



# STAFF REPORT

## Historic Preservation Commission

February 22, 2021

HPCA-20-00190

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**Agenda Item:** VI.D.12.

**Case Number:** HPCA-20-00190

**Property Address:** 724 NW 20th Street

**District:** Mesta Park Historic District

**Applicant:** Eric Farhang  
6701 Edgewater Drive  
Oklahoma City, OK 73116

**Owner:** Farhang Squared Management  
Eric Farhang  
3220 NW 52nd Street  
Oklahoma City, OK 73112

### A. CASE ITEMS FOR CONSIDERATION

2. Replace windows (elective);
3. Replace railing and columns at front porch (elective);
6. Install light fixtures (elective); and
7. Replace door with door and sidelights (elective).

### B. BACKGROUND

#### 1. Project Description

The applicant proposes to replace non-historic windows, door, and railing and install light fixtures.

#### 2. Location

Project site is located on the south side of NW 20<sup>th</sup> Street, mid-block between Lee and Shartel.

#### 3. 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 the entire length of the front (north) façade. A 1-story

frame “autohouse” is indicated on the southern property line with the front face back over  $\frac{3}{4}$  of the property depth from the front property line. The dwelling is indicated with shingle, typically wood, while the garage is indicated with composition, often indicative of a flat roof. The 1949 edition of the maps indicates the dwelling and porch roofs to be composition material. No other changes are noted.

#### 4. Previous Actions

This application included numerous administratively approvable items. Items that have been administratively approved include removal of non-historic siding and repair of historic siding; replacement of fence, and replacement of yard steps and cheek walls in kind.

### 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 2) Replace windows (elective).

- a. Description: The applicant proposes replacement of metal windows with wood windows to match the historic condition. No changes to openings are proposed. Proposed windows are consistent with criteria and include thermal glazing and clear glass.
- 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.

- 3.6.5: Original or historic windows more than 50% DETERIORATED BEYOND REPAIR may be replaced in kind.
- 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.
- 3.6.9: If original or historic windows can be demonstrated to be deteriorated beyond repair and must be replaced, new windows shall match all of the characteristics of the historic window, including muntins pattern and profile.
- 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.
- 3.6.16: 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. Recommended Specific Findings:

1. That historic windows have been removed and existing aluminum windows are not consistent with criteria;
2. That proposed windows are consistent with criteria for replacement of existing non-historic windows;
3. That historic openings will not be altered.

**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, Replace door with door and sidelights (elective).**

- a. Description: The applicant proposes removal of a single pedestrian door and returning the opening to match historic dimensions as discovered at the interior wall. A new wood door and wood side lites will be installed to fill the opening.
- 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.

- 3.5.4: The design of replacement doors shall be based on historic documentation, if available, and shall reflect the style and period of the building. Replacement doors shall be compatible with historic doors in proportion, shape, location, pattern, size, materials, and details.
  - 3.5.5: Preserve existing historic door openings, do not enlarge or diminish to fit stock door sizes.
  - 3.5.6: Unless documentation is provided to demonstrate other materials were historically used on a building, primary (usually the front door) entrance doors shall be wood.
  - 3.5.8: New door openings in the front facade of a primary building are not permitted.
- c. Considerations: The proposed door and side lites are indicated as pre-hung and solid core. The Standards and Guidelines require wood doors unless approved otherwise. The framing system of the pre-hung unit does not appear compatible with similar historic features in the district as the stiles are not similar to typical mullions that would normally occupy the space.

The historic door and side lites are no longer extant. The design of replacement doors shall be based on historic documentation, if available, and shall reflect the style and period of the building. Replacement doors shall be compatible with historic doors in proportion, shape, location, pattern, size, materials, and details. The provided documentation may not be sufficient to illustrate whether or not the features have true divided lite.
  - d. Recommended Specific Findings:
    1. That evidence of the historic door and side lite opening is located on the interior wall and illustrated in photos;
    2. That reinstalling the historic door and side lite openings is appropriate;
    3. That the actual historic door and side lites are no longer extant;
    4. That new doors and side lites shall be compatible with historic doors in proportion,

shape, location, pattern, size, materials, and details;

5. That the proposed pre-hung door and side lites may not be consistent in details to similar historic door and side lite systems;
6. That the proposed wood door is solid core rather than solid wood;
7. That simulated divided lite may not be an appropriate component.

**2. Item 6, Install light fixtures (elective).**

- a. Description: The applicant proposes a new light fixture on each side of the proposed front door and side lites. The fixture is a goose neck, barn style feature and measures 13 inched tall, 14 wide, and 16 inches deep.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

**3.11 Lighting**

**Policy:** Retain original or historic light fixtures whenever possible. If replacement is required, select appropriate styles, based on the architectural style of the building.

**Design Justification:** Original and historic light fixtures help convey a building's style and add to overall historic character.

**Sustainability Justification:** Preserving existing light fixtures preserves resources and will not require the use of new materials. Using long-lasting bulbs will make historic fixtures more energy efficient.

- 3.11.1: Incandescent light bulbs have been the traditional means of lighting throughout the twentieth century. They are inexpensively manufactured, a savings passed on to the consumer. However, as new lighting options have become available, the incandescent bulb now represents the most energy-inefficient choice. By comparison, compact florescent lamps (CFL), while more expensive to manufacture, operate using far less energy, saving money over time. LED light bulbs are another choice for increased energy efficiency. Compared to CFLs, LEDs can be turned on and off frequently without effecting life span and also contain no mercury. There are a handful of states that currently prohibit the disposal of florescent bulbs with universal waste sent to landfills. Broken florescent bulbs are health hazards due to the release of mercury. Further, some studies have shown that CFLs begin to fade noticeably by half their rated lifetime. While LED bulbs are still far more costly than CFLs, they are considered the most promising lighting option in the future for reliability, efficiency, and longevity. In the meantime, CFLs appear to be the transitional lighting option.
- 3.11.2: The design and materials of lighting fixtures on buildings must be compatible with the historic character of the area and match the style and period of the building.
- 3.11.3: Refer to "Landscape Elements" in the Site and Landscape

Considerations chapter in these Guidelines and Standards for site lighting.

- 3.11.4: Historic light fixtures should be retained and maintained.
  - 3.11.5: Regular maintenance and minor repair of original light fixtures is recommended.
  - 3.11.6: The electrical components of historic fixtures may be replaced or modified to preserve the fixture and enhance its energy efficiency.
  - 3.11.7: Deteriorated or damaged historic light fixtures should be repaired using methods that allow them to retain their historic appearance.
  - 3.11.8: Replace missing or severely damaged historic light fixtures with fixtures that replicate the original or other appropriate fixtures that closely match the appearance and materials of the original.
  - 3.11.9: If a compatible replacement fixture cannot be located, then a modern design with modest detailing that is compatible with the architecture of the building may be used.
  - 3.11.10: If new light fixtures are needed where they previously did not exist, the new fixtures should be unobtrusive, conceal the light source and direct light toward the building.
- c. Considerations: A modest design that is compatible with the architecture of the building may be used where the historic feature is missing. The proposed fixture is modern but may be compatible with the historic structure.
- d. Recommended Specific Findings:
1. That the proposed light fixture has modest detailing;
  2. That historic fixtures are not extant;
  3. That the proposed fixture may be compatible with the historic structure.
3. **Item 3, Replace railing and columns at front porch (elective).**
- a. Description: The applicant proposes removal of the existing, non-historic, metal railing and columns at the front porch. The proposed is 6 by 6 inch wood columns and railings that are 36 inches in height as measured from the floor.
- 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.

- 3.3.5: Enclosing a historic front porch significantly alters the character of a building and is not permitted. Creating a false historical appearance through the application of new elements and details to a porch or balcony is inappropriate. Reopening and restoring an enclosed front porch is encouraged.
- 3.3.6: Enclosing a historic side porch or balcony with screen panels to create a “screened in porch” was frequently done to create spaces that could be used year-round and provide some privacy and protection from insects. Such enclosures may be allowed if designed in a manner that is compatible with the style of the building and if important character defining historic fabric is not obscured.
- 3.3.7: Enclosing historic side or back porches or balconies with glazing changes the historic character of a building and should be avoided. However, while not encouraged, such enclosures at side or back porches not connected to a front or primary porch or balcony may be allowed. The details of such enclosures must be minimal and not obscure or detract from the historic details of the porch or building.
- 3.3.8: Reconstruction of a missing porch, canopy, porte-cochere or balcony is encouraged and must be based on accurate physical evidence of the original or historic configuration, placement and detail of the feature and supplemented with historic photographs that show the original feature.
- 3.3.9: If no photographs or other documentation exist, the design of a replacement porch should be compatible with the historic building in height, proportion, style, roof shape, material, texture, detail and color. Buildings of a similar architectural style can provide examples of appropriate design.

**Porch Elements – Columns & Railings, Ceiling & Flooring, Stairs**

- 3.3.10 Routine maintenance ensures the preservation of porch elements, sustaining their embodied energy and negating the need for replacement with new resources.
- 3.3.11: If more than 50% of a material or component is deteriorated beyond repair, replacement may be required. When new materials may be introduced, there are likely sustainability considerations.
- 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.
- 3.3.13: The dimensions and proportions of replacement balusters must match the historic porch. The spacing and height of railing balusters is important to the character of the historic building with typically closely spaced balusters and relatively low railings (30” or less in height). Although this height may not conform with current codes, existing historic railings are permitted to

remain until they are too deteriorated to be retained and repaired, therefore it is critical to retain the historic porch balustrade and railings.

- 3.3.14: The use of alternative materials for porch columns on primary facades such as fiberglass may be approved by the Commission if the finished appearance will be indistinguishable from the appearance, design, and texture of the original or historic columns.
- 3.3.15: Porch columns of vinyl or hollow core aluminum, or wrought iron are not appropriate unless historic documentation demonstrates otherwise.

- c. Considerations: The applicant has provided elevation drawings with painted wood posts and railings. There is an example from another dwelling included, though double posts are not proposed for this site.

The criteria indicate that when no photos or documentation of the historic condition exist, the design of replacement components should be compatible with the historic building in heights, proportion, style, shape, material, texture, and detail. Columns should be of materials appropriate to the style and design of the building. Dimensions and proportions of railing must match similar existing historic features.

- d. Recommended Specific Findings:

1. That complete documentation of the proposed columns and railings are provided;
2. That painted wood is appropriate;
3. That the proposed appears compatible in material and finish;
4. That the simplified style appears compatible to the historic dwelling.

#### **E. HPCA-20-00190 STAFF RECOMMENDATION:**

1. **Approve Item 6, Install light fixtures,** 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 light fixture has modest detailing;
  - 2) That historic are not extant;
  - 3) That the proposed fixtures are compatible with the historic structure.
2. **Approve Item 2, replace windows,** 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 historic windows have been removed and existing aluminum windows are not consistent with criteria;



2. That proposed windows are consistent with criteria for replacement of existing non-historic windows;
3. That historic openings will not be altered.
3. **Continue Item 7, Replace door with door and sidelights**, 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 evidence of the historic door and side lite opening is located on the interior wall and illustrated in photos;
  - 2) That reinstalling the historic door and side lite openings is appropriate;
  - 3) That the actual historic door and side lites are no longer extant;
  - 4) That new doors and side lites shall be compatible with historic doors in proportion, shape, location, pattern, size, materials, and details;
  - 5) That the proposed pre-hung door and side lites may not be consistent in details to similar historic door and side lite systems;
  - 6) That the proposed wood door is solid core rather than solid wood;
  - 7) That simulated divided lite is not an appropriate component.
4. **Approve Item 3, Replace railing and columns at front porch** with the specific finding 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 complete documentation of the proposed columns and railings are provided;
- 2) That painted wood is appropriate;
- 3) That the proposed appears compatible in material and finish;
- 4) That the simplified style appears compatible to the historic dwelling.

*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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