



STAFF REPORT

Historic Preservation Commission

December 4, 2024

HPCA-24-00126

Case Number: HPCA-24-00126

Property Address: 610 NW 15th Street

District: Heritage Hills Historic District

Applicant: James Grey Homes
Madison Tungeln
401 S Sooner Rd
Oklahoma City, OK 73110

Owner: Meghan and Daniel Bruner
610 NW 15th Street
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

- 1) Construct addition in place of non-historic, covered, back deck (elective);
- 2) Construct deck and stairs (elective);
- 3) Install pool and hardscape (elective);
- 4) Replace front door (elective);
- 5) Construct second story addition (elective);
- 6) Demolish garage (elective); and
- 7) Construct garage and apartment (elective).

B. BACKGROUND

1. Project Description

The application includes demolition of a 2-story garage that measures 22 by 22 square feet and construction of a 2-story garage that measures 26 by 36. The proposal includes increasing the width of the driveway.

The application includes a second story addition at the rear of the dwelling that also creates a covered porch, and a first-floor addition where a non-historic covered deck is present.

An expanded deck is proposed at the rear and a pool is proposed in the west side yard extending into the back yard beyond the addition.

The existing site plan includes coverage calculations but the proposed does not. It is unclear what the ultimate site coverage includes.

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2. Location

Project site is located on the south side of NW 15th Street, between Dewey and Lee Avenues.

3. Site History

Date of Construction:

Zoned Historic Preservation/Historical Landmark: 1969

National Register Listing: 1979

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 2-story frame dwelling with 1-story front porch extending the entire width of the front (north) façade and wrapping around the east one half of the dwelling. A 2-story rear projection is illustrated with composition roofing, typically indicative of a flat roof. Remaining roofs are shingle, typically wood. The 2-story, frame, autohouse is illustrated on the west property line toward the south limits of the property. The 1955 edition illustrates composition at all roofs, likely composition shingles.

4. Existing Conditions

The primary structure appears largely consistent with the Sanborn Maps.

The garage may have been previously altered as the rear wall is illustrated on the south property line.

There is a rear, covered deck of modern construction and unknown origin extending from the 2-story, historic, rear projection. The structure does not appear on the permit submitted May 2015.

5. Previous Actions

No proposals relevant to the rear of the dwelling or the garage are documented previously.

C. ITEMS IN COMPLIANCE

*Unless noted below in Section D., Issues and Considerations, all other case items of this proposal comply with the Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts, and with all relevant sections of the Oklahoma City Municipal Code, 2020.**

1. Item 2, Construct deck and stairs (elective).

- a. Description: The applicant proposes a wood deck and railing along the rear, south, elevation of the dwelling. Details and dimensions are not fully described.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

2.5 Landscape & Landscape Elements

- 2.5.28: New rear decks shall be compatible with the building to which they relate in proportion, size, scale and material.
- 2.5.29: New rear decks that exceed six (6) feet in height or are visible from the public right of way require a certificate of appropriateness.

- 2.5.30: New rear decks shall be constructed of wood or sustainable alternative materials that closely resemble wood and may have decorative or functional metal elements such as wrought iron where appropriate. Synthetic materials that do not closely replicate historic fabric, such as plastic and vinyl are prohibited.
- 2.5.31: Rear decks that permanently attach to the structure, have a roof, or are constructed of permanent building materials such as brick, stucco or stone shall be reviewed as building additions. CMU is prohibited unless matching documented original or historic building material on site.
- 2.5.32: New decks shall not be constructed in such a manner that abutment or attachment to an existing structure will allow for the pooling of moisture against or the infiltration of moisture into an existing structure.

c. Recommended Specific Findings:

1. That the proposed wood deck is located in the back yard and is minimally visible.

D. ISSUES AND CONSIDERATIONS

This proposal may not comply with the Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts, and with all relevant sections of the Oklahoma City Municipal Code, 2020 as referenced below:*

1. Item 1, Construct addition in place of non-historic back deck (elective).

- a. Description: The applicant proposes the construction of a 16.5 by 18 foot enclosed, 1-story addition, where a covered deck exists on the rear of the structure, for approximately 300 square feet. The addition is described as a four seasons room, which typically is integrated into the heat and air of the dwelling and includes proper insulation and structural integrity.

The roof is proposed at a 3/12 pitch and is described as to match existing. Three large windows and a pedestrian door are illustrated on the south wall. The east is illustrated as all glass doors. Windows are described as wood, consistent with rest of the windows of the home, and single pane with VLT not less than .74 and overall reflectance less than 17%. Siding is noted as fiber cement, and as cedar depending on budget. Doors are not described.

- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

4.3 Building Additions

Policy: Additions should complement and not detract from the overall historic character of the historic district.

- 4.3.1: Additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes, and should be appropriate to the architectural style of the existing building. The incorporation of existing architectural features with new design elements can contribute added interest and compatibility.

- 4.3.2: New additions must be planned so that they are constructed to the back of the property or on a non-character-defining elevation preferably not visible from the public right-of-way. Character-defining features of buildings should not be radically changed, obscured, damaged or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
- 4.3.3: It is not appropriate to alter the overall character of historic districts by substantially reducing the ratio of open space to built space on any site through new construction, additions or introduction of surface paving or other hardscape feature.
- 4.3.4: New additions shall not exceed 50% of the square footage of the footprint of the existing historic structure (enclosed space only), or 750 square feet, whichever is larger, and shall be no taller, no wider, and no deeper than the existing historic structure.
- 4.3.5: Additions to historic or non-historic buildings should relate to and complement the style of the main building, and may relate to the general style of the streetscape.
- 4.3.6: An addition to a historic building must be designed to be visibly distinguishable from the original historic building.
- 4.3.7: Additions to historic buildings should be designed so that connections between new construction and historic structures are clearly discernible. A clear definition of the transition between the new addition and the historic structure should be established and maintained.
- 4.3.8: An addition may be differentiated from the historic building by connecting the two with a modest connector, designed to be as transparent and unobtrusive as possible.
- 4.3.9: Historic details in the coping, eaves and parapet of the historic building may be continued at the point where the historic structure connects to the addition.
- 4.3.10: Additions should be clearly secondary to and distinct from the original building. This can be accomplished by providing a clear visual break between the historic building and the addition, by setting the façade of the addition back from that of the historic building, or by constructing a recessed area at the point at which the addition and the historic building join together.
- 4.3.11: Use of different but compatible materials or different (simplified) detailing is also appropriate to differentiate a new addition from the historic building.
- 4.3.12: The design of a new addition must consider and respect the massing, roof shape, bay spacing, cornice lines and materials of the building to which it is being added.

- 4.3.15: Facades of additions facing an alley or rear property line may be simplified and secondary in design to that of facades that are more visible from adjacent properties or the streetscape public right-of-way. The same materials should be used for alley-facing facades as that of the other facades unless this varies from the typical historic condition within the district.

4.6 Exterior Materials at New Construction

Policy: Materials used in the construction of new buildings, additions, garages and other accessory buildings should be compatible in appearance and design with common building materials in the district, or typical of structures of the proposed style, type, age and location.

Design Justification: The form, materials and details of exterior walls and embellishments, as well as their scale, texture and variety, contribute to the overall character of the historic district.

Sustainability Justification: Materials for new exterior wall construction should be as sustainable as possible. Appropriate siding materials may include stucco, wood, brick, or cementitious siding. Vinyl and metal siding materials are not sustainable and should not be used.

Wall Materials

- 4.6.2: Materials for new construction should be consistent with those at other buildings within the property, block and historic district. Consideration should be given to the pattern of development of the specific property and lot.
- 4.6.3: Wood siding may be tongue and groove, shiplap, novelty or other compatible type. Board and batten may also be appropriate for use on accessory buildings; it is rarely used on primary buildings.
- 4.6.6: Cementitious siding (smooth finish) of an appropriate profile may be used at new construction of stand-alone primary buildings, garages and other accessory buildings. It may also be used for additions to historic structures.

Windows

- 4.6.10: Windows in additions to existing buildings must match or complement the proportion, shape, pattern, size, details and profile of the windows in the historic building. If the historic or existing windows are wood, the windows of the addition may be wood, vinyl-clad wood or aluminum-clad wood. If the historic windows or existing are steel, the windows of the addition should be steel or other compatible metal. All windows in new additions should be of a profile similar to the windows in the historic building.
- 4.6.12: New windows may have a simpler window pane pattern than their historic counterparts; for example, if the historic windows are 6/1 (read “six over one”), then 1/1 windows of the same overall size may be used.
- 4.6.14: Clear glass must be used in all windows. Reflective, tinted, patterned or sandblasted glass in windows is generally not appropriate. Patterned,

leaded or colored glass can be used in transoms and sidelights when established by the architectural style of the building or when supported by historical documentation for a specific property or structure.

- 4.6.15: Thermal pane (also known as insulated glass) windows are acceptable for additions or new construction. When muntins are proposed for a divided light appearance they should be “true divided lights” meaning that the thin wood framing (called ‘muntins’) completely frames and separates each piece of glass from the others.
- 4.6.16: Simulated muntins sandwiched between layers of glass in thermal windows, snap-on muntins, and surface-applied muntins may not be used except when internal muntins are used in conjunction with permanently fixed surface-applied muntins on the interior and the exterior of the glass.

Doors

- 4.6.20: Recommendations and requirements for primary entrance doors, screen doors and storm doors, and doors that are visible from the public right-of-way are the same as described for the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.
- 4.6.21: Swinging (French) or sliding patio doors used for new construction in the back of a new infill primary building, or new garages, accessory buildings, or new additions in the back yard and used in conjunction with sidelights may use the recommendations and requirements associated with the previous subsection of this section, “Windows,” provided that the patio doors and sidelights will match.
- 4.6.22: Pedestrian doors that are not visible from the public right-of-way may be made of alternate materials including aluminum clad wood, composite wood, and fiberglass. Doors in Heritage Hills must be of solid wood.

Roof and Roofing Materials

- 4.6.26: Composition roofs should be of higher quality and are often referred to as Architectural Grade or Dimensional Grade. These shingles are usually rated as 30-, 40-, or 50-year shingles and have a thicker profile.
- 4.6.27: Built-up roofs, single-ply membranes should not be used on sloped roofs.
- 4.6.28: Multi-colored asphalt shingles and synthetic wood shingles should not be used on sloped roofs.
- 4.6.29: Historic eaves, copings, cornices, dormers and roof trim should be retained and preserved.

- c. Considerations: The square footage of the proposed one-story addition is consistent with limitations in size as stated in the Standards and Guidelines for additions. However, the design details are not clearly illustrated. The proposed one-story, rear

addition is broadly illustrated with oversized windows on the south, multiple glass doors on the east, a single pedestrian door on the south, wood siding, possibly fiber cement, and roofing material to match the dwelling. The fascia, rakes, frieze boards, eaves and soffits are noted “to match existing.” The scale of the proposed south windows do not appear to be consistent with the scale and proportion of windows at the dwelling. No information is provided for the pedestrian doors or for the patio doors on the east.

Doors must be illustrated to be compatible with the primary structure and consistent with the materials section of New Construction.

d. Recommended Specific Findings:

1. That the square footage of the proposed one-story addition is consistent with criteria for additions and does not radically alter the build to open space of the site;
2. That the proposed one-story addition is located on the rear and minimally visible from the street right of way;
3. That the proposed one-story addition is differentiated from the historic building;
4. That the design details and materials at the proposed one-story addition, such as windows and doors, have not been illustrated.

2. Item 5, Construct second story addition (elective).

- a. Description: The applicant proposes a second story addition that is approximately 130 square feet. The addition is proposed to expand the original second-story rear projection to the east utilizing a matching roof form and slope. No differentiation is proposed at the east wall. Sets of windows are illustrated as consistent in proportion to those of the existing south wall of the historic building. Design details, windows, and roof are stated to match existing.

The proposed addition creates a covered porch area beneath it at the first floor. Columns are indicated but not detailed or described.

- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

See above.

- c. Considerations: The proposed addition, in combination with the one-story addition, does not exceed size limitations for additions as described in the Standards and Guidelines.

The addition is broadly illustrated, and materials are described as matching existing. Wood siding, possibly fiber cement, is the proposed veneer. Windows appear to be illustrated with proportions consistent with those of the existing historic building.

The materials and design details of the proposed columns are not defined. An engaged column or pilaster would be typical.

An offset at the east wall would differentiate the addition and inform for future reference. However, the feature is quite small and an offset may undermine its

usefulness as an addition. A variation in material or material orientation may adequately differentiate the addition.

d. Recommended Specific Findings:

1. That the proposed second story addition is compatible in placement, size, and proportion to the design of the historic structure;
2. That method of differentiation of the addition should be illustrated;
3. That the proposed columns are not detailed.

3. Item 3, Install pool and hardscape (elective).

- a. Description: The applicant proposed the installation of pool, hot tub, and paver edge that is approximately 40 feet in length, as measured north to south, and 24.5 feet at the widest point. Various landscape is included between pool and deck.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

2.5 Landscape & Landscape Elements

Policy: The term “landscape” comprises the exterior environment of a historic property. Landscape elements can be natural or constructed features, including decks, patios, landforms, site furniture, pools, fountains, terraces, sculptures, planters, trellises, pergolas, outdoor lighting and other features, which generally should be located out of public view. Landscape features should be restrained on the fronts of buildings to allow viewing of the “public face” of the property and maintain historic streetscapes.

- 2.5.3: Landscape elements in back yards, not visible from any street or adjacent property and less than six feet in height are not subject to review unless a building or other type of permit is required by the Municipal Code.
 - 2.5.33: Swimming pools, hot tubs, and similar structures shall be located in back yards and shall not encroach into side setbacks or utility easements.
 - 2.5.34: Swimming pools are structures and contribute to the overall built space of the lot, affecting drainage conditions of the lot and adjacent properties; therefore, impermeable pool decks shall be constructed to direct water away from surrounding structures and toward storm drains, French drains, or water harvesting containers.
- c. Considerations: Pools require review, typically administrative review, as a permit is required. Pools that are located in the back yard, by definition beyond the rear wall of the building, and meet Municipal Codes under Site Planning, should be located at least five feet away from any adjacent structure. “Structures” are any feature permanently attached to the site.

Distances from adjacent structures are not noted and are required. Square footage of the pool is not noted, and it is not clear whether the pool was calculated into site coverage. A pool is a structure that contributes to site coverage and built space.

The pool is not located beyond the rear wall of the dwelling as proposed. The pool may be located beyond the rear wall of the historic dwelling, but the proposed location places at least half of the pool in the side yard of the proposed addition.

d. Recommended Specific Findings:

1. That pools contribute to site coverage and the square footage of the pool is required;
2. That pools shall be located in the back yard, which by definition is beyond the rear wall of the primary building;
3. That pool placement in relation to adjacent structures must be noted.

4. **Item 4, Replace front door (elective).**

- a. Description: The applicant proposes replacement of the front door. The style of the proposed front door is indicated, but no details or materials are described. Though the dimensions of the opening are presumed not to change, dimensions are not included for the existing or proposed.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.5 Doors and Entries

Policy: Doors and entrances are important aspects of the architectural character of a building. Historic doors and entries should be retained and preserved.

Design Justification: The proportion, shape, location, pattern and size of doors contribute significantly to the historic character of a building and help convey the style and period of the building.

Sustainability Justification: Preserving original or historic doors is part of the overall sustainability of the building and they should be made air-tight with proper weather-stripping. Storm doors help to enhance energy conservation. Blower-door tests, performed as part of an energy audit, can document air leaks that should be sealed.

- 3.5.4: The design of replacement doors shall be based on historic documentation, if available, and shall reflect the style and period of the building. Replacement doors shall be compatible with historic doors in proportion, shape, location, pattern, size, materials, and details.
- 3.5.5: Preserve existing historic door openings, do not enlarge or diminish to fit stock door sizes.
- 3.5.6: Unless documentation is provided to demonstrate other materials were historically used on a building, primary (usually the front door) entrance doors shall be wood.
- 3.5.11: Alternative materials for doors and door frames such as composite wood and aluminum clad wood, may be considered for side and back door locations except for the Heritage Hills Historic and Architectural District for which only wood doors are permitted.

- c. Considerations: Dimensions of entry openings should not be altered to accommodate standard door dimensions. Only wood doors are permitted in Heritage Hills Historic District. New doors should be based on accurate documentation of the historic door, if possible. Windows must be clear glass. The materials, including glass, are not described.

The existing door has not been described, but is presumed to be a replacement door. The proposed door design may be compatible with the design components of the historic dwelling.

d. Recommended Specific Findings:

1. That the existing front door opening and door should be dimensioned and material documented;
2. That the proposed front door opening and door should be dimensioned and materials documented;
3. That the existing front door should be determined to be non-historic;
4. That only wood doors are permitted.

5. Item 6, Demolish garage (elective).

- a. Description: The applicant proposes demolition of the existing 22 by 22 foot, 2-story garage. The footprint is 484 square feet and is a 2-car garage.
- b. References: *Oklahoma City Municipal Code, 2020*

59-4250.4

L. Demolitions.

(1) *General Provisions.*

- (a) A Certificate of Appropriateness shall be required for the demolition or removal of any structure within any HL or HP District. Applications for demolition permits shall be filed with the Development Services Director, but shall not be issued unless accompanied by a Certificate of Appropriateness.

(2) *Findings and Purpose.* Demolition or removal of a historic structure constitutes an irreplaceable loss to the quality and character of the City. Therefore, a Certificate of Appropriateness shall only be granted if one of the following occurs:

- (a) As determined by the Commission, the structure is noncontributing to the historic integrity of the historic district and the demolition will not adversely affect the historic character of the property or district.
- (b) As evaluated by the Commission based upon information including, but not limited to, reports, photographs, or inspection as part of a site visit, the structure is in a state of decay or ruin and poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.

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- (d) The structure is a garage or other accessory building and meets at least one of the following criteria addressing the functionality and continued use of the historic structure in relation to the impact of a demolition on the historic character of the property and district:
- (1) The structure is not large enough to accommodate a standard size parking space and cannot reasonably be altered to do so;
 - (2) The condition of the structure makes it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity;
 - (3) The structure is not original to the property;
 - (4) The structure has minimal impact upon the historic integrity of the property and district, due to factors including the structure's lack of historic integrity and significance, architectural significance, or minimal to no visibility from a public way.
- (5) *Burden of Proof.* The applicant has the burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition.
- (6) *Standards for Demolition Approval.* The Historic Preservation Commission shall approve the application for demolition if it finds any of the following:
- (a) The structure is noncontributing to the historic district and the demolition will not adversely affect the historic character of the property or district.
 - (b) The structure, which has not otherwise been declared a public nuisance by the City Council, poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.
- c. Considerations: The report from Obelisk states that "the structure in its current state could pose a threat to health and safety" and that "repairs to the structure to address these issues may not be economically viable."
- Based on the Sanborn Fire Insurance maps, it is possible that previous alterations to the historic structure contribute to its current condition. Though the maps may be inaccurate, the garage currently exists on the south property while historically it is illustrated north of the south property line.
- The structure is actively in use but may have maintenance issues that require rehabilitation that may jeopardize fabric contributing to its historic integrity. The applicant has the burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition.
- d. Recommended Specific Findings:
1. The burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition, lies with the owner.
 2. The condition of the structure makes it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity.

6. Item 7, Construct garage and apartment (elective).

- a. **Description:** The applicant proposes a new 2-story garage. The floor plan describes the footprint as 36 by 26, or 936 square feet. The proposed height is 25'8" as measured from the foundation wall, one foot and three inches lower than the primary dwelling.

The structure provides for two cars, two bathrooms, a large storage room, and an apartment.

The design utilizes a hipped roof with a moderate pitch, deep eaves, a first floor wrap around roof, brackets, numerous windows on the front façade, and no windows on the rear or west walls. Notes state that fascia, rakes, frieze boards, eaves, and soffits will match existing.

Roof material is stated to match existing. Windows are indicated to match existing of the historic dwelling. Veneer is indicated as wood beveled siding, possibly fiber cement. Multiple light fixtures are not detailed.

- b. **References:** *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

4.4 Garages

Policy: The retention of existing, historic garages is encouraged. A historic garage should be refurbished and modified instead of demolished or replaced to accommodate contemporary lifestyle requirements. New garages are permitted where a house does not have a garage or where a new garage is necessary. As with other accessory buildings, garages should have their own form and should generally appear as secondary structures and not visually overwhelm or compete with the other historic buildings of the property or district.

Design Justification: The way in which a new garage relates to other historic buildings of a property is important in historic districts. A new garage directly affects the integrity of the property as a whole. For this reason, a new garage should not detract from the historic character of the property.

Sustainability Justification: New garage construction should adhere to principles of sustainability in materials, design, and energy efficiency.

- 4.4.1: Garage doors should typically be painted to match the color of the garage. For garages that are "high style" it may be appropriate to use the color of the garage doors as a complementary or accent color to the building color scheme.
- 4.4.2: Electronic garage door openers may be installed and used.
- 4.4.3: Construction of a new or replacement garage should follow the historic setback for a garage on the property or setback patterns of other garages in the streetscape or historic district.
- 4.4.4: Historic garages in Oklahoma City's historic districts are predominantly detached, and attached garages are not appropriate unless documentation demonstrates their previous historic existence at the property.

- 4.4.5: Construction of a replacement garage shall approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation.
- 4.4.6: Construction of a replacement garage may reasonably expand beyond the footprint of a historic one- or two- car garage, up to a total footprint of 450 square feet or 5% of the lot, whichever is greater, in order to accommodate a standard size parking space for up to two vehicles. Additional factors including the level of visibility of a new garage and the size and massing of surrounding structures may be considered.
- 4.4.7: Design a new garage to be secondary to that of a property's main historic building.
- 4.4.8: When no photographic or other documentation of a previous garage is available, a new garage should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the primary building and should relate to similar garages within the historic district, as appropriate.
- 4.4.9: Materials used for a new garage should reflect the property's historical development and the use and function of the garage. Materials used for the exterior facades of a garage were often different (and less costly) than those used for the primary building.
- 4.4.10: A garage may be of 'modest' or 'high-style' design to complement a property's historical development. Often, a new garage should be modest with a simple rectangular plan and form and a low-pitched, gabled or hipped roof. Doors and windows may have little or no ornamentation.
- 4.4.11: When no photographic or other documentation is available, A new one-story garage should be similar in height to other similar, historic one-story garages in the streetscape and historic district. A new two-story garage should be similar in height to the historic two-story garages of adjacent properties, in the streetscape and of the historic district.
- 4.4.12: When no photographic or other documentation of a previous historic garage is available, a replacement garage may be two-stories tall when the original or historic garage was two-stories, or if located in a block where two-story or one and a half story garages are dominant or occur on abutting property. New garages in blocks that contain only one-story garages shall be one-story.
- 4.4.13: In locations where two-story garages are not allowed, a garage may be one and a half stories as defined in the Municipal Code so long as its design and height approximate the massing of a previous historic garage at the property, or adjacent one-story garages if no documentation of a previous historic garage is available.

Garage Doors, Openings, and Doors

- 4.4.14: Spacing and size of window and door openings in a new garage should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.
- 4.4.15: In Heritage Hills Architectural and Historic District only solid wood pedestrian and vehicle garage doors with wood or concealed metal frames that match historical designs used in the district or compatible paneled designs are permitted.
- 4.4.16: In Heritage Hills Architectural and Historic District only solid wood garage pedestrian doors with wood frames that match historical designs used in the district or compatible paneled designs are permitted.
- 4.4.17: New garage pedestrian doors in all other districts may be solid wood with wood frames or alternate door and door frame materials such as composite wood or aluminum clad wood for locations that are not visible from the public right-of-way. Otherwise pedestrian doors and frames shall be solid wood.
- 4.4.18: New garage vehicle doors in all other districts may be solid wood, wood veneer with a concealed metal frame, or composite materials including fiberglass or wood fiber (85% minimum wood fiber content). Doors should first match the historic design. When the historic design is unknown then the doors should match the design of other historic garage doors used in the respective district. A paneled design may be appropriate.
- 4.4.19: New garage vehicle doors in Paseo Neighborhood Historic District may be smooth finished solid wood (without panels) unless another design is more historically appropriate for the property.
- 4.4.20: Metal garage vehicle doors with a paneled design are acceptable in the Heritage Hills East, Putnam Heights, and Shepherd districts. These doors can be used at garages that are modest in style, located at the back of the lot, and minimally visible from the street or public right-of-way. Garage vehicle doors that are highly visible from a public street including the side street of a corner lot should not be metal.
- 4.4.21: At double garages, two single garage vehicle doors should be used instead of one larger, double door. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary building and the district.
- 4.4.22: If a historic garage is to be demolished to allow the construction of a new garage, it is encouraged that the historic doors be salvaged and re-used at the new garage, or if this is not possible, that the historic garage doors be replicated in the new garage design.
- 4.4.23: Doors at new high style garages should complement the garage in

design and materials. The use of paneled wood garage doors or custom garage doors is encouraged at these locations.

- c. Considerations: The proposed garage footprint at 920-936 square feet nearly doubles the size of the existing footprint which is 484. The height has not been compared to the height of the existing garage but as measured from the plate is approximately a foot lower than the primary dwelling. Massing, scale and proportion may not be compatible.

This site is large at 13,591 square feet. The Standards and Guidelines provide that a new garage may be 450 square feet or 5 percent of the site, whichever is greater. 679 is 5 percent of the site. The proposed garage exceeds the size of the existing and the maximum as stated “whichever is greater, in order to accommodate a standard size parking space for up to two vehicles. Additional factors including the level of visibility of a new garage and the size and massing of surrounding structures may be considered.”

The Standards and Guidelines indicate that “Construction of a replacement garage shall approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation” while allowing for an increase in size to up to 5 percent of the site.

The Guidelines instruct, “design a new garage to be secondary to that of a property’s main historic building.” The first and second floor of the front, north, elevation of the garage is highly decorative with multiple openings, decorative brackets, front projections, and first floor roofs.

The window and door openings are minimally illustrated and may not be consistent with similar openings at the dwelling. The wall to window ratio is not consistent with that of the existing garage, other historic garages, or with the primary dwelling. The numerous openings on the front while 2-story walls at 26 and 36 feet long have no openings is not consistent with the historic character of the district where accessory dwellings are present.

Materials and design details should be illustrated and detailed. Windows, doors, overhead doors, light fixtures, mullions, trims, etc. all contribute to the character of the building and thus the property and district. Only wood doors are permitted in HH.

- d. Recommended Specific Findings:
1. That the proposed garage exceeds size recommendations for new garages;
 2. That the design of the garage does not approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation;
 3. That the garage may not be designed to be to be secondary to that of a property’s main historic building;
 4. That the proposed garage competes with other historic garages of the district;
 5. That documentation of design details and materials is incomplete.

E. HPCA-24-00126 STAFF RECOMMENDATION:

1. **Approve Item 2, construct deck and stairs**, with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property and complies with all relevant Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed wood deck is located in the back yard and is minimally visible.
2. **Approve Item 4, replace front door, with the following conditions**, with the specific findings that the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the existing front door opening and door should be dimensioned and material documented;
2. That the proposed front door opening and door should be dimensioned and materials documented;
3. That the existing front door should be determined to be non-historic;
4. That only wood doors are permitted.

Condition(s):

1. That the existing and proposed front door opening be fully dimensioned and illustrated with no change;
 2. That the existing door should be illustrated to be non-historic;
 3. That the proposed door must be wood with clear glass and documentation provided.
3. **Continue Item 1, construct addition in place of non-historic back deck**, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the square footage of the proposed one-story addition is consistent with criteria for additions and does not radically alter the build to open space of the site;
 2. That the proposed one-story addition is located on the rear and minimally visible from the street right of way;
 3. That the proposed one-story addition is differentiated from the historic building;
 4. That the design details and materials at the proposed one-story addition, such as windows and doors, have not been illustrated.
4. **Continue Item 5, construct a second story addition**, with the specific finding that additional information is required from the applicant in order to determine whether the

action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed second story addition is compatible in placement, size, and proportion to the design of the historic structure;
 2. That method of differentiation of the addition should be illustrated;
 3. That the proposed columns are not detailed.
5. **Continue Item 3, install pool and hardscape**, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That pools contribute to site coverage and the square footage of the pool is required;
 2. That pools shall be located in the back yard, which by definition is beyond the rear wall of the primary building;
 3. That pool placement in relation to adjacent structures must be noted.
6. **Continue Item 6, demolish garage**, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. The burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition, lies with the owner.
 2. The condition of the structure makes it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity.
7. **Continue Item 7, construct garage**, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed garage exceeds size recommendations for new garages;
2. That the design of the garage does not approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation;
3. That the garage may not be designed to be to be secondary to that of a property's main historic building;

4. That the proposed garage competes with other historic garages of the district;
5. That documentation of design details and materials is incomplete.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of Chapter 59 the Oklahoma City Municipal Code governing HP/HL Districts are: §59.3300.1-5; §59.4150.4; §59.4250; §59.7250.1-4; §59.7300.1-7; §59.12200.1-4; §59.13300.1-6.*

Copies of the Standards/Guidelines and Relevant Sections of the Oklahoma City Municipal Code, 2020, are available online at www.okc.gov/planning/hp/index.html ; at Planning Department offices located at 420 W. Main, 9th floor, and each HP Commission Meeting.

ADY