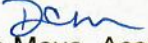


MEMORANDUM

TO: Historic Preservation Commission

FROM:  Dawn Mayo, Assistant Planner, Community Development

DATE: March 15, 2017

RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be held on Tuesday, March 21 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, March 21, 2017, 8:00 a.m.
City Commission Room
AGENDA

1. Approval of Minutes
2. 19 ½ 8th Street South – Storefront Grant Review
3. 23 ½ 8th Street South – Storefront Grant Review
4. Request for Historic Overlay Districts in the Jefferson Neighborhood
5. Other Business
6. Liaison Reports
 - Planning Commission – Christine Kloubec
 - Board of Adjustment – Matthew Boreen
 - House Moving Board – Paul Gleye
 - Housing Rehab – Heather Fischer
 - Renaissance Zone Authority – Mike Hahn
7. Next Meeting – April 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.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.

BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES

Regular Meeting:

Tuesday:

February 21, 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 o'clock a.m., Tuesday, February 21, 2017.

The Historic Preservation Commissioners present or absent were as follows:

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

Absent: Andrew Nielsen, Paul Gleye

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

Item 1: Minutes: Regular Meeting of January 17, 2017

Mr. Hahn moved the minutes of the January 17, 2017 Historic Preservation Commission meeting be approved. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 2: 389 8th Ave S – HOD Review (Island Park Addition): APPROVED

Assistant Planner Dawn Mayo introduced the proposed infill property project noting the project would include development of 3 condo units facing 4th Street South, which include attached 2-stall garages; an additional 3 parking spots; and 3 detached storage units with a dumpster location to be included on the property. She added a zoning change from SR-3, Single-Dwelling Residential with a H-O, Historic Overlay, to SR-5, Single-Dwelling Residential with a H-O, Historic Overlay was approved for this property at the February 7, 2017 Planning Commission meeting.

Chris Hawley, Chris Hawley Architects, spoke on behalf of the project.

The following area property owners spoke in opposition of the proposed project stating the following concerns: the height and orientation of the new structure; the distance between the proposed setbacks from the building to the sidewalks; the small size of the units and lack of yard space for potential families that may move into these units; and the compatibility of the proposed structure to the neighborhood.

Lee Watkins, 384 8th Avenue South

JoAnn and Jim Alger, 330 8th Avenue South

Natasha Neihart, 1102 9th Street South

Eric J. Dahlgren, 347 9th Avenue South (submitted a letter in opposition)

Ms. Fischer moved to approve the project as presented. Second by Mr. Boreen. Members Boreen, Burns, Fischer, and Kloubec voted aye. Member Hahn voted nay. The motion was declared carried.

Item 3: Metro Drug – Storefront Grant Review: APPROVED WITH CONDITION

Ms. Mayo provided a brief summary of the proposed project for façade renovation at 123 Broadway North, noting the eligible components of the renovation are as follows: remove and replace non-historic storefront on Broadway; install new storefront windows on 2nd Avenue, similar to historic photos; replace 2nd floor windows on Broadway face with triple-hung windows; stall additional storefront entrances on 2nd Avenue to accommodate new businesses; and repair masonry where needed. She stated staff is recommending a finding of “No Historic Properties Affected”.

Mike Zimney, The Kilbourne Group, spoke on behalf of the project.

David Shultz, Shultz + Associates Architects, presented handouts of project renderings to the Board Members and provided an overview of the work to be done.

Ms. Kloubec moved to approve the project with the following condition:

- 1) Raise the elevation of the 2nd Avenue North storefront to match the 1905 photograph of this property.

Second by Mr. Boreen. All Members present voted aye and the motion was declared carried.

Item 4: 2017 Certified Local Government Grant Application

Ms. Mayo reviewed with the Board Members the potential ideas that could be submitted for the 2017 Certified Local Government (CLG) Grant including an oral history project or updating surveys in the Jefferson Neighborhood.

Discussion was held regarding a potential project that would include restoration/reinstallation of an existing artifact from the Hawthorne Neighborhood by providing construction of a new base/monument for a salvaged cornerstone for the demolished Carnegie Library.

Mr. Hahn moved the Historic Preservation Commission grant the cornerstone monument as the first priority for the CLG Grant and the oral history project as the second priority for the CLG Grant. Second by Ms. Fischer. All Members present voted aye and the motion was declared carried.

Item 5: Other Business

Ms. Mayo and Board Members expressed their appreciation and thanks for Andrew Nielsen’s service and time as a Member of the Historic Preservation Commission.

Item 6: Liaison Reports

Mr. Boreen gave an update on items from the January 2017 Board of Adjustment meeting.

Item 7: Next Meeting – March 21, 2017

The time at adjournment was 9:35 a.m.



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

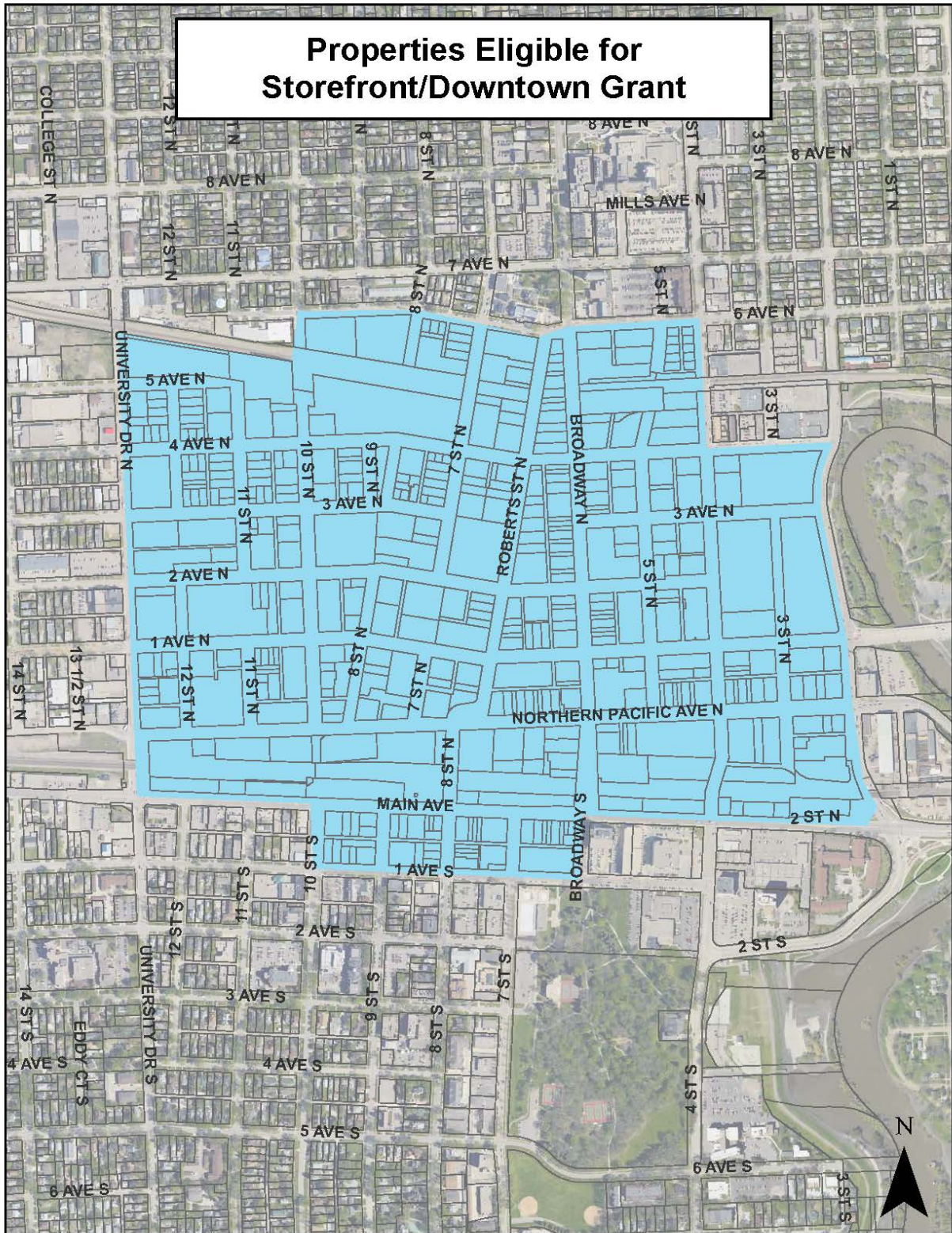
 - Size of the property
 - Amount of private funds in the project
 - Utilization of other incentives (i.e., Renaissance Zone)
4. Storefront/Downtown projects that receive a funding recommendation will be presented to the **City Commission** for final approval. Generally, the City receives funding from 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	Joel & Christine Jaeger		
Address	PO Box 1285 Fargo, ND 58107		
Phone	651-323-7757	Fax	
E-mail	joel@jaegerfarms.com		
Property Address	19-1/2 8 th Street South Fargo, ND 58103		
Applicant Name & DUNS number	Harvest Capital LLC (name of person/entity to receive grant)	(Enter DUNS number here)	
Architect/Firm	(all applicants <u>must</u> use an architect for project design)		
Property Owner	Harvest Capital LLC		
Mailing Address	PO Box 1285 Fargo, ND 58107		

Description of Property		Significant / Full Remodel of Second Story Apartments	
<input checked="" type="checkbox"/> Current Commercial Tenants (Note: Commercial tenants not impacted by project)			
Business Name	Business Owner	Address	Current sq. ft. occupied
8 th Street Lamp Repair			
Goin' Postal			
<input type="checkbox"/> Current Residential Tenants		# occupied	# vacant
Tenant Name	Unit #	Mailing Address	



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

Constructed in 1900 on what is perhaps the oldest street in Fargo, the subject property has long been a cornerstone of Historic 8th Street South. Notable and ornate masonry adorns the façade facing 8th Street South (to the east). The property is, and for a hundred years has been, a focal point as you enter downtown from the beautiful Hawthorne neighborhood to the South. That is the case even more so today with the overall renaissance of Downtown.

**Total Cost of
façade renovation**

\$32,800 to \$35,800+

Amount of CDBG

Funding Requested

Up to \$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.

For context, we are owners of properties on the east side of the block and recently purchased this property (which, in addition to the adjoin property to the south that we've also purchased comprises approximately 1/3rd of the west side of the block). Accordingly, we are dedicated to the block and the neighborhood—in addition to Downtown more generally.

To begin, we plan to fully remodel the second (top) floor which has four apartments. In addition, we plan to update the two retail spaces on the first floor (noting however, that both are presently leased so significant interior renovations will be as leases expire or are modified with existing tenants). In the coming months, pending project approval, we plan to spend approximately \$200,000 on the project (in addition to spending an additional \$200,000 on the neighboring property) replacing roof and windows, updating electrical, exposing and repairing original brick, installing HVAC in apartments, restoring where possible wood floors and bringing the property back to its original luster.

We have applied and been approved for a Renaissance Zone Project.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

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

Exceptional masonry structure that has been minimally and poorly maintained.

The areas we feel we can have the greatest impact—both aesthetically and in terms of directly improving the neighborhood is the second story windows. In short, windows are largely broken, undersized relative to original window openings, inoperable and plagued by exterior cladding that is discolored and coming loose. Related, the overall condition of the apartments is such that a potentially beautiful building is blighted by window unit air conditioners, associated condensate pipes exposed on the exterior of the property, and general blight.

The retail storefronts are nicely done, but in need to repairs to cladding, caulking and signage components that undermine their overall integrity. We plan to address those items.

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.*

Primary project objective is to replace all eleven (11) second story windows with properly sized (larger) windows to fill original window openings such that window can be finished to the brick exterior and eliminate all faded and falling off window cladding around the windows.

In addition, project plan entails eliminating pvc piping that is visible on exterior of building, eliminate window unit air conditioners and repair existing storefronts as needed.

(Existing storefronts are nicely done and storefronts are consistent with original/historical look of the property, but need to have some caulking around windows removed and replaced in addition to some minor repairs and cleaning and polishing parts of the facades.)

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

Put the property back to how it was originally with windows filling the whole opening, elimination of cheap and faded cladding, etc.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

How will your project complement downtown redevelopment efforts?

Overall project will provide significantly upgraded residential offering in an important downtown neighborhood. Furthermore it will restore a level of maintenance and aesthetic that compliments the overall renaissance of Downtown while retaining the boutique retail and unique “updated and cleaned up but historical” residential offerings in the neighborhood. Project will also make a significant improvement to the appearance of an important entry point into Downtown while creating an environment that will add to the overall walkability and mix of businesses in the Downtown area.

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



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

ATTACHMENTS

Exhibit 1. Example of cladding around windows and windows much narrower than original opening.

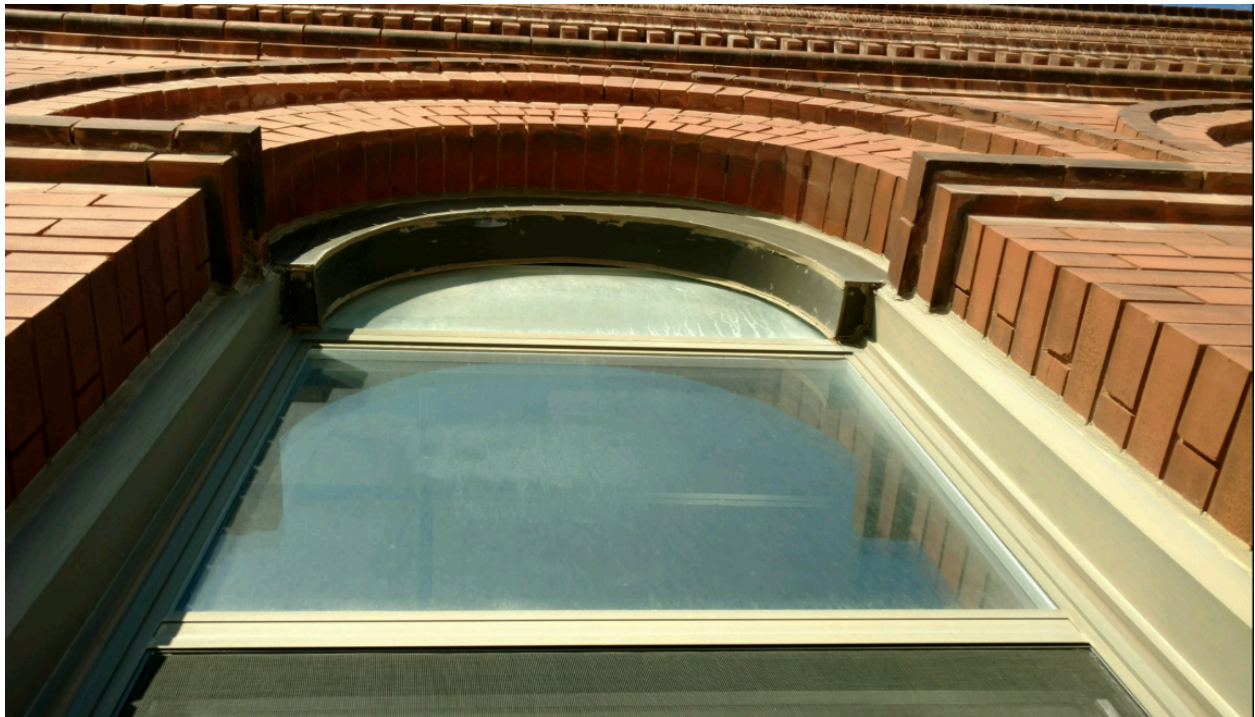
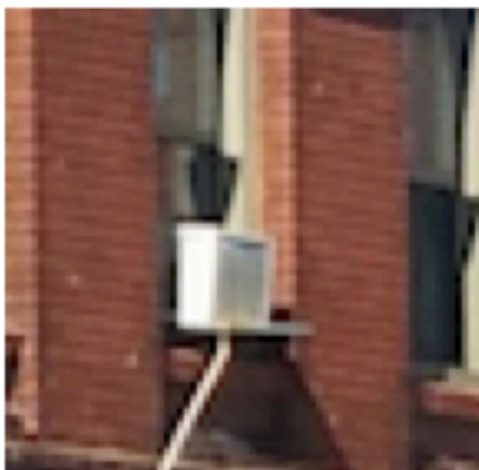


Exhibit 2. Example of window unit ACs and Exposed Condensate Pipe.





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

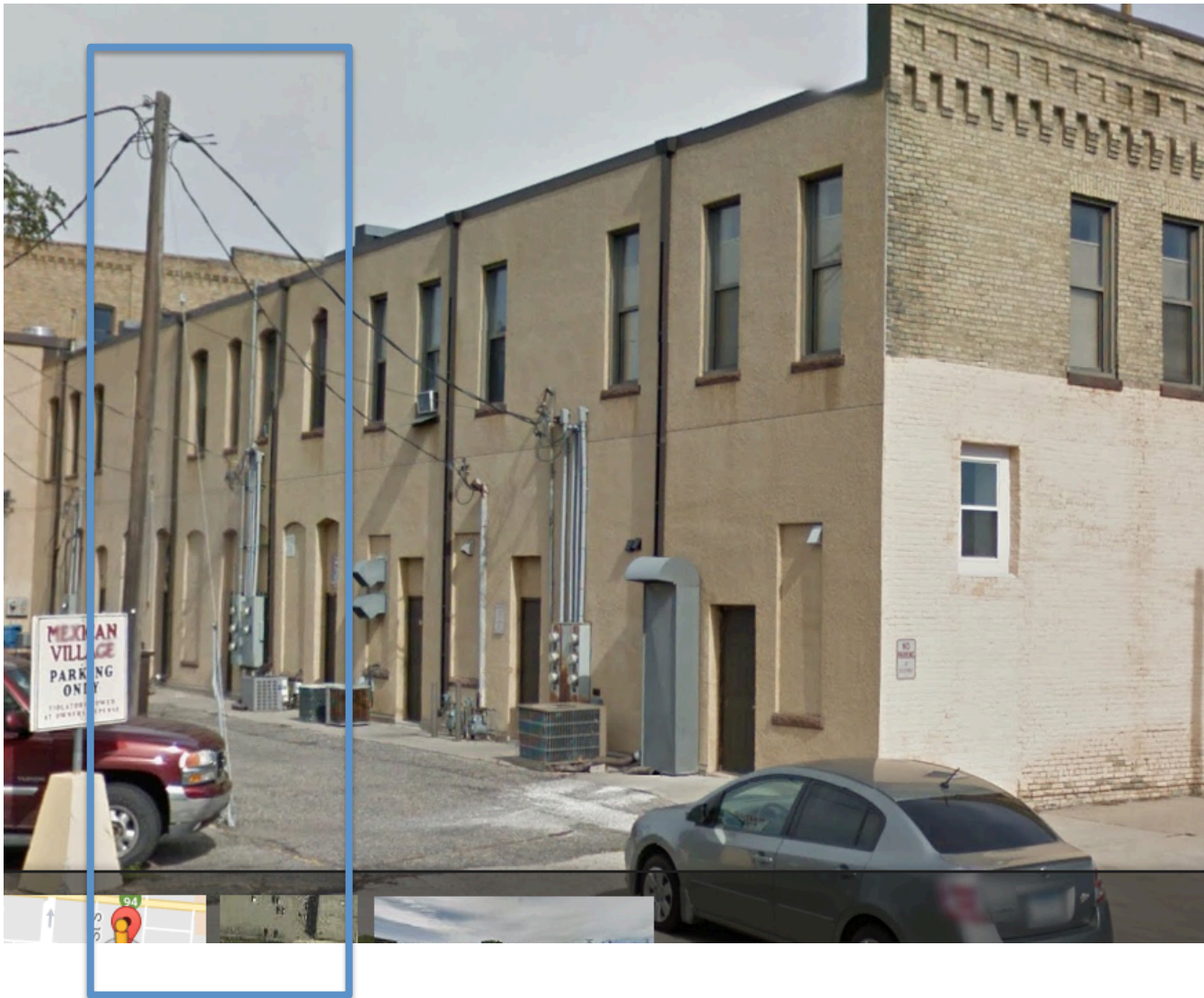
Exhibit 3. View from Front of 19.5 8th Street South, Full Block





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 4. View of Rear of Property



Note: Angle of photo distorts the perspective slightly. Subject property is 19.5 8th Street South and is highlighted by blue box above. Picture is of both 19.5 8th Street and 23.5 8th Street (both properties owned by applicant) and are each 50 feet wide. Picture of both properties shown for perspective though this application is solely for 19.5 8th Street South.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 5. Examples of Other Projects We Have Done

303 Broadway Before and After




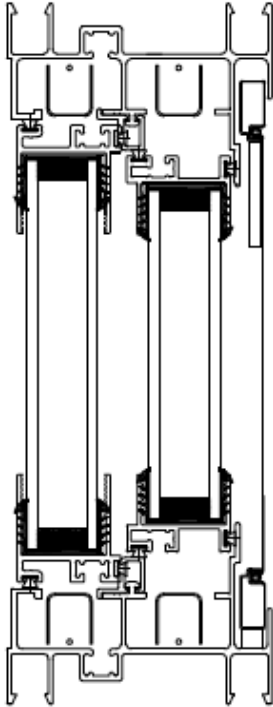
18 8th Street Before and After



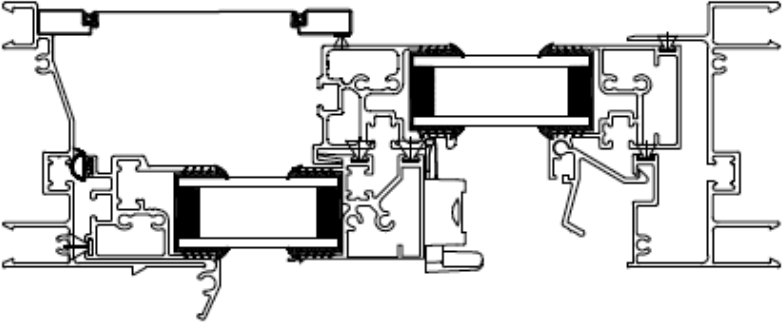
STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 6. Window specifications

 <p>Wojan Construction 1000 1st Avenue N Fargo ND 58102 701.785.1234 www.wojanconstruction.com</p>				<p>PROJECT: ALUMINUM 6063-T5</p> <p>DESIGNER: BROWN</p> <p>DATE: 10/20/24</p> <p>CONTRACT NO: 24-01</p> <p>PROJECT NO: 24-01</p> <p>PROJECT NAME: STOREFRONT REHAB & DOWNTOWN PROJECT</p> <p>PROJECT LOCATION: 1000 1st Avenue N, Fargo, ND</p> <p>PROJECT DESCRIPTION: ALUMINUM 6063-T5</p> <p>PROJECT STATUS: IN PROGRESS</p> <p>PROJECT CONTACT: [REDACTED]</p> <p>PROJECT PHONE: [REDACTED]</p> <p>PROJECT EMAIL: [REDACTED]</p> <p>PROJECT WEBSITE: [REDACTED]</p>			
<p>DOUBLE HUNG SECTION</p>				<p>DOUBLE HUNG SECTION</p>			
<p>SERIES 1500 DOUBLE HUNG</p>				<p>SERIES 1500 DOUBLE HUNG</p>			
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<p>REV</p>				<p>REV</p>			
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<p>REVISIONS</p>				<p>REVISIONS</p>			

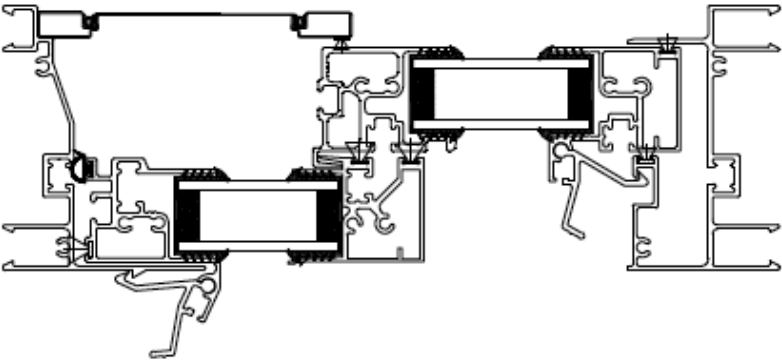


Horizontal Cross-Section



Vertical Cross-Section

STANDARD LOCK CONFIGURATION



Vertical Cross-Section

OPTIONAL LOCK CONFIGURATION



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 7. Estimated Expenditures

Item	Estimated Cost
Replace Eleven (11) Windows	\$27,804.12
Repair Storefronts	\$2,000 to \$4,000
Replace Apartment Entry Doors	\$3,000 to \$4,000
Other	TBD
Boulevard	TBD
Estimated Total	\$32,800 to \$35,800+



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.

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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

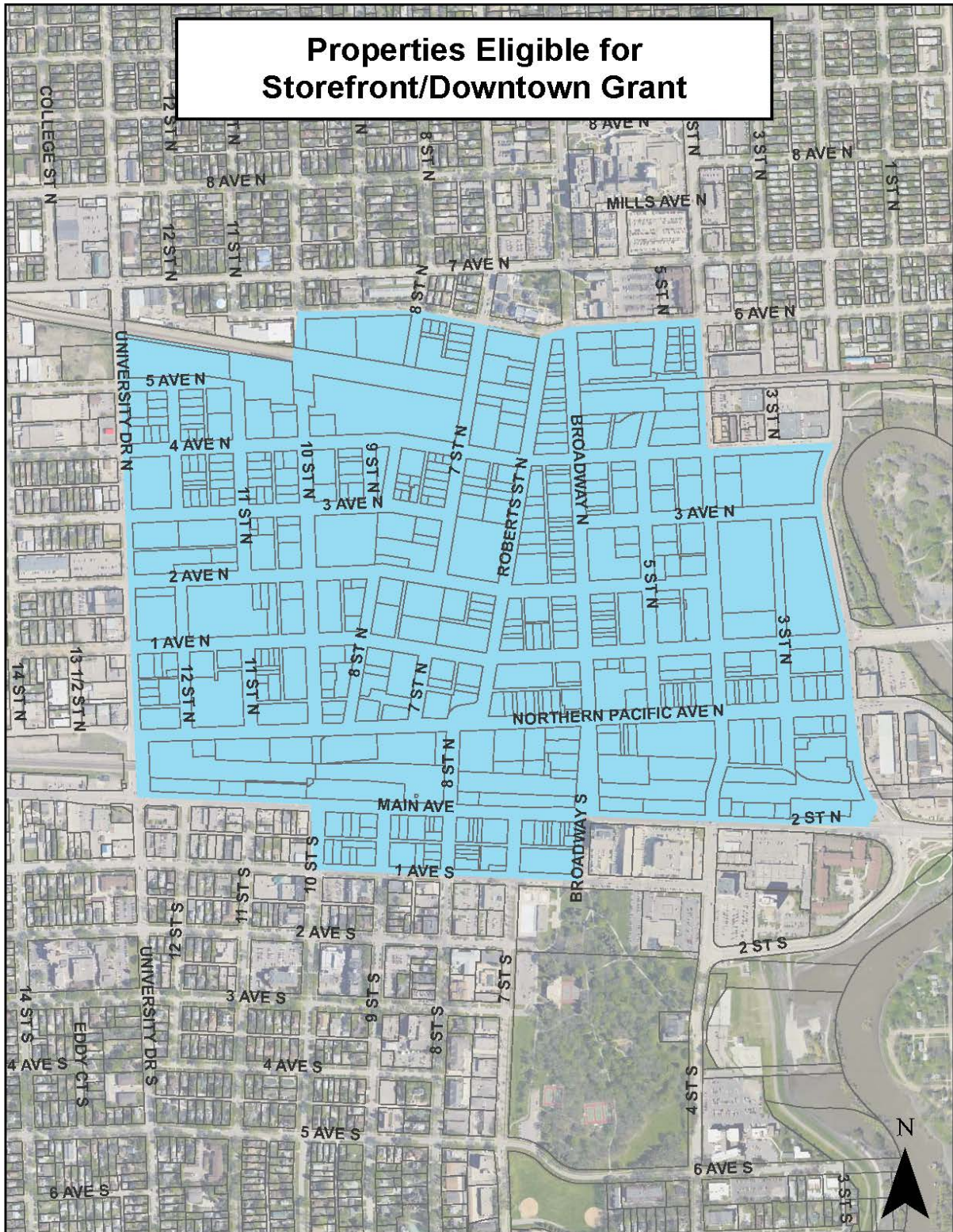
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STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

PRIMARY CONTACT INFORMATION FOR THIS APPLICATION			
Name	Joel & Christine Jaeger		
Address	PO Box 1285 Fargo, ND 58107		
Phone	651-323-7757	Fax	
E-mail	joel@jaegerfarms.com		
Property Address	23-1/2 8 th Street South Fargo, ND 58103		
Applicant Name & DUNS number	Harvest Capital LLC (name of person/entity to receive grant)	(Enter DUNS number here)	
Architect/Firm	(all applicants <u>must</u> use an architect for project design)		
Property Owner	Harvest Capital LLC		
Mailing Address	PO Box 1285 Fargo, ND 58107		

Description of Property		Significant / Full Remodel of Second Story Apartments	
<input checked="" type="checkbox"/> Current Commercial Tenants (Note: Commercial tenants not impacted by project)			
Business Name	Business Owner	Address	Current sq. ft. occupied
iCare Repair			
<input type="checkbox"/> Current Residential Tenants		# occupied	# vacant
Tenant Name	Unit #	Mailing Address	



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Building History (if available)

Constructed in 1901 on what is perhaps the oldest street in Fargo, the subject property has long been a cornerstone of Historic 8th Street South. Notable and ornate masonry adorns the façade facing both 8th Street South (to the east) and 1st Ave (to the South). The property is, and for a hundred years has been, a focal point as you enter downtown from the beautiful Hawthorne neighborhood to the South. That is the case even more so today with the overall renaissance of Downtown.

**Total Cost of
façade renovation**

\$34,000 to \$39,000

Amount of CDBG

Funding Requested

Up to \$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.

For context, we are owners of properties on the east side of the block and recently purchased this property (which, in addition to the adjoin property to the south that we've also purchased comprises approximately 1/3rd of the west side of the block). Accordingly, we are dedicated to the block and the neighborhood—in addition to Downtown more generally.

To begin, we plan to fully remodel the second (top) floor which has five apartments. In addition, we plan to update the two retail spaces on the first floor (noting however, that one is presently leased so significant interior renovations will happen as that lease expires or is modified with current tenant). In the coming months, pending project approval, we plan to spend approximately \$200,000 on the project (in addition to spending an additional \$200,000 on the neighboring property) replacing roof and windows, updating electrical, exposing and repairing original brick, installing HVAC in apartments, restoring where possible wood floors and bringing the property back to its original luster.

We have applied and been approved for a Renaissance Zone Project.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

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

Exceptional masonry structure that has been minimally and poorly maintained.

The areas we feel we can have the greatest impact—both aesthetically and in terms of directly improving the neighborhood is the second story windows. In short, windows are largely broken, undersized relative to original window openings, inoperable and plagued by exterior cladding that is discolored and coming loose. Related, the overall condition of the apartments is such that a potentially beautiful building is blighted by window unit air conditioners, associated condensate pipes exposed on the exterior of the property, and general blight.

The retail storefronts are nicely done, but in need to repairs to cladding, caulking and signage components that undermine their overall integrity. We plan to address those items.

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.*

Primary project objective is to replace all twenty-four (24) second story windows with properly sized (larger) windows to fill original window openings such that window can be finished to the brick exterior and eliminate all faded and falling off window cladding around the windows.

In addition, project plan entails eliminating external pvc piping and window unit air conditioners, clean up south facing masonry wall, repair existing storefronts as needed.

(Existing storefronts are nicely done and storefronts are consistent with original/historical look of the property, but need to have some caulking around windows removed and replaced in addition to some minor repairs and cleaning and polishing parts of the facades.)

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

Put the property back to how it was originally with windows filling the whole opening, elimination of cheap cladding, cleaning up painted masonry walls by removing paint down to original brick (if the integrity of the brick can be preserved in the process). Alternatively—and we would like the Historic Preservation Commission’s perspective and input on this item—a proper repainting perhaps incorporating a stenciling/”sign / wall boarding” technique present in other locations of Downtown.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

How will your project complement downtown redevelopment efforts?

Overall project will provide significantly upgraded residential offering in an important downtown neighborhood. Furthermore it will restore a level of maintenance and aesthetic that compliments the overall renaissance of Downtown while retaining the boutique retail and unique “updated and cleaned up but historical” residential offerings in the neighborhood. Project will also make a significant improvement to the appearance of an important entry point into Downtown while creating an environment that will add to the overall walkability and mix of businesses in the Downtown area.

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



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

ATTACHMENTS

Exhibit 1. Painted (and peeling) South Facing Wall,



Exhibit 2. Eg, AC/Condensate pipes



Exhibit 3. “Majestic 8th Street Oak” & Blvd





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 4. View of Front of 23-1/2 8th Street South, Full Block





STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 5. View of rear of Building.



Note: Angle of photo distorts the perspective slightly. Subject property is 23.5 8th Street South and is highlighted by blue box above. Picture is of both 19.5 8th Street and 23.5 8th Street (both properties owned by applicant) and are each 50 feet wide. Picture of both properties shown for perspective though this application is solely for 23.5 8th Street South.



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 6. Examples of Other Projects We Have Done

303 Broadway Before and After



18 8th Street Before and After



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 7. Window specifications

<p>REV. DESCRIPTION BY DATE PCN H</p>				<p>Wojan WINDOW & DOOR CORPORATION 1000 1ST AVENUE, SUITE 200 FARGO, ND 58103 701.785.1111 WWW.WOJAN.COM</p>				<p>PROJECT NO. 1500 DOUBLE HUNG DATE 10/20/14 DRAWN BY CHECKED BY DATE 10/20/14 PROJECT NO. 1500 SHEET NO. 1 OF 1</p>				<p>DOUBLE HUNG SECTION SERIES 1500 DOUBLE HUNG PART NO. REV</p>			
<p>REVISIONS</p>				<p>STANDARD LOOK CONFIGURATION</p>				<p>OPTIONAL LOOK CONFIGURATION</p>							
<p>Horizontal Cross-Section</p>				<p>Vertical Cross-Section</p>				<p>Vertical Cross-Section</p>							



STOREFRONT REHAB & DOWNTOWN PROJECT APPLICATION

Exhibit 8. Estimated Expenditures

Item	Estimated Cost
Replace Twenty Four (24) Windows	\$31,161
Repair Storefronts	\$2,000 to \$4,000
Clean Up South-Facing Wall	\$1,000 to \$4,000
Other	TBD
Boulevard	TBD
Estimated Total	\$34,000 to \$39,000+

Jefferson Neighborhood

