



STAFF REPORT

Historic Preservation Commission

April 5, 2023
HPCA-23-00031

Agenda Item: VI.C.7.
Case Number: HPCA-23-00031
Property Address: 240 NW 34th Street
District: Edgemere Park Historic District
Owner: James and Janet Martin
240 NW 34th Street
Oklahoma City, OK 73118

A. CASE ITEMS FOR CONSIDERATION

1. Construct garage (elective);
2. Replace and install retaining walls (elective);
3. Replace driveway (elective)
4. Replace fence (elective);
5. Regrade back yard (elective);
6. Install generator (elective); and
7. Install drainage pipes beneath neighbor's brick walkway (elective).

B. BACKGROUND

1. Project Description

The proposal, which was previously approved under HPCA-20-00139, is to construct a 2-story garage, install and replace various retaining walls, alter the topography, direct drainage under the neighbor's sidewalk toward a storm drain in the neighbor's yard, replace driveway, replace fence and install a generator.

2. Location

Project site is located on the south side of NW 34th Street between N Harvey Parkway and N Robinson Ave.

3. Site History

Date of Construction: 1932

Zoned Historic Preservation/Historical Landmark: 1977

National Register Listing: 1980

Additional Information:

The 1950 edition of the Sanborn Fire Insurance maps illustrates a 1-story, brick-veneered, frame dwelling with a 2-story section at the rear of the dwelling. A small 1-story front porch is located centrally at the front (north) façade. A 1-story frame “autohouse” is indicated near the easternmost property line, with the front face back approximately $\frac{3}{4}$ of the property depth from the front property line. All structures have shingle roofs. The 1955 edition indicates roofs to be composition material. No other changes are illustrated.

4. Existing Conditions

This work is ongoing and has been previously approved. The applicant has run out of continuances for the project and is therefore applying for the same, previously approved work as a new CA.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-20-00139	11/04/2020	James Martin	Approved
1) Construct garage (elective); 2) Replace retaining wall (elective); 3) Replace driveway (elective); 4) Replace fence (elective); 5) Regrade back yard (elective); 6) Install generator (elective); and 7) Install drainage pipes to redirect water away from all buildings (elective). conditions include that the driveway will have an aged patina, will be graded to direct water toward street and away from adjacent structures, that fence documentation will be provided to staff for the CA, that location of mechanical equipment will be illustrated on the site plan and will be screened; that the veneer of the garage will be brick and lap siding.			
HPCA-20-00139 (Revision)	0/06/2022	James Martin	Approved
8) Revise item 1, construct garage, to include an alteration of the lower level of the proposed garage and basement storage including extension of porch with posts across the entire rear, construction of a bay window and changes to windows and doors (elective);			
HPCA-04-029	2002-2004	James Martin	Approved
Addition to the rear.			
HPCA-74	01/12/1979	Ted Bried	Approved
Replace garage doors.			

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. **Items 1, Construct garage (elective); 2, Replace and install retaining walls (elective); 3, Replace driveway (elective); 4, Replace fence (elective); 5, Regrade back yard (elective); 6, Install generator (elective); and 7, Install drainage pipes beneath neighbor's brick walkway (elective).**

- a. Description: The previously approved CA and revision for this project has expired. Therefore, the applicant has returned with the same proposal as was previously approved including the revision. The previous CA and revision are attached with this staff report. The findings and unique circumstance from the previous CA and revision will remain the same for the new CA. The conditions for approval have been removed, as they are no longer relevant.

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-23-00031 STAFF RECOMMENDATION:

1. **Approve Items 1) Construct garage; 2) Replace and install retaining walls; 3) Replace driveway; 4) Replace fence; 5) Regrade back yard; and Item 6) Install generator,** with the specific findings that the proposed work 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 the proposed accessory structure, 560 to 630 square feet in footprint, exceeds criteria for recommended size;
2. That the proposed shingle boards provide a level of articulation that may compete with similar historic structures on the block and in the district;
3. That true cedar shingles are used in limited amounts in the district as decorative highlight components, rather than as wall materials;
4. That introduction of a dwelling unit in the form of a garage apartment may require additional zoning relief and a recommendation by the HP Commission.
5. That a new retaining wall may not exceed the height of the slope it retains;
6. That the proposed retaining walls will not be visible from the public rights of way;
7. That building permits address the structural requirements of retaining walls.
8. That the proposed driveway should have an aged appearance to match existing;
9. That driveway will widen to 10 feet;
10. That driveway should be graded to direct water toward the street and away from adjacent structures.
11. That mechanical equipment must be located on the site plan;

12. That mechanical equipment must be located where not visible;
13. That mechanical equipment must be screened.
14. That work below ground does not require review by the Commission.

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.

DC ady