

United States Department of the Interior  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM



744

### 1. Name of Property

historic name Fargo Oak Grove Residential Neighborhood District

other names/site number \_\_\_\_\_

### 2. Location

street & number North and South Terrace Avenues, east of Elm Street North not for publication \_\_\_\_\_

city or town Fargo vicinity \_\_\_\_\_

state North Dakota code ND county Cass code 017 zip code 58102

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide  locally. (\_\_\_\_ See continuation sheet for additional comments.)

Merlan E. Paaverud JR  
Signature of certifying official Merlan E. Paaverud JR

August 30, 2011  
Date

NDSHPO  
State or Federal Agency or Tribal government

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. (\_\_\_\_ See continuation sheet for additional comments.)

Signature of commenting official/Title \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register  
\_\_\_\_ See continuation sheet.
- \_\_\_\_ determined eligible for the National Register  
\_\_\_\_ See continuation sheet.
- \_\_\_\_ determined not eligible for the National Register  
\_\_\_\_ See continuation sheet.
- \_\_\_\_ removed from the National Register  
\_\_\_\_ See continuation sheet.
- \_\_\_\_ other (explain): \_\_\_\_\_

Edson B. Beall

10-13-11

per  
Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
38	16	buildings
0	0	sites
0	0	structures
0	0	objects
38	16	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwellings/residences  
EDUCATION Education-related; boarding school  
RECREATION Outdoor recreation, park

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwellings/residences

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY REVIVALS: Colonial Revival, Late Gothic Revival  
LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

Materials (Enter categories from instructions)

foundation CONCRETE: Concrete block (CMU)  
roof ASPHALT: Asphalt shingles  
walls WOOD: Lap siding, (wood and various substitute materials)  
other \_\_\_\_\_

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7. Narrative Description:

Fargo's Oak Grove residential neighborhood is defined by its context on a peninsula bend in the Red River of the North. The proposed 13.33-acre historic district includes approximately six city blocks, bounded on the east by Short Street North, on the west by Elm Street North, on the north by earthen flood protection barriers that establish the property boundary between the Oak Grove neighborhood and Holm Field/Mickelson Park athletic complex, and on the south by flood protection features that define the boundary with the riverbottom floodplain. The Oak Grove neighborhood is distinguished from other, later north Fargo residential neighborhoods by the atypical orientation of lots toward east-west avenues (North and South Terrace) rather than the predominantly north-south street grid. Many of Fargo's earliest residential neighborhoods share this common characteristic, because the street and lot layouts relate to the topography of the river corridor. The plat of Oak Grove neighborhood is somewhat exceptional in that there is no service alley at the back of any lots, partly attributable to the fact that the plat was established before automobiles were commonplace.

Downtown Fargo's commercial district (NRHP, 1983) is defined by the Northern Pacific (NP) railroad on the south and the Great Northern (GN) railroad on the north. The commercial district historically extended 7-blocks westward from the Red River. The entire developed downtown was destroyed in a massive fire in 1893. Platted just 2-years after the fire, the Oak Grove residential neighborhood is located 2-blocks north and 5-blocks east from the northern edge of the downtown commercial district. Historically it was one of a few identifiable, small-scaled residential neighborhoods close in to the downtown. Within the past 40-years most of the others (Douglasville, Mechanic's Row, the Point in Moorhead, near north Fargo areas surrounding Sanford Medical Center) have been subsumed by expansion of commercial and institutional land uses. Of the identifiable near-downtown residential enclaves, only Oak Grove and the M.E. Beebe residential development near Elim Church to the north of the expanding NDSU Downtown campus remain largely intact, perceptually unified, and essentially unaltered from their historic land use plans.

Approaching the Oak Grove neighborhood from the west, a discernable shift in lot patterns (departing from the more usual rectilinear platted lots typical of most of north Fargo) is evident upon crossing Elm Street North.

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The intersection of South Terrace with North Elm Street is regarded as a gateway entry point into the historic Oak Grove neighborhood. Historically, this entry point was emphasized by both the shift in street alignments, by lot orientations, and by several neighborhood businesses that existed there historically. A nursery greenhouse, grocery store, and gas station were historically associated with the entry point to Oak Grove neighborhood, but none of these commercial enterprises exists in the present day.

The south boundary of the neighborhood is defined by the broad floodplain of the Red River extending to the rear lot property boundaries along Lower Terrace (a dedicated access road having more the character of a back alley). Historically there have been various informal uses of the unbuildable parcels originally platted within the 100-year floodplain. In the present day this floodplain land is used for community vegetable gardens in years when the river does not overflow onto the floodplain. To the south of the floodplain, a railroad line (originally the Great Northern) parallels the river and then crosses it over a bridge supported by stone abutments. The area surrounding the bridge is regarded with concern locally as a place that attracts transients.

From the railroad bridge the river bends toward the north, forming the easternmost boundary of the historic Oak Grove neighborhood. Because of its well-known flooding potential, the area along the river and east from the residential neighborhood contains Oak Grove Park; an oak tree covered civic amenity extending back to the early establishment of the neighborhood. The earliest plats show a street and dedicated lot layout within the park boundaries, but because of the flooding potential these parcels were never developed for residential uses. The park configuration is casual, and the park (just outside the boundaries of the proposed residential district) contains three resources associated with Depression-era federal work relief programs; two shelter buildings and an impressive set of granite stone entry gates. Historically the park was maintained informally by the City of Fargo, but management responsibility for the park was only accepted officially by the Park Board in 1956.

Toward the north and western edges of the park is located Oak Grove Lutheran School. Though not specifically planned to serve the adjacent residential neighborhood, the school is another historically important feature of the neighborhood. For most of the 20<sup>th</sup>-century this small parochial school (originally founded as a Lutheran Ladies Seminary serving the immigrant Norwegian-American population) was comprised of historically

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significant classroom and dormitory buildings that oriented inward toward an informal quadrangle that is shaded by mature oak trees. In the present day, the school is regarded locally as a progressive and viable educational alternative that has invested in modernization, expansion, and flood protection infrastructure. Substantial growth and modernization of the campus have resulted in replacement of several older buildings and construction of a perimeter floodwall. Although the small campus retains much of its quiet, pastoral quality, its historic qualities as an eastern boundary of the residential neighborhood have been somewhat compromised by construction of surface parking lots on what were historically residential properties. In its earliest years, the campus grew up around a noteworthy historic property (Tyler Castle) that actually preceded platting and development of the residential neighborhood.

The character of Oak Grove School has changed substantially since the end of the period of historical significance, and these changes are somewhat more intrusive on the historic character of Oak Grove as a potential residential historic district. Driven largely by necessary flood responses and the need for growth and modernization of the campus, Oak Grove Lutheran School has become more isolated from the surrounding neighborhood. Removal of historic buildings and unifying landscape elements there, in preference for surface parking lots, has marginally weakened the eastern edge of a potential residential historic district.

From the Lutheran School campus the river bends back toward the west defining the back of several residential lots lying within the 100-year floodplain that were chronically flooded. The river bends again toward the north, roughly parallel to a narrower city street named North River Road providing access from Oak Grove to an extensive athletic park lying within the 100-year floodplain (Holm/Mickelson Field). A permanent earthen levee has been constructed from North River Road extending westward to Oak Street North, approximately following the rear lot lines of historic residential properties along the north side of North Terrace. Several three-story condominium buildings have been constructed since the end of the period of historical significance, at the cul-de-sac end of Elm Street North, effectively forming the northwest corner of the historic residential neighborhood. Properties west of Elm Street orient toward Elm Street, whereas all properties in the historic Oak Grove neighborhood district orient toward either North Terrace or South Terrace (avenues).

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Several recognizable physical attributes unify the neighborhood in terms of its historic character. Essentially all of the extant historic properties were built on speculation between 1895 and 1952. Though there are a few instances of other styles, most of the houses in the neighborhood are either modest, Late-Gothic Revival influenced gable-fronted "mechanics cottages" or modest, gable-fronted bungalows. The scale, styles, and setbacks give the neighborhood a consistent, somewhat uniform appearance. These were working class residences constructed speculatively from 1895 to the 1930s to serve mechanic/labor trades working nearby in the historic downtown area. Most of the developable residential parcels were developed prior to World War II, with only a few modest infill residences developed late in the historic period of significance.

The Oak Grove neighborhood is further characterized by narrow lots and street orientation that relates closely to the perceived elevation of 100-year flood potential. Interestingly, and perhaps somewhat unexpectedly, many of Fargo-Moorhead's earliest residential neighborhoods were built quite close to the river corridor, but at elevations strategically just above the elevation of historic river flooding. Since World War II, much residential growth has occurred in locations lying well within the potential for river flooding. It is noteworthy that residential properties within the "defensible inner core" of the Oak Grove neighborhood have withstood major floods at least ten times within the past 120 years, even though the floor level of many of the residences are a mere 6-inches above the established 100-year floodplain. Early planners, builders, and property owners clearly understood the mechanics of the river and consciously balanced the attractive riparian neighborhood setting with the risks of living "close to the edge". There was really nothing foolish or foolhardy about the determination to develop residential properties in this location. Still, the potential for river flooding, and the costs of fighting major floods of increasing frequency, have long been stressful factors for Oak Grove residents.

*Responses to flooding potential*

Though different criteria are used to define boundaries of National Register historic districts, it may be fitting to define the geographic boundaries of Oak Grove's residential neighborhood in relationship to the low-level earthen flood barriers at the district's boundaries. The history of the Oak Grove neighborhood is closely intertwined with its vulnerability to flooding of the Red River, a circumstance dramatically increasing in frequency over the past 20-years. The entirety of Oak Grove residential neighborhood falls within the Federal

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Emergency Management Agency (FEMA) 500-year floodplain, although it is also designated by the City of Fargo as capable of protection to the 42-foot flood elevation representing the greatest flood of record. Major floods of the Red River in Fargo occurred historically in 1882, 1897, 1943, 1952, 1969, 1975, 1978, 1979, 1989, 1997, and 2009. Effects of these recurrent floods on the Oak Grove neighborhood are well-documented in historic photos and newspaper accounts.

In designating an historic residential neighborhood so close to the river, most of the land area of Fargo must be considered with respect to its flooding potential. Nearly 75% of all developed land in the city is regarded as potentially floodable. Vulnerability of the Oak Grove neighborhood was painfully apparent in 2009, when temporary flood protection infrastructure (floodwalls and sandbag levees) was tested to its limits. Heroically, neighborhood residents, city workers, and community volunteers defended the perimeter of Oak Grove neighborhood by adding sand bags to the top of the extant earthworks. City administrators briefed Oak Grove residents about measures being taken to protect their residential properties.

Even so, Fargoans city-wide were acutely mindful that a contingency plan for evacuation might need to be implemented that could potentially have resulted in abandonment of the Oak Grove "oxbow" to a fallback position along Oak Street, one block west of the historic district boundary. A fighting spirit and pride in historical success of having defended the Oak Grove neighborhood against flood events, have served to unify neighborhood residents who continue investing in preservation of the neighborhood's historic character. An active neighborhood association (the Oak Grove Neighborhood Association) was formed in the 1990s to advocate for common interests among the residential property owners.

Residential lots that were originally platted to the outside of the historic residential core (north of North Terrace and south of South Terrace) were characterized by land falling steeply away toward the floodplain within the front 75-feet of the residential lots. This riparian condition meant that many of the historic residential structures were situated on the last strip of level "high ground" upon which stable earthen levees could be built for flood protection of the neighborhood's inner core. Owners of many of these historic residences attempted to

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secure their properties against as many as ten different flood events by building private, temporary ring dikes and permanent floodwalls. Over the past 40-years there has been some notable attrition and removal of residential features at the periphery of the neighborhood, in the interest of improving permanent flood protection for the neighborhood's inner core.

Currently, Fargo and surrounding communities are pursuing a longer-term strategy for permanent flood protection in the form of a diversion channel. One aspect of this strategy has been to remove potentially floodable structures from lands lying within the 100-year floodplain and to improve the earthen levees that form the first line of defense against greater floods. Both of these interventions are expected to enhance and improve flood protection of the inner core of historic residential properties in the Oak Grove neighborhood. The permanent earthen levees in place today have been constructed in a somewhat "piecemeal" fashion over a period of at least 50-years (extending back to 1953, and possibly even earlier in a few instances). Some levees began as temporary features, later re-engineered and added to as a means of achieving a more consistent flood-protected elevation surrounding the neighborhood. In other instances, as property owners have abandoned homes within the floodplain, new earthen levees have been constructed in an effort to connect the flood barrier system. A concerted effort has been made within the past 20-months to improve the levee system subsequent to the record-setting 2009 flood.

Because some floodable historic properties have been removed beyond the North Terrace-South Terrace defining "road loop", the designed flood protection infrastructure being implemented has affected the historic character of the neighborhood's boundary zone in ways that need to be acknowledged. Since the end of the period of historic significance, a number of historic residences have been removed. The single-family dwellings and apartment buildings that were removed helped define one side of the street corridor. In the altered present condition, the relationship of properties within the defensible inner ring now have a more direct connection with the riparian corridor beyond the loop road, even though the historically platted lot configuration, landscape features, and topography retain the character of the historic setting, as reminders of earlier land use.



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From the earliest days of planned development in Oak Grove Addition, land planning made intentional use of the natural landscape features of this setting, evidenced by the layout of streets, lots, and overall neighborhood appearance throughout the historical period of significance. This commitment to take advantage of the natural landscape was continued with the planning, layout and design of Oak Grove as a civic park amenity. It is important to the integrity of the Oak Grove residential neighborhood that the park amenity and the private school campus remain intact and continue as an extension of the residential community. Other landscape and spatial features continue to unify the neighborhood in terms of feeling and associations. Abundant vegetation, streets flanked by mature elms, bur oaks, and boxelders, wide strips of grass on the boulevard area between streets and sidewalks, uniform front yard setbacks, and extensive foundation plantings typify the Oak Grove neighborhood setting. The 1987 Hella historical survey of the neighborhood recommended strategies for preserving and maintaining the mature, mixed urban savannah landscape. The neighborhood retains the strongly pastoral, park-like character that historically attracted people to develop homes in this location.

Within the recommended district boundaries defined by North Terrace, North River Road, Elm Street, and South Terrace, a total of 34 houses and 4 historic garage outbuildings are treated as contributing features. Within the same boundary, 16 buildings (11 houses and 5 garages) are non-contributing according to National Register criteria. Thus, 68.0% of the properties contribute to the characteristics of the historic district while 32% are non-contributing according to NRHP criteria and standards of integrity. Few (if any) of the historic houses surveyed in the Oak Grove neighborhood were actually designed by people who were academically trained and credentialed as architects. Contractors, using standard plans adapted from pattern books, erected most of the houses in the neighborhood. Two housing styles predominate in the survey area. The first is the gable-fronted mechanic's cottage, distributed throughout the middle blocks of the neighborhood. The second main type is the Craftsman-influenced bungalow style of house, of which many excellent examples are found. There are no residential properties in the district identified as having potential for individual NRHP listing.

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*Descriptions of typical styles and construction types:*

The initial period of growth in the Oak Grove neighborhood occurred during and after the Second Dakota Boom, roughly from 1898-1914.<sup>1</sup> The architectural fabric of Oak Grove reflects this period of growth through the large number of gable-fronted mechanic's cottages. The term "mechanic's cottage" (or workers' housing) connects a particular style of house with its social purpose. That is, it embodied upright, responsible living space for working-class, middle-income property owners. Mechanic's cottages were fairly conservative from a design standpoint, often adapting forms and details from Greek Revival architectural influences. In the Oak Grove neighborhood, it was common for these houses to have a gable front with a porch (either open or enclosed) extending across the front to take maximum advantage of lot widths (which were relatively narrow by modern-day standards). Based on standard lumberyard house plans, many of these gable-front cottages are ornamented with decorative roof support brackets as a feature of their architectural style. The earliest house surviving within the district is the small gable-fronted residence at 28 South Terrace, which is of this unassuming vernacular architectural type.

A second period of expansion occurred between 1914 and 1922 with growth of the Oak Grove as a "suburban" neighborhood for middle-class families. This period was stimulated, in part, by installation of the streetcar line (Fargo Street Railway) that extended to serve Oak Grove neighborhood.<sup>2</sup> An important style of dwelling that found widespread popular acceptance during this time period was the bungalow. Pure bungalow style houses are epitomized by broad front porches, usually screened and extending the full width of the front of the house, but sometimes identified by a smaller gabled porch extending forward from the main volume of the house. The main gable may be oriented parallel with the street or perpendicular to it. In popular literature of the 1920s, the bungalow porch feature was derived from architects' familiarity with sleeping porches in the Bengal region of India. This feature was then adapted in popular architecture of California and the western U.S. In our region, the bungalow type was most popular from 1910 to 1935; the time period when a great many "in-fill" houses were being constructed to complete the Oak Grove neighborhood.

<sup>1</sup> Elwyn Robinson, 1966 (2009 reprint):235-254.

<sup>2</sup> See Ramsay, 1973; Olson, 1976; and Peihl, 2001.

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Bungalows and Craftsman-influenced houses are probably the most prevalent style throughout the Oak Grove neighborhood. Several of these houses have also retained their detached, single-stall garages adjacent to the alleys, built and detailed in the same architectural style as the houses to which they relate. Largely owing to the timeframe when the houses were built and the range of ways property owners could get access to published designs reproduced in popular literature, design manuals, and lumberyard design guides, the majority of the houses in Oak Grove neighborhood are either gable-fronted mechanics' cottages or modest bungalows, some of which also reflect a Craftsman-style influence.

Popular preference for the bungalow among middle-class homeowners coincided with national popularity of the Craftsman style more commonly found on much larger houses. True Craftsman houses would have generally been larger and more ostentatious than the housing market in the Oak Grove neighborhood called for. It is more typical to find Craftsman features synthesized successfully with modest bungalow form to create a Craftsman Bungalow. This style is further characterized by deep overhanging eaves and gables, supporting roof brackets at gable ends and exposed rafter ends at the eaves, paired or grouped sets of windows, frequently using 3:1 or 4:1 double-hung window sash.

Period-Revival houses, including Colonial Revival, are scarcely represented in the Oak Grove area. The few instances of the Dutch Colonial Revival or American Colonial style (include the Cape Cod variant) are typified by a gabled or gambrel form oriented with its long side toward the street, symmetrically arranged windows, Classical motifs (particularly hooded or pedimented entrance surrounds), and external chimneys at the gabled ends. Windows in period-revival houses are often multi-paned divided lites in configurations like 6:6, 9:1, and 8:1. (Architects use the non-conventional word "lite" in this instance to describe a single panel of glass.)

Some buildings do not easily fit in the "pigeonholes" of classification by style. National Register guidelines also use the terms "design and method of construction", in part to make allowance for eclectic buildings that may combine features typifying more than one design style. Popular tastes often tempt property owners and builders to mix or blend styles in a way that academically trained architects might resist. At times the details of one style

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were grafted onto a building from a different historical period. Several houses in the survey area reflect this kind of grafting from the time they were first built, and it may be useful to acknowledge that this eclecticism of popular design tastes continues today in the form of non-functional, decorative window shutters and similar features added as an ornamental embellishment.

Some styles of residential architecture are not represented in the Oak Grove area. Given the timeframe within which houses in this neighborhood were built, it is not unexpected to find that there are virtually no examples of Queen Anne, Italianate, Romanesque, or Gothic Revival influence. Several unaltered, detached garages augment the suburban, automobile-oriented character of the survey area. Many of the garages are of the same historic date as the houses to which they relate, and thus contribute to the historical and architectural associations of the dwellings and the neighborhood. In several instances, garages for two adjacent houses were placed on the shared lot line and two driveways provided access from the street to the back of the lot.

Classification of houses according to their conformance to a particular, defined academic "style" is but one way of describing their historical meanings. Basic, modestly designed working-class houses are an important feature of the Oak Grove neighborhood. These houses (and in a few instances even related garages of the same historical period) could, however, contribute to a potential district based on their embodiment of a type of construction familiar in working-class homes, and based on their feel and association with other houses in the neighborhood. Evolving neighborhood patterns contain information about Oak Grove's historic significance as an expression of events that shaped community. One example is the insertion of small, detached garages at the back of lots associated with displacement of early streetcar service with private automobiles. Only a very small number of the early garages still exist in a condition that contributes to the district's integrity, but the atypical carriage house at 43 North Terrace and the detached garage at 36 South Terrace (matching the Craftsman design influence on the house at that address) definitely contribute to the district's historic character.

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*Appraisal of overall integrity; materials, setting, feeling, association:*

In evaluating the historical emergence of close-in, working-class residential developments, Ames and McClelland observe that, among the principal factors influencing suburban house design was, “translation of the suburban ideal into the form of individual dwellings, usually on their own lots in a safe, healthy, and park-like setting. As house designs became adapted for more modest incomes and as advances in transportation lowered the cost of commuting, suburban living became affordable to an increasingly broad spectrum of the population.”

Historical patterns of the Oak Grove neighborhood reflect strong designed relationships to transportation routes (such as the early streetcar service line), purposeful site planning and design character of yards and open space, a consistent character and condition of housing, designs associated with one of two main chronological periods, distinctive landscape design and maintenance, identifiable shared amenities (like the adjacent school and park, as well as the relationship to the river corridor), and a strongly unified expression of patterns of local history. In terms of local perception, the Oak Grove residential neighborhood is widely regarded (by neighborhood residents and the larger community) as a distinct, identifiable, and unified neighborhood setting.

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets

**8. Statement of Significance**

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

- COMMUNITY PLANNING & DEVELOPMENT
- TRANSPORTATION
- SOCIAL HISTORY
- ARCHITECTURE (Vernacular)

Period of Significance 1895 to 1952 Construction period for historic residences and accessory buildings  
1904 to 1937 Period of streetcar system access to neighborhood

Significant Dates 1895 Recording of first plat for Oak Grove neighborhood lot layouts  
1906 Opening of Lutheran Seminary adjacent to residential neighborhood  
1956 Title transfer of adjacent Oak Grove Park to Fargo Park District formalized

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation \_\_\_\_\_

Architect/Builder No known architects  
Various local builders

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

See continuation sheets

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8. Significance Statement:

*Historical context; early Fargo land use patterns*

The Oak Grove neighborhood first appears on a legal plat as an addition to the City of Fargo in 1884 (mapped only as blocks, without individual lot lines). As early as 1882, in fact, there was roadway access to the impressive Tyler Castle (with its gas lighting, fireplaces, and attendant carriage houses) sited on the grounds of modern-day Oak Grove School. Early "speculative" maps for the Oak Grove Addition show proposals for street layouts of North and South Terrace. Individual lots were platted by 1895 and offered for sale to speculative builders. Approximately a dozen private homes had been built prior to the 1906 chartering of Oak Grove School (Lutheran Ladies' Seminary), which operated for many years in the Tyler mansion, situated on a remote patch of high ground near the far eastern end of the peninsula.

Between the late nineteenth and mid-twentieth centuries Fargo's north side evolved into a large residential area typical of many American suburbs. Economic booms and population growth stimulated new housing construction on former agricultural land that had later been subdivided by real estate speculators. Contractors continued to erect more homes on the north side after the city extended such urban services as sewers, water mains, and sidewalks to the area. The installation of a streetcar line further enhanced the north side's attractiveness to people who desired to attain a typical middle-class American goal: the ownership of a single-family home with a yard. [Norene A. Roberts, 1987 NRHP]

Permanent lot configurations and land use in the Oak Grove subdivision were finalized in 1895 (soon after the Great Fargo Fire of 1893). The earliest houses surviving today in the Oak Grove residential neighborhood date from 1895 (28 South Terrace; SITS 32 CS 4343), 1907 (33 South Terrace; SITS 32 CS 4346), and two houses from 1908 (1-3 South Terrace; SITS 32 CS 4331 and 17 South Terrace; 32 CS 4337). In the earliest development vision, land within Oak Grove Park was also platted for buildable residential lots and public streets, but lot layout within the park was never implemented, other than designation of Ash Street and Maple Street which function today as park drives. Though recent flood events might call early historical judgments into question, to a considerable extent popular tastes for picturesque landscapes made settings like Oak Grove particularly attractive for residential development in the first two decades of the 20<sup>th</sup> century. Fargo was well-served by three major railroad lines, and a wide variety of building materials for home construction were

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readily available from lumberyards situated along the river between the Northern Pacific and Great Northern railroad lines.

Oak Grove School and Oak Grove Park are two "public" anchors that continue attracting residents from all parts of Fargo into the Oak Grove neighborhood as they did throughout the historic period. As amenities of the residential land development that took hold in Oak Grove Addition, the physical characteristics of the park and school deserve some discussion as they relate to historic significance. Though Tyler Castle was situated outside the boundaries of a proposed historic district, much has been written about this significant local landmark feature, which formed the early historic context for the Oak Grove campus and residential neighborhood. The large and distinctive Queen Anne influenced house was originally constructed by Evan Sobeski Tyler as a private (albeit baronial) residence, predating the establishment of the officially-platted residential subdivision.

Soon after the house was built in 1882, Tyler's financial and personal affairs met with misfortune, and in 1882-83 the property was transferred to George S. Barnes, who in turn sold the house (and other surrounding property) to the Oak Grove Lutheran Ladies Seminary, a church school affiliated with Fargo's growing Norwegian-American immigrant community. An early (ca. 1929) promotional catalog for the Oak Grove setting touted the desirability of the Ladies' Seminary that eventually transformed into Oak Grove Lutheran School:

Northeast Fargo, where the Seminary is located, is a magnificent natural grove, part of which is maintained as a park by the city. The school is removed from the noise and bustle of the down-town [*sic*] district and yet is easily reached by a few minutes walk or by taking the Oak Grove bus line which runs to within one block of the school. The eight acres of campus wooded with native trees, afford pleasant surroundings and space for wholesome out-of-door exercise when weather conditions permit. The adjacent park enhances the natural beauty of the location and gives further opportunity for recreation and exercise. (Oak Grove Seminary, 1929)

The Lutheran school (which taught classes in both English and Norwegian languages) continued to gain prominence. It began accepting male students in 1926 and successfully weathered the Great Depression. The



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"castle" was found to have serious structural deficiencies and was razed in 1937. The Oak Grove Lutheran High School campus expanded between 1922 and 1985 with five additional buildings, one of which (Jackson Hall) survives and still meets criteria for historic significance. Jackson Hall (Braseth and Rosatti, Architects) was addressed in a 1987 National Register Nomination by Norene Roberts for near north Fargo resources. As part of the peripheral context for the Oak Grove residential neighborhood, the Lutheran School campus still retains the pastoral quality in its quadrangle of open space, thanks to the conservation of many of its large oak trees. As mentioned elsewhere in this nomination, the growth vision for the school has, however, negatively impacted the eastern boundary of an historic residential district as a result of the need for off-street parking, formal entrances to new classroom buildings, and a protective floodwall.

The first real, significant growth in development of Oak Grove neighborhood as a "near-in" residential suburb, convenient to growth of the downtown business district began with establishment of the electric streetcar system. The successful implementation of an early streetcar line in Fargo-Moorhead was an interesting aspect of the development of the near-northside, and a significant factor in the growth of Oak Grove neighborhood before predominance of the automobile. A streetcar commuter line connected Oak Grove residences with downtown Fargo businesses in the 1910s and 20s.

Fargo was making the difficult transition from town to city, from the horse to horsepower. But before the automobile was very widely used in Fargo-Moorhead, there was an extensive rapid transit system of Streetcars. [Beginning in 1904], the first operating track included a North Side loop and a South Side loop, as well as a line toward Oak Grove Park . . . The impact of cheap convenient ground transportation was immediate. First, it virtually doubled the trade area of Fargo business . . . But most important was the influence it had on developing patterns of outlying areas – areas which had, until then, remained essentially agricultural in nature. With cheap transportation, the city's north and south sides were now available for development. With few exceptions, no one was more than a [short] walk from the streetcar lines. Speculative builder/developers occasionally built rows of identical single-family houses . . . [Ramsey, 1973]

As shown on historic maps, and documented in historic photos and ephemera (see Additional Documentation pages), the electric streetcar extended a line toward the Oak Grove neighborhood, which

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terminated at the intersection of Sixth Avenue and Elm Street; the gateway entry point to the designated residential historic district. A few popular neighborhood service businesses cropped up at this location, including a small store. (The two-story frame building pictured beyond the streetcar in Fig. 12 still exists at the terminus location of the Oak Grove streetcar line.)

In the late 1880s, tremendous improvements in electrical generation and, especially electric motors, gave mass transit dreamers another option for power. In 1902 a group of Pennsylvania businessmen revived the street railway idea. The cities [Fargo and Moorhead] agreed to their terms, but the group developed money problems. [Finally] the city agreed, and in the fall of 1904 the company rushed to lay the rails and string wire before the snow fell. The routes to Fargo included loops north and south of downtown and a branch to Oak Grove Park. Union Light, Heat, and Power Company of Fargo [which later morphed into Northern States Power Company and current-day Excel Energy] provided electricity to run the cars from a specially installed 150 kilowatt, 550 volt steam powered direct current generator. The DC current reached the cars via an overhead cable suspended above the tracks by an intricate system of supporting wires.

[The first streetcars on the Oak Grove line] . . . were not the little Kodak yellow trolleys many local residents remember from the 1920s and 30s. The first seven were specially ordered from the Niles Car Manufacturing Company in Ohio, a company with a well-deserved reputation for building some of the finest streetcars ever. The closed, 30-passenger cars were real works of art, featuring hardwood paneling inside, double-thick windows and circulating hot water for comfort in winter, rattan seats and gold pin striping. In photos they appear shiny and dark, perhaps black, but several years ago the late Helmer Lee of Moorhead [recounted] them as dark green. A most distinctive feature was the "monitor roof". The center section of the roof was raised. Transom style windows in the sides and ends of this "clerestory" provided better light and ventilation.

The cars were built for two-man service. The driver (or motorman) stood in an enclosed vestibule in the front of the car and a conductor was stationed in an identical vestibule in the rear. Passengers entered through a door on the right rear side, took a seat and gave the conductor their fares on exiting. The fare was a nickel (4-cents for students), but many folks bought books of 21 paper tickets for a dollar. At the end of the route, rather than turning the streetcar around, the motorman removed his control mechanism, pulled down the trolley pole with a rope attached to a spring, switched places with the conductor, reinstalled his control mechanism and proceeded back up the line. Additional cars purchased in 1905 and 1906 included several "previously owned" cars from Twin Cities Rapid Transit Company, some open cars for summer use, and a snow plow. [Peihl, 2001]

Changes in the pattern of built-up properties from the detailed, 1922 Sanborn Fire Insurance map to the 1941 map by the same company shows an interesting accommodation of two residences being built on a single

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parcel, construction of one duplex residential unit that still exists today, and the introduction of a growing number of detached "auto garages" to supplement the other utility buildings (like poultry sheds) on backlots within the neighborhood. It is notable that there was never sufficient need to re-plat the interior blocks between North and South Terrace to introduce any dedicated back alley. Thus, access to virtually all detached auto garages is from the public streets at the front of properties, with the exception of properties having secondary access from North Fifth Avenue (or "Lower Terrace"). Without making any notable changes to the basic plat of lot layouts in the Oak Grove neighborhood, increasing use of the automobile was accommodated within the original legal plat of Oak Grove properties.

At one time, North River Drive (originally platted as "Bluff Street") provided a notable "back door" into the neighborhood from the vicinity of Mickelson Field athletic complex. A bikeway connection extending northward from North Terrace continues to connect the Oak Grove neighborhood with the parkway system to the north. A newly constructed bikeway access inserted in the vicinity of 63 South Terrace also connects pedestrian and public bicycle access to the community gardens situated on the riverbottom "flats" below South Terrace (and south of the former Lower Terrace). Surrounded on three sides by river and public parkway, Oak Grove neighborhood retains a "private" feeling of differentiation from the patterns of surrounding land use and traffic. The enhanced gateway entrance to Oak Grove Park is increasingly experienced as a positive amenity.

Of the 55 residential properties surveyed in the Oak Grove neighborhood in 2008-2009, twenty of those houses were built in the decade of 1910-1919, twenty-two houses were built 1920-1929, and only eight were built in the 1930s to 1950s. Several apartment houses (which no longer exist in the Oak Grove community infrastructure) were conspicuously arrayed along the south side of South Terrace, and continued to be a visible part of the Oak Grove neighborhood architecture until the 1970s.

Well into the 1930s, the Oak Grove neighborhood was rather poorly served with city utilities; sewer and

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water. Danbom's history of Fargo during the Great Depression<sup>1</sup> calls attention to the inescapable stench from the river, which served as a kind of uncontrolled open sewer for drain fields that fed into it. Major civic improvement of the 1930s entailed public investment in more modern utility services, and because of its closeness to the river, Oak Grove was one of the main beneficiaries among north Fargo neighborhoods.

A further interesting "episode" in the history of development of the Oak Grove neighborhood was the conspicuous presence of several local businesses among the residential land uses. Many longtime Fargo residents will recall the attraction for many years of the successful Shotwell Greenhouse business at the gateway to the Oak Grove neighborhood, where South Terrace branches off from Elm Street. Less well-known may be the fact that this business shows up on 1922 Sanborn Maps as the Smedley Company Greenhouse (later, in 1942, the Fargo Floral greenhouse). Other businesses that served the neighborhood were a grocery and a gasoline station (at the convergence of 6<sup>th</sup> Avenue, South Terrace, and Elm Street), again with important connections to the growing preference for the automobile as a mode of transportation. These businesses discontinued viability in the late 1960s, but the now-forgotten notion of neighborhood service centers remains of historical interest today.

The deteriorating physical condition of the Oak Grove neighborhood was regarded with some concern in the 1970s and 80s. At that time the City of Fargo commissioned a neighborhood-oriented study by Bruce Hella Architectural Studio (1987). After weathering major flood events in 1969, 1975, 1978, and 1979 the 1987 Hella planning study called attention to problems (at that time) with poor drainage, overgrown landscaping, deteriorating streets, blighted parking, and the need for flood protection to at least the height of the 100-year flood elevation. Happily all these concerns have been well addressed by civic action and residents' initiative, so that the neighborhood exists today in a much better condition of material integrity than just 20 years ago.

Despite obvious changes (the streetcars are all gone), in the present day, one experiences entry to the Oak

<sup>1</sup> David B. Danbom. *Going It Alone: Fargo Grapples with the Great Depression*. St. Paul: Minnesota Historical Society Press, 2005.

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Grove neighborhood in much the same way as would have been the case historically. Approaching from the west, both Sixth and Seventh Avenues provide access from the major arterial (Second Street North). The shift in patterns and street alignments is plainly evident as one crosses Elm Street. The curvilinear arrangement of North and South Terrace and the mature shade trees anticipate the park like condition at the end of the peninsula where one enters the public park or the reposeful high school campus. Though the front yards are relatively compact and the spacing of houses somewhat "tight", houses fronting on both North and South Terrace are set back from the front property line in an informal and non-regimented fashion that appears markedly different from most other residential neighborhoods. North River Road "branches" off from North Terrace in a similarly casual and "organic" manner. Rear lots have an inward-looking privacy about them.

Beyond the defining boundaries of the historic district, the entire perimeter of the neighborhood is now surrounded by informal recreational land uses that accentuate the neighborhoods geographic form as a "peninsula." The neighborhood remains highly "walkable" as it has always been historically. The original developers took good advantage of the natural features of the setting, while minimizing the impacts of seasonal river flooding to the extent the flood events could be anticipated. Residential property owners in the neighborhood have exercised pride and reasonably-sound preservation judgment in investing in the long-term maintenance of most properties. Based on architectural survey reports and historic photos, the documentary record of the neighborhood suggests that it is as attractive and well-cared for today as it has ever been; much improved from the neighborhood's somewhat blighted condition documented in survey reports from the 1930s and the 1980s. A large part of that "material richness" lies in the extent to which maintenance and investment have kept faith with the neighborhood's historic characteristics from the first half of the 20<sup>th</sup>-century.

A designated historic district derives its importance from being a recognizable unified entity, even though it may be comprised of a wide variety of resources and features. Based on the physical evidence we have examined, the author recommends that the period of significance for Oak Grove residential neighborhood is 1895 to 1952. That is the timeframe within which the residential neighborhood took shape and took on its present architectural character as a range of middle-income houses and related infrastructure. The characteristic

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that best defines the potential district is Oak Grove's character as a discrete area of urban settlement, contiguous with -- but apart from -- the rest of north Fargo.

Significance of the district is based primarily on the neighborhood's association with a pattern of historical events in land use planning and suburban development as defined by National Register Criterion "A", including the impact of transportation, floodway management, and park like amenities on the integrity of feeling and association. There is a tangible cohesiveness in the scale, density, material character, and landscape treatment that unifies the Oak Grove neighborhood. With engagement from a strongly active Oak Grove Neighborhood Association, the neighborhood continues to have a positive visibility in relationship to the larger community of near north Fargo.<sup>2</sup>

The significance of the district is based secondarily on embodiment of design and methods of construction as defined by National Register Criterion "C". The range of architectural styles reflects a period of urban residential growth, forming a significant and distinguishable entity even though components of the district may lack individual distinction. The predominance of working-class, gable-fronted mechanics' cottages and unpretentious, vernacular bungalows is a reflection of consumer tastes during the period of historical significance (1895 to 1952). The incorporation of back lot garages for automobiles connotes the transition from public streetcar transport to private cars.

Despite alterations of the context just beyond its boundaries, the Oak Grove Residential Neighborhood retains a fairly high degree of integrity in its location, consistency of design, contextual setting, feelings, and associations. It is clearly an identifiable "place" in the perceptions of Fargo-Moorhead residents. There is a healthy degree of pride and optimism in maintaining the historic character of the neighborhood that justifies its designation as a National Register Historic District.

<sup>2</sup>

Jane LaLiberté Butler, a longtime friend of the author, advocate for preservation of historic architecture in the Fargo-Moorhead community, Board-member colleague on the Fargo Heritage Society and vice president of the Oak Grove Neighborhood Association, sadly passed away in July 2010. Her obituary proudly acknowledged her devotion to maintaining her 96-year old home on South Terrace.

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: North Dakota Institute for Regional Studies

**10. Geographical Data**

**Acreage of Property** 13.33 acres (5.395 ha)

**UTM References** (Place additional UTM references on a continuation sheet)

*See continuation sheets*

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

*See continuation sheets*

**Boundary Justification**

*See continuation sheets*

**11. Form Prepared By**

**name/title:** Steve C. Martens; Architect/Architectural Historian  
**organization:** for the Fargo Historic Preservation Commission  
**street & number:** PO Box 742  
**city or town:** Fargo **state:** ND

**date:** February 10, 2011  
**telephone:** 701/361-3943  
**zip code:** 58107-0742

**Additional Documentation**

Submit the following items with the completed form:

See Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

**name:** *various property owners*

**street & number:**

**city or town:**

**state:**

**telephone:**

**zip code:**

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10. Geographic information

*Acreage:*

13.33 acres including all platted parcels and street right-of-way, as calculated from City of Fargo parcel database.  
(5,395 hectares)

*UTM References:*

UTM = Z14 E669 430 N5 194 340	Southwest corner reference point at street centerlines, intersection of Elm Street and Lower Terrace
UTM = Z14 E669 565 N5 194 555	North boundary reference point at street centerline, North River Road (former "Bluff Street")
UTM = Z14 E669 710 N5 194 370	Southeast corner reference point at street centerline, South Terrace, near the corner point of Oak Grove School campus

*Verbal Boundary Description:*

An irregular polygon as indicated on reference maps in Additional Documentation section, with the following described boundaries:

Beginning at a point at the southwest corner of Lot 9, Fargo Oak Grove Addition (OGA) proceed west 66-feet (to the point designated as UTM Z14 E669430 N5194340), thence northward at an angle of 2-degrees west of north following the eastern property line boundaries along the west side of platted Elm Street North a distance of 562-feet to the northeast corner of lot 16 Lindsay's & Devitt's 2<sup>nd</sup> Addition, forming the general west boundary of the designated NRHP historic district.

Turning northeastward follow the north street right-of-way of North Terrace N a distance of 170-feet to the southwest corner of Lot 3, Block 3 (OGA), then following the west lot line proceed northward 207-feet to the edge of a platted service alley, thence northeastward following the centerline of an earthen flood protection levee to the northern property boundary of Lot 8, Block 3 (OGA), then following the lot line eastward to the intersection with the west boundary of River Road North right-of-way (originally platted "Bluff Street") continue 25-feet to the centerline of River Road North (designated as UTM Z14 E669565 N5194555). Continue eastward 25-feet on the same line to the northwest property boundary of Lot 16, Block 4 (OGA), thence following the front lotlines of all parcels adjoining the north right-of-way of platted North Terrace N to the east boundary of Lot 25 all of which forms the general north boundary of the designated NRHP historic district.

Turning southward, follow the east right-of-way of platted Short Street N, continuing across South Terrace N (along the west boundary with the Oak Grove Lutheran School campus) a total distance of 337-feet which forms the eastern boundary of the designated NRHP historic district. (UTM locator Z14 E669710 N5194370 is at the centerline of South Terrace N on this eastern boundary line.)

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Proceed west along the south right-of-way of South Terrace to the northeast corner of Lot 18, Block 1 (OGA), proceed southward along the east property boundary a distance of 100-feet, thence following the irregular centerline of a temporary ring dike, continue generally westward a distance of 42-feet to the west property boundary of Lot 18; thence returning 100-feet northward to the south right-of-way boundary of South Terrace N. Continue westward along the south right-of-way boundary of platted South Terrace N to the northeast corner of Lot 4, Block 1 (OGA) as described for Parcel 01-2200-00083-000, turn south and proceed southward 220-feet, thence westward along the north boundary of Lower Terrace platted right-of way a distance of 253-feet to the point of origination, all of which forms the general south boundary of the designated NRHP historic district.

***Boundary Justification:***

All property within the defensible "dry side" boundary of permanent flood-protective construction features, comprised of residential parcels fronting on North Terrace, South Terrace, and Short Street. Constructed features within this boundary form the undisturbed extent of Blocks 1, 2, 3, and 5 in the original Oak Grove Addition to the City of Fargo. The boundary includes all residential features, garages and outbuildings, landscape plantings, and City utility improvements associated with the period of significance.

Parcels originally platted in Block 4 (Oak Grove Addition), toward the north side of North Terrace N have been excluded because all historic residential features have been removed in the course of flood-preventative construction. Similarly, historically-platted parcels in Block 1 (OGA), along the south side of South Terrace N occur within the 100-year floodplain. Architectural features of these parcels occurring below the "fall line" were removed after 2009 to facilitate construction of a permanent flood-defense earthen levee. One exceptional residence (73 South Terrace) is maintained by the property owner inside a temporary ring dike and has been included within the district boundary inasmuch as it reflects the historic pattern of building placements along the south side of South Terrace. Land within the floodplain of the Red River has essentially been converted to recreational park land, with abandonment of its historically platted residential usage.

The designated district boundary encompasses the significant concentration of extant buildings and related features consistent with the visual character of the residential neighborhood during the period of historic significance (1895-1952). The patterns of land development outside the district boundary toward the east (the parochial school and city park) are clearly differentiated in their institutional and recreational uses. Similarly, the western boundary reflects a distinct shift in pattern and land use.

Historically-platted residential parcels outside the district boundary to the northeast and south of South Terrace N lie within the chronic 100-year floodplain. The development pattern originally reflected in these parcels has been altered by permanent flood-protective construction features, subsequent to the period of historic significance. All public and private land and features inside the designated boundary reflect generally unaltered patterns of an early, closely-connected residential subdivision served by streetcars and automobile access. Land use patterns reflect the planned development of a discrete residential neighborhood, taking advantage of a narrow peninsula of land that existed just above the floodplain.

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Photo caption/identifier continuation sheet:

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: June 29, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 224\_OakGrove Context029
6. Subject description; context of historic neighborhood at southwest entry point/streetcar terminus  
Photographer facing northwest toward former historic store, away from historic district  
**Photo number 1**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: June 29, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 220\_OakGrove Context010.
6. Subject description; context of historic neighborhood; view toward intersection with North Terrace  
Photographer facing south from North River Road, toward mature landscape plantings  
**Photo number 2**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: January 7, 2011
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 325\_OakGrove Context 73ST.
6. Subject description; context of historic neighborhood showing earthen levees on south side of South Terrace  
Photographer facing eastward toward Butler residence at 73 South Terrace  
**Photo number 3**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: June 29, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 223\_OakGrove Context022
6. Subject description; context of historic neighborhood, view toward Oak Grove Park  
Photographer facing east toward park entrance gates  
**Photo number 4**

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 2  
Fargo Oak Grove Residential Neighborhood Historic District, Cass County, North Dakota

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: June 29, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 221\_OakGrove Context014
6. Subject description; context of historic neighborhood, with recent flood levees visible at left  
Photographer facing east along North Terrace, toward northwest corner of Oak Grove Lutheran School  
**Photo number 5**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: June 29, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 006\_OG 3NT
6. Subject description; Stucco bungalow with open eave brackets at 3 North Terrace  
Photographer facing southeast  
**Photo number 6**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 023\_OG 16NT.
6. Subject description; American Colonial Revival with tuck under double garage at 16 North Terrace  
Photographer facing northwest  
**Photo number 7**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 024\_OG 18NT.
6. Subject description; Gable-front bungalow at 18 North Terrace  
Photographer facing north-northeast  
**Photo number 8**

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 3  
Fargo Oak Grove Residential Neighborhood Historic District, Cass County, North Dakota

**1. Fargo Oak Grove Residential Neighborhood District**

2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log: 069\_OG 65NT.
6. Subject description; Pair of typical bungalows bungalow at 61-65 North Terrace (one is altered)  
Photographer facing south-southeast; note rear garage and landscape treatments  
**Photo number 9**

**1. Fargo Oak Grove Residential Neighborhood District**

2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log: 052\_OG 37NT.
6. Subject description; gable-front stucco residence with screened porch at 37 North Terrace  
Photographer facing southwest  
**Photo number 10**

**1. Fargo Oak Grove Residential Neighborhood District**

2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: March 17, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log: 190\_OG 43NT.
6. Subject description; dormered bungalow residence with full-width front porch at 43 North Terrace  
Photographer facing southwest; showing garage/carriage house feature at rear of lot  
**Photo number 11**

**1. Fargo Oak Grove Residential Neighborhood District**

2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log: 037\_OG 33NT.
6. Subject description; modest stucco gable-front bungalow at 33 North Terrace  
Photographer facing southeast; note stucco covering on flowerboxes and open eave brackets  
**Photo number 12**

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National Park Service

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CONTINUATION SHEET**

Section Additional Documentation Page 4  
Fargo Oak Grove Residential Neighborhood Historic District, Cass County, North Dakota

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 080\_OG 70ST
6. Subject description; Gable-front bungalow at 70 South Terrace  
Photographer facing northwest  
**Photo number 13**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 082\_OG 64ST.
6. Subject description; Two-story bracketed bungalow at 64 South Terrace  
Photographer facing northwest  
**Photo number 14**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: March 17, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 155\_OG 44ST
6. Subject description; Gable-front mechanics' cottage with open porch at 44 South Terrace  
Photographer facing northeast  
**Photo number 15**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: March 17, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 326\_OG 73ST
6. Subject description; Last remaining unaltered house on river side of South Terrace; 73 South Terrace  
Photographer facing southwest  
**Photo number 16**



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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
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Section Additional Documentation Page 5  
Fargo Oak Grove Residential Neighborhood Historic District, Cass County, North Dakota

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 095\_OG 50ST.
6. Subject description; Prototypical gable-front bungalow at 50 South Terrace  
Photographer facing north; porch openings have been altered  
**Photo number 17**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 106\_OG 36ST
6. Subject description; Craftsman-influenced bungalow with matching back lot detached garage; 36 South Terrace  
Photographer facing northwest  
**Photo number 18**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 108\_OG 36ST
6. Subject description; Craftsman-influenced bungalow at 36 South Terrace  
Photographer facing northeast  
**Photo number 19**

1. **Fargo Oak Grove Residential Neighborhood District**
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 111\_OG 30ST
6. Subject description; Gable-front mechanics' cottage with enclosed porch at 30 South Terrace  
Photographer facing northwest  
**Photo number 20**

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Additional Documentation Page 6  
Fargo Oak Grove Residential Neighborhood Historic District, Cass County, North Dakota

1. Fargo Oak Grove Residential Neighborhood District
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 116\_OG 28ST.
6. Subject description; Gable-front with enclosed porch at 28 South Terrace; one of the earliest Oak Grove homes  
Photographer facing northeast  
**Photo number 21**

1. Fargo Oak Grove Residential Neighborhood District
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: March 17, 2009
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 164\_OG 30ST.
6. Subject description; Gable-front mechanics' cottage with enclosed porch; 30 South Terrace  
Photographer facing north  
**Photo number 22**

1. Fargo Oak Grove Residential Neighborhood District
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 135\_OG 1ST.
6. Subject description; Gambrel-roofed Dutch Colonial Revival with detached garage; 1-3 South Terrace  
Photographer facing east toward west elevation side of house, with historic detached garage at rear  
**Photo number 23**

1. Fargo Oak Grove Residential Neighborhood District
2. Cass County, North Dakota
3. Photographer: Steve C. Martens
4. Photo date: August 9, 2008
5. Digital image; State Historical Society of North Dakota and Fargo Historic Preservation Commission  
Photo log; 137\_OG 4ST.
6. Subject description; Story-and-a-half residence with enclosed sun porch at 4 South Terrace  
Photographer facing northeast  
**Photo number 24**

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National Park Service

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CONTINUATION SHEET

Section \_\_\_\_\_ Additional Documentation \_\_\_\_\_ Page 7

Fargo Oak Grove Residential Neighborhood Historic District, Cass County, North Dakota

SITS#	Address	ConstrDate	Style	Determined Contributing	Determined NonContribute	Historic Garage?	SiteFile SubmittedDate
32CS 4257	612 Short Street	1952	Colonial Revival	PC			4/07/2009
32CS 4278	724 North River Road	1938	Tudor Revival	PC			4/07/2009
32CS 4288	2 North Terrace N	1984	Other Contemporary		DNC		6/30/09
32CS 4289	3 North Terrace N	1921	Bungalow	PC			4/07/2009
32CS 4290	5 North Terrace N	1920	Plain, side-gable	PC			4/07/2009
32CS 4291	9 North Terrace N	1929	Bungalow		DNC		6/30/09
32CS 4292	12 North Terrace N	1915	Gable-front	PC			4/07/2009
32CS 4293	15 North Terrace N	1929	Colonial Revival		DNC		4/07/2009
32CS 4294	16 North Terrace N	1915	Colonial Revival	PC			4/07/2009
32CS 4295	17 North Terrace N	1941	Mod, ColRev side gable	PC			4/07/2009
32CS 4296	18 North Terrace N	1927	Bungalow	PC			4/07/2009
32CS 4297	21 North Terrace N	1941	Colonial Revival	PC		contributing	4/07/2009
32CS 4298	24 North Terrace N	1919	Gable-front	PC			6/30/09
32CS 4299	25 North Terrace N	1938	Colonial Revival		DNC		6/30/09
32CS 4300	26 North Terrace N	1919	Bungalow	PC			6/30/09
32CS 4301	29 North Terrace N	1924	Craftsman	PC			6/30/09
32CS 4302	33 North Terrace N	1922	Bungalow	PC		noncontrib	4/07/2009
32CS 4303	37 North Terrace N	1922	Craftsman	PC		noncontrib	4/07/2009
32CS 4306	43 North Terrace N	1920	Bungalow	PC		contributing	4/07/2009
32CS 4309	47 North Terrace N	1921	Bungalow	PC			4/07/2009
32CS 4310	51 North Terrace N	1926	Craftsman	PC			4/07/2009
32CS 4311	57 North Terrace N	1920	Bungalow	PC			4/07/2009
32CS 4312	59 North Terrace N	1921	Other Contemporary		DNC		6/30/09
32CS 4314	61 North Terrace N	1925	Bungalow	PC			4/07/2009
32CS 4317	65 North Terrace N	1922	Bungalow	PC			6/30/09
32CS 4320	69 North Terrace N	1922	Hip-roofed box	PC			6/30/09
32CS 4331	1-3 South Terrace N	1908	Colonial Revival	PC		contributing	4/07/2009
32CS 4332	4 South Terrace N	1919	Gable-front	PC		non-historic	4/07/2009
32CS 4333	7 South Terrace N	1911	Gable-front	PC			6/30/09
32CS 4334	8 South Terrace N	1919	Hip-roofed box			contributes	4/07/2009
32CS 4335	12 South Terrace N	1919	Gable-front	PC			6/30/09
32CS 4336	16 South Terrace N	1946	Plain Residential	PC			6/30/09
32CS 4337	17 South Terrace N	1908	Gable-front		DNC		6/30/09
32CS 4338	18 South Terrace N	1919	Plain Residential		DNC		6/30/09
32CS 4340	24 South Terrace N	1920	Gable-front		DNC		4/07/2009
32CS 4341	26 South Terrace N	1920	Gable-front		DNC		4/07/2009
32CS 4343	28 South Terrace N	1895	Gable-front				4/07/2009
32CS 4344	30 South Terrace N	1914	Gable-front	PC			4/07/2009
32CS 4347	34 South Terrace N	1920	Gable-front	PC			4/07/2009
32CS 4348	36 South Terrace N	1926	Gable-front	PC			6/30/09
32CS 4350	40 South Terrace N	1955	Plain Residential		DNC		6/30/09
32CS 4352	44 South Terrace N	1915	Gable-front	PC		non-historic	4/07/2009
32CS 4355	50 South Terrace N	1917	Bungalow	PC			6/30/09
32CS 4356	52 South Terrace N	1916	Bungalow	PC			6/30/09
32CS 4358	60 South Terrace N	1915	Gable-front		DNC		6/30/09
32CS 4359	62 South Terrace N	1917	Other Contemporary		DNC		6/30/09
32CS 4361	64 South Terrace N	1927	Craftsman	PC			6/30/09
32CS 4363	70 South Terrace N	1927	Bungalow	PC		non-historic	4/07/2009
	73 South Terrace	1914	2-Story Cross-gable	PC			No Survey

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Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



Fig. 1: City of Fargo plat for Oak Grove Residential Neighborhood showing proposed district boundary in red. Photo station points are indicated with numbers and arrows.

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Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



Fig. 2: Aerial Photograph of Oak Grove Residential Neighborhood showing proposed district boundary in yellow  
Adapted from *GoogleEarth* image, January 2011

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National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 10

Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota

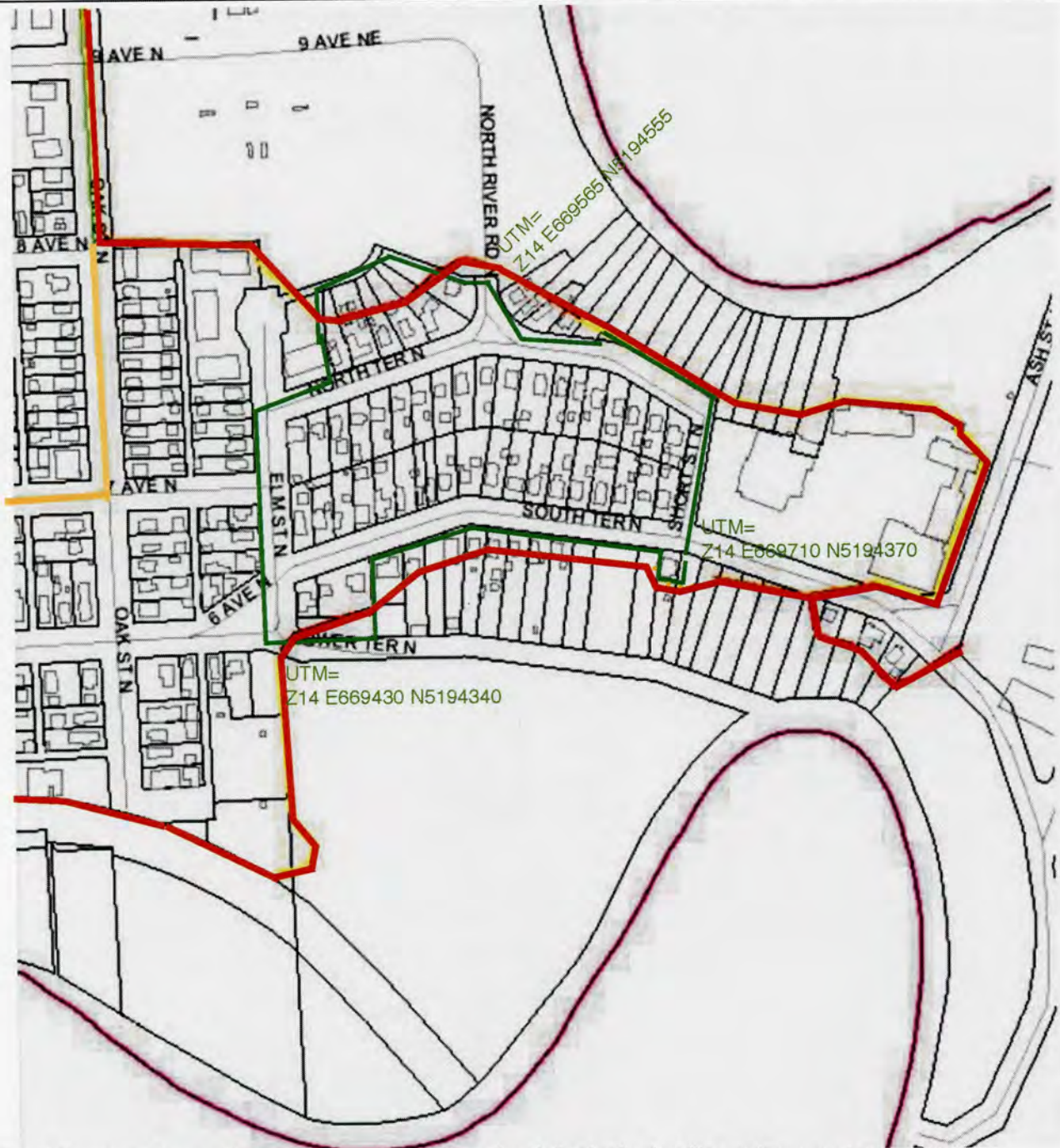


Fig. 3: Composite diagram of flood protection features shown in red (floodwalls, ring dikes, and permanent earthen levees) existing and under construction in Oak Grove Residential Neighborhood with proposed district boundary superimposed in green.

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Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



Fig. 4: excerpt of 1899 Evan S. Tyler plat showing Oak Grove Residential Neighborhood; collections of N.D. Institute for Regional Studies

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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 12

Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota

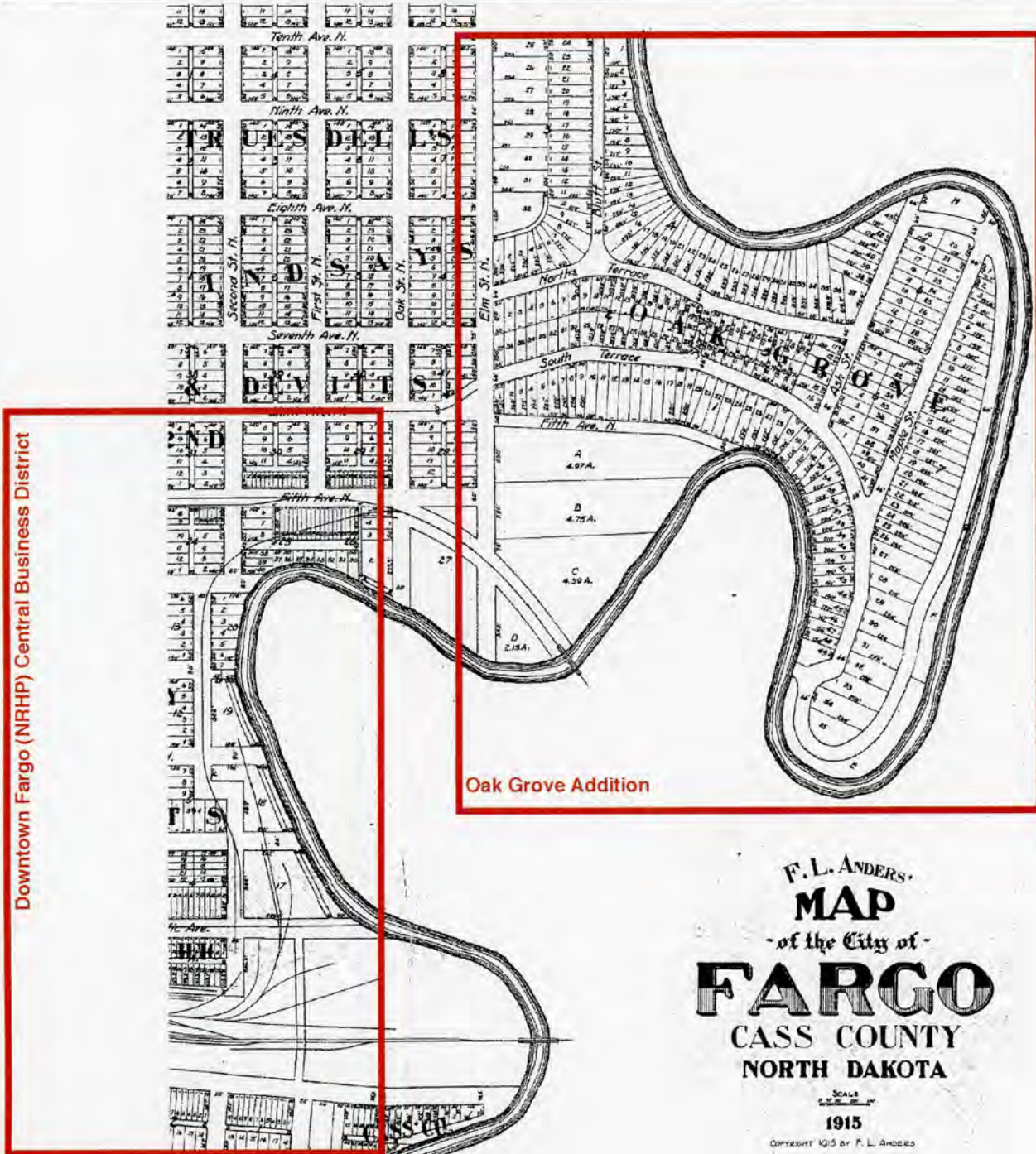


Fig. 5: excerpt of 1915 F. L. Anders plat map showing Oak Grove Residential Neighborhood in relationship to downtown.



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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



Fig. 6: Excerpt from 1922 Sanborn Fire Insurance map showing extent of early residential development in Oak Grove neighborhood adapted from Sanborn maps in microfilm collections of the North Dakota Institute for Regional Studies

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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 14

Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



● Houses built 1920 to 1929  
(primarily bungalow style)

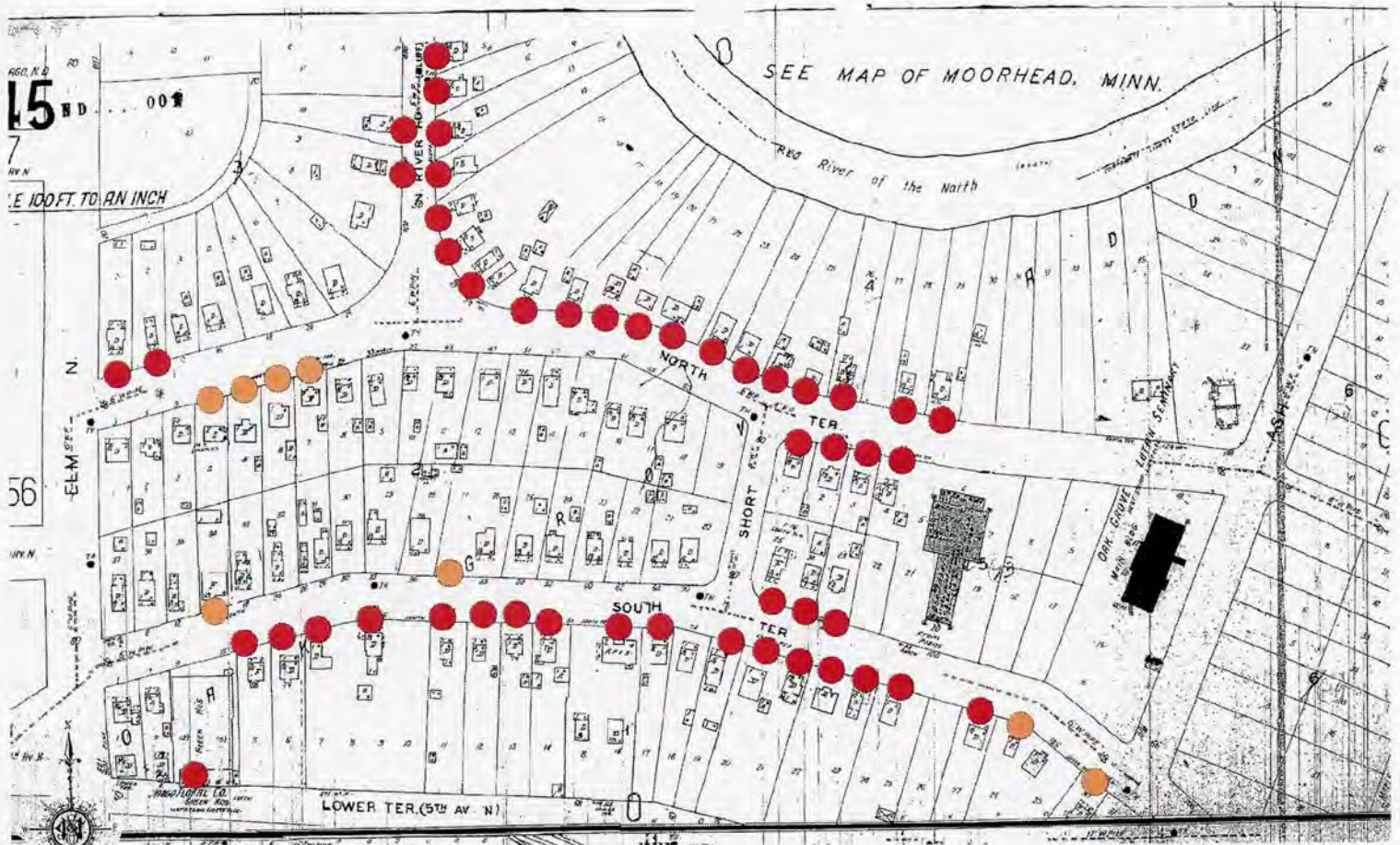
Fig. 7: Excerpt from undated (ca. 1924) Sanborn Fire Insurance map showing extent of residential development in Oak Grove neighborhood during period when bungalow styles prevailed adapted from Sanborn maps in microfilm collections of the North Dakota Institute for Regional Studies

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Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



- Houses built 1930 to 1952
- Houses removed subsequent to 1952 end date for period of historic significance

Fig. 8: Excerpt from 1941 Sanborn Fire Insurance map showing extent of changed residential patterns in Oak Grove neighborhood adapted from Sanborn maps in microfilm collections of the North Dakota Institute for Regional Studies

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# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section Additional Documentation Page 16

Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota

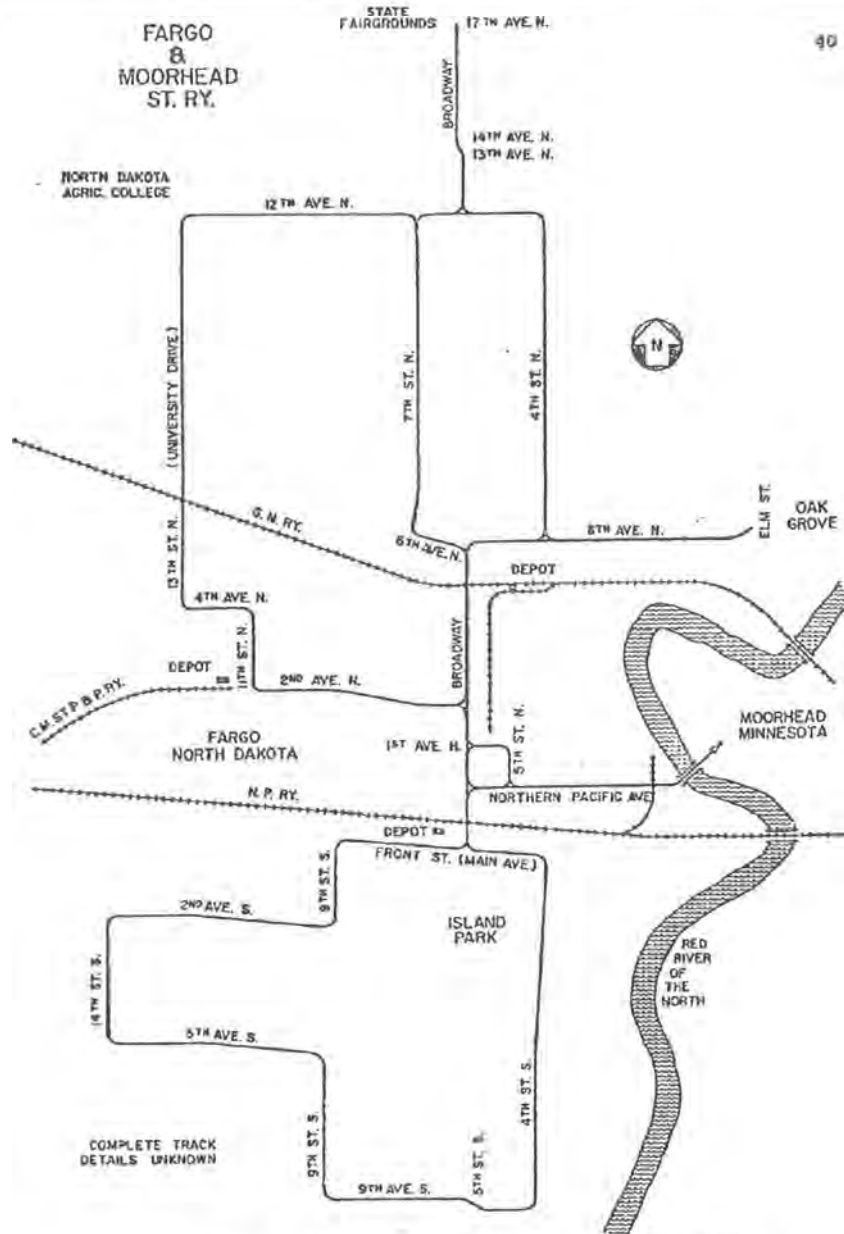


Fig. 23. Map of the Fargo & Moorhead Street Railway in its fullest development circa 1910. (Reproduced from *The Electric Railways of Minnesota*, p. 418.)

Fig. 9: Map of streetcar lines with access to Oak Grove (1904 to 1937) excerpted from Ramsey, 1973 "Historic Sites Inventory for Fargo, North Dakota", and as cited in the narrative

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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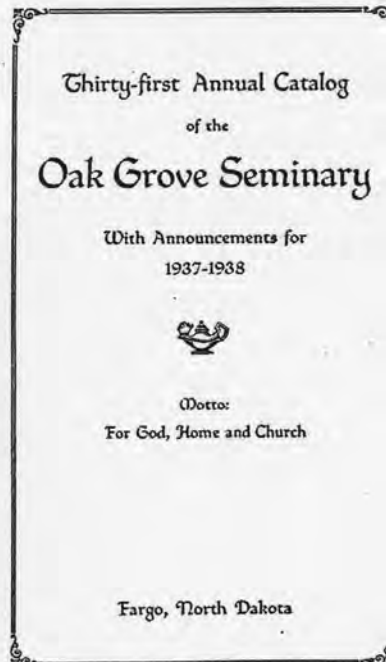
Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



Oak Grove Seminary, Fargo, N. D.



Oak Grove Seminary, Fargo, N. D.



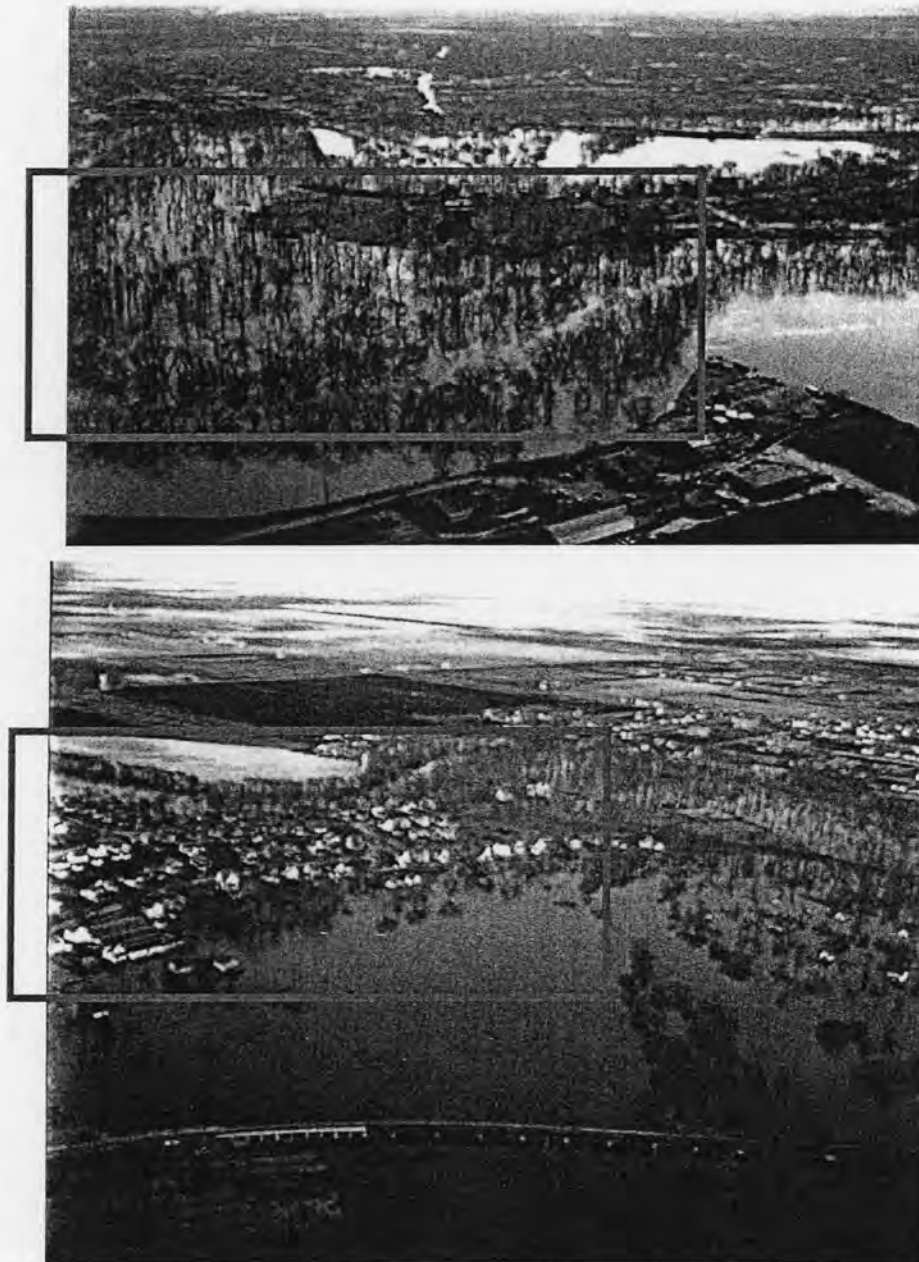
Figs. 13-16: Postcard views and ephemera relating to Fargo's Oak Grove Ladies Seminary (later Oak Grove High School); reproduced from collections of the N.D. Institute for Regional Studies. The top photo is the early Tyler Castle (demolished in 1937), and the lower view is of historic Jackson (East) Hall (Braseth and Rosatti, Architects); still extant. As an anchoring feature of the residential neighborhood, the seminary was associated with the primarily Norwegian-American immigrant population and the Lutheran Free Church of America. Interviews with longtime neighborhood residents suggest that some of the houses proximate to the Lutheran Seminary may have been used informally as "pest houses" for quarantine treatment of tuberculosis, typhoid, smallpox, diphtheria, rubella, or scarlet fever, as part of the Christian mission that included caring for the sick. Information relates to context and setting during period of historic significance. For further discussion, refer to Hiram Drache's 2006 book *A Century in the Park*.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



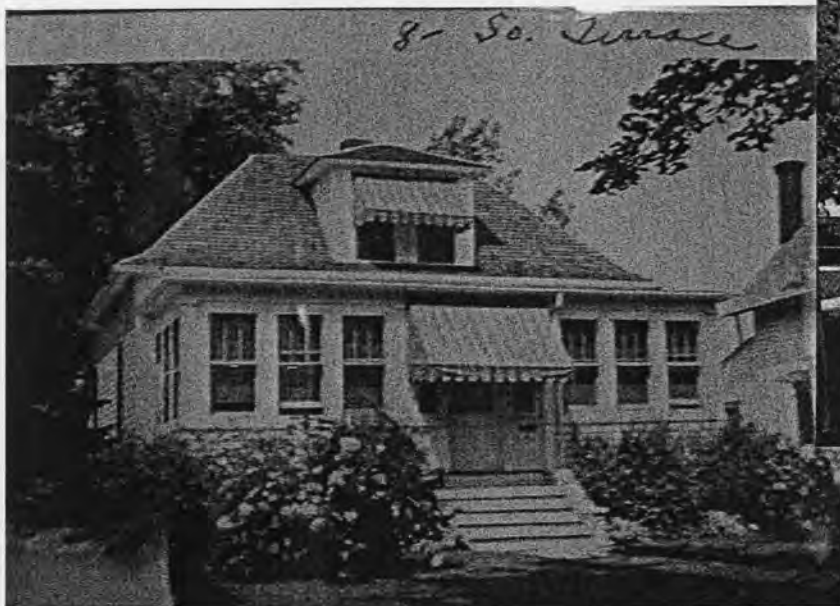
Figs. 17-18: Two historic aerial photos of Oak Grove residential neighborhood in one of several floods with the residential area highlighted for emphasis; These views are of the relatively moderate 1943 spring flood. Ten subsequent floods have exceeded the crest shown in these photos. reproduced from collections of the N.D. Institute for Regional Studies; (David Anderson collection, #2023)

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Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



Figs. 19-21: Alterations of historic fabric over time: Two historic photos of altered properties in Oak Grove residential neighborhood, illustrating changes within the district as documented in the NDIRS Bill Rudd photographic collection (ca. 1952). The apartment building at 63 South Terrace (upper left) was removed following the 1969 flood. The stylish house at 8 South Terrace has been substantially altered in ways that diminish its historical integrity (2009 photo shown in color for reference comparison). With few exceptions, most other properties in the inner core of the Oak Grove residential neighborhood retain a high degree of material integrity. The NDIRS collection of historic photos affords a good reference guide for property owners seeking to restore historical integrity of such properties; courtesy, North Dakota Institute for Regional Studies.

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Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



**SACRED HEART ACADEMY LINE.**  
Cars leave N. P. & B. for 14th Ave.

6:37	9:37	12:37	3:37	6:37	9:37
7:13	10:13	1:13	4:13	7:13	10:13
7:49	10:49	1:49	4:49	7:49	10:49
8:25	11:25	2:25	5:25	8:25	11:25
9:01	12:01	3:01	6:01	9:01	

Cars leave 14th Ave. No. at

6:48	9:48	12:48	3:48	6:48	9:48
7:24	10:24	1:24	4:24	7:24	10:24
8:00	11:00	2:00	5:00	8:00	11:00
8:36	11:36	2:36	5:36	8:36	11:36
9:12	12:12	3:12	6:12	9:12	

**OAK GROVE**  
Cars leave Oak Grove at

6:57	9:57	12:57	3:57	6:57	9:57
7:06	10:06	1:06	4:06	7:06	10:06
7:42	10:42	1:42	4:42	7:42	10:42
8:18	11:18	2:18	5:18	8:18	11:18
8:54	11:54	2:54	5:54	8:54	11:54

Cars leave N. P. and Broadway at

6:23	9:23	12:23	3:23	6:23	9:23
6:59	9:59	12:59	3:59	6:59	9:59
7:35	10:35	1:35	4:35	7:35	10:35
8:11	11:11	2:11	5:11	8:11	11:11
8:47	11:47	2:47	5:47	8:47	11:47

All time cards are subject to change without notice.  
Report all trainees and inquire for lost articles at General Offices on 11th street north, Fargo.  
Tel. 764 and 1123.  
**Q. P. BROWN,**  
General Manager.

COMPLIMENTS OF  
**Fargo & Moorhead**  
**Street Railway Co.**

FARGO N.D. MOORHEAD MINN.

**TIME CARD**  
No. 5.

21 Commercial Tickets \$1.00  
25 School Bank Tickets 1.00  
9 School Strip Tickets .25

ASK THE CONDUCTOR

**DECEMBER, 1907**



Figs. 10-12: Ephemera and historic photos relating to Fargo's Oak Grove streetcar service; reproduced from collections of the N.D. Institute for Regional Studies, and as documented on internet web site [www.fargo-history.com/transportation/streetcars.htm](http://www.fargo-history.com/transportation/streetcars.htm)  
The lower photo is believed to have been taken near the west gateway Elm Street terminus associated with entry into Oak Grove neighborhood. Also note condition of the unpaved street. Information relates to context and setting during period of historic significance.

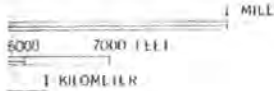
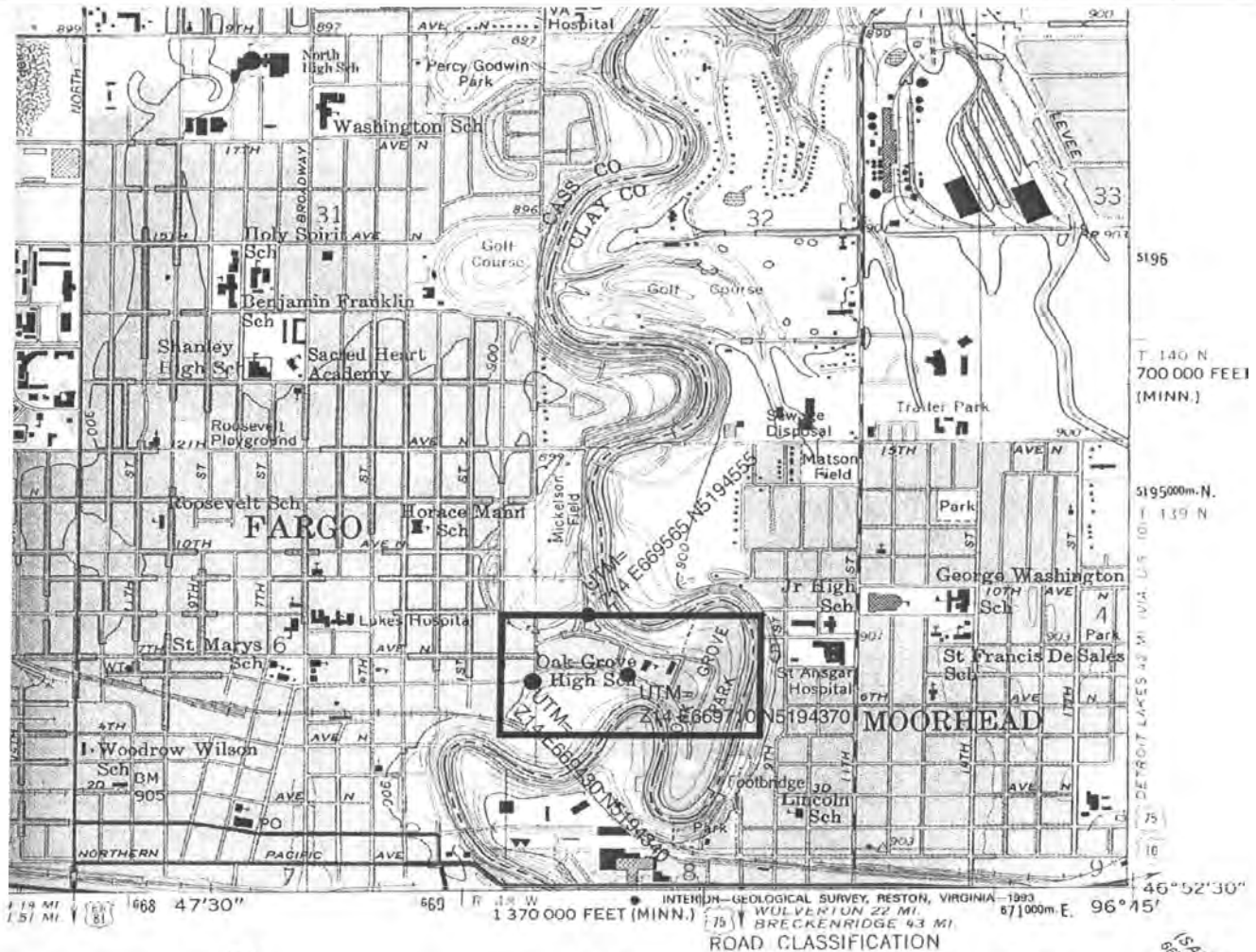


United States Department of Interior  
National Park Service

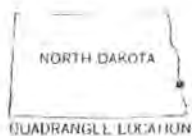
NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Additional Documentation Page 21

Fargo Oak Grove Residential Neighborhood Historic District; Cass County, North Dakota



- ROAD CLASSIFICATION
- Primary highway, hard surface
  - Secondary highway, hard surface
  - Light-duty road, hard or improved surface
  - Unimproved road
  - Interstate Route
  - U. S. Route
  - State Route



RDS  
92  
AKOTA 58505  
E ON REQUEST

Revisions shown in purple and woodland compiled in cooperation with State of Minnesota agencies from aerial photographs taken 1990 and other sources contours not revised. This information not field checked Map edited 1993

FARGO NORTH, N. DAK.-MINN.  
46096-117-TT-024

1959  
REVISED 1993  
DMA 6677 IV NE-SERIES V871

(SABIN)  
6871 SW  
0-3

Fig. 22: USGS Topographic reference map, Fargo, N.Dak quadrangle with general location of Oak Grove Residential Neighborhood indicated within red outline

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Fargo Oak Grove Residential Historic District

MULTIPLE  
NAME:

STATE & COUNTY: NORTH DAKOTA, Cass

DATE RECEIVED: 9/02/11      DATE OF PENDING LIST: 9/28/11  
DATE OF 16TH DAY: 10/13/11      DATE OF 45TH DAY: 10/18/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000744

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    10-13-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



SURROUNDING CONTEXT AT SOUTHWEST CORNER OF NEIGHBORHOOD  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 1



CONTEXT VIEW TOWARD NORTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 2



SOUTH BOUNDARY CONTEXT VIEW TOWARD 73 SOUTH TERRACE  
WITH EARTHEN LEVEES AT RIGHT  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO #3





NO MOTOR VEHICLES  
ALLOWED IN THIS  
AREA FROM 10:00 AM  
TO 6:00 PM DAILY  
EXCEPT FOR  
EMERGENCY VEHICLES  
AND SERVICE VEHICLES  
ON BUSINESS

NEIGHBORHOOD CONTEXT AT SOUTHEAST CORNER  
ENTRANCE TO OAK GROVE PARK

FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 4



CONTEXT VIEW TOWARD NORTHEAST BOUNDARY OAK GROVE SCHOOL  
WITH EARTHEN LEVEES AT LEFT

FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 5



BUNGALOW AT 3 NORTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO #6



AMERICAN COLONIAL REVIVAL AT 16 NORTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 7





GABLE-FRONT BUNGALOW AT 18 NORTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 8



PAIR OF TYPICAL BUNGALOWS 61-65 NORTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 9



GABLE-FRONT RESIDENCE WITH PORCH AT 37 NORTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO #10



DORMERED BUNGALOW WITH BACKLOT GARAGE AT 43 NORTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO #11





GABLE-FRONT BUNGALOW AT 33 NORTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO #12



GABLE-FRONT BUNGALOW AT 70 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 13



TWO-STORY BRACKETED BUNGALOW AT 64 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO #14



GABLE-FRONT MECHANICS' COTTAGE WITH OPEN PORCH; 44 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 15





RESIDENCE AT SOUTHEAST CORNER OF DISTRICT; 73 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO #16



GABLE-FRONT BUNGALOW AT 50 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO #17



CRAFTSMAN-INFLUENCED BUNGALOW AND GARAGE AT 36 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND  
PHOTO # 18



CRAFTSMAN-INFLUENCED BUNGALOW AT 36 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 19





30

GABLE-FRONT MECHANICS' COTTAGE WITH ENCLOSED PORCH; 30 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND  
PHOTO # 20



EARLY GABLE-FRONT WITH ENCLOSED PORCH AT 28 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 21



28  
t

30

GABLE-FRONT MECHANICS' COTTAGE AT 30 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 22



GAMBREL-ROOF DUTCH COLONIAL REVIVAL AT 1-3 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

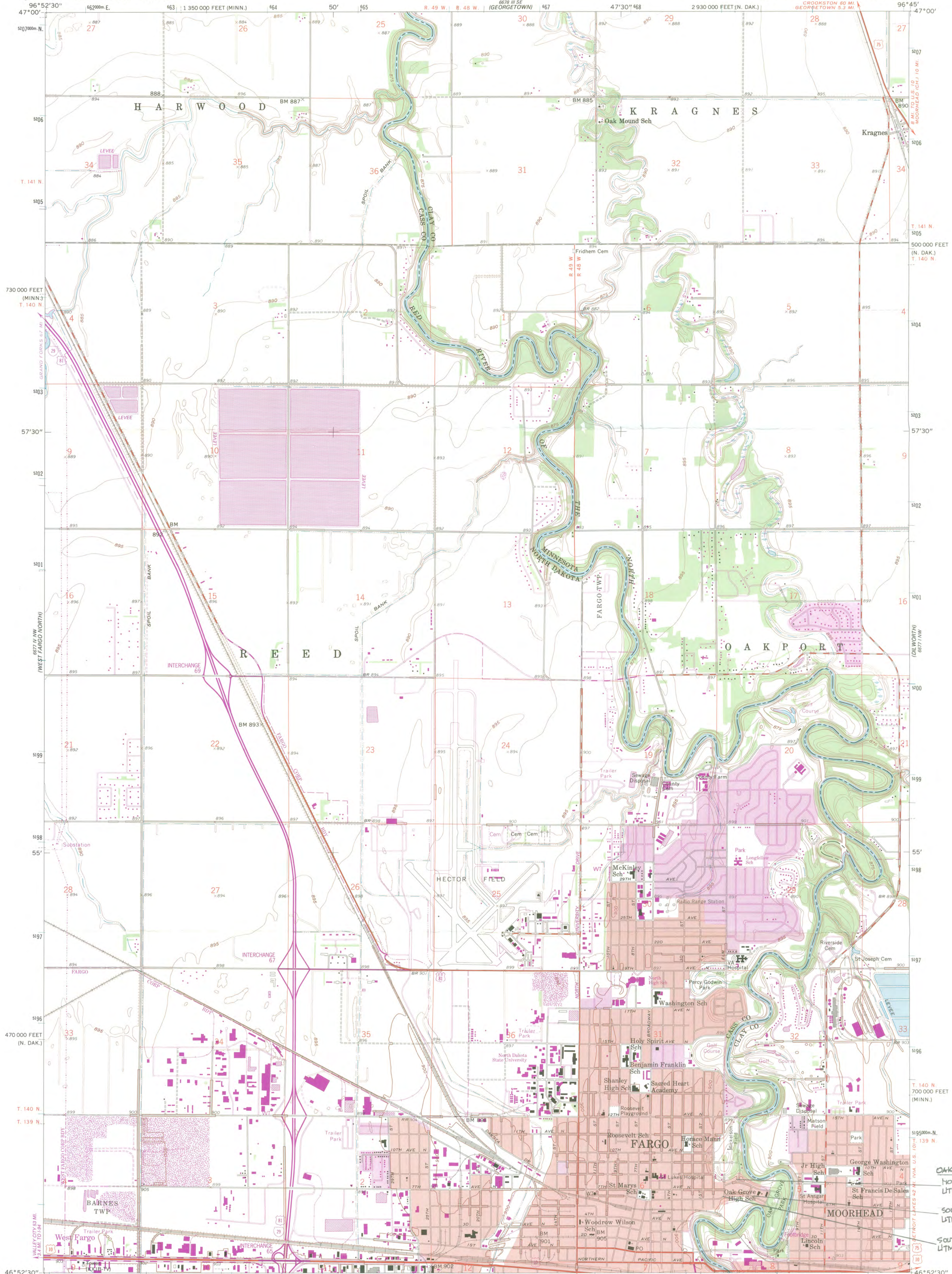
PHOTO # 23



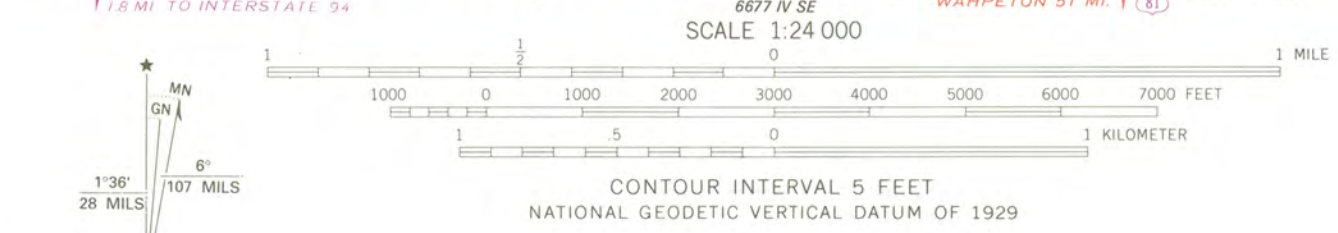


RESIDENCE WITH ENCLOSED SUNPORCH AT 4 SOUTH TERRACE  
FARGO OAK GROVE RESIDENTIAL DISTRICT  
CASS COUNTY, ND

PHOTO # 24



Produced by the United States Geological Survey  
Control by USGS and NOS/NOAA  
Planimetry compiled from aerial photographs  
taken 1954. Topography by planetable surveys 1959  
Projection: North Dakota coordinate system, south zone  
(Lambert conformal conic)  
10,000-foot grid ticks: North Dakota coordinate system,  
south zone and Minnesota coordinate system, central zone  
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue  
1927 North American Datum (NAD 27)  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and NAD 83 for 7.5-minute  
intersections are given in USGS Bulletin 1875  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND NORTH DAKOTA GEOLOGICAL SURVEY, BISMARCK, NORTH DAKOTA 58505  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Primary highway, hard surface  
Secondary highway, hard surface  
Unimproved road  
Light-duty road, hard or improved surface  
Interstate Route  
U. S. Route  
State Route



FARGO NORTH, N. DAK.-MINN.  
46096-H7-TF-024  
1959  
REVISED 1993  
DMA 6677 IV NE - SERIES V871

Revisions shown in purple and woodland compiled in cooperation with State of Minnesota agencies from aerial photographs taken 1990 and other sources contours not revised. This information not field checked  
Map edited 1993  
Purple tint indicates extension of urban areas

OAK GROVE RESIDENTIAL DISTRICT  
NORTH BOUNDARY POINT  
UTM = 214 E 6691565 N 5194555  
SOUTHEAST BOUNDARY POINT  
UTM = 214 E 6691710 N 5194370  
SOUTHWEST BOUNDARY POINT  
UTM = 214 E 6691430 N 5194340

**To:** Keeper, National Register of Historic Places  
**From:** Merlan E. Paaverud, Jr./ Lorna Meidinger  
**Date:** 30 August 2011  
**Subject:** National Register Nomination



The following materials are submitted on this 30th day of August 2011, for the nomination of the Fargo Oak Grove Residential Neighborhood District to the National Register of Historic Places.

- 1 National Register of Historic Places nomination form on archival paper
  - Multiple Property Nomination form on archival paper
  - 24 Photographs
  - 1 Original USGS map(s)
  - Sketch map(s)/figure(s)/exhibit(s)
  - Pieces of correspondence
  - 1 Other: Photo cd
- 

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objections \_\_\_ do \_\_\_ do not constitute a majority of property owners.
- Other: