



STAFF REPORT

Historic Preservation Commission

October 5, 2022

HPCA-22-00136

Agenda Item: VI.D.8.
Case Number: HPCA-22-00136
Property Address: 825 NW 16th Street
District: Mesta Park Historic District
Applicant: Philipp Architect PLLC
Klaas Reimann-Philipp
2801 N Hudson
Oklahoma City, OK
Owner: Andrew Diaz
825 NW 16th Street
Oklahoma City, OK 73106

A. CASE ITEMS FOR CONSIDERATION

1. Remove 3 windows to install a patio door (elective);
2. Remove two doors, patio and rear (elective);
3. Relocate two windows, one each into locations at the patio and rear (elective);
4. Relocate one of the doors from either the patio or rear on the north facade (elective);
5. Install patio door where windows are removed on the north in item 1 (elective); and
6. Replace non-historic front door with new door (elective).

B. BACKGROUND

1. Project Description

The applicant proposes alteration to various openings on the rear and the sides of the dwelling. Only the proposed patio doors will be new material. All other material will be relocated from other openings on the dwelling.

The front door is proposed for replacement.

2. Location

Project site is located on the north side of NW 16th Street, between Francis and Shartel.

3. Site History

Date of Construction: 1907

Zoned Historic Preservation/Historical Landmark: 1994

National Register Listing: 1983

Description from National Register Nomination Intensive Level Survey:

None.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 2-story frame dwelling with 1-story front porch extending the entire length of the front (south) façade and wrapping around the east corner and extending half the length of the east façade. A 1-story frame “autohouse” is indicated on the north property line with second, much smaller accessory structure located in the NE corner of the property. The dwelling, porches and garage are indicated with wood shingle roofs, while the secondary accessory structure is illustrated with composition, likely a flat roof.

The 1949 edition of the maps indicates the dwelling and porch roofs and an addition to the north and east of the dwelling. An addition appears to have been placed on the east side of the garage and use was changed to dwelling with composition shingles. The smaller accessory structure is no longer extant in the 1949 edition. No further changes are apparent in later editions; however, the 1955 edition, though unclear, may indicate composition shingles at the house.

It appears that a second addition was done to the “garage” post-1955, as a gable end projects southerly from the SE corner.

4. Existing Conditions

Conditions are currently unknown but presumed to be historic and in fair condition as materials are proposed for reuse.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-18-00097	06/06/2018	Current	Approved
1) Demolish garage (elective); 2) Construct garage (elective); 3) Install gutters (elective); 4) Replace railings (elective); 5) Replace gate (elective); and 6) Replace steps (elective).			
HPCA-18-00097	08/13/2018	Current	Approved
Amendment to Item 2) Construct garage (elective) to include 2 separate overhead doors (elective).			
HPCA-18-00097	11/05/2018	Current	Approved

Amendment 2 to Item 2) Construct garage to include a. Relocate garage; b. Reduce the eave overhang; c. Lower the roof by 1 foot; d. Increase roof pitch to 6/12 from 5/12; e. Increase south side windows to 3.5 by 5 foot for egress; f. Increase overhead door width from 8 to 8.5 feet.

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 1, Remove 3 windows to install a patio door (elective); Item 2, Remove two doors, patio and rear (elective); Item 3, Relocate two windows, one each into locations at the patio and rear (elective); Item 4, Relocate one of the doors from either the patio or rear on the north facade (elective); and Item 5, Install patio door where windows are removed on the north in item 1 (elective).**

- a. Description: The applicant proposes to remove and salvage a set of 3 existing windows on the rear, north, façade and install patio doors. Documentation indicates dual pane insulated, sliding doors. It appears that infill will be required around the doors upon installation.

The proposal further indicates a new door opening on the north façade of the west projection for entry to a laundry room. No opening previously existed at this location. A door from the west will be relocated to this new opening.

Where doors exist or previously existed on the west side of the structure, windows will be relocated from the rear to these openings. Again, infill will be required.

- 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.

Sustainability Justification: Preserving original or historic doors is part of the overall sustainability of the building and they should be made air-tight with proper weather-stripping. Storm doors help to enhance energy conservation. Blower-door tests, performed as part of an energy audit, can document air leaks that should be sealed.

- 3.5.1: Regular maintenance and weatherstripping of historic doors helps to ensure their preservation and improves the energy efficiency of the building.
- 3.5.2: Preserve original or historic doors, openings and architectural features. Preserve and protect original or historic sidelights, transoms and fanlights surrounding a more formal entry.
- 3.5.3: Repair original or historic doors instead of replacing them. Properly maintained, they will have greatly extended service lives while contributing to the historic character 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.
- 3.5.7: New door openings at back elevations are permitted and shall minimize damage to the original design of the building and character-defining features.
- 3.5.8: New door openings in the front facade of a primary building are not permitted.
- 3.5.9: New door openings on side elevations may be permitted only in the back 30% of the length of the side elevation and are not permitted on the street-facing side elevation of corner properties.
- 3.5.10: If new openings are necessary due to code requirements or other reasons, they may be considered under unique circumstances and must be compatible with existing door openings in proportion, shape, location, pattern, size and material.
- 3.5.11: Alternative materials for doors and door frames such as composite wood and aluminum clad wood, may be considered for side and back door locations except for the Heritage Hills Historic and Architectural District for which only wood doors are permitted.
- 3.5.12: Security bars on doors must not be visible.

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.

Sustainability Justification: Many buildings in historic districts retain old-growth wood windows which can last indefinitely if they are properly maintained, unlike new-growth wood or vinyl windows. In most cases, windows account for less than one-fourth of a home's heat loss. Insulating the attic, walls and basement is a more economical approach to reducing energy costs than replacing historic windows. Proper maintenance and sealing of windows, along with adding storm windows, keeps windows out of landfills and enhances a building's energy efficiency year round.

- 3.6.1: Regular maintenance and weather-stripping of historic windows ensures their preservation and improves the energy efficiency of a building.
- 3.6.2: Retain and preserve original or historic windows. Preserve and maintain historic window framing and number and configuration of glass panes.
- 3.6.3: Make repairs to an existing window rather than replacing the entire window unit, including replacement in kind of parts that are deteriorated beyond repair. Ordinary maintenance and repair is limited to less than 50% replacement of the window's components and parts including frames and sashes.
- 3.6.4: The application of ultraviolet (UV) film to window glazing is the least costly option for reducing heat gain from sunlight and may be an acceptable addition to window glass. UV filters can have a service life of ten or more years; when replacement of the film is required, great care must be taken not damage to historic glass and framing.
- 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.

- 3.6.10: New windows made of aluminum clad wood with enameled finish may be appropriate as replacements for historic wood windows since these may have acceptable sustainable qualities and closely resemble a painted finish.
- 3.6.11: Vinyl is not an environmentally sustainable material, and the installation of vinyl-clad wood windows or entirely vinyl framed windows is not appropriate and will not be approved for the historic districts.
- 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.
- 3.6.14: Fanlights and sidelights at entrances can be retrofitted for improved thermal performance. Because these features are at eye level, the integration of films, new glazing or panels should be carefully detailed.
- 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%.
- 3.6.19: Security bars must be installed only on the interior of windows.
- 3.6.20: If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.

c. Considerations: The Guidelines and Standards for windows and doors recommend that

historic windows, doors, and their openings be maintained and preserved, but allow for new doors and windows on the rear or in the rear 30% of the side elevation. The proposed work appears consistent with this Guideline. This proposal alters existing openings rather than create new openings. All work appears to take place on the rear or in the rear 30% of the side elevation.

Existing windows and doors have not been described but are presumed historic. Documentation of those features, including photographs, materials and dimensions should be included in the file. Alteration of openings also require dimensions for the file.

Infill will be required on the west where windows replace door openings. Infill also appears necessary around the proposed patio doors as the width of the opening appears to change. Infill materials have not been described. As this is the historic structure, wood siding to match existing is appropriate.

The proposed patio doors will be minimally visible from the street above the fence, as will the proposed windows and laundry door. New materials have not been fully described; additional information may be necessary for submittal to staff and inclusion in a Certificate of Appropriateness, if approved.

d. Recommended Specific Findings:

1. That new openings are allowed on the rear and in the rear 30% of side walls;
2. That complete documentation of the existing doors, windows, and opening, including materials and dimensions must be submitted to staff prior to release of the Certificate of Appropriateness;
3. That patio door material and dimension choices must be documented prior to release of the Certificate of Appropriateness;
4. That infill material must be documented;
5. That wood siding matching that of the historic house is an appropriate infill material.

2. Item 6, Replace non-historic front door with new door (elective).

- a. Description: The applicant proposes replacement of the existing front door.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

See 3.5 Doors and Entries above.

- 3.1.5: If repairs or replacement affect more than one-half (50%) of an inappropriate component or material located on any individual building face or roof, then it is strongly encouraged that all of the inappropriate components or materials be replaced with appropriate materials. A Certificate of Appropriateness is required when all of the inappropriate materials are proposed for replacement. See “Administrative Review” below.
- 3.1.12: If repairs or replacement affect more than two-thirds (66%) of an

inappropriate component or material located on any individual building face, then all inappropriate components or materials shall be replaced with an appropriate component or material. Removal of more than 50% of an inappropriate material no longer meets the definition of ordinary maintenance and repair, and a Certificate of Appropriateness is required.

- 3.1.14: Remove an inappropriate component or material and restore the original or historic component or material that is revealed by such removal.
- 3.1.15: New material should match the historic in material type, dimensions, design, configuration, texture, surface coatings and visual appearance.
- 3.1.16: When a missing or severely deteriorated feature, element, or component is replaced, it shall be replaced in-kind, that is, matching the original in dimensions, detail, size, form, material and finish.
- 3.1.17: Incompatible non-historic alterations to a historic building are encouraged to be removed, and the building restored to its original appearance during the period of significance.
- 3.1.18: Renovations previously undertaken may conceal original or historic building fabric. When altering a historic building, non-historic alterations in the area of the proposed alteration should be removed.
- 3.1.19: If original or historic materials do not remain, the original form may be reconstructed or restored based on physical, photographic, or documentary evidence.
- 3.1.27: If replication of original elements is not possible because of a lack of historical physical, photographic or documentary evidence, then a new design that is compatible with the original form, style, and period of the building shall be used.
- 3.1.28: An appropriate option for a replacement feature is a new design that is compatible with the remaining character-defining features of the historic building.
- 3.1.29: The new design of a missing feature shall take into account the size, scale, and materials of the historic building; should be clearly differentiated to avoid a false historical appearance; and should maintain visual attention on the authentic and historic aspects of the building.

- c. Considerations: The front door is described as non-historic, but no documentation of the existing door or the current opening was provided. It is currently unknown if the historic opening has been altered. Previous alterations should be reversed and character defining features restored to the historic condition where discernible.

Both the existing and proposed doors must be documented. Replacement of non-historic doors with doors appropriate to the dimensions and characteristics of the historic building and condition can be administratively approved with submittal of

complete documentation.

d. Recommended Specific Findings:

1. That the existing door and its materials, dimensions, and design components must be submitted;
2. That the proposed door dimensions, material and design components must be submitted.

E. HPCA-22-00136 STAFF RECOMMENDATION:

1. **Approve Items 1) Remove 3 windows to install a patio door (elective); 2) Remove two doors, patio and rear (elective); 3) Relocate two windows, one each into locations at the patio and rear (elective); 4) Relocate one of the doors from either the patio or rear on the north facade (elective); 5) Install patio door where windows are removed on the north in item 1 (elective); 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 and in the rear 30% of side walls;
2. That complete documentation of the existing doors, windows, and opening, including materials and dimensions must be submitted to staff prior to release of the Certificate of Appropriateness;
3. That patio door material and dimension choices must be documented prior to release of the Certificate of Appropriateness;
4. That infill material must be documented;
5. That wood siding matching that of the historic house is an appropriate infill material.

Conditions:

- 1) That complete documentation of the existing doors, windows, and opening, including materials and dimensions must be submitted to staff prior to release of the Certificate of Appropriateness;
 - 2) That patio door material and dimension choices must be documented prior to release of the Certificate of Appropriateness;
 - 3) That infill material that meets relevant Guidelines must be documented prior to release of the Certificate of Appropriateness;
2. **Continue Item 6) Replace non-historic front door with new door (elective)** 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.

Additional information: Complete documentation of the existing and proposed doors.

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.

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