



STAFF REPORT

Historic Preservation Commission

April 5, 2023

HPCA-23-00022

Agenda Item: VI.C.4.

Case Number: HPCA-23-00022

Property Address: 901 NW 25th Street

District: Paseo Historic District

Applicant: Creative Home Designs, LLC
Fallon Brooks
100 N Broadway, Suite 100
Edmond, OK 73034

Owner: Pacto, Inc.
Kinglsey Tazinya
3465 Brush Creek Road
Oklahoma City, OK 73120

A. CASE ITEMS FOR CONSIDERATION

1. Split lot (elective).

B. BACKGROUND

1. Project Description (Optional Section)

The applicant proposes to split lots 13 through 20 and parts of lots 1, 21, and 22 from this large site for development.

2. Location

Project site is located on the north side of NW 25th Street, east of Western.

3. Site History

Date of Construction: 1964

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 2004

Description from National Register Nomination Intensive Level Survey:

901 Northwest 25th, Shepherd Manor. West section 1963, east and north C. 1974. This one-story L-shaped brick building is a nursing home built in a contemporary style. Portecochere extends from center of building and is supported by seven brick piers. Large gabled

wing attached to rear and extends across east yard. U-shaped drive leads under porte-cochere. This building is noncontributing [to the Paseo National Register District] due to insufficient age.

Additional Information:

The 1922 through 1955 editions of the Sanborn Fire Insurance maps illustrates a mix of largely single-family dwellings with detached garages. Properties consisted of two lots overall, with Francis Avenue being the primary frontage. The 1949 edition illustrates increased density.

4. Existing Conditions

The large site is no longer consistent with historic development patterns of single-family dwellings and detached garages, as the entire site was redeveloped in the mid-1960s and early 1970s.

The site currently encompasses lots one through 22, with a large commercially-zoned building at the southwest, a warehouse to the north, a parking lot in the northwest corner of the site, and undeveloped property in lots 13 through 20 on the south and east of the site. The site is fenced and flat, with a gentle slope to the south. The Presbyterian church is to the west and single-family residences are to the east and south. Fairlawn Cemetery is to the north.

5. Previous Actions

Fencing and mechanical equipment are the only previous CA applications.

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. 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, Split lot (elective).

- a. Description: The proposal is to divide the site into two parcels, allowing for separate development. The existing development is separated from the undeveloped area in the proposal, creating two irregular sites, both with panhandle shapes. This property is zoned NC Tract 3, with an HL overlay, which allows uses including single, two-, three- and four-, and multi-family residential.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

1.1 Historic Preservation and Design Standards and Guidelines

The City's historic preservation ordinance acknowledges that historic districts

and landmarks are valuable assets to the city. The ordinance recognizes that change is important to the community's evolution and an indication of healthy, vital neighborhoods occupied by residents proud of their neighborhood and its history. Development and investment that preserve the historic character of Oklahoma City's historic properties and districts, while also enhancing livability, are encouraged.

Chapter 2 Site and Landscape Considerations

2.1 Lot Size

Policy: Each historic property consists of the site, or "lot," and the buildings or structures placed within the site. The relationship of buildings and structures to their respective site, to adjacent sites and to the public rights-of-way are important character-defining features of historic properties and districts and should be an integral part of planning for every project.

Design Justification: The historic relationships between buildings, structures, sidewalks, streets, landscaping features and open space together create the character of a district and should be retained.

Sustainability Justification: Maintaining historic spatial arrangement ensures the preservation of component parts, sustaining their embodied energy and negating the need for replacement with new resources.

- 2.1.1: Historic districts generally have a uniform, and unifying, orientation of properties to their respective development and the development of adjacent properties. Typical lot sizes help define the district's commonality and integrity.
 - 2.1.2: Retain the historic lot size and configuration of the property.
 - 2.1.3: If new lots are created, they should have a width no less than 90 percent and no more than 110 percent of the average width of all lots in both the same blockface and the opposite blockface.
 - 2.1.4: Development or redevelopment of vacant lots must respect the historical development of the property and district in terms of lot size and relationship between public and private spaces.
- c. Considerations: This site is unique in that it no longer resembles the historic development patterns. The site consists of a large swath of undeveloped property that has been cleared of the previously existing dwellings and has remained vacant for more than 50 years. Splitting the site will promote redevelopment of the site. All future redevelopment at the site will require a Certificate of Appropriateness.
- d. Recommended Specific Findings:
1. That the site is unique in that it no longer resembles the historic condition or surrounding historic dwellings;
 2. That the site has remained undeveloped for decades;

3. That though not proposed for division similar to surrounding historic dwellings at this time, division will allow for development that will be subject to additional review under applicable Municipal Codes and the Standards and Guidelines.

E. HPCA-23-00022 STAFF RECOMMENDATION:

1. **Approve Item 1, split lot, 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*, as referenced in the Staff Report.

Specific Findings:

1. That the site is unique in that it no longer resembles the historic condition or surrounding historic dwellings;
2. That the site has remained undeveloped for decades;
3. That though not proposed for division similar to surrounding historic dwellings at this time, division will allow for development that will be subject to additional review under applicable Municipal Codes and the Standards and Guidelines.

Unique Circumstances:

1. That the site is unique in that it no longer resembles the historic condition or surrounding historic dwellings;
2. That the site has remained undeveloped for decades;
3. That though not proposed for division similar to surrounding historic dwellings at this time, division will allow for development that will be subject to additional review under applicable Municipal Codes and the Standards and Guidelines.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of 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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