



# STAFF REPORT

## Historic Preservation Commission

June 2, 2021

HPCA-21-00044

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**Agenda Item:** VI. D. 3.

**Case Number:** HPCA-21-00044

**Property Address:** 517 NW 19th Street

**District:** Mesta Park Historic District

**Applicant:** JollyBird Design, LLC  
Fallon Brooks  
1605 N Classen Blvd  
Oklahoma City, OK 73106

**Owner:** Jake Schoeffler  
517 NW 19th Street  
Oklahoma City, OK 73103

### A. CASE ITEMS FOR CONSIDERATION

1. Replace windows (elective);
2. Construct addition and close window (elective);
3. Construct 2-story garage with added paving (elective).

### B. BACKGROUND

#### 1. Project Description

The applicant proposes to remove asbestos siding and repair the historic siding below, to replace a back door and close a window. The applicant proposes to construct an addition and a two-story garage and to replace west windows.

#### 2. Location

Project site is located on the north side of NW 19<sup>th</sup> Street between Walker and Dewey.

#### 3. Site History

*Date of Construction:* 1914

*Zoned Historic Preservation/Historical Landmark:* 1994

*National Register Listing:* 1983

*Description from National Register Nomination Intensive Level Survey:*

None.

*Additional Information:*

The 1922 edition of the Sanborn Fire Insurance maps illustrates lots 24-25 with a 1-story

frame dwelling with 1-story front porch extending just over half the length of the front (north) façade. A 1-story frame “autohouse” is indicated on the westernmost property line with the front face back nearly  $\frac{3}{4}$  of the property depth from the front property line. The garage appears to share a wall with the garage to the west at 521 NW 19<sup>th</sup> Street. The dwelling and front porch have shingle roofs, wood. The small back porch at the northeast corner and the garage are illustrated with composition roofs, typically flat roofs. The 1949 edition of the maps indicates the dwelling and porch roofs to be composition material with no further changes to the structures of the site. However, lots to the east of the property included flats and “autohouses” that appear to be included in this parcel. No changes are indicated to the single-family dwelling and its garage on subsequent editions of the Sanborn maps.

#### 4. Existing Conditions

The legal description indicates all of lot 25 and the east 17.5 feet of lot 26.

No garage is present on the property as it currently exists.

The dwelling appears consistent with the Sanborn maps, and is listed as 1,277 square feet.

#### 5. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-06-131	2006	Alexander Dodd	Approved
Remove layers of composition roof and wood shingles and install composition roofing.			

Other actions, such as variances, other approvals, citations could also be described here.

### 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, 2010.\**

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, 2010\* as referenced below:*

#### 1. Item 1, Replace windows (elective).

- a. Description: The applicant proposes removal and replacement of all windows on the west side of the dwelling. The existing windows are indicated as vinyl replacement windows. Wood windows are proposed. Muntin patterns are stated to “match existing wood windows”. The proposal currently includes simulated divided lite, thermal windows that do not meet the criteria for approval.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City*

*Historic Districts*

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

- 3.1.12: If repairs or replacement affect more than two-thirds (66%) of an inappropriate component or material located on any individual building face, then all inappropriate components or materials shall be replaced with an appropriate component or material. Removal of more than 50% of an inappropriate material no longer meets the definition of ordinary maintenance and repair, and a Certificate of Appropriateness is required.

**3.6 Windows, Shutters and Awnings**

**Policy:** Windows and shutters are important character-defining features of a building and originals should be retained and kept in good repair. Awnings may be an intended permanent character defining feature such as wood framed and finished with roof shingles to match the rest of the building or temporary such as contemporary fabric awnings with aluminum frames.

**Design Justification:** The proportion, shape, location, positioning, pattern and size of windows contribute significantly to the historic character of a building and help convey the architectural style and period of the building. Their design, details and craftsmanship make them worthy of preservation. The presence or absence of shutters and awnings are significant to the visual character of a building.

**Sustainability Justification:** Many buildings in historic districts retain old-growth wood windows which can last indefinitely if they are properly maintained, unlike new-growth wood or vinyl windows. In most cases, windows account for less than one-fourth of a home's heat loss. Insulating the attic, walls and basement is a more economical approach to reducing energy costs than replacing historic windows. Proper maintenance and sealing of windows, along with adding storm windows, keeps windows out of landfills and enhances a building's energy efficiency year round.

- 3.6.8: When window replacement is necessary, do so within the existing historic opening. Use the same frame size to avoid filling in or enlarging the original opening.
- 3.6.9: If original or historic windows can be demonstrated to be deteriorated beyond repair and must be replaced, new windows shall match all of the characteristics of the historic window, including muntins pattern and profile.
- 3.6.10: New windows made of aluminum clad wood with enameled finish may be appropriate as replacements for historic wood windows since these may have acceptable sustainable qualities and closely resemble a painted finish.
- 3.6.12: Thermal pane (also known as insulated glazing) windows are acceptable as replacement windows when the historic windows in a building have been previously removed. When used, thermal pane windows must have

true divided lites.

- 3.6.13: A thermal pane window may be appropriate for replacement of a historic wood or metal window when the existing window frame and sash parts are more than 50% deteriorated beyond repair. To replace a historic window with a new unit a window survey including a photograph of the interior and exterior of the unit must be provided to substantiate the condition of the window. Historic windows visible from the public-right-of-way must be retained and repaired or replaced in kind, including replication of muntins pattern and profile.
  - 3.6.15: Muntins sandwiched between layers of glass, snap-on muntins, and surface-applied muntins are not appropriate and shall not be used.
  - 3.6.16: Clear glass shall be used in all windows.
  - 3.6.18: A new window may have a low emissivity coating applied to clear glass provided that the visible light transmittance is not less than .74 and the overall reflectance is not more than 17%.
- c. Considerations: The applicant proposes the removal of all inappropriate vinyl windows on the east and west side of the front façade. The criteria requires that if 66% or more of an inappropriate component (a window) is removed, that an appropriate component (window) shall be installed. Appropriate windows for replacement windows maintain the historic window size rather than alter that to match standardized window sizes. Thermal pane windows may be appropriate but must be true divided lite. Thermal pane windows with true divided lite may not be appropriate where highly visible as the muntins are often obviously different. However, the applicant proposes simulated divided lite composed of only a shadow bar. The applicant has stated that is not accurate but at this time has provided no further documentation.

The window on the front porch is in close proximity to a remaining historic, multi-lite, wood window on the front porch. Differences between the proposed and the historic may be highly visible. It is necessary that those differences be fully documented. A close replication may be most appropriate visually, though slight differences would speak to the loss of the previously existing historic window.

- d. Recommended Specific Findings:
1. That inappropriate, non-historic components shall be replaced with appropriate components where all windows on the west are vinyl replacement windows;
  2. That a window survey fully illustrating the existing, non-historic components, including dimensions of the window openings as they currently exist is required;
  3. That new windows should fill the historic openings;
  4. That illustration of similar historic openings and windows should be provided for comparison;
  5. That sufficient documentation of an appropriate proposed window must be provided including muntin comparison for replacement of vinyl windows on the

west;

6. That a proposed window on the front porch location where one window has been previously replaced with vinyl is more readily visible and compared to an existing historic window on the porch;
7. That an appropriate window on the front porch may be a replica of the remaining historic window at the front porch.

## 2. Item 2, Construct addition and close window (elective).

- a. Description: The applicant proposes construction of a rear addition that is approximately 495 square feet. The ridge of the addition is lower than the ridge of the historic house. The addition is offset to the east. The proposed siding is indicated as both HardiBoard and HardiPlank, lap siding with a 7-inch exposure; beneath the siding appears to be concrete block. Windows are aluminum clad wood windows in both fixed frames and one over one hung windows. Roofing material is an architectural grade shingle.

The addition includes closing a window just west of the addition and installation of a roof and landing at the back door.

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

### 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.

- 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.

### 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.
- 4.6.13: Windows constructed entirely of aluminum or vinyl are not permitted, and aluminum surfaces cannot have a clear, mill or anodized finish unless supported by historic documentation for a specific property or structure.
- 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. When muntins are proposed for a divided light appearance they should be “true divided lights” meaning that the thin

wood framing (called ‘muntins’) completely frames and separates each piece of glass from the others.

- 4.6.16: Simulated muntins sandwiched between layers of glass in thermal windows, snap-on muntins, and surface-applied muntins may not be used except when internal muntins are used in conjunction with permanently fixed surface-applied muntins on the interior and the exterior of the glass.

### **Doors**

- 4.6.19: Recommendations and requirements for garage type doors are described in the “Garage” section of this chapter.
- 4.6.20: Recommendations and requirements for primary entrance doors, screen doors and storm doors, and doors that are visible from the public right-of-way are the same as described for the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.
- 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**

- 4.6.23: Wood shingles, composition shingles, slate tiles, terra cotta or clay tiles are permitted for use on roofs. Recommendations and requirements for these materials are found in the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.
  - 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: The addition does not exceed size criteria, 750 square feet, and does not substantially reduce the open to built space ratio. The addition is lower than the historic dwelling at the peak of the roof and is no wider or deeper than the historic dwelling. The addition may be visible from the public right of way along the east side of the dwelling.

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. An addition should relate to the historic building while being

visibly distinguishable from the historic structure. The proposed addition is differentiated from the historic dwelling in that it is offset to the east at the rear wall of the house and has a complex roof, change in eave height, and deviation of fenestration placement.

Materials include HardiPlank and concrete block. HardiPlank simulates lap siding and is installed as planks similar to wood siding. HardiPlank is a cementitious siding that emulates wood siding and is supported by the Standards and Guidelines. Though visible concrete block is not supported where not present historically, the visibility may be very limited due to proximity of the abutting building.

Aluminum clad, wood windows are supported by the Standards and Guidelines. The Quaker window is a window constructed of a wood composite material and clad with aluminum on the exterior. All proposed glass is clear, thermal pane, with no divided lite.

d. Recommended Specific Findings:

1. That additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and should appropriate to the architectural style of the historic building;
2. That additions must be located to the back of the dwelling, preferably where not visible from the public right of way;
3. That the addition does not substantially reduce the ratio of open space to built space is not appropriate;
4. That an addition does not exceed 750 square feet;
5. That the addition does relate to and complement the historic building while remaining differentiated from the historic building;
6. That smooth finished HardiPlank is a cementitious product that emulates wood lap siding;
7. That concrete block has not been illustrated as present historically on the site;
8. That the proposed concrete block will be minimally visible;
9. That simplified window patterns are appropriate on the rear.

**3. Item 3, Construct 1-story garage with added paving (elective).**

- a. Description: The applicant proposes the construction of a 1-story garage with apartment above. The footprint is 462 square feet. The proposed garage is 15 feet tall. The garage doors face west into the abutting property. No fenestration is indicated on the garage. Materials include an architectural grade shingle, smooth HardiPlank siding, wood pedestrian doors, and wood, panel, overhead doors. No light fixtures are proposed. Overhead doors should be painted.
- b. References: *Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts*

#### 4.4 Garages

**Policy:** The retention of existing, historic garages is encouraged. A historic garage should be refurbished and modified instead of demolished or replaced to accommodate contemporary lifestyle requirements. New garages are permitted where a house does not have a garage or where a new garage is necessary. As with other accessory buildings, garages should have their own form and should generally appear as secondary structures and not visually overwhelm or compete with the other historic buildings of the property or district.

**Design Justification:** The way in which a new garage relates to other historic buildings of a property is important in historic districts. A new garage directly affects the integrity of the property as a whole. For this reason, a new garage should not detract from the historic character of the property.

**Sustainability Justification:** New garage construction should adhere to principles of sustainability in materials, design, and energy efficiency.

- 4.4.3: Construction of a new or replacement garage should follow the historic setback for a garage on the property or setback patterns of other garages in the streetscape or historic district.
- 4.4.4: Historic garages in Oklahoma City's historic districts are predominantly detached, and attached garages are not appropriate unless documentation demonstrates their previous historic existence at the property.
- 4.4.5: Construction of a replacement garage shall approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation.
- 4.4.6: Construction of a replacement garage may reasonably expand beyond the footprint of a historic one- or two- car garage, up to a total footprint of 450 square feet or 5% of the lot, whichever is greater, in order to accommodate a standard size parking space for up to two vehicles. Additional factors including the level of visibility of a new garage and the size and massing of surrounding structures may be considered.
- 4.4.7: Design a new garage to be secondary to that of a property's main historic building.
- 4.4.8: When no photographic or other documentation of a previous garage is available, a new garage should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the primary building and should relate to similar garages within the historic district, as appropriate.
- 4.4.9: Materials used for a new garage should reflect the property's historical development and the use and function of the garage. Materials used for the exterior facades of a garage were often different (and less costly) than those used for the primary building.
- 4.4.10: A garage may be of 'modest' or 'high-style' design to complement a

property's historical development. Often, a new garage should be modest with a simple rectangular plan and form and a low-pitched, gabled or hipped roof. Doors and windows may have little or no ornamentation.

- 4.4.11: When no photographic or other documentation is available, A new one-story garage should be similar in height to other similar, historic one-story garages in the streetscape and historic district. A new two-story garage should be similar in height to the historic two-story garages of adjacent properties, in the streetscape and of the historic district.
- 4.4.12: When no photographic or other documentation of a previous historic garage is available, a replacement garage may be two-stories tall when the original or historic garage was two-stories, or if located in a block where two-story or one and a half story garages are dominant or occur on abutting property. New garages in blocks that contain only one-story garages shall be one-story.
- 4.4.13: In locations where two-story garages are not allowed, a garage may be one and a half stories as defined in the Municipal Code so long as its design and height approximate the massing of a previous historic garage at the property, or adjacent one-story garages if no documentation of a previous historic garage is available.

#### **Garage Doors, Openings, and Doors**

- 4.4.14: Spacing and size of window and door openings in a new garage should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.
- 4.4.15: In Heritage Hills Architectural and Historic District only solid wood pedestrian and vehicle garage doors with wood or concealed metal frames that match historical designs used in the district or compatible paneled designs are permitted.
- 4.4.16: In Heritage Hills Architectural and Historic District only solid wood garage pedestrian doors with wood frames that match historical designs used in the district or compatible paneled designs are permitted.
- 4.4.17: New garage pedestrian doors in all other districts may be solid wood with wood frames or alternate door and door frame materials such as composite wood or aluminum clad wood for locations that are not visible from the public right-of-way. Otherwise pedestrian doors and frames shall be solid wood.
- 4.4.18: New garage vehicle doors in all other districts may be solid wood, wood veneer with a concealed metal frame, or composite materials including fiberglass or wood fiber (85% minimum wood fiber content). Doors should first match the historic design. When the historic design is unknown then the doors should match the design of other historic garage doors used in the

respective district. A paneled design may be appropriate.

- 4.4.19: New garage vehicle doors in Paseo Neighborhood Historic District may be smooth finished solid wood (without panels) unless another design is more historically appropriate for the property.
  - 4.4.20: Metal garage vehicle doors with a paneled design are acceptable in the Heritage Hills East, Putnam Heights, and Shepherd districts. These doors can be used at garages that are modest in style, located at the back of the lot, and minimally visible from the street or public right-of-way. Garage vehicle doors that are highly visible from a public street including the side street of a corner lot should not be metal.
  - 4.4.21: At double garages, two single garage vehicle doors should be used instead of one larger, double door. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary building and the district.
  - 4.4.22: If a historic garage is to be demolished to allow the construction of a new garage, it is encouraged that the historic doors be salvaged and re-used at the new garage, or if this is not possible, that the historic garage doors be replicated in the new garage design.
  - 4.4.23: Doors at new high style garages should complement the garage in design and materials. The use of paneled wood garage doors or custom garage doors is encouraged at these locations.
  - **Also see 4.6, Materials at New Construction (above).**
- c. Considerations: The applicant is proposing a 1-story structure where historically a 1-story structure has been documented. Design details of the previously existing structure are unknown. The proposed structure is 12 square feet larger than the recommended 450 square feet to allow for 2 single overhead doors. This difference will likely not be visibly discernible from 450 square feet and is not visible from the street. County records illustrate only one other garage on the block face that is smaller at 441 square feet. The structure is proposed completely behind the dwelling, and the proposed addition provides additional screening of the structure.
- All materials are consistent with criteria for new construction. Wall to window ratios at other similar historic garages have not been compared to the proposed garage. Lack of windows may not be consistent with historic garages in the district, but the block face has a diverse assortment of garages with and without windows. At mid-block, completely behind the dwelling, and abutting a multi-plex and a very large garage, fenestration may have minimal impact.
- d. Recommended Specific Findings:
1. That materials and design components appear to be consistent with the standards and guidelines and compatible with other similar accessory structures in the district;
  2. That the footprint exceeds 450 square feet by 12 square feet to allow for 2 separate overhead doors;

3. That located centrally on the block and not visible from the public right of way, 12 square feet of overage may have little effect on the site, block, or district either visually or as related to storm water management;
4. That due to minimal visibility, fenestration on the garage would not increase the structure's contribution to the historic character of the site, block or district.

**E. HPCA-21-00044 STAFF RECOMMENDATION:**

1. **Continue Item 1, replace windows**, 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, 2010\*, as referenced in the Staff Report.

**Specific Findings:**

1. That inappropriate, non-historic components shall be replaced with appropriate components where all windows on the west are vinyl replacement windows;
2. That a window survey fully illustrating the existing, non-historic components, including dimensions of the window openings as they currently exist is required;
3. That new windows should fill the historic openings;
4. That illustration of similar historic openings and windows should be provided for comparison;
5. That sufficient documentation of an appropriate proposed window must be provided including muntin comparison for replacement of vinyl windows on the west;
6. That a proposed window on the front porch location where one window has been previously replace with vinyl is more readily visible and compared to an existing historic window on the porch;
7. That an appropriate window on the front porch is likely are replica of the remaining historic window at the front porch.

1. **Approve Item 2, construct an addition**, 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 additions must be compatible in design, proportion, size, texture, color, and detail to adjacent buildings and should appropriate to the architectural style of the historic building;
2. That additions must be located to the back of the dwelling, preferably where not visible from the public right of way;
3. That the addition does not substantially reduce the ratio of open space to built space is not appropriate;
4. That an addition does not exceed 750 square feet;

5. That the addition does relate to and complement the historic building while remaining differentiated from the historic building;
  6. That smooth finished HardiPlank is a cementitious product that emulates wood lap siding;
  7. That concrete block has not been illustrated as present historically on the site;
  8. That the proposed concrete block will be minimally visible;
  9. That simplified window patterns are appropriate on the rear.
2. **Approve Item 3, construct 1-story garage**, 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 materials and design components appear to be consistent with the standards and guidelines and compatible with other similar accessory structures in the district;
2. That the footprint exceeds 450 square feet by 12 square feet to allow for 2 separate overhead doors;
3. That located centrally on the block and not visible from the public right of way, 12 square feet of overage may have little effect on the site, block, or district either visually or as related to storm water management;
4. That storm water must be directed down the drive to storm water management systems;
5. That due to minimal visibility, fenestration on the garage would not increase the structure's contribution to the historic character of the site, block or district.

*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, 2010 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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