



STAFF REPORT

Historic Preservation Commission

June 5, 2024

HPCA-24-00026

Case Number: HPCA-24-00026

Property Address: 717 NW 39th Street

District: Crown Heights

Owner: Robert Ross
717 NW 39th Street
Oklahoma City, OK 73118

A. CASE ITEMS FOR CONSIDERATION

1. Replace window (elective).

B. BACKGROUND

1. Location

Project site is located on the north side of NW 39th Street, on the corner of NW 39th Street and Shartel Ave.

2. Site History

Date of Construction: 1937

Zoned Historic Preservation/Historical Landmark: 1977

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

717 Northwest 39th, C. 1939. This two-story, painted brick Colonial Revival residence has dentils and a moderately pitched, side-gabled roof with composition shingles. The symmetrical façade features double-hung 10/10 windows and a paneled wood door with sidelights. The entry porch has wood columns and a flat, semi-circular roof with dentils and a wrought-iron balustrade. There are two gable-end chimneys and the garage is detached.

Additional Information:

The 1950 edition of the Sanborn Fire Insurance maps illustrates a 2-story, brick-veneered, frame dwelling with 1-story, detached "autohouse" with brick veneer located mid-lot near the west property line. All structures are indicated with wood shingle roofs. No changes are indicated in subsequent editions of the maps. An extensive remodel, including addition and garage, were constructed in approximately 2000. Extensive regrading and terracing of the back yard took place, requiring the installation of retaining walls in the back yard.

3. Previous Actions

Previous applications for Historic Preservation Certificate of Appropriateness (HPCA)

filed for this property include:

| Case Number | Date | Owner | Decision |
|---|------------|----------|----------|
| HPCA-22-00083 | 05-27-2022 | Bob Ross | Approved |
| 1) Install wood fence on top of existing brick fence wall (required). | | | |
| HPCA-18-00151 | 08-10-2018 | Bob Ross | Approved |
| 1) Install pool (elective); 2) Replace sidewalk (elective); and 3) Replace brick fence wall (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, Replace window (elective).

- a. Description: The applicant proposes to replace an existing second-story window with a new solid wood window. The existing window does not appear to be original to the window opening.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.6 Windows, Shutters, and Awnings

- 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.
- 3.6.9: 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.
- 3.6.10: New windows made of aluminum clad wood with enameled finish may be appropriate as replacements for historic wood windows since these may have acceptable sustainable qualities and closely resemble a painted finish.
- 3.6.11: Vinyl is not an environmentally sustainable material, and the installation of vinyl-clad wood windows or entirely vinyl framed windows is not appropriate and will not be approved for the historic districts.
- 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.

- 3.6.13: A thermal pane window may be appropriate for replacement of a historic wood or metal window when the existing window frame and sash parts are more than 50% deteriorated beyond repair. To replace a historic window with a new unit a window survey including a photograph of the interior and exterior of the unit must be provided to substantiate the condition of the window. Historic windows visible from the public-right-of-way must be retained and repaired or replaced in kind, including replication of muntins pattern and profile.
- 3.6.15: Muntins sandwiched between layers of glass, snap-on muntins, and surface-applied muntins are not appropriate and shall not be used.
- 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. Considerations: The applicant proposes the replacement of a second-story window on the southeast corner of the front façade of the primary, historic dwelling. The applicant has indicated that the window is blocked on both sides, with glass blocks covering the interior and a temporary storm window covering the exterior. The applicant has indicated that the existing window was not replaced by the previous owner in 2007. The previous owners replaced all of the windows on the primary dwelling, except for the current window in question. Additionally, the existing window does not appear to be original to the existing window opening, as it sits approximately six inches short of the top wood framing of the window opening. The applicant is proposing to replace this window with a window that matches the rest of the windows on the primary dwelling.

The Guidelines stipulate that historic windows must be demonstrated to be damaged beyond repair in order to be eligible for replacement. The applicant has indicated that the window is not operable with cracks in the glass and frame, and as mentioned previously, is not properly situated in the wood framing of the opening. The window opening is not current secured by the existing window. Rather, the glass cube wall on the interior and the temporary storm window on the exterior are what keeps that opening secured. The proposed window would correct this issue and it would allow for the primary dwelling to have all matching windows, which along with securing the window opening is the main goal of the property owner. The proposed window is an eight over eight wood window with true divided lites, which will match the other existing windows on the structure.

- d. Recommended Specific Findings:

1. That the current window opening is not properly secured;
2. That the proposed window meets applicable Guidelines for replacement windows and will match the rest of the existing windows on the primary dwelling; and
3. That the existing window is not original to its current location.

E. HPCA-24-00026 STAFF RECOMMENDATION:

1. **Approve Item 1, Replace Window** 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 current window opening is not properly secured;
2. That the proposed window meets applicable Guidelines for replacement windows and will match the rest of the existing windows on the primary dwelling; and
3. That the existing window is not original to its current location.

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.

DC