



STAFF REPORT

Historic Preservation Commission

June 5, 2024

HPCA-24-00032

Case Number: HPCA-24-00032

Property Address: 704 NW 28th Street

District: Paseo Historic Landmark District

Owner: Tuan Tran
14809 Rochefort Land
Yukon, OK 73099

A. CASE ITEMS FOR CONSIDERATION

1. Replace all windows (required);
4. Paint brick at front of dwelling (required);
5. Paint brick porch components (required); and
6. Replace siding at rear addition (required).

B. BACKGROUND

1. Project Description

Replace all windows and paint and stucco entire dwelling.

2. Location

Project site is located on the south side of NW 28th Street, between Shartel and Lee.

3. Site History

Date of Construction:

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 2004

Description from National Register Nomination Intensive Level Survey:

704 Northwest 28th, 1930. This one-story Tudor Revival style residence has arches over triplet windows in large bay. The portico has a segmented arch. There are brick buttresses along sides of the house.

Additional Information:

The 1949 edition of the Sanborn Fire Insurance maps illustrates a 1-story, brick-veneered, frame dwelling with 1-story frame "autohouse" indicated near the east property line, with the front face back nearly three-fourths ($\frac{3}{4}$) of the property depth from the front property line. All structures have shingle roofs. The 1955 edition of the maps indicates the dwelling and garage roofs to be composition materials.

4. Existing Conditions

The property appears to have changed hands several times in just two to three years. Photos in Google Maps and Oklahoma County Records illustrate original window framing in place through July 2022. As far back as 2005 an “apron” is illustrated beneath visible windows. Windows appear to be one over one at all locations visible from the street.

The property appears to have suffered from both delayed maintenance and inaccurately orchestrated repairs. The brick veneer appears to be failing in numerous locations. Numerous repointing locations of various materials are present. Brick or concrete sills are missing at all windows, leaving spaces beyond the applied wood aprons which are atypical of a brick veneer. Concrete or brick sills would be typical to maintain a water-resistant building.

Photos indicate that the front porch gable has been painted since at least 2001, as have the brick mullions at the front triple set of windows. Front porch floor and steps appear to have been painted. Cast stone features remain in place in most locations, but painted.

New vinyl replacement windows are in place at the rear addition, and a window opening for a set, likely triple, is boarded closed on the interior on the west toward the rear, south, end of the building.

Most of the siding has been removed from the rear addition and garage. The siding material of the garage is wood, and approximately 3-inch lap while that of the addition is much wider and not wood.

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.**

1. **Item 6**, Replace siding at rear addition (required).

- a. **Description:** The applicant proposes removal of remaining siding located on the existing rear addition. Smooth HardiPlank, cementitious siding is proposed. The existing siding is wide and smooth. The size of the proposed siding was not provided but can be acquired. It is presumed that the trim will be HardiTrim, with a smooth finish. The addition is not visible from the public rights of way. The age of the addition has not been determined.
- b. **References:** *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.1 **Maintenance, Preservation and Rehabilitation of Exterior Building Materials**

Policy: Maintain and preserve original or historic exterior finishes and materials such as wood, brick, stone and stucco. When repair or replacement of materials is needed, consideration should be given to sustainable methods and materials that also maintain the historical visual character of a building or property.

- 3.1.10: Oklahoma City's historic districts contain structures from a wide range of eras with varying degrees of historic significance and integrity. Changes to the exterior of any structure or site, regardless of its age, have the ability to contribute to, or to detract from, the overall character of the district and are subject to review. Changes to structures or additions built within the last 25 years or determined by the Commission to be non-historic shall be reviewed under the guidelines for New Construction.

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.
 - 4.6.6: 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.
- c. Recommended Specific Findings:
1. That wood and cementitious surfaces that emulate wood will have a smooth, painted finish;
 2. That features constructed within the past 25 years can be reviewed as new construction;
 3. That materials at new construction may include cementitious siding of an appropriate profile.

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:*

2. Item 1, Replace all windows (required).

- a. Description: The applicant proposes replacement of all windows of the structure. Aluminum clad windows are proposed. All are hung windows except at the addition on the south, where an alternate window shape is proposed. These are all proposed without muntins and with double pane and Low E.

The degree of transparency of the windows has not been established. Visible light transmittance (VLT), is .56.

Dimensions of the proposed windows are provided, while dimensions of the existing windows are not. Photos are provided for both interior and exterior views for all windows. Complete descriptions of individual windows are not included, though the owner has indicated each window is too damaged to repair.

Whether windows will change in size is unknown.

A set of currently missing windows will be replaced with three new windows within the existing opening. Whether mullions emulating the presumed historic condition are proposed is not clearly illustrated.

LowE is proposed, but to what extent is not yet known beyond the visible light transmittance. Tripple panes, interior blinds, and screens are all available options included in the brochure. All windows are described as without HGP (“hinged glass panels”).

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

3.6 Windows, Shutters and Awnings

Policy: Windows and shutters are important character-defining features of a building and originals should be retained and kept in good repair. Awnings may be an intended permanent character defining feature such as wood framed and finished with roof shingles to match the rest of the building or temporary such as contemporary fabric awnings with aluminum frames.

Design Justification: The proportion, shape, location, positioning, pattern and size of windows contribute significantly to the historic character of a building and help convey the architectural style and period of the building. Their design, details and craftsmanship make them worthy of preservation. The presence or absence of shutters and awnings are significant to the visual character of a building.

Sustainability Justification: Many buildings in historic districts retain old-growth wood windows which can last indefinitely if they are properly maintained, unlike new-growth wood or vinyl windows. In most cases, windows account for less than one-fourth of a home’s heat loss. Insulating the attic, walls and basement is a more economical approach to reducing energy costs than replacing historic windows. Proper maintenance and sealing of windows, along with adding storm windows, keeps windows out of landfills and enhances a building’s energy efficiency year round.

- 3.6.2: Retain and preserve original or historic windows. Preserve and maintain historic window framing and number and configuration of glass panes.
- 3.6.3: Make repairs to an existing window rather than replacing the entire window unit, including replacement in kind of parts that are deteriorated beyond repair. Ordinary maintenance and repair is limited to less than 50% replacement of the window’s components and parts including frames and sashes.
- 3.6.5: Original or historic windows more than 50% DETERIORATED BEYOND REPAIR may be replaced in kind.
- 3.6.6: New window openings may be allowed on the back facade or the back 30% of the side elevations. New windows must be compatible with historic or existing windows in proportion, shape, location, pattern, size, materials and details.
- 3.6.7: If an original opening is presently blocked, consider reopening it. The replacement of non-historic incompatible windows with windows that are

more historically appropriate is encouraged.

- 3.6.8: When window replacement is necessary, do so within the existing historic opening. Use the same frame size to avoid filling in or enlarging the original opening.
- 3.6.9: If original or historic windows can be demonstrated to be deteriorated beyond repair and must be replaced, new windows shall match all of the characteristics of the historic window, including muntins pattern and profile.
- 3.6.10: New windows made of aluminum clad wood with enameled finish may be appropriate as replacements for historic wood windows since these may have acceptable sustainable qualities and closely resemble a painted finish.
- 3.6.11: Vinyl is not an environmentally sustainable material, and the installation of vinyl-clad wood windows or entirely vinyl framed windows is not appropriate and will not be approved for the historic districts.
- 3.6.12: Thermal pane (also known as insulated glazing) windows are acceptable as replacement windows when the historic windows in a building have been previously removed. When used, thermal pane windows must have true divided lites.
- 3.6.13: A thermal pane window may be appropriate for replacement of a historic wood or metal window when the existing window frame and sash parts are more than 50% deteriorated beyond repair. To replace a historic window with a new unit a window survey including a photograph of the interior and exterior of the unit must be provided to substantiate the condition of the window. Historic windows visible from the public-right-of-way must be retained and repaired or replaced in kind, including replication of muntins pattern and profile.
- 3.6.14: Fanlights and sidelights at entrances can be retrofitted for improved thermal performance. Because these features are at eye level, the integration of films, new glazing or panels should be carefully detailed.
- 3.6.15: Muntins sandwiched between layers of glass, snap-on muntins, and surface-applied muntins are not appropriate and shall not be used.
- 3.6.16: Clear glass shall be used in all windows.
- 3.6.17: Reflective, tinted, patterned or sandblasted glass are not permitted in windows, except that special glass, for example, patterned, leaded or colored glass, can be used in transoms and sidelights when appropriate as established by the architectural style and the specific history of the building for which the special glass is proposed.
- 3.6.18: A new window may have a low emissivity coating applied to clear glass provided that the visible light transmittance is not less than .74 and the overall reflectance is not more than 17%.

- 3.6.19: Security bars must be installed only on the interior of windows.
- 3.6.20: If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.

Screened Windows

- 3.6.30: New screen windows frames must be of wood, and match the profile, size and design of the historic frame or typical window screen frames in the historic district. New screens shall be of a color, material, and screen size that they are still transparent enough for the window behind them to be visible from the public right-of-way.
- c. Considerations: It appears that the existing one over one sashes are replacements, as they appear to be in better condition than the frames, jambs, and sills. There are two small windows that are multi-paned, while other historic openings- including prominent windows on the front- have one over one, hung windows. All windows within the historic openings are wood, appear old, and appear to fill the original openings and utilize the original framing and wood sills, which are in very poor condition. Many of the sills tilt into the opening, directing water to the interior, and water damage and rot is noted at all walls and various components of the windows. The brick veneer has failed below windows, and brick sills are missing.

Alteration of historic window openings is not supported by the Guidelines, though the addition at the rear of the structure may be an appropriate location for such changes to improve the livability of the site. However, the treatment of the previous location of the presumed brick sills may contribute to alteration of window sizes at historic openings.

Window openings should not be altered, and similar sized frames and components should be designed to maintain the historic window sizes within the historic openings. Reinstallation of a brick sill in an appropriate manner may contribute to the lifespan of the proposed windows, the walls, and brick veneer.

Aluminum clad windows may be an appropriate alternative to all wood windows. An appropriate aluminum clad window filling the same space and having the same glass area is not an uncommonly approved proposal where not visible from the street, at one over one windows, as they may be indiscernible.

Thermal pane windows may be considered an appropriate replacement when window frames and sash parts are more than 50% deteriorated beyond repair. This may be visibly indiscernible with one over one windows. Where muntins are present in the historic window, true divided light is required.

Clear (transparent) glass is required and VLT, should not be less than .74. The description of the glass indicates VLT at .56.

Black mesh screens have previously been documented to block views of windows, providing a dark opening inconsistent with historic windows.

In summary, aluminum clad windows may be a viable option where windows are determined to be 50 percent or more beyond repair, where not visible from the street

and where visibly indiscernible as the historic appear no longer extant. Thermal glass is not prohibited, and when providing a transparency level similar to that of the historic windows, may be appropriate if indiscernible from the historic condition. Black mesh screens that contribute to dark openings are not appropriate.

The historic openings should be repaired, and windows should match the historic sizes. Mullions with brick veneer are present on the front. A wood mullion is present at a pair opening on the rear. It is presumed that the west opening included mullions between windows. It should be determined if brick sill replacement is necessary to the repair of the windows. It should be determined if replacement of windows and the rear and the west without muntins is detrimental to the historic character of the dwelling.

d. Recommended Specific Findings:

1. That aluminum clad, wood windows that fit the historic openings are appropriate here, where historic windows are no longer extant and the windows and window components present are deteriorated more than 50 percent beyond repair;
2. That mullions and sills should be reestablished in a professional manner and documented with appropriate, fully dimensioned drawings;
3. That documentation of existing windows must be complete, including dimensions;
4. That proposed insulated window and screen documentation must clearly illustrate transparency levels consistent with the historic; and
5. That changes to window openings on the rear are not visible from the public rights of way.

3. Item 4, Paint front of dwelling (elective) or 5, Paint brick porch components (elective).

- a. Description: The applicant requests that the Historic Preservation Commission consider expansion of the painted surfaces of the dwelling to include the entire front of the dwelling in a color similar to the historic brick. At minimum, the applicant requests permission to repaint the existing painted surfaces and the remainder of the porch walls.

The applicant has indicated that attempts to remove existing paint from brick surfaces have been unsuccessful and damaging to the brick. Results of these attempts have been requested but not yet received.

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

3.1 Maintenance, Preservation and Rehabilitation of Exterior Building Materials

Policy: Maintain and preserve original or historic exterior finishes and materials such as wood, brick, stone and stucco. When repair or replacement of materials is needed, consideration should be given to sustainable methods and materials that also maintain the historical visual character of a building or property.

Design Justification: The form, materials and details of exterior walls, roofs, door and window openings, and decorative details, as well as scale, texture and variety, contribute to a building's historic character. The texture, patterns and

finishes of historic materials such as clay tile, slate, brick, stone, stucco and wood siding are important character-defining features; obscuring or removing these features diminishes the significance of historic buildings and structures.

Sustainability Justification: The exterior materials of a building represent embodied energy and preserving them helps maintain a building's architectural integrity and its embodied energy. When maintained properly, these materials can last indefinitely, eliminating the need to use new resources for their replacement. When new materials are necessary, consideration should be given to sustainability, which includes the availability of raw resources, the method and energy used to extract, transport, and process the raw resources, the energy to manufacture and transport a commercial product, and longevity of installed materials.

- 3.1.1: Retain and preserve original and historic materials to sustain the historic character of a property and the embodied energy of the materials. Historic architectural features and materials that define the historic character of a building, property, or district shall be maintained in good repair.
- 3.1.2: Original or historic wood finishes must be maintained and painted (if painted historically).
- 3.1.3: Ordinary maintenance and repair typically addresses one half (50%) or less of an original or appropriate building feature, component or material on any one building face or roof, and may involve replacement of areas or parts of the building due to damage or failure of a component or material. A Certificate of Appropriateness is not required for work that meets the requirements of "Ordinary Maintenance and Repair" (See the Municipal Code, Chapter 59, Article 2).
- 3.1.4: Repairs shall be done with like materials.
- 3.1.5: If repairs or replacement affect more than one-half (50%) of an inappropriate component or material located on any individual building face or roof, then it is strongly encouraged that all of the inappropriate components or materials be replaced with appropriate materials. A Certificate of Appropriateness is required when all of the inappropriate materials are proposed for replacement. See "Administrative Review" below.
- 3.1.6: Peeling, flaking or failing paint should be removed from historic wood and masonry surfaces by the gentlest means possible to protect the integrity of the historic surface. Acceptable methods for paint removal include scraping, sanding, thermal removal or mild chemical strippers.
- 3.1.7: The original natural finish of brick and stone is historically important and must be preserved. Cleaning must only be undertaken to halt masonry deterioration.
- 3.1.8: The use of any abrasive, strong chemical, sandblasting or high-pressure cleaning method is not permitted, as these permanently damage the finished

material surfaces and accelerate deterioration of historic masonry and wood.

- 3.1.9: Previously painted masonry surfaces may be repainted.
- 3.1.10: Oklahoma City's historic districts contain structures from a wide range of eras with varying degrees of historic significance and integrity. Changes to the exterior of any structure or site, regardless of its age, have the ability to contribute to, or to detract from, the overall character of the district and are subject to review. Changes to structures or additions built within the last 25 years or determined by the Commission to be non-historic shall be reviewed under the guidelines for New Construction.
- 3.1.11: If more than 50% of a an original feature or material on any one surface of any one face of a building, including the roof, requires repair by replacement in kind, then the scope of the work exceeds the definition of ordinary maintenance and repair and a Certificate of Appropriateness is required.
- 3.1.12: If repairs or replacement affect more than two-thirds (66%) of an inappropriate component or material located on any individual building face, then all inappropriate components or materials shall be replaced with an appropriate component or material. Removal of more than 50% of an inappropriate material no longer meets the definition of ordinary maintenance and repair, and a Certificate of Appropriateness is required.
- 3.1.13: For example, on a building with vinyl siding, if over two-thirds (66%) of this siding is to be removed from the front building face and replaced due to deterioration or damage, then all of this inappropriate siding on that building face shall be replaced with an appropriate material such as wood siding or the historic material (which is likely to be historic wood siding) shall be uncovered and restored.
- 3.1.14: Remove an inappropriate component or material and restore the original or historic component or material that is revealed by such removal.
- 3.1.15: New material should match the historic in material type, dimensions, design, configuration, texture, surface coatings and visual appearance.
- 3.1.16: When a missing or severely deteriorated feature, element, or component is replaced, it shall be replaced in-kind, that is, matching the original in dimensions, detail, size, form, material and finish.
- 3.1.20: Original or historic masonry or stone surfaces must be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting and other consolidation or stabilization methods cannot be shown to be appropriate.
- 3.1.21: If masonry was previously painted, it is often not appropriate or possible to remove paint, and appropriate repainting must be considered. If color or texture of replacement brick or stone cannot be matched with existing material, as a last resort, painting may be an appropriate treatment.

- 3.1.22: Repair masonry by replacement or patching with in-kind or similar material. When this is not possible, new materials matching in texture, color and detail should be used.
- 3.1.23: New mortar used in re-pointing must match the color and composition of the original. Incompatible mortar, too high in Portland cement content, may exceed the strength of historic brick and result in acceleration of deterioration of brickwork.
- 3.1.24: Sandblasting, high pressure power washing, the use of blow torch methods and any abrasive cleaning or striping methods must never be used because of the resultant permanent damage.
- 3.1.25: Removal of existing synthetic materials is strongly encouraged to recover authentic historic finish and appearance of a building and its components.
- 3.1.26: Historic architectural features and materials should be retained and preserved when adapting the building to contemporary use.
- 3.1.30: New compatible designs for missing features should be reversible so that they can be replaced with a more appropriate design in the event that better and more accurate historical evidence becomes available.
- 3.1.32: Exterior insulation finish systems, curtain wall, concrete block, imitative brick or stone or gravel aggregate materials shall not be used as replacement exterior wall materials.
- 3.1.36: Products of polymer coatings (“liquid siding”) should be avoided since the life expectancy and breathability of these coatings is unknown. The application of these coatings often requires the abrasive cleaning of the historic surface which is not allowed.

3.2 Paint for Exterior Painted Surfaces

- 3.2.2: Do not use metallic, fluorescent or neon paint colors on any surface.
- 3.2.4: Paint colors should complement each other and respectfully accentuate the building’s significant features.
- 3.2.5: Craftsman style buildings often combined exterior colors in warm, rich earth tones, and the light colored walls and red tile roofs of Mission and Spanish Colonial dwellings were offset by contrasting trim colors.
- 3.2.6: Use variations in paint color to reflect variations in material on a building’s exterior.
- 3.2.7: Painting of previously unpainted masonry (e.g. brick or stone) is not allowed, as paint eliminates the inherent color variation of masonry that was a conscious part of the original design for the building and also initiates a continuing cycle of paint maintenance. Also, paint may trap moisture that can lead to the deterioration of masonry.

- 3.2.8: When repainting already painted brick or stone, colors may be selected to echo the original colors of the brick or stone. Repainting of previously painted masonry is encouraged, rather than attempts to remove paint, which may cause further damage to the underlying masonry surfaces.
 - These palettes are useful, research-based guides to historically accurate paint schemes, are tools to learn more about appropriate painting schemes, and can provide good reference information for selection of paint colors.
- c. Considerations: The Standards and Guidelines state that historic masonry surfaces must be maintained and not painted unless severe deterioration requires consolidation and other methods cannot be shown to be appropriate. Historic architectural features and materials should be retained and preserved, and the use of paint disguises or eliminates color, textures and patterns that were specifically chosen to establish the visual character of the building. Painting also establishes an additional maintenance cycle for the building.

The applicant previously indicated a desire to stucco and paint the dwelling, as they believe the brick to be damaged beyond repair. No assessment by a qualified professional was provided, and the proposal was denied with prejudice at the May 1, 2024 meeting.

The applicant has requested an alternate proposal to paint only at the front facade. Whether this is an attempt to consolidate failing materials or disguise poorly repaired surfaces was not discussed. No professional opinion regarding consolidation or repair has been provided.

Paint was previously introduced to the front porch gable, the brick mullions between the front windows, and cast surfaces. When these surfaces were originally painted is unverified, but county records and Google maps illustrate those surfaces painted as far back as 2001. Painting previously painted brick, mortar, or stone requires no review. Expansion of the painted brick, mortar, or stone requires review and approval.

Both cleaning and coating historic brick and masonry are highly destructive practices that should only be pursued under the guidance of a conservator, and only when determined necessary to consolidate and protect masonry. It is unclear if the proposed coating includes a consolidator and the primer and paint have not been described beyond color.

Only very specific products result in (limited and short lived) consolidation and protection, and their chemical makeup must be professionally chosen for the chemical makeup of the surfaces on which they will be placed. Cleaning prior to the application of any coating, including paint, must also be chemically compatible with the existing fabric and chosen for its ability to safely remove specific types of soil. Soot, smoke, oil, metallic stains, and mold and mildew all require different cleaning methods.

The application of paint does not address detaching brick veneers or failing mortar joints. Repointing with an appropriate mortar recipe and reattachment are the appropriate means of repair when brick veneers are failing. Deconstruction of veneers and reinstallation may be necessary, particularly when moisture or destabilization are

the instruments of failure. Where obvious openings contribute to moisture infiltration, those should be appropriately addressed to prevent continued entry.

Paint has the potential to prevent the release of moisture, exacerbating moisture related problems. It is not appropriate to seal historic brick and mortar surfaces and prevent the release of water vapor, as freeze and thaw conditions also result in defacing of brick by ice crystals that form inside the brick with no means of vapor release. Vapor permeable primers and paint may be less destructive than those that are not vapor permeable.

Paint is not a consolidant. The purpose of a consolidant is to replace lost binder to strengthen deteriorating masonry. This practice has a fairly short lifespan, and eventually exacerbates the problem. Painting new surfaces may exacerbate a problem and initiate a new a cycle of painting, repainting, and ultimately loss of the original textures inherent to the original design choices. Painting also inhibits the ability to identify and address mortar failures that are more readily visible at unpainted joints.

Expanding the area of painted brick may not be in the best interest of the historic fabric. Painting previously painted brick to match or complement the historic brick requires no review and may improve the aesthetics of the property.

d. Recommended Specific Findings:

1. That painting existing painted surfaces requires no review;
2. That the application of paint to existing unpainted brick will detract from the historic and architectural character of the building and the overall character of the district;
3. That the application of paint to brick is both potentially highly damaging and potentially irreversible;
4. That repair and cleaning of the historic brick veneer would be necessary to acquire a durable surface for the paint installation, while repair alone maintains the historic integrity and character of the structure and district.

E. HPCA-24-00032 STAFF RECOMMENDATION:

1. **Continue Item 1, replace all windows,** 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 aluminum clad, wood windows, that fit the historic openings are appropriate here where historic windows are no longer extant and the windows and window components present are deteriorated more than 50 percent beyond repair;
2. That mullions and sills should be reestablished in a professional manner and documented with appropriate fully dimensioned drawings;
3. That documentation of existing windows must be complete, including dimensions;

4. That proposed insulated window and screen documentation must clearly illustrate transparency levels consistent with the historic; and
5. That changes to window openings on the rear are not visible from the public rights of way.

Recommendations:

1. That windows should be illustrated to match the historic window dimensions;
 2. That glass should be illustrated to be similar to the historic glass in transparency;
 3. That replacement of the window may require repair of the brick sills;
 4. That replication of the muntins at the south (rear) and the south end of the west façade supports the continuation of the historic character of the details of the historic dwelling.
- 2. Deny Items 4 and 5 to paint entire front of the dwelling or expand painted area to include the porch components, with Prejudice with the specific finding that the proposed work will have an adverse effect on the historic character of the district or property; is not consistent with the provisions of the Standards and Guidelines and is not in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the specific findings in the Staff Report.**

Specific Findings:

1. That painting existing painted surfaces requires no review;
 2. That the application of paint to existing unpainted brick will detract from the historic and architectural character of the building and the overall character of the district;
 3. That the application of paint to brick is both potentially highly damaging and potentially irreversible;
 4. That repair and cleaning of the historic brick veneer would be necessary to acquire a durable surface for the paint installation, while repair alone maintains the historic integrity and character of the structure and district.
- 3. Approve Item 6, replace siding at addition, with the following conditions, with the specific findings that the proposed work, with the agreed-upon conditions, 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.**

Specific Findings:

1. That wood and cementitious surfaces that emulate wood will have a smooth, painted finish;
2. That features constructed within the past 25 years can be reviewed as new construction;
3. That materials at new construction may include cementitious siding of an

appropriate profile.

Condition(s):

1. That the dimensions and profiles of siding will be 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.

ADY