



STAFF REPORT

Historic Preservation Commission

February 22, 2021

HPCA-21-00007

Agenda Item: VI.D.16.

Case Number: HPCA-21-00007

Property Address: 1703 N Hudson

District: Heritage Hills Historic District

Applicant: Gumerson Blake
Jeff Blake
1020 NW 81st Street
Oklahoma City, OK 73114

Owner: Fred & Carter Fellers
1703 N Hudson
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Raise yard 30 to 36 inches (elective);
2. Expand driveway concrete to back of house (elective);
3. Install driveway gate and iron fencing (elective);
4. Install wood fencing (elective);
5. Construct fence/retaining walls (elective);
6. Construct pool (elective); and
7. Install mechanical equipment (elective).

B. BACKGROUND

1. Project Description

The applicant proposes the installation of a pool in the side yard between the house and side property line; extensive hardscape is involved. The proposed pool is located forward (east) of the garage and north of the house. The proposal places part of the pool and a large portion of retaining walls and fencing in the front yard, including a trellis or arbor. The applicant proposes altering the topography by raising the yard 30-36 inches to ensure the pool does not acquire storm water from the driveway. This change in topography necessitates the proposed retaining walls.

2. Location

Project site is located on the northwest corner of the intersection of NW 16th and Hudson.

3. Site History

Date of Construction: 1915

Zoned Historic Preservation/Historical Landmark: 1969

National Register Listing: 1979

Description from National Register Nomination Intensive Level Survey:

1703 North Hudson Street, Huckins-Nesbitt House. This two-story brick house was constructed in 1916 for Joseph Huckins, owner of the Huckins Hotel in downtown Oklahoma City. The property is currently [at the time of the survey] owned by former Oklahoma Attorney General Charles R. Nesbitt and his wife, Margot, who is on the Board of Advisors for the National Trust for Historic Preservation.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 2-story, brick dwelling with framed cornice and framed, 1-story, open porches on the north and south. A brick, 2-story feature on the west is illustrated as open on the 1st floor and forms a porte-cochere. A 2-story, brick “autohouse” is indicated on the north property line. All structures have non-combustible roofs, generally tile or slate.

The 1949 edition of the maps indicates a 1-story addition to the garage at the west wall. No changes are indicated on subsequent editions of the maps.

4. Existing Conditions

This site is oriented in a manner typical of numerous dwellings on the named streets, facing the avenue while being addressed off the cross street. Many have the stately appearance of expansive front yards and are located on sites of various sizes. Those with significant back yards appear to have historically been placed on significantly larger parcels. This site and the abutting dwelling to the north have little in the way of a true backyard, though they have generous front and side yards. The buildings are stately and artfully oriented. This orientation appears quite common along Hudson. The site is 104 by 140 feet.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-655	04/01/1992	Nesbitt	Approved
Replace steps at NW corner.			
HPCA-460	12/09/1986	Nesbitt	Approved
Expand landing and brick walkway to driveway.			
HPCA-203	12/16/1981	Nesbitt	Approved
Replace concrete walk with brick.			
HPCA-19-00031	03/11/2019	Fellers	Approved

Replace 5 pedestrian doors.

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.**

None.

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 2, Expand driveway concrete to back of house (elective); 3, Install driveway gate and iron fencing at west driveway (elective).

- a. Description: The applicant proposes a decorative iron driveway gate and fence at the southwest corner of the dwelling to serve the west side driveway. Additional matching fencing is proposed along the entire length of the west side of the property from the southwest corner of the dwelling to the northwest corner of the property line. Fencing and gate are proposed at 6 feet tall.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

2.8 Fences and Walls

Policy: Preserve original or historic fences and fence walls. New fences should be of renewable materials such as wood, woven wire or brick. Vinyl fences are not appropriate.

Design Justification: Fence walls and fences historically marked property boundaries and may have shielded private areas from public view. Historic materials such as wire, wood and brick are compatible materials; vinyl materials introduce an incompatible artificial appearance.

Sustainability Justification: Preserving existing fences and fence walls saves resources. New wood fences constructed of lumber from managed forests represents use of a renewable resource. Petroleum-based vinyl fencing is not a sustainable material.

- 2.8.4: Fences and fence walls in back yards have more flexible requirements than those in side yards or those that are front yard facing because they are less visible from the public right-of-way.
- 2.8.5: Fences and fence walls are generally permitted in side, corner side, and back yards. Interior side and corner side yard fences and fence walls must be set back from the historic front building line by a distance not less than six feet. Depending on the materials and details of a fence and fence wall, additional requirements of this section may apply.

- 2.8.8: Fences shall be located behind any open front porch of the main building AND the open front porch of the main building of any adjacent property.
 - 2.8.9: Fences and fence walls shall be located at or behind the front 40% of the side yard of the main building unless the fence or fence wall is 75% transparent not including posts or columns spaced a minimum of eight feet apart. Depending on the design and architecture of the main building, additional requirements of this section may apply.
 - 2.8.13: Fences and fence walls shall not exceed six feet in height on side or front facing locations.
 - 2.8.16: Acceptable materials for fences and fence walls are wood, brick, stone, cast iron, iron, chain link, twisted wire, painted aluminum that mimics the appearance of cast iron or iron fences, or a combination of these materials. Materials for fences and fence walls should be consistent with materials historically used at each individual property or within the historic district during the period of significance.
 - 2.8.19: Tops of new fences or fence walls may be horizontal, stepped, scooped, arched or parallel with the grade, as appropriate to the style and period of the main building or the historic district.
 - 2.8.21: The side of a fence or wall facing the street or alley shall be the “finished” side.
 - 2.8.22: The corners of corner properties should have partially “transparent” or open fences or fence walls to avoid complete visual enclosure along side streets.
- c. Considerations: The site plan illustrates what appear to be columns along the west property line that appear to be consistent with existing features on site that support a short, decorative iron fence. It has not been established that the existing features belong to this property and are being replaced. However, removal of existing character defining features may not be appropriate. Should the existing columns and fencing be proposed for replacement, establishing whether they are historic and whether they are deteriorated beyond repair is necessary.

Construction of columns requires detailed, dimensioned drawings that include materials.

In evaluating Guidelines and placement of fencing at this site, it is necessary to consider what is the “front” of the property. If the south façade is considered the front, then the proposed gate and fence location are not consistent with a front or side yard treatment as they are located at the southwest corner of the dwelling rather than set back 40% from the build line. However, if the south façade is considered the side of the dwelling and the west façade considered the rear, then the location meets the criteria for a backyard fence as it is not forward of the front porch of the abutting property.

Generally, placement of fencing that interrupts the view of character defining features

such as porte-cocheres is not appropriate. Specifically, the location of the gate forward of the porte-cochere is not consistent with similar treatments on the block. Continuity and rhythm are important characteristics of the district.

Expansion of the driveway paving appears to be located within the backyard regards of the street orientation. However, hardscape visible from the public rights of way require review. Paving should have a patina that matches the aged appearance of existing paving. A topical treatment may be more easily matched than integral color.

d. Recommended Specific Findings:

1. That expansion of the driveway paving at the corner of the dwelling is minimally visible;
 2. That documentation of the proposed fence and columns is insufficient;
 3. That the fence and gate are located in a manner considered appropriate for a backyard fences;
 4. That location of the gate forward of the porte-cochere is not consistent with similar applications on the block at historic porte-cocheres.
2. **Item 1, Raise yard 30 to 36 inches (elective); 4, Install wood fencing (elective); 5, Construct iron fence/retaining walls (elective); 6, Construct pool (elective); and 7, Install mechanical equipment (elective).**

- a. Description: The applicant proposes installation of a pool in the east side yard. To accomplish the installation, the topography of the site will be altered by raising the yard 30 to 36 inches. The proposed change in grade requires retaining walls around the area on all sides. Both wood fencing and decorative iron fencing are proposed on top of the retaining walls for a combined height of approximately 7 feet tall in some locations. Retaining walls are illustrated as brick and concrete. A decorative iron trellis or arbor and gate are indicated on the east. Brick pavers in concrete are proposed in the patio or deck area, while the area around the pool is proposed as grass. Installation of mechanical equipment is proposed.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

1.10 Design Review: Public and Private Space in Historic Districts

Design review for Oklahoma City's historic districts and landmarks is concerned primarily with the primary facade or "public face" of buildings as opposed to back or side elevations that are not readily visible from the public streets or rights-of-way. Public and private spaces are usually both visually and physically connected. City streets and sidewalks connect with individual driveways and walkways forming a physical and visual network of public and private spaces. In using city streets and sidewalks, the public has a range of view into spaces that property owners may consider private spaces. This view integrates visual qualities along a given streetscape, such as setback, scale and massing of buildings. Ideally, in a historic district, these qualities create a visual continuity. This premise forms the basis for design guidelines, assisting property owners in

maintaining individual and collective historic character within a cohesive district and for a historic property. Public view does not stop at the vertical plane of a building face. Rather, there is depth to public view, and a person moving along a city street or sidewalk can see portions of side elevations of buildings, as well as into back yards. Landscaping and privacy fences can help minimize the “access” of public view into back yards. However, historic property owners should keep in mind the visibility of some portion of side and back yards from the street and public sidewalks. The most private space on private property is an area directly behind a building. These areas are ideal for site additions such as decks, patios, outdoor furniture, pools, fountains, terraces, sculptures, planters, trellises and pergolas.

Chapter 2 Site and Landscape Considerations

2.1 Lot Size

Policy: Each historic property consists of the site, or “lot,” and the buildings or structures placed within the site. The relationship of buildings and structures to their respective site, to adjacent sites and to the public rights-of-way are important character-defining features of historic properties and districts and should be an integral part of planning for every project.

Design Justification: The historic relationships between buildings, structures, sidewalks, streets, landscaping features and open space together create the character of a district and should be retained.

Sustainability Justification: Maintaining historic spatial arrangement ensures the preservation of component parts, sustaining their embodied energy and negating the need for replacement with new resources.

- 2.1.1: Historic districts generally have a uniform, and unifying, orientation of properties to their respective development and the development of adjacent properties. Typical lot sizes help define the district’s commonality and integrity.
- 2.1.2: Retain the historic lot size and configuration of the property.
- 2.1.3: If new lots are created, they should have a width no less than 90 percent and no more than 110 percent of the average width of all lots in both the same blockface and the opposite blockface.
- 2.1.4: Development or redevelopment of vacant lots must respect the historical development of the property and district in terms of lot size and relationship between public and private spaces.

2.2 Setbacks

Policy: Maintaining historical patterns of development including front and corner side-yard setbacks is an important character-defining feature of a district.

Design Justification: Historic setback patterns are important for maintaining an authentic streetscape and protecting vistas from, and views to, a historic property

and district.

Sustainability Justification: Maintaining historic front and side-yard setbacks ensures the preservation of a district's components, sustaining their embodied energy and negating the need for replacement with new resources.

- 2.2.1: Along a streetscape in a historic district, there is often a uniform and unifying setback for buildings from the street. Maintain consistency with historical setbacks to preserve historic development and historic subdivision patterns.
- 2.2.2: Maintain building orientation patterns, for example, with front facades of primary buildings facing and parallel with the street.
- 2.2.3: Maintain established side-yard setbacks and spacing patterns between buildings to reinforce the sequence of individual structures along the streetscape.
- 2.2.4: Maintain established setbacks for accessory buildings.
- 2.2.5: Development of vacant lots must respect the historic development of the property and the district in terms of setbacks and relationship between public and private spaces.
- 2.2.6: Accessory buildings should follow the historic setback patterns of the property or other accessory buildings in the streetscape or district when replaced in kind.
- 2.2.7: New construction must be reviewed not only for architectural design, but also for historic back and side-yard setbacks.

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).

Design Justification: Most mechanical units and equipment are non-historic additions to buildings, and the effect of their visual impact on a property's or district's historic character should be minimized.

Sustainability Justification: Maintaining equipment ensures its continued use, which conserves materials required for replacement. Screening with landscaping is preferred over fencing and the plants absorb carbon dioxide. New fencing materials require new resources and energy to manufacture, transport and install.

- 2.4.1: Maintain mechanical equipment to operate efficiently and for continued use, which conserves energy and resources required to manufacture replacements.
- 2.4.2: Electrical, water, gas, security, telephone and cable equipment sometimes need to be upgraded. Replacement utility boxes and meters of various types, located in the back yard or mounted on the back wall of the

primary building and less than six feet above the ground do not require review unless they will be visible from the public right-of-way.

- 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.

2.5 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.

Sustainability Justification: Retain existing elements that represent embodied energy or impart some degree of energy efficiency to the building (e.g., a shading pergola). Address sustainability standards when installing new elements, such as light fixtures with solar cells. Screening with landscaping is preferred over fencing, as fencing requires new resources and energy to manufacture and transport. Landscaping with native and low-water plants conserves water.

- 2.5.1: Maintain existing historic landscape and landscape features to preserve the historic district setting.
- 2.5.2: Historic elements, such as retaining walls, should be retained and preserved.
- 2.5.3: Landscape elements in back yards, not visible from any street or adjacent property and less than six feet in height are not subject to review unless a building or other type of permit is required by the Municipal Code.
- 2.5.4: Retain and preserve historic porch lights. They may be refurbished for modern electrical wiring and equipment in order to use modern lamps or light bulbs.

- 2.5.5: Pool slides, play equipment and tree houses in back yards are not subject to review unless a building or other permit is required by the Municipal Code.
- 2.5.6: Preserve existing historic pergolas or trellises as they are character-defining features of a historic building and property (see also 3.4, Pergola or Freestanding Trellis).
- 2.5.7: Preserve and maintain original light fixtures in front 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.
- 2.5.9: Unobtrusive foot-lighting may be installed along pathways. Solar-powered fixtures are encouraged.
- 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.
- 2.5.11: Actions beyond maintenance have the potential to alter a site or building, which could affect their historic character.
- 2.5.12: The introduction of new materials visible from the public right-of-way will likely be sustainability considerations and require administrative review.
- 2.5.13 Landscape elements that are not visible from any public way and otherwise meet all relevant guidelines may be administratively approved.
- 2.5.14: New retaining walls may be approved to preserve a natural or existing historic slope in the front and side yards only if an earlier retaining wall on the property can be documented.
- 2.5.15: New retaining walls not to exceed two feet in height may be approved to preserve a natural or existing slope in back yards not visible from the public right of way.
- 2.5.16: The height of a new retaining wall may not exceed the height of the slope it retains.
- 2.5.17: A retaining wall in front or side yards visible from the public right of way shall be constructed of unpainted natural stone, brick or finished concrete that is compatible in texture, color and style to the main building or adjacent paving materials.
- 2.5.18: A retaining wall constructed in side or back yards not visible from the public right of way may be constructed of alternative materials; i.e., concrete block, landscape block, landscape timbers, etc.
- 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.
- 2.5.22: New pergolas constructed as an attachment to a primary or accessory structure shall be reviewed as a building addition and shall not damage or obscure historic character defining features.
- 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.
- 2.5.28: New rear decks shall be compatible with the building to which they relate in proportion, size, scale and material.
- 2.5.29: New rear decks that exceed six (6) feet in height or are visible from the public right of way require a certificate of appropriateness.
- 2.5.30: New rear decks shall be constructed of wood or sustainable alternative materials that closely resemble wood and may have decorative or 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.
- 2.5.31: Rear decks that permanently attach to the structure, have a roof, or are constructed of permanent building materials such as brick, stucco or stone shall be reviewed as building additions. CMU is prohibited unless matching

documented original or historic building material on site.

- 2.5.32: New decks 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.
- 2.5.33: 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.
- 2.5.37: It is not appropriate to alter the overall character of historic districts by substantially reducing the ratio of open space to built space on any site through new construction, additions or introduction of surface paving or other hardscape features.
- 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.
- 2.5.39: Illumination of facades with site lighting to highlight ornamental detail may be permitted. Fixtures must be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for neighbors or pedestrians. Incandescent white light is encouraged. Exposed conduit and overhead wiring are not permitted.
- 2.5.40: Use and installation of non-original pole-mounted gas lights in front yards is discouraged; foot lights along walkways are preferred.

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.

- 2.6.1: Preserve existing streetscape views and vistas. Do not obscure views with hardscape elements such as structures and prominent landscape features.
- 2.6.2: Indigenous plant species, which are better adapted to local climate, may require less water than non-native species and are therefore encouraged. Deciduous trees which provide shade in the summer and allow passive heating in the winter are also encouraged.
- 2.6.3: Maintain an un-observed view of the primary building by keeping trees and plants trimmed and limbed up.
- 2.6.4: Actions beyond maintenance have the potential to alter a site or building and may affect the visual historic character.
- 2.6.5: Landscape elements or hardscaping elements such as raised planting beds must not obscure the views and vistas from or to the primary historic structure of the property within a historic district.
- 2.6.6: Avoid rearranging the site by moving or removing buildings and historic site features such as sidewalks, driveways and fences that help define views and vistas and create "public" and "private" spaces.

2.8 Fences and Walls

Policy: Preserve original or historic fences and fence walls. New fences should be of renewable materials such as wood, woven wire or brick. Vinyl fences are not appropriate.

Design Justification: Fence walls and fences historically marked property boundaries and may have shielded private areas from public view. Historic materials such as wire, wood and brick are compatible materials; vinyl materials introduce an incompatible artificial appearance.

Sustainability Justification: Preserving existing fences and fence walls saves resources. New wood fences constructed of lumber from managed forests represents use of a renewable resource. Petroleum-based vinyl fencing is not a sustainable material.

- 2.8.1: Regular maintenance of historic fences and fence walls is recommended because of the overlapping effects of sustaining the existing materials in place and preserving historic or appropriate fences.
- 2.8.2: Regular maintenance ensures the preservation of historic and appropriate fence and fence wall elements, which in turn sustains the embodied energy of the materials and eliminates the need for replacement with new materials and labor.
- 2.8.3: Original or historic fences and fence walls are important character-defining features and should be preserved and maintained.

- 2.8.4: Fences and fence walls in back yards have more flexible requirements than those in side yards or those that are front yard facing because they are less visible from the public right-of-way.
- 2.8.5: Fences and fence walls are generally permitted in side, corner side, and back yards. Interior side and corner side yard fences and fence walls must be set back from the historic front building line by a distance not less than six feet. Depending on the materials and details of a fence and fence wall, additional requirements of this section may apply.
- 2.8.6: A fence or fence wall located on the street facing side yard of a corner property must be set back from the inner edge of a public sidewalk by a minimum distance of two feet, or six feet from the curb where there is no sidewalk.
- 2.8.7: If an adjacent corner property side yard has an existing fence or fence wall, then consideration shall be given to align a fence or fence wall to the same setback as that existing fence or fence wall of the adjacent corner property side yard.
- 2.8.8: Fences shall be located behind any open front porch of the main building AND the open front porch of the main building of any adjacent property.
- 2.8.9: Fences and fence walls shall be located at or behind the front 40% of the side yard of the main building unless the fence or fence wall is 75% transparent not including posts or columns spaced a minimum of eight feet apart. Depending on the design and architecture of the main building, additional requirements of this section may apply.
- 2.8.10: Opaque fences and fence walls , those that are less than 75% transparent not including posts or columns space a minimum of eight feet apart, shall not obscure view of significant architectural features of the primary building on the property, such as a bay window, porte-cochere, or other significant character defining building projection or feature.
- 2.8.11: Fences and fence walls are not permitted in front yards, unless supported by historical physical or photographic evidence to the contrary. If a fence or fence wall is appropriate for the front yard, then it shall match the historical configuration and approximate the historical appearance.
- 2.8.12: Fences and fence walls shall not exceed eight feet in height at the back property line or alley.
- 2.8.13: Fences and fence walls shall not exceed six feet in height on side or front facing locations.
- 2.8.14: Chain link or twisted wire fences shall not exceed four feet in height unless historical, physical or photographic evidence to the contrary documents them to have been taller in the proposed location.

- 2.8.15: Where residential properties are adjacent to commercial or other incompatible uses, alternative fence heights may be considered for appropriateness and with respect to other City ordinances related to fences and fence walls.
- 2.8.16: Acceptable materials for fences and fence walls are wood, brick, stone, cast iron, iron, chain link, twisted wire, painted aluminum that mimics the appearance of cast iron or iron fences, or a combination of these materials. Materials for fences and fence walls should be consistent with materials historically used at each individual property or within the historic district during the period of significance.
- 2.8.17: Wood fences may be left unfinished or painted or stained in colors appropriate to the style and period of the property or the district. The exterior flat fence or fence wall surface, if painted, should be compatible with the color of the main building.
- 2.8.18: Decorative painting and murals shall not be applied to fence or fence wall surfaces visible from the public right-of-way.
- 2.8.19: Tops of new fences or fence walls may be horizontal, stepped, scooped, arched or parallel with the grade, as appropriate to the style and period of the main building or the historic district.
- 2.8.20: Chain link fences shall have a top and bottom rail and may be galvanized.
- 2.8.21: The side of a fence or wall facing the street or alley shall be the “finished” side.
- 2.8.22: The corners of corner properties should have partially “transparent” or open fences or fence walls to avoid complete visual enclosure along side streets.

3.4 Pergola or Freestanding Trellis (See also 2.5, Landscape and Landscape Elements)

Policy: A pergola or freestanding trellis, as original historic building elements, are historically important features and should be retained and preserved. A trellis is a freestanding grid that is used to define or screen outdoor spaces.

Design Justification: As popular features for Bungalow, Craftsman and other early 20th century building styles, pergolas and freestanding trellis, contribute to the historic character of a building and convey its age and style.

Sustainability Justification: The use of a pergola or freestanding trellis helps to provide shade to a building and uses screening through vegetation rather than other materials.

- 3.4.1: Preserve and maintain original or historic pergolas and freestanding trellis. Ordinary maintenance and repair does not require review.
- 3.4.2: Up to 50% of an original or historic pergola or freestanding trellis may

be repaired by replacement without review only if the alteration results in no change in materials, dimensions, design, configuration, texture, surface coatings or visual appearance.

- 3.4.3. Do not add a new pergola or freestanding trellis on a prominent (visible from the public right-of-way) elevation where none existed historically.
- 3.4.4: A missing pergola or freestanding trellis may be reconstructed if based on accurate evidence of original configuration, placement and detail as supported by historic photographs.

From the Glossary:

- **Hardscape** means portions of the exterior environment of a site, district, or region that is constructed with masonry or other impermeable materials, including sidewalks, driveways or patios.
- **Landscape Elements** means those elements that contribute to the landscape such as exterior furniture, decks, patios, outdoor lighting and other elements that may be located in conjunction with a landscape.

- c. Considerations: Multiple properties developed along Hudson Avenue front onto Hudson and have either oversized sites or very limited backyards. These sites have the appearance of large, stately front sweeps of lawn. It is not uncommon to see brick columns and decorative iron railings, though they are most common on backyards that happen to be corner lots. Whether these are historic is not known. Locations of new fences and retaining walls are specifically addressed in the Standards and Guidelines.

Though most all work within the districts is reviewed for appropriate changes in the preservation and landmark districts, the Standards and Guidelines indicate that the primary concern is the public face of a property or district that is readily visible from the public streets and right of way. On corner lots, much of the property is visible. The visual qualities along a given streetscape, such as the setbacks, scale and massing of structures create visual continuity and cohesiveness. Public view does not stop at the building façade. Retaining lot configuration and orientation maintains the historic character of the district. The historic relationships between buildings, structures, framework, landscape features and open space create the character of a district and should be maintained. Maintaining uniform building setbacks and maintaining existing historic landscape reinforces spacing patterns along the streetscape and preserves the historic district setting.

Landscape components include both natural and built features, including terraces, lawns, patios, pools, and retaining walls. Landscape features in backyards have less effect on the historic character of a property or district, and only very limited alterations in the front yard are supported by the Standards and Guidelines. Retaining walls that support existing slopes are permitted in front or side yards only if present historically. Landscape edging of brick and mortar is limited to 18 inches in height. All other landscape features are addressed only in backyards where not visible from the public rights of way. A trellis is not supported at a prominent elevation where none historically existed.

Swimming pools and similar structures shall be located in back yards and shall not encroach into side setbacks. Swimming pools contribute to built space and affect drainage conditions at the site and at adjacent properties. Patios also are built space that affects drainage. The Guidelines do not support significant alterations to topography or established drainage patterns.

Landscape components must not obscure views to the primary historic dwelling. Fences are supported in back and side yards. Fences must be located 40% back in the side yard unless transparent. At corner lots aligning with an abutting historic fence line may be considered. Fences must be behind the front porch and behind the front porch of any adjacent property.

d. Recommended Specific Findings:

1. That the property is typical of similar properties facing Hudson;
2. That significant alteration of topography is not permitted;
3. That landscape features should be located in back yards;
4. That retaining walls are permitted to support natural or existing slopes where documented to have been present;
5. That no slope or retaining wall appears to have been previously present;
6. That fencing must be located behind the front porch and behind front porches of adjacent properties;
7. That transparent fencing may be located 6 feet back in the side yard;
8. That abutting, existing fence lines may be considered at corner sites;
9. That fencing other than on the back property line must not exceed 6 feet in height;
10. That pools must be in back yards;
11. That trellis type structures should be located in back yards.

E. HPCA-21-00007 STAFF RECOMMENDATION:

1. **Continue Item 1, expand driveway paving at northwest corner of dwelling, and 2, install driveway gate and iron fencing at west drive,** 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 expansion of the driveway paving at the corner of the dwelling is minimally visible;
- 2) That documentation of the proposed fence and columns is insufficient;
- 3) That the fence and gate are located in a manner considered appropriate for a backyard fences;

- 4) That location of the gate forward of the porte-cochere is not consistent with similar applications on the block at historic porte-cocheres.

Additional information: Documentation of proposed fence and columns, relocation of proposed driveway gate if recommended by the Commission.

2. **Continue Items 1, Raise yard 30 to 36 inches, 4, Install wood fencing; 5, Construct iron fence/retaining walls; 6, Construct pool; and 7, Install mechanical equipment;** 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 property is typical of similar properties facing Hudson;
- 2) That significant alteration of topography is not permitted;
- 3) That landscape features should be located in back yards;
- 4) That retaining walls are permitted to support natural or existing slopes where documented to have been present;
- 5) That no slope or retaining wall appears to have been previously present;
- 6) That fencing must be located behind the front porch and behind front porches of adjacent properties;
- 7) That transparent fencing may be located 6 feet back in the side yard;
- 8) That abutting, existing fence lines may be considered at corner sites;
- 9) That fencing other than on the back property line must not exceed 6 feet in height;
- 10) That pools must be in back yards;
- 11) That trellis type structures should be located in back yards.

Additional Information: Revised proposal to meet Standards and Guidelines as identified in the staff report or documentation to support the work as proposed, such as identification of unique circumstances.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of the Municipal Code governing HP/HL Districts are: §59.3300.1-5; §59.4150.4; §59.4250; §59.7250.1-4; §59.7300.1-7; §59.12200.1-4; §59.13300.1-6.*

Copies of the Standards/Guidelines and Relevant Sections of the Municipal Code, 2020 are available online at www.okc.gov/planning/hp/index.html ; at Planning Department offices located at 420 W. Main, 9th floor, and each HP Commission Meeting.

ady