



# STAFF REPORT

## Historic Preservation Commission

December 4, 2024

HPCA-24-00109

**Case Number:** HPCA-24-00109

**Property Address:** 435 NW 20th Street

**District:** Heritage Hills

**Applicant:** Sam Gresham Architecture  
Hollie Hunt  
400 NW 23rd Street, Suite B  
Oklahoma City, OK 73103

**Owner:** Cuatro Properties LLC  
Bill Carey  
326 NW 16th Street  
Oklahoma City, OK 73103

### A. CASE ITEMS FOR CONSIDERATION

4. Remove masonry wall and replace with metal fence (elective).

### B. BACKGROUND

#### 1. Location

Project site is located on the north side of NW 20<sup>th</sup>, mid-block between N Walker and N Hudson.

#### 2. Site History

***Date of Construction:*** 1919

***Zoned Historic Preservation/Historical Landmark:*** 1969

***National Register Listing:*** 1979

***Additional Information:***

The 1922 edition of the Sanborn Fire Insurance maps illustrates a two-story frame dwelling with one-story side porch extending nearly two thirds the length of the side (east) façade, with a small portion of the side porch extending beyond the front of the house. A one-story frame “autohouse” is indicated on the northwest corner property line.

#### 3. Previous Actions

None.

### 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 4, Remove masonry wall and replace with metal fence (elective).

- a. Description: The applicant proposes the removal of an existing metal and masonry fence wall, and to replace the existing fence wall with a transparent metal fence. The new fence will be located in the same location as existing. The fence is proposed at 4' tall.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

### 2.8 Fences and Walls

- 2.8.4: Fences and fence walls in back yards have more flexible requirements than those in side yards or those that are front yard facing because they are less visible from the public right-of-way.
- 2.8.5: Fences and fence walls are generally permitted in side, corner side, and back yards. Interior side and corner side yard fences and fence walls must be set back from the historic front building line by a distance not less than six feet. Depending on the materials and details of a fence and fence wall, additional requirements of this section may apply.
- 2.8.6: A fence or fence wall located on the street facing side yard of a corner property must be set back from the inner edge of a public sidewalk by a minimum distance of two feet, or six feet from the curb where there is no sidewalk.
- 2.8.7: If an adjacent corner property side yard has an existing fence or fence wall, then consideration shall be given to align a fence or fence wall to the same setback as that existing fence or fence wall of the adjacent corner property side yard.
- 2.8.8: Fences shall be located behind any open front porch of the main building AND the open front porch of the main building of any adjacent property.
- 2.8.9: Fences and fence walls shall be located at or behind the front 40% of the side yard of the main building unless the fence or fence wall is 75% transparent not including posts or columns spaced a minimum of eight feet apart. Depending on the design and architecture of the main building, additional requirements of this section may apply.
- 2.8.10: Opaque fences and fence walls , those that are less than 75% transparent not including posts or columns space a minimum of eight feet apart, shall not obscure view of significant architectural features of the primary building on the property, such as a bay window, porte-cochere, or other significant character defining building projection or feature.
- 2.8.11: Fences and fence walls are not permitted in front yards, unless supported by

historical physical or photographic evidence to the contrary. If a fence or fence wall is appropriate for the front yard, then it shall match the historical configuration and approximate the historical appearance.

- 2.8.12: Fences and fence walls shall not exceed eight feet in height at the back property line or alley.
  - 2.8.13: Fences and fence walls shall not exceed six feet in height on side or front facing locations.
  - 2.8.14: Chain link or twisted wire fences shall not exceed four feet in height unless historical, physical or photographic evidence to the contrary documents them to have been taller in the proposed location.
  - 2.8.15: Where residential properties are adjacent to commercial or other incompatible uses, alternative fence heights may be considered for appropriateness and with respect to other City ordinances related to fences and fence walls.
  - 2.8.16: Acceptable materials for fences and fence walls are wood, brick, stone, cast iron, iron, chain link, twisted wire, painted aluminum that mimics the appearance of cast iron or iron fences, or a combination of these materials. Materials for fences and fence walls should be consistent with materials historically used at each individual property or within the historic district during the period of significance.
- c. Considerations: Fences are not typically allowed forward of the front 40% of the house. There are allowances for fences to be located forward of this mark as long as the proposed fence is at least 75% transparent. The proposed fence will occupy the same location as the existing fence, which aligns with the existing side porch and the existing porch of the neighboring house. This is not a standard condition for fences in side yards. However, the applicant proposes to replace this fence with a transparent metal fence, which may be appropriate. The proposed fence is painted aluminum that resembles a more typical iron fence. However, this is not a close approximation of a historic wrought iron fence. Additionally, aluminum is not a typical material for this property, which the Commission may find to be inappropriate.
- d. Recommended Specific Findings:
1. That the proposed fence is located forward of the front 40% of the house;
  2. That the proposed 4' fence will be at least 75% transparent;
  3. That the proposed fence will be in line with the neighboring porch;
  4. That the proposed fence material is painted aluminum; and
  5. That the existing location of the fence is not typical.

**E. HPCA-24-00109 STAFF RECOMMENDATION:**

1. **Approve Item 4, Remove masonry wall and replace with metal fence (elective) with the following conditions**, with the specific findings that the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Standards and Guidelines and

sections of the Municipal Code, 2020\*, as referenced in the Staff Report.

**Specific Findings:**

1. That the proposed fence is located forward of the front 40% of the house;
2. That the proposed 4' fence will be at least 75% transparent;
3. That the proposed fence will be in line with the neighboring porch;
4. That the proposed fence material is painted aluminum; and
5. That the existing location of the fence is not typical.

**Condition:**

1. That the applicant should provide documentation of a fence material that more closely resembles an iron fence; and
2. That the applicant should provide documentation showing that the proposed fence is moved back from its current location so that it is set back from the neighboring front porch.

*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.*

*DC*