

TO: Oklahoma City Historic Preservation Commission

FROM: Heritage Hills (Historical Preservation, Inc.) Design Review Committee

MEETING DATE: December 4, 2024

Comments from the neighborhood.

HPCA-24-00008 at 101 NW 19th Street

The neighborhood believes that the unauthorized aluminum windows should be replaced with wood windows identical to the original windows. The existing wooden windows need to be evaluated one by one and many if not most can be restored rather than replaced. The proposed windows may or may not be historically appropriate and need to follow the ordinance being made of wood with true divided light. However, no replacement should be approved for windows that can be repaired rather than replaced. The Commission has very recently required the house across the street to follow the ordinance strictly. There must be a consistent application of the law. If any windows have already been replaced, then these must be evaluated as if they were intact before being removed. If the windows were damaged beyond repair, they should have been mentioned in the original application nearly a year ago. The property has been owned and occupied by the same family for over 20 years during which the property was left to deteriorate. The historic two story ADU at the back of this property was burned twice this year following many years of being left unsecured. The unsecured risk was repeatedly reported to the city by the neighborhood, and nothing was done to safeguard the structure. It is now approved for demolition, which the neighborhood reluctantly supported as it was a threat to public safety after the roof collapsed. Property owners must follow the ordinance and preserve buildings and external architectural components like windows if historic districts are to survive intact.

HPCA-24-00109 at 435 NW 20th Street

The neighborhood supports the removal of the existing fence. It is not original to the house. It is painted corrugated sheet metal generally not designed for fencing. The proposed metal fence appears to be a good long-lasting choice and could be made of steel, iron or aluminum. The location of the current fence is closer toward the street than most in the neighborhood. A determination must be made as to the location of the new fence once the old one is removed. The neighborhood will support different options as the new fence will be such an improvement over the existing situation on this significantly deteriorated home which has recently been bought for restoration.

HPCA-24-00126 at 610 NW 15th Street

The neighborhood supports the staff recommendation on approval of the front door and deck. The other items need to be continued or denied based upon the ordinance and/or needed information. The neighborhood believes that the existing garage with quarters is a historic structure having been in this location for at least 50 years. It should not be demolished but should be repaired. It contains many historic features, including metal roof ridges, double hung wooden windows and other simple ornamentation typical of garages of this period. It does have some non-original alterations like the metal stairs, which could be replaced with something more

appropriate. The building is sound and the owners are using the garage for vehicles. Wanting a larger structure is not grounds under the ordinance for removing a historic building, be it a house or garage. The addition to the house, the large pool, and the larger garage appear to exceed normal lot coverage limitations in Heritage Hills. Over building on a lot is not historically appropriate and has an impact on neighboring properties.