



STAFF REPORT

Historic Preservation Commission

August 2, 2023

SPUD-01546

Agenda Item: VII.B.

Case Number: SPUD-01546

Property Address: 2801 N Hudson Ave

District: Jefferson Park Historic District

Applicant: Klaas Reimann-Philipp
2801 N Hudson Ave
Oklahoma City, OK 73103

Owner: Klaas Reimann-Philipp
2801 N Hudson Ave
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. **Request for recommendation** from the Historic Preservation Commission regarding a request to rezone to a Simplified Planned Unit Development (SPUD), in accordance with the regulations of the R-2 Residential District, Historic Landmark (HL) and Jefferson Park Urban Conservation Zoning District (UCD), except with the restrictions and uses as called out within the proposed SPUD.

B. BACKGROUND

1. Project Description

The subject property is currently zoned R-2 with the (UC) Urban Conservation District and Historic Landmark (HL Overlay). The applicant proposes to retain all aspects of the HL and UCD overlays, and modify bulk standards for allowed uses. The intent of the SPUD is to facilitate the construction of a second duplex at the west end of the property. All exterior changes to the existing structure or site and all new construction will require a separate Certificate of Appropriateness.

2. Location

The project includes a single property at the northwest corner of NW 27th and N Hudson Ave.

3. Site History

Date of Construction: 1920

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 1995

Description from National Register Nomination:

2801-03 North Hudson Avenue. 1920. This is a one-story Bungalow/Craftsman frame duplex with a moderate pitched roof, exposed rafter tails, brackets under the gable eaves and a centered slope chimney. Entrances on the north and south ends have pergolas supported by three square wood columns with arched trellises between the columns. The facade has two sets of three-ribbon windows.

Additional Information:

The 1922 Sanborn Map illustrates a one-story frame dwelling with back porch in the center of the rear (west) elevation. No other structures are shown on the site. The 1949 Sanborn Map illustrates what is presumed to be the same structure, now shown as a duplex, with a one-story garage immediately east of the alley at the southwest corner of the property.

4. Existing Conditions

The duplex appears to be in good condition. No other structures are present at the site. A curb cut and stem wall or retaining walls remaining from the garage are in place at the southwest corner of the site. The presumed footprint of the garage appears to measure approximately 16 feet wide and 19 feet deep.

5. Previous Actions

There do not appear to be any previous Certificates of Appropriateness on file for the property.

C. PROPOSAL DESCRIPTION

The applicant requests a SPUD to modify various standards for the development of the site. The current zoning is R-2 with an HL Overlay and the Jefferson Park UCD overlay. The SPUD retains these zoning districts but modifies the following provisions in order to accommodate the proposed development.

Maximum building height: The SPUD specifies 35', subject to review and approval of a Certificate of Appropriateness.

Number of buildings: the SPUD specifies no more than two primary buildings; it should be made clear that this is within the SPUD, limited to one per property if split into two lots which would be consistent with the current base zoning district.

Density: The SPUD allows up to four dwellings within the SPUD boundary. The current zoning and applicable regulations would only allow two dwellings.

Setbacks: The applicant proposes to reduce the south and west setbacks to zero, the north

setback to 5', and the east setback to 20', with an interior side setback of 5' if the lot is split. Setbacks under the current zoning are 25 feet in front, 15 feet at the corner/side, 5 feet at interior sides, and 10 feet at the rear. Setbacks of the existing, historic duplex are 21'4" in the front, 1' on the corner side (south), and 5' on the north. The property backs up to an alley that has been closed and currently has no other structures in the back yard.

Lot size: The applicant proposes to reduce the minimum lot size from 6,000 square feet (required for developments in R-2 with two-family dwellings) to 3,000 square feet, in anticipation of splitting the lot.

Open Space: The applicant proposes a maximum building coverage of 40% and lot coverage of 60% for what has been anticipated as Parcel A, where the existing duplex is located; this is slightly higher than the existing condition as calculated by the application (36% and 43.7%). The applicant proposes a maximum building coverage of 60% and lot coverage of 80% for Parcel B, where new construction is anticipated. The SPUD states that lot coverage includes all impervious construction, including building footprint(s), drives, and paving. The current zoning requires 50% maximum lot coverage.

Parking: The applicant proposes no required parking. If approved with no parking requirements, it should be referenced that if parking is to be installed, it will meet all applicable provisions of the Municipal Code and be subject to review and approval of a Certificate of Appropriateness.

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:*

The SPUD retains the provisions of the HL Overlay requiring design review and references those requirements throughout the document as applicable.

The SPUD proposes heights that are not consistent with the current base zoning requirement, but are consistent with typical development patterns throughout the district of structures of varied heights and, often, more than one story. This SPUD does not codify a specific height in such a way as to preclude the Commission's review. It establishes a maximum allowed height but retains the requirement for Commission review and approval against established Guidelines and regulations.

The SPUD proposes lot sizes and widths that are not consistent with the existing base zoning, but may be in keeping with HP Guidelines and with the development patterns at neighboring properties. HP Guidelines state that new lots should be no less than 90% and no more than 110% of the average width of all lots in both the same blockface and opposite blockface. HP Guidelines also state that properties should "retain the historic lot size and configuration of the property" (2.1.2), and that "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."

The proposed changes in minimum lot size, dwelling units, lot coverage, and setbacks are

intended to facilitate “splitting” the lot in order to develop a second duplex and to be able to sell them separately. While not typical for the neighborhood as a whole, this would be consistent with the development pattern seen at other properties in the immediate area, including the northeast and southeast corners of the same intersection. The building coverage proposed at Parcel A appears to be in keeping with the existing properties in the immediate area that contain two duplexes each; the building coverage for Parcel B appears to be higher than typical for the area.

The applicant proposes to eliminate the requirement for parking but indicates that some parking would be provided for Parcel B; Parcel A would be limited to on-street parking as needed. The availability or lack of parking does not typically impact the historic character of a property or district. HP Guidelines do not address the necessity of parking, only its design, placement, and screening when install. Limiting or eliminating parking would facilitate the retention of landscape characteristics and open space that contribute to the character of the site; however, future needs or desires to add parking, combined with utilization of a significant percentage of Parcel B for new construction, may impact the compatibility of the development with the historic duplex at the property as well as with the surrounding district.

E. STAFF RECOMMENDATION:

Staff recommends that the Commission **recommend approval with conditions** to the Planning Commission for SPUD-01546, with the following specific findings and conditions:

Findings:

1. That the proposed SPUD retains the requirements and provisions of the HL zoning district, will require review and approval for any changes to the site or to the exterior of any structures in the form of a Certificate of Appropriateness, and will not allow work that detracts from the architectural character of the property or district;
2. That the proposed SPUD incorporates uses that are compatible with the character of the property and surrounding district;
3. That the proposed SPUD varies minimum lot sizes, widths and setbacks from the existing zoning in a manner that is generally consistent with the established character of the surrounding district and with relevant Guidelines for HP and HL districts as adopted within the Municipal Code;
4. That the proposed SPUD allows a density that is inconsistent with the density allowed by the current zoning but that is typical of the immediate surrounding development pattern;
5. That the proposed SPUD includes provisions for lot coverage and open space that exceed what is allowed by the current zoning and that, for Parcel B, may create the potential to substantially alter the built-to-open-space ratio at the site;
6. That the proposed SPUD eliminates parking minimums while increasing the number of dwelling units at the site.

Conditions:

1. That the requirement for the number of buildings be modified to make clear that no more than one primary building is allowed per lot, if the SPUD area is split;
2. That the SPUD be modified to clarify that if parking is installed, it will comply with applicable requirements;
3. That if parking requirements are to be incorporated into the SPUD, all parking should be appropriately located to minimize impact upon the historic structure and district;
4. That, if directed by the Commission, building and lot coverage be modified to be more consistent with the existing character of the property and district.

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.