



STAFF REPORT

Historic Preservation Commission

March 5, 2025

HPCA-25-00012

Case Number: HPCA-25-00012

Property Address: 422 NW 35th Street

District: Edgemere Park Historic District

Applicant: Carter Still
2644 NW 57th Street
Oklahoma City, OK 73112

Owner: Jack & Tayler Cieminski
422 NW 35th Street
Oklahoma City, OK 73118

A. CASE ITEMS FOR CONSIDERATION

1. Construct addition (elective); and
2. Install mechanical and electrical equipment (elective).

B. BACKGROUND

1. Project Description

The applicant proposes the construction of a rectangular, 504-square-foot addition with gable end on the rear of the dwelling.

2. Location

Project site is located on the south side of NW 35th Street between Walker and Hudson.

3. Site History

Date of Construction: 1929

Zoned Historic Preservation/Historical Landmark: 1977

National Register Listing: 1980

Additional Information:

The 1932 edition of the Sanborn Fire Insurance maps illustrate a 1-story, brick-veneered, frame dwelling with 1-story front porch extending the east half of the front (north) façade. A 1-story frame “autohouse” with brick veneer is indicated on the easternmost property line with the front face back nearly 2/3 of the property depth from the front property line. All structures have shingle roofs. No substantial changes are illustrated on subsequent editions.

4. Existing Conditions

The property remains largely unchanged from the historic condition with compact buildings in proximity. The block consists of what today would be considered modest sized dwellings. The Tudor revival style bungalows each have detached garages set close to the rear of the dwellings with curving streets providing a glimpse of the park from most yards.

The design of the block to accomplish a view of the park necessitated uniquely shaped lots, in some cases pie piece shapes. Though this site remains almost rectangular, it narrows to the south.

5. Previous Actions

None relevant to an addition.

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. None.

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 (elective); and 2, Install mechanical and electrical equipment (elective).

- a. **Description:** The applicant proposes a 504 square-foot, one-story addition to the rear (south) of the dwelling. The proposed height to the peak of the roof is only 15 feet tall, below the rear hip, while the historic roof peaks at 22.5 feet, beyond the front cross gable. The addition is in-set on both east and west and at most, minimally visible. The addition measures 28 feet deep and 18 feet wide.

Due to the relatively closely-placed detached garage, the addition may appear contiguous, but it does not connect the structures. It appears that almost any addition exceeding 10-feet deep would similarly affect the built-to-open space ratios at this area, as the spacing is compact at all lots. The footprints of dwellings and garages, and their placement, were historically very similar and compact.

The proposal reuses sets of windows from the historic structure, acquires similar brick to mix with that salvaged from the rear of the dwelling, approximates patterns of stucco and timber at similar gable ends, includes a fiberglass pedestrian door on the east side, and an architectural grade shingle.

One small stained-glass window is proposed high on the west wall. No other fenestration or articulation is proposed on the west side of the addition. Whether this requires a firewall per Building Code will depend upon distance to the property line and the abutting structure to the west, the garage. Acquisition of at least one appropriately proportioned window, where possible, is recommended to contribute to

compatible wall to window ratios at the west side of the addition.

Mechanical and electrical equipment should be screened from the street.

- 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.

Design Justification: The way in which a historic building and an addition to it relate is important in protecting the integrity of the historic property and district. An addition directly affects the integrity of the building as a whole. Building additions should not detract from the historic character of the historic building or 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.
- 4.6.4: Brick is a common material in Oklahoma City historic districts and is appropriate for use on new construction.

- 4.6.7: Exterior insulation finish systems (also known as EIFS or Dryvit), metal and vinyl siding, concrete block, imitative brick or stone or gravel aggregate materials are not permitted as wall materials. However, ornamental, rock-faced, mold-formed or rusticated concrete block may be used for foundation walls if previously used for other buildings on the property or in the district.
- 4.6.9: Masonry bonding patterns, sizes and color should be similar to those found at the property or used for historic buildings in the historic district and typical of structures of the same style, type, age and location.

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.
- 4.6.14: 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.
- 4.6.18: Storm windows and window screens are permitted and should meet the recommendations and requirements of the applicable sections in the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.

Doors

- 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.
 - 4.6.29: Historic eaves, copings, cornices, dormers and roof trim should be retained and preserved.
- c. Considerations: The proposed addition is smaller than the maximum size allowed for additions by the Guidelines. This size appears to be appropriate, when consideration is given to the mostly compact built proportions of the historic block and the shape of the lots and historic buildings. Despite the interruption of built-to-open-space ratios inherent to additions, the proposed addition may be a reasonable accommodation - given that it is not visible from the street. However, more open space between the rear wall of the addition and the garage face would contribute to the visible open space, light infiltration, and air flow along the back yards.

The proposal appears to meet most applicable Guidelines for the construction of an addition, where appropriate. However, the Guidelines do not support stained glass in new construction where not historically present or consistent with the style and period (4.6.14). Arts and Crafts-style-stained glass, capable of withstanding weather conditions, was commissioned for dwellings only until about 1920, with most mass produced stained glass available to the general population through the mid- to late 1800's being of poor quality, not weather resistant, and quickly replaced. Postwar, windows and doors rarely included the expense and exuberance of stained glass, with stained glass falling from popularity by 1940.

Wall to window ratios on the west wall do not appear to be consistent with the wall to window ratios of the historic dwelling. The proportions of the bath window are not compatible with the historic character of the dwelling. Proximity to the property line, and the abutting garage, may necessitate a firewall. This should be verified. At least one window of a compatible size is recommended in the west wall.

It is unclear whether the proposed reuse of existing windows will be sufficient for Building Code compliance at the proposed bedroom. The proposed overall opening appears to be well proportioned for the proposed addition and compatible with the historic structure.

- d. Recommended Specific Findings:
1. That the proposed addition is within size limitations provided by the Guidelines for additions;
 2. That the proposed addition is differentiated via in-sets at the east and west and by the gabled end roof;
 3. That wall to window ratios on the west are not similar to those of the historic dwelling, and a compatible sized window is suggested; and
 4. That glass should be clear.

E. HPCA-25-00012 STAFF RECOMMENDATION:

- 1. Approve Items 1 and 2, to construct an addition and locate mechanical and electrical equipment, 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 proposed addition is within size limitations provided by the Guidelines for additions;
2. That the proposed addition is differentiated via in-sets at the east and west and by the gabled end roof;
3. That wall to window ratios on the west are not similar to those of the historic dwelling and a compatible sized window is suggested; and
4. That glass should be clear.

Conditions:

1. That the west wall of the addition will include at least one hung window similar in size and proportion to the historic windows of the dwelling; and
2. That glass of windows will be clear.

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