



STAFF REPORT

Historic Preservation Commission

June 2, 2021

SPUD-1316

Agenda Item: VII.B.

Case Number: SPUD-1316

Property Address: 424 NW 30th Street

District: Jefferson Park Historic District

Applicant: Johnson and Associates
1 E Sheridan Ave, Ste 200
Oklahoma City, OK 73104

Owner: Tyler Bolton
424 NW 30th Street
Oklahoma City, OK 73118

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, in accordance with the regulations of the R-2 Medium-Low Density Residential, UCD Urban Conservation District and HL Historic Landmark Overlay District, except with the restrictions and uses as called out within the proposed SPUD.

B. BACKGROUND

1. Project Description

The subject property is currently zoned C-3, Community Commercial District, with HL Historic Landmark Overlay and UCD Urban Conservation District Overlay. The applicant proposes the rezoning of the site to retain all aspects of the HL overlay, as well as the UCD overlay with R-2 base zoning, except as to restrictions related to use. The primary purpose of the proposed SPUD is to allow construction of a garage apartment.

Any and all changes to the site, including those noted on the submitted site plan or referenced in the attached documents, require a separate Certificate of Appropriateness. No application has been submitted for any work to the property.

2. Location

Project site is located on the south side of NW 30th Street between N Walker and N Hudson Avenues.

3. Site History

Date of Construction: circa 1917

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

424 NW 30th, 1917. This is a two-story, brick Italian Renaissance duplex with a steep roof and boxed eaves. There is an interior eave chimney on the west elevation. Some windows are boarded over. Wrought iron railing leads to the porch at the east end and to a stoop for the second entrance on the west end. There is a small relieving arch above this entrance. The interior of the arch is stuccoed. A small, one-story, dropped roof addition is located at the rear southwest corner.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps does not show a structure at this site. The 1949 Sanborn illustrates two-story, brick-veneered “flats” (apartments) with exterior stairs at the rear (south) elevation. A one-story, frame “autohouse” is shown midway back on the east property line. A second, two-story, frame autohouse is shown at the rear property line occupying nearly the full width of the lot. No changes are indicated on subsequent maps.

4. Existing Conditions

The primary structure appears to be in good condition and appears to be in use as a single-family home. This is a non-conforming use within the C-3 base zoning district.

5. Previous Actions

This property has numerous Certificates of Appropriateness, dating back to 2008. Previous work items include construction of a rear addition, replacement of siding, fencing, driveway replacement, and roof replacement.

C. PROPOSAL DESCRIPTION

The applicant requests a SPUD to modify the allowed use of the structure and site. The current zoning is commercial. The SPUD would allow uses consistent with R-2 Two-Family Residential zoning, with the addition of Mixed Use and Live/Work Units, and would retain the UCD Overlay and HL Overlay zoning. All exterior work to the existing structure and any new construction would require 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:*

General considerations: The proposed SPUD changes the allowed use of the property to allow for single or two-family residential, to include a detached garage apartment. Other

allowed uses listed in the SPUD include Community Recreation: Property Owners Association, Low Impact Institutional: Residential-Oriented, Family Day Care Homes, Dwelling Units and Mixed Use, and Live/Work Units. “Dwelling Units and Mixed Use” is allowed under the current zoning. “Live/Work Units” are allowed in Special Purpose Districts including Downtown and Bricktown. All other listed uses in the SPUD are allowed in R-2 Two-Family Residential.

The property is currently zoned for commercial use but was constructed as a residential property with at least two units, according to the Sanborn maps. The current zoning does not allow the proposed residential uses, and straight R-2 base zoning does not allow garage apartments; hence the request for a SPUD.

All other properties on the 400 block of NW 30th are also zoned C-3, except for a church at the east end of the block with R-2 base zoning. Surrounding neighborhoods have R-2 base zoning with an HL Overlay (Jefferson Park, to the south), or HP base zoning (Edgemere Park to the northeast). As built, the block includes commercial property at the west end, a church at the east end, and residential structures including single-family homes and duplexes in the middle. Some of these residential structures are now occupied by retail or other non-residential uses.

While allowing a garage apartment as a use is generally consistent with the development patterns of many HP/HL districts, the Guidelines indicate that the physical form and massing of a two-story garage may not be appropriate at every site. In this case, the property is indicated to have been “flats” (apartments) historically, and had a large, two-story garage at least as far back as the 1949 Sanborn map. While records do not indicate that the structure contained apartments, garage apartments were present in the district historically. Construction of a two-story garage apartment at this property would not appear to adversely affect the character of the property or district if designed appropriately.

Language has been incorporated into the SPUD to make clear that work affecting the site or any structures requires review and approval of a Certificate of Appropriateness by the Historic Preservation Commission. This includes any changes indicated on the included site plan. In addition, the applicant has indicated that they will include a height limitation for the accessory structure of 25 feet, rather than the 35 feet allowed by the current, and proposed, base zoning.

There is no proposal to demolish the existing structure. Such a proposal would require review and approval of a Certificate of Appropriateness. In the event that the existing structure is demolished or otherwise damaged beyond repair, HP Commission review would be required for new construction.

E. STAFF RECOMMENDATION:

Staff recommends that the Commission **recommend approval with conditions** to the Planning Commission for SPUD-1316, with the following specific findings and conditions:

Findings:

1. That the proposed SPUD retains the requirements and provisions of the HL Overlay, 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; and
3. That the proposed use and associated construction of a two-story garage is consistent with the documented historic conditions of this specific property as a multi-family dwelling with a large, two-story accessory building.

Conditions: That the SPUD be revised to include a height limitation of 25 feet for accessory buildings.

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.