

Erskine's Addition Historic Overlay District Special Development Standards

A. Authority

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

B. Boundaries

The Erskine's Addition Historic Overlay District includes the area primarily bounded on the north by 10th Avenue South; on the east by 5th Street South; on the south by 13th 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 Erskine's 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 not applicable if no 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

Standalone 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 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 (included 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

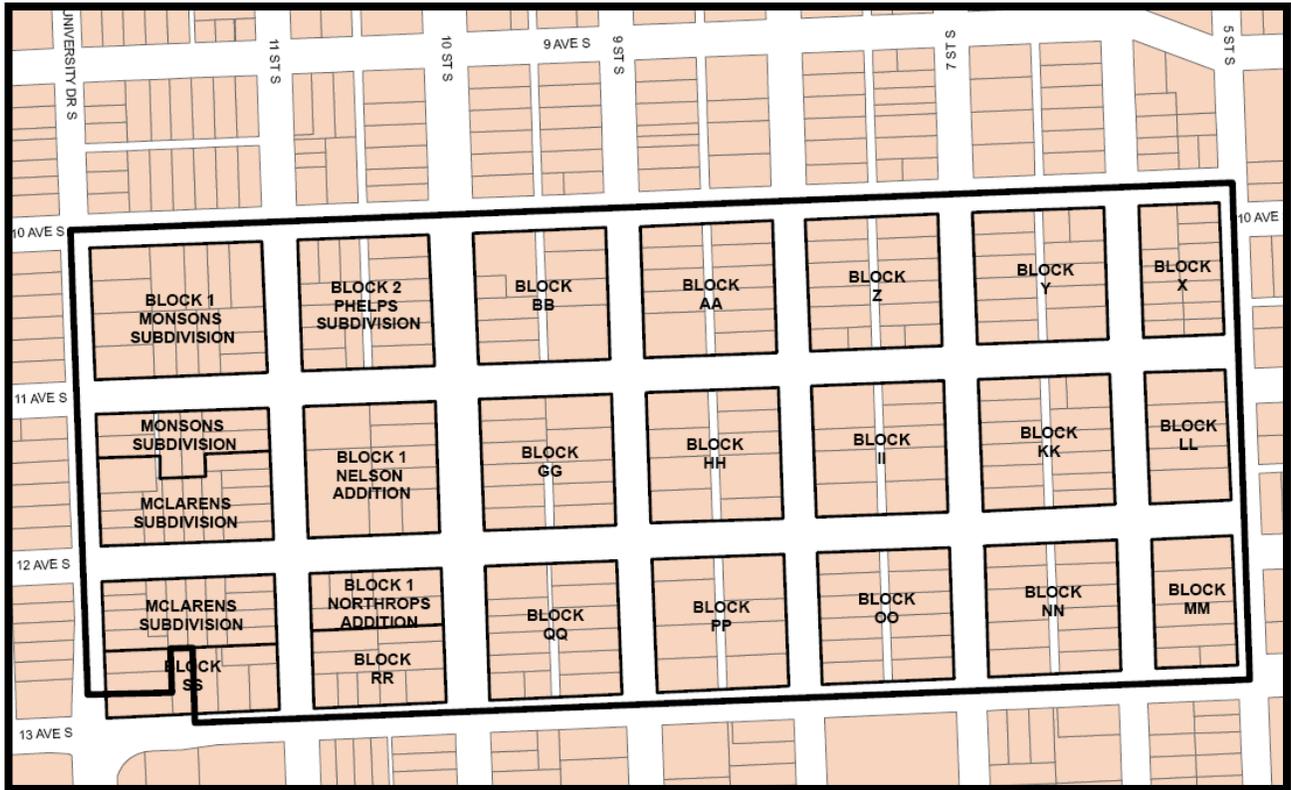
In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the demolition of a principal building, accessory building or structure. A request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

Erskine's Historic Overlay District Boundary Map



APPENDIX A – List of Properties

Graphic indicates overlay boundary with blocks identified by number. Block numbers correspond to “list of properties” that follows. The boundary includes 244 parcels.

| PARCELNO | ADDRESS | ARCH STYLE | ADDITION | BLOCK | TYPE | YRBUILT |
|-------------------|--------------------|------------------|-----------|-------|---------------|---------|
| 01-0780-00300-000 | 1024 UNIV DR S | National | Erskine’s | 1 | Single Family | 1882 |
| 01-0780-01890-000 | 1102-1104 10 AVE S | National | Erskine’s | 1 | Duplex | 1915 |
| 01-0780-01960-000 | 1120 10 AVE S | Craftsman | Erskine’s | 1 | Single Family | 1916 |
| 01-0780-00420-000 | 1010 UNIV DR S | Craftsman | Erskine’s | 1 | Single Family | 1921 |
| 01-0780-00530-000 | 1002 UNIV DR S | Prairie | Erskine’s | 1 | Duplex | 1922 |
| 01-0780-00540-000 | 1108 10 AVE S | Craftsman | Erskine’s | 1 | Single Family | 1925 |
| 01-0780-01970-000 | 1112 10 AVE S | National | Erskine’s | 1 | Single Family | 1925 |
| 01-0780-02100-000 | 1015 11 ST S | Craftsman | Erskine’s | 1 | Single Family | 1926 |
| 01-0780-00430-000 | 1113 11 AVE S | Craftsman | Erskine’s | 1 | Single Family | 1928 |
| 01-0780-00010-000 | 1019 11 ST S | Colonial Revival | Erskine’s | 1 | Single Family | 1932 |
| 01-0780-01880-000 | 1117 11 AVE S | Colonial Revival | Erskine’s | 1 | Single Family | 1936 |
| 01-0780-02090-000 | 1014 UNIV DR S | Colonial Revival | Erskine’s | 1 | Single Family | 1938 |
| 01-0780-00440-000 | 1111 11 AVE S | Tudor | Erskine’s | 1 | Single Family | 1938 |
| 01-0780-00310-000 | 1107 11 AVE S | Modern | Erskine’s | 1 | Single Family | 1949 |
| 01-0780-00520-000 | 1009 10 ST S | Craftsman | Erskine’s | 2 | Single Family | 1914 |
| 01-0780-01980-000 | 1013 10 ST S | Victorian | Erskine’s | 2 | Single Family | 1914 |
| 01-0780-02110-000 | 1016 10 AVE S | Craftsman | Erskine’s | 2 | Single Family | 1916 |
| 01-0780-01870-000 | 1005 10 ST S | National | Erskine’s | 2 | Single Family | 1917 |
| 01-0780-01940-000 | 1001 10 ST S | Craftsman | Erskine’s | 2 | Single Family | 1919 |
| 01-0780-02080-000 | 1017 10 ST S | Prairie | Erskine’s | 2 | Single Family | 1920 |
| 01-0780-00410-000 | 1018 10 AVE S | Craftsman | Erskine’s | 2 | Single Family | 1920 |
| 01-0780-00550-000 | 1020 10 AVE S | National | Erskine’s | 2 | Single Family | 1920 |

| | | | | | | |
|-------------------|----------------|---------------------|-----------|----|---------------|------|
| 01-0780-00320-000 | 1013 11 AVE S | Craftsman | Erskine's | 2 | Single Family | 1922 |
| 01-2060-00060-000 | 1018 11 ST S | Prairie | Erskine's | 2 | Single Family | 1923 |
| 01-0780-01600-000 | 1022 11 ST S | Prairie | Erskine's | 2 | Single Family | 1923 |
| 01-0780-01840-000 | 1112 UNIV DR S | Craftsman | Erskine's | 2 | Single Family | 1923 |
| 01-0780-02070-000 | 1010 11 ST S | Craftsman | Erskine's | 2 | Single Family | 1924 |
| 01-0780-00400-000 | 1021 10 ST S | Colonial Revival | Erskine's | 2 | Single Family | 1924 |
| 01-0780-00510-000 | 1102 UNIV DR S | Prairie | Erskine's | 2 | Single Family | 1926 |
| 01-0780-00260-000 | 1014 11 ST S | Craftsman | Erskine's | 2 | Single Family | 1927 |
| 01-0780-01860-000 | 1101 11 ST S | Prairie | Erskine's | 2 | Single Family | 1927 |
| 01-0780-01990-000 | 1105 11 ST S | Colonial Revival | Erskine's | 2 | Single Family | 1927 |
| 01-0780-02120-000 | 1106 UNIV DR S | Craftsman | Erskine's | 2 | Single Family | 1929 |
| 01-0780-00020-000 | 1114 11 AVE S | Colonial Revival | Erskine's | 2 | Single Family | 1938 |
| 01-0780-01930-000 | 1118 11 AVE S | Colonial Revival | Erskine's | 2 | Single Family | 1941 |
| 01-0780-00390-000 | 1011 8 ST S | Italian Renaissance | Erskine's | AA | Single Family | 1904 |
| 01-0780-02130-000 | 1017 8 ST S | Victorian | Erskine's | AA | Single Family | 1907 |
| 01-0780-00450-000 | 1021 8 ST S | Prairie | Erskine's | AA | Single Family | 1907 |
| 01-0780-00330-000 | 1001 8 ST S | Spanish Eclectic | Erskine's | AA | Single Family | 1910 |
| 01-0780-00220-000 | 1016 9 ST S | Victorian | Erskine's | AA | Single Family | 1910 |
| 01-0780-00560-000 | 1007 8 ST S | Craftsman | Erskine's | AA | Single Family | 1914 |
| 01-0780-00250-000 | 1009 8 ST S | Prairie | Erskine's | AA | Single Family | 1914 |
| 01-2180-00080-000 | 1004 9 ST S | Victorian | Erskine's | AA | Single Family | 1915 |
| 01-0780-01850-000 | 1002 9 ST S | Victorian | Erskine's | AA | Single Family | 1919 |
| 01-0780-02000-000 | 1012 9 ST S | Craftsman | Erskine's | AA | Single Family | 1919 |
| 01-0780-00030-000 | 1024 9 ST S | Modern | Erskine's | AA | Church | 1951 |
| 01-0780-00080-000 | 1019 9 ST S | Victorian | Erskine's | BB | Single Family | 1895 |
| 01-0780-01650-000 | 1001 9 ST S | parking lot | Erskine's | BB | Parsonage | 1906 |
| 01-0780-01820-000 | 1005 9 ST S | Tudor | Erskine's | BB | Single Family | 1907 |
| 01-0780-01920-000 | 1014 10 ST S | Prairie | Erskine's | BB | Single Family | 1916 |

| | | | | | | |
|-------------------|------------------|------------------------|-----------|----|--------------------|------|
| 01-0780-02060-000 | 1018 10 ST S | Tudor | Erskine's | BB | Single Family | 1922 |
| 01-0780-00270-000 | 1022 10 ST S | Spanish Eclectic | Erskine's | BB | Single Family | 1929 |
| 01-0780-01830-000 | 1009-1013 9 ST S | Colonial Revival | Erskine's | BB | Duplex | 1951 |
| 01-0780-00460-000 | 1002 10 ST S | International | Erskine's | BB | Church | 1975 |
| 01-0780-00340-000 | 1008 10 ST S | n/a | Erskine's | BB | Religious Other | |
| 01-0780-01670-000 | 1101 9 ST S | Victorian | Erskine's | GG | Single Family | 1910 |
| 01-0780-02050-000 | 1102 10 ST S | Prairie | Erskine's | GG | Single Family | 1917 |
| 01-0780-00380-000 | 1124 10 ST S | Prairie | Erskine's | GG | Single Family | 1919 |
| 01-0780-00280-000 | 1104 10 ST S | Craftsman | Erskine's | GG | Single Family | 1920 |
| 01-0780-00570-000 | 1122 10 ST S | Prairie | Erskine's | GG | Single Family | 1920 |
| 01-0780-00240-000 | 1109 9 ST S | Italian Renaissance | Erskine's | GG | Single Family | 1921 |
| 01-2180-00060-000 | 1115 9 ST S | Prairie | Erskine's | GG | Single Family | 1924 |
| 01-0780-00100-000 | 1106 10 ST S | Colonial Revival | Erskine's | GG | Single Family | 1926 |
| 01-0780-01810-000 | 907 12 AVE S | Colonial Revival | Erskine's | GG | Single Family | 1927 |
| 01-0780-00490-000 | 1117 9 ST S | Colonial Revival | Erskine's | GG | Single Family | 1939 |
| 01-0780-00290-000 | 1114 10 ST S | Modern | Erskine's | GG | Single Family | 1948 |
| 01-2180-00070-000 | 1115 8 ST S | Italian Renaissance | Erskine's | HH | Single Family | 1890 |
| 01-0780-01800-000 | 1101 8 ST S | Victorian | Erskine's | HH | Single Family | 1900 |
| 01-0780-02010-000 | 1123 8 ST S | Victorian | Erskine's | HH | Single Family | 1900 |
| 01-0780-02140-000 | 1111 8 ST S | Craftsman | Erskine's | HH | Single Family | 1916 |
| 01-0780-00350-000 | 1102 9 ST S | Prairie | Erskine's | HH | Single Family | 1921 |
| 01-0780-01660-000 | 1122 9 ST S | Tudor | Erskine's | HH | Single Family | 1921 |
| 01-0780-00370-000 | 1118 9 ST S | Tudor | Erskine's | HH | Single Family | 1925 |
| 01-0780-00580-000 | 1110 9 ST S | Spanish Eclectic | Erskine's | HH | Single Family | 1927 |
| 01-0780-00230-000 | 1105 8 ST S | Tudor | Erskine's | HH | Single Family | 1941 |
| 01-0780-01780-000 | 1116 8 ST S | Victorian | Erskine's | II | Single Family | 1909 |
| 01-0780-01910-000 | 1115 7 ST S | Prairie | Erskine's | II | Single Family | 1913 |

| | | | | | | |
|-------------------|--------------|------------------|-----------|----|---------------|------|
| 01-0780-02030-000 | 1121 7 ST S | Prairie | Erskine's | II | Single Family | 1913 |
| 01-0780-01790-000 | 1101 7 ST S | Victorian | Erskine's | II | Single Family | 1915 |
| 01-0780-02020-000 | 720 11 AVE S | Colonial Revival | Erskine's | II | Single Family | 1915 |
| 01-0780-02160-000 | 1110 8 ST S | Colonial Revival | Erskine's | II | Single Family | 1920 |
| 01-0780-00470-000 | 1111 7 ST S | Prairie | Erskine's | II | Single Family | 1922 |
| 01-0780-00040-000 | 1105 7 ST S | Prairie | Erskine's | II | Single Family | 1925 |
| 01-2060-00010-000 | 1122 8 ST S | Spanish Eclectic | Erskine's | II | Single Family | 1927 |
| 01-0780-00210-000 | 1110 7 ST S | Victorian | Erskine's | KK | Single Family | 1905 |
| 01-0780-01750-000 | 1103 6 ST S | Spanish Eclectic | Erskine's | KK | Single Family | 1906 |
| 01-0780-00840-000 | 1111 6 ST S | Victorian | Erskine's | KK | Single Family | 1908 |
| 01-0780-00750-000 | 1106 7 ST S | Victorian | Erskine's | KK | Single Family | 1908 |
| 01-0780-00630-000 | 1105 6 ST S | Victorian | Erskine's | KK | Single Family | 1909 |
| 01-0780-00640-000 | 1115 6 ST S | Victorian | Erskine's | KK | Single Family | 1910 |
| 01-2060-00090-000 | 1102 7 ST S | Victorian | Erskine's | KK | Single Family | 1912 |
| 01-0780-01070-000 | 1121 6 ST S | Victorian | Erskine's | KK | Single Family | 1914 |
| 01-0780-00970-000 | 1123 6 ST S | National | Erskine's | KK | Single Family | 1915 |
| 01-0780-00760-000 | 1114 7 ST S | Craftsman | Erskine's | KK | Single Family | 1916 |
| 01-0780-00150-000 | 1122 7 ST S | Craftsman | Erskine's | KK | Single Family | 1916 |
| 01-0780-00110-000 | 1118 7 ST S | Prairie | Erskine's | KK | Single Family | 1918 |
| 01-2060-00020-000 | 612 11 AVE S | Victorian | Erskine's | KK | Single Family | 1918 |
| 01-0780-00950-000 | 1102 6 ST S | Tudor | Erskine's | LL | Conversion | 1912 |
| 01-0780-00650-000 | 1108 6 ST S | Victorian | Erskine's | LL | Single Family | 1912 |
| 01-2060-00030-000 | 1118 6 ST S | Craftsman | Erskine's | LL | Single Family | 1914 |
| 01-0780-00200-000 | 1112 6 ST S | Prairie | Erskine's | LL | Single Family | 1916 |
| 01-0780-01740-000 | 1122 6 ST S | Colonial Revival | Erskine's | LL | Single Family | 1921 |
| 01-0780-00940-000 | 1220 6 ST S | National | Erskine's | MM | Single Family | 1906 |
| 01-0780-00830-000 | 1224 6 ST S | National | Erskine's | MM | Single Family | 1906 |
| 01-0780-00740-000 | 1202 6 ST S | Craftsman | Erskine's | MM | Single Family | 1914 |

| | | | | | | |
|-------------------|--------------|------------------|-----------|----|---------------|------|
| 01-0780-00660-000 | 1214 6 ST S | Victorian | Erskine's | MM | Single Family | 1915 |
| 01-0780-00980-000 | 505 13 AVE S | National | Erskine's | MM | Retail | 1922 |
| 01-0780-00160-000 | 1210 6 ST S | Colonial Revival | Erskine's | MM | Single Family | 1927 |
| 01-2060-00040-000 | 1205 6 ST S | Prairie | Erskine's | NN | Single Family | 1914 |
| 01-0780-00090-000 | 1211 6 ST S | Victorian | Erskine's | NN | Single Family | 1914 |
| 01-0780-00120-000 | 1215 6 ST S | Craftsman | Erskine's | NN | Single Family | 1914 |
| 01-0780-01060-000 | 1206 7 ST S | Craftsman | Erskine's | NN | Single Family | 1914 |
| 01-1860-00090-000 | 1212 7 ST S | Prairie | Erskine's | NN | Single Family | 1914 |
| 01-0780-01720-000 | 1201 6 ST S | Craftsman | Erskine's | NN | Single Family | 1916 |
| 01-0780-00620-000 | 1217 6 ST S | Craftsman | Erskine's | NN | Single Family | 1916 |
| 01-0780-00990-000 | 1218 7 ST S | Prairie | Erskine's | NN | Single Family | 1916 |
| 01-0780-00870-000 | 1224 7 ST S | Prairie | Erskine's | NN | Single Family | 1916 |
| 01-0780-00770-000 | 1202 7 ST S | Prairie | Erskine's | NN | Single Family | 1922 |
| 01-2060-00050-000 | 1219 6 ST S | Colonial Revival | Erskine's | NN | Single Family | 1932 |
| 01-0780-00070-000 | 1205 7 ST S | National | Erskine's | OO | Single Family | 1915 |
| 01-1860-00080-000 | 1209 7 ST S | Prairie | Erskine's | OO | Single Family | 1915 |
| 01-0780-00930-000 | 1203 7 ST S | Prairie | Erskine's | OO | Single Family | 1916 |
| 01-0780-00820-000 | 1213 7 ST S | Prairie | Erskine's | OO | Single Family | 1916 |
| 01-0780-00730-000 | 1217 7 ST S | Prairie | Erskine's | OO | Single Family | 1916 |
| 01-0780-00130-000 | 1221 7 ST S | Prairie | Erskine's | OO | Single Family | 1916 |
| 01-1860-00210-000 | 1224 8 ST S | Prairie | Erskine's | OO | Single Family | 1919 |
| 01-0780-01050-000 | 1202 8 ST S | Spanish Eclectic | Erskine's | OO | Single Family | 1924 |
| 01-0780-00170-000 | 1206 8 ST S | Tudor | Erskine's | OO | Single Family | 1926 |
| 01-0780-00060-000 | 1210 8 ST S | Colonial Revival | Erskine's | OO | Single Family | 1929 |
| 01-1860-00100-000 | 1220 8 ST S | Colonial Revival | Erskine's | OO | Single Family | 1935 |
| 01-0780-00670-000 | 1214 8 ST S | Modern | Erskine's | OO | Single Family | 1937 |
| 01-0780-00190-000 | 1209 8 ST S | Victorian | Erskine's | PP | Single Family | 1907 |
| 01-0780-01000-000 | 1206 9 ST S | Prairie | Erskine's | PP | Single Family | 1919 |

| | | | | | | |
|-------------------|---------------|---------------|-----------|----|---------------|------|
| 01-1860-00070-000 | 820 12 AVE S | Prairie | Erskine's | PP | Single Family | 1919 |
| 01-0780-00920-000 | 1222 9 ST S | Craftsman | Erskine's | PP | Single Family | 1920 |
| 01-0780-00810-000 | 1225 8 ST S | Prairie | Erskine's | PP | Single Family | 1921 |
| 01-0780-00710-000 | 1215 8 ST S | Tudor | Erskine's | PP | Single Family | 1926 |
| 01-0780-00610-000 | 1201 8 ST S | Tudor | Erskine's | PP | Single Family | 1928 |
| 01-1860-00200-000 | 1216 9 ST S | Monterey | Erskine's | PP | Single Family | 1939 |
| 01-0780-00880-000 | 1204 10 ST S | Victorian | Erskine's | QQ | Single Family | 1900 |
| 01-1860-00020-000 | 1217 9 ST S | Craftsman | Erskine's | QQ | Single Family | 1916 |
| 01-0780-00050-000 | 1225 9 ST S | Prairie | Erskine's | QQ | Single Family | 1916 |
| 01-1860-00110-000 | 1210 10 ST S | Craftsman | Erskine's | QQ | Single Family | 1916 |
| 01-0780-01710-000 | 1212 10 ST S | Craftsman | Erskine's | QQ | Single Family | 1916 |
| 01-0780-00600-000 | 1215 9 ST S | Craftsman | Erskine's | QQ | Single Family | 1917 |
| 01-0780-00180-000 | 1201 9 ST S | Tudor | Erskine's | QQ | Single Family | 1921 |
| 01-0780-01040-000 | 1216 10 ST S | Craftsman | Erskine's | QQ | Single Family | 1921 |
| 01-0780-01010-000 | 1220 10 ST S | Craftsman | Erskine's | QQ | Single Family | 1921 |
| 01-0780-00780-000 | 1224 10 ST S | Craftsman | Erskine's | QQ | Single Family | 1921 |
| 01-1860-00120-000 | 913 13 AVE S | Craftsman | Erskine's | QQ | Single Family | 1921 |
| 01-1860-00060-000 | 1211 9 ST S | Tudor | Erskine's | QQ | Single Family | 1924 |
| 01-0780-00140-000 | 1205 9 ST S | Craftsman | Erskine's | QQ | Single Family | 1926 |
| 01-1860-00190-000 | 1213 10 ST S | National | Erskine's | RR | Single Family | 1892 |
| 01-1860-00030-000 | 1219 10 ST S | Victorian | Erskine's | RR | Single Family | 1905 |
| 01-0780-00910-000 | 1015 13 AVE S | National | Erskine's | RR | Duplex | 1921 |
| 01-0780-00800-000 | 1021 13 AVE S | Craftsman | Erskine's | RR | Single Family | 1923 |
| 01-0780-00680-000 | 1214 11 ST S | Prairie | Erskine's | RR | Duplex | 1926 |
| 01-0780-01030-000 | 1216 11 ST S | National | Erskine's | RR | Single Family | 1926 |
| 01-0780-01020-000 | 1009 13 AVE S | International | Erskine's | RR | Retail | 1953 |
| 01-0780-00890-000 | 1223 10 ST S | Modern | Erskine's | RR | 3 Plex | 1960 |
| 01-0780-00790-000 | 1017 13 AVE S | empty lot | Erskine's | RR | | |

| | | | | | | |
|-------------------|----------------|------------------|-----------|----|---------------|------|
| 01-1860-00130-000 | 1222 UNIV DR S | Victorian | Erskine's | SS | Single Family | 1907 |
| 01-0780-00700-000 | 1101 13 AVE S | Craftsman | Erskine's | SS | Single Family | 1922 |
| 01-0780-00690-000 | 1105 13 AVE S | Colonial Revival | Erskine's | SS | Single Family | 1923 |
| 01-1860-00180-000 | 1219 11 ST S | Prairie | Erskine's | SS | Single Family | 1926 |
| 01-1860-00040-000 | 1224 UNIV DR S | Craftsman | Erskine's | SS | Single Family | 1948 |
| 01-2060-00075-000 | 1109 13 AVE S | Modern | Erskine's | SS | Single Family | 1953 |
| 01-0780-01680-000 | 1003 5 ST S | National | Erskine's | X | Single Family | 1885 |
| 01-1860-00220-000 | 514 10 AVE S | Victorian | Erskine's | X | Single Family | 1906 |
| 01-0780-01200-000 | 1016 6 ST S | Tudor | Erskine's | X | Single Family | 1915 |
| 01-0780-01410-000 | 1001 5 ST S | Craftsman | Erskine's | X | Single Family | 1916 |
| 01-0780-01510-000 | 1009 5 ST S | Craftsman | Erskine's | X | Single Family | 1916 |
| 01-0780-01140-000 | 1024 6 ST S | Prairie | Erskine's | X | Single Family | 1919 |
| 01-0780-01210-000 | 1023 5 ST S | Craftsman | Erskine's | X | Single Family | 1921 |
| 01-0780-01330-000 | 1010 6 ST S | Craftsman | Erskine's | X | Single Family | 1921 |
| 01-1860-00140-000 | 1014 6 ST S | Prairie | Erskine's | X | Single Family | 1921 |
| 01-0780-01320-000 | 1020 6 ST S | Prairie | Erskine's | X | Single Family | 1921 |
| 01-0780-01520-000 | 1007 5 ST S | Craftsman | Erskine's | X | Duplex | 1922 |
| 01-1860-00150-000 | 1019 5 ST S | Craftsman | Erskine's | X | Single Family | 1922 |
| 01-2180-00020-000 | 1015 5 ST S | Craftsman | Erskine's | X | Single Family | 1923 |
| 01-1860-00230-000 | 1023 6 ST S | Victorian | Erskine's | Y | Single Family | 1904 |
| 01-0780-01190-000 | 1006 7 ST S | Victorian | Erskine's | Y | Single Family | 1905 |
| 01-0780-01310-000 | 1001 6 ST S | Prairie | Erskine's | Y | Single Family | 1907 |
| 01-0780-01500-000 | 1007 6 ST S | Craftsman | Erskine's | Y | Single Family | 1907 |
| 01-0780-01220-000 | 1015 6 ST S | National | Erskine's | Y | Single Family | 1907 |
| 01-0780-01340-000 | 1002 7 ST S | Victorian | Erskine's | Y | Single Family | 1907 |
| 01-0780-01430-000 | 1010 7 ST S | Victorian | Erskine's | Y | Single Family | 1907 |
| 01-1860-00160-000 | 1014 7 ST S | Victorian | Erskine's | Y | 3 Plex | 1908 |
| 01-1860-00170-000 | 1020 7 ST S | Victorian | Erskine's | Y | Single Family | 1912 |

| | | | | | | |
|-------------------|----------------|---------------------|----------------|---|---------------|------|
| 01-2180-00030-000 | 1011 6 ST S | Craftsman | Erskine's | Y | Single Family | 1915 |
| 01-1860-00240-000 | 1024 7 ST S | Prairie | Erskine's | Y | Single Family | 1919 |
| 01-0780-01300-000 | 612 10 AVE S | Prairie | Erskine's | Y | Duplex | 1920 |
| 01-0780-01400-000 | 1020 8 ST S | National | Erskine's | Z | Single Family | 1892 |
| 01-0780-01530-000 | 1024 8 ST S | Italian Renaissance | Erskine's | Z | Single Family | 1895 |
| 01-2180-00040-000 | 1003 7 ST S | Victorian | Erskine's | Z | Single Family | 1906 |
| 01-0780-01130-000 | 1007 7 ST S | Victorian | Erskine's | Z | Single Family | 1908 |
| 01-0780-01350-000 | 1006 8 ST S | National | Erskine's | Z | Single Family | 1910 |
| 01-0780-01180-000 | 1012 8 ST S | National | Erskine's | Z | Single Family | 1910 |
| 01-0780-01490-000 | 1023 7 ST S | Victorian | Erskine's | Z | Single Family | 1913 |
| 01-0780-01540-000 | 1002 8 ST S | Prairie | Erskine's | Z | Single Family | 1914 |
| 01-0780-01230-000 | 1009 7 ST S | Victorian | Erskine's | Z | Single Family | 1915 |
| 01-0780-01620-000 | 1017 7 ST S | Craftsman | Erskine's | Z | Single Family | 1916 |
| 01-0780-01290-000 | 1010 8 ST S | Colonial Revival | Erskine's | Z | Single Family | 1916 |
| 01-0780-01630-000 | 709 11 AVE S | Craftsman | Erskine's | Z | Single Family | 1916 |
| 01-0780-01120-000 | 715 11 AVE S | Craftsman | Erskine's | Z | Single Family | 1916 |
| 01-0780-01360-000 | 1015 7 ST S | Colonial Revival | Erskine's | Z | Single Family | 1920 |
| 01-1860-00250-000 | 1116 UNIV DR S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01170-000 | 1120 UNIV DR S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01390-000 | 1124 UNIV DR S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01480-000 | 1202 UNIV DR S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01550-000 | 1204 UNIV DR S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01640-000 | 1206 UNIV DR S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01440-000 | 1208 UNIV DR S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01160-000 | 1111 12 AVE S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01280-000 | 1115 12 AVE S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01470-000 | 1119 12 AVE S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |
| 01-0780-01240-000 | 1123 12 AVE S | Craftsman | McLarens Subd. | 2 | Single Family | 1923 |

| | | | | | | |
|-------------------|---------------|-----------|----------------|---|---------------|------|
| 01-0780-01610-000 | 1113 11 ST S | Craftsman | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01760-000 | 1117 11 ST S | Prairie | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01150-000 | 1119 11 ST S | Prairie | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01560-000 | 1123 11 ST S | Prairie | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01113-000 | 1209 11 ST S | Prairie | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01370-000 | 1215 11 ST S | Prairie | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01270-000 | 1112 12 AVE S | Craftsman | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01450-000 | 1116 12 AVE S | Craftsman | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01700-000 | 1120 12 AVE S | Craftsman | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01590-000 | 1124 12 AVE S | National | McLarens Subd. | 2 | Single Family | 1924 |
| 01-0780-01580-000 | 1109 11 ST S | Prairie | McLarens Subd. | 2 | Single Family | 1925 |
| 01-0780-01090-000 | 1201 11 ST S | Prairie | McLarens Subd. | 2 | Single Family | 1925 |
| 01-0780-01250-000 | 1205 11 ST S | Prairie | McLarens Subd. | 2 | Single Family | 1927 |
| 01-0780-01260-000 | 1111 10 ST S | Victorian | Nelsons | 1 | Single Family | 1900 |
| 01-0780-01690-000 | 1101 10 ST S | National | Nelsons | 1 | Duplex | 1907 |
| 01-0780-01380-000 | 1105 10 ST S | Tudor | Nelsons | 1 | Single Family | 1907 |
| 01-0780-01460-000 | 1107 10 ST S | National | Nelsons | 1 | Single Family | 1907 |
| 01-0780-01081-000 | 1103 10 ST S | Craftsman | Nelsons | 1 | Single Family | 1914 |
| 01-0780-01900-000 | 1102 11 ST S | Tudor | Nelsons | 1 | Duplex | 1932 |
| 01-0780-01950-000 | 1130 11 ST S | Tudor | Nelsons | 1 | Church | 1950 |
| 01-0780-00960-000 | 1009 12 AVE S | Modern | Nelsons | 1 | Single Family | 1956 |
| 01-0780-02040-000 | 1205 10 ST S | National | Northrops | 1 | Single Family | 1895 |
| 01-0780-02150-000 | 1209 10 ST S | Craftsman | Northrops | 1 | Single Family | 1915 |
| 01-0780-00850-000 | 1014 12 AVE S | National | Northrops | 1 | Single Family | 1916 |
| 01-0780-01420-000 | 1018 12 AVE S | Craftsman | Northrops | 1 | Single Family | 1923 |
| 01-0780-00590-000 | 1020 12 AVE S | Prairie | Northrops | 1 | Single Family | 1924 |
| 01-0780-01570-000 | 1210 11 ST S | Craftsman | Northrops | 1 | Single Family | 1927 |
| | | | | | | |