



STAFF REPORT

Historic Preservation Commission

December 4, 2024

HPCA-24-00031

Case Number: HPCA-24-00031

Property Address: 622 NW 27th Street

District: Paseo Historic District

Applicant: Parna LLC
Alex Russell
2201 Brighton Avenue
Oklahoma City, OK 73120

Owner: Cheviot Capital Holdings, LLC
Matthew Kahn
910 NW 37th Street
Oklahoma City, OK 73118-7110

A. CASE ITEMS FOR CONSIDERATION

1. Repair and/or replace siding in areas where needed.
2. Reconstruct deck and balcony rail located on second story of the south structure.
3. Replace porch roof.
4. Modify east wall to be 1-hour fire wall extending 3 feet on both the north and south walls.
5. Move both air conditioning units from the east wall, which will become a fire wall. One air conditioning unit will be moved to the north side, and the other will be moved to the south side (see "after" elevation drawings).
6. Add window next to front door (see attached product details).
7. Remove window on north side to create fire wall (see north side "after" drawing)
8. Repair roof and replace shingles (see attached product details).
9. Move sliding door on south side to be 3' from east edge fire wall.
10. Remove shutters from window on the north side.
11. Install 3 light fixtures.

B. BACKGROUND

1. Project Description

No work is proposed at the primary structure facing the street to the north.

This proposal includes the repair and renovation of an existing accessory dwelling at the southeast (rear) of the site. Proposed changes include closing openings on the east and within three feet of the east wall to create a firewall, creating openings or relocating for

windows, doors, and heat and air, rebuilding the upstairs deck, and and rebuilding the front porch. Proposed changes to the structure are anticipated to be minimally visible from the public rights of way at this accessory structure in the back yard.

Work has begun but must be reviewed as if it had not. Though said work included an expansion of the built space inconsistent with the zoning, revised plans return the building to a form very similar to the previously existing form with some of the proposed changes being required to meet building code requirements for a firewall due to proximity to the east property line. This includes closing openings on the east wall and relocating any openings within three feet of the east wall of the building.

Based on reservations by the Commission regarding an atypical roof form illustrated in November, that item has been removed from the application and the original roof form will be reinstated.

2. Location

Project site is located on the south side of NW 27th Street, between Lee and Dewey Avenues.

3. Site History

Date of Construction: 1920 (primary) and 1951 (accessory)

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 2004

Description from National Register Nomination Intensive Level Survey:

620-622 Northwest 27th, 1915. This one-story Bungalow/Craftsman residence was originally L-shaped. The front appears to have been extensively renovated with a gabled front porch enclosed and an extension built to the east. It is noncontributing due to alterations.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 1-story, stucco veneered, frame dwelling with 1-story front porch extending nearly the entire length of the front (north) façade and a 1-story back porch at the southwest corner of the building. Though addressed as 622-624 W. 27th Street, the structure was not labeled as a duplex.

A 1-story frame “autohouse” is indicated in the southwest corner of property spanning 50% of the width of the site at the alley. The north face of the garage was well back from the front property line.

All structures indicated with shingle roofs.

The 1949 and 1950 editions of the maps illustrate no changes to the site or structures.

The 1955 edition illustrates the introduction of composition roofing at the primary structure. The garage is not present in this edition, and no additional accessory buildings are indicated.

The Oklahoma County Assessor lists the subject building as constructed in 1951 which is

within the period of significance for the district.

4. Existing Conditions

The subject building is located in the southeast corner of the property not as far south as the no longer extant garage. It is narrower than the historic garage but deeper. The building is rectangular and includes a balcony on the north façade.

Work has begun but must be considered as if it had not.

5. Previous Actions

This project was heard by the Historic Preservation Commission at the November meeting and the applicant has revised the proposal based on comments from that meeting.

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 2, Reconstruct deck and balcony rail located on second story of the south structure; 3, Replace porch roof; and 8, Repair roof and replace shingles (see attached product details).

- a. Description: The applicant proposes ordinary maintenance and repair by 100% reconstruction of the balcony with railing, the porch roof, and the roof of the accessory structure in kind with no change except that an architectural grade shingle will be used on sloped roof as appropriate. Those roofs that have an inadequate slope to accommodate the listed shingle are presumed to be replacement in kind of existing fabric.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.7 Roofs

Policy: Retain original roof shape, details, and materials when possible. When replacing roofing materials, consider the energy used in their manufacture and transportation, the reflectivity of the material and whether the material derives from a renewable or recyclable resource.

Design Justification: By their shape, features, materials and details, roofs contribute significantly to the historic character of residential and multi-family buildings. Historic roof materials are usually related to the architectural age and style of the main building. Through variations in line, pitch and overhang, a historic roof can also reveal changes and additions to historic buildings over time. Chimneys, dormers and other roof features add to the diversity and character of historic buildings.

- 3.7.3: Preserve the original shape, line, pitch and overhang of historic roofs, as well as architectural features such as dormers, chimneys and turrets.
- 3.7.4: Retain, preserve and keep in good repair distinctive features such as

open eaves with exposed rafters and angled, decorative or plain rafter tails, flared eaves or decorative purlins, ridge cresting and brackets. Preserve flat roofs and parapets.

- 3.7.6: Flat roofs with parapets shall be preserved. Flat roofs not visible from the public right-of-way or concealed by parapets, may be replaced with membrane materials recommended for such applications.
- 3.7.7: Repairs to flashing must be copper or other metal with a finish to match the roof color. Unfinished, galvanized metal flashing shall not be used.
- 3.7.8: Retain eave features such as exposed rafters and brackets.
- 3.7.9: Replacement of non-historic composition roofing material with architectural grade composition shingles, regardless of color or pattern, is not subject to review and does not require a Certificate of Appropriateness (for repair, replacement, or installation of historic roofing materials, see Administrative Review).
- 3.7.10: Replacement in kind of existing, non-historic roof features such as gutters, downspouts, and turbines that meet the Guidelines for materials and location is not subject to review and does not require a Certificate of Appropriateness (for repair, replacement or installation of historic roof features, see Administrative Review).
- 3.7.13: For ventilation of attic heat, roof vents should be located out of view on back sloping roofs. Vents are encouraged to help improve the energy efficiency of the building and may be more appropriately accommodated using compatible attic wall louvered vents. If the building roof does not have a back sloping roof and attic walls for ventilation louvers are not available, then side roof ventilation may be considered on the least visible side locations from the public right-of-way. Low-profile ridge vents may be used.
- 3.7.14: New roof features such as roof ventilators, antennas, satellite dishes and skylights may be installed, but must be located on back slopes and not visible from the public right-of-way. Solar panels and solar shingles may also be installed on back roof slopes as long as they are not visible from the public right-of-way.
- 3.7.15: Metal roofs were not widely used in Oklahoma City historic districts and their installation is not appropriate unless it can be historically documented at a given building. New metal roofs shall match the details of the historic metal roof they replace.
- 3.7.21: Flashing shall be copper or other metal finished to match the roof color. Unfinished galvanized crownmetal flashing shall not be used.
- 3.7.22: Gutters and downspouts may be installed and shall be unfinished copper or painted or powder finished metal unless physical or photographic evidence demonstrates historical use of alternative materials or finish for the specific building.

- 3.7.23: Exposed galvanized metal or non-painted gutters and downspouts are not permitted.
- 3.7.24: New gutters shall be painted or powder finished to match the fascia color of the building unless copper is used. New downspouts shall be painted or powder finished to match the building or the building trim unless copper is used.
- 3.7.25: Copper gutters and down spouts may be installed when appropriate for the style of the building. Historical gutter shapes shall only be used when consistent with historical physical or photographic evidence of their use at the specific building.
- 3.7.26: The original shape, line, pitch and overhang of historic roofs are significant to the overall character of the building and must be retained.

3.3 Porches, Canopies, Porte-Cocheres & Balconies

Policy: Historic porches, canopies, porte-cocheres and balconies are important features and are often the dominant characteristic of a building. These features that are visible from the public right-of-way should not be altered.

Design Justification: Front porches and canopies connect a building to its context by orientating the primary entrance to the street. The various components of porches, canopies, porte-cocheres, and balconies, including steps, railings and columns, provide scale and detail to historic buildings.

Sustainability Justification: Porches, canopies, and porte-cocheres protect entrances, provide shade, and enhance a building's energy efficiency.

- 3.3.1: Maintaining porches, canopies, porte-cocheres and balconies, preserves and sustains their embodied energy and eliminates the need for replacement with new resources.
- 3.3.2: Preserve existing historic front porches, canopies, porte-cocheres, balconies, and their components because they are character-defining features of a building.
- 3.3.3: Ordinary maintenance and repair such as cleaning, painting, and making minor repairs through replacement in kind with like materials is encouraged and does not require review as long as less than 50% of an element or feature on any one side of the building is replaced.
- 3.3.4: Preserve historic components of porches including steps, ceiling, flooring, railings and columns.
- 3.3.8: Reconstruction of a missing porch, canopy, porte-cochere or balcony is encouraged and must be based on accurate physical evidence of the original or historic configuration, placement and detail of the feature and supplemented with historic photographs that show the original feature.
- 3.3.9: If no photographs or other documentation exist, the design of a replacement porch should be compatible with the historic building in height,

proportion, style, roof shape, material, texture, detail and color. Buildings of a similar architectural style can provide examples of appropriate design.

- 3.3.13: The dimensions and proportions of replacement balusters must match the historic porch. The spacing and height of railing balusters is important to the character of the historic building with typically closely spaced balusters and relatively low railings (30" or less in height). Although this height may not conform with current codes, existing historic railings are permitted to remain until they are too deteriorated to be retained and repaired, therefore it is critical to retain the historic porch balustrade and railings.
- 3.3.20: If more than 50% of a porch ceiling, soffit or floor requires repair by replacement, use materials to match the historic materials in all details, dimensions, and configuration and first consider replacement in kind for a new porch floor.

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.

- 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.
- 3.1.15: 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.

- 3.1.19: If original or historic materials do not remain, the original form may be reconstructed or restored based on physical, photographic, or documentary evidence.

c. Recommended Specific Findings:

1. That if more than 50% of 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;
2. That 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. That the proposed replacement of the balcony, balcony railing, porch roof, and building roof is based on limited photo-documentation of the structure.

2. **Item 11, Install 3 light fixtures.**

- a. Description: The applicant proposes the installation of lantern style light fixtures at each of the three door openings on the structure. The glass and metal fixtures are approximately 15 inches tall. Metal is powder coated black.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.11 Lighting

Policy: Retain original or historic light fixtures whenever possible. If replacement is required, select appropriate styles, based on the architectural style of the building.

Design Justification: Original and historic light fixtures help convey a building's style and add to overall historic character.

Sustainability Justification: Preserving existing light fixtures preserves resources and will not require the use of new materials. Using long-lasting bulbs will make historic fixtures more energy efficient.

- 3.11.2: The design and materials of lighting fixtures on buildings must be compatible with the historic character of the area and match the style and period of the building.
- 3.11.8: Replace missing or severely damaged historic light fixtures with fixtures that replicate the original or other appropriate fixtures that closely match the appearance and materials of the original.
- 3.11.9: If a compatible replacement fixture cannot be located, then a modern design with modest detailing that is compatible with the architecture of the building may be used.
- 3.11.10: If new light fixtures are needed where they previously did not exist, the new fixtures should be unobtrusive, conceal the light source and direct

light toward the building.

c. Recommended Specific Findings:

1. That the proposed light fixtures appear to be compatible with the architecture of the building.

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, Repair and/or replace siding in areas where needed.

- a. Description: The applicant proposes the repair and replacement of existing asbestos siding shingles as necessary. The modern equivalent of the existing shingles is a cementitious product of similar size, shape, and finish. Ordinary maintenance and repair requires in kind replacement which is typically not possible as the historic shingle is no longer made.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*
 - 3.1.34: Installation of fiber cement products may be appropriate for rear or side elevations not readily visible from the public right-of-way in order to replace wood siding that is missing or deteriorated beyond repair in all districts except the Heritage Hills Historic and Architectural District. If determined appropriate then the fiber cement siding shall be consistent with the size, pattern, shape, dimensions and texture of the historic wood siding. Fiber cement products are considered sustainable products.
- c. Considerations: The applicant has indicated that the proposed shingle is the closest available match without sourcing salvaged asbestos.
- d. Recommended Specific Findings:
 1. That the proposed fiber cement product is the closest available match to the historic fabric available on the market.

2. Item 4, Modify east wall to be 1-hour fire wall extending 3 feet on both the north and south walls. 7, Remove window on north side to create fire wall (see north side “after” drawing) and 9, Move sliding door on south side to be 3’ from east edge fire wall.

- a. Description: Due to proximity to the east property line, no openings may reside within three feet of the east property line without being rated sufficient for a firewall. The east wall currently contains the mechanical equipment for temperature control of the building and one window (openings in the wall). The south wall contains sliding patio doors with full glass within three feet of the east property line, inhibiting the one-hour fire wall. The north wall contains a window within three feet of the property line.

All openings on the east will be closed and sided, the south doors will move away from the east property line, and the north window will be closed and sided.

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

Historic Districts

3.6 Windows, Shutters and Awnings

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.

- 3.6.2: Retain and preserve original or historic windows. Preserve and maintain historic window framing and number and configuration of glass panes.
- 3.6.6: 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.

3.5 Doors and Entries

Policy: Doors and entrances are important aspects of the architectural character of a building. Historic doors and entries should be retained and preserved.

Design Justification: The proportion, shape, location, pattern and size of doors contribute significantly to the historic character of a building and help convey the style and period of the building.

Sustainability Justification: Preserving original or historic doors is part of the overall sustainability of the building and they should be made air-tight with proper weather-stripping. Storm doors help to enhance energy conservation. Blower-door tests, preformed as part of an energy audit, can document air leaks that should be sealed.

- 3.5.1: Regular maintenance and weatherstripping of historic doors helps to ensure their preservation and improves the energy efficiency of the building.
- 3.5.2: Preserve original or historic doors, openings and architectural features. Preserve and protect original or historic sidelights, transoms and fanlights surrounding a more formal entry.
- 3.5.3: Repair original or historic doors instead of replacing them. Properly maintained, they will have greatly extended service lives while contributing to the historic character of the building.
- 3.5.5: Preserve existing historic door openings, do not enlarge or diminish to fit stock door sizes.
- 3.5.10: If new openings are necessary due to code requirements or other

reasons, they may be considered under unique circumstances and must be compatible with existing door openings in proportion, shape, location, pattern, size and material.

- 3.5.11: Alternative materials for doors and door frames such as composite wood and aluminum clad wood, may be considered for side and back door locations except for the Heritage Hills Historic and Architectural District for which only wood doors are permitted.

- c. Considerations: The applicant, working with Development Services, has stated that as the building is only six inches from the property line, the east wall must have a one-hour fire rating, and that rating must extend three feet on the north and south walls that abut the wall. No permits will be issued without said rating.

The applicant indicates that closing all openings on the east wall and closing and relocating those openings within three feet on the north and south walls is the most effective method to acquire a fire rating as required.

Though more than 25 years old, the building is not original to the site as illustrated by the 1950 edition of the Sanborns. The building is indicated in the county records to have been constructed in 1951, but is estimated as constructed in the 1950s. Though relatively indicative of its period of construction, and possibly the period of significance (1905-1953) the east side of the building is not visible from the street. Loss of the east window may have little effect on the perception of the building from any visible location.

The north side of the building, though well back in the side yard and currently behind an opaque fence, is the street facing façade. Closing of original openings is not supported on front facades. This proposal may be considered unique as the structure is a secondary structure in the back yard and the north window is located beyond the fence and under a porch roof making visibility extremely limited.

The existing sliding patio doors are presumed to be metal, and as a prewar development, may differ little from their original installation. Relocation of the south patio doors is not visible from the public right of way.

Fire walls are not unique requirements and may be accomplished in more than one way. However, retrofitting an existing structure to include the necessary accommodation may require significant investment and circumstances unique to the property that prevent the least obvious method may need to be established. A replacement window on the front of the building that meets code requirements may be more appropriate than closure of an opening, though said window material may not meet the criteria for windows in the Standards and Guidelines.

- d. Recommended Specific Findings:

1. That the building is unique in that retrofitting for a fire wall is required by code to acquire a permit to remodel the building;
2. That the building is not original but may be 70-plus years old;
3. That closing openings in the east wall is not visible from the public right of way

and has no adverse effect on the character of the district;

4. That closing of openings on the front, north, façade is the chosen method of acquisition of the necessary fire wall within three feet of the east wall and may be unique in that it is no less consistent with the Guidelines and Standards than replacement with a window that successfully provides the required fire wall;
 5. That closing of the window opening on the front requires a unique finding of fact that the most appropriate means possible to meet conditions of a fire wall is the closing of said opening.
3. **Item 5, Move both air conditioning units from the east wall, which will become a fire wall. One air conditioning unit will be moved to the north side, and the other will be moved to the south side (see “after” elevation drawings). 6, Add window next to front door (see attached product details).**
- a. Description: The applicant proposes to relocate mechanical equipment to the north (front) façade at the first floor secondary structure and the south (rear) façade in the gable end. The applicant also proposes the installation of a small window on the north above the mechanical equipment for natural light.
 - b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

2.4 Service and Mechanical Areas

Policy: Mechanical equipment, such as HVAC units and satellite dishes, should be located out of public view. They should be screened with landscaping (best) or fencing (acceptable).

- 2.4.3: Service and mechanical equipment are commonplace, but their presence must be minimized by appropriate placement and screening. A planted screen is preferred and a fence screen is also acceptable.
- 2.4.2: Mechanical equipment must not be located in public view. Equipment must be screened.
- 2.4.4: Service equipment (including ground mounted solar collectors), mechanical areas and trash receptacles, if proposed, must be screened from the street and other pedestrian areas. Loading areas should be located away from primary facades and be well maintained.
- 2.4.5: New window air-conditioning units may be used and must not be located on the front or corner side facade of a structure. Existing window units located on the front or corner side facade may be replaced in kind in the same location, although it is preferred that a less obtrusive location be selected.
- 2.4.6: New “through-the-wall” air conditioners, heaters, or combination units may be used in additions and new construction on back elevations or side wall locations that are screened and hidden from view by fences that meet the requirements and recommendations of the section of the Standards and Guidelines regarding Fences and Fence Walls.

- c. Considerations: The north side of the building, though well back in the side yard and currently behind an opaque fence, is the street facing façade. Introduction of new openings are not supported on front facades. Placement of mechanical equipment on front facades is generally not considered appropriate. Thus, supporting the removal of the eastern features may be less challenging than relocating them in new openings elsewhere, per the Standards and Guidelines.

The Guidelines state the following: Mechanical equipment must not be in public view. Equipment must be screened. New window air-conditioning units may be used and must not be located on the front or corner side facade of a structure. New “through-the-wall” air conditioners, heaters, or combination units may be used in additions and new construction on back elevations or side wall locations that are screened and hidden from view by fences. Additionally, the Standards and Guidelines state that new window openings are allowed only on the rear or in the rear 30% of side walls. This suggests prohibition of the introduction of new openings on the north, front, for windows or mechanical equipment placement. However, these criteria are generally considered as referenced for the primary dwelling.

This is a secondary structure located entirely within the back and side yard, with minimal visibility beyond its front façade of which views are partially obscured by an opaque fence, typically a transient feature, that may qualify as screening while in place. Alterations to the structure will not be visible from the public right of way.

- d. Recommended Specific Findings:
1. That changes proposed to accommodate new openings are not visible from the public rights of way;
 2. That the proposal is unique in that a fire wall is required after the fact and that zoning limits modification to the structure.

4. **Item 10, Remove shutters from window on the north side.**

- a. Description: The applicant proposes to remove shutters from the front (north) window on the secondary structure.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

3.6 Windows, Shutters and Awnings

Shutters

- 3.6.31: Historic shutters should be preserved and maintained.
- 3.6.32: Shutters on historic building may have been functional and decorative in design. Operable shutters could be closed during summer days to reduce heat light and heat. New shutters may be functional, decorative, or both.
- 3.6.33: Shutters are only permitted where they existed historically, and where they are appropriate to the style and character of the house. Inappropriate shutters are encouraged to be removed.

- 3.6.34: Shutters must be half the width of the window and mounted to be or appear operational.
- c. Considerations: Three shutters are present in the photo of the front of the secondary structure. These do not appear to be operable but may be original. One is located at the eastern corner of the north façade where the window is proposed to be removed to accommodate the fire wall. A pair is located at the western window on the front (north) façade. Neither the windows nor the shutters are visible at the first floor beyond the fence, the porch and beneath the balcony.
- d. Recommended Specific Findings:
 1. That shutters are not visible from the public rights of way.

E. HPCA-24-00031 STAFF RECOMMENDATION:

1. **Approve Items 2, Reconstruct deck and balcony rail located on second story of the south structure; 3, Replace porch roof; and 8, Repair roof and replace shingles** with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property and complies with all relevant Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That 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;
 2. That 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. That the proposed replacement of the balcony, balcony railing, porch roof, and building roof is based on limited photo-documentation of the structure.
2. **Approve Item 11, Install 3 light fixtures** with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property and complies with all relevant Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed light fixtures appear to be compatible with the architecture of the building.
3. **Approve Item 1, repair and replace siding**, with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property and complies with all relevant Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed fiber cement product is the closest available match to the historic fabric available on the market.
4. **Approve Items 4, Modify east wall to be 1-hour fire wall extending 3 feet on both the north and south walls; 7, Remove window on north side to create fire wall; and 9, Move sliding door on south side to be 3' from east edge fire wall; with Unique Circumstances** with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property; that the following **unique circumstances** exist; that the items do not strictly comply with all relevant Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the 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 building is not original but may be 70-plus years old;
2. That closing openings in the east wall is not visible from the public right of way and has no adverse effect on the character of the district;
3. That closing of openings on the front, north, façade is the chosen method of acquisition of the necessary fire wall within three feet of the east wall and may be unique in that it is no less consistent with the Guidelines and Standards than replacement with a window that successfully provides the required fire wall;
4. That closing of the window opening on the front requires a unique finding of fact that the most appropriate means possible to meet conditions of a fire wall is the closing of said opening.

Unique Circumstances:

1. That the building is unique in that retrofitting for a fire wall is required by code to acquire a permit to remodel the building;
5. **Approve Items 5, Move both air conditioning units from the east wall, which will become a fire wall, one unit to the north wall and one to the south; 6, Add window next to front door; with Unique Circumstances** with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property; that the following **unique circumstances** exist; that the items do not strictly comply with all relevant Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the 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 changes proposed to accommodate new openings are not visible from the public rights of way;

Unique Circumstances:

1. That the proposal is unique in that a fire wall is required after the fact and that zoning limits modification to the structure to accommodate temperature moderation.

6. **Approve Item 10, Remove shutters, with Unique Circumstances** with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property; that the following **unique circumstances** exist; that the items do not strictly comply with all relevant Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the 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 shutters are not visible from the public rights of way.

Unique Circumstances:

1. That the proposed fire wall requires removal of the shutter at the northeast window.

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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