



The City of
OKLAHOMA CITY

Staff Only:

Date Stamp

Zoning: HP or HL

District: A 00023

HPCA: A 00023

Received by: AY



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NOTE: any relevant permits must be applied for and paid for separately in the Development Services Dept.

NOTE: Contact Historic Preservation Staff for final design inspection when work is complete.

Please select: ☒ New Project ☐ Revision ☐ Extension ☐ Violation Notice Issued

Location of Proposed Work (Address): 424 NW 17th Street

Legal Description of Property (lot, block, addition): All of Lot Nineteen (19) in Block Thirteen (13) in JEFFERSON PARK ADDITION

Year built: 1909 Exterior wall material: Vinyl Siding Floor area: 2,992 sq.ft.

Itemized Work Items (List EACH ITEM proposed. Work not listed here will NOT be reviewed):

☐ New Construction ☐ Addition ☐ Fence ☒ Demolition (specify structure) _____
☐ Paving (specify) _____ ☐ Renovation (specify) _____
☐ Work not specified above _____

Owner's Authorization

I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the City of Oklahoma City to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project.

☒ (If applicable): I authorize my representative to speak for me in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Owner's Signature	<u>See attached Letter of Authorization</u>	Date	_____
Name (printed)	<u>Ryan Watts</u>	Organization	<u>RGW Real Estate Holdings, LLC</u>
Address	<u>4564 Bordeaux Ave.</u>	Phone	<u>214-534-4100</u>
City, State, Zip	<u>Dallas, TX 75205</u>	Email	<u>ryan@redriverdevelopment.com</u>

I prefer to be: ☐ Mailed or ☒ Emailed.

Representative Signature	<u>Kaitlyn Turner</u>	Date	<u>2/20/24</u>
Name (printed)	<u>Williams, Box, Forshee & Bullard on behalf of Applicant</u>	Organization	_____
Address	<u>522 Colcord Drive</u>	Phone	<u>405-232-0080</u>
City, State, Zip	<u>Oklahoma City, OK 73102</u>	Email	<u>dmbow@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.com</u>

I prefer to be: ☐ Mailed or ☒ Emailed.

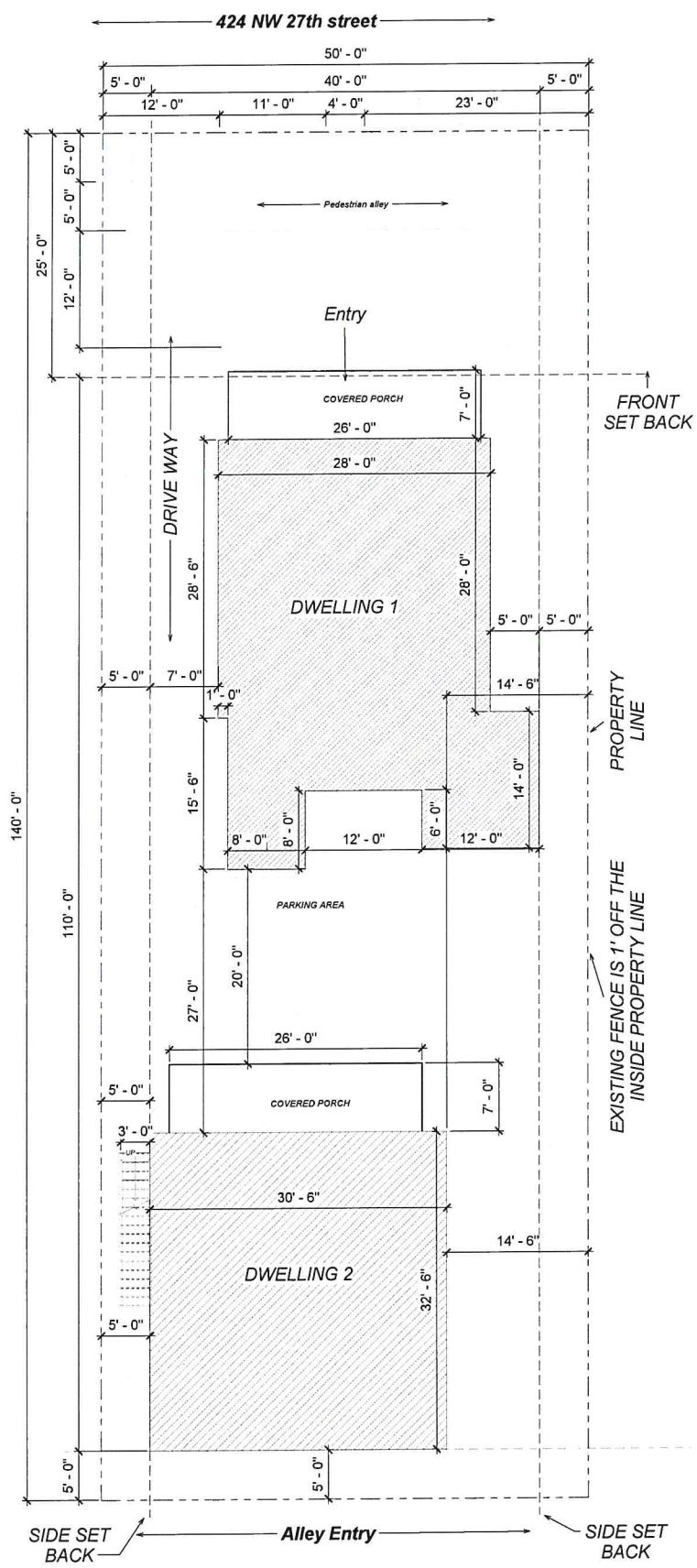
Contact: ☐ Owner ☒ Representative

Is Federal money, a federal license or a federal permit included/required for any part of this project? Yes / No

If yes, what Federal agency? _____

Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties? Yes / No (For questions concerning the federal tax credit program, telephone the State Historic Preservation Office at (405) 522-4479).

NOTE: Specific deadlines apply to submission of additional documentation or requests for appeals. Should your project be continued or denied, you are responsible for compliance with those deadlines.



Level 1
3/16" = 1'-0"

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A101

SPACE FOR JURISDICTION APPROVAL STAMP



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Verify all conditions and dimensions of the job site and notify the designer of any dimensional discrepancies or omissions in writing. Beginning at distribution any work.

424 NW 27th st
Owner
424 NW 27th st

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FIELD INSPECTION REPORT

JOHNSON & ASSOCIATES, LLC
1 E. Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075, fax (405) 235-8078

Project Name 427 NW 27th, Block 13 Lot 19 of
Jefferson Park Addition Project Number 5681
Date 12-21-2023 Type of Work Property condition assessment
Report Number 1 Reported By: Tim Meltabarger, RCI



OBSERVATIONS

According to the Oklahoma County Assessor's records, the property has two buildings, one built in 1909 which is the main house and a converted garage/apartment. The main house is a wood-framed building at 427 NW 27th St. It is a single floor 1048 Square Foot house with a hip roof and crawl space foundation. Records show a remodel permit in 2005 and appliances found inside indicate a water heater dated 2007. The exterior has been vinyl siding clad possibly earlier than the remodel date. There is no insulation in the walls or attic. The roof was re-decked at some point with oriented strand board panels. The ceiling and walls inside are mostly lathe and plaster with some newer drywall in various locations.

MAIN HOUSE

The floor of the house deflects significantly under foot load. An inspection below the house in the crawlspace indicates that the post and beam bracing for the floor are partially sunken or not in contact with the blocks that are to support the loads. In a few locations, there are stacks bricks that are leaning or fallen over. The perimeter foundation wall consists of stone that have shifted significantly and are no longer bonded together. Foundation shifting is noted in several locations within the house. Doors do not stay closed, and others are difficult to close. Rub marks from misalignment of frames is common in several locations. There are two significant trees growing next to the house that are in such proximity, that they appear to be causing the foundation to heave. One tree is at the back door and the other at the NE corner of the house. These trees are both 16 inches to 24 inches in diameter. There are several others between the subject house and the house to the east that may pose a hazard with falling limbs.

The roof framing consists of the original rafters with spaced sheathing of 1" X 4" boards. Each of the hip roof faces is sagging toward the center of each face. Inspection of the attic revealed the OSB



panels attached to the original spaced sheathing and noticeable deflection of the long rafters. Wind bracing appears to have been added with used and charred lumber at some time, but the bracing is near the base of the roof and sagging towards the center. It is possible that a fire occurred at some time due to the large amount of charred lumber visible in the attic. Masonry at the top point of the house penetrating through the roof is badly deteriorated and poses a hazard if it inevitably collapses. Exterior fascia and rafter edges are badly rotted and do not effectively hold the vinyl slats that were installed in place. Soffits are not secure and are falling off in some locations. Sills below windows are exposed and appear to be disintegrating.

The interior consists of original wood flooring with two rooms carpeted and the kitchen and bathroom floors covered with ceramic tiles. Tiles have become detached from the floor substrate due to the deflection of the floors. There are indications of previous water damage to the ceilings in some rooms but not recently. No third-party testing was done to determine the presence of mold. There has been remodeling work done that is evident with new cabinets, counters, and fixtures, however, overall, the structure is not in good condition. The heat and air conditioning unit is located in the center of the house with the water heater. The air registers are in the floor and the return air vent is on the wall. Most of the registers are clogged with debris. Duct work below the floor is easily visible in the crawlspace on the ground.



GARAGE APARTMENTS

The rear of the property consists of a two-story Garage Apartment. The lower apartment appears to have been converted from a garage after the upper floor apartment. The floor of the lower unit is flush or just below the existing grade around the house and there is evidence of moisture damage in some of the rooms. The floor is formerly a concrete garage floor and there is no visible foundation that can be verified. The kitchen portion is on a raised floor stage likely to allow water lines and sewer line installation without removing the existing concrete floor. There is no wall insulation other than the 1/2 inch foam under the vinyl siding which has deteriorated. Cracking in the ceiling and walls was noted and may be related to settling or stresses from the floor above. No floor joists were visible to verify size and spacing.

The upper-level apartment is accessed by a wood stair that leads to an anteroom outside the door. There appears to have been two units upstairs originally. The two have been combined into one full flat. The door to the other side has been secured. Most of the flooring on the upper level is wood with the kitchen and bathroom being tile. The tiling has become detached and repaired in some areas.



In the main room of the apartment is an unvented open gas fireplace. There is a gas line connected, so it is possible it was used. Ceilings and walls are cracking significantly and bear signs of water and stress damage. There is no sign of insulation in any of the walls in the entire building.

There are some misaligned doors and indications of movement at doorways. Since this was built as a garage, the foundation is probably minimal or non-existent as mentioned above. Vinyl siding was installed long ago and is in very poor condition.

Air conditioning units located outside the building under the stairs are protected from theft and some of the elements due to location. The same deterioration to the roof and framing was noted from ground view.

In the case of both structures, they are structurally in disrepair with no choice but to demolish. The main house has structural issues from the roof sagging down to the failing CMU block foundation. Interior to the building there is a severe lack of support for the flooring resulting in sagging from normal foot traffic as well as cracked and damaged sub-flooring. Although there was an apparent attempt to add support, it was too little too late. With the rotting siding that exists repair of this structure would require stripping the entire structure to the outside wall studs, removing all flooring and roof members. Repair must start at the foundation and stem wall, replacing all sides one section at a time with no loads on it. This would require total removal of the structure and anything of historic value with it.

For the two-story garage apartment, all the above will apply, with the exception that the garages constructed at that time were not constructed with a foundation, but only a slab on grade. To bring this up to current codes this building cannot be saved. Any new structure would have to be raised to a level to allow adequate drain age away from the structure, to eliminate flooding issues.

It is the opinion of the undersigned, that these structures should not be inhabited, and pose significant health risks. These structures are a high risk to the tenants and neighbors in the area. Further, the structures are in such a state of decay and ruin that they pose an imminent threat to the public health or safety and demolition of said structures is required to alleviate said threat.

Respectfully Submitted,

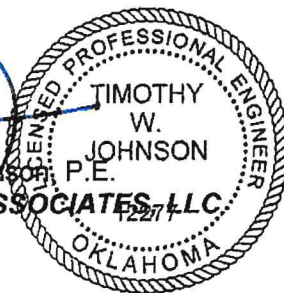
Tim D. Meltabarger

Tim D. Meltabarger, P.E.
JOHNSON & ASSOCIATES, LLC



Photos Attached

Timothy W. Johnson
Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES, LLC

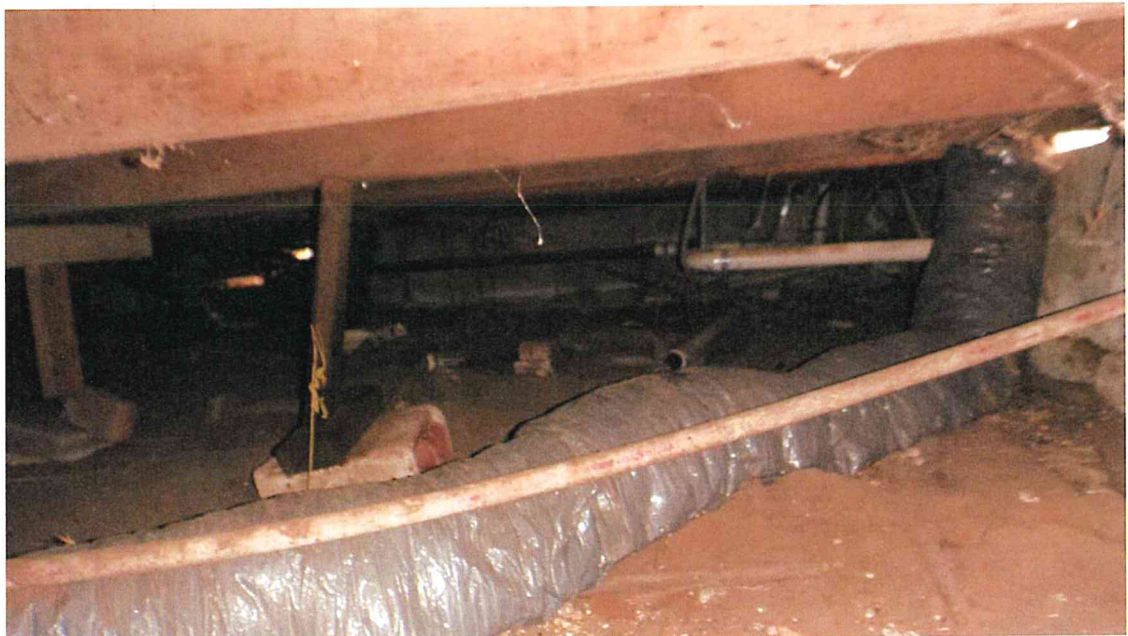




MAIN HOUSE PHOTOS



Center of house at furnace below kitchen



West side of house under kitchen.



View of crawlspace at south access hatch.



Center of house looking south.



Clay brick support for post and beam. Partially sunken.



West foundation wall from crawlspace. Block knocked out of alignment or broken bond.



Split sub-floorboards and termite damage evident.



Split sub-floorboards and termite damage.

424 NW 27th
12-21-2023



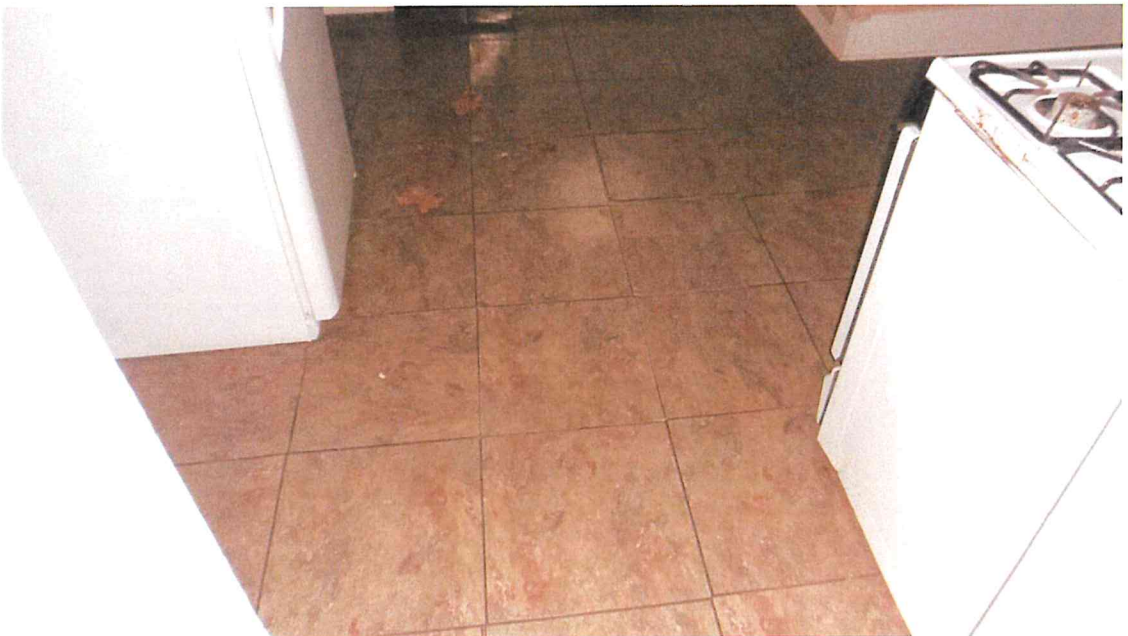
NW Corner of house foundation blocks



West foundation wall.



West foundation wall blocks out of alignment and movement evident.



Floor in kitchen deflects under foot load.

424 NW 27th
12-21-2023



Tiles unbonded and loose.



Doors in utility room cabinets swing open due to non-level floor.



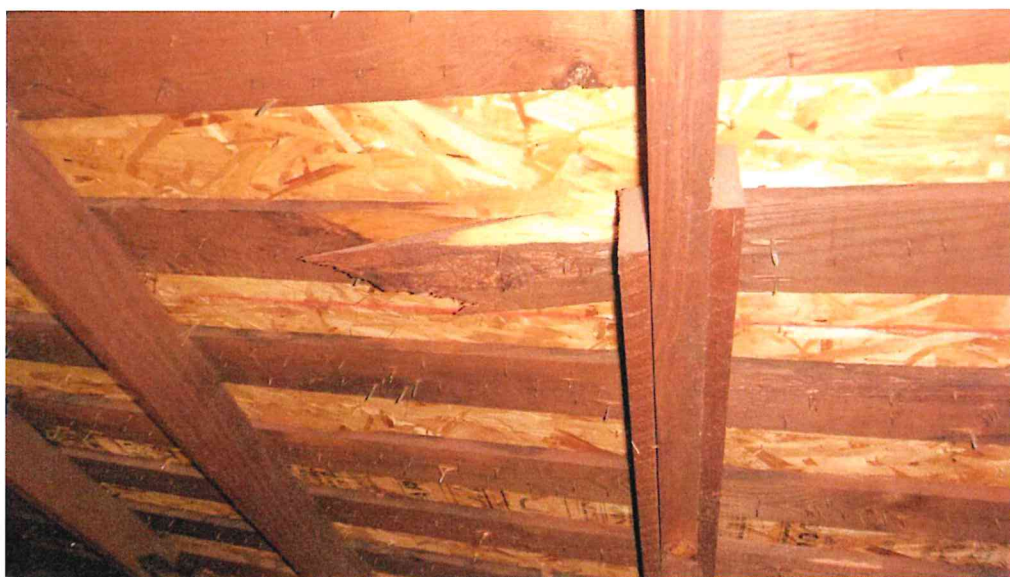
Tree growing out of base of foundation and causing floors to heave.



Back porch utility room located at back door.



Tree at NE corner of house growing out of foundation base.



OSB sheathing applied over existing 1 X 6 spaced sheathing boards.



Rafters commonly scabbed together throughout.



Signs of previous fire in attic. No insulation in attic.

424 NW 27th
12-21-2023



Construction debris left from previous sheathing replacement.



Charred framing in attic. Significant sagging of roof.



Previous repairs to rafters and recent addition of wind bracing.



Sway of roof deck evident in attic.



Roof sagging on all four faces of hip roof.



Roof sagging evident.

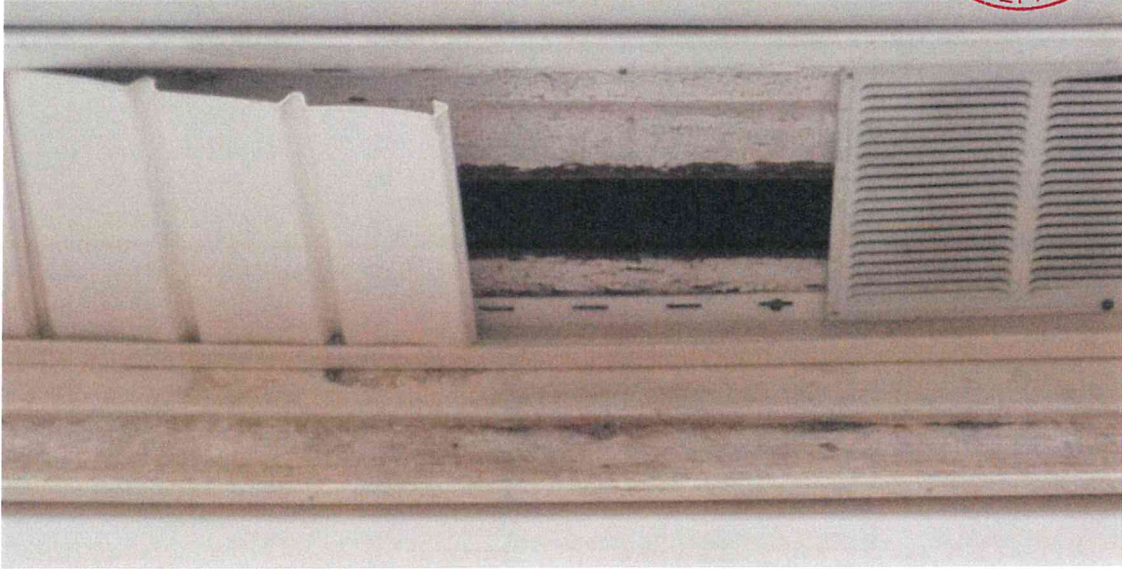
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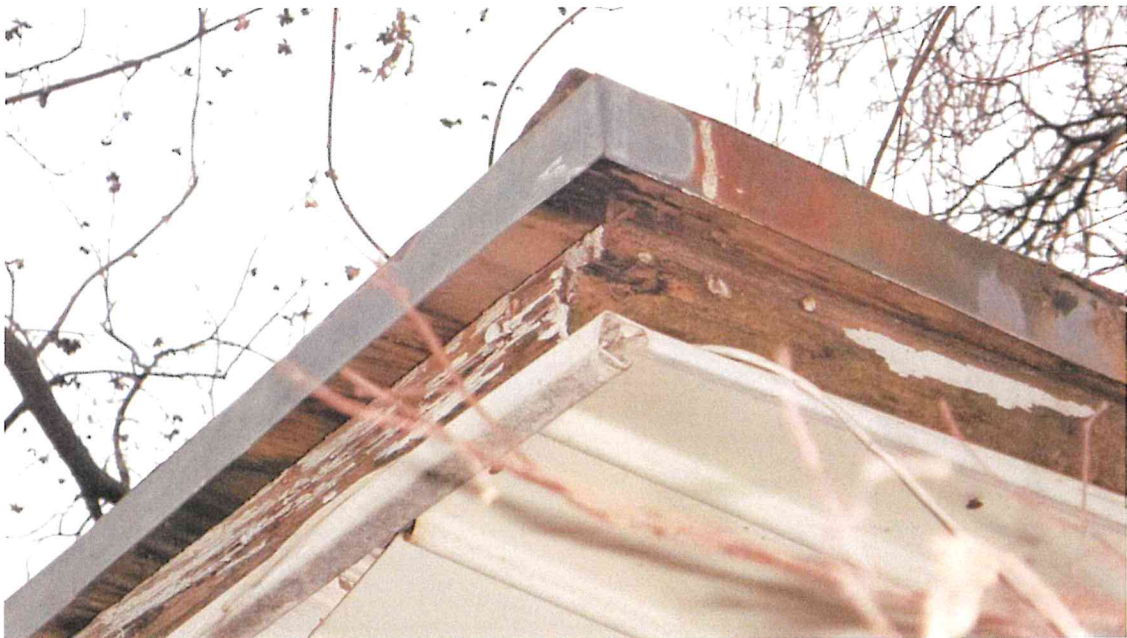
Roof sagging evident.



Decomposing brick and mortar of chimney at center of house.



Rotting and decomposing wood at soffits.



Actively rotting wood exposed at roof edges.

424 NW 27th
12-21-2023

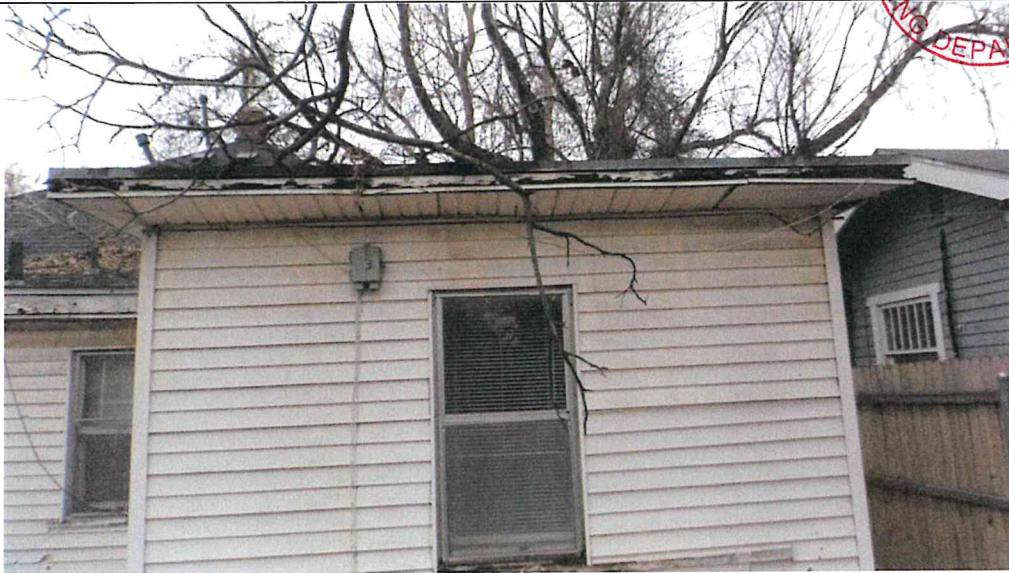


Damaged flashing and rotting wood at roof edges.



Rotting wood at windowsills all around the house.

424 NW 27th
12-21-2023



Damage from falling tree branches on back room.



Roof damage from falling tree branches.

424 NW 27th
12-21-2023



Rotting window sills.



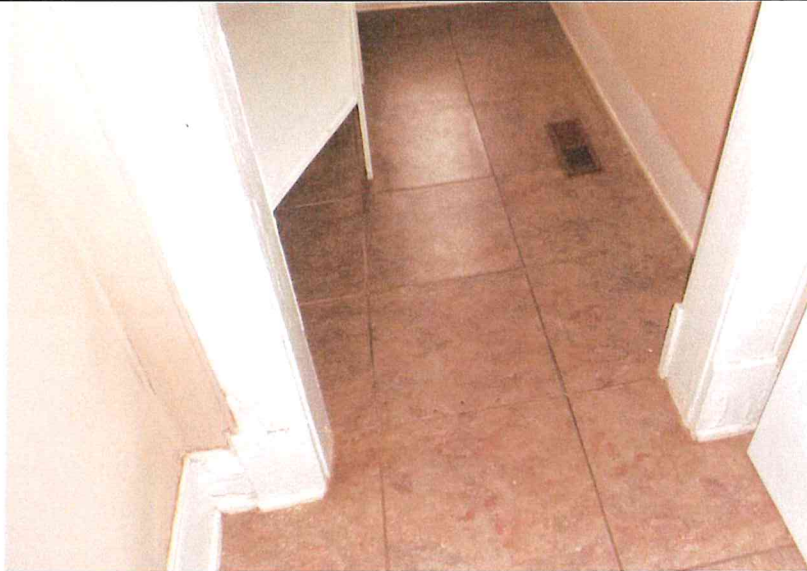
Rotting fascia. Plants growing out of siding.



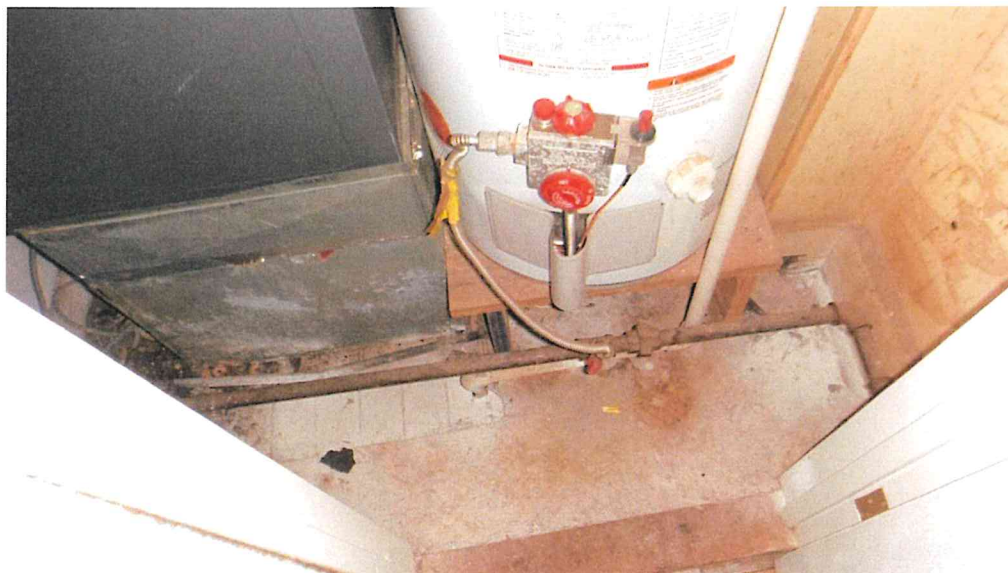
Ceiling panel in closet has water damage.



Newer cabinets installed over sagging floor.



Loose tiles due to uneven floor.



Water heater and furnace appear to be installed about the same time.

424 NW 27th
12-21-2023



Evaporator unit for AC is badly corroded.

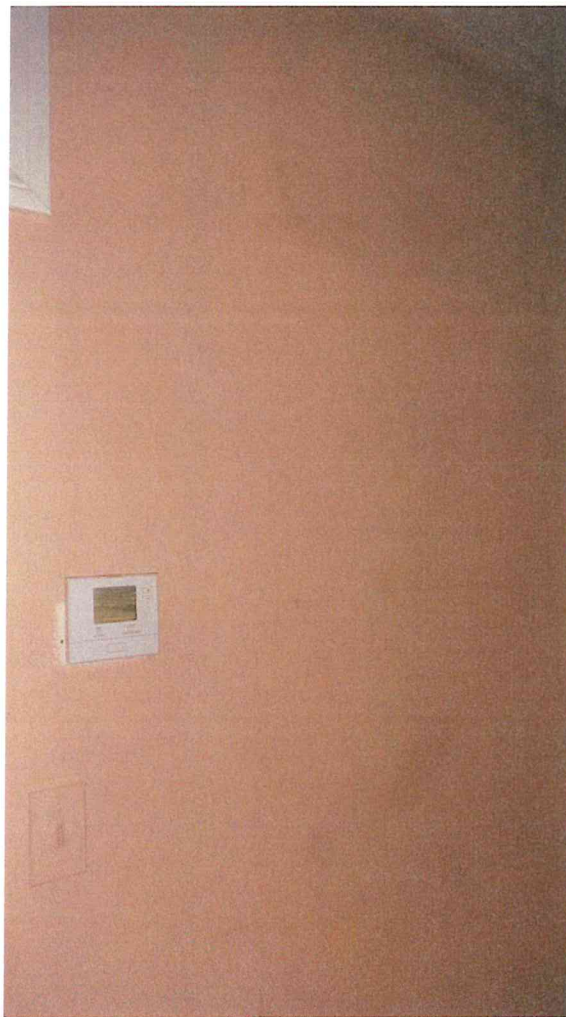


Gas range at kitchen next to water heater closet.

424 NW 27th
12-21-2023



Water damaged ceiling



Water damaged walls



Uneven floor from front door to back bathroom



Front door installation.



Water damaged ceilings.

GARAGE APARTMENTS PHOTOS



AC Compressor units under stairs in cages.



Stairs to upper Apartment.



Front of Apartments



The finished floor elevation of apartment and exterior grade is only slightly higher.



Appearance of water on first floor.



The ceiling shows warpage from water leakage in bathroom.

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12-21-2023



Door rub marks from building uneven settlement.



Water damage from floor up wall in front room.

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Water damage in front room



Front room west wall some water damage.

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Kitchen on elevated platform from front of building.



Roof damage at front of building from tree branches.

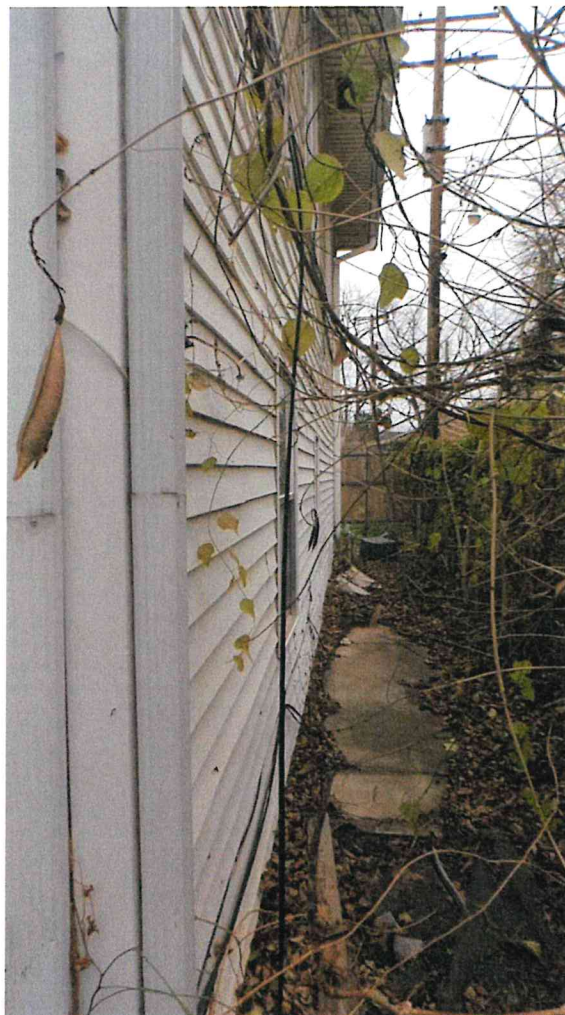


Roof damage

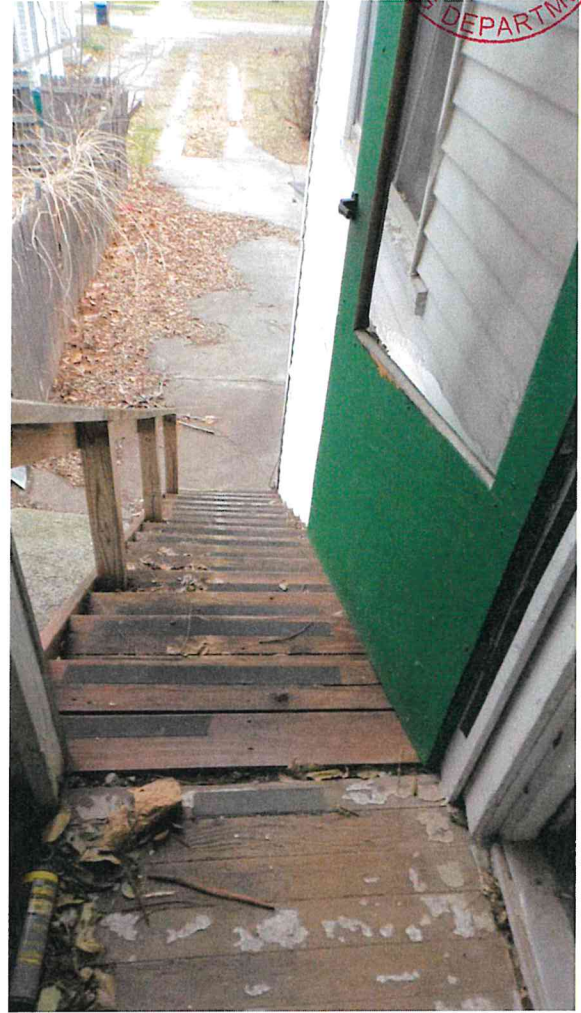
424 NW 27th
12-21-2023



Front of lower apartment unit.



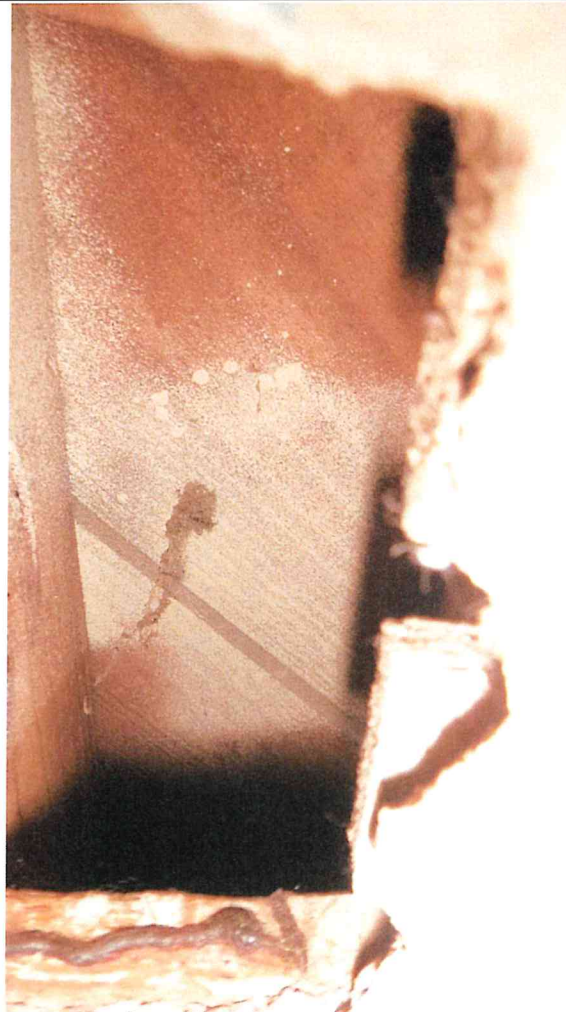
Back side of apartment building.



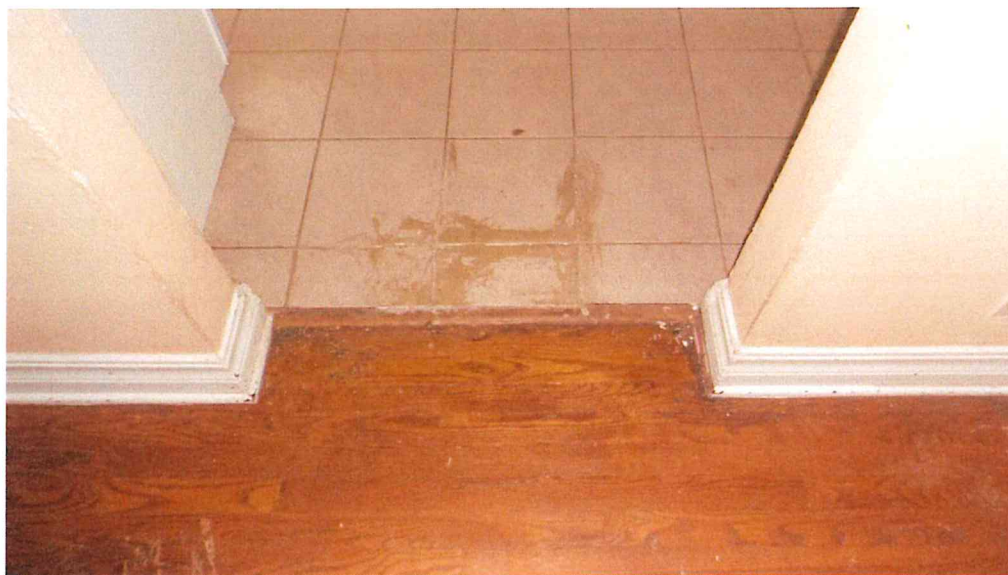
The stairs to upper apartment are functional but difficult to maneuver at the top and not very stable.



Functional gas log heater extends outside fire box.



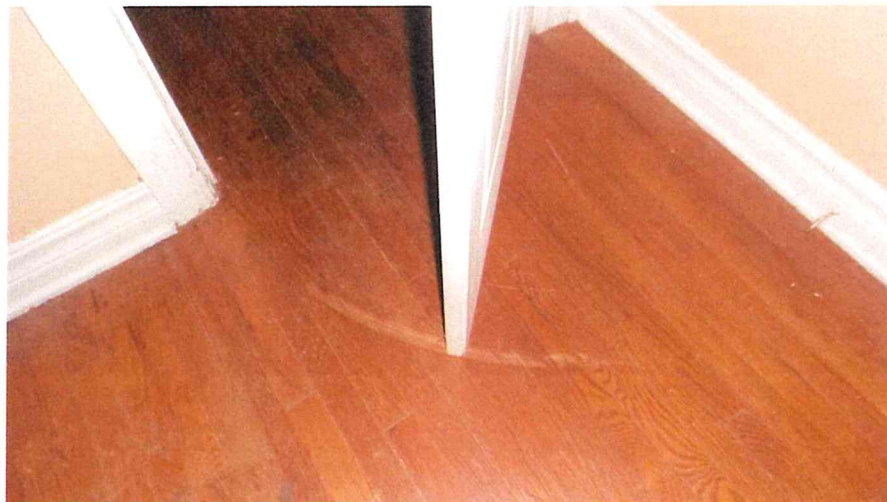
Hole in wall revealing lack of insulation in outside walls.



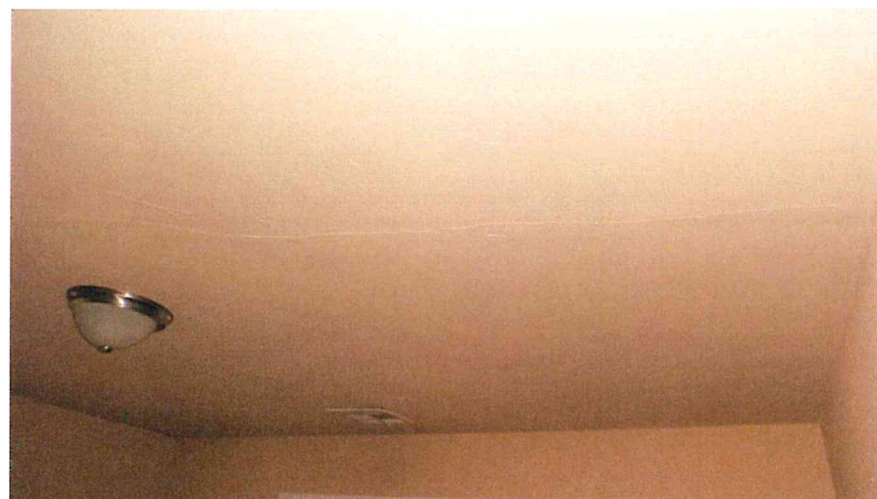
Loose bonding in tiles in kitchen.



Foundation movement indicated by door alignment



Floor rub marks due to settlement



Water damage and ceiling cracking



Ceiling damage from foundation movement.



Door alignment out at bathroom.

424 NW 27th
12-21-2023



Wall cracking at corners



Ceiling cracking

424 NW 27th
12-21-2023



Cracking of wall above door



Ceiling cracking.



Window seat in south room.



Exposed exterior sheathing above bead board under window seat.