



# STAFF REPORT

## Historic Preservation Commission

December 4, 2024

HPCA-24-00115

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**Case Number:** HPCA-24-00115

**Property Address:** 2205 NW 29<sup>th</sup> Street

**District:** Shepherd Historic District

**Applicant:** ROAM Studio  
Matthew Weber  
1130 N Harvey Ave, Ste 103  
Oklahoma City, OK 73103

**Owner:** Ruth Ann Weber  
2205 NW 29th Street  
Oklahoma City, OK 73107

### A. CASE ITEMS FOR CONSIDERATION

1. Demolish garage (elective); and
2. Replace paving (elective).

### B. BACKGROUND

#### 1. Project Description

The applicant proposes demolition of the historic garage and installation of new paving. Proposal for a new garage may be submitted later. Preliminary drawings illustrate a new garage with a side porch but are not proposed at this time.

#### 2. Location

Project site is located on the north side of NW 29<sup>th</sup> Street, between N Barnes and N Young.

#### 3. Site History

*Date of Construction:* 1940

*Zoned Historic Preservation/Historical Landmark:* 1998

*National Register Listing:* 1997

*Description from National Register Nomination Intensive Level Survey:*

2205 Northwest 29th, C. 1938. This one-story, brick Minimal Traditional house has a cross gabled composition roof with a crossing gable on the left front. A smaller gable is incorporated under the right side of the larger crossing gable; it serves as the porch area, and is supported by paired, square, wood columns spanned by wide arches. Wood shingles are used on the gable ends. There is a detached hipped-roof garage in the rear.

*Additional Information:*

The 1950 edition of the Sanborn Fire Insurance maps illustrates a 1-story, brick-veneered, frame dwelling with 1-story, centrally located, front entry extending of modest size on the front (south) façade. A 1-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. The 1955 edition illustrates no substantive change.

#### 4. Existing Conditions

The garage appears to be in very poor condition.

#### 5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-15-00082	08/05/2015	Ruth Weber	Approved
Construct new back porch railing with columns; Construct addition.			

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 1, Demolish garage (elective); and 2, Replace paving (elective).

- a. Description: The applicant proposes the demolition of the existing garage which appears to exhibit significant signs of failure. Basis of demolition has not been stated.

The applicant also proposes to demolish various paving and replace. Proposed paving is located largely in the back yard.

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

#### 2.5 Landscape & Landscape Elements

- 2.5.3: Landscape elements in back yards, not visible from any street or adjacent property and less than six feet in height are not subject to review unless a building or other type of permit is required by the Municipal Code.

- c. References: *Oklahoma City Municipal Code, 2020*

#### 59-4250.4

##### L. Demolitions.

##### (1) General Provisions.

- (a) A Certificate of Appropriateness shall be required for the demolition or removal of any structure within any HL or HP District. Applications for demolition permits shall be filed with the Development Services

Director, but shall not be issued unless accompanied by a Certificate of Appropriateness.

- (b) A Certificate of Appropriateness shall not be required for the demolition or removal by the City of a structure that has been declared dilapidated by the City Council. Prior to consideration by the City Council, the Historic Preservation Commission shall forward to the City Council a recommendation regarding whether the structure is contributing to the historic integrity of the historic district and whether demolition will adversely affect the historic character of the property or district.
  - (c) A Certificate of Appropriateness shall be required for those structures declared dilapidated by the City Council whose removal is not undertaken by the City.
- (2) *Findings and Purpose.* Demolition or removal of a historic structure constitutes an irreplaceable loss to the quality and character of the City. Therefore, a Certificate of Appropriateness shall only be granted if one of the following occurs:
- (a) As determined by the Commission, the structure is noncontributing to the historic integrity of the historic district and the demolition will not adversely affect the historic character of the property or district.
  - (b) As evaluated by the Commission based upon information including, but not limited to, reports, photographs, or inspection as part of a site visit, the structure is in a state of decay or ruin and poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.
  - (d) The structure is a garage or other accessory building and meets at least one of the following criteria addressing the functionality and continued use of the historic structure in relation to the impact of a demolition on the historic character of the property and district:
    - (1) The structure is not large enough to accommodate a standard size parking space and cannot reasonably be altered to do so;
    - (2) The condition of the structure makes it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity;
    - (4) The structure has minimal impact upon the historic integrity of the property and district, due to factors including the structure's lack of historic integrity and significance, architectural significance, or minimal to no visibility from a public way.
- (5) *Burden of Proof.* The applicant has the burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition.
- (6) *Standards for Demolition Approval.* The Historic Preservation Commission shall approve the application for demolition if it finds any of the following:

- (a) The structure is noncontributing to the historic district and the demolition will not adversely affect the historic character of the property or district.
  - (b) The structure, which has not otherwise been declared a public nuisance by the City Council, poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.
- d. Recommended Specific Findings:
- 1. That the condition of the structure makes it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity;
  - 2. That proposed paving is located in the back yard and not visible to the public rights of way.

#### 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-24-00115 STAFF RECOMMENDATION:

- 1. **Approve Items 1 and 2, to demolish garage and replace paving**, 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 condition of the structure makes it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity;
- 2. That proposed paving is located in the back yard and not visible to the public rights 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](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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