



STAFF REPORT

Historic Preservation Commission

October 5, 2022

HPCA-22-00144

Agenda Item: VI.C.3.

Case Number: HPCA-22-00144

Property Address: 1626 NW 38th Street

District: Putnam Heights Historic District

Owner: Jacob Henderson
1626 NW 38th Street
Oklahoma City, OK 73118

A. CASE ITEMS FOR CONSIDERATION

1. Replace windows (elective).
2. Replace siding (elective).
3. Replace two-story garage with new two-story structure and garage (elective);
4. Construct addition (elective);
5. Replace trellis at rear of structure with roof (elective); and
6. Modify fence (elective).

B. BACKGROUND

1. Project Description

The applicant proposes construction of addition and a replacement garage. Other work includes replacing windows and siding and relocation of the fence.

This work was approved in August and September of 2020. That CA has expired, and work is not complete due to delays in finalizing interior design and multiple delays during the pandemic acquiring materials. The applicant requests that a new Certificate of Appropriateness be issued consistent with the previous approval.

2. Location

Project site is located at the southeast corner of NW 38th Street and N Georgia Ave.

3. Site History

Date of Construction: 1942

Zoned Historic Preservation/Historical Landmark: 1972

National Register Listing: 1982

Description from National Register Nomination Intensive Level Survey:

1626 Northwest 38th, C. 1940. “The building cannot be considered contributing because of age.” *Note: While the National Register of Historic Places identifies contributing and non-contributing properties, the City of Oklahoma City’s HP zoning does not make this distinction.*

Additional Information:

The first Sanborn Map to show a structure at this property is from 1949. The 1949 map illustrates a one-story frame dwelling with shingle roof. A one-story “autohouse” (garage) with shingle roof is illustrated to the south of the dwelling, aligned with the west wall. The garage is indicated by the dotted lines to be attached to the house via an open, roofed connection, possibly a breezeway. No changes are shown on subsequent maps.

4. Existing Conditions

The westernmost portion of the dwelling was added sometime after 1955, but prior to 1972. The garage has been either altered or rebuilt to be two stories, enclosed as utility space, with space between the house enclosed and a carport added in front of the garage. In 2010, a CA was approved for the removal of non-historic siding. The applicant provided additional information about these alterations, as well as documentation of the condition of windows and siding. In 2012, a CA was approved for removal of a tennis court and installation of the pool and fence.

Limited work has begun to the exterior including replacement of windows.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-12-00011	2012	Previous	Approved
Replace siding and roof.			
HPCA-10-00106	2010	Previous	Approved
Remove tennis court, install pool, install fence.			

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. Items 1) Replace windows (elective); 2) Replace siding (elective); 3) Replace 2-story garage with new 2-story structure and garage (elective); 4) Construct an addition (elective); 5) Replace trellis with roof (elective); and 6) Modify fence (elective).

- a. Description: The proposal includes replacement of windows and siding and was approved in August 2020. The siding replacement was approved contingent upon illustration of failure of siding throughout the structure. Windows were approved with simulated divided lite, with the unique circumstance that the distinctive components of the windows could not be replicated with true divided lite, thermal pane windows.

Items to replace the non-historic 2-story garage with a 2-story garage, construct an addition and replace connecting trellis with a roof were approved in September 2020. Conditions to provide garage doors consistent with the Standards and Guidelines were met by the applicant. Fencing relocation met the criteria for approval.

E. HPCA-20-00109 STAFF RECOMMENDATION:

1. Approve Items 1) Replace windows (elective); 2) Replace siding (elective); 3) Replace 2-story garage with new 2-story structure and garage (elective); 4) Construct and addition (elective); 5) Replace trellis with roof (elective); and 6) Modify fence (elective), with Unique Circumstances with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property; that the following unique circumstances exist; that the items do not strictly comply with all relevant Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*.

Specific Findings:

1. That previously issued Certificates of Appropriateness (CA) met applicable Guidelines and all conditions agreed upon by the Commission and the applicant;
2. That no changes to previously issued CAs are proposed.

Unique Circumstance(s):

- 1) That circumstances of the pandemic have resulted in delays in acquisition of materials for this large project.

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.

KMF