



STAFF REPORT

Historic Preservation Commission

April 5, 2023
HPCA-21-00094

Agenda Item: VI.C.1.

Case Number: HPCA-21-00094

Property Address: 3625 N McKinley Ave

District: Putnam Heights Historic District

Applicant: William Dinger, AIA
2420 NW 45th Street
Oklahoma City, OK 73112

Owner: Suzanne Broadbent
3625 N McKinley Ave
Oklahoma City, OK 73118-3250

A. CASE ITEMS FOR CONSIDERATION

10. Request a second and final extension for the following items:

1. Construct addition at house (elective);
2. Install sidewalks (elective);
3. Construct deck (elective);
4. Install fencing (elective);
5. Convert single car garage opening to a double wide door (elective);
6. Add pedestrian door to the east side of the garage (elective);
7. Widen and replace driveway (elective); and
8. Install awning at addition (elective) including a revision.

B. BACKGROUND

1. Project Description

The applicant proposed and was approved for an addition to the rear of the dwelling, and modification of garage door openings, with installation of sidewalks and a pedestrian door at the garage. Item one, to construct an addition, was later revised to include an additional window at the rear door of the addition, and alteration of the awning to a canopy consistent with similar historic canopies in the HP and HL districts.

The applicant was granted a six-month extension, allowing an expiration date of April 21,

2023. There were delays due to minor changes in the proposal, and due to material acquisition difficulties because of the pandemic.

The construction is expected to be under way within the next year. Continuous progress toward completion includes poured stem walls, acquisition of roof trusses, materials ordered, and framing begun.

2. Location

Project site is located on the southwest corner of the intersection of NW 36th Street and McKinley.

3. Site History

Date of Construction: 1914

Zoned Historic Preservation/Historical Landmark: 1972

National Register Listing: 1982

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 2-story, framed dwelling with brick veneer and stucco veneer. A 1-story front porch spanned the entire width of the front (east) façade and wrapped the south corner. The maps illustrate a stuccoed 2-story wing projection on the south façade west of the wrap-around porch. A 2-story projection is illustrated at the northwest corner of the building with a 1-story projection directly south. The combined projection spans ¾ of the back (west) wall of the dwelling. The form of the historic dwelling appears consistent with the existing dwelling. A frame “autohouse” is indicated on lot 5 to the west and is square in form. All roofs are indicated as composition. Later editions show no changes.

4. Existing Conditions

The dwelling and garage appear to be in good condition. The forms of the garage and the dwelling with rear 1 and 2-story projections are consistent with the 1922 Sanborn maps. The garage currently has siding on one side of the front façade and a single car-width, paneled garage door on the other side.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-700	1993	Doug Bannister	Approved
Alter driveway and add landscape beds.			

Other actions, such as variances, other approvals, citations could also be described [here](#).

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) Acquire an extension to complete all previously approved items of the proposal.

a. Description: The applicant requests the final allowed continuance to complete construction. End of construction is anticipated to be no later than March, though an extension allows one year for completion of all components.

b. References: *Oklahoma City Municipal Code, 2020*

59-4250 Discretionary Review Procedures

4250.4. Historic Preservation Review.

G. *Completion of Work.*

(1) A Certificate of Appropriateness shall expire one year from the date of issuance. The work sanctioned by the granting of a Certificate of Appropriateness shall be completed before the expiration date indicated on the Certificate of Appropriateness.

(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.

(3) Minor revisions to Certificates of Appropriateness. The Historic Preservation Officer may approve minor revisions to an unexpired Certificate of Appropriateness without additional fee provided:

(a) No more than five percent of the site or building shall be modified from the original Certificate of Appropriateness;

(b) Modifications shall not significantly alter the work previously approved;

(c) Modifications shall be in conformance with regulations and meet the requirements and recommendations of the standards and guidelines; and

(d) Modifications shall be consistent with all conditions associated with the original Certificate of Appropriateness.

c. Recommended Specific Findings:

1. That continued construction at the site has placed no unnecessary burden on the

neighborhood;

2. That continuous progress toward completion was hindered by supply demands during the epidemic but is now progressing as planned,
3. That no portion of the Standards and Guidelines have been changed to cause a conflict between those criteria and the progressing construction;
4. That 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;
5. That 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;
6. That only two extensions may be granted before a new review process is required, including application, attachments, and fee.

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.

2. HPCA-21-00094 STAFF RECOMMENDATION:

- 1. Approve Item 10, to grant a second and final extension for all previously approved items of the proposal,** 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 continued construction at the site has placed no unnecessary burden on the neighborhood;
2. That continuous progress toward completion was hindered by supply demands because of the epidemic, but is now progressing as planned;
3. That no portion of the Standards and Guidelines have been changed to cause a conflict between those criteria and the progressing construction;
4. That 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;
5. That 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;
6. That only two extensions may be granted before a new review process is required,

including application, attachments, and fee.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of the Municipal Code governing HP/HL Districts are found in Chapter 59, §59.3300.1-5; §59.4150.4; §59.4250; §59.7250.1-4; §59.7300.1-7; §59.12200.1-4; and §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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