



STAFF REPORT

Historic Preservation Commission

September 6, 2023

HPCA-23-00032

Agenda Item: VI.C.1

Case Number: HPCA-23-00032

Property Address: 112 NW 25th Street

District: Jefferson Park Historic District

Applicant: AMMP Studio
Mike Patterson
3847 S Boulevard
Edmond, OK 73034

Owner: Chelsea Banks
112 NW 25th Street
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Construct addition (elective).

B. BACKGROUND

1. Project Description

The proposal is an addition on the rear (south) of the historic dwelling. This application was heard previously and continued to the September meeting to allow the applicant time to consider revisions to the design.

2. Location

Project site is located on the south side of NW 25th Street, between Broadway and Robinson.

3. Site History

Date of Construction: 1922

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

112 Northwest 25th, 1922. This is a one-story, stucco Colonial Revival house with a moderate pitched roof, wide boxed eaves, and gable returns. A center entrance is surmounted by an eyebrow hood and is flanked by paired windows. Original columns have been replaced with wrought iron. There is a half-circle attic vent below the front gable. There is a wall end chimney on the west elevation and a gabled bay on the east elevation.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 1-story, stucco veneered, frame dwelling with a bay approximately one third of the way back on the east façade and a small projection on the southwest corner. A 1-story, shared, frame “autohouse” is indicated crossing the west property line with the front face back nearly $\frac{3}{4}$ of the property depth from the front property line. Dwelling is indicated with shingle roof, typically wood, while the garage roof is indicated as composition, possibly flat. The 1949 edition of the maps indicates the dwelling roof to be composition material, likely shingles. The 1955 edition indicates no further changes.

4. Existing Conditions

The existing condition of the dwelling appears to remain consistent with conditions illustrated in the Sanborn Fire Insurance maps.

5. Previous Actions

Other work items on this application, including installation of a sidewalk and accessory structure, were approved previously.

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, Construct addition (elective).

- a. Description: This proposal for a “greenroom” addition was heard by the Commission in May of 2023, and continued for redesign for compatibility with the historic character of the existing historic structure. The applicant has submitted a revised design in response to the Commission’s previous comments.

The revised proposal retains the general massing and footprint of the previous proposal, located at the rear of the dwelling, and meets applicable Guidelines for size, height, and location, with one exception. The proposed addition is technically wider than the historic dwelling, but aligns on each side of the dwelling with an existing wall or wall projection.

The proposed addition retains the “slipped gable” roof form, with one portion of the roof aligning with the gable roof of the historic dwelling and the other side intersecting at a lower pitch, farther down on the wall, with clerestory windows above. Windows on the east and west elevations have been revised to be more consistent with historic windows on the primary dwelling, and additional windows have been added at the rear elevation.

Building materials have been revised to include lap siding and stucco, matching the primary dwelling. The lap siding is indicated to be painted, not stained, and the applicant has confirmed that the stucco is a true stucco application, not a synthetic panel system.

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

4.1 General Requirements for New Construction and Additions

Policy: New construction and additions should not destroy historic materials or general features that characterize a historic building, property or district. New work should be differentiated from existing, historic structures and protect the historic integrity of the property and the historic district. Additions to historic structures should be done so that the historic character of the structure is retained and, if removed in the future, the essential form and integrity of the original structure and site would be unimpaired.

Design Justification: New construction and its integration with an existing building, property or district should be compatible with surrounding existing historic architecture. Compatibility may include the size, shape, massing and materials of new construction. The relationship of new construction form to the historic context in which it is located is critical for maintaining visual character of a historic building, property or district.

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.

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.

- c. Considerations: In response to discussions at previous Commission meetings, the applicant has revised the proposal to incorporate more compatible building materials and fenestration patterns while retaining a differentiated roof form that meets the applicant's needs for the function of the proposed addition. All proposed materials and products appear to meet relevant Guidelines. The proposed addition is minimally

visible from the public right-of-way, and does not appear to have any effect on the character of the historic structure or district.

d. Recommended Specific Findings:

1. That the proposed addition is located to the rear of the building and meets applicable Guidelines for size limitations;
2. That the proposed addition is compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes;
3. That the proposed wall materials, installation, finish, and treatment are consistent with the Standards and Guidelines, and compatible with materials and design components of the historic building or surrounding architecture;
4. That wall to window ratios at the addition are similar to those of the historic building;
5. That the overall form and architectural style of the proposed addition is compatible with, yet differentiated from, the historic building to which it is being added, to surrounding architecture, the streetscape, and the district;
6. That the addition is wider than the historic building other than at the historic bay accent on the east;
7. That the addition's connection to the existing building on the west elevation may not be sufficiently discernible from the historic structure;
8. That the proposed addition, though wider than the dwelling, is minimally visible from the public rights of way.

E. HPCA-23-00032 STAFF RECOMMENDATION:

1. **Approve Item 1, Construct addition**, 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.

1. That the proposed addition is located to the rear of the building and meets applicable Guidelines for size limitations;
2. That the proposed addition is compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes;
3. That the proposed wall materials, installation, finish, and treatment are consistent with the Standards and Guidelines and compatible with materials and design components of the historic building or surrounding architecture;
4. That wall to window ratios at the addition are similar to those of the historic building;
5. That the overall form and architectural style of the proposed addition is compatible with, yet differentiated from, the historic building to which it is being added, to surrounding architecture, the streetscape, and the district;
6. That the addition is wider than the historic building other than at the historic bay accent

on the east;

7. That the addition's connection to the existing building on the west elevation may not be sufficiently discernible from the historic structure;
8. That the proposed addition, though wider than the dwelling, is minimally visible from the public rights of way.

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.

KMF