



STAFF REPORT

Historic Preservation Commission

June 2, 2021

HPCA-19-00085

Agenda Item: VII.A.

Case Number: HPCA-19-00085

Property Address: 705 NW 27th Street

District: Paseo Historic District

Owner: Castle Enterprises, Inc.
Todd Harlin
PO Box 2611
Edmond, OK 73083

A. CASE ITEMS FOR CONSIDERATION

1. Written and photographic update on brick condition (required).

B. BACKGROUND

1. Project Description

This is a report on current conditions of brick that was sandblasted and sealed.

2. Location

Project site is located at the northwest corner of NW 27th and Lee.

3. Site History

Date of Construction: 1924

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 2004

705 NW 27th Street, circa 1925. One story; low pitched roof, exposed rafter tails. Porch roof supported by 3 battered wood columns on brick piers. One low brick pier to left of stairs. Original wood porch floor. Gable end chimney on west elevation. Bricks painted gray, trim gray-blue.

Additional Information:

The 1949 edition of the Sanborn Fire Insurance maps illustrates a one-story dwelling with a full-width front porch and small autohouse near the rear, northeast corner of the dwelling. Roofs are indicated to be shingle.

4. Existing Conditions

Work was completed to remove paint prior to receipt of a certificate. Brick piers were stripped and sandblasted. Extensive damage occurred to both mortar and brick. The Commission approved the application of a consolidator to the brick contingent upon

application of a test patch and continuous monitoring of the brick condition for the next three years.

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, 2010.**

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, 2010 as referenced below:*

1. The applicant has applied the consolidator and is monitoring the condition of the brick and will continue to report for 1 more year. Application of the product commenced immediately along with tuck pointing. (Completed as of 10/23/2019.) The owner will continue to monitor the brick condition and report to the Commission via staff in May of 2022. May 2022 will be the final report. Damage to brick is permanent, but the original brick color, mix, and size has been researched and reported to staff. Records will support the eventual replacement materials at such time that failure presents.

E. HPCA-19-00085 STAFF RECOMMENDATION:

1. No action required by Commission; and
2. Staff will continue to monitor.

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, 2010 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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