



STAFF REPORT

Historic Preservation Commission

June 2, 2021

HPCA-21-00080

Agenda Item: VI. D. 8.
Case Number: HPCA-21-00080
Property Address: 224 NW 18th Street
District: Heritage Hills Historic District
Applicant: Innovative Design Group
Shannon Ford
215 E 12th Street
Edmond, OK 73034
Owner: Karl & Julie Hansen
224 NW 18th Street
Oklahoma City, OK 73103

A. CASE ITEMS FOR CONSIDERATION

1. Construct addition (elective);
2. Reconstruct rear deck (elective);
3. Replace driveway (elective); and
4. Reconstruct west wall of dwelling (elective).

B. BACKGROUND

1. Location

Project site is located on the southeast corner of the intersection of N Harvey and NW 18th Street.

2. Site History

Date of Construction: 1922

Zoned Historic Preservation/Historical Landmark: 1969

National Register Listing: 1979

Additional Information:

The 1922 edition of the Sanborn Fire Insurance maps illustrates a 2-story, brick-veneered, frame dwelling with a 1-story front porch extending the entire length of the front (north) façade and wrapping around the west corner for approximately half the distance of the dwelling then meeting a 2-story projection at the southern end of the west side. A small 1-story projection with a composition roof, typically flat, is indicated at the southeast corner of the rear of the dwelling. A 1-story frame “autohouse” is indicated with an attached 1-story dwelling at the southern end of the site. The structure is centrally located. All structures are indicated with shingle roofs, typically wood. Remaining editions do not appear to illustrate any relevant changes to the property.

3. Existing Conditions

The rear of the dwelling continues to have a small, 1-story projection with a flat roof at the southeast corner of the back wall. Often the nature of these small rooms was utilitarian, serving as a rear entry to the primary dwelling as well as providing pantries or mud rooms based on examination of various historic plans from Sears and other mail order companies. A wood deck and extensive paving occupy the back yard. There appears to be approximately 50 feet between the proposed location of excavation and the garage.

The west wall includes an area of infill where windows previously existed in at the second floor. Historic brick and concrete sills remain.

4. Previous Actions

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

Case Number	Date	Owner	Decision
HPCA-277			Approved
Construction of a cedar patio.			

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.**

1. Item 1, Construct addition (elective) and 2, Reconstruct a deck (elective).

- a. Description: The applicant proposes removal of the historic 1-story room at the southeast corner of the dwelling, as well as deconstruction of the existing deck. The room proposed for demolition is approximately 5.5 by 11 feet. Excavation is proposed at that location to allow for a basement expansion to create a room with a 9-foot ceiling height with dimensions of 12 by 18 feet. A 2-story addition is proposed above at 12 by 18 feet. The total proposed square footage is approximately 508 to 586 square feet.

The existing deck will be reconstructed upon completion of the addition. All materials are wood.

The proposed architectural grade roof includes both a hipped roof and a shed roof at the proposed addition. The smaller roof is proposed mid-wall above the pedestrian door and part of the deck and landing.

The walls include a modular brick veneer in a similar finish and color and matching mortar. A projected brick pilaster is proposed at the southeast corner of the existing 2-story portion of the dwelling to illustrate the transition from historic wall to new construction on the east side of the dwelling where no offset is proposed for differentiation. A soldier course is proposed at approximately floor height at the second story for additional illustration of the previous historic condition. Trim or siding components will be smooth wood of either cedar or pine.

The existing windows, including basement windows, will be salvaged and reused in the addition and new basement. Three new windows are proposed on the south wall at the first floor. These are double hung wood windows with thermal pane with muntins similar to those of the existing windows. A divided lite pedestrian door is proposed with modern glass lite orientation.

- 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.

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.

Commission Review: Actions That Require Review by the HPC

- 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.
- 4.6.4: Brick is a common material in Oklahoma City historic districts and is appropriate for use on new construction.
- 4.6.9: Masonry bonding patterns, sizes and color should be similar to those found at the property or used for historic buildings in the historic district and typical of structures of the same style, type, age and location.

Windows

- 4.6.10: Windows in additions to existing buildings must match or complement the proportion, shape, pattern, size, details and profile of the windows in the historic building. If the historic or existing windows are wood, the windows of the addition may be wood, vinyl-clad wood or aluminum-clad wood. If the historic windows or existing are steel, the windows of the addition should be steel or other compatible metal. All windows in new additions should be of a profile similar to the windows in the historic building.
- 4.6.12: New windows may have a simpler window pane pattern than their historic counterparts; for example, if the historic windows are 6/1 (read “six over one”), then 1/1 windows of the same overall size may be used.
- 4.6.13: 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

- 4.6.21: 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.
- 4.6.27: Built-up roofs, single-ply membranes should not be used on sloped roofs.
- 4.6.28: Multi-colored asphalt shingles and synthetic wood shingles should not be used on sloped roofs.
- 4.6.29: Historic eaves, copings, cornices, dormers and roof trim should be retained and preserved.

c. Recommended Specific Findings:

1. That the addition is 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;
2. That the addition is planned at the back of the property or on a non-character-defining elevation preferably not visible from the public right-of-way;
3. That the addition is visible from the street as the property is a corner lot;
4. That the addition does not substantially reduce the ratio of open space to built space;
5. That the addition shall not exceed 50% of the square footage of the footprint of the existing historic structure (enclosed space only), or 750 square feet;
6. That the addition relates to and complements the style of the main building;

7. That the addition includes modest differentiation in the form of a pilaster and a soldier course to distinguish the original historic building from the addition;
8. That additions should be clearly secondary to and distinct from the original building;
9. That the design of the addition does consider and respect the massing, roof shape, bay spacing, cornice lines and materials of the building to which it is being added;
10. That proposed new windows and doors must be illustrated to meet all relevant Guidelines of Section 4.6;
11. That reconstruction of the existing deck will not adverse effect on the property or district.

1. Item 3, Replace driveway (elective).

- a. Description: The applicant proposes removal of part of the driveway that provides a “turn around” near the existing deck. The driveway will be repoured.
- 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.

- 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.
- 2.3.10: Locate new driveways and sidewalks so that the topography of the building site and significant landscape features, such as mature trees, are retained. Protect mature trees and other significant landscape features from direct construction damage and from delayed damage such as destruction of root area or soil compaction by not permitting construction equipment access to the ground area under the tree canopy.
- 2.3.11: Curb cuts, including those intended to comply with the Americans with Disabilities Act (ADA), should be installed to minimize damage to the original concrete sidewalks. The color and texture of the new concrete shall match and be consistent with the existing adjacent concrete color and texture.
- 2.3.12: Driveways, eight feet or less in width, may be replaced by a driveway of up to ten feet in width; width may vary as the driveway approaches the garage to correspond to the width of the garage door openings. However, property owners are encouraged to limit the quantity of impervious concrete surfaces to assist in reducing storm water runoff.
- 2.3.16: New impermeable parking surfaces must be graded to drain toward the street and away from buildings.

c. Recommended Specific Findings:

1. That the proposed driveway will not change in width;
2. That existing radius will not change;
3. That new concrete will match the aged appearance of existing driveway or remaining paving in texture, design detail, and color;
4. That a portion of the driveway will be removed to accommodate the proposed addition.

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:*

4. Item 4, Reconstruct west wall of dwelling (elective).

- a. Description: The applicant proposes deconstruction of various sections, possibly large sections, of the west wall of the dwelling due to water infiltration and damage caused by improper infill at previous window locations. The upper story, previously containing additional windows, has been enclosed with wood siding.

The brick wall supporting that is collapsing, and the roof below it appears to be failing. Various settling issues appear to be showing via failure of the brick veneer on the west side of the dwelling.

The brick, concrete sills, and wood siding will be removed to determine the extent of damage and necessary repair. Upon completion of repairs to the west wall, the historic brick and sills will be reinstalled, mortar matching the historic and softer than the historic brick will be installed, and wood, lap siding to match existing will be reinstalled. The amount of fabric removed from the west side is unknown at this time and may exceed 50% of the fabric on the west 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.

- 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.
- 3.1.2: Original or historic wood finishes must be maintained and painted (if painted historically).
- 3.1.3: Ordinary maintenance and repair typically addresses one half (50%) or less of an original or appropriate building feature, component or material on any one building face or roof, and may involve replacement of areas or parts of the building due to damage or failure of a component or material. A Certificate of Appropriateness is not required for work that meets the requirements of "Ordinary Maintenance and Repair" (See the Municipal Code, Chapter 59, Article 2).
- 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.

- 3.1.6: Peeling, flaking or failing paint should be removed from historic wood and masonry surfaces by the gentlest means possible to protect the integrity of the historic surface. Acceptable methods for paint removal include scraping, sanding, thermal removal or mild chemical strippers.
- 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.
- 3.1.10: Oklahoma City’s historic districts contain structures from a wide range of eras with varying degrees of historic significance and integrity. Changes to the exterior of any structure or site, regardless of its age, have the ability to contribute to, or to detract from, the overall character of the district and are subject to review. Changes to structures or additions built within the last 25 years or determined by the Commission to be non-historic shall be reviewed under the guidelines for New Construction.
- 3.1.11: If more than 50% of an original feature or material on any one surface of any one face of a building, including the roof, requires repair by replacement in kind, then the scope of the work exceeds the definition of ordinary maintenance and repair and a Certificate of Appropriateness is required.
- 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.
- 3.1.13: For example, on a building with vinyl siding, if over two-thirds (66%) of this siding is to be removed from the front building face and replaced due to deterioration or damage, then all of this inappropriate siding on that building face shall be replaced with an appropriate material such as wood siding or the historic material (which is likely to be historic wood siding) shall be uncovered and restored.
- 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.
- 3.1.22: 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.
- 3.1.23: New mortar used in re-pointing must match the color and composition of the original. Incompatible mortar, too high in Portland cement content, may exceed the strength of historic brick and result in acceleration of deterioration of brickwork.
- 3.1.25: Removal of existing synthetic materials is strongly encouraged to recover authentic historic finish and appearance of a building and its components.
- 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.

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.

- 3.6.6: New window openings may be allowed on the back facade or the back 30% of the side elevations. New windows must be compatible with historic or existing windows in proportion, shape, location, pattern, size, materials and details.
- 3.6.7: If an original opening is presently blocked, consider reopening it. The replacement of non-historic incompatible windows with windows that are more historically appropriate is encouraged.
- 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.

- c. Considerations: The west side of the second story contains infill where it appears that windows previously existed. Concrete sills remain in place that suggest windows. The date of infill is unknown and may predate the preservation zoning. Additionally, there are windows on the second story on the west walls that are either boarded up or painted over. Neither option is an appropriate treatment of historic openings.

Infill of historic window locations at highly visible locations, at a character defining elevation on a corner lot, is generally not supported. New window openings are allowed only on the rear 30% of the side of the building, and generally closing of windows is addressed via that Guideline. The Standards and Guidelines recommend reopening infilled windows. They also require removal of inappropriate materials and installation of appropriate materials when work to a structure requires removal of 66% or more of an inappropriate treatment. Should removal of infill at 66% or more be required to correct failures at the west wall, all infill should be removed and be replaced with an appropriate material.

- d. Recommended Specific Findings:

1. That all work to the west side of the structure is ordinary maintenance and repair but may exceed removal and reinstallation of materials in excess of 50%;
2. That all new mortar will match the existing historic mortar and will be softer than the brick that it serves;

3. That the existing siding in previous window locations is not the original;
4. That boarding up historic window openings is not appropriate;
5. That reinstallation of windows is not currently proposed;
6. That wood siding is appropriate for walls;
7. That windows matching remaining windows is a return to the original condition;
8. That repair and stabilization of the roof and wall is imperative for the continued life and use of the primary dwelling;
9. That reinstallation of siding within the opening where windows are now missing will maintain the historic concrete sills so that when possible an appropriate, informed, window installation may occur;
10. That existing window openings will not be further hidden by the proposed repairs to the walls.

E. HPCA-21-00080 STAFF RECOMMENDATION:

1. **Approve Items 1 and 2, to construct an addition and reconstruct the deck 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 addition is 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;
- 2) That the addition is planned at the back of the property or on a non-character-defining elevation preferably not visible from the public right-of-way;
- 3) That the addition is visible from the street as the property is a corner lot;
- 4) That the addition does not substantially reduce the ratio of open space to built space;
- 5) That the addition shall not exceed 50% of the square footage of the footprint of the existing historic structure (enclosed space only), or 750 square feet;
- 6) That the addition relates to and complements the style of the main building;
- 7) That the addition includes modest differentiation in the form of a pilaster and a soldier course distinguish the original historic building from the addition;
- 8) That additions should be clearly secondary to and distinct from the original building;
- 9) That the design of the addition does consider and respect the massing, roof shape, bay spacing, cornice lines and materials of the building to which it is being added;
- 10) That proposed new windows and doors must be illustrated to meet all criteria of Section 4.6;

- 11) That reconstruction of the existing deck has not adverse effect on the property or district.

Conditions:

- 1) That the applicant will provide additional documentation of the new windows and pedestrian door that illustrate the proposed clear glass and muntins that meet the criteria for materials at new construction.
2. **Approve Item 3, replace driveway, 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 proposed driveway will not change in width;
- 2) That existing radius will not change;
- 3) That new concrete will match the aged appearance of existing driveway or remaining paving in texture, design detail, and color;
- 4) That a portion of the driveway will be removed to accommodate the proposed addition.

Conditions:

- 2) That the paving will match the aged appearance of existing driveway or remaining paving in design detail, texture and patina.
3. **Approve Item 4, reconstruct west wall as needed for repairs, with Unique Circumstances and 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; that the following **unique circumstances** exist; that the items do not strictly comply with all relevant Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the 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 all work to the west side of the structure is ordinary maintenance and repair but may exceed removal and reinstallation of materials in excess of 50%;
- 2) That all new mortar will match the existing historic mortar and will be softer than the brick that it serves;
- 3) That the existing siding in previous window locations is not the original;
- 4) That boarding up historic window openings is not appropriate;
- 5) That reinstallation of windows is not currently proposed;
- 6) That wood siding is appropriate for walls;
- 7) That windows matching remaining windows is a return to the original condition;

- 8) That repair and stabilization of the roof and wall is imperative for the continued life and use of the primary dwelling;
- 9) That reinstallation of siding within the opening where windows are now missing will maintain the historic concrete sills so when possible an appropriate, informed, window installation may occur;
- 10) That existing window openings will not be further hidden by the proposed repairs to the walls.

Conditions:

- 1) That reinstallation of siding within the opening where windows are now missing will maintain the historic concrete sills so when possible an appropriate, informed, window installation may occur;
- 2) That existing window openings will not be further hidden by the proposed repairs to the walls.

Unique Circumstance:

- 1) That repair and stabilization of the roof and wall are imperative for the continued life and use of the primary dwelling.

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 ; at Planning Department offices located at 420 W. Main, 9th floor, and each HP Commission Meeting.

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