

MEMORANDUM

TO: Historic Preservation Commission

FROM: Kylie Bagley, Planner
Maggie Squyer, Assistant Planner

DATE: May 19, 2020

RE: Historic Preservation Commission Meeting

The next meeting of the Historic Preservation Commission will be a virtual meeting on May 19 at 8:00 a.m. If you are not able to attend, please contact staff at 701.241.1474 or planning@FargoND.gov. Thank you.

HISTORIC PRESERVATION COMMISSION
Tuesday, May 19, 2020, 8:00 a.m.
Virtual Meeting
AGENDA

1. Approval of Minutes – July 16, 2019
2. Historic Overlay District Review
 - a. 1224 7th Street South – Erskine's Historic Overlay
3. Oak Grove Neighborhood Historic Overlay District
4. Liaison Reports
 - Commission – Christine Kloubec
 - Board of Adjustment – Matthew Boreen
 - House Moving Board – Paul Gleye
 - Housing Rehab – Heather Fischer
 - Renaissance Zone Authority – Vacant
5. Other Business or Public Comment
6. Next Meeting – June 16, 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. 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.

BOARD OF HISTORIC PRESERVATION COMMISSIONERS MINUTES

Regular Meeting:

Tuesday, July 16, 2019

The Regular Meeting of the Board of Historic Preservation Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 8:00 a.m., Tuesday, July 16, 2019.

The Historic Preservation Commissioners present or absent were as follows:

Present: Christine Kloubec, Heather Fischer, Matthew Boreen, Paul Gleye,
Nathan Larson, Jay Nelson

Absent: Mike Dawson

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

Item 1: Minutes: Regular Meeting of June 18, 2019

Member Gleye moved the minutes of the June 18, 2019 Historic Preservation Commission meeting be approved. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

Item 2: Historic Overlay District Review

a. 523 14th Street South – Jefferson Overlay: APPROVED

Planner Kylie Bagley introduced the proposed project for the demolition of an existing garage port to construct a new garage.

Applicant Robert Henderson spoke on behalf of the application, briefly reviewing the details of the proposed construction

Discussion was held regarding the pitch of the garage roof in relation to the pitch of the dormers on the house.

Member Gleye moved to approve the project as presented. Second by Member Larson. All Members present voted aye and the motion was declared carried.

Item 3: Liaison Reports

Member Boreen gave an update from the June 25, 2019 Board of Adjustment meeting.

Member Nelson gave an update from the June 25, 2019 joint meeting of the Renaissance Zone Authority and the Tax Exempt Review Committee.

Item 4: Other Business or Public Comment

No other business or public comments were discussed.

Item 5: Next Meeting – August 20, 2019

The time at adjournment was 8:06 a.m.



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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

No building permits for new construction or for alterations to the exterior of existing structures shall be issued for property within a Historic Overlay district until a Certificate of Appropriateness has been reviewed and approved in accordance with the procedures with Section 20-0912. A Certificate of Appropriateness may be reviewed and issued by The Historic Preservation Commission and or City Staff, depending on the type of project and the Historic Overlay district.

The Historic Preservation Commission meets monthly at 8:00 am on the third Tuesday of the month, in the City Commission Room, City Hall, 225 4th Street North. Applicants must be present at the meeting. More information on design standards is available at: www.FargoND.gov/historicpreservation.

The following must accompany this application:

- Photos of the existing site
- Plans of the proposed project
- Building materials
- Site plan if applicable

Property Owner Information

Name (printed): Barry K. Johnson

Name (printed):

Address: 1224 7th Street South

Fargo ND 58103

Contact Person Information (if different than owner)

Name (printed):

Address:

Parcel Information

Historic overlay district of subject property : Erskines

Address: 1224 7th Street South

Legal Description (attach separate sheet if more space is needed): LOT S 1/2 of 23 & all of 24 & 1 BLOCK NN
parcel # 0780-12500 (from assessment)

Check each of the following which applies to your project

- | | |
|--|---|
| <input type="checkbox"/> Exterior remodel | <input checked="" type="checkbox"/> New garage |
| <input type="checkbox"/> Window replacement | <input type="checkbox"/> New accessory structure (not garage) |
| <input type="checkbox"/> New dormer | <input type="checkbox"/> New porch |
| <input type="checkbox"/> New/replacement chimney | <input type="checkbox"/> Front yard paving |
| <input type="checkbox"/> Skylight | <input checked="" type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Overhead garage door replacement | <input type="checkbox"/> New addition |
| <input type="checkbox"/> Other: _____ | |

Briefly Describe The Proposed Scope of Work

demolish existing garage and driveway, install new slab and driveway and construct new garage with similar appearance, including hip roof, EFIS exterior and double garage door

Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.

Owner (Signature):

Barry K. Johnson

Date:

04/23/2020

Representative (Signature):

Date:

Demolish and Rebuild Garage

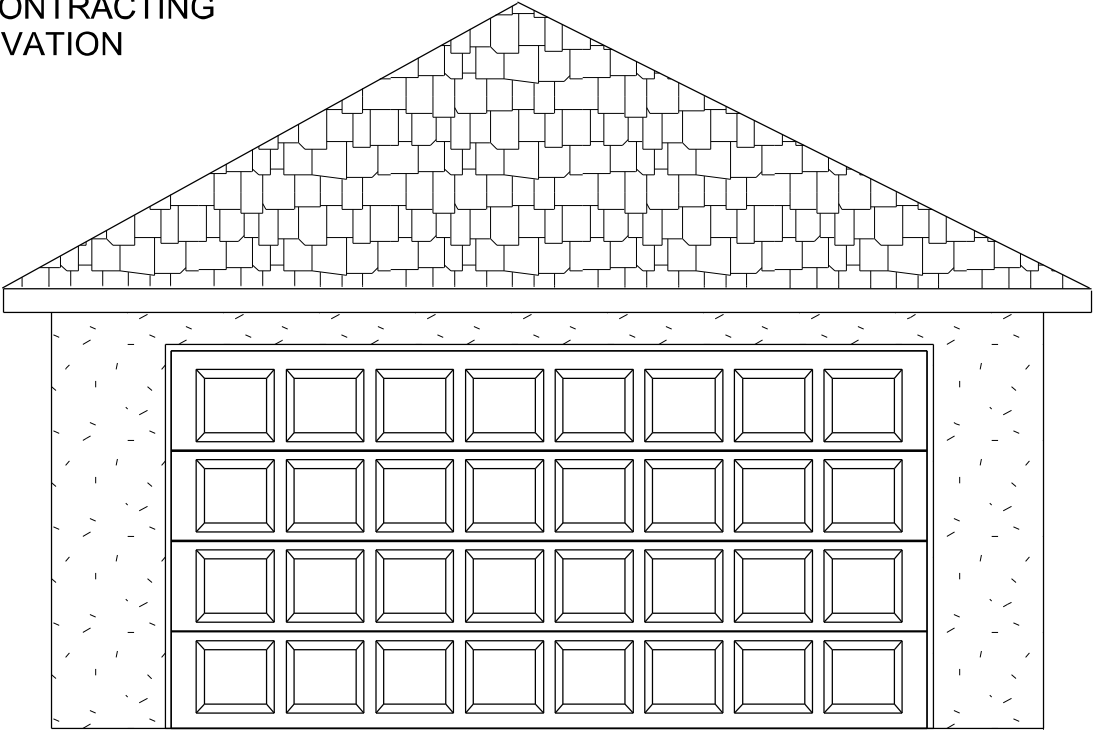
Erskines Addition

1224 7th Street South





DAWSON CONTRACTING
FRONT ELEVATION



FRONT ELEVATION

Oak Grove Historical Overlay District Application

Historical Narrative

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 1st St N, on the north by 8th Ave., on the south by the railroad, and on the east, by Oak Grove Park and Oak Grove School.

The area of 1st, Oak, and Elm Streets, and 8th, 7th and 6th 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, and 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.

Proposed Oak Grove Historic Overlay District

