



STAFF REPORT

Historic Preservation Commission

December 4, 2024

HPCA-24-00122

Case Number: HPCA-24-00122

Property Address: 930 NW 22nd Street

District: Mesta Park Historic District

Owner: Nicholas Anastas
930 NW 22nd Street
Oklahoma City, OK 73106

A. CASE ITEMS FOR CONSIDERATION

2. Replace first floor windows (elective).

B. BACKGROUND

1. Project Description

This request is for the replacement of windows that were previously installed without a CA, and installation of windows matching those that were previously approved.

2. Location

Project site is located on the southeast corner of the intersection of North Olie Avenue and NW 22nd Street.

3. Site History

Date of Construction: unknown (moved in 1997)

Zoned Historic Preservation/Historical Landmark: 1994

National Register Listing: 1983

Additional Information: The 1922 edition of the Sanborn Fire Insurance maps illustrates a 1 1/2 -story frame dwelling with 1-story front porch extending the entire length of the front (north) façade. A wide back porch is indicated to occupy approximately 2/3 of the rear of the dwelling, and is centrally located. A 1-story frame “autohouse” is indicated on the south property line at the alley, and centered along that property line. The dwelling and front porch are indicated with shingle, likely wood. The back porch is illustrated with composition, likely a flat roof. The garage is illustrated with non-combustible materials.

The 1949 edition of the maps indicates an addition to the garage on the west that extends to the west property line. The addition is indicated with composition roofing, possibly a flat roof. No changes are indicated on subsequent editions.

The existing house was moved into the district at a later date than the surrounding development and generally remains consistent with the historic condition other than that it previously was a duplex.

4. Existing Conditions

The windows of the dwelling are not original, and those of the first floor are not consistent with the previous approval for replacement.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-23-00091	09/07/2024	Taylor Neighbors	Approved
Extension to complete window replacement.			
HPCA-23-00091	08/02/2023	Taylor Neighbors	Approved
Replace windows.			

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.**

1. Item 2, Replace first floor windows (elective).

- a. Description: The applicant proposal to replace existing replacement windows located on the north façade and the west façade at the first floor. The original windows are no longer extant, and the existing windows are fixed panes and inoperable.

The proposed windows are one over one, double hung, insulated, wood windows, to match the historic conditions as described in the previously approved documentation from the certificate that expired during the purchase of the property. These match the upper story windows that were previously approved, and installed prior to purchase of the property.

- 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.

- 3.6.5: Original or historic windows more than 50% DETERIORATED

BEYOND REPAIR may be replaced in kind.

- 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.
- 3.6.12: Thermal pane (also known as insulated glazing) windows are acceptable as replacement windows when the historic windows in a building have been previously removed. When used, thermal pane windows must have true divided lites.
- 3.6.16: Clear glass shall be used in all windows.
- 3.6.17: Reflective, tinted, patterned or sandblasted glass are not permitted in windows, except that special glass, for example, patterned, leaded or colored glass, can be used in transoms and sidelights when appropriate as established by the architectural style and the specific history of the building for which the special glass is proposed.
- 3.6.18: A new window may have a low emissivity coating applied to clear glass provided that the visible light transmittance is not less than .74 and the overall reflectance is not more than 17%.

c. Recommended Specific Findings:

1. That replacement of non-original windows to match those previously approved and installed windows at the second floor is an appropriate treatment to maintain continuity at this specific structure.

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:*

None.

E. HPCA-24-00122 STAFF RECOMMENDATION:

1. **Approve Item 2, replace first floor windows on north and west,** 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 replacement of non-original windows to match those previously approved and installed windows at the second floor is an appropriate treatment to maintain continuity at this specific 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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