



STAFF REPORT

Historic Preservation Commission

March 5, 2025

HPCA-25-00008

Case Number: HPCA-25-00008

Property Address: 816 NW 22nd Street

District: Mesta Park

Applicant: Living Spaces LLC
Jonathan Reinke
2304 NW 26th Street
Oklahoma City, OK 73107

Owner: Warren Jones
816 NW 22nd Street
Oklahoma City, OK 73106

A. CASE ITEMS FOR CONSIDERATION

1. Construct new accessory structure (elective).

B. BACKGROUND

1. Project Description

The applicant proposes construction of a new accessory structure.

2. Location

Project site is located on the south side of NW 22nd Street, mid-block between Shartel Ave and N Francis Ave.

3. Site History

Date of Construction: 1915

Zoned Historic Preservation/Historical Landmark: 1994

National Register Listing: 1983

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a two-story dwelling with one-story front porch extending the entire length of the front north façade. A one-story frame “autohouse” is indicated on the westernmost property line with the front face back nearly $\frac{3}{4}$ of the property depth from the front property line. All structures have shingle roofs.

4. Previous Actions

Previous applications for Historic Preservation Certificate of Appropriateness (HPCA) filed for this property include:

Case Number	Date	Owner	Decision
HPCA-17-00113	08-02-2017	Warren Jones	Approved
1) Remove fencing (chain-link and wood) and install 6' wood fence (elective).			
HPCA-16-00069	05-04-2016	Warren Jones	Approved
1) Remove part of concrete driveway (elective); 2) Replace front concrete sidewalk and steps (elective).			

Other actions, such as variances, other approvals, citations could also be described here.

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, Construct new accessory structure (elective).

- a. Description: The applicant proposes the construction of a new, 1.5 story accessory structure to be located on the rear, south end of the lot. The first floor will be a workshop space, with a lofted guest/storage space in the half-story. The proposed structure measures approximately 20' by 15,' with a total sq footage of 465 sq ft. The maximum height of the structure is proposed at just over 16'.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

Section 4.5 Accessory Buildings

- 4.5.5: The appearance and location of a new accessory building should be based on the appearance of the historic accessory building if such existed. Use historic photographs and other documentation such as Sanborn Fire Insurance maps for guidance as to size and location of a previous accessory building on the property.
- 4.5.6: If documentation of a historical accessory building at the site is not available, the size, design and location of a new accessory building should be in keeping with other accessory buildings in the block and historic district.
- 4.5.7: Accessory buildings should be located in the back yard.
- 4.5.8: Design of new accessory buildings shall be secondary to that of the main historic building and should be secondary to the design of the property's historic

garage.

- 4.5.9: Accessory buildings more than six feet tall should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the main residential building. Additionally, new accessory buildings may relate to similar accessory buildings within the historic district.
- 4.5.10: Materials used at accessory buildings should reflect the use and function of the accessory building, and not necessarily that of the primary building. Materials used at exterior facades of accessory buildings were often different (simpler and less costly) than material used for the main building.
- 4.5.11: New accessory buildings shall follow the historic side and back yard setback patterns of other accessory buildings on the property, in the block or in the historic district.
- 4.5.12: Spacing and size of window and door openings should be similar to their historic counterparts within the block or historic district, as should the proportion of window to wall space.
- 4.5.13: Ramps or other accessibility-related construction should be installed in a way that does not damage the historic fabric of other historic buildings and should be designed and located to be as unobtrusive as possible.
- 4.5.14: If mechanical equipment, skylights or solar panels are placed on the roof of an accessory building, they should be set back or screened so that they are not visible to a person standing at ground level on the opposite side of an adjacent street or public right-of-way.

Section 4.6 Exterior Materials at New Construction

- 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.
- 4.6.4: Brick is a common material in Oklahoma City historic districts and is appropriate for use on new construction.
- 4.6.5: Stone, particularly the earth-colored sandstone found in many of the historic districts, in an appropriate material that can be incorporated into new construction.
- 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.
- 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.

- 4.6.8: Stone patterns, sizes and color of individual stones should be similar to those found at the property or in historic buildings in the historic district and typical of structures of the same style, type, age and location.
- 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.
- 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.
- 4.6.11: Windows in new stand-alone construction must be similar to their counterparts within the property, block or historic district. These windows may be wood, vinyl clad wood, metal clad wood, or metal with a profile similar to the windows of other buildings on the property. For new infill construction the profile must be similar to the windows used on other properties in the block or historic district.
- 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.
- 4.6.23: Wood shingles, composition shingles, slate tiles, terra cotta or clay tiles are permitted for use on roofs. Recommendations and requirements for these materials are found in the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.
- 4.6.24: Metal roofs are permitted only as supported by historical documentation of such material for the property.
- 4.6.25: Synthetic slate and clay tiles may be able to be used if the appearance matches authentic slate and clay tiles in all aspects. These materials may be considered on a case by case basis.
- 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.

- c. Considerations: The proposed accessory structure is intended to provide a workshop space, as well as guest accommodation/storage space. The proposed structure appears to meet all relevant guidelines for materials for new construction. The applicant proposes to use smooth finish fiber cement siding, wood clad windows, and a wood pedestrian door. However, the applicant proposes the use of less typical material for the roof.

The proposed accessory structure stands at a max height of 16'-2" and is one and a half stories. This is taller than the typical accessory structure, particularly when not a garage. Neighboring properties appear to have either one-story garages or no garage. The property historically had a one-story "autohouse" (garage) and storage shed. The proposed structure will not occupy the same space as the historic garage. The proposed structure will add to the lot coverage. The existing lot coverage is 26%, and the proposed structure will increase it to 33%. This may be fairly comparable to what the lot coverage would have been historically, prior to the removal of the original garage.

The Guidelines do not establish a limit on the square footage of accessory structures, but the baseline size of 450 square feet or 5% of the lot for garages may serve as a reference point for the appropriate size of other accessory buildings. This structure is proposed at 465 square feet.

The design details and materials of the proposed structure are compatible with the primary dwelling, modest, and typical of a shed or other outbuilding. However, the overall form, size, and height of the structure may be in excess of what is appropriate for an accessory structure.

The applicant has proposed to use a metal shingle that has a very similar, if not indistinguishable, profile to that of a typical architectural grade shingle. Metal roofs are not supported by the Guidelines where they have not existed previously; however, this product approximates the look of a shingle, rather than the look of a historic standing-seam metal roof. Product specifications have been provided, as well as a physical sample. The proposed product will have the same profile of a shingle that will not detract from the historic character of the district. However, if the Historic Preservation Commission does not find this product appropriate, then the applicant has already provided product specifications for an appropriate shingle material to use instead.

- d. Recommended Specific Findings:
1. That the proposed accessory structure appears to meet all relevant Guidelines for materials;
 2. That the proposed accessory structure will be minimally visible from the public right-of-way;
 3. That the proposed use of a metal shingle product is not supported by the Guidelines;
 4. That the proposed use of the proposed metal shingle will not detract from the historic character of the surrounding district; and
 5. That the proposed structure may not meet the intent of the Guidelines for accessory

structures due to its size, height, and massing.

E. HPCA-25-00008 STAFF RECOMMENDATION:

1. **Continue Item 1, Construct New Accessory Structure** 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 is in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed accessory structure appears to meet all relevant Guidelines for materials;
2. That the proposed accessory structure will be minimally visible from the public right-of-way;
3. That the proposed use of a metal shingle product is not supported by the Guidelines;
4. That the proposed use of the proposed metal shingle will not detract from the historic character of the surrounding District; and
5. That the proposed structure may not meet the intent of the Guidelines for accessory structures due to its size, height, and massing.

Additional information: If directed by the Commission, revisions to the proposed design, size, or height of the structure.

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.

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