



STAFF REPORT

Historic Preservation Commission

March 5, 2025

HPCA-25-00003

Case Number: HPCA-25-00003

Property Address: 611 NW 22nd Street

District: Mesta Park

Owner: Omega Investments LLC
Nathan Cao
20 NW 13th Ste 200
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

3. Install carport (elective).

B. BACKGROUND

1. Location

Project site is located on the north side of N 22nd, mid-block between N Dewey Ave and N Lee Ave.

2. Site History

Date of Construction: 1923

Zoned Historic Preservation/Historical Landmark: 1994

National Register Listing: 1983

Additional Information:

The 1949 edition of the Sanborn Fire Insurance maps illustrates a one-story frame dwelling, with one-story front porch extending the entire length of the front (south) façade. A one-story frame “autohouse” is indicated on the easternmost 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.

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, Install carport (elective).

- a. Description: The applicant proposes the construction of a new metal carport. The proposed carport measures 20' by 20'. The proposed carport will have a shed roof with a height going from 9' to a max height of 11'. The structure will be constructed over a parking pad.
- 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.

Section 4.6 Materials at New Construction

- 4.6.24: Metal roofs are permitted only as supported by historical documentation of such material for the property.

- c. Considerations: The proposed carport will be located on the rear, northwest corner of the property. The proposed location will necessitate the expansion of the existing driveway, but the location does help to minimize the proposed carport's view from the public right-of-way. The proposed carport does not feature any walls, which will also help to minimize its visual impact. However, the proposed carport will still be visible from the public right-of-way.

The Guidelines do not address carports explicitly, but they do discuss the construction of accessory structures on historic properties. Accessory structures must be secondary to existing, primary dwellings. Additionally, the proposed structure must use compatible and appropriate materials as they relate to the historic structure. Lastly, the proposed structure must be compatible in terms of size and scale. The footprint of the structure is modest, but the height exceeds what is typically necessary for similar features and will be visible above any existing or future fencing. Additionally, the use of exclusively metal construction materials is not typical. In general, metal roofs are only permitted on properties that have historically been documented to have had metal roofs. The applicant should consider alternative materials and a reduced height for the proposed carport accessory structure.

The applicant has not provided any product specifications for proposed construction materials. Documentation should be submitted to staff for review.

- d. Recommended Specific Findings:
1. That the proposed carport is neither supported nor prohibited by the Guidelines;
 2. That the use of metal roofs where none have existed historically is not supported by the Guidelines;
 3. That all proposed exterior construction materials should have product specification documentation sent to staff; and
 4. That the proposed carport will be visible from the public right-of-way.

E. HPCA-25-00003 STAFF RECOMMENDATION:

1. **Continue Item 3, Install carport (elective)** 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 proposed carport is neither supported nor prohibited by the Guidelines.
2. That the use of metal roofs where none have existed historically is not supported by the Guidelines;
3. That all proposed exterior construction materials should have product specification documentation sent to staff; and
4. That the proposed carport will be visible from the public right-of-way.

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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