



STAFF REPORT

Historic Preservation Commission

08/02/2023

C23-33197

Agenda Item: VI.A.1.

Case Number: C23-33197

Property Address: 1001 NW 21st Street

District: Mesta Park

Applicant: OKC Development Services
Code Enforcement, Andrew Jones
420 W Main, Ste 1050
Oklahoma City, OK 73102

Owner: 116 NW 29th LLC
1219 Classen Drive
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Request to receive Historic Preservation Commission comments regarding the detached garage structure in the process of being declared dilapidated by the City of Oklahoma City, Development Services/Code Enforcement, pertaining to:
 - Properties that contribute to the historic integrity of the historic district; and
 - Effect of proposed demolition of the structure(s) on the historic character of the property and district.

B. BACKGROUND

1. Project Description

Request for comments related to demolition of dilapidated detached garage due to extensive fire damage. The owner of the building is also applying for a CA (HPCA-23-00086) to demolish the structure.

2. Location

Project site is located on the north side of NW 21st Street, on the corner of NW 21st and N Olie Ave.

3. Site History

Date of Construction: 1938

Zoned Historic Preservation/Historical Landmark: 1994

National Register Listing: 1983

Description from National Register Nomination Intensive Level Survey:

1001 Northwest 21st, Steven Chandler House. 2 stories, buff brick, flat roof, ornamented entrance, round headed front door with round window, bay window, generally modern motifs.

Additional Information:

The 1950 edition of the Sanborn Fire Insurance maps illustrates a 1-story, frame “autohouse” is indicated on the northwest corner of the property. The “autohouse” is indicated to have had a composition/flat roof, and it was large enough to hold three cars. No changes were indicated on the 1955 edition of the Sanborn maps.

4. Existing Conditions

The detached garage has burned and appears to be a near total loss. The detached garage is a single story with a flat roof. It is clad in stucco. The doors and windows appear to be boarded/missing.

5. Previous Actions

None

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.**

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. Request to receive Historic Preservation Commission comments regarding the burned detached garage in the process of being declared dilapidated by the City of Oklahoma City, Development Services/Code Enforcement pertaining to:

- Properties that contribute to the historic integrity of the historic district; and
- Effect of the proposed demolition of structure on the historic character of the property and district.

- a. Description: As part of the City Council’s process of declaring a structure dilapidated, the Historic Preservation Commission has the opportunity to comment on the structure’s historic integrity, and the effect of its possible demolition on the historic district.

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

59-4250.4

L. *Demolitions.*

(1) *General Provisions.*

- (a) A Certificate of Appropriateness shall be required for the demolition or removal of any structure within any HL or HP District. Applications for demolition permits shall be filed with the Development Services Director, but shall not be issued unless accompanied by a Certificate of Appropriateness.
- (b) A Certificate of Appropriateness shall not be required for the demolition or removal by the City of a structure that has been declared dilapidated by the City Council. Prior to consideration by the City Council, the Historic Preservation Commission shall forward to the City Council a recommendation regarding whether the structure is contributing to the historic integrity of the historic district and whether demolition will adversely affect the historic character of the property or district.
- (c) A Certificate of Appropriateness shall be required for those structures declared dilapidated by the City Council whose removal is not undertaken by the City.

(2) *Findings and Purpose.* Demolition or removal of a historic structure constitutes an irreplaceable loss to the quality and character of the City. Therefore, a Certificate of Appropriateness shall only be granted if one of the following occurs:

- (a) As determined by the Commission, the structure is noncontributing to the historic integrity of the historic district and the demolition will not adversely affect the historic character of the property or district.
- (b) As evaluated by the Commission based upon information including, but not limited to, reports, photographs, or inspection as part of a site visit, the structure is in a state of decay or ruin and poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.
- (d) The structure is a garage or other accessory building and meets at least one of the following criteria addressing the functionality and continued use of the historic structure in relation to the impact of a demolition on the historic character of the property and district:
 - (1) The structure is not large enough to accommodate a standard size parking space and cannot reasonably be altered to do so;
 - (2) The condition of the structure makes it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity;
 - (3) The structure is not original to the property;
 - (4) The structure has minimal impact upon the historic integrity of the property and district, due to factors including the structure's lack of

historic integrity and significance, architectural significance, or minimal to no visibility from a public way.

- (6) *Standards for Demolition Approval.* The Historic Preservation Commission shall approve the application for demolition if it finds any of the following:
- (a) The structure is noncontributing to the historic district and the demolition will not adversely affect the historic character of the property or district.
 - (b) The structure, which has not otherwise been declared a public nuisance by the City Council, poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat.
- c. Considerations: For structures being considered as part of the City's dilapidated process as described in the Ordinance, the Commission does not approve or deny the demolition and does not comment on the structural condition of the structure. The Commission is to consider whether the structure contributes to the integrity of the district, and whether its loss would have an adverse effect on the character of the property or district.
- The primary dwelling (not proposed to be declared dilapidated) is historic and contributes to the character of the property and district. The garage may be historic but its historic integrity has been compromised. Loss of the garage will not have an adverse effect on the character of the property and district.

E. STAFF RECOMMENDATION:

Staff recommends forwarding the following comments:

- 1) The historic integrity of the structure appears to be compromised and the structure does not contribute to the character of the district in its current state;
- 2) Demolition of the structure will have a minimal adverse effect on the historic character of the district.

DC