



STAFF REPORT

Historic Preservation Commission

April 3, 2024

HPCA-24-00014

Case Number: HPCA-24-00014

Property Address: 216 NW 35th Street

District: Edgemere Park Historic District

Applicant: Sam Gresham Architecture
Hollie Hunt
400 NW 23rd Street, Suite B
Oklahoma City, OK 73103

Owner: Chad Brown
216 NW 35th Street
Oklahoma City, OK 73118

A. CASE ITEMS FOR CONSIDERATION

- 4) Construct new garage (elective);
- 5) Install a pool and hot tub (elective);
- 6) Install artificial turf (elective); and
- 8) Install pergola with chimney and paving (elective).

B. BACKGROUND

1. Project Description

This proposal was heard in March by the Commission, and items to widen the driveway, demolish the garage and remove the playhouse, and install a gate were approved. The Commission indicated that the proposed garage with cabana connection was not consistent with the criteria for new construction.

The applicant proposes a back yard remodel. This includes replacing the garage, installing a pool amenity with the necessary equipment in the back yard, installing artificial turf and paving, and has been revised to include construction of a pergola and fireplace instead of the previously proposed cabana.

2. Location

Project site is located on the south side of NW 35th Street, mid-block between N Robinson Avenue and N. Harvey Parkway.

3. Site History

Date of Construction:

Zoned Historic Preservation/Historical Landmark: 1977

National Register Listing: 1980

Description from National Register Nomination Intensive Level Survey:

None.

Additional Information:

The 1932 edition of the Sanborn Fire Insurance map shows a one-story, brick veneer dwelling with front porch in the center of the front (north) façade and shingle roof. A one-story, frame “autohouse” with shingle roof is indicated near the southeast corner of the property. The 1955 Sanborn shows no changes to the structure, other than a change to composition roofing.

4. Existing Conditions

The existing property consists of the historic dwelling with an attic expansion and 2-story addition that is generally consistent with the previous approval, a rear patio and pergola that is similar to the previous approval, various installations of gravel and large concrete slab paving, a front walk to the driveway, a 7-foot driveway, a 300 square foot garage, and a playhouse. Site coverage is 49% not including concrete pavers and expanses of gravel. With the previously approved driveway expansion the site will exceed allowances for 50 percent of built space or site coverage.

5. Previous Actions

Previous applications for Historic Preservation Certificate of Appropriateness (HPCA) filed for this property include:

Case Number	Date	Owner	Decision
HPCA-17-00209	02/07/2018	Amber Matlack	Approved
Construct a 2-story addition, rear porch and patio.			
HPCA-18-00191	11/09/2018	Amber Matlack	Withdrawn
Replace front walkway.			

Other actions, such as variances, other approvals, citations could also be described here.

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.**

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 4, Construct new garage (elective).

- a. Description: The applicant proposes to replace the 300 square foot, 1-story garage with hipped roof with a 528 square foot garage with north and south facing gable

ends. The proposed garage appears to be one- and one-half story and includes sets of windows in the gable ends. The proposed structure is 22 by 24 feet and is approximately 20 feet tall at the highest peak. The garage is proposed more to the south (rear) of the property than the existing. The garage is proposed 20 inches from the property line at the northern end, and 11 inches at the southern end.

The proposal includes an architectural grade shingle roof; painted, smooth, bevel, wood siding; smooth wood trim boards; standard-sized wood pedestrian door with simulated divided lite with full glaze; aluminum clad, hung, wood windows with clear glass, simulated divided lite, and muntins at pairs; and a metal overhead door with a smooth, painted, wood veneer.

No fenestration or articulation beyond the siding is provided on the east elevation along the 24-foot wall. The north wall of the garage includes an eight (8) foot tall by 18-foot-wide metal, overhead door with wood veneer and a center stile to simulate a pair of doors. As mentioned, pairs of windows are located at the upper gable ends. The rear wall of garage includes a wood pedestrian door and a hung window on the first floor.

No mechanical equipment is proposed for the structure. No exterior light fixtures are proposed for the structure. Both are items for which administrative approval can be sought.

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

4.4 Garages

Policy: The retention of existing, historic garages is encouraged. A historic garage should be refurbished and modified instead of demolished or replaced to accommodate contemporary lifestyle requirements. New garages are permitted where a house does not have a garage or where a new garage is necessary. As with other accessory buildings, garages should have their own form and should generally appear as secondary structures and not visually overwhelm or compete with the other historic buildings of the property or district.

Design Justification: The way in which a new garage relates to other historic buildings of a property is important in historic districts. A new garage directly affects the integrity of the property as a whole. For this reason, a new garage should not detract from the historic character of the property.

Sustainability Justification: New garage construction should adhere to principles of sustainability in materials, design, and energy efficiency.

- 4.4.3: Construction of a new or replacement garage should follow the historic setback for a garage on the property or setback patterns of other garages in the streetscape or historic district.
- 4.4.4: Historic garages in Oklahoma City's historic districts are predominantly detached, and attached garages are not appropriate unless documentation demonstrates their previous historic existence at the property.

- 4.4.5: Construction of a replacement garage shall approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation.
- 4.4.6: Construction of a replacement garage may reasonably expand beyond the footprint of a historic one- or two- car garage, up to a total footprint of 450 square feet or 5% of the lot, whichever is greater, in order to accommodate a standard size parking space for up to two vehicles. Additional factors including the level of visibility of a new garage and the size and massing of surrounding structures may be considered.
- 4.4.10: A garage may be of ‘modest’ or ‘high-style’ design to complement a property’s historical development. Often, a new garage should be modest with a simple rectangular plan and form and a low-pitched, gabled or hipped roof. Doors and windows may have little or no ornamentation.
- 4.4.11: When no photographic or other documentation is available, A new one-story garage should be similar in height to other similar, historic one-story garages in the streetscape and historic district. A new two-story garage should be similar in height to the historic two-story garages of adjacent properties, in the streetscape and of the historic district.
- 4.4.12: When no photographic or other documentation of a previous historic garage is available, a replacement garage may be two-stories tall when the original or historic garage was two-stories, or if located in a block where two-story or one and a half story garages are dominant or occur on abutting property. New garages in blocks that contain only one-story garages shall be one-story.
- 4.4.13: In locations where two-story garages are not allowed, a garage may be one and a half stories as defined in the Municipal Code so long as its design and height approximate the massing of a previous historic garage at the property, or adjacent one-story garages if no documentation of a previous historic garage is available.

Garage Doors, Openings, and Doors

- 4.4.14: Spacing and size of window and door openings in a new garage should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.
- 4.4.17: New garage pedestrian doors in all other districts may be solid wood with wood frames or alternate door and door frame materials such as composite wood or aluminum clad wood for locations that are not visible from the public right-of-way. Otherwise pedestrian doors and frames shall be solid wood.
- 4.4.18: New garage vehicle doors in all other districts may be solid wood, wood veneer with a concealed metal frame, or composite materials including

fiberglass or wood fiber (85% minimum wood fiber content). Doors should first match the historic design. When the historic design is unknown then the doors should match the design of other historic garage doors used in the respective district. A paneled design may be appropriate.

- 4.4.21: At double garages, two single garage vehicle doors should be used instead of one larger, double door. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary building and the district.
- 4.4.22: If a historic garage is to be demolished to allow the construction of a new garage, it is encouraged that the historic doors be salvaged and re-used at the new garage, or if this is not possible, that the historic garage doors be replicated in the new garage design.

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.

Sustainability Justification: Materials for new exterior wall construction should be as sustainable as possible. Appropriate siding materials may include stucco, wood, brick, or cementitious siding. Vinyl and metal siding materials are not sustainable and should not be used.

Wall Materials

- 4.6.2: Materials for new construction should be consistent with those at other buildings within the property, block and historic district. Consideration should be given to the pattern of development of the specific property and lot.
- 4.6.3: Wood siding may be tongue and groove, shiplap, novelty or other compatible type. Board and batten may also be appropriate for use on accessory buildings; it is rarely used on primary buildings.
- 4.6.6: Cementitious siding (smooth finish) of an appropriate profile may be used at new construction of stand-alone primary buildings, garages and other accessory buildings. It may also be used for additions to historic structures.

Windows

- 4.6.11: Windows in new stand-alone construction must be similar to their counterparts within the property, block or historic district. These windows may be wood, vinyl clad wood, metal clad wood, or metal with a profile similar to the windows of other buildings on the property. For new infill construction the profile must be similar to the windows used on other

properties in the block or historic district.

- 4.6.12: New windows may have a simpler window pane pattern than their historic counterparts; for example, if the historic windows are 6/1 (read “six over one”), then 1/1 windows of the same overall size may be used.
- 4.6.14: Clear glass must be used in all windows. Reflective, tinted, patterned or sandblasted glass in windows is generally not appropriate. Patterned, leaded or colored glass can be used in transoms and sidelights when established by the architectural style of the building or when supported by historical documentation for a specific property or structure.
- 4.6.15: Thermal pane (also known as insulated glass) windows are acceptable for additions or new construction. When muntins are proposed for a divided light appearance they should be “true divided lights” meaning that the thin wood framing (called ‘muntins’) completely frames and separates each piece of glass from the others.

Doors

- 4.6.19: Recommendations and requirements for garage type doors are described in the “Garage” section of this chapter.
- 4.6.21: Swinging (French) or sliding patio doors used for new construction in the back of a new infill primary building, or new garages, accessory buildings, or new additions in the back yard and used in conjunction with sidelights may use the recommendations and requirements associated with the previous subsection of this section, “Windows,” provided that the patio doors and sidelights will match.

Roof and Roofing Materials

- 4.6.26: Composition roofs should be of higher quality and are often referred to as Architectural Grade or Dimensional Grade. These shingles are usually rated as 30-, 40-, or 50-year shingles and have a thicker profile.

Chapter 59 of the Oklahoma City Municipal Code, Definitions:

Half-Story: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use. A half-story containing independent apartments or living quarters shall be counted as a full story.

- c. Considerations: The Standard for construction of a replacement garage states that a replacement garage *shall* approximate the original in configuration, form, massing, style, placement, and detail of the former garage as described by photographic documentation. The historic garage remains for comparison and photographic documentation is available.

The proposed garage elevates the utilitarian accessory structure in size, height, design components, massing, and scale. The proposed garage relocates to the south

of the lot and expands to the south and east to west. The larger, oversized, overhead door, street facing gable end, pairs of multi-light hung windows, and increased height directly affect the perception of the proposed garage in form, massing, style, detail, and proportion.

The 18-foot width of the proposed overhead door is wider than the historic garage which is approximately 16 feet wide. The Commission has supported 16 feet wide doors that simulate the appearance of a pair of doors where maneuverability or the turning radius is an issue. A maneuverability issue may have been created by the recent addition at the rear of the dwelling. Moving the garage south may alleviate that.

The criteria state: “At double garages, two single garage vehicle doors should be used instead of one larger, double door. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary building and the district.” No unique circumstances have been stated.

The Standards and Guidelines allow for, but limit, expansion of the footprint of a garage to that which is considered reasonable for the site. A replacement garage may reasonably expand beyond the footprint of the existing “to a total footprint of up to 450 square feet” or five (5) percent of the site, whichever is greater. The proposed garage at 528 square feet exceeds the size of the existing garage by approximately 38%. No unique circumstances to justify the increase in size have been provided.

The Guidelines state that it is not appropriate to “substantially alter” the built-to-open-space ratio at a site, and specifically identify not only buildings but “surface paving or other hardscape features” as contributing to that ratio. Unlike standard base zoning districts, the HP district does not have a numerical regulation strictly limiting lot coverage, though 50% lot coverage is standard in the similar, R-1 zoning district regulations. The Commission has the discretion to determine the point at which the introduction of new construction, paving, and other hardscape features substantially alter the built-to-open-space ratio at the site.

No light fixtures or mechanical equipment are proposed but may be addressed as an administrative revision upon submittal of documentation of those features.

d. Recommended Specific Findings:

1. That the proposed garage exceeds all size limitations established by the Standards and Guidelines for a replacement garage;
2. That the proposed structure does not approximate the height and massing, or form, style, placement, or detail of the historic garage as described by photographic documentation of the existing historic garage;
3. That construction of the proposed garage, in combination with other recently completed and proposed work at the site, appears to substantially alter the built-to-open-space ratio at the site ;
4. That an 18-foot-wide overhead door may not support scale and rhythm of

existing historic structures.

2. Item 5, Install a pool and hot tub (elective); and 6, Install artificial turf grass (elective).

- a. Description: The applicant proposes the installation of a swimming pool, hot tub, coping, pool mechanical equipment, and artificial turf. The feature is described at 175 square feet but dimensions are required. Artificial turf and gravel are generally considered permeable. Mechanical equipment appears to be installed at an existing gravel and paver location.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

2.5 Landscape & Landscape Elements

Policy: The term “landscape” comprises the exterior environment of a historic property. Landscape elements can be natural or constructed features, including decks, patios, landforms, site furniture, pools, fountains, terraces, sculptures, planters, trellises, pergolas, outdoor lighting and other features, which generally should be located out of public view. Landscape features should be restrained on the fronts of buildings to allow viewing of the “public face” of the property and maintain historic streetscapes.

- 2.5.8: Maintain existing, successful drainage patterns to minimize run-off, which can contain herbicides and pesticides, introducing them into the waste water system.
- 2.5.33: Swimming pools, hot tubs, and similar structures shall be located in back yards and shall not encroach into side setbacks or utility easements.
- 2.5.34: Swimming pools are structures and contribute to the overall built space of the lot, affecting drainage conditions of the lot and adjacent properties; therefore, impermeable pool decks shall be constructed to direct water away from surrounding structures and toward storm drains, French drains, or water harvesting containers.
- 2.5.35: Significant alteration of the topography of a property through extensive grading, removal or alteration of rolled terraces and similar character-defining features, filling or excavating, is not permitted.
- 2.5.36: Relocating drainage features is discouraged, unless such actions seek to correct poor surface and storm water run-off drainage situations. Storm water harvesting is encouraged.

Chapter 59 of the Oklahoma City Municipal Code, Definitions:

Structure means anything constructed or erected, the use of which requires permanent location on the ground or which is attached to something having a permanent location on the ground. This includes but is not limited to main and accessory buildings, advertising signs, billboards, poster panels, fences, walls, driveways, sidewalks and parking areas.

- c. Considerations: Pools generally may be administratively approved with their related coping, decking, and mechanical equipment when maintaining approximately 50 percent site coverage or less. As previously indicated by the applicant, 50 percent site coverage is a modern code allowance, while historically single-family residential sites of the area remained below that. The pool continues to increase the site coverage. Actual dimensions of the feature are required.

Pools are amenities that contribute to the overall site coverage and redirect drainage patterns. For the purposes of permitting, pools that are permanently attached to the ground meet the definition in the Municipal Code for structures and are impermeable, and do not count toward detention. The applicant illustrates the creation of drainage redirection where needed, presumably to the street storm water drains.

The Standards prohibit extensive grading, filling, or excavating. It appears that the plan for the back yard requires extensive grading, filling, and excavating.

Artificial turf does not require a permit. Current codes predate the prevalent use of these products in residential areas. However, artificial turf requires an unknown amount of excavation depending on the manufacturer's requirements and may require various amounts of infill with recycled materials, rock, gravel, or sand.

The product materials may not be environmentally friendly. Artificial turf products contain plastics, polys, and various chemically altered or created materials that are generally not supported as environmentally friendly, are not biodegradable, and are not sustainably produced. These materials and materials often used below in installation, such as recycled tires, may adversely affect the environment via leaching into the underlying soil and through release of chemicals into the air.

Ultimately, on the ground components such as pools, paving, and artificial turf have little effect on visible spatial relationships between subject sites and abutting or adjacent sites as viewed from the street or abutting properties. Associated amenities such as the proposed pergola may affect visible spatial relationships and is described with additional paving, further increasing site coverage. Overall site coverage upon completion is described at 62%.

- d. Recommended Specific Findings:

1. That the proposed pool is located in the back yard and not visible from the public rights of way;
2. That drainage is noted in the proposal;
3. That the construction of a pool continues to increase site coverage;
4. That though not expressly prohibited by the Standards and Guidelines, artificial turf may have an adverse effect on the environment and alter drainage patterns.

3. Item 8, Construct pergola with fireplace and chimney and paving (elective).

- a. Description: The applicant proposes the construction of a pergola indicated at 299 square feet. The structure includes a concrete pad, a five (5) foot wide, 13-foot-tall fireplace with brick chimney, and the wood pergola form which is open sided with joist

and beam roof. The pergola is constructed of wood and measures approximately 27 feet wide across the rear property line with beams coming within inches of the proposed garage. The bottom canopy of the pergola is approximately ten (10) feet high, and the overall height is 11.5 feet. The concrete slab is approximately 12 feet deep.

Design components of the chimney and fireplace where the feature abuts the property to the south are not detailed.

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

2.5 Landscape & Landscape Elements

Policy: The term “landscape” comprises the exterior environment of a historic property. Landscape elements can be natural or constructed features, including decks, patios, landforms, site furniture, pools, fountains, terraces, sculptures, planters, trellises, pergolas, outdoor lighting and other features, which generally should be located out of public view. Landscape features should be restrained on the fronts of buildings to allow viewing of the “public face” of the property and maintain historic streetscapes.

Design Justification: Just as the site, context and environment are critical to the character of a historic building, property and district, the landscape is also an important character-defining feature of a historic property. Original or historic landscape elements may be important character-defining features of a historic property and should be preserved. Added landscape features are more appropriate in back or side yards.

- 2.5.8: Maintain existing, successful drainage patterns to minimize run-off, which can contain herbicides and pesticides, introducing them into the waste water system.
- 2.5.10: Patios and other paved landscape elements in back yards should use permeable paving systems to minimize changes to drainage patterns and storm water run-off.
- 2.5.19: Adding a pergola (see also 3.4, Pergola or Freestanding Trellis) to a back elevation can help shade an outdoor space and can offer some degree of shade to the interior, which means added energy efficiency. Do not add a pergola or trellis to a prominent elevation where none historically existed. Reconstruction of a missing pergola or trellis should be based on accurate evidence of the original design.
- 2.5.20: New pergolas, not visible from the public right of way, may be constructed in back yards, at rear elevations or at accessory structures.
- 2.5.21: New pergolas shall be compatible with the building to which they relate in proportion, size, scale and material.
- 2.5.23: New pergolas shall not be constructed in such a manner that abutment or attachment to an existing structure will allow for the pooling of moisture against or the infiltration of moisture into an existing structure.

- 2.5.24: The bottom of the canopy of a new pergola shall not exceed eight (8) feet above the finished floor height of the structure to which it relates, and the overall height of a pergola should not exceed nine (9) feet and shall be compatible with the building to which it relates in proportion, size, scale and material.
- 2.5.25: Freestanding pergolas may have concrete floors; however, permeable flooring materials are recommended. Posts may be set in concrete.
- 2.5.26: Pergolas shall be constructed of wood or sustainable alternative materials that closely resemble wood and may have decorative functional metal elements such as wrought iron where appropriate. Synthetic materials that do not closely replicate historic fabric, such as plastic and vinyl, are prohibited.
- 2.5.27: Pergolas with columns or walls constructed of permanent building materials such as brick, stucco, or stone shall be reviewed as new construction.
- 2.5.35: Significant alteration of the topography of a property through extensive grading, removal or alteration of rolled terraces and similar character-defining features, filling or excavating, is not permitted.
- 2.5.36: Relocating drainage features is discouraged, unless such actions seek to correct poor surface and storm water run-off drainage situations. Storm water harvesting is encouraged.
- 2.5.38: Landscape elements such as stone or masonry edging materials for raised planting beds shall not exceed 18 inches in height in front or side yards and shall match or complement the design, scale and details of such elements historically found within the historic district.

2.6 Views and Vistas

Policy: Maintaining views and vistas helps preserve a historic setting as a whole. Maintenance of trees and shrubs with seasonal trimming allows for moisture evaporation around a building and permits visibility of the district's historic setting from the street.

Design Justification: Many of the city's historic districts were designed with uniform setbacks creating continual views or vistas along the street. These historic patterns should be maintained and not interrupted with added features.

Sustainability Justification: Maintaining the setting and views in the city's historic districts is part of overall livability and retention of character.

- c. Considerations: Pergolas in back yards and not visible from public rights of way are generally allowed with administrative approval. Permeable paving is recommended, and height restrictions apply. The bottom canopy of a pergola shall not exceed eight (8) feet above finished floor height of the structure to which it relates. The pergola appears to relate to the pool and is in direct proximity to the proposed garage. The overall height of a pergola should not exceed nine (9) feet tall. The pergola exceeds

height criteria.

The proposed pergola spans 27 feet of the rear property and appears to exceed 299 square feet. The dimensions and placement are not typical of administratively approved structures and do not appear to be consistent with the historic orientation of structures on the site. However, building materials are wood, the feature is open air, and the pergola does not appear to be visible from the public right of way.

The fireplace is permanently attached to the ground and is therefore a structure. There are no criteria specific to a fireplace that allow or prohibit the feature. Landscape features in the back yard, compatible with the site and district and not visible from the street that meet all other requirements are generally allowed. The feature is brick, presumed to match or complement the primary dwelling, and in excess of 13.5 feet tall. The feature is visible to abutting and adjacent properties. Material should be compatible with the primary structure but has not been fully described. The design components of the structure as viewed from the abutting property have not been described.

d. Recommended Specific Findings:

1. That permeable paving is recommended;
2. That introduction of the pergola paving further increases site coverage;
3. That the proposed pergola is located in the back yard and not visible from the public rights of way but does not meet other criteria for approval in that height restrictions apply;
4. That the proposed fireplace is located in the back yard and not visible from public rights of way but visible from abutting properties;
5. That material and design components of the fireplace must be compatible and documented.

E. HPCA-24-00014 STAFF RECOMMENDATION:

1. **Continue Item 4, construct garage**, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed garage exceeds all size limitations established by the Standards and Guidelines for a replacement garage;
2. That the proposed structure does not approximate the height and massing, or configuration, form, style, placement, or detail of the historic garage as described by photographic documentation;
3. That construction of the proposed garage, in combination with other recently completed and proposed work at the site, appears to substantially alter the built-to-open-space ratio at the site;

4. That an 18-foot-wide overhead door may not support scale and rhythm of existing historic structures.
2. **Continue Items 5 and 6, construct pool with hot tub, coping and mechanical equipment and install artificial turf**, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the construction of a pool continues to increase site coverage at a property that, due to a recent addition, is built at more than 50 % with approval of the proposed expansion of the driveway and construction of any garage in excess of matching the historic dimensions;
2. That though not expressly prohibited by the Standards and Guidelines, artificial turf, despite having a permeable mat, may have an adverse effect on the environment and alter drainage patterns;
3. That the increased need for storm water management proposes redirection of storm water to the street.
3. **Continue Item 8) Construct pergola with concrete floor and brick fireplace**, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That permeable paving is recommended;
2. That introduction of the pergola paving further increases site coverage;
3. That the proposed pergola is located in the back yard and not visible from the public rights of way but does not meet other criteria for approval in that height restrictions apply;
4. That the proposed fireplace is located in the back yard and not visible from public rights of way but visible from abutting properties;
5. That material and design components of the fireplace must be compatible and documented.

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.

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