



STAFF REPORT

Historic Preservation Commission

August 2, 2023

HPCA-23-00086

Agenda Item: VI.D.3.

Case Number: HPCA-23-00086

Property Address: 1001 NW 21st Street

District: Mesta Park

Applicant: Building Education
Tom Taylor
6100 Plum Thicket Road
Oklahoma City, OK 73162

Owner: Andrew Harroz
1219 Classen Drive
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Demolish garage (elective).

B. BACKGROUND

1. Project Description

This demolition is also discussed in HPCA-23-00081 (C23-33197). That case is being considered under the dilapidation process. The owner of the garage has proposed to demolish the structure outside of the dilapidation process, which is why there are two cases for one 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 two-story brick-veneered frame dwelling. A one-story frame “autohouse” is indicated on the northwest corner of the property. All structures have composition/flat roofs.

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. Item 1, Demolish garage (elective).

- a. Description: The applicant proposes demolition of the existing garage structure. The structure has a footprint of 504 square feet at 28 by 18 feet. The structure has been damaged by at least one fire. Many of the openings are currently boarded, and their condition is not known. There are also missing sections of the roof. The applicant has not indicated that a new garage will be constructed.
- 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.
- (5) *Burden of Proof.* The applicant has the burden of proof to establish, by a preponderance of evidence, the necessary facts to warrant demolition.
- (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.

Considerations: The garage proposed for demolition sits on the rear northwest corner of the property. It appears that the garage once was accessed by cars via the now partially closed alley. The lot directly behind (to the north) the garage and property in question is currently vacant. Therefore, the garage is readily visible from the public right-of-way.

The applicant has indicated that the garage structure has sustained significant damage. This damage may indicate that the structure could pose a threat to public safety. Additionally, the necessary repairs may be impractical to undertake and might result in the further loss of historic integrity.

c. Recommended Specific Findings:

1. 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; and
2. That the proposed demolition will have minimal adverse effect on the historic character of the district or property.

E. HPCA-23-00086 STAFF RECOMMENDATION:

- 1. Approve Item 1, Demolish Garage** with the specific finding that the proposed work will have an adverse effect on the historic character of the district or property, but is necessary because of an imminent threat to public health and safety, and complies with all relevant Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. 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; and
2. That the proposed demolition will have minimal adverse effect on the historic character of the district or property.

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.

DC