

TO: Oklahoma City Historic Preservation Commission

FROM: Heritage Hills (Historical Preservation, Inc.) Design Review Committee

MEETING DATE: Sept. 6, 2023

Comments from the neighborhood concerning cases are as follows:

Case HPCA-23-00014, 110-112 NW 16th St.

The neighborhood supports the staff recommendation.

Case HPCA-23-00093, 701 NW 15th St.

This home, built before statehood, is one of the most significant to the neighborhood and to the city's history. It is on one of the largest lots in Heritage Hills and has been only minimally altered in the past. This is clearly the largest change to the property ever proposed and should meet the highest historical preservation standards. The existing water feature in the backyard may be original and neighbors indicate it has been present for over 50 years. It is in poor condition and is minimally visible. Still, if it is original and can be preserved, the neighborhood would like to see this incorporated into the plan. The neighborhood prefers that the alterations be as compatible as possible with the existing home, particularly since they are so visible, and the house is so prominent. The side yard pool is not supported by the guidelines, but the commission allowed such a variation recently at 14th and Hudson at another very prominent home in the neighborhood. Once you make an exception, it is very difficult to tell the next applicant this is not permissible. A smaller pool would be less obtrusive. We agree with the screening recommendations made by staff. We also have no objection to the court in the back, though it should be considered with the rest of the project and may need to be relocated if the pool is not approved in the side yard.

Case HPCA-23-00100, 301 NW 18th St.

This is a window replacement case that is the second part of another window replacement approved in 2013 by the HPC. The windows proposed are designed to match those installed in 2013 and are not visible from the street. The previous replacement was only for the house, and this is for the garage and quarters. The commission approved these windows in 2013 and it would be inconsistent to deny them now. The existing garage windows are in varied conditions, but the owner has already replaced 48 more visible windows and the replacement of these will be much less noticeable than the previous ones. The neighborhood supports finishing this project in a consistent manner with the previous project. The windows are well designed and historically correct. There is no need for a continuance or to delay the project.