



STAFF REPORT

Historic Preservation Commission

February 22, 2021

HPCA-21-00010

Agenda Item: VI.D.18.

Case Number: HPCA-21-00010

Property Address: 704 NW 25th Street

District: Jefferson Park Historic District

Applicant: Pitch Perfect LLC
Meredith Shaevitz
1705 S Morgan Rd
Oklahoma City, OK 73128

Owner: Teresa and Mike Shonka
5703 Kent Creek Lane
Co. Springs, CO 80924

A. CASE ITEMS FOR CONSIDERATION

7. Remove composition siding at rear of dwelling and install SmartSiding (elective); and
8. Install roof with a 1-foot eave on the garage (elective).

B. BACKGROUND

1. Project Description

The applicant proposes installation of a new roof that includes eaves on the garage to facilitate water management via gutters and downspouts.

2. Location

Project site is located on the south side of NW 25th Street between Guernsey and Lee Avenues.

3. Site History

Date of Construction: 1928

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

704-706 Northwest 25th, 1928. This one-story brick Tudor Revival style residence has a side gable roof with rear hip. The symmetrical façade features two gabled porch hoods that are infilled with stucco, supported by brackets. Each entrance is flanked by single windows. Fascia boards, frieze, soffits, and brackets are covered with nonoriginal vinyl siding. Front gabled two-car garage covered with rolled asphalt siding at east rear side yard.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates no development of the site. The 1949 edition illustrates a 1-story, brick-veneered, frame duplex with 1-story, centrally located, back porch extending approximately half of the rear (south) façade. A 1-story frame “autohouse” is indicated near the east 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. No changes are indicated on subsequent editions.

4. Existing Conditions

The existing garage appears similar in shape and location to that illustrated in the Sanborn maps. However, the exterior materials and form appear to have little resemblance to similar structures constructed in the 1920s and 30s. The stem wall is concrete block, approximately 2 blocks high, and the siding is a non-traditional vertical alinement. The roof pitch and height do not appear consistent with more common construction of the period. Photos of the interior suggest the structure has been altered.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-21-00010	01/11/2021	Teresa and Mike Shonka	Approved
1) Replace driveway (elective); 2) Replace sidewalks (elective); 3) Replace concrete porches in kind (elective); 4) Replace vinyl siding with wood siding at sun room addition and wood trim throughout structure (elective); 5) Install gutters at garage (elective); 6) Install gutters at primary structure (elective).			
HPCA-	04/16/2018	Teresa Shonka	Approved
1) Replace driveway (elective); 2) Replace sidewalks (elective); 3) Replace concrete porches in kind (elective); 4) Replace vinyl siding with wood siding at sun room addition and wood trim throughout structure (elective); 5) Install gutters at garage (elective); 6) Install gutters at primary structure (elective).			

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 7, Remove composition siding at rear of dwelling and install “SmartSiding” (elective).

- a. Description: The applicant proposed removal of adhesive siding on the rear of the dwelling which includes small additions at the east and west. “SmartSide” products are proposed.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.1 Maintenance, Preservation and Rehabilitation of Exterior Building Materials

Policy: Maintain and preserve original or historic exterior finishes and materials such as wood, brick, stone and stucco. When repair or replacement of materials is needed, consideration should be given to sustainable methods and materials that also maintain the historical visual character of a building or property.

Design Justification: The form, materials and details of exterior walls, roofs, door and window openings, and decorative details, as well as scale, texture and variety, contribute to a building’s historic character. The texture, patterns and finishes of historic materials such as clay tile, slate, brick, stone, stucco and wood siding are important character-defining features; obscuring or removing these features diminishes the significance of historic buildings and structures.

- 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.
- 3.1.12: 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 an inappropriate 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.
- 3.1.18: Renovations previously undertaken may conceal original or historic building fabric. When altering a historic building, non-historic alterations in the area of the proposed alteration should be removed.
- 3.1.31: Synthetic siding materials such as vinyl and aluminum bear little resemblance to historic siding materials and are not sustainable. The application of such materials is not appropriate and will not be approved in historic districts.
- 3.1.33: The removal of metal or vinyl siding may allow the recovery of original or historic decorative elements such as cornices, brackets, and window and door trim that have been damaged or removed when the synthetic materials were installed. Recovery of such details should be based on physical or photographic evidence first, and based on similar details for buildings in the block or district second.
- 3.1.34: Installation of fiber cement products may be appropriate for rear or side elevations not readily visible from the public right-of-way in order to replace wood siding that is missing or deteriorated beyond repair in all districts except the Heritage Hills Historic and Architectural District. If determined appropriate then the fiber cement siding shall be consistent with the size, pattern, shape, dimensions and texture of the historic wood siding. Fiber cement products are considered sustainable products.

- c. Considerations: Cementitious products are supported at new additions and “may be appropriate” at rear and side elevations not visible from the public right of way (3.1.34). The Standards and Guidelines indicate that additions constructed within the past 25 years or determined by the Commission to be non-historic may be reviewed as new construction. The most recently known work to the dwelling was documented in 1950. The historic rear projection appears to remain, and additions appear to be attached at the east and west ends. Alternate material may contribute to differentiation at this location.

SmartSide is neither allowed nor prohibited in the Standards and Guidelines and now offers products believed to be comparable to fiber cement siding in appearance and quality. The product has been approved for various new construction projects.

- d. Recommended Specific Findings:

1. That the historic, rear, projection has been altered;
2. That the rear projection is not visible from the public rights of way;

3. That though the feature is in excess of 25 years old, an alternate material will have no further adverse effect on the property or district;
 4. That use of the proposed alternate material, SmartSide, will contribute to differentiation of the altered rear feature of the dwelling;
 5. That the proposed materials is limited to the additions and the rear façade of the historic projection only.
2. **Item 8, Install roof with a 1-foot eave on the garage (elective).**
- a. Description: The applicant proposes the installation of a new roof on the garage that will include eaves of approximately 1 foot deep. The height of the structure will not increase. The roofing material is an architectural grade shingle.
 - b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

Chapter 3 Alterations to Building Fabric and Components of Historic Buildings

- 3.1.27: If replication of original elements is not possible because of a lack of historical physical, photographic or documentary evidence, then a new design that is compatible with the original form, style, and period of the building shall be used.
- 3.1.28: An appropriate option for a replacement feature is a new design that is compatible with the remaining character-defining features of the historic building.
- 3.1.29: The new design of a missing feature shall take into account the size, scale, and materials of the historic building; should be clearly differentiated to avoid a false historical appearance; and should maintain visual attention on the authentic and historic aspects of the building.
- 3.1.30: New compatible designs for missing features should be reversible so that they can be replaced with a more appropriate design in the event that better and more accurate historical evidence becomes available.
- 3.1.35: The use of composite wood siding is discouraged since these products do not appropriately imitate the appearance of wood siding, and toxins are used in their manufacturing.

3.7 Roofs

Policy: Retain original roof shape, details, and materials when possible. When replacing roofing materials, consider the energy used in their manufacture and transportation, the reflectivity of the material and whether the material derives from a renewable or recyclable resource.

Design Justification: By their shape, features, materials and details, roofs contribute significantly to the historic character of residential and multi-family buildings. Historic roof materials are usually related to the architectural age and style of the main building. Through variations in line, pitch and overhang, a

historic roof can also reveal changes and additions to historic buildings over time. Chimneys, dormers and other roof features add to the diversity and character of historic buildings.

- 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.
 - 3.7.7: Repairs to flashing must be copper or other metal with a finish to match the roof color. Unfinished, galvanized metal flashing shall not be used.
 - 3.7.8: Retain eave features such as exposed rafters and brackets.
 - 3.7.9: Replacement of non-historic composition roofing material with architectural grade composition shingles, regardless of color or pattern, is not subject to review and does not require a Certificate of Appropriateness (for repair, replacement, or installation of historic roofing materials, see Administrative Review).
 - 3.7.13: For ventilation of attic heat, roof vents should be located out of view on back sloping roofs. Vents are encouraged to help improve the energy efficiency of the building and may be more appropriately accommodated using compatible attic wall louvered vents. If the building roof does not have a back sloping roof and attic walls for ventilation louvers are not available, then side roof ventilation may be considered on the least visible side locations from the public right-of-way. Low-profile ridge vents may be used.
3. Considerations: The applicant seeks to provide a roof that assists in water management at the site. No other changes are proposed to the garage. As the historic condition cannot be discerned a roof form based on existing historic garages in the area or district would be appropriate. The proposed roof does not appear similar to traditional garages in the area.
- a. Recommended Specific Findings:
1. That previous alterations to the garage appear to have removed all visible historic components upon which a new design could be based;
 2. That if replication of original components is not possible due to lack of physical, historical evidences, then a new design that is compatible with the original form, style and period shall be used;
 3. That new design of a missing feature shall consider the size, scale, and materials of the historic building;
 4. That a new design should be differentiated and reversible;
 5. That composite wood products are not recommended.

E. HPCA-21-00010 STAFF RECOMMENDATION:

1. **Approve Item 8, replace roof form at garage,** 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 previous alterations to the garage appear to have removed all visible historic components upon which a new design could be based;
 2. That if replication of original components is not possible due to lack of physical, historical evidence, then a new design that is compatible with the original form, style and period shall be used;
 3. That new design of a missing feature shall consider the size, scale, and materials of the historic building;
 4. That a new design should be differentiated and reversible;
 5. That composite wood products are not recommended.
2. **Approve Item 7, replace siding at rear addition,** 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 historic, rear, projection has been altered;
- 2) That the rear projection is not visible from the public rights of way;
- 3) That though the feature is in excess of 25 years old, an alternate material will have no further adverse effect on the property or district;
- 4) That use of the proposed alternate material, SmartSide, will contribute to differentiation of the altered rear feature of the dwelling;
- 5) That the proposed material is limited to the additions and the rear façade of the historic projection only.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of the 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 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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