

CHAS. A. ROBERTS ADDITION HISTORIC OVERLAY 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 Chas. A. Roberts Addition Historic Overlay District.

B. Boundaries

The Chas. A. Roberts Addition Historic Overlay District includes the area primarily bounded on the north by 6th Avenue South; on the east by 5th Street and 6th Street South; on the south by 10th Avenue South; and on the west by University Drive South. For specific boundaries see Boundary Map on page 8.

C. Properties

Appendix A (beginning on page 9) identifies all of the individual properties included in the Chas. A. Roberts Historic Overlay District. Each property is described by address, block number, type of building, style of architecture, and year built.

D. 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.
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. Important elements to include when assigning style are:
 - 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.

E. Certificate of Appropriateness

In accordance with Section 20-0912 of the Fargo Land Development Code, a Certificate of Appropriateness shall be issued prior to the review and issuance of any permit required for the following: *(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**.

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 principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

1. Principal Building

a. Exterior Cladding

1. Exterior cladding shall match the original principal building in design, dimension, detail, texture, and pattern. The use of substitute

materials is permissible if matching the existing material is not technically or economically feasible.

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. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
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. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
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. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
2. Skylights are prohibited on all roof planes parallel to and facing the street.

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 principal building, accessory building or structure. A request that satisfies all of the following criteria shall be approved.

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. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
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. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.

b. Windows and Doors

1. Windows and doors of the addition shall match the original principal building in style, design and operation. The use of substitute materials is permissible if the original material is not technically or economically feasible.
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. The use of substitute materials is permissible if the existing material is not technically or economically feasible.
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 HNS.
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. The use of substitute materials is permissible if matching the existing material is not technically or economically feasible.
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. The use of substitute

materials is permissible if matching the existing material is not technically or economically feasible.

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 HNS.
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 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 structures to which it is visually related.
3. The relationship of solids to voids in the front facade of a principal building must be visually compatible with structures to which it is visually related.
4. The relationship of the principal building to the open space between it and adjoining structures must be visually compatible with structures and places to which it is visually related.

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 structures to which it is visually related.
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 HNS.
 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 structures to which it is visually related.
 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 HNS.

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 HNS designed with an attached garage, all garage structures shall be located 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 all of 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.

Chas. A. Roberts Historic Overlay District Boundary Map



APPENDIX A – List of Properties

Graphic above indicates overlay boundaries with blocks identified by letter. Block letters (A–G & K–W) correspond to “list of properties” that follows. The boundary includes 285 parcels.

Parcel Number	Property Address	House Style	Block	Year Built	Type
01-2400-00010-000	601 11 ST S	Cape Cod	A	1940	Duplex
01-2400-00015-000	605 11 ST S	Modern - Apartment	A	1985	Apartment
01-2400-00040-000	613 11 ST S	Craftsman	A	1923	Single Family
01-2400-00050-000	617 11 ST S	Prairie	A	1923	Single Family
01-2400-00060-000	1101 7 AVE S	Folk National	A	1898	Conversion
01-2400-00070-000	1109 7 AVE S	Dutch Colonial	A	1908	Single Family
01-2400-00080-000	1115 7 AVE S	Craftsman	A	1904	Single Family
01-2400-00090-000	1121 7 AVE S	Folk National	A	1908	Single Family
01-2400-00100-000	1123 7 AVE S	Folk National	A	1899	Single Family
01-2400-00110-000	622 UNIV DR S	Craftsman	A	1918	Single Family
01-2400-00120-000	626 UNIV DR S	Folk National	A	1918	Single Family
01-2400-00130-000	618 UNIV DR S	Colonial Revival	A	1899	Single Family
01-2400-00140-000	614 UNIV DR S	Folk National	A	1904	Single Family
01-2400-00150-000	610 UNIV DR S	Folk National	A	1904	Single Family
01-2400-00160-000	602 UNIV DR S	Folk National	A	1904	Single Family
01-2400-00170-000	606 UNIV DR S	Folk National	A	1904	Single Family
01-2400-00180-000	601 10 ST S	Folk National	B	1907	Single Family
01-2400-00190-000	603 10 ST S	Apartment	B	1978	Apartment
01-2400-00200-000	611 10 ST S	Folk National	B	1900	Single Family
01-2400-00210-000	615 10 ST S	Dutch Colonial	B	1907	Single Family
01-2400-00220-000	619 10 ST S	Folk National	B	1898	Duplex
01-2400-00230-000	621 10 ST S	Craftsman	B	1907	Duplex
01-2400-00240-000	1025 7 AVE S	Modern - Apartment	B	1964	Apartment
01-2400-00250-000	618 11 ST S	Folk National	B	1904	Single Family
01-2400-00260-000	608 11 ST S	Folk National	B	1903	Duplex
01-2400-00270-000	610 11 ST S	Folk National	B	1905	Conversion
01-2400-00280-000	604-606 11 ST S	Folk National	B	1882	3 Plex
01-2400-00290-000	602 11 ST S	Craftsman	B	1920	Single Family
01-2400-00300-000	600 11 ST S	Folk National	B	1898	Duplex
01-2400-00310-000	1129 8 AVE S	Colonial Revival	C	1919	Group Home
01-2400-00320-000	1127 8 AVE S	Folk National	C	1919	Single Family
01-2400-00330-000	1121 8 AVE S	Dutch Colonial	C	1923	Single Family
01-2400-00340-000	1119 8 AVE S	Craftsman	C	1919	Single Family
01-2400-00350-000	1117 8 AVE S	Craftsman	C	1919	Single Family

01-2400-00360-000	1115 8 AVE S	Craftsman	C	1916	Single Family
01-2400-00370-000	1111 8 AVE S	Folk National	C	1907	Single Family
01-2400-00380-000	1103 8 AVE S	Folk National	C	1910	Single Family
01-2400-00390-000	1108 7 AVE S	Folk National	C	1909	Single Family
01-2400-00400-000	709 11 ST S	Colonial Revival	C	1900	Single Family
01-2400-00410-000	1110 7 AVE S	Folk National	C	1900	Single Family
01-2400-00420-000	1114 7 AVE S	Folk National	C	1900	Single Family
01-2400-00430-000	1118 7 AVE S	Folk National	C	1901	Single Family
01-2400-00450-000	1120 7 AVE S	Folk National	C	1897	Single Family
01-2400-00460-000	1122 7 AVE S	Colonial Revival	C	1910	Single Family
01-2400-00470-000	1126 7 AVE S	Craftsman	C	1927	Single Family
01-2400-00480-000	702 UNIV DR S	Colonial Revival	C	1916	Conversion
01-2400-00490-000	710 UNIV DR S	Colonial Revival	C	1922	Single Family
01-2400-00500-000	1021 8 AVE S	Folk National	D	1914	Single Family
01-2400-00510-000	1017-1019 8 AVE S	Prairie	D	1908	Duplex
01-2400-00520-000	723 10 ST S	Folk National	D	1914	Single Family
01-2400-00530-000	1009 8 AVE S	Craftsman	D	1923	Single Family
01-2400-00540-000	719 10 ST S	Folk National	D	1914	Single Family
01-2400-00550-000	711 10 ST S	Craftsman	D	1908	Single Family
01-2400-00560-000	709 10 ST S	Colonial Revival	D	1920	Conversion
01-2400-00570-000	705 10 ST S	Folk National	D	1899	Single Family
01-2400-00580-000	701 10 ST S	Colonial Revival	D	1907	Single Family
01-2400-00590-000	1014 7 AVE S	Dutch Colonial	D	1908	Single Family
01-2400-00600-000	1022 7 AVE S	Folk National	D	1921	3 Plex
01-2400-00610-000	704 11 ST S	Folk National	D	1890	Single Family
01-2400-00630-000	712 11 ST S	Folk National	D	1890	Single Family
01-2400-00640-000	714 11 ST S	Folk National	D	1900	Single Family
01-2400-00650-000	601 9 ST S	American	E	1992	Apartment
01-2400-00660-000	605 9 ST S	Prairie	E	1913	Single Family
01-2400-00670-000	609 9 ST S	Craftsman	E	1914	Single Family
01-2400-00690-000	615 9 ST S	American	E	1914	Single Family
01-2400-00695-000	621 9 ST S	Craftsman	E	1890	Single Family
01-2400-00711-000	629 9 ST S	American	E	1895	Single Family
01-2400-00721-000	713 9 ST S	Infill Farmhouse	E	2003	Single Family
01-2400-00731-000	901 8 AVE S	Richardsonian Romanesque	E	1924	School-Religious
01-2400-00789-000	720 10 ST S	Richardsonian Romanesque	E	1918	Church
01-2400-00820-000	622 10 ST S	Bungalow	E	1975	Apartment
01-2400-00830-000	620 10 ST S	Sears Roebuck	E	1927	Single Family
01-2400-00840-000	618 10 ST S	Bungalow	E	2002	Single Family
01-2400-00850-000	610 10 ST S	Sears	E	1932	Single Family

01-2400-00860-000	602 10 ST S	American	E	1894	3 Plex
01-2400-00870-000	600 10 ST S	Infill Bungalow	E	2007	Single Family
01-2400-00880-000	515 8 ST S	American	F	1890	Single Family
01-2400-00900-000	611 8 ST S	Italianate	F	1884	Single Family
01-2400-00920-000	623 8 ST S	Classic American	F	1926	Single Family
01-2400-00951-000	700 9 ST S	English Cottage	F	1905	Single Family
01-2400-00961-000	624 9 ST S	Modern/Ranch	F	1945	Single Family
01-2400-00970-000	707 8 ST S	Tudor Revival	F	1927	Single Family
01-2400-00971-000	809 8 AVE S	American	F	1926	Single Family
01-2400-00990-000	712 9 ST S	Demolished	F		Other
01-2400-01000-000	720 9 ST S	Modern	F	1957	Single Family
01-2400-01010-000	723 8 ST S	Classical Revival	F	1900	Single Family
01-2400-01020-000	608 9 ST S	Four Square	F	1896	Single Family
01-2400-01030-000	606 9 ST S	Four Square	F	1921	Single Family
01-2400-01040-000	604 9 ST S	Four Square	F	1961	Apartment
01-2400-01050-000	520 9 ST S	No house	F	1953	Other
01-2400-01060-000	518 9 ST S	Victorian	F	1899	Single Family
01-2400-01181-000	716 8 ST S	Cottage	G	1916	Single Family
01-2400-01190-000	714 8 ST S	Classic American	G	1881	Single Family
01-2400-01200-000	708 8 ST S	Revival	G	1899	Single Family
01-2400-01230-000	706 8 ST S	Colonial Revival	G	1922	Single Family
01-2400-01240-000	620 8 ST S	Pennsylvania Colonial	G	1926	Single Family
01-2400-01250-000	614 8 ST S	Bungalow	G	1910	Single Family
01-2400-01330-000	823 6 ST S	Four Square	K	1905	Single Family
01-2400-01340-000	819 6 ST S	Four Square	K	1905	Single Family
01-2400-01350-000	609 9 AVE S	Farmhouse	K	1905	Single Family
01-2400-01360-000	815 6 ST S	Victorian Queen Anne	K	1905	Single Family
01-2400-01370-000	809 6 ST S	Four Square	K	1907	Single Family
01-2400-01380-000	805 6 ST S	Bungalow	K	1905	Single Family
01-2400-01390-000	801 6 ST S	Colonial	K	1925	Single Family
01-2400-01400-000	802 7 ST S	National	K	1939	Single Family
01-2400-01410-000	806 7 ST S	Colonial	K	1939	Single Family
01-2400-01420-000	810 7 ST S	Farmhouse	K	1898	Single Family
01-2400-01430-000	812 7 ST S	Colonial	K	1905	Conversion
01-2400-01440-000	820 7 ST S	Arts & Crafts	K	1895	Conversion
01-2400-01450-000	615 9 AVE S	Folk	K	1895	Retail
01-2400-01460-000	709 9 AVE S	Prairie	L	1924	Single Family
01-2400-01470-000	823 7 ST S	Four Square	L	1908	Single Family
01-2400-01480-000	819 7 ST S	Cottage	L	1937	Single Family
01-2400-01490-000	815 7 ST S	Farm House	L	1903	Duplex

01-2400-01500-000	813 7 ST S	Homestead	L	1903	Single Family
01-2400-01510-000	809 7 ST S	Four Square	L	1903	Single Family
01-2400-01520-000	803 7 ST S	Bungalow	L	1908	Single Family
01-2400-01530-000	801 7 ST S	Four Square	L	1903	Single Family
01-2400-01540-000	804 8 ST S	Colonial	L	1898	Single Family
01-2400-01550-000	808 8 ST S	Colonial	L	1915	Single Family
01-2400-01580-000	824 8 ST S	Tudor Revival	L	1915	Single Family
01-2400-01590-000	823 8 ST S	Victorian	M	1885	Single Family
01-2400-01650-000	809 8 ST S	Victorian	M	1898	Single Family
01-2400-01660-000	803 8 ST S	Colonial	M	1896	Single Family
01-2400-01670-000	802 9 ST S	Bungalow	M	1904	Single Family
01-2400-01680-000	818 8 AVE S	Shotgun	M	1904	Single Family
01-2400-01690-000	806 9 ST S	Colonial Revival	M	1921	Single Family
01-2400-01700-000	810 9 ST S	Farmhouse	M	1898	Single Family
01-2400-01710-000	812 9 ST S	Infill	M	2009	Single Family
01-2400-01720-000	820 9 ST S	Homestead	M	1902	Duplex
01-2400-01730-000	824 9 ST S	Colonial	M	1904	Single Family
01-2400-01742-000	903 9 AVE S	Prairie	N	1985	Condo/Townhouse
01-2400-01744-000	905 9 AVE S	Prairie	N	1985	Condo/Townhouse
01-2400-01750-000	817 9 ST S	Four Square	N	1898	3 Plex
01-2400-01760-000	813 9 ST S	Bungalow	N	1890	Single Family
01-2400-01770-000	811 9 ST S	Eclectic	N	1897	Duplex
01-2400-01780-000	803 9 ST S	Prairie	N	1926	Single Family
01-2400-01790-000	801 9 ST S	Dutch Colonial	N	1905	Single Family
01-2400-01801-000	804 10 ST S A1	Post-Modern	N	1972	Condo/Apartment
01-2400-01802-000	804 10 ST S A2	Post-Modern	N	1972	Condo/Apartment
01-2400-01803-000	804 10 ST S A3	Post-Modern	N	1972	Condo/Apartment
01-2400-01804-000	804 10 ST S A4	Post-Modern	N	1972	Condo/Apartment
01-2400-01805-000	804 10 ST S A5	Post-Modern	N	1972	Condo/Apartment
01-2400-01806-000	804 10 ST S A6	Post-Modern	N	1972	Condo/Apartment
01-2400-01807-000	804 10 ST S A7	Post-Modern	N	1972	Condo/Apartment
01-2400-01808-000	804 10 ST S A8	Post-Modern	N	1972	Condo/Apartment
01-2400-01809-000	812 10 ST S B9	Post-Modern	N	1972	Condo/Apartment
01-2400-01810-000	812 10 ST S B10	Post-Modern	N	1972	Condo/Apartment
01-2400-01811-000	812 10 ST S B11	Post-Modern	N	1972	Condo/Apartment
01-2400-01812-000	812 10 ST S B12	Post-Modern	N	1972	Condo/Apartment
01-2400-01813-000	812 10 ST S B13	Post-Modern	N	1972	Condo/Apartment
01-2400-01814-000	812 10 ST S B14	Post-Modern	N	1972	Condo/Apartment
01-2400-01815-000	820 10 ST S C15	Post-Modern	N	1972	Condo/Apartment
01-2400-01816-000	820 10 ST S C16	Post-Modern	N	1972	Condo/Apartment
01-2400-01817-000	820 10 ST S C17	Post-Modern	N	1972	Condo/Apartment

01-2400-01818-000	820 10 ST S C18	Post-Modern	N	1972	Condo/Apartment
01-2400-01819-000	820 10 ST S C19	Post-Modern	N	1972	Condo/Apartment
01-2400-01820-000	820 10 ST S C20	Post-Modern	N	1972	Condo/Apartment
01-2400-01850-000	913 9 AVE S	Bungalow	N	1908	Single Family
01-2400-01860-000	1001 9 AVE S	Craftsman	O	1916	Apartment
01-2400-01860-000	1003 9 AVE S	Craftsman	O	1916	Apartment
01-2400-01860-000	1005 9 AVE S	Craftsman	O	1916	Apartment
01-2400-01870-000	807 10 ST S	Craftsman	O	1917	Apartment
01-2400-01870-000	809 10 ST S	Craftsman	O	1914	Apartment
01-2400-01890-000	801 10 ST S	Infill	O	1985	Office
01-2400-01900-000	1022 8 AVE S	Craftsman	O	1914	Single Family
01-2400-01910-000	806 11 ST S	Craftsman	O	1914	Single Family
01-2400-01920-000	1018 8 AVE S	Bungalow	O	1909	Single Family
01-2400-01930-000	1012 8 AVE S	Bungalow	O	1907	Single Family
01-2400-01940-000	810 11 ST S	Craftsman	O	1915	Single Family
01-2400-01950-000	814 11 ST S	Bungalow	O	1907	Single Family
01-2400-01960-000	1025 9 AVE S	Arts & Crafts	O	1917	Single Family
01-2400-01970-000	1023 9 AVE S	Bungalow	O	1919	Single Family
01-2400-01980-000	1129 9 AVE S	Bungalow	P	1916	Single Family
01-2400-01990-000	1127 9 AVE S	Bungalow	P	1916	Single Family
01-2400-02010-000	814 UNIV DR S	Bungalow	P	1916	Single Family
01-2400-02011-000	1123 9 AVE S	Vacant Lot	P	0	City Of Fargo
01-2400-02020-000	1119 9 AVE S	Cape Cod	P	1914	Single Family
01-2400-02030-000	1117 9 AVE S	Homestead	P	1914	Single Family
01-2400-02040-000	1115 9 AVE S	Four Square	P	1917	Single Family
01-2400-02050-000	803 11 ST S	Four Square	P	1921	Single Family
01-2400-02060-000	805 11 ST S	Homestead	P	1919	Single Family
01-2400-02070-000	809 11 ST S	Four Square	P	1916	Single Family
01-2400-02080-000	815 11 ST S	Four Square	P	1920	Single Family
01-2400-02090-000	817 11 ST S	Prairie	P	1914	Single Family
01-2400-02100-000	1103 9 AVE S	Colonial Revival	P	1903	Single Family
01-2400-02110-000	1107 9 AVE S	Homestead	P	1919	Single Family
01-2400-02120-000	1111 9 AVE S	Homestead	P	1919	Single Family
01-2400-02130-000	1114 8 AVE S	Victorian	P	1914	Single Family
01-2400-02140-000	1118 8 AVE S	Bungalow	P	1924	Single Family
01-2400-02150-000	802 UNIV DR S	Bungalow	P	1902	Single Family
01-2400-02160-000	806 UNIV DR S	Cape Cod	P	1945	Single Family
01-2400-02170-000	810 UNIV DR S	Prairie	P	1927	Single Family
01-2400-02190-000	914 UNIV DR S	Homestead	Q	1922	Single Family
01-2400-02200-000	918 UNIV DR S	Bungalow	Q	1922	Single Family
01-2400-02210-000	922 UNIV DR S	Bungalow	Q	1922	Single Family

01-2400-02220-000	1123 10 AVE S	Bungalow	Q	1921	Single Family
01-2400-02230-000	1119 10 AVE S	Bungalow	Q	1919	Single Family
01-2400-02240-000	1117 10 AVE S	Bungalow	Q	1920	Single Family
01-2400-02250-000	1109 10 AVE S	Bungalow	Q	1927	Single Family
01-2400-02260-000	1105 10 AVE S	Bungalow	Q	1922	Single Family
01-2400-02270-000	1101 10 AVE S	Four Square	Q	1922	Single Family
01-2400-02280-000	1102 9 AVE S	Bungalow	Q	1919	Single Family
01-2400-02290-000	1106 9 AVE S	Prairie	Q	1932	Single Family
01-2400-02300-000	1112 9 AVE S	Colonial	Q	1918	Single Family
01-2400-02310-000	1114 9 AVE S	Dutch Colonial	Q	1925	Duplex
01-2400-02320-000	1116 9 AVE S	Bungalow	Q	1921	Single Family
01-2400-02330-000	1122 9 AVE S	Bungalow	Q	1932	Single Family
01-2400-02340-000	902 UNIV DR S	Cape Cod	Q	1922	Single Family
01-2400-02350-000	906 UNIV DR S	Homestead	Q	1922	Single Family
01-2400-02370-000	910 UNIV DR S	Cape Cod	Q	1922	Single Family
01-2400-02380-000	921 10 ST S	Dutch Colonial	R	1917	Single Family
01-2400-02390-000	919 10 ST S	Dutch Colonial	R	1917	Single Family
01-2400-02400-000	915 10 ST S	Homestead	R	1906	Single Family
01-2400-02410-000	913 10 ST S	Homestead	R	1906	Single Family
01-2400-02420-000	911 10 ST S	Dutch Colonial	R	1905	Single Family
01-2400-02430-000	901 10 ST S	Colonial	R	1900	Conversion
01-2400-02440-000	1016 9 AVE S	Homestead	R	1910	Single Family
01-2400-02450-000	1020 9 AVE S	Homestead	R	1898	Single Family
01-2400-02460-000	1024 9 AVE S	Bungalow	R	1917	Single Family
01-2400-02470-000	1013-1015 10 AVE S	Colonial	R	1900	Duplex
01-2400-02480-000	910 11 ST S	Bungalow	R	1919	Single Family
01-2400-02490-000	908 11 ST S	Colonial	R	1919	Single Family
01-2400-02500-000	1021 10 AVE S	Cottage	R	1917	Single Family
01-2400-02510-000	909 10 AVE S	Bungalow	S	1907	Single Family
01-2400-02520-000	921 9 ST S	Dutch Colonial	S	1900	Single Family
01-2400-02530-000	917 9 ST S	Victorian	S	1898	Single Family
01-2400-02540-000	915 9 ST S	Apartment Square	S	1987	Apartment
01-2400-02550-000	909 9 ST S	Four Square	S	1910	Single Family
01-2400-02560-000	905 9 ST S	Four Square	S	1900	Single Family
01-2400-02570-000	901 9 ST S	Square Efficiency Style	S	1955	Retail
01-2400-02580-010	912 9 AVE S UNIT 1	Prairie	S	1962	Condo/Townhouse
01-2400-02580-020	912 9 AVE S UNIT 2	Prairie	S	1962	Condo/Townhouse
01-2400-02580-030	912 9 AVE S UNIT 3	Prairie	S	1962	Condo/Townhouse
01-2400-02580-040	912 9 AVE S UNIT 4	Prairie	S	1962	Condo/Townhouse
01-2400-02590-000	904 10 ST S	Four Square	S	1907	Duplex

01-2400-02600-000	910 10 ST S	Four Square	S	1909	Single Family
01-2400-02610-000	914 10 ST S	Four Square	S	1904	Single Family
01-2400-02620-000	918 10 ST S	Bungalow	S	1907	Single Family
01-2400-02630-000	924 10 ST S	Four Square	S	1907	Conversion
01-2400-02640-000	921 8 ST S	Four Square	T	1908	Single Family
01-2400-02650-000	911 8 ST S	Four Square	T	1898	Single Family
01-2400-02673-000	909 8 ST S	Craftsman	T	2011	Single Family
01-2400-02675-000	901 8 ST S	Colonial	T	1896	Single Family
01-2400-02680-000	902 9 ST S	Bungalow	T	1905	Single Family
01-2400-02690-000	904 9 ST S	Dutch Colonial	T	1905	Single Family
01-2400-02700-000	910 9 ST S	Second Empire	T	1905	Duplex
01-2400-02710-000	914 9 ST S	Four Square	T	1904	Single Family
01-2400-02720-000	916 9 ST S	Bungalow	T	1898	Single Family
01-2400-02730-000	920 9 ST S	Homestead	T	1904	Single Family
01-2400-02740-000	924 9 ST S	Bungalow	T	1885	Single Family
01-2400-02760-000	923 7 ST S	Prairie Style	U	1919	Single Family
01-2400-02770-000	709 10 AVE S	Craftsman Bungalow	U	1914	Single Family
01-2400-02780-000	917 7 ST S	Four Square	U	1904	Single Family
01-2400-02790-000	915 7 ST S	Farmhouse	U	1910	Single Family
01-2400-02800-000	911 7 ST S	Bungalow	U	1897	Single Family
01-2400-02810-000	909 7 ST S	Farmhouse	U	1899	Single Family
01-2400-02820-000	905 7 ST S	Farmhouse	U	1899	Single Family
01-2400-02830-000	901 7 ST S	Prairie Style	U	1916	Single Family
01-2400-02840-000	712 9 AVE S	Four Square	U	1906	Single Family
01-2400-02850-000	902 8 ST S	Four Square	U	1914	Single Family
01-2400-02860-000	906 8 ST S	Colonial	U	1930	Single Family
01-2400-02870-000	910 8 ST S	Victorian Queen Anne	U	1898	Single Family
01-2400-02880-000	916 8 ST S	Craftsman	U	1890	Single Family
01-2400-02890-000	920 8 ST S	National	U	1952	Single Family
01-2400-02900-000	924 8 ST S	Farmhouse	U	1898	Single Family
01-2400-02910-000	923 6 ST S	Craftsman Bungalow	V	1915	Single Family
01-2400-02920-000	921 6 ST S	Four Square	V	1915	Single Family
01-2400-02930-000	915 6 ST S	Farmhouse	V	1912	Single Family
01-2400-02940-000	909 6 ST S	Craftsman	V	1916	Single Family
01-2400-02950-000	905 6 ST S	Bungalow	V	1939	Single Family
01-2400-02960-000	901 6 ST S	Cottage	V	1920	Single Family
01-2400-02970-000	902 7 ST S	Farmhouse	V	1903	Single Family
01-2400-02980-000	910 7 ST S	Farmhouse	V	1885	Single Family
01-2400-02990-000	916 7 ST S	Victorian	V	1898	Single Family

01-2400-03000-000	615 10 AVE S	Ranch style	V	1950	Single Family
01-2400-03010-000	505-507 10 AVE S	Four Square	W	1922	Duplex
01-2400-03020-000	501-503 10 AVE S	Four Square	W	1922	Duplex
01-2400-03030-000	924 6 ST S	Farmhouse	W	1907	Single Family
01-2400-03040-000	926 6 ST S	Four Square	W	1921	Single Family
01-2400-03050-000	915 5 ST S	Folk	W	1913	Office & Apartments
01-2400-03060-000	918 6 ST S	Four Square	W	1916	Single Family
01-2400-03070-000	912 6 ST S	Four Square	W	1916	Single Family
01-2400-03090-000	510 9 AVE S	Four Square	W	1915	Single Family
01-2400-03100-000	516 9 AVE S	Farmhouse	W	1920	Single Family

CHAS. A. ROBERTS ADDITION BACKGROUND AND HISTORICAL INFORMATION

Part of the National Register Fargo South Residential District cuts through the Charles Roberts Addition. “The earliest homes in the district, dating from between 1880 and 1910 are located in the Charles A. Roberts Addition, platted in 1884”, according to Norene Roberts, in *Fargo’s Heritage* (1983).

Age of Construction: The following table shows the number of homes constructed by decade, through 1939. By 1940, the neighborhood was substantially developed, and new construction after that date was primarily infill and consisted mainly of apartments and condominiums.

1880-1889	6
1890-1899	39
1900-1909	74
1910-1919	67
1920-1929	42
1930-1939	8

Neighborhood development: Charles A. Roberts (1846-1925), a Fargo pioneer, was a key player in staking out Fargo boundaries in 1871, during the first year of Fargo’s settlement. Many of Fargo’s earliest and turn-of-the-century homes are located in the Charles A. Roberts Addition. The northern part of Roberts Addition is the oldest, with newer construction radiating towards the south, west and east.

Design: Prevalent architectural styles include Farmhouse, Queen Anne, Foursquare, Victorian and Craftsman Bungalow, and Colonial Revival as well as some Arts and Crafts. The block of 8th Street

between 6th and 7th Avenues features some remarkable, large mansions. High Victorian, Tudor, Federal Revival and Classical Revival are some of the styles of the landmark mansions.

The Charles Roberts Addition features tree-lined streets, many alleys, front porches on most houses, and sidewalks, all of which contribute to a pedestrian-friendly environment. Though there are exceptions, for the most part garages are detached.

A few carriage houses remain, most notably at 714, 707, and 901 South 8th Street. At 709 South 10th Street in the rear is a carriage house, which was moved from the Moody Mansion (now demolished), originally located at 301 South 8th Street. There is also a historic children's playhouse located at 623 South 8th Street. This was moved decades ago from its original place at the first Louis Hanna residence at 902 3rd Avenue South.

Demolition: Like all historic areas, demolition regrettably has occurred. Some properties that were demolished include several fine homes on the west side of 7th Street between 6th Avenue South and 8th Avenue South. These homes made way for condos/apartments in the 1960s and around that time, a few other homes were destroyed to make way for a parking lot to serve employees of Western States Life Insurance Company (now R.D. Offutt Co.) North Dakota Children's Home was located between 8th and 9th Avenues on South 10th Street. This large and sprawling Classical Revival was demolished several decades ago after the building closed - now condominiums have taken its place.

Prominent Persons: Charles and Mathilda Roberts lived at 611 South 8th Street. Though this addition is named after Charles Roberts, his wife, Mathilda, was also very prominent. Mrs. Roberts was widely believed to have been the first white woman resident and also gave birth to the first white child in September of 1871. She is most famous perhaps for designing and building (along with her sons) the remarkable 20-room Roberts Mansion, 611 South 8th Street which still stands. Charles Roberts was a well-to-do businessman, but after suffering several financial setbacks, the Roberts family had to abandon their home.

Edwin Clapp constructed his home at 623 South 8th Street. He was a bank director, farmer, and member of the library and school boards. His wife's family, the Hanna family, built the home immediately to the south around the same time.

Louis Hanna built the house at 707 South 8th Street. First National Bank President, he also was a lumber dealer, real estate entrepreneur, and started the street car system in Fargo. He served in Congress from 1908 to 1912 and was governor of North Dakota from 1913 to 1917.

The Darrow family built several houses in the 700 block of 8th Street, on the east side. These included the Darrows who started Dakota Clinic. A daughter, Mary Darrow Weible was prominent in the suffrage movement as was her mother, Clara Darrow.

803 South 8th Street is known as John Hunter House (1898). This is the former home of Croil Hunter, the first President of Northwest Airlines in 1937.

Lars Christianson built a home at 823 South 8th Street. A druggist, he organized the First Lutheran Church. He was prominent in the development of St. Luke's Hospital, giving generously when it had financial problems.

Fred Irish constructed the house at 824 South 8th Street. He was chairman of the board of First National Bank from 1918 to 1955. He helped found the Greater North Dakota Association. He is descended from people who came over on the Mayflower, and his family was among the earliest settlers in Fargo.

Seth Richardson lived as a child at 609 9th Street South. He became a federal judge and was also the governor of American Samoa.

William H. Shure lived at 917 7th Street South. He was an attorney and served in the North Dakota legislature from 1937-1952.

More recently, Royce Yeater lived for a time at 621 9th Street South. A leader in the Fargo architectural community, he currently works for the Chicago field office for the National Trust for Historic Preservation.

Interesting Features of Chas. A. Roberts Addition:

Cobblestones: It is believed that if you excavate anywhere along much of South 8th Street, you could uncover the original cobblestones used to pave the street.

Street Lamps: These historic street lamps were installed along 8th Street in 1916 and paid for by assessments to the property owners. Because of the thick tree canopy, 8th Street was known to be the darkest street in town before the street lamp installation. In recent decades, the bases of the lamps were painted to their original very dark green color (though they appear black).

Ravine: Midway between 611 South 8th Street and 623 South 8th Street is a ravine that used to drain to the Red River. For decades, it was "dry" but in recent years, the new owners of 623 South 8th Street have filled it in with a pond and a fountain and ducks gravitate towards the pond in the summer.

RESOURCES:

"The Home We Shared: History and Memorial of the North Dakota Children's Home at Fargo, North Dakota by Dorothy A. Lund Nelson.

"Fargo's Heritage." By Norene Roberts, Ph.D., Historical Research, Inc., Minneapolis, Minnesota

Materials prepared for a carriage ride during Preservation North Dakota Conference by Kevin Carvell.

"A Walking, Driving or Horse-and-Buggy Tour of Historic Fargo." Compiled by Jerry Richardson and Kevin Carvell, Revised in 2011.