



# STAFF REPORT

## Historic Preservation Commission

August 2, 2023

HPCA-23-00083

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**Agenda Item:** VI.D.2.

**Case Number:** HPCA-23-00083

**Property Address:** 324 NW 26TH ST

**District:** Jefferson Park Historic District

**Applicant:** Verana, LLC  
Gina Buendia  
2712 Drakestone Ave  
Oklahoma City, OK 73120

**Owner:** Verana, LLC  
Gina Buendia  
2712 Drakestone Ave  
Oklahoma City, OK 73120

### A. CASE ITEMS FOR CONSIDERATION

1. Install concrete border at flower bed (required);
2. Install concrete border at front sidewalk (required);
3. Install concrete to either side of front stairs (required);
4. Install tile overlay at front porch (required);
5. Install porch swing (required);
6. Install sign and wall covering (required);
7. Install concrete/parging at brick stemwall foundation (required);
8. Install fence at driveway (required);
9. Install hot tub in back yard (required).

### B. BACKGROUND

#### 1. Project Description

The applicant has made several landscape and site modifications. This work has been completed but must be reviewed as if it had not.

#### 2. Location

This property is located on the south side of NW 26<sup>th</sup> Street, midblock between N Hudson and N Harvey.

#### 3. Site History

*Date of Construction:* 1918

*Zoned Historic Preservation/Historical Landmark:* 1998

*National Register Listing:* 1995

*Additional Information:*

#### 4. Existing Conditions

The home is well-maintained and in good condition but has had some work completed without a Certificate of Appropriateness. Previously, work was carried out with a CA in order to repair damages from a fire, including replacement of doors, windows, siding, and roofing.

#### 5. Previous Actions

HPCA-20-00039 was approved in May 2020 to allow for repairs following a significant fire.

BOA-15022 was approved by the Board of Adjustment to allow a Special Exception for Home Sharing in March of 2022.

BOA-15387 was applied for in April of 2023 to renew a Special Exception for Home Sharing.

### 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 5, Install porch swing (required); 6, Install sign and wall covering (required); 8, Install fence at driveway (required); and 9, Install hot tub in back yard (required).**

- a. Description: The applicant proposes to install a porch swing, wall hanging and small marker at the front porch, a hot tub in the back yard, and a section of fence between the back yard and driveway.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

#### 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.

- 2.5.3: 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.
- 2.5.10: 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.
- 2.5.33: Swimming pools, hot tubs, and similar structures shall be located in back yards and shall not encroach into side setbacks or utility easements.
- 2.5.38: 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.

## 2.8 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.
- 2.8.10: 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.
- 2.8.13: 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.

### 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.
- 3.3.5: Enclosing a historic front porch significantly alters the character of a building and is not permitted. Creating a false historical appearance through the application of new elements and details to a porch or balcony is inappropriate. Reopening and restoring an enclosed front porch is encouraged.
- 3.3.6: Enclosing a historic side porch or balcony with screen panels to create a "screened in porch" was frequently done to create spaces that could be used year-round and provide some privacy and protection from insects. Such enclosures may be allowed if designed in a manner that is compatible with the style of the building and if important character defining historic fabric is not obscured.
- 3.3.7: Enclosing historic side or back porches or balconies with glazing changes the historic character of a building and should be avoided. However, while not encouraged, such enclosures at side or back porches not connected to a front or primary porch or balcony may be allowed. The details of such enclosures must be minimal and not obscure or detract from the historic details of the porch or building.
- 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.

- 3.3.11: If more than 50% of a material or component is deteriorated beyond repair, replacement may be required. When new materials may be introduced, there are likely sustainability considerations.
- 3.3.12: New or replacement columns should be of materials appropriate to the style and design of the building including the porch. Replacement columns should match the original or historic columns in size, design, scale, massing, materials and details.
- 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.
- 3.3.14: The use of alternative materials for porch columns on primary facades such as fiberglass may be approved by the Commission if the finished appearance will be indistinguishable from the appearance, design, and texture of the original or historic columns.
- 3.3.15: Porch columns of vinyl or hollow core aluminum, or wrought iron are not appropriate unless historic documentation demonstrates otherwise.
- 3.3.16: Preserve and maintain original or historic porch ceiling and flooring materials. Ordinary maintenance and repair (less than 50% replacement of an element) do not require review.
- 3.3.17: Ceilings and soffits were often finished with painted beaded board or other types of tongue and groove boards. These historic materials provide important scale and detail and must be preserved and maintained. Common colors for porch ceilings were “sky blue” or white.
- 3.3.18: Preserve and maintain original or historic porch floors such as wood, concrete or tile. Do not paint, stain or cover original porch floors with “wall-to-wall” or glued down carpet or other surface materials. Area rugs may be used and are non-permanent as long as they are not permanently affixed.
- 3.3.19: Previously painted porches may be repainted. Property owners should photo-document existing porch before repainting so as to maintain a continuous record of the property.
- 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.
- 3.3.21: Replacement wood porch flooring must closely match the details and dimensions of the historic wood flooring. For example, do not use over-sized materials such as two-inch thick boards for porch floors that would have

historically been ¾” to 1” thick tongue-and-groove boards.

- 3.3.22: Alternative materials such as plastic-wood composites may be appropriate for porch floors. Although derived from plastic, many companies use substantial amounts of recycled plastic and these materials often have lengthy warranties. The appropriateness of composite floors will be dependent upon their visibility from the street and ability to match the color, texture and dimensions of the original or historic porch surface materials. Composites will only be considered for back and side porches set back more than 60% of the length of the side of the building. Composites for porch flooring are not permitted in the Heritage Hills Historic and Architectural District.
- 3.3.23: Preserve and maintain existing historic stairs leading to porches. Ordinary repair that involves replacement in kind for less than 50% of a particular type of feature or material does not require review as long as the replacement parts match in all aspects the deteriorated materials.
- 3.3.24: Whether concrete, brick, wrought iron or wood, regular maintenance of original or historic stairs will prevent the need for review and replacement.
- 3.3.25: Replacement equates with removal of more than 50% of the original or historic material of any porch element. Replacement materials must be in-kind, for example use wood to replace wood stairs and concrete to replace concrete stairs.

c. Recommended Specific Findings:

1. That the proposed features meet applicable Guidelines, or are not addressed by the Guidelines but are consistent with the purpose and intent of the Historic Landmark district;
2. That the wall covering, marker, and porch swing are reversible and do not adversely affect the historic character or physical condition of the property;
3. That the hot tub is not visible from the public right of way but may require a building permit in addition to a Certificate of Appropriateness.

## 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, Install concrete border at flower bed (required; 2, Install concrete border at front sidewalk (required); and 3, Install concrete to either side of front stairs (required).**

- a. Description: The applicant proposes to install concrete edging strips along a front flower bed and down either side of the front walkway, and to install concrete to either side of the front walkway steps in order to match the width of the landscape beds.

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

### 2.3 Sidewalks, Driveways, Parking Lots, Curbs and Vacant Sites

**Policy:** *Sidewalks, driveways and off-street parking should not interrupt the historic continuity of landscaped front or corner side yards. Historic concrete sidewalks and walkways should be preserved and repaired with concrete that is consistent in pattern, size, texture and color. Historic concrete driveways should be preserved and new driveways should be of concrete rather than asphalt.*

**Design Justification:** Historically, the consistency and repetition of sidewalk and driveway spacing, placement, dimension and materials create a rhythm to the street. Retaining the specific rhythm of a street is important to preserve historic character. Oklahoma City's historic districts and properties have strong visual elements of grey colored concrete for sidewalks, walkways, some streets and curbs.

**Sustainability Justification:** Existing historic concrete sidewalks, steps and driveways represent embodied energy and should be preserved. Concrete is a long-lasting sustainable material, reflects solar heat and light and should be repaired or replaced as needed with new concrete to match. New driveways should be of similar design, pattern, texture, dimensions and color as the historic driveway. The use of permeable paving for non-historic and new driveways, sidewalks and parking areas is encouraged because it helps to reduce water run-off.

- 2.3.4: Retain and preserve historic sidewalks and driveways, including those that are shared by two adjacent properties.
- 2.3.5: Maintain the continuity of existing original or historic sidewalks and the curb cut radius or curved approach when replacing an existing driveway or introducing a new driveway.
- 2.3.6: New concrete for sidewalks, driveways, curbs, and parking lots shall match the aged appearance in design details, color and texture of the existing concrete it replaces or adjacent concrete that will remain. If new concrete is not replacing existing concrete and is not adjacent to any existing concrete it should have an aged appearance in color and finish. New concrete visible from the public right-of-way shall not be bright white in color.
- 2.3.7: All sidewalks, driveways, and curbs visible from the public right-of-way shall be constructed to maintain the continuity of materials and character present in the district.
- 2.3.8: Private sidewalks and driveways must be constructed of concrete except where historical precedent demonstrates the previous existence of brick, stone or other materials, which may be considered appropriate for replacement.
- 2.3.9: Maintain the continuity of existing original or historic sidewalks and

the curb cut radius or curved approach when replacing an existing driveway or introducing a new driveway.

**Also see Landscape and Landscape Elements, above.**

- c. Considerations: The Guidelines support the installation of landscape beds and edging materials, although concrete is not a typical or traditional material for this use. The landscape edge does not attach to the historic structure itself and may have a minimal impact on the historic character of the property.

The Guidelines do not support altering historic features, including front walkways and stairs.

- d. Recommended Specific Findings:
1. That the Guidelines allow the installation of a variety of materials for landscape edging;
  2. That the proposed landscape edging at the front of the dwelling and along the front walkway may not be typical of the property or district but do not appear to permanently, adversely impact the historic character of the property;
  3. That historic features such as front walkway stairs should be retained or repaired and replaced in kind, matching their historic configuration.

**2. Item 4, Install tile overlay at front porch (required).**

- a. Description: The applicant proposed to install tile over the existing concrete porch.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

**See 3.3, Porches, above.**

- c. Considerations: The Guidelines do not support covering a historic porch with substitute material or replacing it with something other than an in-kind repair or replacement, matching the historic condition. The applicant indicates that the tile was installed in order to cover some deterioration and cracks in the concrete porch. A more appropriate solution may be to assess any source of the deterioration, as needed, and repair or replace the porch with concrete.

- d. Recommended Specific Findings:
1. That the Guidelines do not support the proposed work;
  2. That concrete porches are historic features and should be retained, repaired, or replaced in kind.

**3. Item 7, Install concrete/parging at brick stem wall foundation (required).**

- a. Description: The applicant proposed parge over the brick stem wall.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

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

## Materials

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

**Design Justification:** The form, materials and details of exterior walls, roofs, door and window openings, and decorative details, as well as scale, texture and variety, contribute to a building's historic character. The texture, patterns and finishes of historic materials such as clay tile, slate, brick, stone, stucco and wood siding are important character-defining features; obscuring or removing these features diminishes the significance of historic buildings and structures.

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

- 3.1.1: Retain and preserve original and historic materials to sustain the historic character of a property and the embodied energy of the materials. Historic architectural features and materials that define the historic character of a building, property, or district shall be maintained in good repair.
- 3.1.4: Repairs shall be done with like materials.
- 3.1.5: If repairs or replacement affect more than one-half (50%) of an inappropriate component or material located on any individual building face or roof, then it is strongly encouraged that all of the inappropriate components or materials be replaced with appropriate materials. A Certificate of Appropriateness is required when all of the inappropriate materials are proposed for replacement. See "Administrative Review" below.
- 3.1.7: The original natural finish of brick and stone is historically important and must be preserved. Cleaning must only be undertaken to halt masonry deterioration.
- 3.1.8: The use of any abrasive, strong chemical, sandblasting or high-pressure cleaning method is not permitted, as these permanently damage the finished material surfaces and accelerate deterioration of historic masonry and wood.
- 3.1.9: Previously painted masonry surfaces may be repainted.
- 3.1.14: Remove an inappropriate component or material and restore the original or historic component or material that is revealed by such removal.
- 3.1.15: New material should match the historic in material type, dimensions,

design, configuration, texture, surface coatings and visual appearance.

- 3.1.16: When a missing or severely deteriorated feature, element, or component is replaced, it shall be replaced in-kind, that is, matching the original in dimensions, detail, size, form, material and finish.
- 3.1.17: Incompatible non-historic alterations to a historic building are encouraged to be removed, and the building restored to its original appearance during the period of significance.
- 3.1.18: Renovations previously undertaken may conceal original or historic building fabric. When altering a historic building, non-historic alterations in the area of the proposed alteration should be removed.
- 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.
- 3.1.20: Original or historic masonry or stone surfaces must be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting and other consolidation or stabilization methods cannot be shown to be appropriate.
- 3.1.21: If masonry was previously painted, it is often not appropriate or possible to remove paint, and appropriate repainting must be considered. If color or texture of replacement brick or stone cannot be matched with existing material, as a last resort, painting may be an appropriate treatment.
- 3.1.22: Repair masonry by replacement or patching with in-kind or similar material. When this is not possible, new materials matching in texture, color and detail should be used.
- 3.1.26: Historic architectural features and materials should be retained and preserved when adapting the building to contemporary use.
- 3.1.27: If replication of original elements is not possible because of a lack of historical physical, photographic or documentary evidence, then a new design that is compatible with the original form, style, and period of the building shall be used.
- 3.1.28: An appropriate option for a replacement feature is a new design that is compatible with the remaining character-defining features of the historic building.
- 3.1.29: The new design of a missing feature shall take into account the size, scale, and materials of the historic building; should be clearly differentiated to avoid a false historical appearance; and should maintain visual attention on the authentic and historic aspects of the building.
- 3.1.30: New compatible designs for missing features should be reversible so that they can be replaced with a more appropriate design in the event that better and more accurate historical evidence becomes available.

### 3.2 Paint for Exterior Painted Surfaces

**Policy:** Paint and paint colors are usually not subject to review. Property owners are encouraged to research the specific historic colors of the exterior of the buildings on their property, record their findings for future reference, and select colors that are appropriate to the historic building and district.

**Design Justification:** Property owners are encouraged to select exterior paint colors that best suit the architectural style and historic character of the building.

**Sustainability Justification:** Paint and other building materials such as sealants, caulk and varnishes can emit hazardous gasses known as volatile organic compounds (VOCs). It is recommended that property owners seek out and use low-VOC products.

- 3.2.7: Painting of previously unpainted masonry (e.g. brick or stone) is not allowed, as paint eliminates the inherent color variation of masonry that was a conscious part of the original design for the building and also initiates a continuing cycle of paint maintenance. Also, paint may trap moisture that can lead to the deterioration of masonry.

### 3.8 Foundations

**Policy:** Visible foundation walls and decorative features may be character-defining and should be retained and preserved. Do not cover, conceal or obscure foundations.

**Design Justification:** The foundation ties the historic building to its site and foundation materials reflect building trends and help convey the architectural style and period of the building.

**Sustainability Justification:** Proper maintenance of historic foundations ensures that the embodied energy of an existing building is retained, eliminating the need for new resources and new energy to be used.

- 3.8.1: The preservation and maintenance of foundations ensures the stability and preservation of a building.
- 3.8.2: Preserve the height, materials, features and details of a visible foundation wall including components such as vents and grilles, lattice skirting, and steps.
- 3.8.3: Occasionally the foundation of a historic building may require adjustment by the installation of piers or jacks for leveling. If the result is no visible change to the exterior appearance of the historic building, then review is not required.
- 3.8.4: Downspouts, if present, should direct water away from foundations to prevent water and moisture damage.
- 3.8.6: Foundations should be vented to control moisture underneath the building. Moisture encourages rot and attracts termites. Seasonally adjusted vents can help improve the overall energy efficiency of the building.

Also see 3.3, Porches, above.

- c. Considerations: The Guidelines do not support covering a historic material, including a brick stem wall, with another material or product. The applicant indicates that the coating was installed after necessary repairs were made to the foundation, and that the stem wall has been sealed and waterproofed.

“Waterproofing” a masonry foundation has the potential to trap moisture inside the brick, causing additional deterioration, cracks, and spalling. The Guidelines indicate that a more appropriate method of addressing moisture is to install vents and to direct water away from the foundation.

- d. Recommended Specific Findings:
1. That the Guidelines do not support the proposed work;
  2. That brick stem walls are historic features and should be retained, repaired, or replaced in kind;
  3. That waterproofing masonry can be harmful to the historic fabric.

**E. HPCA-23-00083 STAFF RECOMMENDATION:**

- 1. Approve Items 5, Install porch swing (required); 6, Install sign and wall covering (required); 8, Install fence at driveway (required); and 9, Install hot tub in back yard (required)** 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 features meet applicable Guidelines, or are not addressed by the Guidelines but are consistent with the purpose and intent of the Historic Landmark district;
2. That the wall covering, marker, and porch swing are reversible and do not adversely affect the historic character or physical condition of the property;
3. That the hot tub is not visible from the public right of way but may require a building permit in addition to a Certificate of Appropriateness.

- 2. Approve Items 1, Install concrete border at flower bed (required); 2, Install concrete border at front sidewalk (required); and 3, Install concrete to either side of front stairs (required) with the following conditions**, with the specific findings that the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Standards and Guidelines and sections of the Municipal Code, 2020\*, as referenced in the Staff Report.

**Specific Findings:**

1. That the Guidelines allow the installation of a variety of materials for landscape edging;

2. That the proposed landscape edging at the front of the dwelling and along the front walkway may not be typical of the property or district but do not appear to permanently, adversely impact the historic character of the property;
3. That historic features such as front walkway stairs should be retained or repaired and replaced in kind, matching their historic configuration.

**Condition:**

1. That the concrete to either side of the front walkway stairs be eliminated.
3. **Continue Item 4, Install tile overlay at front porch**, 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 Guidelines do not support the proposed work;
2. That concrete porches are historic features and should be retained, repaired, or replaced in kind.

**Additional Information:** Revision to proposed work or justification and unique circumstances to support installation of tile overlay.

4. **Continue Item 7, Install concrete or parging at brick stem wall foundation**, 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 Guidelines do not support the proposed work;
2. That brick stem walls are historic features and should be retained, repaired, or replaced in kind;
3. That waterproofing masonry can be harmful to the historic fabric.

**Additional Information:** Revision to proposed work or justification and unique circumstances to support proposal.

*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](http://www.okc.gov/planning/hp/index.html) ; at Planning Department offices located at 420 W. Main, 9<sup>th</sup> floor, and each HP Commission Meeting.*

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