



STAFF REPORT

Historic Preservation Commission

December 4, 2024

HPCA-24-00119

Case Number: HPCA-24-00119

Property Address: 311 NW 25th Street

District: Jefferson Park Historic District

Owner: MaM Homes LLC
Michael McGill
1901 Honeysuckle Ln
Midwest City, OK 73130

A. CASE ITEMS FOR CONSIDERATION

- 2) Replace windows (required).

B. BACKGROUND

1. Project Description

This is a proposal to replace all inappropriate, non-historic windows of the structure and return openings to estimated original dimensions.

2. Location

Project site is located on the north side of NW 25th Street, mid-block between Harvey and Hudson.

3. Site History

Date of Construction: 1922

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

311 Northwest 25th, 1920. This is a one-story Bungalow/Craftsman house with a moderate pitched roof and brackets under the eaves and in the center gable. The porch columns have been replaced with wrought iron supports. The exterior of the house is covered with a non-original "perma stone" siding. The off-center entrance is flanked by a wide hung window on the west and a three-ribbon window on the right. This building is noncontributing due to alterations.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates the typical 1-story, framed, bungalow form with a 1-story front porch spanning the width of the south facade. Shingles are illustrated at the roof, typically wood. A 1-story, frame autohouse is illustrated on the west property line just north of the rear wall of the dwelling. Composition roofing is illustrated, presumably a flat roof. The 1955 edition suggests replacement of the roof at

the dwelling with composition shingles. No other changes are indicated.

4. Existing Conditions

This structure is a recent fire salvage, and the extent of the damage incurred was not documented. Windows appear to have been involved. All windows of the structure have been replaced with non-compliant windows. Various openings have been altered to accommodate standard window installations.

Prior to that, the structure was covered in PermaStone or similar faux overlay which frequently resulted in removal of various decorative and functional exterior features including trim and windowsills. If done as a refresh or fire salvage, the application of faux stone finish may have occurred prior to 1955 as the product popularity was waning at this point. By the mid-1950s aluminum and vinyl siding were much more economically viable solutions that touted similar problem solving capabilities.

5. Previous Actions

None relevant beyond notices of violation for work without a CA.

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 2, Replace windows (required).

- a. Description: The applicant proposes removal of non-compliant windows and infill at window openings and installation of windows in numbers and sizes consistent with photos of the dwelling prior to window removal. All wood windows, casing, framing, etc. will be installed.

The proposed windows are one over one, single glazed, hung windows, similar to conditions present in photos. Sets will include mullions to match the known conditions. The actual historic condition is not known.

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

3.6 Windows, Shutters and Awnings

Policy: Windows and shutters are important character-defining features of a building and originals should be retained and kept in good repair. Awnings may be an intended permanent character defining feature such as wood framed and finished with roof shingles to match the rest of the building or temporary such as contemporary fabric awnings with aluminum frames.

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.

- 3.6.7: 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.

- 3.6.8: 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.
- 3.6.12: 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.
- 3.6.16: 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%.

a. Recommended Specific Findings:

1. That the historic or original windows are no longer extant;
2. That the proposed windows, dimensions, lites, mullions, etc. are based on photographic evidence and obvious opening alteration dimensions;
3. That the proposed windows meet criteria for replacement windows.

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-24-00119 STAFF RECOMMENDATION:

1. **Approve Item 2, replace windows**, 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 historic or original windows are no longer extant;
2. That the proposed windows, dimensions, lites, mullions, etc. are based on photographic evidence and obvious opening alteration dimensions;
3. That the proposed windows meet criteria for replacement windows.

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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