



STAFF REPORT

Historic Preservation Commission

September 6, 2023

HPCA-23-00093

Agenda Item: VI.D.3

Case Number: HPCA-23-00093

Property Address: 701 NW 15th Street

District: Heritage Hills Historic District

Applicant: LAUD Studio
Brent Wall
220 NW 13th Street, Ste 1
Oklahoma City, OK 73103

Owner: Crystal Johnson
701 NW 15th Street
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Demolish pool or landscape water feature (elective);
2. Demolish north staircase and wing walls (elective);
3. Construct concrete porch with pergola and stair (elective);
4. Construct pool and install mechanical equipment (elective);
5. Construct brick wall with pool fountain (elective); and
6. Install paving for court (elective).

B. BACKGROUND

1. Project Description

This application is to install various landscape features and outdoor amenities, including a new side porch with pergola, swimming pool, and pickleball court. The Historic Preservation previously approved the installation of a fence/brick fence wall under a separate Certificate of Appropriateness.

2. Location

Project site is located at the northwest corner of NW 17th and N Lee.

3. Site History

Date of Construction: 1905

Zoned Historic Preservation/Historical Landmark: 1969

National Register Listing: 1979

Description from National Register Nomination Intensive Level Survey:

None.

Additional Information:

Heritage Hills by Bob Blackburn describes the architecture of the home as a combination of “the Mediterranean look of a tiled roof, the Japanese look of flared eaves, the Prairie look of a low, sweeping front porch, and the classical look of modillion brackets under the eaves and balustrade along the porch roof.”

This dwelling is one of two dwellings on the north side of the 700 block of NW 15th Street. It is over half an acre in size. The dwelling and site have remained unchanged since 1905.

The 1906 edition of the Sanborn Fire Insurance maps survey did not yet illustrate development of the north side of this block, though completed smaller sites are illustrated to the south and north with dwellings and stables. The 1919 edition illustrates completed development of the block with stables, wells with water tanks, sheds and autohouses as accessories.

The 1919 edition illustrates this site with a brick and tile dwelling with 1-story frame front porch extending the entire width of the front (south) façade, and wrapping 1/3 of the east façade. The dwelling straddles the line of lots 7 and 8. A 2-story frame porch is illustrated on the NE (rear) corner of the dwelling. A 1-story, frame, open-sided feature is illustrated midway back on the west side of the dwelling that appears to remain as a porte-cochere. All roofs are indicated with non-combustible roof materials, typically tile or slate.

A large 1 ½ -story, brick and tile stable and carriage house is illustrated in the NW corner of Lot 7, north and west of the dwelling. A small frame accessory structure is illustrated in the NW corner of Lot 8. Roofs are indicated as shingles, typically wood.

The 1922 edition illustrates the small west porch of the dwelling as no longer extant, but that may be an error. The small accessory structure to the north appears to be no longer extant. The larger accessory structure is illustrated with a small section on the west, with a non-combustible roof and fire-retardant wall - likely tile- between it and the larger portion of the garage to the west, which has shingles. The form of the structure did not change.

The 1949 edition illustrates the autohouse and dwelling at the NW corner with entirely non-combustible materials. No changes are indicated at the dwelling, and subsequent editions of the maps show no further changes to the site.

4. Existing Conditions

The 1 ½ story garage remains at the NW corner with the dwelling centrally located on the site. The driveway is west of the dwelling, and accesses the porte-cochere. The small 2-story porch at the northeast corner of the dwelling has been enclosed. Prior to the recent approval of the fence, the site was unenclosed and relied upon trees for screening, shade, and privacy.

5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-11-00082	07/19/2011	Witt Construction	Approved
1) Remove box window and install new windows; 2) Replace windows at northeast corner; 3) Replace downspouts in kind; 4) Remove storm windows; 5) Replace 2nd story railings at primary structure; 6) Replace all window sashes other than specified exceptions; 7) Remove chain link dog enclosures; 8) Replace garage doors; 9) Replace railing at garage roof; 10) Remove exterior garage stairs; 11) Replace door with window at west dormer of garage; 12) Replace missing windows at garage.			
HPCA-23-00046	05/02/2023	Crystal Johnson	Approved
Install fence.			

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 1, Demolish pool or landscape water feature (elective).

- a. Description: In preparation for the installation of new landscape features, the applicant proposes the removal of a non-historic landscape feature as identified on the site plan. The feature is a concrete and boulder pond, in the northeast corner of the site. This feature does not appear to contribute to the historic character of the property or district.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*
 - 3.1.14: Remove an inappropriate component or material and restore the original or historic component or material that is revealed by such removal.
- c. Recommended Specific Findings:
 1. That the landscape feature is non-historic and does not impact the historic character of the property or district.

2. Item 6, Install paving for court (elective).

- a. Description: The applicant proposes the installation of a pickleball court in the northeast corner of the back yard, north of the rear wall and east of the east wall of the primary dwelling. The court measures 50 feet long by 25 feet wide, or 1,250 square feet. The court consists of a sand-fortified paving material laid over a concrete base and is not permeable. Other than a low net, the court is at grade and will be screened from view by recently approved, sight-proof fencing.
- 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.

- 2.5.1: Maintain existing historic landscape and landscape features to preserve the historic district setting.
- 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.
- 2.5.35: 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.
- 2.5.37: 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.

c. Recommended Specific Findings:

1. That the proposed court is located within the back yard;
2. That the proposed feature is at grade and screened from view by fencing;
3. That the proposed feature, due to the size of the property, does not substantially alter the built to open space ratio of the site;
4. That installation of the proposed court may be dependent upon approval of other components of this application.

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. Items 2, Demolish north staircase and wingwalls (elective) and 3, construct concrete porch with pergola and stair (elective).

- a. Description: The applicant proposes to remove a staircase and associated brick walls at the northeast corner of the property, and to install a concrete porch with pergola and stair wrapping from the east side of the dwelling around to the north (rear). Existing windows and doors in the previously-enclosed rear porch are indicated to be retained.

The proposed porch aligns on the east side of the dwelling with the enclosed rear porch, approximately 18 feet back from the north end of the wraparound front porch. The proposed porch extends approximately 15 feet from the east wall of the house into the side yard, with a depth of approximately 22 feet, extending 7 feet beyond the rear wall of the dwelling. At the rear where the proposed porch wraps the corner, the full width is 24'6". A staircase runs east into the side yard of the property, from the northeast corner of the proposed porch. A pergola measuring 15' by 15' occupies the east portion of the proposed porch.

The porch height aligns with the finished floor height of the primary dwelling, 3' above grade. The bottom of the roof of the pergola is 12' above grade, and appears to be slightly taller than the roof of the historic front porch; the overall porch structure with piers and railings is taller the pergola.

Proposed materials for the porch and pergola include a concrete base and stairs, brick and wood columns, and wood railings to match the historic dwelling and incorporate architectural details that replicate existing elements on the structure.

- 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.

- 2.5.19: 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.

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.

Porches and Balconies

- 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.

Porch Elements – Columns & Railings, Ceiling & Flooring, Stairs

Stairs

- 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.
- 3.3.26: Original or historic porch stairs should not be removed. If repair by replacement is needed because the stairs are deteriorated beyond repair, replacement should be in kind. New porch stairs should match the original as closely as possible in appearance, design, size, detail and materials. If new stairs are needed where not located originally, the design should be modest

and be appropriate for the style of the building.

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.

- 3.4.3. 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.

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.
- c. Considerations: Construction of the proposed porch requires the removal of existing stairs at the northeast corner of the dwelling. The age of the stairs is unknown, but presumably they are associated with the previously enclosed rear porch. Their removal, in combination with the installation of the proposed porch and pergola, obscures the remaining physical evidence of the previous rear porch. The Guidelines do not support

the removal of historic porch stairs. While the removal of stairs at the rear of a structure may have minimal impact on the character of the dwelling, their removal, combined with new features, may obscure the remaining visual evidence of the evolution of the rear porch.

Design details and materials of the porch carefully approximate the character of the historic dwelling, but may lack differentiation and create the appearance of a historic feature. Located at the street-facing side of a corner lot, visible from the street, the height and size of the proposed porch and pergola will make this a prominent, noticeable feature of the side elevation of the dwelling. The width, at 50% of the width of the dwelling, and the pergola at the same height as the front porch, may create a new feature that overwhelms and is not secondary to the historic dwelling.

The presence or absence of a porch is a significant character-defining feature of a historic structure. Removing a historic porch, or adding a porch where one did not historically exist, is a drastic change to the character of a historic property and is not supported by the Guidelines. The Guidelines discourage alterations to historic porches, and only contemplate the installation of a new porch where there is photographic evidence that the porch existed historically.

Throughout, the Guidelines do not support the installation of features that appear to be historic where they did not historically exist, particularly in locations that are visible from the street. The Guidelines state that pergolas should not be added on prominent locations, visible from the street. The Guidelines for additions, under which permanent attachments such as porches are to be reviewed, state that they should be located at the back of the property, on non-character-defining façades, preferably not visible from the public right of way.

Given the size of the property, it appears feasible to construct an outdoor living space in a less visually prominent location, such as at the rear of the dwelling. Constructing a deck or patio lower than the finished floor height of the primary dwelling or at grade may also reduce the prominence of the feature as seen from the street. Simplified features, such as a pergola that is freestanding rather than integrated into the columns of the porch, may also reduce the impact of the proposed feature on the historic character of the property.

d. Recommended Specific Findings:

1. That the proposed patio and pergola meet applicable Guidelines for materials at an addition and are consistent with the materials and architectural details of the historic dwelling;
2. That the proposed porch is in a visually prominent location which is not supported by the Guidelines;
3. That the proposed pergola is on a prominent façade visible from the public right of way, which is not supported by the Guidelines;
4. That the proposed porch and pergola create the appearance of a historic feature which is not supported by the Guidelines;

5. That the proposed porch and pergola, in their height, location, and massing, overwhelm and are not secondary to the historic dwelling and its original features;
6. That the site presents opportunities to install outdoor amenities in locations that are at the rear of the dwelling and less visually prominent;
7. That reducing the height of the proposed features may also minimize their prominence.

2. Item 4, Construct pool and install mechanical equipment (elective); and 5, Construct brick wall with pool fountain (elective).

- a. Description: The applicant proposes to install a pool and associated paving, mechanical equipment, and decorative features in the corner side yard. The pool is 20 feet by 36 feet, with additional paving surrounds and sidewalk connecting to the proposed side porch. A 2-foot-high masonry wall with fountains wraps the south and east edge of the pool area, and continues in front of the proposed side porch. Mechanical equipment for the pool is proposed at the front, southeast corner of the yard, just inside the recently approved fence.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

2.5 Landscape & Landscape Elements

- 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.
- 2.5.37: 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.

2.4 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.

- 2.4.3: 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.

- c. Considerations: As proposed, the pool and other associated features are forward of the rear wall of the primary dwelling, which constitutes the side yard. The Guidelines state that swimming pools shall be located in back yards.

The proposed masonry wall extends to the east wall of the historic dwelling. The applicant indicates that a small gap will be left between the low brick wall and the historic structure so as not to damage or trap water against the brick.

The pool and other features appear to be adequately screened by previously approved fencing; however, the south portion of the fence is solid at the bottom three feet with pickets above. The fence and other decorative elements are indicated to be below this height but the mechanical equipment has not been described and must be lower than the sight-proof portion of the fence.

- d. Recommended Specific Findings:

1. That the proposed pool is located in the side yard, which is not supported by the Guidelines;
2. That the site presents opportunities to install outdoor amenities in locations that are at the rear of the dwelling and consistent with the Guidelines;
3. That the mechanical equipment is proposed directly adjacent to a partially transparent fence and must be screened by fencing, landscaping, or a combination of the two, or must be lower than the sight-proof portion of the fencing;
4. That the proposed brick wall is indicated to be located away from the wall of the historic dwelling so as not to impact the historic masonry;
5. That the proposed pool and associated features appear to meet relevant Guidelines for materials;
6. That due to the size of the site, the pool and associated features do not appear to substantially alter the built to open space ratio at the property.

E. HPCA-23-00093 STAFF RECOMMENDATION:

1. **Approve Item 1, Demolish pool or landscape water feature**, 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 landscape feature is non-historic and does not impact the historic character of the property or district.
2. **Continue Items 2, Demolish north staircase and wingwalls (elective) and 3, construct concrete porch with pergola and stair; 4, Construct pool and install mechanical equipment (elective); and 5, Construct brick wall with pool fountain 6, Install paving for court;** 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:

Items 2 and 3:

1. That the proposed patio and pergola meet applicable Guidelines for materials at an addition and are consistent with the materials and architectural details of the historic dwelling;
2. That the proposed porch is in a visually prominent location which is not supported by the Guidelines;
3. That the proposed pergola is on a prominent façade visible from the public right of way, which is not supported by the Guidelines;
4. That the proposed porch and pergola create the appearance of a historic feature which is not supported by the Guidelines;
5. That the proposed porch and pergola, in their height, location, and massing, overwhelm and are not secondary to the historic dwelling and its original features;
6. That the site presents opportunities to install outdoor amenities in locations that are at the rear of the dwelling and less visually prominent;
7. That reducing the height of the proposed features may also minimize their prominence.

Items 4 and 5:

1. That the proposed pool is located in the side yard, which is not supported by the Guidelines;
2. That the site presents opportunities to install outdoor amenities in locations that are at the rear of the dwelling and consistent with the Guidelines;
3. That the mechanical equipment is proposed directly adjacent to a partially transparent fence and must be screened by fencing, landscaping, or a combination of the two, or must be lower than the sight-proof portion of the fencing;
4. That the proposed brick wall is indicated to be located away from the wall of the historic dwelling so as not to impact the historic masonry;
5. That the proposed pool and associated features appear to meet relevant Guidelines for materials;

6. That due to the size of the site, the pool and associated features do not appear to substantially alter the built to open space ratio at the property.

Item 6:

1. That the proposed court is located within the back yard;
2. That the proposed feature is at grade and screened from view by fencing;
3. That the proposed feature, due to the size of the property, does not substantially alter the built to open space ratio of the site;
4. That installation of the proposed court may be dependent upon approval of other components of this application.

Note: Staff recommendation does not constitute Commission action.

**Relevant Sections of Chapter 59 the Oklahoma City Municipal Code governing HP/HL Districts are: §59.3300.1-5; §59.4150.4; §59.4250; §59.7250.1-4; §59.7300.1-7; §59.12200.1-4; §59.13300.1-6.*

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

KMF