



STAFF REPORT

Historic Preservation Commission

February 22, 2021

HPCA-19-00037

Agenda Item: VI.C.1.

Case Number: HPCA-19-00037

Property Address: 600 NW 16th Street

District: Heritage Hills Historic District

Applicant: Danae Grace
208 NW 34th Street
Oklahoma City, OK 73118

Owner: Danae Grace
208 NW 34th Street
Oklahoma City, OK 73118

A. CASE ITEMS FOR CONSIDERATION

1. Item 10) Request Second Extension for items previously approved and revised including the following items: 1) Remove relevant portions of existing fence wall and retaining wall and make repairs as needed; 2) Construct house and basement garage (elective); 3) Installation of driveway and curb cut (elective); 4) Install private sidewalk (elective); 5) Demolish pool cabana and landscape elements (elective); and 6) Repair brick steps, retaining wall, fence wall, and walk (elective); 8) Request 6-month extension (elective); and 9) Revision including a) Replace south fence at 8 feet tall rather than repair existing; b) Revise windows to divided lite; c) Alter the openings and arrangement of windows and door on south elevation; d) Alter the opening and arrangement of windows and door on east elevation; e) Revise south elevation to include two (2) additional windows; f) Alter window size at first floor, west elevation; g) Alter location of window at stair landing; h) Alter size of a window on west elevation; and i) Alter size of window on south elevation.

B. BACKGROUND

1. Project Description

The applicant requests a 1-year extension to complete the project as previously approved and revised. The Historic Preservation Commission may grant this extension if continuous progress toward completion of the approved work is demonstrated by physical change.

2. Location

Project site is located on the southwest corner of NW 16th and N Dewey.

3. Site History

Date of Construction: N/A

Zoned Historic Preservation/Historical Landmark: 1994

National Register Listing: 1983

Additional Information:

Heritage Hills: Preservation of a Historic Neighborhood by Bob Blackburn indicates that the house was constructed by Leon Levy in 1909, and extensively remodeled by Mrs. Anton Classen in 1930. It appears that the norther portion of the property was always treated as a back yard, with a pool and cabana built sometime after 1979. The 1903 plat of Classen's West Highland Parked Addition shows the property as two separate lots, configured identically to the other lots within the block, with corner lots at 80 feet by 170 feet. Remaining lots have each been developed with individual homes. The 1922 Sanborn map shows a 2 ½ story dwelling with full front porch and a one-story autohouse in the rear, northwest corner of the property, shown as located within lot 10 of block 2. The 1949 Sanborn maps shows the addition of an attached, one-story autohouse at the northeast corner of the primary structure, and a two-story brick veneered autohouse in the approximate location of the previously-described garage. Again, this is shown within the lot lines of lot 10, block 2, not lot 1. No change is shown on the 1955 version.

Aerial photos indicate that the Sanborn map's placement of the garage may have been inaccurate, as it is located north of the rear lot line of lot 10, almost entirely within lot 1. Blackburn's *Heritage Hills* indicates that the structure was remodeled, but not replaced.

4. Existing Conditions

Extensive work has been done toward the completion of the project. Construction has begun, and the applicant anticipates completion within the year.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-19-00037	06/05/2019	David Burnett	Approved
1) Construct house with attached garage (elective); 2) Install driveway and curb cut (elective); 3) Remove portions of existing fence wall, retaining wall and sidewalk for driveway (elective); 4) Install sidewalks, concrete and permeable pavers in various locations (elective); 5) Demolish pool cabana and landscape elements (elective); and 6) Repair brick steps, retaining and fence wall and walk (elective)			
HPCA-19-00037	08/07/2019	David Burnett	Approved
7)Install fence (elective).			
HPCA-19-00037	05/06/2020	David Burnett	Approved
To receive a six-month extension of the previously approved application for Items 1 through 7 (elective) as approved.			
HPCA-19-00037	06/03/2020	David Burnett	Approved

9) Request revisions to the following items: 2) Construct house and attached garage (elective). Revisions include: j) delete window and window well on south end of west elevation.

HPCA-19-00037 07/01/2020 David Burnett Approved

9) Request revisions to the following items: 7) Install fence (elective); and 2) Construct house and attached garage (elective). Revisions include: a) replace south fence at 8 feet tall rather than repair existing; b) revise windows to divided lite; c) alter the openings and arrangement of windows and door on south elevation; d) alter the opening and arrangement of windows and door on east elevation; e) revise south elevation to include 2 additional windows; f) alter window size at first floor, west elevation; g) alter location of window at stair landing; h) alter size of a window on west elevation; and i) alter size of window on south elevation.

HPCA-18-00053 05/02/3018 Current owner Approved

Split lot (601 NW 15th/ 600 NW 16th)

CA-1406 07/07/2000 Previous owner Approved

Replace fence on existing retaining wall.

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 10, Request a one year extension to complete the approved project as revised.

- a. Description: The applicant requests a second, and final as permitted by ordinance, extension to complete the previously approved proposals at this site.
- b. References: *Oklahoma City Municipal Code, 2020*

§ 59-4250 DISCRETIONARY REVIEW PROCEDURES

4250.4. Historic Preservation Review.

(2) Extensions:

- (a) An extension to a Certificate of Appropriateness may be considered provided an application and fee are submitted in advance of the expiration date indicated on the Certificate of Appropriateness.
- (b) The Historic Preservation Officer may grant a one-time extension for up to six months if continuous progress toward completion of the work approved in a Certificate of Appropriateness is demonstrated by evidence of physical change.
- (c) The Historic Preservation Commission may grant an additional extension for one year if continuous progress toward completion of the work approved in a Certificate of Appropriateness is demonstrated by evidence of physical change.

- (d) Only two extensions may be granted before a new review process is required, including application, attachments, and fee.

c. Recommended Specific Findings:

1. That a 6-month extension was previously granted administratively by the Historic Preservation Officer;
2. That continuous progress toward completion of the work approved is demonstrated by evidence of physical change in the provided photographs.

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. None.

E. STAFF RECOMMENDATION:

1. **Approve HPCA-19-00037 Item 10, 1-year extension**, 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 for Item 5:

1. That a 6-month extension was previously granted administratively by the Historic Preservation Officer;
2. That continuous progress toward completion of the work approved is demonstrated by evidence of physical change in the provided photographs.

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.