



# STAFF REPORT

## Historic Preservation Commission

February 22, 2021

HPCA-21-00005

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**Agenda Item:** VI.D.15.

**Case Number:** HPCA-21-00005

**Property Address:** 530 NW 20th Street

**District:** Mesta Park Historic District

**Applicant:** Scott Cronk  
9005 Bobwhite Rd  
Yukon, OK 73099

**Owner:** Peter Roberts  
3620 Redmont Trace  
Edmond, OK 73034

### A. CASE ITEMS FOR CONSIDERATION

2. Relocate rear door and window (elective);
3. Remove AC unit and install window (required); and
4. Install columns at front porch (elective).

### B. BACKGROUND

#### 1. Location

Project site is located on the southeast corner of the intersection of NW 20<sup>th</sup> and Dewey Avenue.

#### 2. Site History

*Date of Construction:* 1910

*Zoned Historic Preservation/Historical Landmark:* 1994

*National Register Listing:* 1983

#### *Additional Information:*

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 1-story frame dwelling with 1-story front porch extending nearly the entire length of the front (north) façade. A 1-story frame “autohouse” is indicated on the south property line approximately centered. The dwelling is illustrated with a shingle roof, typically wood, while the garage is illustrated with composition, often a flat roof. No changes are indicated on subsequent editions. An alley is located south of the property running east and west.

#### 3. Existing Conditions

There is no garage at the property. A portion of the alley appear to be paved with alley

access to this site poured. Existing, possibly historic, chain link fencing appears to encompass the lot.

The front porch has two taller brick piers at each end with wood columns. A short brick pier is located to each side of the front steps with no columns. The steps and porch are wood. The porch is surrounded by a brick wall, and lower piers bracket the front steps from grade. Decorative scuppers are located in the brick work of the porch walls.

#### 4. 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 2) Relocate rear door and window (elective).

- a. Description: The applicant proposes to exchange locations of an existing door and an existing window at the southwest corner of the dwelling. Existing materials will be transferred from one location to the other.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

#### 3.5 Doors and Entries

**Policy:** Doors and entrances are important aspects of the architectural character of a building. Historic doors and entries should be retained and preserved.

**Design Justification:** The proportion, shape, location, pattern and size of doors contribute significantly to the historic character of a building and help convey the style and period of the building.

- 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

#### 3.6 Windows, Shutters and Awnings

**Policy:** Windows and shutters are important character-defining features of a building and originals should be retained and kept in good repair. Awnings may be an intended permanent character defining feature such as wood framed and finished with roof shingles to match the rest of the building or temporary such as contemporary fabric awnings with aluminum frames.

**Design Justification:** The proportion, shape, location, positioning, pattern and

size of windows contribute significantly to the historic character of a building and help convey the architectural style and period of the building. Their design, details and craftsmanship make them worthy of preservation. The presence or absence of shutters and awnings are significant to the visual character of a building.

- 3.6.6: New window openings may be allowed on the back facade or the back 30% of the side elevations. New windows must be compatible with historic or existing windows in proportion, shape, location, pattern, size, materials and details.
- c. Considerations: The applicant indicates that they will submit all necessary documentation of the proposed work to staff. All existing historic door, window, and trim will be transferred to the new openings.
- d. Recommended Specific Findings:
1. That new openings are allowed on the rear of a structure;
  2. That all work will take place within existing openings;
  3. That historic door and window will be salvaged and relocated.

**2. Item 3) Remove AC unit and install window (required).**

- a. Description: The applicant proposes removal of a through-the-wall AC unit in the east gable end of the dwelling. The opening will be refinished and a salvaged found in the attic will be installed to match one of the smaller windows at the dwelling. Trim will be installed to match that of the windows on the west gable end. This opening may have been created specifically for the AC unit.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

**3.6 Windows, Shutters and Awnings**

**Policy:** Windows and shutters are important character-defining features of a building and originals should be retained and kept in good repair. Awnings may be an intended permanent character defining feature such as wood framed and finished with roof shingles to match the rest of the building or temporary such as contemporary fabric awnings with aluminum frames.

**Design Justification:** The proportion, shape, location, positioning, pattern and size of windows contribute significantly to the historic character of a building and help convey the architectural style and period of the building. Their design, details and craftsmanship make them worthy of preservation. The presence or absence of shutters and awnings are significant to the visual character of a building.

- 3.6.6: New window openings may be allowed on the back facade or the back 30% of the side elevations. New windows must be compatible with historic or existing windows in proportion, shape, location, pattern, size, materials and details.
- 3.6.7: If an original opening is presently blocked, consider reopening it. The replacement of non-historic incompatible windows with windows that are

more historically appropriate is encouraged.

- 3.6.8: When window replacement is necessary, do so within the existing historic opening. Use the same frame size to avoid filling in or enlarging the original opening.
  - 3.6.12: Thermal pane (also known as insulated glazing) windows are acceptable as replacement windows when the historic windows in a building have been previously removed. When used, thermal pane windows must have true divided lites.
  - 3.6.13: A thermal pane window may be appropriate for replacement of a historic wood or metal window when the existing window frame and sash parts are more than 50% deteriorated beyond repair. To replace a historic window with a new unit a window survey including a photograph of the interior and exterior of the unit must be provided to substantiate the condition of the window. Historic windows visible from the public-right-of-way must be retained and repaired or replaced in kind, including replication of muntins pattern and profile.
  - 3.6.15: Muntins sandwiched between layers of glass, snap-on muntins, and surface-applied muntins are not appropriate and shall not be used.
  - 3.6.16: Clear glass shall be used in all windows.
  - 3.6.17: Reflective, tinted, patterned or sandblasted glass are not permitted in windows, except that special glass, for example, patterned, leaded or colored glass, can be used in transoms and sidelights when appropriate as established by the architectural style and the specific history of the building for which the special glass is proposed.
  - 3.6.18: A new window may have a low emissivity coating applied to clear glass provided that the visible light transmittance is not less than .74 and the overall reflectance is not more than 17%.
- c. Considerations: It is not clear if the existing opening is original to the structure. However, the proposed window and trim appear to be compatible with the dwelling and similar in size to the existing opening.
- d. Recommended Specific Findings:
1. That installation of a window in a previous window opening is appropriate;
  2. That window and trim will meet all window replacement criteria of the Standards and Guidelines.

### 3. Item 4, Install columns at front porch (elective).

- a. Description: The applicant proposes reconstruction of two missing columns at the front porch atop existing piers to either side of the front steps. Columns will be constructed of wood and wood trim and will match the existing columns in all design components, finish, location on the piers. As the piers to either side of the steps are shorter than those at the porch ends, the wood columns will be longer.

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

### 3.3 Porches, Canopies, Porte-Cocheres & Balconies

**Policy:** Historic porches, canopies, porte-cocheres and balconies are important features and are often the dominant characteristic of a building. These features that are visible from the public right-of-way should not be altered.

**Design Justification:** Front porches and canopies connect a building to its context by orientating the primary entrance to the street. The various components of porches, canopies, porte-cocheres, and balconies, including steps, railings and columns, provide scale and detail to historic buildings.

- 3.3.12: New or replacement columns should be of materials appropriate to the style and design of the building including the porch. Replacement columns should match the original or historic columns in size, design, scale, massing, materials and details.
- c. Considerations: The applicant indicates that all characteristics of the historic columns will be replicated, with accurate documentation to be submitted to staff.
- d. Recommended Specific Findings:
1. That the historic columns are no longer extant;
  2. That replacement columns should be of materials appropriate to the building;
  3. That replacement columns should match the original historic columns in size, design, scale, massing, material and detail;
  4. That remaining columns are present to inform the construction;
  5. That complete documentation of the proposed must be provided to staff.

### E. HPCA-21-00005 STAFF RECOMMENDATION:

1. **Approve Item 2, relocate rear door and window, with the following conditions,** with the specific findings that the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Standards and Guidelines and sections of the Municipal Code, 2020\*, as referenced in the Staff Report.

#### Specific Findings:

- 1) That new openings are allowed on the rear of a structure;
- 2) That all work will take place within existing openings;
- 3) That historic door and window will be salvaged and relocated.

#### Conditions(s):

- 1) That the elevation drawings will be provided to staff prior to release of the CA.

2. **Approve Item 3, replace AC unit with appropriate window, with the following conditions,** with the specific findings that the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Standards and Guidelines and sections of the Municipal Code, 2020\*, as referenced in the Staff Report.

**Specific Findings:**

- 1) That installation of a window in a previous window opening is appropriate;
  - 2) That window and trim will meet all window replacement criteria of the Standards and Guidelines.
3. **Approve Item 4, reinstall columns at front porch, with the following conditions,** with the specific findings that the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Standards and Guidelines and sections of the Municipal Code, 2020\*, as referenced in the Staff Report.

**Specific Findings:**

- 3) That the historic columns are no longer extant;
- 4) That replacement columns should be of materials appropriate to the building;
- 5) That replacement columns should match the original historic columns in size, design, scale, massing, material and detail;
- 6) That remaining columns are present to inform the construction.

**Condition:**

- 1) That complete documentation of the proposed will be provided to staff prior to release of the CA, including elevation and detail drawing.

*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](http://www.okc.gov/planning/hp/index.html) ; at Planning Department offices located at 420 W. Main, 9<sup>th</sup> floor, and each HP Commission Meeting.*

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