



STAFF REPORT

Historic Preservation Commission

January 3, 2025

HPCA-24-00137

Case Number: HPCA-24-00137

Property Address: 913 NW 36th Terrace

District: Crown Heights Historic District

Applicant: Smith Design Company
Erin Smith
6501 N Classen Blvd, Suite A
Oklahoma City, OK 73116

Owner: Chris Peebles
913 NW 36th Street
Oklahoma City, OK 73118

A. CASE ITEMS FOR CONSIDERATION

1. Demolish garage (elective).

B. BACKGROUND

1. Project Description

The applicant proposes the demolition of the three-car garage.

2. Location

Project site is located on the north side of NW 36th Terrace at the northeast corner at the intersection of NW 36th Terrace and Olie

3. Site History

Date of Construction: 1936

Zoned Historic Preservation/Historical Landmark: 1977

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

913 Northwest 36th Terrace, C. 1937. This two-story Colonial Revival residence has a moderately pitched, side-gabled roof covered with wood shingles. The walls are buff brick with redwood in the gable ends. The façade features single, hung 6/6 windows of wood and a paneled wood door with glazing. A porch extending across the center three-quarters of the façade is supported by wood columns and covered by a flat roof that forms a balcony for the second floor. There are two gabled dormers that have been boarded over and dentils along the roof line. There is a detached garage.

Additional Information:

The 1950 edition of the Sanborn Fire Insurance maps illustrates a 2-story, brick-veneered,

frame duplex with 1-story front porch extending nearly the width of the front (south) façade with a flat roof. The property is illustrated with a frame, 3-car, garage. Subsequent editions are not fully legible, but illustrate no substantial changes.

4. Existing Conditions

The property remains listed with more than one address. The 3-car garage remains present and is described as deteriorating. Wood siding is the veneer of the garage. The driveway is consistent with pouring practices of the period - to aid in traversing steeper slope - and appears consistent with the size of the garage. The garage is presumed to be original.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-154		Dean Williams	Approved
Add trellis to balcony railing.			

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.**

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 1, Demolish garage (elective).

a. Description: The applicant proposes demolition of the 3-car garage at the northeast corner of the site. The garage measures 24 feet by 28 feet. The height has not been estimated. Roof pitch is moderate.

b. 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.

- (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:
- (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:
 - (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;
 - (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:
 - (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.
- c. Considerations: A structural engineering report has been prepared and states the following:
- Observation - Information: The detached garage is structurally unstable and has experienced severe slab cracking and slab settlement, causing exterior walls to become severely displaced. Additionally, racking of the front garage door wall (due to lack of shear walls for stabilization) has caused deformation and leaning of the structure. Furthermore, roof framing thrust has caused wall push out at the top of the perimeter walls and allowed the roof ridge to sag. ... It is expected that the garage will be completely demolished and reconstructed.”
- The information is concise and informative of the conditions of garage and appears to be consistent with visual inspection as viewed from the street.
- d. Recommended Specific Findings:
1. That the demolition of any historic structure is an irreplaceable loss to the historic integrity of the district, but
 2. That conditions of the structure make it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity.

E. HPCA-24-00137 STAFF RECOMMENDATION:

1. **Approve Item 1, demolish garage**, with the specific findings that though the proposed work will have an adverse effect on the historic character of the district or property it complies with all relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

3. That the demolition of any historic structure is an irreplaceable loss to the historic integrity of the district, but
4. That conditions of the structure make it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity.

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.

ADY