



STAFF REPORT

Historic Preservation Commission

February 17, 2025

HPCA-24-00106

Case Number: HPCA-24-00106

Property Address: 525 NW 27th Street

District: Paseo Historic District

Owner: Shawn Lawrence
504 Country Club Drive
Edmond, OK 73025

A. CASE ITEMS FOR CONSIDERATION

1. Replace gutters (elective);
2. Install vertical board and batten fiber cement siding (elective);
3. Install horizontal fiber cement siding (elective);
6. Replace front porch columns (required); and
7. Remove/enclose windows on side of dwelling (required).

B. BACKGROUND

1. Project Description

The applicant proposes to remodel the property, including siding replacement, new porch columns, fence and driveway, and enclosure of a set of windows on the side of the dwelling. Work has been initiated, but no Certificate of Appropriateness has been approved and no building permits have been issued. Staff has been informed by Development Services that a Stop Work Order has been issued.

Staff has administratively approved paving and fencing.

2. Location

Project site is located on the north side of NW 27th Street, mid-block between N Walker and N Dewey.

3. Site History

Date of Construction: 1924 (Primary Dwelling); 1965 (garage, per applicant)

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 2004

National Register Description:

525 NW 27th. 1924. This one-story Bungalow/Craftsman residence has a steep roof with no overhang. Porch gable covers the western 2/3 of façade. Original columns and balustrade have been replaced with wrought iron. Entrance flanked by wide windows to left, paired windows to right.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates only two dwellings on this block of NW 27th Street; the subject property is vacant. The 1949 edition shows a one-story, frame dwelling with partial-width front porch and shingle roof. A small “autohouse” is located on the west property line, near the rear wall of the dwelling. No changes are indicated on subsequent editions.

1. Existing Conditions

The primary dwelling appears to be in good condition, but has several non-historic alterations, including replacement siding (vinyl) and porch columns (metal).

2. Previous Actions

In 2023, the applicant submitted an application to construct an accessory dwelling in the rear yard, which was subsequently withdrawn because it was not permitted by the zoning. The applicant then submitted an application to rezone the property to a SPUD; this has also been withdrawn.

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.**

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, Replace gutters.

- a. Description: The applicant proposes to install gutters. This item typically qualifies for administrative approval. The applicant has already installed gutters where they did not formerly exist on the house but has not fully described in his application where they will be installed or how they will be attached; therefore, this item cannot be approved. The applicant has not provided an accurate site plan for the fence and driveway; therefore, these items cannot be approved by staff.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*
- c. Considerations: The proposed work potentially qualifies for administrative approval, but must be accurately documented and shown to meet applicable Guidelines.

d. Recommended Specific Findings:

1. That the installation of gutters can potentially be administratively approved;
2. That the applicant must provide adequate documentation for administrative approval or the Commission's consideration.

2. Item 2, Install vertical board and batten fiber cement siding and Item 3, install horizontal lap, fiber cement siding.

- a. Description: The applicant proposes to replace existing siding with fiber cement siding in a combination of configurations. The applicant proposed vertical, board-and-batten style siding at the front porch, and horizontal siding at the rest of the house. The existing siding is vinyl; the condition of any remaining siding beneath the vinyl has not been documented.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.1 Maintenance, Preservation and Rehabilitation of Exterior Building Materials

Policy: Maintain and preserve original or historic exterior finishes and materials such as wood, brick, stone and stucco. When repair or replacement of materials is needed, consideration should be given to sustainable methods and materials that also maintain the historical visual character of a building or property.

Design Justification: The form, materials and details of exterior walls, roofs, door and window openings, and decorative details, as well as scale, texture and variety, contribute to a building's historic character. The texture, patterns and finishes of historic materials such as clay tile, slate, brick, stone, stucco and wood siding are important character-defining features; obscuring or removing these features diminishes the significance of historic buildings and structures.

Sustainability Justification: The exterior materials of a building represent embodied energy and preserving them helps maintain a building's architectural integrity and its embodied energy. When maintained properly, these materials can last indefinitely, eliminating the need to use new resources for their replacement. When new materials are necessary, consideration should be given to sustainability, which includes the availability of raw resources, the method and energy used to extract, transport, and process the raw resources, the energy to manufacture and transport a commercial product, and longevity of installed materials.

- 3.1.1: Retain and preserve original and historic materials to sustain the historic character of a property and the embodied energy of the materials. Historic architectural features and materials that define the historic character of a building, property, or district shall be maintained in good repair.
- 3.1.2: Original or historic wood finishes must be maintained and painted (if painted historically).

- 3.1.3: Ordinary maintenance and repair typically addresses one half (50%) or less of an original or appropriate building feature, component or material on any one building face or roof, and may involve replacement of areas or parts of the building due to damage or failure of a component or material. A Certificate of Appropriateness is not required for work that meets the requirements of “Ordinary Maintenance and Repair” (See the Municipal Code, Chapter 59, Article 2).
- 3.1.4: Repairs shall be done with like materials.
- 3.1.5: If repairs or replacement affect more than one-half (50%) of an inappropriate component or material located on any individual building face or roof, then it is strongly encouraged that all of the inappropriate components or materials be replaced with appropriate materials. A Certificate of Appropriateness is required when all of the inappropriate materials are proposed for replacement. See “Administrative Review” below.
- 3.1.11: If more than 50% of an original feature or material on any one surface of any one face of a building, including the roof, requires repair by replacement in kind, then the scope of the work exceeds the definition of ordinary maintenance and repair and a Certificate of Appropriateness is required.
- 3.1.12: If repairs or replacement affect more than two-thirds (66%) of an inappropriate component or material located on any individual building face, then all inappropriate components or materials shall be replaced with an appropriate component or material. Removal of more than 50% of an inappropriate material no longer meets the definition of ordinary maintenance and repair, and a Certificate of Appropriateness is required.
- 3.1.13: For example, on a building with vinyl siding, if over two-thirds (66%) of this siding is to be removed from the front building face and replaced due to deterioration or damage, then all of this inappropriate siding on that building face shall be replaced with an appropriate material such as wood siding or the historic material (which is likely to be historic wood siding) shall be uncovered and restored.
- 3.1.14: Remove an inappropriate component or material and restore the original or historic component or material that is revealed by such removal.
- 3.1.15: New material should match the historic in material type, dimensions, design, configuration, texture, surface coatings and visual appearance.
- 3.1.16: When a missing or severely deteriorated feature, element, or component is replaced, it shall be replaced in-kind, that is, matching the original in dimensions, detail, size, form, material and finish.
- 3.1.17: Incompatible non-historic alterations to a historic building are encouraged to be removed, and the building restored to its original appearance during the period of significance.

- 3.1.18: Renovations previously undertaken may conceal original or historic building fabric. When altering a historic building, non-historic alterations in the area of the proposed alteration should be removed.
 - 3.1.19: If original or historic materials do not remain, the original form may be reconstructed or restored based on physical, photographic, or documentary evidence.
 - 3.1.25: Removal of existing synthetic materials is strongly encouraged to recover authentic historic finish and appearance of a building and its components.
 - 3.1.26: Historic architectural features and materials should be retained and preserved when adapting the building to contemporary use.
 - 3.1.27: If replication of original elements is not possible because of a lack of historical physical, photographic or documentary evidence, then a new design that is compatible with the original form, style, and period of the building shall be used.
 - 3.1.28: An appropriate option for a replacement feature is a new design that is compatible with the remaining character-defining features of the historic building.
 - 3.1.29: The new design of a missing feature shall take into account the size, scale, and materials of the historic building; should be clearly differentiated to avoid a false historical appearance; and should maintain visual attention on the authentic and historic aspects of the building.
 - 3.1.30: New compatible designs for missing features should be reversible so that they can be replaced with a more appropriate design in the event that better and more accurate historical evidence becomes available.
 - 3.1.33: The removal of metal or vinyl siding may allow the recovery of original or historic decorative elements such as cornices, brackets, and window and door trim that have been damaged or removed when the synthetic materials were installed. Recovery of such details should be based on physical or photographic evidence first, and based on similar details for buildings in the block or district second.
 - 3.1.34: Installation of fiber cement products may be appropriate for rear or side elevations not readily visible from the public right-of-way in order to replace wood siding that is missing or deteriorated beyond repair in all districts except the Heritage Hills Historic and Architectural District. If determined appropriate then the fiber cement siding shall be consistent with the size, pattern, shape, dimensions and texture of the historic wood siding. Fiber cement products are considered sustainable products.
- c. Considerations: The Guidelines support the removal of non-historic fabric such as vinyl siding. When vinyl siding is removed, the original wood siding is often revealed underneath and may be in a usable condition. The applicant has been encouraged to

consider reuse of remaining wood siding, but that has not been pursued at this time.

If non-historic vinyl siding is to be replaced, the Guidelines state that it should be replaced to return to the historic condition, which for this property would have been a traditional, wood horizontal lap siding. Vertical board-and-batten siding is a modern trend, but was not used historically on primary dwellings in Oklahoma City's historic districts. The Guidelines do not support the use of alternative materials on primary dwellings, except for some allowances at the rear, where minimally visible.

Removal of vinyl siding and repair/replacement-in-kind of wood siding can be administratively approved.

d. Recommended Specific Findings:

1. That the proposed siding material and design is not supported by the Guidelines, and is not appropriate to this historic property or district;
2. That staff can administratively approve siding replacement that meets the applicable Guidelines.

3. Item 6, Replace front porch columns.

- a. Description: The applicant proposes the replacement of the presumed non-historic wrought-iron style porch columns with full-height wood piers.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.3 Porches, Canopies, Porte-Cocheres & Balconies

Policy: Historic porches, canopies, porte-cocheres and balconies are important features and are often the dominant characteristic of a building. These features that are visible from the public right-of-way should not be altered.

Design Justification: Front porches and canopies connect a building to its context by orientating the primary entrance to the street. The various components of porches, canopies, porte-cocheres, and balconies, including steps, railings and columns, provide scale and detail to historic buildings.

Sustainability Justification: Porches, canopies, and porte-cocheres protect entrances, provide shade, and enhance a building's energy efficiency.

- 3.3.1: Maintaining porches, canopies, porte-cocheres and balconies, preserves and sustains their embodied energy and eliminates the need for replacement with new resources.
- 3.3.2: Preserve existing historic front porches, canopies, porte-cocheres, balconies, and their components because they are character-defining features of a building.
- 3.3.3: Ordinary maintenance and repair such as cleaning, painting, and making minor repairs through replacement in kind with like materials is encouraged and does not require review as long as less than 50% of an element or feature on any one side of the building is replaced.

- 3.3.4: Preserve historic components of porches including steps, ceiling, flooring, railings and columns.

Porches and Balconies

- 3.3.8: Reconstruction of a missing porch, canopy, porte-cochere or balcony is encouraged and must be based on accurate physical evidence of the original or historic configuration, placement and detail of the feature and supplemented with historic photographs that show the original feature.
- 3.3.9: If no photographs or other documentation exist, the design of a replacement porch should be compatible with the historic building in height, proportion, style, roof shape, material, texture, detail and color. Buildings of a similar architectural style can provide examples of appropriate design.

Porch Elements – Columns & Railings, Ceiling & Flooring, Stairs

- 3.3.10 Routine maintenance ensures the preservation of porch elements, sustaining their embodied energy and negating the need for replacement with new resources.
 - 3.3.11: If more than 50% of a material or component is deteriorated beyond repair, replacement may be required. When new materials may be introduced, there are likely sustainability considerations.
 - 3.3.12: New or replacement columns should be of materials appropriate to the style and design of the building including the porch. Replacement columns should match the original or historic columns in size, design, scale, massing, materials and details.
 - 3.3.13: The dimensions and proportions of replacement balusters must match the historic porch. The spacing and height of railing balusters is important to the character of the historic building with typically closely spaced balusters and relatively low railings (30” or less in height). Although this height may not conform with current codes, existing historic railings are permitted to remain until they are too deteriorated to be retained and repaired, therefore it is critical to retain the historic porch balustrade and railings.
 - 3.3.14: The use of alternative materials for porch columns on primary facades such as fiberglass may be approved by the Commission if the finished appearance will be indistinguishable from the appearance, design, and texture of the original or historic columns.
 - 3.3.15: Porch columns of vinyl or hollow core aluminum, or wrought iron are not appropriate unless historic documentation demonstrates otherwise.
- c. Considerations: The design of the original columns at the dwelling is unknown; however, this house is one of four in a row with very similar designs that may provide reference points for an appropriate column design. All of the dwellings have gable roofs with partial-width front porches with separate gable roofs, offset to the west. At all three of the other houses, the porch roofs are supported by brick piers topped with

columns. Two of the three other houses have wood battered (tapered) columns on top of the outside brick piers, with no column at the center pier that is lower in height, while the third appears to have had its wood columns replaced with wrought-iron style columns atop the brick piers.

The proposed column design does not appear to be typical for this style of dwelling, and based on the surrounding conditions at virtually identical houses on the block, staff believes a reasonable assessment can be made that the historic condition would have matched the neighboring houses.

Documentation of the proposed columns, which have already been constructed, consists of photographs. No drawings or detailed dimensions have been provided. If the proposed columns are to be approved, additional documentation is required.

d. Recommended Specific Findings:

1. That the proposed columns have not been accurately documented;
2. That the proposed columns are not appropriate to the style or scale of the house and are not based on historic documentation or other evidence of appropriate column design;
3. That neighboring houses are of the same form and style as the subject property and retain their original columns;
4. That these structures would be an appropriate reference for what is likely a more historically accurate and architecturally compatible column design.

4. Item 7, Remove and enclose windows on side of dwelling.

- a. Description: The applicant proposes the removal of a set of windows on the side of the house, and the installation of siding over the window to enclose or conceal the opening. Note: this work has been completed but must be reviewed as if it had not.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.6 Windows, Shutters and Awnings

Policy: Windows and shutters are important character-defining features of a building and originals should be retained and kept in good repair. Awnings may be an intended permanent character defining feature such as wood framed and finished with roof shingles to match the rest of the building or temporary such as contemporary fabric awnings with aluminum frames.

Design Justification: The proportion, shape, location, positioning, pattern and size of windows contribute significantly to the historic character of a building and help convey the architectural style and period of the building. Their design, details and craftsmanship make them worthy of preservation. The presence or absence of shutters and awnings are significant to the visual character of a building.

Sustainability Justification: Many buildings in historic districts retain old-growth wood windows which can last indefinitely if they are properly maintained, unlike new-growth wood or vinyl windows. In most cases, windows account for

less than one-fourth of a home's heat loss. Insulating the attic, walls and basement is a more economical approach to reducing energy costs than replacing historic windows. Proper maintenance and sealing of windows, along with adding storm windows, keeps windows out of landfills and enhances a building's energy efficiency year round.

- 3.6.2: Retain and preserve original or historic windows. Preserve and maintain historic window framing and number and configuration of glass panes.
 - 3.6.3: Make repairs to an existing window rather than replacing the entire window unit, including replacement in kind of parts that are deteriorated beyond repair. Ordinary maintenance and repair is limited to less than 50% replacement of the window's components and parts including frames and sashes.
 - 3.6.5: Original or historic windows more than 50% DETERIORATED BEYOND REPAIR may be replaced in kind.
 - 3.6.6: New window openings may be allowed on the back facade or the back 30% of the side elevations. New windows must be compatible with historic or existing windows in proportion, shape, location, pattern, size, materials and details.
 - 3.6.7: If an original opening is presently blocked, consider reopening it. The replacement of non-historic incompatible windows with windows that are more historically appropriate is encouraged.
 - 3.6.8: When window replacement is necessary, do so within the existing historic opening. Use the same frame size to avoid filling in or enlarging the original opening.
 - 3.6.9: If original or historic windows can be demonstrated to be deteriorated beyond repair and must be replaced, new windows shall match all of the characteristics of the historic window, including muntins pattern and profile.
- c. Considerations: The applicant proposes the removal of windows on the side of the dwelling and the installation of siding to match the existing siding over the location of the window openings as part of an interior remodel. The Guidelines support the retention of historic windows, or replacement in kind when replacement is necessary. The Guidelines do allow for the installation of new openings in the rear 30% of side elevations, which the Commission has interpreted as also providing support for the alteration or removal of windows in the rear 30% in the past. The windows proposed for removal appear to be forward of the rear 30% of the dwelling, and are visible from the public right-of-way. No documentation has been provided to indicate that the windows were not historic or to otherwise justify the windows' removal.
- d. Recommended Specific Findings:
1. That historic windows and window openings should be retained;

2. That the windows proposed to be removed are presumed to be historic, or to be within a historic opening in the dwelling, and are visible from the public right-of-way;
3. That removal/enclosure of windows is not supported by the Guidelines.

That the proposed columns are not appropriate to the style or scale of the house and are not based on historic

E. STAFF RECOMMENDATION:

Staff is providing two options for motions. Should the applicant indicate a willingness to work toward items and levels of documentation that meet applicable Guidelines and can be approved, the Commission may wish to continue the application to allow additional time. Should the applicant indicate that their preference is not to work toward compliance, the Commission may wish to deny the application with prejudice at this time.

1. **Continue HPCA-24-00106** 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:

Item 1, Replace gutters:

1. That the installation of gutters can potentially be administratively approved;
2. That the applicant must provide adequate documentation for administrative approval or the Commission's consideration;

Item 2, Install vertical board and batten fiber cement siding and Item 3, install horizontal lap, fiber cement siding:

1. That the proposed siding material and design is not supported by the Guidelines and is not appropriate to this historic property or district;
2. That staff can administratively approve siding replacement that meets the applicable Guidelines.

Item 6, Replace front porch columns:

1. That the proposed columns have not been accurately documented;
2. That the proposed columns are not appropriate to the style or scale of the house and are not based on historic documentation or other evidence of appropriate column design;
3. That neighboring houses are of the same form and style as the subject property and retain their original columns;
4. That these structures would be an appropriate reference for what is likely a more historically accurate and architecturally compatible column design.

Item 7, Remove and windows on side of dwelling:

1. That historic windows and window openings should be retained;
2. That the windows proposed to be removed are presumed to be historic, or to be within a historic opening in the dwelling, and are visible from the public right-of-way;
3. That removal/enclosure of windows is not supported by the Guidelines.

OR

2. **Deny HPCA-24-00106 with Prejudice** with the specific finding that the proposed work will have an adverse effect on the historic character of the district or property; is not consistent with the provisions of the Standards and Guidelines and is not in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the specific findings in the Staff Report.

Specific Findings: see above.

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.

KMF