

## Lakin, Cynthia A

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**From:** Nicole Cossaart [REDACTED]  
**Sent:** Thursday, April 25, 2024 9:16 PM  
**To:** Lakin, Cynthia A  
**Subject:** Appeal of the west facing window at 700 NW 40th St.

You don't often get email from [REDACTED]. [Learn why this is important](#)

We wish to appeal the west facing window on the addition at 700 NW 40th St.

The original submitted design for the west facing window is not what was built. They repositioned the window without HP approval. (Photo 1&2)

When we bought our house at 704 NW 40th St, one of the things we loved about it was the covered patio. (Photo 3&4)

The window was supposed to be positioned closer to the house & obscured by the existing chimney & house. (Photo 5)

This window is an invasion of our privacy. (Photo 6,7&8)

The existing addition below is not a historic addition. There are no windows. There is a non historic door leading to the utility shed. (Photo 9&10)

A window on a ground floor addition is acceptable. You can build a fence, trellis or even plant a tree for privacy. This second floor window, which is on a non historic addition, is an invasion of privacy. There are no windows on the pre existing addition below it. We agree with the 2nd floor bathroom addition. We do NOT agree with this window .

Thank you,

Niki Cossaart-Cowley  
704 NW 40th St.  
[REDACTED]

Appeal of Historic Preservation Commission  
approval of a revision to addition at 700 NW 40<sup>th</sup> St (HPCA-23-00117)

Submitted March 18, 2024

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My name is Benjamin Cowley. My wife, Nicole Cossaart, and I reside with our 16 year old daughter and 10 year old son at 704 Northwest 40th Street in Oklahoma City. We would like to officially appeal the Historic Preservation Commission approval of a revised addition at 700 Northwest 40th Street. Specifically we object to the new location of a window facing west overlooking our backyard. The original plan (Approved by the Historic Preservation Commission in October, 2023; Exhibit 1 below) had a window which was mainly obscured by a chase on the house at 700 Northwest 40th street. This window has now been moved to the middle of the addition (Exhibit 2 below) at 700 Northwest 40th Street and directly overlooks our backyard. We consider this an invasion of our privacy.

As an example of how this will adversely affect our privacy, my wife, Nicole Cossaart, has a mutation in the BRCA1 gene which increases her risk of breast cancer. Several of her family members have suffered from breast cancer and some have died. In response to this my wife underwent prophylactic bilateral mastectomies, followed by reconstructive surgery. Her reconstructed breasts are uncomfortable and manually repositioning them relieves the discomfort. In addition her nipples have tenuous blood supply, and exposure to the sun increases their viability. The repositioned window at 700 Northwest 40th Street, directly overlooks our backyard where my wife would be sitting.

As another example of how our privacy will be affected, my 16 year old daughter likes to sunbathe in the backyard. She sometimes undoes the strap on her back. When she repositions she may expose her breasts. Once again the window in question at 700 Northwest 40th Street directly overlooks the backyard where my daughter will be sunbathing.

I would note that our neighbor at 712 Northwest 40th Street who has lived in the neighborhood since she was a child indicates that, in the past, additions to the posterior aspect of houses were limited to one story to avoid this type of privacy invasion.

Finally the repositioned window in question at 700 Northwest 40th Street will adversely affect the resale value of our home due to the obvious privacy invasion.

For all the reasons above, we object to the repositioned window and formally appeal the approval of the revision by the historic preservation council. We feel violated by the presence of the window in question which overlooks our back yard and was not present when our house was built nor when we bought it. We are disappointed in the Historic Preservation Commission's actions which do not preserve the historic nature of our house. We are hoping that the Historic Preservation Commission will not develop a habit of allowing people to build whatever they choose and to return to ask forgiveness of a revision. We think that is not in the spirit nor the ethic of the historic preservation concept.

We would be happy to discuss potential alternatives to the repositioned window. We look forward to your response to our appeal.

Of note, the owner of 700 NW 40th Street, per the Oklahoma County Assessor's website, is SK Investment Properties LLC. The property is currently occupied by Corinne Greenfield; the application for a revision to the proposed addition was submitted by Hollie Hunt, an architect intern at HJH Design.

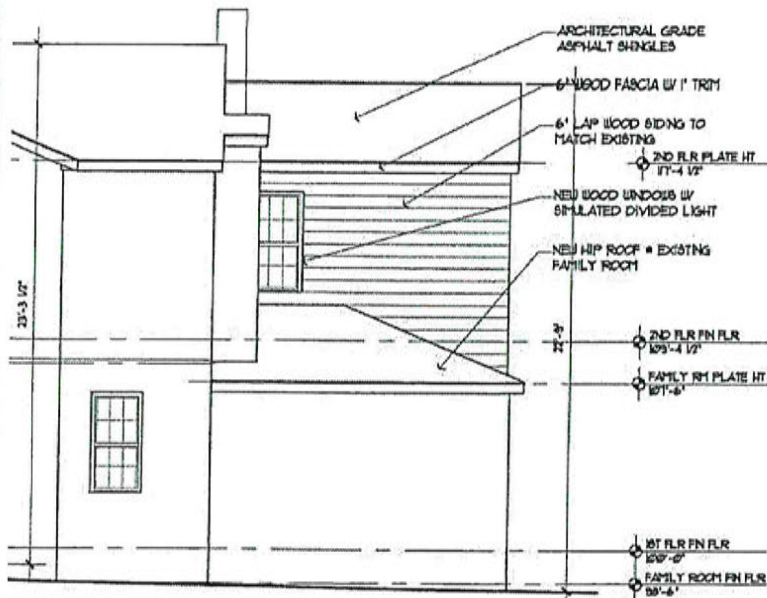


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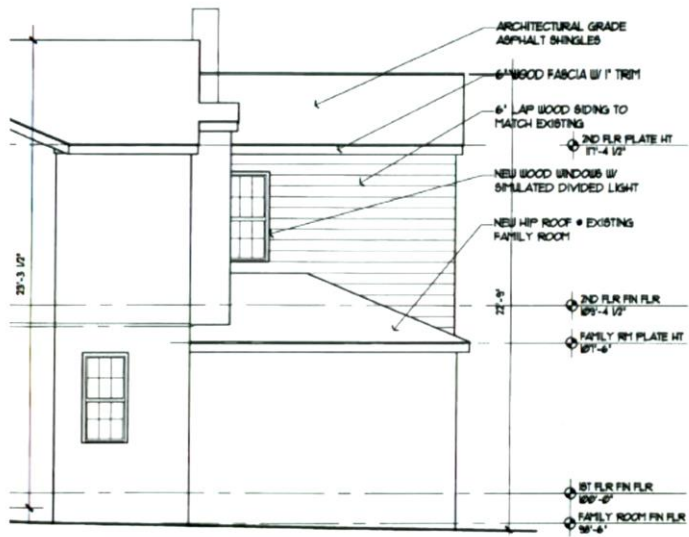
**Exhibit 1 (Plan as originally approved by HPC in October, 2023)**



**Exhibit 2 (Under construction with revised position of window; revision approved by HPC on March 4, 2024)**



As HP Approved:







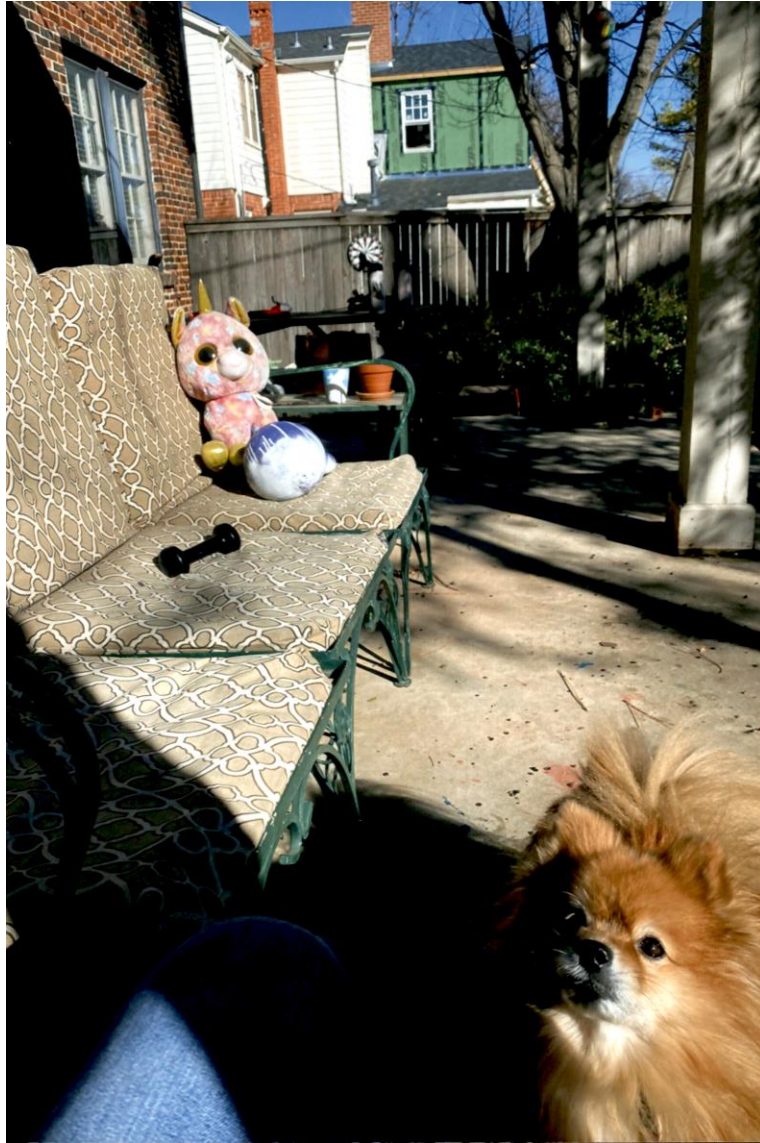
















As being Constructed:

