



STAFF REPORT

Historic Preservation Commission

April 5, 2023

HPCA-23-00032

HPCA-23-Agenda Item: VI.C.8.

Case Number: HPCA-23-00032

Property Address: 112 NW 25th Street

District: Jefferson Park Historic District

Applicant: AMMP Studio
Mike Patterson
3847 S Boulevard
Edmond, OK 73034

Owner: Chelsea Banks
112 NW 25th Street
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Construct addition (elective);
2. Relocate mechanical equipment (elective);
3. Construct deck (elective); and
4. Install fence (elective).

B. BACKGROUND

1. Project Description

The proposal is a contemporary shed-roof addition that includes expanses of glass, a stucco appearance continuous with the west wall of the dwelling, and stained clear cedar at the expansion to the east beyond the rear wall, at the southeast corner of the dwelling. A deck is proposed on the south, with a privacy fence abutting it.

2. Location

Project site is located on the south side of NW 25th Street, between Broadway and Robinson.

3. Site History

Date of Construction: 1922

Zoned Historic Preservation/Historical Landmark: 1998

National Register Listing: 1995

Description from National Register Nomination Intensive Level Survey:

112 Northwest 25th, 1922. This is a one-story, stucco Colonial Revival house with a moderate pitched roof, wide boxed eaves, and gable returns. A center entrance is surmounted by an eyebrow hood and is flanked by paired windows. Original columns have been replaced with wrought iron. There is a half-circle attic vent below the front gable. There is a wall end chimney on the west elevation and a gabled bay on the east elevation.

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 1-story, stucco veneered, frame dwelling with a bay approximately one third of the way back on the east façade and a small projection on the southwest corner. A 1-story, shared, frame “autohouse” is indicated crossing the west property line with the front face back nearly $\frac{3}{4}$ of the property depth from the front property line. Dwelling is indicated with shingle roof, typically wood, while the garage roof is indicated as composition, possibly flat. The 1949 edition of the maps indicates the dwelling roof to be composition material, likely shingles. The 1955 edition indicates no further changes.

4. Existing Conditions

The existing condition of the dwelling appears to remain consistent with conditions illustrated in the Sanborn Fire Insurance maps. The front landing may include altered steps and decorative iron posts replace the historic wood posts of the front landing. The garage roof may have been altered.

Both the front and back yards have been altered to include an array of permeable, semi-permeable, and impermeable landscape material, including rock edging, decomposing granite, and various paving.

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.**

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 1, Construct addition (elective).

- a. Description: The applicant proposes a slipped gable, multi-directional, modern Shed addition with ribbon windows, clerestory windows, transoms, and large glass panels and doors on the rear and expanding to the historic dwelling. The addition is 547 square feet. Materials include architectural grade shingles, clear cedar siding (stained and

stacked horizontally), clear glass in aluminum clad wood, and StoPowerwall with a textured finish with integral color to match stucco finish of the dwelling.

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

4.1 General Requirements for New Construction and Additions

Policy: New construction and additions should not destroy historic materials or general features that characterize a historic building, property or district. New work should be differentiated from existing, historic structures and protect the historic integrity of the property and the historic district. Additions to historic structures should be done so that the historic character of the structure is retained and, if removed in the future, the essential form and integrity of the original structure and site would be unimpaired.

Design Justification: New construction and its integration with an existing building, property or district should be compatible with surrounding existing historic architecture. Compatibility may include the size, shape, massing and materials of new construction. The relationship of new construction form to the historic context in which it is located is critical for maintaining visual character of a historic building, property or district.

Sustainability Justification: Effective resource conservation includes consideration of the renewability of resources, the manufacturing processes used to create the materials and the recycled construction materials, energy costs associated in the manufacture and shipping of construction materials, and the ways selected materials can help make the new building, as a whole, energy efficient.

- 4.1.1: Over the next decade it is expected that 25% of new commercial and institutional buildings and 20% of new residences will qualify as "green." Green buildings may be certified under the Leadership in Energy and Environmental Design (LEED) program, a trademarked system under which buildings are awarded points in five categories: 1) sustainable sites, 2) water efficiency, 3) energy and atmosphere, 4) indoor environmental quality, and 5) innovation and design process.
- 4.1.2: New construction, which may include a new, stand-alone primary or accessory building, a new garage, an addition to an existing building or a substantial renovation to an existing building, should be designed to take the five LEED categories into consideration.
- 4.1.3: 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.
- 4.1.4: Refer to Chapter 3, "Alterations to Building Fabric and Components of Historic Building," for items, components, features or materials planned for new construction or additions that may not be addressed by this Chapter.

4.3 Building Additions

Policy: Additions should complement and not detract from the overall historic character of the historic district.

Design Justification: The way in which a historic building and an addition to it relate is important in protecting the integrity of the historic property and district. An addition directly affects the integrity of the building as a whole. Building additions should not detract from the historic character of the historic building or district.

Sustainability Justification: New construction should adhere to principles of sustainability in their materials, design and energy efficiency. If construction of additions results in the removal of original fabric, consideration should be given to maximizing the retention or re-use of existing historic features, details and materials.

- 4.3.1: Additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes, and should be appropriate to the architectural style of the existing building. The incorporation of existing architectural features with new design elements can contribute added interest and compatibility.
- 4.3.2: New additions must be planned so that they are constructed to the back of the property or on a non-character-defining elevation preferably not visible from the public right-of-way. Character-defining features of buildings should not be radically changed, obscured, damaged or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.
- 4.3.3: 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 feature.
- 4.3.4: New additions shall not exceed 50% of the square footage of the footprint of the existing historic structure (enclosed space only), or 750 square feet, whichever is larger, and shall be no taller, no wider, and no deeper than the existing historic structure.
- 4.3.5: Additions to historic or non-historic buildings should relate to and complement the style of the main building, and may relate to the general style of the streetscape.
- 4.3.6: An addition to a historic building must be designed to be visibly distinguishable from the original historic building.
- 4.3.7: Additions to historic buildings should be designed so that connections between new construction and historic structures are clearly discernible. A clear definition of the transition between the new addition and the historic structure should be established and maintained.

- 4.3.8: An addition may be differentiated from the historic building by connecting the two with a modest connector, designed to be as transparent and unobtrusive as possible.
- 4.3.9: Historic details in the coping, eaves and parapet of the historic building may be continued at the point where the historic structure connects to the addition.
- 4.3.10: Additions should be clearly secondary to and distinct from the original building. This can be accomplished by providing a clear visual break between the historic building and the addition, by setting the façade of the addition back from that of the historic building, or by constructing a recessed area at the point at which the addition and the historic building join together.
- 4.3.11: Use of different but compatible materials or different (simplified) detailing is also appropriate to differentiate a new addition from the historic building.
- 4.3.12: The design of a new addition must consider and respect the massing, roof shape, bay spacing, cornice lines and materials of the building to which it is being added.
- 4.3.15: Facades of additions facing an alley or rear property line may be simplified and secondary in design to that of facades that are more visible from adjacent properties or the streetscape public right-of-way. The same materials should be used for alley-facing facades as that of the other facades unless this varies from the typical historic condition within the district.

4.6 Exterior Materials at New Construction

Policy: Materials used in the construction of new buildings, additions, garages and other accessory buildings should be compatible in appearance and design with common building materials in the district, or typical of structures of the proposed style, type, age and location.

Design Justification: The form, materials and details of exterior walls and embellishments, as well as their scale, texture and variety, contribute to the overall character of the historic district.

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

Wall Materials

- 4.6.2: Materials for new construction should be consistent with those at other buildings within the property, block and historic district. Consideration should be given to the pattern of development of the specific property and lot.
- 4.6.3: Wood siding may be tongue and groove, shiplap, novelty or other compatible type. Board and batten may also be appropriate for use on

accessory buildings; it is rarely used on primary buildings.

- 4.6.6: Cementitious siding (smooth finish) of an appropriate profile may be used at new construction of stand-alone primary buildings, garages and other accessory buildings. It may also be used for additions to historic structures.
- 4.6.7: Exterior insulation finish systems (also known as EIFS or Dryvit), metal and vinyl siding, concrete block, imitative brick or stone or gravel aggregate materials are not permitted as wall materials. However, ornamental, rock-faced, mold-formed or rusticated concrete block may be used for foundation walls if previously used for other buildings on the property or in the district.
- 4.6.9: Masonry bonding patterns, sizes and color should be similar to those found at the property or used for historic buildings in the historic district and typical of structures of the same style, type, age and location.

Windows

- 4.6.10: Windows in additions to existing buildings must match or complement the proportion, shape, pattern, size, details and profile of the windows in the historic building. If the historic or existing windows are wood, the windows of the addition may be wood, vinyl-clad wood or aluminum-clad wood. If the historic windows or existing are steel, the windows of the addition should be steel or other compatible metal. All windows in new additions should be of a profile similar to the windows in the historic building.
- 4.6.12: New windows may have a simpler window pane pattern than their historic counterparts; for example, if the historic windows are 6/1 (read “six over one”), then 1/1 windows of the same overall size may be used.
- 4.6.14: Clear glass must be used in all windows. Reflective, tinted, patterned or sandblasted glass in windows is generally not appropriate. Patterned, leaded or colored glass can be used in transoms and sidelights when established by the architectural style of the building or when supported by historical documentation for a specific property or structure.
- 4.6.15: Thermal pane (also known as insulated glass) windows are acceptable for additions or new construction.

Doors

- 4.6.21: Swinging (French) or sliding patio doors used for new construction in the back of a new infill primary building, or new garages, accessory buildings, or new additions in the back yard and used in conjunction with sidelights may use the recommendations and requirements associated with the previous subsection of this section, “Windows,” provided that the patio doors and sidelights will match.
- 4.6.22: Pedestrian doors that are not visible from the public right-of-way may be made of alternate materials including aluminum clad wood, composite

wood, and fiberglass. Doors in Heritage Hills must be of solid wood.

Roof and Roofing Materials

- 4.6.26: Composition roofs should be of higher quality and are often referred to as Architectural Grade or Dimensional Grade. These shingles are usually rated as 30-, 40-, or 50-year shingles and have a thicker profile.
 - 4.6.29: Historic eaves, copings, cornices, dormers and roof trim should be retained and preserved.
- c. Considerations: Evolution of the historic districts includes predictable materials, wall to window ratios, massing, scale, proportion, style, etc. The Standards and Guidelines indicate that new construction should complement the historic character of the district and additions “must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes and be appropriate to the architectural style of the existing building.” The relationship that new construction forms to the historic context in which it is located is critical for maintaining visual characteristics of the building, property and district. The addition appears to be the introduction of design components that are not consistent with visual characteristics of the existing building or abutting structures of similar age.

Materials appear consistent with current trends illustrated in many new construction projects outside of the boundaries of the HP and HL Districts, that include multiple exterior finishes, colors, materials, and textures including expanses of glass, textured components, and multi-directional material orientation as part of the design. The integration of stained and stacked rather than painted and lapped wood finishes are reminiscent of 1960s stained features, based on nostalgic weathered structures devoid of paint. Stained wood is not typical of exterior walls in the District, and wood components were and are typically smooth, painted finishes. Covered front entries are the most commonly seen with unpainted wood, such as stained wood doors. It is presumed that historically these were shielded from the elements and easily maintained, or were stripped and stained during the 1960s.

The introduction of integral color in a stucco finish on a structure with true stucco with various layers of paint may limit the property in paint choices in ways that we are not aware of, based on the product. True stucco applications are supported by the Standards and Guidelines.

The proposed windows, doors, and transoms are aluminum clad, wood components without divided lites and with Low-E glass. The wall to window ratio on the west of the addition may be compatible with the historic dwelling. The wall to window ratios on the rear (south) and east may not be compatible with those of the historic dwelling or adjacent structures of similar style.

The combination of a mixture of materials, deviation from historically painted and arranged siding materials, multiple wall planes, slipped gable, and window to wall ratios introduces massing, proportions, and patterns that become the primary design component of the dwelling as viewed from the south, east and west at abutting properties, while the failure to deviate from the historic wall and roof planes on the

west side provides no visibly distinguishable connection between new construction and the historic structure. The Standards and Guidelines state that additions “should relate to and complement the style of the main building,” “should be designed so that connections between new construction and historic structures are clearly discernible” and “must be designed to be visibly distinguishable from the original historic building” with “clear definition of the transition between the new addition and the historic structure.”

It is unclear if the proposed stucco product is simply a drainage system upon which stucco is troweled or if the system is actually a prefinished exterior system. There appears to be an extensive selection of finishes, textures, colors, and systems. The choices indicated in the brochure indicate “StoPowerwall” Textured Finishes, Custom Cast Finish to appear as wood or brick, and Signature Series or Specialty Finishes. The company does have a traditional EIFS line, and the distinction between the “StoPowerwall” and “StoPowerall EIFS” appears to be that the “StoPowerwall” requires insulation at the studs unlike traditional EIFS. It appears that this product is a prefinished sheet product. The intent of the Guidelines is to utilize sustainable historic building materials and installation methods that allow for ordinary maintenance and repair rather than sheets of prefinished products that must be replaced when damaged. Imitative materials such as sheets of faux stucco are generally not permitted as wall materials.

The square footage of the proposed addition is consistent with the Guidelines for additions. However, the Guidelines indicate that an addition should be no deeper, no wider and no taller than the historic structure. The addition is wider than the existing structure except as measured at the historic bay.

d. Recommended Specific Findings:

1. That the proposed addition is located to the rear of the building and meets applicable Guidelines for size limitations;
2. That additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes to protect the historic integrity of the district;
3. That the proposed wall materials, installation, finish, and treatment may not be consistent with the Standards and Guidelines or compatible with materials and design components of the historic building or surrounding architecture;
4. That wall to window ratios at the addition may not be similar to those of the historic building;
5. That new additions should be appropriate to the architectural style of the building to which it is added;
6. That the overall form and architectural style of the proposed addition may not be compatible with the historic building to which it is being added, to surrounding architecture, the streetscape; or the district;
7. That the relationship between new additions and the historic context of the building

to which it is added, and surrounding structures, is critical for maintaining visual character of the historic building, property, or district;

8. That the addition is wider than the historic building, other than at the historic bay accent on the east;
9. That the addition's connection to the existing building on the west elevation may not be sufficiently discernible from the historic structure.

10. Item 2, Relocate mechanical equipment (elective); 3, Construct deck (elective); and 4, Install fence (elective).

- a. Description: The applicant proposes to relocate the gas meter to the southwest corner of the addition, to install a site proof fence between the gas meter and a proposed wood deck located centrally on the addition.
- 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).

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.

- 2.5.28: 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.

2.8 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.
- 2.8.7: 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.
 - 2.8.16: 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.
 - 2.8.21: The side of a fence or wall facing the street or alley shall be the “finished” side.
- c. Considerations: Mechanical equipment must be screened from view, preferably with landscape material. No details are provided for the proposed deck other than that it is wood. The proposed fence appears to meet applicable Guidelines. All items can potentially be administratively approved, and can be further defined in order to confirm that they meet relevant requirements for administrative approval, but appear to be contingent upon approval of the proposed addition.
- d. Recommended Specific Findings:
1. That mechanical equipment relocation, fencing, and decking may qualify for administrative approval;
 2. That all items must be fully described in order to confirm that they meet all relevant Guidelines.

E. HPCA-23-00032 STAFF RECOMMENDATION:

1. **Approve Items 2, 3, and 4 to relocate mechanical equipment, construct a deck, and install a fence, 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:

11. That mechanical equipment relocation, fencing, and decking may qualify for administrative approval;
12. That all items must be fully described in order to confirm that they meet all relevant Guidelines.

Conditions:

1. That all items be fully documented as meeting applicable guidelines, with documentation submitted to staff prior to release of the Certificate of Appropriateness.
2. **Continue Item 1, Construct addition**, with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Specific Findings:

1. That the proposed addition is located to the rear of the building and meets applicable Guidelines for size limitations;
2. That additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes to protect the historic integrity of the district;
3. That the proposed wall materials, installation, finish, and treatment may not be consistent with the Standards and Guidelines or compatible with materials and design components of the historic building or surrounding architecture;
4. That wall to window ratios at the addition may not be similar to those of the historic building;
5. That new additions should be appropriate to the architectural style of the building to which it is added;
6. That the overall form and architectural style of the proposed addition may not be compatible with the historic building to which it is being added, to surrounding architecture, the streetscape; or the district;
7. That the relationship between new additions and the historic context of the building to which it is added, and surrounding structures, is critical for maintaining visual character of the historic building, property, or district;
8. That the addition is wider than the historic building other than at the historic bay accent on the east;
9. That the addition's connection to the existing building on the west elevation may not be sufficiently discernible from the historic structure.

Additional Information: Revisions to the proposed design, including form and materials, as directed by the Historic Preservation Commission.

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.

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