



STAFF REPORT

Historic Preservation Commission

April 5, 2023
HPCA-23-00016

Agenda Item: VI.C.3.

Case Number: HPCA-23-00016

Property Address: 916 NW 16th Street

District: Mesta Park Historic District

Applicant: Old Home Rescue
Morgan Reinart
401 S Blackwelder Ave
Oklahoma City, OK 73108

Owner: Courtney Coffee
916 NW 16th Street
Oklahoma City, OK 73106-6403

A. CASE ITEMS FOR CONSIDERATION

1. Replace 3 non-historic windows with wood windows replicating existing historic windows (elective); and
2. Install storm windows (elective).

B. BACKGROUND

1. Location

Project site is located on the south side of NW 16th Street between N. Shartel Ave. and N Classen Blvd.

2. Site History

Date of Construction: 1920

Zoned Historic Preservation/Historical Landmark: 1994

National Register Listing: 1983

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 (north) façade. A 1-story frame “autohouse” is indicated on the easternmost property line with the front face back nearly 2/3 of the property depth from the front property line. The house and porch are

indicated with wood shingles, while the garage is indicated with composition shingles. The 1949 edition indicates an expansion of the front porch to wrap around the east side. All roofs indicated as composition by that time. No further changes are indicated on subsequent editions of the Sanborn.

3. Existing Conditions

Three original window openings have been filled with non-historic, replacement windows. The replacement windows are not consistent with typical replacement windows that emulate the historic conditions, but are of alternate design and material. Two are extruded garden windows and one is plate glass. Remnants of the historic conditions remain in the framing and trim of the openings.

4. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-15-00079	07/15/2015	Justin & Courtney Coffee	Approved
Replace garage; replace fence and driveway; install pool and patio.			

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 1, Replace 3 non-historic windows with wood windows replicating existing historic windows (elective); and 2, Install storm windows (elective).

- a. Description: The applicant proposes the replacement of non-historic windows and the installation of storm windows. Proposed replacement windows will approximate the remaining existing historic windows on the dwelling.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.1 Maintenance, Preservation and Rehabilitation of Exterior Building Materials

- 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.

3.6 Windows, Shutters and Awnings

- 3.6.2: Retain and preserve original or historic windows. Preserve and maintain historic window framing and number and configuration of glass panes.
- 3.6.7: 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.
- 3.6.12: 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.
- 3.6.15: 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%.

Storm Windows

Many styles of storm windows are available to improve the thermal performance

of existing windows. Exterior storm windows are thermally efficient, cost-effective, reversible, and allow the retention of original or historic windows. Storm window frames should align with the existing window frames.

- 3.6.23: Storm window frames must have a narrow perimeter framing that conforms to the primary window opening.
- 3.6.24: Do not use unfinished or clear anodized aluminum frames storm windows. If these are already on a house, consider painting these to complement or match the window color.
- 3.6.25: Storm windows may have an integral screen component.
- 3.6.26: Interior storm windows are encouraged.

Screened Windows

- 3.6.27: Most historic houses originally had window screens to allow ventilation, keep out insects, and provide a minimal amount of security.
- 3.6.28: Historic window screens had a wood frame with inset wire screening that could be removed and replaced when worn out or damaged.
- 3.6.29: Historic screen windows should be preserved. If they are removed to allow the installation of storm windows, it is strongly encouraged the original screen windows be retained for possible future reuse.
- 3.6.30: New screen windows frames must be of wood, and match the profile, size and design of the historic frame or typical window screen frames in the historic district. New screens shall be of a color, material, and screen size that they are still transparent enough for the window behind them to be visible from the public right-of-way.

c. Recommended Specific Findings:

1. That removal of inappropriate, non-historic windows is supported by the Standards and Guidelines;
2. That replication of existing historic wood windows within the historic openings is consistent with the Standards and Guidelines;
3. That the proposed windows are based on the remaining historic windows of the dwelling and will match;
4. That storm windows with narrow frames and rails that align with the rails of the window are supported by the Standards and Guidelines.

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:*

None.

E. HPCA-23-00016 STAFF RECOMMENDATION:

1. **Approve Items 1 and 2 to replace windows and install storm windows**, 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 removal of inappropriate, non-historic windows is supported by the Standards and Guidelines;
2. That replication of existing historic wood windows within the historic openings is consistent with the Standards and Guidelines;
3. That the proposed windows are based on the remaining historic windows of the dwelling and will match;
4. That storm windows with narrow frames and rails that align with the rails of the window are supported by the Standards and Guidelines.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of Chapter 59 the Oklahoma City 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 Oklahoma City 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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