overlay Districts in Fargo

- 2005 Island Park Addition
- 2007 Woodruffs Addition
- 2012 Erskines Addition
- 2014 Chas A Roberts Addition



Designating a new HOD

1. Initial request comes from neighborhood
2. Subcommittee of HPC and neighborhood volunteers
3. Survey the properties in proposed HOD
4. Draft local design standards for the HOD
5. Approval by HPC, PC and CC

HOD Design Standards

- Basis for review of exterior projects which require a building permit within the HOD
- Follow a basic template, but can be tailored to fit the characteristics of each HOD district
- Federal standards are good as a general guide, but cannot account for specific characteristics and circumstances of local historic areas

HOD Philosophy

- Follow Secretary of Interior Standards in spirit
- Respect property rights of owners – don't make standards too restrictive or more costly to implement – allow exceptions to standards where justified
- HPC can be a design resource for property owners (Current HPC makeup: 2 architects, 2 historians, 3 from various backgrounds)

Secretary of the Interior Standards for Rehabilitation

1. Recognize and Retain – significant features must first be recognized and, if at all possible, retained.
2. Preserve and Maintain – the feature must be preserved and maintained utilizing a minimal amount of intervention.
3. Repair – should incorporate a minimal amount of intervention.
4. Replace – if feature cannot be salvaged, then it should be replaced using physical & documentary evidence of its original form and material, matching the old in design, color, texture, material, and other visual qualities.

What projects require review by Historic Preservation Commission?

- Murals
- Demolition
- New Construction
 - ✓ Primary Structure
 - ✓ Addition
 - ✓ Accessory Structure



Project Review Schedule

- HPC meets monthly on the 3rd Tuesday of the month
- Is willing to schedule special meetings to review projects when needed
- Weather, contractor scheduling, or other issues could trigger special meeting



Design Standards Overview

General Standards

- Open Space – At least 70% of front yard
- Front Yard Parking prohibited, except in driveway that leads to garage
- Side Yard Fencing shall terminate minimum of 2 feet behind front facade

Exterior Renovation

- Cladding shall match original*
- Windows and Doors shall match original*
- Window or Door Openings shall not be increased > 10%
- Roof features shall match original*
- Skylights prohibited except on rear plane of roof

*Substitute materials are allowed if original materials are not technically or economically feasible

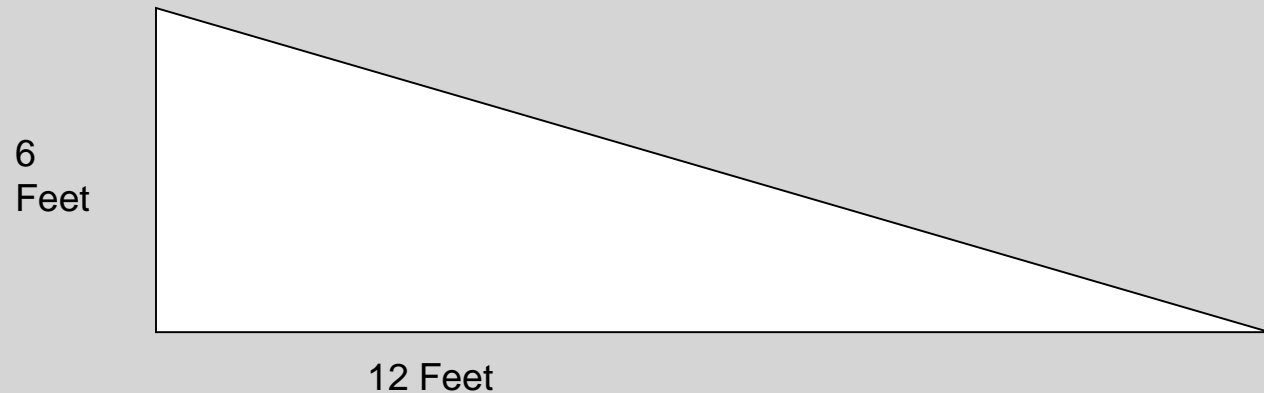
Additions

- Cladding shall match original*
- Windows and Doors shall match original*
- 2 Stall Garage = 2 single doors (if visible from street)
- Roof form consistent with principal structure
- Flat or Shed Roofs prohibited, except on porches
- Roof features shall match original*
- Skylights prohibited except on rear plane of roof
- Dormers shall be consistent w/principal structure
- Minimum Roof Pitch – Gable 6:12, Hipped 3:12

Gable Roof Style



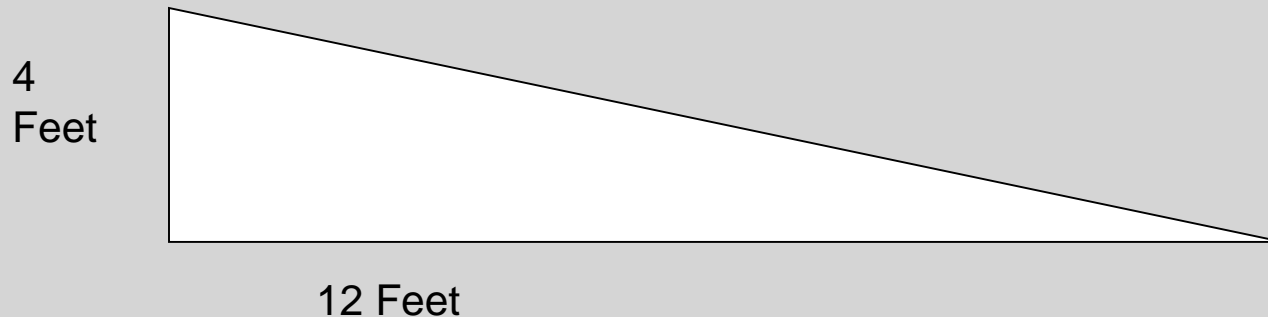
This is an example of a **gable roof**. The minimum pitch for a gable roof is 6:12. A pitch of 6:12 means that for every 6 feet of vertical measurement to the peak, there is a horizontal measurement of 12 feet.



Hipped Roof Style



This is an example of a **hipped roof**. The minimum pitch for a hipped roof is 4:12. A pitch of 4:12 means that for every 4 feet of vertical measurement to the peak, there is a horizontal measurement of 12 feet.



Additions, Contd.

- New front entrance shall face the street & have at least 4 steps or equivalent ramp distance
- Decks are prohibited in front yards, but on corner lots are allowed in street side yards w/screening
- *Substitute materials allowed if original materials are not technically or economically feasible

Front Porch Reconstruction

Reconstruction of an open or screened porch shall be allowed to violate current LDC setback requirements if the homeowner can provide proof that the porch was part of the original structure and that the re-construction is consistent with the historic feature.

New Construction

- Must be proportionally related in terms of size, mass, openings, solids, voids, and open space, to neighborhood buildings
- Exterior cladding, windows and doors, must be compatible w/neighborhood
- Garage doors visible to the street must be < 10'w X 8'h
- Decks are prohibited in front yards, but are allowed on corner lots in street side yards w/screening
- Roof & dormers must be visually compatible w/neighborhood
- Flat roofs & sheds are prohibited except on porches

New Construction, contd.

- Minimum Roof Pitch – Gable 6:12, Hipped 3:12
- Dormers shall be consistent w/the style of the structure
- Skylights prohibited except on rear plane of roof
- New front entrance shall face the street & have at least 4 steps or equivalent ramp distance
- Decks are prohibited in front yards, but are allowed on corner lots in street side yards w/screening
- Elevation of main floor must be compatible with the neighborhood, and maximum eave height is 25'

Maximum Eave Height

25
Feet



Garage Replacement

An existing accessory structure that does not meet current LDC setback requirements can be reconstructed (and enlarged up to 40%) in a location that maintains the existing “non-conforming” setback as long as the property line is verified by a registered land surveyor and the new structure is one-story in height with a maximum 10 foot sidewall.

Accessory Buildings

- New accessory building must be subordinate in scale and compatible w/principal building
- Garages shall be located in the rear yard, except when attached

Demolition (Shall meet all 3 criteria)

- 1.Demo is justified by state of deterioration, disrepair and structural stability, or building has been condemned
- 2.Demo is not detrimental to the overall style of the HOD
- 3.Demo is consistent with the purpose of the Comprehensive Plan & other adopted policies of the City

Variance of Special Development Standards

- To allow for a variance of hardships that may arise from the strict application of the standards, the HPC may allow exceptions
- 2/3 vote of the HPC required for any exception

Summary

- A Historic Overlay District is a tool to protect historic resources and stabilize neighborhoods
- Over time, design standards enhance property values within areas of historic significance
- A Historic Overlay District can be a force for growth and positive change in historic neighborhoods