



STAFF REPORT

Historic Preservation Commission

December 4, 2024

HPCA-24-00121

Case Number: HPCA-24-00121

Property Address: 605 NW 36th Terrace

District: Crown Heights Historic District

Applicant: Dinnes Studios
Erica Dinnes
559 Pedras Circle
Newcastle, OK 73065

Owner: Bailey Gordon
605 NW 36th Terrace
Oklahoma City, OK 73118

A. CASE ITEMS FOR CONSIDERATION

1. Construct rear addition (elective).

B. BACKGROUND

1. Project Description

The proposal is an addition to the west and north (rear) sides of the dwelling. The proposed addition is noted as 840 square feet and 32 feet and 11 inches deep beyond the rear wall of the dwelling. The noted depth is not inclusive of the expanse of addition along the west side of the dwelling. Illustrated decks do not appear to be included in the proposal, nor does the introduction of swathes of gravel.

2. Location

Project site is located on the north side of NW 36th Terrace between Lee and Walker.

3. Site History

Date of Construction: 1941

Zoned Historic Preservation/Historical Landmark: 1977

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

605 Northwest 36th Terrace, C. 1940. This one-story, painted brick Minimal Traditional residence has a moderately pitched, cross-gabled roof with composition shingles and vertical weatherboard with rounded edges in the gable ends. The asymmetrical façade features casement windows and a flush wood door. A partial porch is incorporated under the main roof and has wrought-iron supports. There is a brick slope chimney and an integral garage.

Additional Information:

The 1950 edition of the Sanborn Fire Insurance maps illustrates a 1-story, concrete block, dwelling with an attached garage at the southwest corner. Structures are indicated with shingle roofs.

4. Existing Conditions

The dwelling and attached garage, constructed with concrete block, appear consistent with the original plans as illustrated in the Sanborn Fire Insurance maps. The living space includes 1105 square feet and the structure is 36 feet deep or 39 including the projecting bay on the rear.

The site is 6,268 square feet. The house and garage total 1,456 square feet or 23% of the site. A driveway exists, but coverage isn't stated and is estimated at 7% for site coverage at 30%.

5. 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 1, Construct rear addition (elective)

- a. Description: The applicant proposes the addition of 840 square feet to the rear, north, and the west side of the primary dwelling.

The addition extends 33 feet north of the primary dwelling but also extends south along the west side of the building. Total length is not stated.

Composition roofing, Pella doors and windows, and smooth HardiPlank siding are the proposed materials. Light fixtures are not described.

Also included in the drawings are landscape materials including expanses of gravel.

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

Chapter 2 Site and Landscape Considerations

2.1 Lot Size

Policy: Each historic property consists of the site, or "lot," and the buildings or structures placed within the site. The relationship of buildings and structures to their respective site, to adjacent sites and to the public rights-of-way are important

character-defining features of historic properties and districts and should be an integral part of planning for every project.

Design Justification: The historic relationships between buildings, structures, sidewalks, streets, landscaping features and open space together create the character of a district and should be retained.

- 2.5.37: 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 features.

4.1 General Requirements for New Construction and Additions

Policy: New construction and additions should not destroy historic materials or general features that characterize a historic building, property or district. New work should be differentiated from existing, historic structures and protect the historic integrity of the property and the historic district. Additions to historic structures should be done so that the historic character of the structure is retained and, if removed in the future, the essential form and integrity of the original structure and site would be unimpaired.

Design Justification: New construction and its integration with an existing building, property or district should be compatible with surrounding existing historic architecture. Compatibility may include the size, shape, massing and materials of new construction. The relationship of new construction form to the historic context in which it is located is critical for maintaining visual character of a historic building, property or district.

- 4.1.3: Significant alteration of the topography of a property through extensive grading, removal or alteration of rolled terraces and similar character-defining features, filling or excavating, is not permitted.

4.3 Building Additions

Policy: Additions should complement and not detract from the overall historic character of the historic district.

Design Justification: The way in which a historic building and an addition to it relate is important in protecting the integrity of the historic property and district. An addition directly affects the integrity of the building as a whole. Building additions should not detract from the historic character of the historic building or district.

Sustainability Justification: New construction should adhere to principles of sustainability in their materials, design and energy efficiency. If construction of additions results in the removal of original fabric, consideration should be given to maximizing the retention or re-use of existing historic features, details and materials.

- 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.
 - 4.3.15: Facades of additions facing an alley or rear property line may be simplified and secondary in design to that of facades that are more visible from adjacent properties or the streetscape public right-of-way. The same materials should be used for alley-facing facades as that of the other facades unless this varies from the typical historic condition within the district.
- c. Considerations: 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. The proposed addition exceeds criteria for the size of additions and with the west side of the addition extending to the south, the total length of the addition may exceed the depth of the historic dwelling.

Illustrations of the site, surrounding sites, and buildings are included to illustrate integration into the existing fabric of the block. The relationship of new construction form to the historic context in which it is located is critical for maintaining visual character of a historic building, property or district.

The lots of this block are slightly smaller than many within the boundaries of the historic districts at less than 7,000 square feet. Historically the dwellings at this block are modest with living space at approximately 1100 square feet with either no detached accessory structure or significant space between the primary building and the accessory structure. As noted at the dwelling to the west, a series of additions culminating in around 700 square feet of addition, illustrates an interruption of the historic air, light, and drainage patterns of the block at that site.

The architectural design of the addition is illustrated with minimal detail but appears to provide a variety of breaks in the walls on the east and west. The variety may add interest in contrast to the established wall to window ratios on the historic building. The peak of roof does not appear to exceed that of the primary roof. No existing elevations are provided for comparison.

Materials are broadly described as smooth HardiPlank siding, Pella doors and windows, and composite shingles. Choices that establish consistency with the criteria for doors, windows, and roof must be provided.

The site plan appears to include landscaping the back yard and installing gravel over landscape sheeting. Changes to topography may further alter the established drainage of the site and the block. The addition, not including disruption for gravel and patios,

is an estimated 13% increase to site coverage.

That portion of the proposed addition that is located in the back yard rather than inclusive of that portion of the proposed addition that is located in the side yard is no deeper than the length of the historic dwelling. That portion of the proposed addition located in the back yard extends to within 15 feet of the rear property line. However, the addition, exclusive of permeable site change, appears to produce no more than 50% site coverage and as illustrated, various accessory buildings to the north, east, and west may minimize the visual effects of the change to built to open space ratios.

d. Recommended Specific Findings:

1. That the proposed addition includes an addition to the west side of the historic structure that is not included in calculations for the depth of the addition;
2. That the proposed addition is not consistent with the Standard that new additions shall not exceed 50% of the square footage of the historic structure or 750 square feet, whichever is larger;
3. That the proposed addition is not consistent with the Standard that new additions shall be no deeper than the existing historic structure in that the total length as measured north to south may exceed the depth of the historic building;
4. That the proposed addition is no taller and no wider than the existing historic structure.

E. HPCA-24-00121 STAFF RECOMMENDATION:

1. **Continue Item 1, construct addition**, 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 are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed addition includes an addition to the west side of the historic structure that is not included in calculations for the depth (length as measured south to north) of the addition;
2. That the proposed addition is not consistent with the Standard that new additions shall not exceed 50% of the square footage of the historic structure or 750 square feet, whichever is larger;
3. That the proposed addition is not consistent with the Standard that new additions shall be no deeper than the existing historic structure in that the total length as measured north to south may exceed the depth of the historic building when inclusive of the portion of the addition along the west wall of the dwelling;
4. That the proposed addition is no taller and no wider (as measured east to west) than the existing dimensions of the historic structure.

Additional Information: revisions to the design if so directed by the Historic Preservation Commission; additional documentation of building materials, architectural details, and

existing conditions as noted in the staff report or requested by the Commission.

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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