

## 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 10<sup>th</sup> Avenue South; on the east by 5<sup>th</sup> Street South; on the south by 13<sup>th</sup> 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 or side yards.

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 or side yards.
  - 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 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~~ 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**

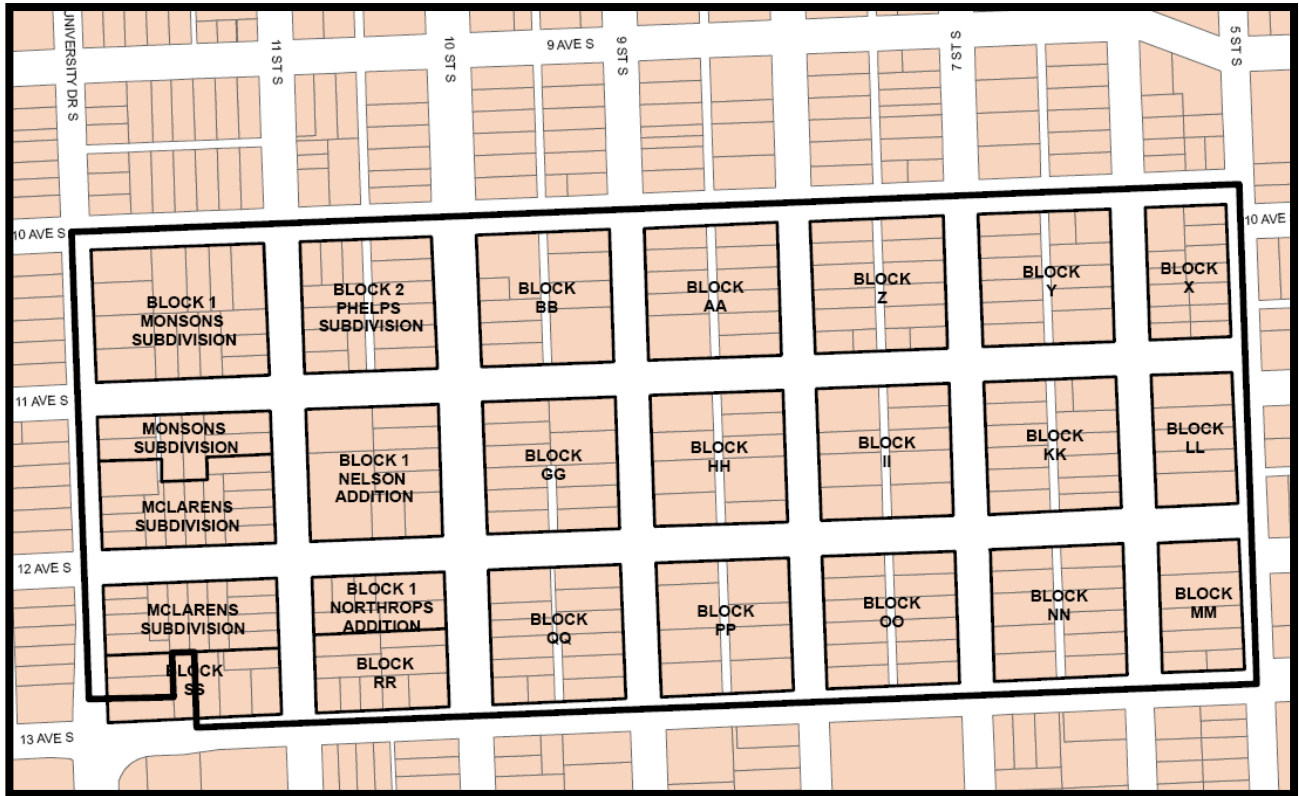
In conjunction with Section 20-0912.C(2) of the Fargo Land Development Code, the Historic Preservation Commission shall consider the following criteria in review of a request for a Certificate of Appropriateness regarding the demolition of a principal building, accessory building or structure. A request 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 245 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