

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
February 2, 2005 - 3:00 p.m.
Municipal Building, City Council Chamber

The meeting of the Oklahoma City Historic Preservation Commission was called to order in the City Council Chamber, 3rd Floor of the Municipal Building, 200 N. Walker Avenue, Oklahoma City, Oklahoma. The meeting convened at 3:06 p.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 24 hours prior to the meeting.

1. CALL TO ORDER AND ROLL CALL

Members Present: Thomas J. Daniel IV, Chairman
Thomas Small, AIA, Vice-Chairman
Carolee Galbraith
Gretchen Bennett
Joseph B. Couch
Marnie Taylor
Jane Holcombe
Roland Tague
Karen Collier
Shannon Kelley

Members Absent: None

Staff Present: Eva Osborne, AIA, Preservation Officer, Planning Department
Wiley Rice, Planner, Planning Department
Steven Rhodes, Urban Redevelopment Specialist, Planning
Department
Angela Yetter, Administrative Coordinator, Planning Department
Susan Randall, Assistant Municipal Counselor

2. APPROVAL OF MINUTES

APPROVED. Motion: Collier/ Bennett to approve the minutes of the December 1, 2004, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

3. CITATION REPORT

Mr. Wilson, Zoning Inspector, was present to answer questions.

4. RESOLUTION to recognize Historic Preservation District Preservation Committees:
Mesta Park Preservation Committee
Edgemere Park Preservation Committee

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APPROVED. Motion: Galbraith/Holcombe Bennett to approve the minutes of the December 1, 2004, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

5. CONSENT DOCKET CASES

5A. HPCA-04-149 at 405 NW 16 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Dale Frey for Certificate of Appropriateness to install 2.) storm doors.

5B. HPCA-04-150 at 433 NW 15 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Dara and Derek Prentice for Certificate of Appropriateness to install 2.) storm doors.

5C. HPCA-05-002 at 439 NW 18 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Richard Grellner by Jerry Dickson for Certificate of Appropriateness to 2.) replace existing garage door.

APPROVED. Motion: Taylor/Couch to approve the above items as stated. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

6. CASES FOR INDIVIDUAL CONSIDERATION

6A. HPCA-04-137 at 2116 NW 26 Street. (Shepherd HD), Ward 2. Consideration and possible action on application of Grayce Kelly and Daniel Barr for Certificate of Appropriateness to 1.) install pre-manufactured greenhouse.

APPROVED. Motion: Collier/Tague to approve application HPCA-04-137. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

6B. HPCA-04-064 at 111 NW 14 Street. (Heritage Hills East HD), Ward 7. Consideration and possible action on application of Pam Thompson for Certificate of Appropriateness to 1.) expand asphalt parking area, including 1.a) new concrete drive, 1.b) sight proof screening (bushes) with irrigation system 1.c) wood fence at the back part of the side property line and back property line and 1.d) remove metal building.

Mr. Clintsman, adjacent property owner, was present to discuss his concerns with the proposal.

Ms. Thompson was present. The applicant agreed to a continuance allowing her the opportunity to submit an accurate site plan that includes the use of alternate plant material, a 60 degree corner cut, installation of 6" tall curbs for both existing and new parking lot, 12" gutters, and curb stops/bumpers on the north side at fence location. Lighting of lot has not been addressed and must be considered at some point. The

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Commission suggested that the applicant meet with Mr. Clintsman to discuss his concerns.

CONTINUED. Motion: Small/Holcombe to continue application HPCA-04-064.
Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley.
Nays: Collier.

- 6C. HPCA-04-061 at 207 NW 18 Street. (Heritage Hills HD), Ward 6.
Consideration and possible action on application of John and Debbie Benn for Certificate of Appropriateness to amend the approved Certificate to include item 3.) the recently installed front door.

Mr. and Ms. Benn were present.

FAILED. Motion: Taylor/Kelly to approve application HPCA-04-061 contingent upon attachment of a plaque to the door that would indicate that the door was not original to the house and when it was installed. Ayes: Daniel, Bennett, Taylor, Kelley. Nays: Couch, Small, Galbraith, Holcombe, Collier, Tague.

DENIED. Motion: Collier/Tague to deny without prejudice application HPCA-04-061 based on the determination that the door was inappropriate for the character of the property. Ayes: Couch, Small, Galbraith, Holcombe, Collier, Tague. Nays: Daniel, Bennett, Taylor, Kelley.

- 6D. HPCA-04-142 at 415 NW 21 Street. (Heritage Hills HD), Ward 6.
Consideration and possible action on application of Russell Baker for Linda Adams for Certificate of Appropriateness to 1.) demolish 2 one-story enclosed forms attached to the back of the house and 1 arbor 2.) construct one-story addition including 2.a) high-definition composition roof, 2.b) wood horizontal lap siding with wood trim, 2.c) brick foundation 2.d) single-hung 12/1 in appearance, true divided-light wood windows, 2.e) wood French door and sidelights without divisions and, 3.) construct new back porch including 3.a) standing-seam metal roof, 3.b) wood fascia and tongue and groove ceiling, 3.c) 2 wood columns, 3.d) metal railing, 3.e) concrete steps and ramp.

APPROVED. Motion: Holcombe/Couch to approve application HPCA-04-142.
Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6E. HPCA-04-144 at 323 NW 16 Street. (Heritage Hills HD), Ward 6.
Consideration and possible action on application of Tim Tytle by Jimmy Salda of Salda Construction for Certificate of Appropriateness to construct 1.) back 2nd story addition including 1.a) clay tile roof, 1.b) stucco walls and 1.c) wood windows.

CONTINUED. Motion: Bennett/Galbraith to continue application HPCA-04-144 to allow the applicant the opportunity to address various concerns of the Commission. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

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- 6F. HPCA-05-005 at 1007 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Steven Jacobi for Certificate of Appropriateness to 5.) construct new two story garage.

Mr. Jacobi was present.

APPROVED. Motion: Small/Collier to approve application HPCA-05-005. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6G. HPCA-04-049 at 501 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Adam Brown for Certificate of Appropriateness to replace fence.

Mr. Brown was present.

CONTINUED. Motion: Small/Galbraith to continue application HPCA-04-049 to allow the applicant more time to consider suggested design changes and to provide an accurate site plan. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6H. HPCA-04-145 at 830 NW 17 Street. (Mesta Park HD), Ward 6. Consideration and possible action on application of Robert Blair for Certificate of Appropriateness to install 1.) full light storm door.

Mr. Blair was present.

APPROVED. Motion: Bennett/Couch to approve application HPCA-04-145. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6I. HPCA-04-146 at 2023 N Shartel Street. (Mesta Park HD), Ward 6. Consideration and possible action on application of Bill Werth for Certificate of Appropriateness to 1.) install new driveway, 2.) remove existing sidewalk and install concrete sidewalk at east side of house with steps near the Shartel sidewalk, 3.) construct 1 set of steps at east side of porch flanked with rusticated concrete block pedestals 4.) install new sidewalk at north façade, west side of the porch with stair, 5.) install light fixtures at garage, 6.) install steel overhead garage door with front wood panels, 7.) construct porch and 8.) remove pent roof that ran from the porch to the back of the house at the east façade and across the south facades.

Mr. Werth was present.

Ms. Pelofsky of the neighborhood preservation committee was present.

APPROVED. Motion: Tague/Bennett to approve Item 1 of application HPCA-04-146. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

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APPROVED. Motion: Bennett/Collier to approve Item 2 of application HPCA-04-146. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Collier to approve Item 3 of application HPCA-04-146. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

RESCIND. Motion: Small/Collier to rescind approval of Item 3 of application HPCA-04-146. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Galbraith to approve Item 3 of application HPCA-04-146 as the rusticated block appears to be very similar to historic block poured in the neighborhood. Approval of this alternative material is contingent upon administrative approval of color choices for painting of all rusticated block on the building. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Kelly/Collier to approve Item 4 of application HPCA-04-146. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Galbraith/Holcombe to approve Item 5 of application HPCA-04-146. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Collier to approve Item 6 of application HPCA-04-146 contingent upon construction of the garage door in a manner that replicates the appearance of the submitted garage door photograph. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Taylor/Couch to approve Item 7 of application HPCA-04-146. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Galbraith/Couch to approve Item 8 of application HPCA-04-146. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6J. HPCA-05-004 at 521 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on application of Lisa Johnston for Certificate of Appropriateness to 1.) replace front door and 2.) replace existing columns.

Ms. Johnston was present.

APPROVED. Motion: Bennett/Collier to approve application HPCA-05-004. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

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- 6K. HPCA-04-138 at 2915 N Walker Street. (Paseo HD), Ward 2. Consideration and possible action on application of Pamela McCord for Certificate of Appropriateness to 1.) install a 6' tall chain link fence, 2.) install pedestrian gate, 3.) install driveway gate, and 4.) move existing wood fence over to the north property line.

Ms. McCord was present.

Ms. Jones of the neighborhood association was present.

Ms. Sorenson was present.

APPROVED. Motion: Bennett/Galbraith to approve application HPCA-04-138.

Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Collier, Tague. Nays: Kelley, Small.

- 6L. HPCA-04-015 at 2816 Paseo Dr Street. (Paseo HD), Ward 2. Consideration and possible action on application of John Belt for Certificate of Appropriateness to 1.) install exterior bracing rather than cantilevered bracing at north balcony and 2.) reduce south balcony to a depth of 5 feet and install cantilever beams rather than support columns.

Mr. Belt was present.

APPROVED. Motion: Small/Holcombe to approve application HPCA-04-015.

Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6M. HPCA-04-121 at 2924 The Paseo Street. (Paseo HD), Ward 2. Consideration and possible action on application of John Belt for Paseo Village for Certificate of Appropriateness to 2.) construct HC ramp at the front porch including 2a.) extending the width of the front porch, 2b.) new concrete slab, 2c.) new stucco partial height wall and 2d.) new metal handrail.

Mr. Belt was present.

APPROVED. Motion: Tague/Couch to approve application HPCA-04-121. Ayes:

Daniel, Galbraith, Bennett, Couch, Taylor, Small, Tague, Kelley. Nays: Holcombe, Collier.

- 6N. HPCA-04-147 at 225 NW 25 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on application of Khamma Chansombat for Certificate of Appropriateness to 1.) construct carport.

Mr. Chansombat was present.

DENIED. Motion: Tague/Couch to deny with prejudice application HPCA-04-147 as the materials are not appropriate for the property or neighborhood. Ayes:

Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

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- 6O. HPCA-05-001 at 401-417 NW 24 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on application of Bob Doggett of Doggett/Jillson Construction LLC for Ronald Romano or Certificate of Appropriateness to 1.) install fence and 2.) remove debris from stair.

Ms. Wilson was present.

Ms. Monk was present.

APPROVED. Motion: Tague/Collier to approve application HPCA-05-001 as amended to include installation of 8' tall wood fencing on the north side of the property for 153' from the northwest corner. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6P. HPCA-05-006 at 709 NW 39 Street. (Crown Heights HD), Ward 2. Consideration and possible action on application of Tom and Becky Gray by Bruce Barkocy of BCI or Certificate of Appropriateness to 1.) construct addition at back and 2.) convert window to door unit.

Mr. Barkocy was present.

APPROVED. Motion: Small/Bennett to approve application HPCA-05-006 with both door choices and contingent upon the use of #2 cedar shingles rather than shakes, and contingent upon the use of true divided light windows. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6Q. HPCA-04-143 at 704 NW 42 Street. (Crown Heights HD), Ward 2. Consideration and possible action on application of Mark Oates for Certificate of Appropriateness to Construct second story addition with side dormer.

Mr. and Mrs. Oates were present.

CONTINUED. Motion: Collier/Tague to continue for 60 days application HPCA-04-143 to allow the applicant time to submit a proposal that complies with the Guidelines, including an addition that is not visible from the front. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6R. HPCA-04-095 at 115 E Reno Street. (Bricktown Urban Design District, (This structure is an individually recognized Historic Landmark), Ward 7. Consideration and possible action on application of Sam Gresham for Linda Rosser for Certificate of Appropriateness to 1.) install sign.

Mr. Gresham was present.

CONTINUED. Motion: Bennett/Collier to continue application HPCA-04-095 to allow the applicant time to amend the application to include the demolition and construction of a new wall on which the sign will be located. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

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7. OTHER BUSINESS

None.

8. COMMUNICATIONS

A. Administrative Approval Report.

B. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, March 2, 2005, at 3:00 p.m. at the Municipal Building, City Council Chamber. New applications and information on continued projects are to be submitted to staff by 5:00 p.m., Tuesday, February 8, 2005.

9. ADJOURNMENT (7:13 p.m.)

Motion: Collier/Small to adjourn the February 2, meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

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