



# STAFF REPORT

## Historic Preservation Commission

November 6, 2024

HPCA-24-00031

**Case Number:** HPCA-24-00031

**Property Address:** 622 NW 27th Street

**District:** Paseo Historic Landmark District, Urban Conservation District (Tract 1)

**Applicant:** Parna LLC  
Alex Russell  
2201 Brighton Avenue  
Oklahoma City, OK 73120

**Owner:** Cheviot Capital Holdings, LLC  
Matthew Kahn  
910 NW 37th Street  
Oklahoma City, OK 73118-7110

### A. CASE ITEMS FOR CONSIDERATION

- 1) Modify east wall to a fire wall (required);
- 2) Relocate doors and windows to accommodate fire wall (required);
- 3) Relocate heat and air from east wall to north and south walls to accommodate fire wall (elective);
- 4) Repair and replace siding as needed (required);
- 5) Repair and replace deck (required);
- 6) Extend west wall and alter roof pitch (elective);
- 7) Install a new window on north (elective);
- 8) Relocate a window from east wall to west wall (elective);
- 9) Replace balcony rail and door (elective);
- 10) Replace porch (required); and
- 11) Replace roof (required).

### B. BACKGROUND

#### 1. Project Description

No work is proposed at the primary structure facing the street to the north.

This proposal includes the repair and renovation of an existing accessory dwelling at the southeast (rear) of the site. Proposed changes include closing openings on the east and within three feet of the east wall to create a firewall, creating openings or relocating for

windows, doors, and heat and air, rebuilding the upstairs deck, and increasing the wall height and roof pitch on the west, and rebuilding the front porch. Proposed changes to the structure are anticipated to be minimally visible from the public rights of way.

Work has begun, but must be reviewed as if it had not. Though said work included an expansion of the built space inconsistent with the zoning, revised plans return the building to a form very similar to the previously existing form, with some of the proposed changes being required to meet building code requirements for a firewall, due to proximity to the east property line. This includes closing openings on the east wall and relocating any openings within three feet of the east wall of the building.

## 2. Location

Project site is located on the south side of NW 27<sup>th</sup> Street, between Lee and Dewey Avenues.

## 3. Site History

***Date of Construction:*** 1920 (primary) and 1951 (accessory)

***Zoned Historic Preservation/Historical Landmark:*** 1998

***National Register Listing:*** 2004

***Description from National Register Nomination Intensive Level Survey:***

620-622 Northwest 27th, 1915. This one-story Bungalow/Craftsman residence was originally L-shaped. The front appears to have been extensively renovated with a gabled front porch enclosed and an extension built to the east. It is noncontributing due to alterations.

***Additional Information:***

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 1-story, stucco veneered, frame dwelling with 1-story front porch extending nearly the entire length of the front (north) façade and a 1-story back porch at the southwest corner of the building. Though addressed as 622-624 W. 27<sup>th</sup> Street, the structure was not labeled as a duplex.

A 1-story frame “autohouse” is indicated in the southwest corner of property spanning 50% of the width of the site at the alley. The north face of the garage was well back from the front property line.

All structures indicated with shingle roofs.

The 1949 and 1950 editions of the maps illustrate no changes to the site or structures.

The 1955 edition illustrates the introduction of composition roofing at the primary structure. The garage is not present in this edition, and no additional accessory buildings are indicated.

The Oklahoma County Assessor lists the subject building as constructed in 1951 which is within the period of significance for the district.

## 4. Existing Conditions

The subject building is located in the southeast corner of the property not as far south as

the no longer extant garage. It is narrower than the historic garage but deeper. The building is rectangular and includes a balcony on the north façade.

Work has begun but must be considered as if it had not.

## 5. Previous Actions

No previous CAs for the building.

## 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 11, Replace roof (required).

- a. Description: The applicant proposes to replace the roof with an architectural grade shingle. No review is required to replace an existing composition roof with an architectural grade shingle with no change to the roof form. Structural components of the roof are being replaced in kind, rather than the proposed change pending approval in item number 6 of this Staff Report. Structural support replacement requires a permit, which requires a CA.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

### 3.7 Roofs

**Policy:** Retain original roof shape, details, and materials when possible. When replacing roofing materials, consider the energy used in their manufacture and transportation, the reflectivity of the material and whether the material derives from a renewable or recyclable resource.

**Design Justification:** By their shape, features, materials and details, roofs contribute significantly to the historic character of residential and multi-family buildings. Historic roof materials are usually related to the architectural age and style of the main building. Through variations in line, pitch and overhang, a historic roof can also reveal changes and additions to historic buildings over time. Chimneys, dormers and other roof features add to the diversity and character of historic buildings.

- 3.7.3: Preserve the original shape, line, pitch and overhang of historic roofs, as well as architectural features such as dormers, chimneys and turrets.
- 3.7.4: Retain, preserve and keep in good repair distinctive features such as open eaves with exposed rafters and angled, decorative or plain rafter tails, flared eaves or decorative purlins, ridge cresting and brackets. Preserve flat roofs and parapets.
- 3.7.7: Repairs to flashing must be copper or other metal with a finish to match the roof color. Unfinished, galvanized metal flashing shall not be used.
- 3.7.8: Retain eave features such as exposed rafters and brackets.

- 3.7.9: Replacement of non-historic composition roofing material with architectural grade composition shingles, regardless of color or pattern, is not subject to review and does not require a Certificate of Appropriateness (for repair, replacement, or installation of historic roofing materials, see Administrative Review).
- 3.7.10: Replacement in kind of existing, non-historic roof features such as gutters, downspouts, and turbines that meet the Guidelines for materials and location is not subject to review and does not require a Certificate of Appropriateness (for repair, replacement or installation of historic roof features, see Administrative Review).
- 3.7.13: For ventilation of attic heat, roof vents should be located out of view on back sloping roofs. Vents are encouraged to help improve the energy efficiency of the building and may be more appropriately accommodated using compatible attic wall louvered vents. If the building roof does not have a back sloping roof and attic walls for ventilation louvers are not available, then side roof ventilation may be considered on the least visible side locations from the public right-of-way. Low-profile ridge vents may be used.
- 3.7.14: New roof features such as roof ventilators, antennas, satellite dishes and skylights may be installed, but must be located on back slopes and not visible from the public right-of-way. Solar panels and solar shingles may also be installed on back roof slopes as long as they are not visible from the public right-of-way.

c. Recommended Specific Findings:

1. That replacement in kind of the roof with no change to the historic condition is an appropriate treatment;
2. That an architectural grade shingle is consistent with the criteria for roof replacement.

**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. Items 1, Modify east wall to a fire wall (required); 2, Relocate doors and windows to accomodate fire wall (required); 3, Relocate heat and air from east wall to north and south walls to accomodate fire wall (elective); and 7, Install a new window on north (elective).**

- a. Description: Due to proximity to the east property line, no openings may reside within three feet of the east wall of the existing building without being rated sufficient for a firewall. The east wall currently contains the mechanical equipment for temperature control of the building and one window (openings in the wall). Both the north and south walls contain sliding patio doors with full glass that may not meet criteria for one-hour fire wall. The north wall also contains a window.

The applicant proposes to relocate the mechanical equipment to the front and rear walls of the building, and relocate the existing window from the east side of the building. The south patio doors are proposed to move west, while the north patio doors are proposed for replacement. Replacement doors on the north balcony are indicated as steel, French opening doors with full light, no divided lite, and presumed to meet criteria for the proposed fire rating. Though the method of operation, opening out, is not consistent with the presumed original, space saving, sliding doors, swinging doors provide a tighter seal.

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

## 2.4 Service and Mechanical Areas

**Policy:** Mechanical equipment, such as HVAC units and satellite dishes, should be located out of public view. They should be screened with landscaping (best) or fencing (acceptable).

- 2.4.3: Service and mechanical equipment are commonplace, but their presence must be minimized by appropriate placement and screening. A planted screen is preferred, and a fence screen is also acceptable.
- 2.4.2: Mechanical equipment must not be located in public view. Equipment must be screened.
- 2.4.4: Service equipment (including ground mounted solar collectors), mechanical areas and trash receptacles, if proposed, must be screened from the street and other pedestrian areas. Loading areas should be located away from primary facades and be well maintained.

## 3.6 Windows, Shutters and Awnings

**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.

- 3.6.2: Retain and preserve original or historic windows. Preserve and maintain historic window framing and number and configuration of glass panes.
- 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.

### 3.5 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.

- 3.5.1: Regular maintenance and weatherstripping of historic doors helps to ensure their preservation and improves the energy efficiency of the building.
- 3.5.2: Preserve original or historic doors, openings and architectural features. Preserve and protect original or historic sidelights, transoms and fanlights surrounding a more formal entry.
- 3.5.3: Repair original or historic doors instead of replacing them. Properly maintained, they will have greatly extended service lives while contributing to the historic character of the building.
- 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.
- 3.5.7: New door openings at back elevations are permitted and shall minimize damage to the original design of the building and character-defining features.
- 3.5.8: New door openings in the front facade of a primary building are not permitted.
- 3.5.9: New door openings on side elevations may be permitted only in the back 30% of the length of the side elevation and are not permitted on the street-facing side elevation of corner properties.
- 3.5.10: If new openings are necessary due to code requirements or other reasons, they may be considered under unique circumstances and must be compatible with existing door openings in proportion, shape, location, pattern, size and material.

- 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: Representatives of the City's Development Services Department have stated that as the building is only six inches from the property line, the east wall must have a one-hour fire rating, and that rating must extend three feet on the north and south walls that abut the wall. No permits will be issued without said rating. Though there may be various means of providing the required fire rating, the applicant has chosen to close all openings on the east wall, and close or relocate those openings within three feet on the north and south walls or amend the materials.

Though more than 25 years old, the building is not original to the site as illustrated by the 1950 edition of the Sanborns. The building is indicated in the county records to have been constructed in 1951 but is estimated as constructed in the 1950s. Though relatively indicative of its period of construction, and possibly the period of significance (1905-1953) the east side of the building is not visible from the street. Loss of the east window may have little effect on the perception of the building from any visible location.

The north side of the building, though well back in the side yard and currently behind an opaque fence, is the street facing façade. Introduction of new openings or closing of original openings are not supported on front facades. Placement of mechanical equipment on front facades is generally not considered appropriate, and steel doors are not supported, particularly where visible. Installation of a new window opening on the west side, forward of the rear 30% of the side wall, is not supported. Thus, supporting the removal of the eastern features may be less challenging than relocating them in new openings elsewhere, per the Standards and Guidelines.

The existing sliding patio doors are presumed to be metal, as a pre-war development, may differ little from their original installation. Framing of the opening will differ for the functionality of the proposed swinging doors, but may be minimally visibly discernable at the distance from the street. As new doors are necessary due to Code requirements, they may be considered under unique circumstances, but must be compatible with existing door openings in proportion, shape, location, pattern, size and material.

Closing of the east window on the front, north façade, is acceptable by Code to accommodate the required fire wall for use of the structure in its proposed capacity. The introduction of a small window west of this location and above the proposed new opening for the relocation of the air units, simulates the larger window opening in size and orientation. As code requires a fire wall that may include closing of openings, the new openings may provide a unique simulation of a similar sized set of openings that meet the needs for air conditioning, though the Standards and Guidelines do not support new openings in front walls.

The Guidelines state the following: Mechanical equipment must not be in public view. Equipment must be screened. New window air-conditioning units may be used, and

must not be located on the front or corner side facade of a structure. New “through-the-wall” air conditioners, heaters, or combination units may be used in additions and new construction on back elevations or side wall locations that are screened and hidden from view by fences. Additionally, the Standards and Guidelines state that new window openings are allowed only on the rear or in the rear 30% of side walls. This not only prohibits the new introduction of openings on the north, front, but also the introduction of an opening on the west for relocation of the window from the east. However, the proposed west location of the window relocation is within the confines of a proposed new wall extension. The new wall, item 6, if approved, may constitute a unique circumstance, and that opening will not be visible from the public rights of way.

This is a secondary structure located in the back and side yard, with minimal visibility beyond its front façade of which views are partially obscured by an opaque fence, typically a transient feature, that may qualify as screening while in place. The original use of the non-original building is undetermined but is stated to be a dwelling unit. Use, generally not considered in this forum, may have little to do with code requirements for a fire wall. It is likely that the fire wall could be acquired without the introduction of new window and mechanical equipment to the front wall, and exploration of alternatives may be appropriate. The balcony and balcony doors, the most visible feature on the front wall as viewed from the street, appears to change only minimally and may not be a visibly discernible change.

Fire walls are not unique requirements and may be accomplished in more than one way. However, retrofitting an existing structure to include the necessary accommodation may require significant investment and circumstances unique to the property that prevent the least obvious method may need to be established. A location other than the front of the building for mechanical equipment may be possible. A replacement window on the front of the building that meets code requirements may be more appropriate than closure of an opening, though said window material may not meet the criteria for windows in the Standards and Guidelines. Relocation of the east window to the west wall may be dependent upon the approval of the west wall, item 6.

d. Recommended Specific Findings:

- e. That the building is unique in that retrofitting for a fire wall is required by Code to acquire a permit to remodel the building;
- f. That all avenues to acquire the fire wall should be explored for the most appropriate treatment of the building;
- g. That the building is not original but may be over 70 years old;
- h. That closing openings in the east wall is not visible from the public right of way and has no adverse effect on the character of the district;
- i. That closing of openings on the front, north, façade is the chosen method of acquisition of the necessary fire wall within three feet of the east wall but has not been established as the only or most appropriate method;
- j. That closing of the window opening on the front requires a unique finding of fact that the most appropriate means possible to meet conditions of a fire wall is the



closing of said opening;

- k. That perhaps not all avenues have been pursued in the placement of mechanical equipment;
- l. That creation of new openings on the front may adversely affect the integrity of the structure as viewed from the street and a condition of approval would require the continued screening of the mechanical equipment in perpetuity; and

That relocation of a window to the west wall will be considered in conjunction with approval for construction of the new west wall, item 6.

**2. Item 4, Repair and replace siding as needed (required).**

- a. Description: The applicant proposes the repair and replacement of existing asbestos siding shingles, as necessary. The modern equivalent of the existing shingles is a cementitious product of similar size, shape, and finish. Ordinary maintenance and repair requires in-kind replacement, which is typically not possible as the historic shingle is no longer made.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

**3.1 Maintenance, Preservation and Rehabilitation of Exterior Building Materials**

- 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. Recommended Specific Findings:

1. That the proposed fiber cement product is the closest available match to the historic fabric available on the market.

**3. Item 5, Repair and replace deck (required); and 9, Replace balcony rail and door (elective).**

- a. Description: The applicant proposes to repair and replace the balcony deck and rail in kind. As stated previously the applicant proposes replacement of the patio doors of the balcony. Steel, swing doors, with full lite are proposed.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

**3.1 Maintenance, Preservation and Rehabilitation of Exterior Building Materials**

- 3.1.10: Oklahoma City's historic districts contain structures from a wide range of eras with varying degrees of historic significance and integrity. Changes to the exterior of any structure or site, regardless of its age, have the

ability to contribute to, or to detract from, the overall character of the district and are subject to review. Changes to structures or additions built within the last 25 years or determined by the Commission to be non-historic shall be reviewed under the guidelines for New Construction.

- 3.1.11: If more than 50% of a 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.
- 3.1.15: 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.
- 3.1.19: If original or historic materials do not remain, the original form may be reconstructed or restored based on physical, photographic, or documentary evidence.
- 3.1.27: 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.

### 3.5 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.

- 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.

- c. Considerations: The proposed balcony and doors were missing at the time of submittal. Limited photographs were found to illustrate previous conditions. Thus, the balcony is considered missing but identifiable. The proposed replacement may be an alternative compatible feature.

As previously noted, the replacement of the balcony doors may be necessary to accommodate the required fire wall, though that is not stated. No changes to the dimensions of the opening are proposed though framing will likely change to accommodate the change in functionality of the proposed swing doors. Metal doors may be required to meet code for the fire wall and are similar to the existing metal and glass sliding doors in material, placement, and size.

Balcony railing replacement is based on previous photos.

- d. Recommended Specific Findings:

1. That the proposed balcony and railing replacement approximate the existing based on available photos;
  2. That the proposed steel doors are unique to the retrofitting necessary to acquire a permit to rehabilitate the building;
  3. That the proposed doors are visible from the public rights of way but are based on the existing metal and glass doors with no change to the size and minimal change to the visible design components.
4. **Item 6, Extend west wall and alter roof pitch (elective); and 8, Relocate a window from east wall to west wall (elective).**

- a. Description: The applicant proposes to raise the roof on a portion of the west side of the building, extending the west wall up. At no point does the roof exceed the current height of the existing building. This provides additional standing height at the existing second story. The window proposed for removal on the first floor of the east side of the building will be relocated to the new second story wall on the west side of the building. The siding is proposed as fiber cement to match the shape, form, finish and dimensions of the existing siding shingles which are no longer available in the original fabric. The salvaged window from the east appears original.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

### 1.1 Historic Preservation and Design Standards and Guidelines

The City's historic preservation ordinance acknowledges that historic districts and landmarks are valuable assets to the city. The ordinance recognizes that change is important to the community's evolution and an indication of healthy, vital neighborhoods occupied by residents proud of their neighborhood and its history. Development and investment that preserve the historic character of Oklahoma City's historic properties and districts, while also enhancing livability, are encouraged.

### 1.3 How to Use These Standards and Guidelines

In evaluating the appropriateness of a project, the Commission will determine whether:

1. The proposed work complies with the criteria in the Municipal Code and these Standards and Guidelines.
2. The design integrity of the individual historic building or property is preserved.
3. The design integrity and overall character of the historic district is preserved.
4. New buildings are designed to be compatible with surrounding historic buildings and properties.
5. New additions are designed to be compatible with the specific property and building to which they are added.

### 3.7 Roofs

**Policy:** Retain original roof shape, details, and materials when possible. When replacing roofing materials, consider the energy used in their manufacture and transportation, the reflectivity of the material and whether the material derives from a renewable or recyclable resource.

**Design Justification:** By their shape, features, materials and details, roofs contribute significantly to the historic character of residential and multi-family buildings. Historic roof materials are usually related to the architectural age and style of the main building. Through variations in line, pitch and overhang, a historic roof can also reveal changes and additions to historic buildings over time. Chimneys, dormers and other roof features add to the diversity and character of historic buildings.

- 3.7.3: Preserve the original shape, line, pitch and overhang of historic roofs, as well as architectural features such as dormers, chimneys and turrets.
- 3.7.4: Retain, preserve and keep in good repair distinctive features such as open eaves with exposed rafters and angled, decorative or plain rafter tails, flared eaves or decorative purlins, ridge cresting and brackets. Preserve flat roofs and parapets.
- 3.7.8: Retain eave features such as exposed rafters and brackets.
- 3.7.17: New dormers, if needed to make attic space usable, must be located only on non-primary facades. It is not appropriate to locate new features on front or street-facing elevations such as on corner lots.

### 3.9 Accessory Buildings Including Garages

**Policy:** Accessory buildings in historic districts may include a wide variety of building types, such as secondary dwellings, carriage houses, garages, and sheds. Accessory buildings original to a property or added prior to the past forty years

may have gained historic significance and should be preserved and maintained.

**Design Justification:** The primary materials used at historic garages structures were most often wood siding (either horizontal or vertical) or brick that matched the main house, with metal or wood shingle roofs. Some structures were higher style and matched stonework of the primary building. Accessory structures may have had gabled, hip, low sloping shed roofs or other roof styles. Traditionally, accessory buildings, especially garages, were important elements of a property and were often designed to be simpler, match and compliment the associated buildings.

**Sustainability Justification:** Like primary buildings, accessory buildings represent embodied energy. Continued use of an older or historic accessory building is a sustainable approach and reduces the need for new materials.

- 3.9.1: Retain and preserve accessory buildings that contribute to the overall historic character of the primary building on the site and in the district including their components, materials, details, and features; thereby enhancing the historic character of a property and sustaining the embodied energy of such structures.
- 3.9.7: Spacing and sizes of new window and door openings in a garage or other accessory building must be compatible with the existing accessory building and similar to their historic counterparts within the property, streetscape, or district, as must the proportion of window to wall space, without necessarily duplicating them.

#### 4.1 General Requirements for New Construction and Additions

**Policy:** New construction and additions should not destroy historic materials or general features that characterize a historic building, property or district. New work should be differentiated from existing, historic structures and protect the historic integrity of the property and the historic district. Additions to historic structures should be done so that the historic character of the structure is retained and, if removed in the future, the essential form and integrity of the original structure and site would be unimpaired.

**Design Justification:** New construction and its integration with an existing building, property or district should be compatible with surrounding existing historic architecture. Compatibility may include the size, shape, massing and materials of new construction. The relationship of new construction form to the historic context in which it is located is critical for maintaining visual character of a historic building, property or district.

#### 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.

- 4.3.12: 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.
- 4.3.13: An addition may be horizontal (added to a side or back elevation) or vertical (a second story added to an existing one-story). However, vertical additions are not permitted at corner lots, nor in the Mesa Park Historic District. While vertical additions are not prohibited in other districts and internal lots, it is rare that the other requirements and recommendations of this section can be met.
- 4.3.14: Vertical additions to buildings must be located so that they are not visible to a person standing at ground level on the opposite side of an adjacent right-of-way. A vertical addition is not permitted at a corner lot because such an addition would be visible from the side street.

- c. Considerations: The applicant has worked with the City's Development Services Department, and verified that extension of the west wall and raising part of the roof does not constitute an expansion of the non-conforming use of the building. Raising the roof likely constitutes a vertical addition; however, the proposal provides head space rather than additional square footage and is not visible from the public right of way.

Development, and investment that preserves the historic character of Oklahoma City's historic properties and districts, while also enhancing livability, are encouraged provided that the design integrity and overall character of the historic district is preserved and that new additions are designed to be compatible with the specific property and building to which they are added.

The proposal may enhance the livability of the existing structure and is likely discernible from the original form. However, it alters the original shape, line, pitch of the historic roof. Accessory buildings original to a property or added prior to the past forty years may have gained historic significance and should be preserved and maintained. New construction and additions should not destroy general features that characterize a historic building, property or district. New construction and its integration with an existing building, property or district should be compatible with surrounding existing historic architecture.

By their shape, features, materials and details, roofs contribute significantly to the historic character of residential and multi-family buildings. An addition to any building is likely to alter the roof form. This proposal is unique in that the zoning limits any expansion to the use, so no additional square footage may be acquired. As the upper story is quite small at 400 square feet, and the overall structure fairly low at 18 feet tall to peak, a traditional dormer may reduce rather than enhance the space.

Additions to buildings should relate to and complement the style of the main building and may relate to the general style of the streetscape. 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. New window openings are supported in the rear 30 percent of the side wall.

The structure is utilitarian in design, and though not visible from the public right of way, the wall and roof alteration are conspicuous.

d. Recommended Specific Findings:

1. That the ordinance recognizes and supports investment that increases livability provided that the relevant criteria of the Standards and Guidelines are applied, and the design integrity and overall character of the district is preserved;
2. That it must be determined that the change maintains the design integrity and overall character of the district;
3. That the alteration is not visible from the public right of way and may have no adverse effect on the overall character of the district.

5. **Item 10, Replace porch (required).**

- a. Description: The applicant proposes to replace the front porch of the accessory building in kind. No information related to the porch is available other than the existing posts and concrete slab. The proposed design is a simple shed roof extension of the balcony. Wood is the proposed building material.
- 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.

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

c. Recommended Specific Findings:

1. That the design of a replacement porch should be based on accurate physical evidence of the original configuration, placement and detail;
2. That as no evidence of the original is available, the design should be compatible with the building in height, proportion, style, roof shape, material, texture, and detail.

**E. HPCA-24-00031 STAFF RECOMMENDATION:**

1. **Approve Item 11, replace roof**, 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 in kind of the roof, with no change to the historic condition, is an appropriate treatment;
  2. That an architectural grade shingle is consistent with the criteria for roof replacement.
2. **Approve Item 4, repair and replace siding**, 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 fiber cement product is the closest available match to the historic fabric available on the market.
3. **Approve Items 5 and 9, to repair and replace balcony deck, rail, and door with Unique Circumstances** with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property; that the following **unique circumstances** exist; that the items do not strictly comply with all relevant Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the 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 balcony and railing replacement approximate the existing based on available photos;
2. That the proposed steel doors are unique to the retrofitting necessary to acquire a permit to rehabilitate the building and are consistent in material, shape and size with the existing patio doors;
3. That the proposed doors are visible from the public rights of way but are based on the existing metal and glass doors with no change to the size and minimal change to the visible design components.

**Unique Circumstance(s):**

1. That the balcony door must change to meet code requirements for a fire wall within three feet of the east wall of the structure that is located only six inches from the east property line;
2. That the existing door, also constructed of metal and glass, is likely true to original installation.
4. **Continue Item 10, replace porch**, 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 design of a replacement porch should be based on accurate physical evidence of the original configuration, placement and detail;
2. That as no evidence of the original is available, the design should be compatible with the building in height, proportion, style, roof shape, material, texture, and detail;
3. That detail of the proposed porch structure is lacking.
5. **Continue Item 6 and 8, extend west wall and alter roof pitch and relocate a window from the east to the west wall**, 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 ordinance recognizes and supports investment that increases livability provided that the relevant criteria of the Standards and Guidelines are applied, and the design integrity and overall character of the district is preserved;
2. That it must be determined that the change maintains the design integrity and overall character of the district;
3. That the alteration is not visible from the public right of way and may have no adverse

effect on the overall character of the district.

- 6. Continue Items 1, 2, 3, and 7, to** Modify east wall to a fire wall, Relocate doors and windows to accommodate fire wall; Relocate heat and air from east wall to north and south walls to accommodate fire wall; and Install a new window on north, 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 building is unique in that retrofitting for a fire wall is required by code to acquire a permit to remodel the building;
2. That all avenues to acquire the fire wall should be explored for the most appropriate treatment of the building;
3. That the building is not original but may be 70-plus years old;
4. That closing openings in the east wall is not visible from the public right of way and has no adverse effect on the character of the district;
5. That closing of openings on the front, north, façade is the chosen method of acquisition of the necessary fire wall within three feet of the east wall but has not been established as the only or most appropriate method;
6. That closing of the window opening on the front requires a unique finding of fact that the most appropriate means possible to meet conditions of a fire wall is the closing of said opening;
7. That perhaps not all avenues have been pursued in the placement of mechanical equipment;
8. That creation of new openings on the front may adversely affect the integrity of the structure as viewed from the street and a condition of approval would require the continued screening of the mechanical equipment in perpetuity; and
9. That relocation of a window to the west wall will be considered in conjunction with approval for construction of the new west wall.

*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](http://www.okc.gov/planning/hp/index.html) ; at Planning Department offices located at 420 W. Main, 9<sup>th</sup> floor, and each HP Commission Meeting.*

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