



STAFF REPORT

Historic Preservation Commission

March 5, 2025

HPCA-25-00014

Case Number: HPCA-25-00014

Property Address: 2205 NW 29th Street

District: Shepherd Historic District

Applicant: ROAM Studio, PLLC
Matthew Weber
1130 N Harvey Ave, Ste 103
Oklahoma City, OK 73103

Owner: Ruth Ann Weber
2205 NW 29th Sreet
Okahoma City, OK 73107

A. CASE ITEMS FOR CONSIDERATION

1. Construct garage and rear porch (elective); and
2. Replace paving (elective).

B. BACKGROUND

1. Project Description

The applicant proposes the construction of a new garage with a covered porch at the rear. The Commission previously approved the demolition of the historic garage.

2. Location

Project site is located on the north side of NW 29th Street, between N Barnes and N Young.

3. Site History

Date of Construction: 1940

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 1997

Description from National Register Nomination Intensive Level Survey:

2205 Northwest 29th, C. 1938. This one-story, brick Minimal Traditional house has a cross gabled composition roof with a crossing gable on the left front. A smaller gable is incorporated under the right side of the larger crossing gable; it serves as the porch area, and is supported by paired, square, wood columns spanned by wide arches. Wood shingles are used on the gable ends. There is a detached hipped-roof garage in the rear.

Additional Information:

The 1950 edition of the Sanborn Fire Insurance maps illustrates a 1-story, brick-veneered, frame dwelling with 1-story, centrally located, front entry extending of modest size on the front (south) façade. A 1-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. All structures have shingle roofs. The 1955 edition illustrates no substantive change.

4. Existing Conditions

The existing garage is in very poor condition, and was approved for demolition previously. The open paver patio to the west of the garage is not an original feature.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-24-00115	12/04/2024	Ruth Ann Weber	Approved
Demolish garage.			

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.**

1. Item 3, Replace paving (elective).

- a. Description: The proposal is to replace portions of paving to accommodate the proposed new garage.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*
 - 2.3.6: New concrete for sidewalks, driveways, curbs, and parking lots shall match the aged appearance in design details, color and texture of the existing concrete it replaces or adjacent concrete that will remain. If new concrete is not replacing existing concrete and is not adjacent to any existing concrete it should have an aged appearance in color and finish. New concrete visible from the public right-of-way shall not be bright white in color.
 - 2.3.7: All sidewalks, driveways, and curbs visible from the public right-of-way shall be constructed to maintain the continuity of materials and character present in the district.
 - 2.3.8: Private sidewalks and driveways must be constructed of concrete except where historical precedent demonstrates the previous existence of brick, stone or other materials, which may be considered appropriate for replacement.

- 2.3.12: Driveways, eight feet or less in width, may be replaced by a driveway of up to ten feet in width; width may vary as the driveway approaches the garage to correspond to the width of the garage door openings. However, property owners are encouraged to limit the quantity of impervious concrete surfaces to assist in reducing storm water runoff.
- c. Recommended Specific Findings:
1. That the proposed driveway meets applicable Standards and Guidelines.

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 2, Construct garage (elective).

- a. Description: The applicant proposes replacement of the existing garage with construction of a new garage measuring 20' by 25', with an additional five-foot deep porch at the rear, and 14 feet in height, for a total garage space of 500 square feet, and roof coverage at 600 square feet.

Materials are consistent with the Standards and Guidelines for new construction, including architectural grade shingles, fiber cement lap siding; aluminum clad wood windows with clear, untinted, simulated divided lites; an aluminum clad, wood pedestrian door with simulated divided lite and clear glass; and a pair of wood veneer, overhead doors that emulate the existing doors. Small, discrete light fixtures are proposed.

The back porch is indicated with stained wood posts and a stained wood trellis on the west.

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

4.4 Garages

Design Justification: The way in which a new garage relates to other historic buildings of a property is important in historic districts. A new garage directly affects the integrity of the property as a whole. For this reason, a new garage should not detract from the historic character of the property.

- 4.4.1: Garage doors should typically be painted to match the color of the garage. For garages that are “high style” it may be appropriate to use the color of the garage doors as a complementary or accent color to the building color scheme.
- 4.4.2: Electronic garage door openers may be installed and used.
- 4.4.3: Construction of a new or replacement garage should follow the historic setback for a garage on the property or setback patterns of other garages in the streetscape or historic district.

- 4.4.5: Construction of a replacement garage shall approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation.
- 4.4.6: Construction of a replacement garage may reasonably expand beyond the footprint of a historic one- or two- car garage, up to a total footprint of 450 square feet or 5% of the lot, whichever is greater, in order to accommodate a standard size parking space for up to two vehicles. Additional factors including the level of visibility of a new garage and the size and massing of surrounding structures may be considered.
- 4.4.7: Design a new garage to be secondary to that of a property's main historic building.
- 4.4.9: Materials used for a new garage should reflect the property's historical development and the use and function of the garage. Materials used for the exterior facades of a garage were often different (and less costly) than those used for the primary building.
- 4.4.10: A garage may be of 'modest' or 'high-style' design to complement a property's historical development. Often, a new garage should be modest with a simple rectangular plan and form and a low-pitched, gabled or hipped roof. Doors and windows may have little or no ornamentation.

Garage Doors, Openings, and Doors

- 4.4.14: Spacing and size of window and door openings in a new garage should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.
- 4.4.17: New garage pedestrian doors in all other districts may be solid wood with wood frames or alternate door and door frame materials such as composite wood or aluminum clad wood for locations that are not visible from the public right-of-way. Otherwise, pedestrian doors and frames shall be solid wood.
- 4.4.18: New garage vehicle doors in all other districts may be solid wood, wood veneer with a concealed metal frame, or composite materials including fiberglass or wood fiber (85% minimum wood fiber content). Doors should first match the historic design. When the historic design is unknown then the doors should match the design of other historic garage doors used in the respective district. A paneled design may be appropriate.
- 4.4.21: At double garages, two single garage vehicle doors should be used instead of one larger, double door. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary building and the district.
- 4.4.22: If a historic garage is to be demolished to allow the construction of a new garage, it is encouraged that the historic doors be salvaged and re-used

at the new garage, or if this is not possible, that the historic garage doors be replicated in the new garage design.

4.6 Exterior Materials at New Construction

Policy: Materials used in the construction of new buildings, additions, garages and other accessory buildings should be compatible in appearance and design with common building materials in the district, or typical of structures of the proposed style, type, age and location.

Design Justification: The form, materials and details of exterior walls and embellishments, as well as their scale, texture and variety, contribute to the overall character of the historic district.

Sustainability Justification: Materials for new exterior wall construction should be as sustainable as possible. Appropriate siding materials may include stucco, wood, brick, or cementitious siding. Vinyl and metal siding materials are not sustainable and should not be used.

Wall Materials

- 4.6.2: Materials for new construction should be consistent with those at other buildings within the property, block and historic district. Consideration should be given to the pattern of development of the specific property and lot.
- 4.6.6: Cementitious siding (smooth finish) of an appropriate profile may be used at new construction of stand-alone primary buildings, garages and other accessory buildings. It may also be used for additions to historic structures.

Windows

- 4.6.11: Windows in new stand-alone construction must be similar to their counterparts within the property, block or historic district. These windows may be wood, vinyl clad wood, metal clad wood, or metal with a profile similar to the windows of other buildings on the property. For new infill construction the profile must be similar to the windows used on other properties in the block or historic district.
- 4.6.12: New windows may have a simpler window pane pattern than their historic counterparts; for example, if the historic windows are 6/1 (read “six over one”), then 1/1 windows of the same overall size may be used.
- 4.6.14: Clear glass must be used in all windows. Reflective, tinted, patterned or sandblasted glass in windows is generally not appropriate. Patterned, leaded or colored glass can be used in transoms and sidelights when established by the architectural style of the building or when supported by historical documentation for a specific property or structure.
- 4.6.15: Thermal pane (also known as insulated glass) windows are acceptable for additions or new construction. When muntins are proposed for a divided light appearance they should be “true divided lights” meaning that the thin wood framing (called ‘muntins’) completely frames and separates each piece

of glass from the others.

- 4.6.16: Simulated muntins sandwiched between layers of glass in thermal windows, snap-on muntins, and surface-applied muntins may not be used except when internal muntins are used in conjunction with permanently fixed surface-applied muntins on the interior and the exterior of the glass.

Doors

- 4.6.19: Recommendations and requirements for garage type doors are described in the “Garage” section of this chapter.
- 4.6.22: Pedestrian doors that are not visible from the public right-of-way may be made of alternate materials including aluminum clad wood, composite wood, and fiberglass. Doors in Heritage Hills must be of solid wood.

Roof and Roofing Materials

- 4.6.26: Composition roofs should be of higher quality and are often referred to as Architectural Grade or Dimensional Grade. These shingles are usually rated as 30-, 40-, or 50-year shingles and have a thicker profile.
- 4.6.29: Historic eaves, copings, cornices, dormers and roof trim should be retained and preserved.

- c. Considerations: The proposed replacement garage does approximate the existing garage. The height has remained modest, at 14 feet. The width of the proposed garage does not increase. A portion of the additional depth is a porch, rather than conditioned space. The increased depth is not visible from a public right of way. Those components of the garage door emulate the presumed historic doors.

The size of the overall structure is the primary deviation from the Standards and Guidelines. As an interior lot with a substantial addition at the lot to the east, the increased depth of the proposed garage will not be visible from the public rights of way. Maintaining the historic width, and retaining a substantial open space toward the rear of the site, limits impervious surfaces in the yard.

The proposed lighting is modest. Stained components are not visible from the public rights of way. The specified materials are supported by the Guidelines and are consistent with the historic character of the property and district.

The proposed location of the garage matches that of the existing garage, and encroaches into the side yard setback for residential construction. A firewall will be required.

- d. Recommended Specific Findings:

1. That the proposed garage approximates the original garage;
2. That the proposed materials of the replacement garage are consistent with the Standards and Guidelines and compatible with the existing historic conditions;
3. That the proposed increased depth of the garage is not visible from the public rights of way,

4. That the proposed structure is no wider than the existing garage, and no deeper than the addition to the east, occupying a comparable proportion of space as do existing and historic structures; and
5. That, despite the increased size, substantial open space remains to the north and west of the garage.

E. HPCA-25-00014 STAFF RECOMMENDATION:

1. **Approve Item 2, replace paving,** 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:

1. That the proposed driveway meets applicable Standards and Guidelines.
2. **Approve Item 1, construct new garage with porch at rear** 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:

1. That the proposed garage approximates the original garage;
2. That the proposed materials of the replacement garage are consistent with the Standards and Guidelines and compatible with the existing historic conditions;
3. That the proposed increased depth of the garage is not visible from the public rights of way,
4. That the proposed structure is no wider than the existing garage and no deeper than the addition to the east, occupying a comparable proportion of space as existing and historic structures; and
5. That, despite the increased size, substantial open space remains to the north and west of the garage.

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