



STAFF REPORT

Historic Preservation Commission

April 5, 2023
HPCA-23-00025

Agenda Item: VI.C.5.

Case Number: HPCA-23-00025

Property Address: 432 NW 19th Street

District: Mesta Park Historic District

Applicant: Sam Gresham Architecture
Hollie Hunt
400 NW 23rd St. Suite B
Oklahoma City, OK 73103

Owner: Matt & Laci Liter
432 NW 19th Street
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Construct 2-story, 750 sq ft, addition (elective);
2. Construct covered porch (elective);
3. Relocate existing C/Us (elective);
4. Relocate existing electric meter (elective);and
5. Replace smooth soffits with beadboard (elective).

B. BACKGROUND

1. Project Description

The applicant proposes a two-story addition and one-story back porch on the rear of the dwelling. This requires relocation of mechanical equipment.

2. Location

Project site is located on the south side of NW 19th Street, between Walker and Hudson.

3. 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 very limited development on this block. This structure and the detached garage are illustrated on the 1922 edition. The dwelling is typical of its style and is 2-story frame with a 2-story side porch. The “autohouse” is a 1-story frame structure located toward the southeast corner of the site. The site was fairly large. Roofs are indicated as shingle, typically wood.

The 1949 edition illustrates a dwelling between lots 6 and 7, reducing the width of the subject site. No substantive changes are identified in subsequent editions.

4. Existing Conditions

The dwelling and property appear consistent as illustrated in the 1922 edition of the Sanborn maps. The dwelling is 2,258 square feet per county records.

5. Previous Actions

Fences and mechanical equipment are the only previous 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, Construct 2-story, 750 sq ft, addition (elective); 2, Construct covered porch (elective); 3, Relocate existing C/Us (elective); 4, Relocate existing electric meter (elective); and 5, Replace smooth soffits with beadboard (elective).

- a. Description: The applicant proposes the construction of a 2-story addition at the rear of the dwelling with a footprint of 375 square feet, for a total of 750 total square feet. The addition is inset six (6) inches on each side to provide differentiation. The addition forms a wider gable end on the rear elevation than that of the existing and the roof drops below that of the historic dwelling. A porch is proposed on the rear, spanning most of the width of the addition, and is proposed to be 217 – 236 square feet. Total new built space is approximately 967 square feet with 611 square feet being the maximum total footprint. The finished site coverage is approximately 51% maximum.

All building materials for the addition and the porch appear to be consistent with the criteria for additions and compatible with the historic structure. Wood siding, fascia and trim are proposed to match that of the historic dwelling. Architectural grade shingles are proposed at the addition and the porch. Wall to window ratios appear compatible with the primary structure. Wood windows will be salvaged from the dwelling, and new windows will be wood, simulated divided lite, as will the French doors. Documentation that the proposed simulated divided lite meets the criteria will

be provided to staff.

The proposal includes replacement of plywood soffit material with beadboard around the historic dwelling. The applicant will provide documentation that the proposed beadboard is true tongue and groove, wood, beadboard.

The proposed addition is no deeper, wider or taller than the primary dwelling to which it is added. The proposed open, covered, porch is similar to historic front porches. The feature appears to be minimally visible and compatible with the primary dwelling in material, scale, massing, and proportion.

- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

Section 4.3 Building Additions

Policy: Additions should complement and not detract from the overall historic character of the historic district.

Design Justification: The way in which a historic building and an addition to it relate is important in protecting the integrity of the historic property and district. An addition directly affects the integrity of the building as a whole. Building additions should not detract from the historic character of the historic building or district.

Sustainability Justification: New construction should adhere to principles of sustainability in their materials, design and energy efficiency. If construction of additions results in the removal of original fabric, consideration should be given to maximizing the retention or re-use of existing historic features, details and materials.

- 4.3.1: Additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes, and should be appropriate to the architectural style of the existing building. The incorporation of existing architectural features with new design elements can contribute added interest and compatibility.
- 4.3.2: New additions must be planned so that they are constructed to the back of the property or on a non-character-defining elevation preferably not visible from the public right-of-way. Character-defining features of buildings should not be radically changed, obscured, damaged or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
- 4.3.3: It is not appropriate to alter the overall character of historic districts by substantially reducing the ratio of open space to built space on any site through new construction, additions or introduction of surface paving or other hardscape feature.
- 4.3.4: New additions shall not exceed 50% of the square footage of the footprint of the existing historic structure (enclosed space only), or 750 square feet, whichever is larger, and shall be no taller, no wider, and no deeper than

the existing historic structure.

- 4.3.5: Additions to historic or non-historic buildings should relate to and complement the style of the main building, and may relate to the general style of the streetscape.
- 4.3.6: An addition to a historic building must be designed to be visibly distinguishable from the original historic building.
- 4.3.7: Additions to historic buildings should be designed so that connections between new construction and historic structures are clearly discernible. A clear definition of the transition between the new addition and the historic structure should be established and maintained.
- 4.3.8: An addition may be differentiated from the historic building by connecting the two with a modest connector, designed to be as transparent and unobtrusive as possible.
- 4.3.9: Historic details in the coping, eaves and parapet of the historic building may be continued at the point where the historic structure connects to the addition.
- 4.3.10: Additions should be clearly secondary to and distinct from the original building. This can be accomplished by providing a clear visual break between the historic building and the addition, by setting the façade of the addition back from that of the historic building, or by constructing a recessed area at the point at which the addition and the historic building join together.
- 4.3.11: Use of different but compatible materials or different (simplified) detailing is also appropriate to differentiate a new addition from the historic building.
- 4.3.12: The design of a new addition must consider and respect the massing, roof shape, bay spacing, cornice lines and materials of the building to which it is being added.
- 4.3.13: An addition may be horizontal (added to a side or back elevation) or vertical (a second story added to an existing one-story). However, vertical additions are not permitted at corner lots, nor in the Mesa Park Historic District. While vertical additions are not prohibited in other districts and internal lots, it is rare that the other requirements and recommendations of this section can be met.
- 4.3.15: Facades of additions facing an alley or rear property line may be simplified and secondary in design to that of facades that are more visible from adjacent properties or the streetscape public right-of-way. The same materials should be used for alley-facing facades as that of the other facades unless this varies from the typical historic condition within the district.

4.6 Exterior Materials at New Construction

Policy: Materials used in the construction of new buildings, additions, garages

and other accessory buildings should be compatible in appearance and design with common building materials in the district, or typical of structures of the proposed style, type, age and location.

Design Justification: The form, materials and details of exterior walls and embellishments, as well as their scale, texture and variety, contribute to the overall character of the historic district.

Sustainability Justification: Materials for new exterior wall construction should be as sustainable as possible. Appropriate siding materials may include stucco, wood, brick, or cementitious siding. Vinyl and metal siding materials are not sustainable and should not be used.

Wall Materials

- 4.6.2: Materials for new construction should be consistent with those at other buildings within the property, block and historic district. Consideration should be given to the pattern of development of the specific property and lot.
- 4.6.3: Wood siding may be tongue and groove, shiplap, novelty or other compatible type. Board and batten may also be appropriate for use on accessory buildings; it is rarely used on primary buildings.
- 4.6.6: Cementitious siding (smooth finish) of an appropriate profile may be used at new construction of stand-alone primary buildings, garages and other accessory buildings. It may also be used for additions to historic structures.

Windows

- 4.6.10: Windows in additions to existing buildings must match or complement the proportion, shape, pattern, size, details and profile of the windows in the historic building. If the historic or existing windows are wood, the windows of the addition may be wood, vinyl-clad wood or aluminum-clad wood. If the historic windows or existing are steel, the windows of the addition should be steel or other compatible metal. All windows in new additions should be of a profile similar to the windows in the historic building.
- 4.6.12: New windows may have a simpler window pane pattern than their historic counterparts; for example, if the historic windows are 6/1 (read “six over one”), then 1/1 windows of the same overall size may be used.
- 4.6.14: Clear glass must be used in all windows. Reflective, tinted, patterned or sandblasted glass in windows is generally not appropriate. Patterned, leaded or colored glass can be used in transoms and sidelights when established by the architectural style of the building or when supported by historical documentation for a specific property or structure.
- 4.6.15: Thermal pane (also known as insulated glass) windows are acceptable for additions or new construction. When muntins are proposed for a divided light appearance they should be “true divided lights” meaning that the thin wood framing (called ‘muntins’) completely frames and separates each piece of glass from the others.

- 4.6.16: Simulated muntins sandwiched between layers of glass in thermal windows, snap-on muntins, and surface-applied muntins may not be used except when internal muntins are used in conjunction with permanently fixed surface-applied muntins on the interior and the exterior of the glass.

Doors

- 4.6.20: Recommendations and requirements for primary entrance doors, screen doors and storm doors, and doors that are visible from the public right-of-way are the same as described for the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.
- 4.6.21: Swinging (French) or sliding patio doors used for new construction in the back of a new infill primary building, or new garages, accessory buildings, or new additions in the back yard and used in conjunction with sidelights may use the recommendations and requirements associated with the previous subsection of this section, “Windows,” provided that the patio doors and sidelights will match.
- 4.6.22: Pedestrian doors that are not visible from the public right-of-way may be made of alternate materials including aluminum clad wood, composite wood, and fiberglass. Doors in Heritage Hills must be of solid wood.

Roof and Roofing Materials

- 4.6.23: Wood shingles, composition shingles, slate tiles, terra cotta or clay tiles are permitted for use on roofs. Recommendations and requirements for these materials are found in the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.
 - 4.6.26: Composition roofs should be of higher quality and are often referred to as Architectural Grade or Dimensional Grade. These shingles are usually rated as 30-, 40-, or 50-year shingles and have a thicker profile.
 - 4.6.28: Multi-colored asphalt shingles and synthetic wood shingles should not be used on sloped roofs.
 - 4.6.29: Historic eaves, copings, cornices, dormers and roof trim should be retained and preserved.
- c. Considerations: The proposal appears to meet all criteria for new construction and appears to hover right at 50% site coverage. The applicant has agreed to work with staff to meet all conditions as stated.
- d. Recommended Specific Findings:
1. That replacement of non-historic, plywood soffits with true, tongue and groove, wood, beadboard to match the remaining historic conditions is supported by the criteria of the Standards and Guidelines;
 2. That all materials appear to be compatible with the dwelling and consistent with the Chapter for materials at new construction;

3. That the proposed addition is no deeper, no wider, and no taller than the historic dwelling;
4. That differentiation is acquired in the lower roof form and an inset at both the east and west sides of the addition;
5. That wall to window ratios are similar to that of the primary dwelling;
6. That the addition complements and does not detract from or compete with the overall historic character of the historic dwelling or district;
7. That the proposed addition and porch do not compete with the historic character of the dwelling or district;
8. That the proposed addition and porch are compatible in design, proportion, size, texture, color, and detail, and are appropriate to the architectural style of the existing building;
9. That the addition is planned to the back on a non-character defining elevation and appears to not be visible from the public right of way.
10. That it is not appropriate to substantially reduce the ratio of open space to built space on any site, and
11. That the proposed addition to the house meets size restrictions, while the proposed porch addition appears to be of a scale compatible with the historic structure, and increases livability without competing with the dwelling or overwhelming similar features at abutting primary structures.

E. HPCA-23-00025 STAFF RECOMMENDATION:

Approve Items 1) Construct of new 2-story 750 sq ft addition; 2) Install covered porch; 3) Relocate existing C/Us; 4) Relocate existing electric meter (elective); and 5) Replace soffits; **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 replacement of non-historic, plywood soffits with true, tongue and groove, wood, beadboard to match the remaining historic conditions is supported by the criteria of the Standards and Guidelines;
2. That all materials appear to be compatible with the dwelling and consistent with the chapter for materials at new construction;
3. That the proposed addition is no deeper, no wider, and no taller than the historic dwelling;
4. That differentiation is acquired in the lower roof form and an inset at both the east and west sides of the addition;

5. That wall to window ratios are similar to that of the primary dwelling;
6. That the addition complements and does not detract from or compete with the overall historic character of the historic dwelling or district;
7. That the proposed addition and porch do not compete with the historic character of the dwelling or district;
8. That the proposed addition and porch are compatible in design, proportion, size, texture, color, and detail and are appropriate to the architectural style of the existing building;
9. That the addition is planned to the back on a non-character defining elevation and appears to not be visible from the public right of way.
10. That it is not appropriate to substantially reduce the ratio of open space to built space on any site, and
11. That the proposed addition to the house meets size restrictions, while the proposed porch addition appears to be of a scale compatible with the historic structure, while increasing livability without competing with the dwelling or overwhelming similar features at abutting primary structures.

Condition(s):

- 1) That beadboard materials will be documented;
- 2) That simulated divided lite windows will be documented to be consistent with the criteria of the Standards and Guidelines for windows at new construction.
- 3) That mechanical equipment must meet all screening and location requirements.

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 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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