



STAFF REPORT

Historic Preservation Commission

March 5, 2025

HPCA-25-00010

Case Number: HPCA-25-00010

Property Address: 913 NW 39th Street

District: Crown Heights

Applicant: Revive Design Build
Miles Mixon
515 NW 42nd Street
Oklahoma City, OK 73118

Owner: Andrew Broussard
428 NW 19th Street
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

- 1) Add a new dormer (elective);
- 2) Construct a rear addition (elective);
- 3) Expand the existing garage (elective);
- 4) Remove rear balcony (elective); and
- 5) Remove rear door and window (elective).

B. BACKGROUND

1. Location

Project site is located on the north side of NW 39th Street, mid-block between Shartel Ave and N Western Ave.

2. Site History

Date of Construction: 1937

Zoned Historic Preservation/Historical Landmark: 1977

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

913 Northwest 39th, C. 1935. This two-story, stucco Tudor Revival residence has a moderately pitched, cross-gabled roof with composition shingles. The asymmetrical façade features double-hung 6/6 windows with one accented by decorative stonework. An

incorporated porch has three arched openings. There is a stucco wall-end chimney with a tall narrow shaft and the garage is detached.

Additional Information:

The 1950 edition of the Sanborn Fire Insurance maps illustrates a two-story dwelling with one-story front porch extending the entire length of the side (west) façade as well as a small portion of the front (south) façade. A one-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.

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.**

1. Item 4, Remove rear balcony (elective).

- a. Description: The applicant proposes the removal of a non-original wooden balcony that is located on the rear of the historic structure. The proposed balcony removal is to make way for the proposed addition.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

Section 3.1 Alterations to Building Fabric and Components of Historic Buildings

- 3.1.1: Retain and preserve original and historic materials to sustain the historic character of a property and the embodied energy of the materials. Historic architectural features and materials that define the historic character of a building, property, or district shall be maintained in good repair.
- 3.1.5: If repairs or replacement affect more than one-half (50%) of an inappropriate component or material located on any individual building face or roof, then it is strongly encouraged that all of the inappropriate components or materials be replaced with appropriate materials. A Certificate of Appropriateness is required when all of the inappropriate materials are proposed for replacement. See “Administrative Review” below.
- 3.1.10: Oklahoma City’s historic districts contain structures from a wide range of eras with varying degrees of historic significance and integrity. Changes to the exterior of any structure or site, regardless of its age, have the ability to contribute to, or to detract from, the overall character of the district and are subject to review. Changes to structures or additions built within the last 25 years or determined by the Commission to be non-historic shall be reviewed under the guidelines for New Construction.
- 3.1.11: If more than 50% of a an original feature or material on any one surface of any one face of a building, including the roof, requires repair by replacement in

kind, then the scope of the work exceeds the definition of ordinary maintenance and repair and a Certificate of Appropriateness is required.

- 3.1.12: If repairs or replacement affect more than two-thirds (66%) of an inappropriate component or material located on any individual building face, then all inappropriate components or materials shall be replaced with an appropriate component or material. Removal of more than 50% of material no longer meets the definition of ordinary maintenance and repair, and a Certificate of Appropriateness is required.
- 3.1.13: For example, on a building with vinyl siding, if over two-thirds (66%) of this siding is to be removed from the front building face and replaced due to deterioration or damage, then all of this inappropriate siding on that building face shall be replaced with an appropriate material such as wood siding or the historic material (which is likely to be historic wood siding) shall be uncovered and restored.
- 3.1.14: Remove an inappropriate component or material and restore the original or historic component or material that is revealed by such removal.
- 3.1.15: New material should match the historic in material type, dimensions, design, configuration, texture, surface coatings and visual appearance.
- 3.1.17: Incompatible non-historic alterations to a historic building are encouraged to be removed, and the building restored to its original appearance during the period of significance.

c. Recommended Specific Findings:

1. That the existing balcony is non-historic; and
2. That the balcony is on the rear of the structure, where alterations are more appropriate.

2. **Item 5, Remove rear door and window (elective).**

- a. Description: The applicant proposes the removal of a rear door and window. The applicant proposes the removal of the second story door, which accesses the existing balcony, which is proposed to be removed as well. The proposed window is located on the ground level, and the applicant has indicated that the removal of this window is to allow for the proposed rear addition.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

Section 3.5 Doors and Entries

- 3.5.7: New door openings at back elevations are permitted and shall minimize damage to the original design of the building and character-defining features.
- 3.5.8: New door openings in the front facade of a primary building are not permitted.
- 3.5.9: New door openings on side elevations may be permitted only in the back

30% of the length of the side elevation and are not permitted on the street-facing side elevation of corner properties.

- 3.5.10: If new openings are necessary due to code requirements or other reasons, they may be considered under unique circumstances and must be compatible with existing door openings in proportion, shape, location, pattern, size and material.

c. Recommended Specific Findings:

1. That the rear door and window's removal will have a minimal impact on the historic integrity of the structure.

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, Add a new dormer (elective).

- a. Description: The applicant proposes the addition of a new dormer on the northwest elevation of the primary dwelling. The proposed dormer will be located on the second story. The applicant also proposes to reframe the existing roof below the proposed dormer as well. The reframing will address a water inundation issue, but the proposed reframing will also change the roof form to a gable. The proposed gable measures 16'-9" wide, while the proposed dormer is 24'-9". The proposed gable and dormer will be clad in materials matching the existing products on the house.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

Section 3.7 Roofs

- 3.7.2: Maintain roof and roof elements, thereby preserving the historic building.
- 3.7.3: Preserve the original shape, line, pitch and overhang of historic roofs, as well as architectural features such as dormers, chimneys and turrets.
- 3.7.4: Retain, preserve and keep in good repair distinctive features such as open eaves with exposed rafters and angled, decorative or plain rafter tails, flared eaves or decorative purlins, ridge cresting and brackets. Preserve flat roofs and parapets.
- 3.7.11: Historic roof materials shall be retained and preserved. If historic materials are deteriorated beyond repair, then replacement materials shall match the historic materials in all visual and compositional aspects except that architectural grade composition shingles may be used to replace wood shakes or wood shingles.
- 3.7.14: New roof features such as roof ventilators, antennas, satellite dishes and skylights may be installed, but must be located on back slopes and not visible from the public right-of-way. Solar panels and solar shingles may also be installed on back roof slopes as long as they are not visible from the public right-of-way.
- 3.7.16: When large-scale replacement of roof materials other than asphalt shingles is required, historic fabric (such as slate, tile, metal shingles) that retains its integrity

must be salvaged, and installed on prominent areas of the roof that are visible from the public right-of-way. Use of new, appropriate materials should be used on roof areas that are unobtrusive, and are less visible from the public right-of-way, for example back elevation locations.

- 3.7.17: New dormers, if needed to make attic space usable, must be located only on non-primary facades. It is not appropriate to locate new features on front or street-facing elevations such as on corner lots.
- c. Considerations: Both proposed additions to the roof form will be readily visible from the public right of way. Such changes on prominent elevations of historic structures are discouraged by the Guidelines. The main purpose of these changes is to address a water issue on the roof, where water collects, as well as to provide some additional space on the interior, where the dormer is proposed. There is an issue with the current roof form not allowing for proper water runoff. However, the proposed gable and dormer appear to be far more significant in terms of size and scale than is warranted or appropriate for the purpose of addressing the water issue. The dormer is too large, as currently proposed. The applicant should resubmit documentation showing a more appropriate roof form, that lessens the visual impact on the historic structure and mitigates the water infiltration issue in as minimally visible and intrusive a manner as possible.
- d. Recommended Specific Findings:
 1. That the proposed dormer and gable will be visible from the public right-of-way; and
 2. That the proposed dormer is too large, and will detract from the historic integrity of the historic structure.

2. Item 2, Construct a rear addition (elective).

- a. Description: The applicant proposes the construction of a 516 sq ft addition. The proposed addition will be added to the rear of the historic dwelling. The proposed addition roughly measures 33' by 25', and will include new interior space as well as a new covered porch.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

Section 4.3 Building Additions

- 4.3.1: Additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes, and should be appropriate to the architectural style of the existing building. The incorporation of existing architectural features with new design elements can contribute added interest and compatibility.
- 4.3.2: New additions must be planned so that they are constructed to the back of the property or on a non-character-defining elevation preferably not visible from the public right-of-way. Character-defining features of buildings should not be radically changed, obscured, damaged or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.

- 4.3.3: It is not appropriate to alter the overall character of historic districts by substantially reducing the ratio of open space to built space on any site through new construction, additions or introduction of surface paving or other hardscape feature.
 - 4.3.4: New additions shall not exceed 50% of the square footage of the footprint of the existing historic structure (enclosed space only), or 750 square feet, whichever is larger, and shall be no taller, no wider, and no deeper than the existing historic structure.
 - 4.3.5: Additions to historic or non-historic buildings should relate to and complement the style of the main building, and may relate to the general style of the streetscape.
 - 4.3.6: An addition to a historic building must be designed to be visibly distinguishable from the original historic building.
 - 4.3.7: Additions to historic buildings should be designed so that connections between new construction and historic structures are clearly discernible. A clear definition of the transition between the new addition and the historic structure should be established and maintained.
 - 4.3.8: An addition may be differentiated from the historic building by connecting the two with a modest connector, designed to be as transparent and unobtrusive as possible.
 - 4.3.9: Historic details in the coping, eaves and parapet of the historic building may be continued at the point where the historic structure connects to the addition.
 - 4.3.10: Additions should be clearly secondary to and distinct from the original building. This can be accomplished by providing a clear visual break between the historic building and the addition, by setting the façade of the addition back from that of the historic building, or by constructing a recessed area at the point at which the addition and the historic building join together.
 - 4.3.11: Use of different but compatible materials or different (simplified) detailing is also appropriate to differentiate a new addition from the historic building.
 - 4.3.12: The design of a new addition must consider and respect the massing, roof shape, bay spacing, cornice lines and materials of the building to which it is being added.
 - 4.3.13: An addition may be horizontal (added to a side or back elevation) or vertical (a second story added to an existing one-story). However, vertical additions are not permitted at corner lots, nor in the Mesa Park Historic District. While vertical additions are not prohibited in other districts and internal lots, it is rare that the other requirements and recommendations of this section can be met.
- c. Considerations: The proposed addition is a straight projection from the rear northwest corner of the historic structure. The proposed materials appear to meet relevant Guidelines, and the proposed lot coverage is not over the 50% threshold. Overall, the proposed addition meets most applicable requirements for additions; however, some

elements of the design many not be appropriate.

The proposed addition, including the covered porch/patio, is over 33' long, and the addition projects into the backyard. Additions to historic structures are not allowed to be deeper or as deep as the primary structure. While this proposed addition is not quite deeper than the historic structure, the continuous roof form over the addition and patio contributes to a massing and form that is not compatible. A break in the roof form where the interior space ends and covered patio begins would reduce the impact and perceived mass of the addition, and would be more compatible with the historic structure. A stepped down gable, hip, or flat roof at the patio/porch that is distinct from the roof of the primary dwelling's enclosed space, is a common feature at historic structures.

d. Recommended Specific Findings:

1. That the proposed addition projects too far into the rear yard;
2. That the proposed addition will be visible from the public right-of-way; and
3. That an alternative roof form for the covered porch should be proposed.

3. Item 3, Expand the existing garage (elective).

- a. Description: The applicant proposes the expansion of the existing garage. The applicant proposes to add 3' of space to the side elevation of the existing garage. The applicant proposes to use matching materials for the expansion.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

Section 3.9 Accessory Buildings Including Garages

- 3.9.1: Retain and preserve accessory buildings that contribute to the overall historic character of the primary building on the site and in the district including their components, materials, details, and features; thereby enhancing the historic character of a property and sustaining the embodied energy of such structures.
- 3.9.7: Spacing and sizes of new window and door openings in a garage or other accessory building must be compatible with the existing accessory building and similar to their historic counterparts within the property, streetscape, or district, as must the proportion of window to wall space, without necessarily duplicating them.
- 3.9.8: Windows at accessory buildings, including those in pedestrian and vehicle doors, shall meet the requirements and recommendations of the section of this chapter for "Windows, Shutters, and Awnings."
- 3.9.9: If it is necessary to replace the existing doors or other deteriorated or missing elements or details at a garage or other accessory structure, replace with a design based on accurate historical documentation. A new design that is compatible in style, form, scale, size, placement and finish with the primary structure or other historic garages and accessory buildings in the district may be used when no physical or photographic documentation exists otherwise.

- c. Considerations: The existing, presumed historic garage stands at 620 sq ft total, with 400 sq ft dedicated to the garage portion and 220 sq ft dedicated to a guest suite on the rear of the garage. The applicant proposes adding 3 ft to the garage which will expand the garage area to 460 sq ft, and the guest suite to 253 sq ft, for a total of 713 sq ft. These calculations are based on information from the County, and do not match the applicant's calculations. The reason for these differences is not known. The applicant should confirm with staff that the proposed square footage of the garage is accurate.

In previous reviews for similar proposals, the Commission has supported increasing the garage portion of an accessory building to a usable area, while retaining additional historic spaces attached to the garage, such as a workshop or other rooms. In this case, the applicant proposes expanding the garage by approximately 60 square feet, and the additional space by 33 square feet. These increases appear to retain the overall form and character of the historic structure, retain its viability for continued use, and to have minimal visual impact upon the character of the property and District.

The applicant proposes to match new materials used in the garage expansion. The applicant has indicated that the owner wants to expand the garage to better address maneuverability and storage.

- d. Recommended Specific Findings:
1. That the proposed expansion of the existing garage is minimal, and retains the overall form and historic character of the structure;
 2. That the proposed expansion of the existing garage will have a minimal impact on historic integrity of the garage, property, and district; and
 3. That the applicant should confirm square footage totals with staff.

E. HPCA-25-00010 STAFF RECOMMENDATION:

1. **Approve Items 4, Remove rear balcony (elective); and 5, Remove rear door and window (elective)** 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:

Item 4

1. That the existing balcony is non-historic; and
2. That the balcony is on the rear of the structure where alterations are more appropriate.

Item 5

1. That the rear door and window's removal will have a minimal impact on the historic integrity of the structure.

2. **Continue Items 1, 2, and 3, Add a new dormer (elective); Construct a rear addition (elective); and Expand the existing garage (elective)** with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and is in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

Item 1

1. That the proposed dormer and gable will be visible from the public right-of-way; and
2. That the proposed dormer is too large, and will detract from the historic integrity of the historic structure.

Item 2

1. That the proposed addition projects too far into the rear yard;
2. That the proposed addition will be visible from the public right-of-way; and
3. That an alternative roof form for the covered porch should be proposed.

Item 3

1. That the proposed expansion of the existing garage is minimal, and retains the overall form and historic character of the structure;
2. That the proposed expansion of the existing garage will have a minimal impact on historic integrity of the garage, property, and district; and
3. That the applicant should confirm square footage totals with staff.

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.

DC