

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
April 6, 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 3:05 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
 Marnie Taylor
 Jane Holcombe
 Roland Tague
 Karen Collier
 Shannon Kelley
 Randy Floyd

Members Absent: Joseph B. Couch

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

2. APPROVAL OF MINUTES

APPROVED. Motion: Galbraith/Small to approve the minutes of the March 2, 2005, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

3. CITATION REPORT

Mr. Wilson, Zoning Inspector, was present to comment.

4. CONTINUANCE REQUESTS

A. Staff request continuance of the following cases:

5C. National Register of Historic Places nomination for Will Rogers Park Gardens and Arboretum, NW 36th St between N Grand Blvd (I-44) and N Portland

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Ave. Staff requests a continuance to May 4, 2005 of the resolution to consider and discuss the nomination.

6B. HPCA-05-012 at 805 NW 16 Street. (Mesta Park HD), Ward 6. Staff requests a continuance of the application of Suan Grant for Certificate of Appropriateness to 6.) replace garage doors.

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

B. Other continuance requests:
None.

5. CONSENT DOCKET CASES

5A. HPCA-04-037 at 920 NW 17 Street. (Mesta Park HD), Ward 6. Consideration and possible action on application of Michael Casey for receive a Certificate of Appropriateness extending the expiration date of the following previously approved items: 1.) close one back window, (amended to replace window in-kind), 2.) install one new window in another back window opening that had been closed, (amended to install a slightly smaller window than the original opening indicated), 3.) construct new addition at back corner of house, (amended to locate the east wall 6" east of previously approved location), 4.) open back wall between existing kitchen and the new addition, 5.) add French doors, 5a.) add transom above the previously approved French doors and 6.) replace siding (amended to use wood siding that matches the exposure of the existing wood siding in like locations).

5C. Continue to the May 4, 2005 Historic Preservation the consideration and discussion of a resolution regarding National Register of Historic Places nomination for Will Rogers Park Gardens and Arboretum, NW 36th St between N Grand Blvd (I-44) and N Portland Ave.

APPROVED. Motion: Tague/Small to approve or continue the above items as stated, with Item 5B. having been pulled for individual consideration. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

6. CASES FOR INDIVIDUAL CONSIDERATION

5B. HPCA-05-032 at 930 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Alicia and Scott Champion for Certificate of Appropriateness to 1.) install copper gutters.

Note: Pulled from consent docket for individual consideration.

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Mrs. Champion was present and agreed to supply documentation that fully describes the copper guttering.

APPROVED. Motion: Tague/Galbraith to approve the application HPCA-05-032 contingent upon submittal to staff documentation that indicates that the gutters are made of copper rather than painted a copper color. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6A. HPCA-05-028 at 930 NW 19 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Don Hawkins for a Certificate of Appropriateness to 1.) extend length of garage forward, 2.) replace garage window with pedestrian door, 3.) relocate one existing garage door, and 4.) replace garage roof.

Mr. Hawkins was present.

APPROVED. Motion: Collier/Bennett to approve the application HPCA-05-028. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6B. HPCA-05-012 at 805 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Suan Grant for a Certificate of Appropriateness to 6.) replace garage doors.

APPROVED FOR CONTINUANCE WITHOUT DISCUSSION. See motion at section 4A.

- 6C. HPCA-05-020 at 226 NW 22 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of J. Adrian and Karen Zimmer for a Certificate of Appropriateness to 1.) remove front storm/screen door and 2.) install storm door (Option A and Option B).

Ms. Zimmer was present. She requested that Option B not be considered.

Mrs. Pelofsky of the Neighborhood Association was present.

DENIED. Motion: Small/Gennett to deny with prejudice the application HPCA-05-020 as the proposed storm door does not meet the criteria for approval as intended in the Guidelines. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6D. HPCA-04-140 at 1900 N Shartel Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Terry Taylor for a Certificate of Appropriateness to 1.) construct entryway, including 1a.) hardscape, 1b.) raised planting bed and 1c.) benches, to 2.) construct two identification signs, and to 3.) make recommendation to BOA for sign variances.

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Mr. Taylor was present.

APPROVED. Motion: Holcombe/Collier to approve the application HPCA-04-140 including trash cans, benches, and tables as described in the site plan. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6E. HPCA-05-018 at 720 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Al McAffrey for a Certificate of Appropriateness to 1.) re-install porch railing.

Mr. McAffrey was present. He amended the application to add a quarter-round trim.

APPROVED. Motion: Bennett/Holcombe to approve the application HPCA-05-018 with quarter round installed for the purpose of differentiation. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6F. HPCA-05-031 at 727 NW 27 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Skeeter Owen for OKC Housing Redevelopment Corp for a Certificate of Appropriateness to 1.) demolish structure.

APPROVED. Motion: Collier/Holcombe to approve the application HPCA-05-031 as the property appears to be a hazard to the public. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None. Abstained due to business relationship: Small.

- 6G. HPCA-05-033 at 2415 N Robinson Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of City of Oklahoma City for a Certificate of Appropriateness to 1.) demolish structure.

Mr. John Wilson was present.

APPROVED. Motion: Taylor/Kelley to approve the application HPCA-05-033 as the property appears to be a hazard to the public. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6H. HPCA-05-036 at 213 NW 24 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Bettie Smith for a Certificate of Appropriateness to 1.) demolish accessory building.

Ms. Smith was present.

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APPROVED. Motion: Bennett/Small to approve the application HPCA-05-036 as the property is non-contributing to the historic district. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6I. HPCA-05-025 at 425 NW 25 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Willard and Ann Herring for a Certificate of Appropriateness to 1.) replace missing windows and 2.) install window HVAC units.

Ms Herring was present.

CONTINUED. Motion: Bennett/Galbraith to continue the application HPCA-05-025. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6J. HPCA-05-021 at 205 NW 32 Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Dr. Mary Wade Martin for a Certificate of Appropriateness to 1.) remove door and 2.) replace with window, 3.) remove window and 4.) infill with like salvaged siding, 5.) remove carport, 6.) restore garage door opening and brick center post with salvaged brick, 7.) re-install historic garage light, and 8.) install two garage doors.

Dr. Martin was present and indicated that the proposed garage doors are constructed of wood.

APPROVED. Motion: Taylor/Small to approve the application HPCA-05-021. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6K. HPCA-05-023 at 236 NW 34 Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Sam Gresham for Jay Martin for a Certificate of Appropriateness to 1.) construct second floor addition including 1a.) new roof, 1b.) stucco walls, 1c.) new 6/1 wood windows and skylight and 1d.) railing.

Mr. Gresham was present.

APPROVED. Motion: Small/Bennett to approve the application HPCA-05-023. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6L. HPCA-05-029 at 2121 NW 27 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Jeff Struble for a Certificate of Appropriateness to 1.) widen driveway and 2.) install shutters.

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Mr. Struble was present.

CONTINUED. Motion: Bennett/Small to continued Item 2 of the application HPCA-05-029 to allow applicant opportunity to research the possibility that strictly decorative shutters were installed historically. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

DENIED. Motion: Tague/Floyd to deny with prejudice Item 1 of the application HPCA-05-029 as widening of the driveway to such an extent forward of the house is not compliant with the Guidelines. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6M. HPCA-05-035 at 111 NW 14 Street. (Heritage Hills East HD), Ward 7. Consideration and possible action on the application of Pam Thompson for a 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 1.d) remove metal building and 1e.) pole lighting.

Mr. Clintsman was present.

Ms. Thompson was present.

DENIED. Motion: Small/Bennett to deny with prejudice the application HPCA-05-035 as the proposal adversely effects the historic character of the adjacent historic house, which must be protected, and as the proposal is not compliant with section 1.3 of the Guidelines which states "Screen parking from streets and pedestrian areas in the residential districts by placing parking areas at the rear of sites, behind primary structures." and is not compliant with section 1.6 of the Guidelines which states "It is not appropriate to alter the residential character of historic districts by substantially reducing the proportion of built area to open space on any site through new construction, additions or introduction of surface paving or other hardscape features." Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6N. HPCA-03-152 at 438 NW 17 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Sam Gresham for Delana Lee Smith for Certificate of Appropriateness to 4b.) shorten stoop and steps at mudroom 4c.) adjust handrail as necessary to match stair at mudroom, 4d.) amend approved 24 light door to 15 light door at mudroom, 4e.) install lighting at mudroom door, 10.) install motion lights on east and south side of garage and install lighting at patio area, 2b.) amend number of divisions in the glass on the garage pedestrian doors to 9 instead of 12, 8.) amend east side 2nd story window to match the size of the stained glass window that was denied, and 9.) revise detail at garage door.

Mr. Gresham and Mr. Smith were present.

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APPROVED. Motion: Kelley/Small to approve all Items of the application HPCA-03-152 except Item 8. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

APPROVED. Motion: Small/Tague to approve Item 8 of the application HPCA-03-152. Ayes: Daniel, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: Galbraith.

- 6P. HPCA-05-027 at 810 NW 15 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Renee Jones for Certificate of Appropriateness to 1.) widen driveway, 4.) reconstruct brick on each side of front stair.

Ms. Jones was present and requested that item 1.) be removed from the agenda as it has been amended for administrative review.

APPROVED. Motion: Small/Holcombe to approve item 4.) of HPCA-05-027. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6O. HPCA-05-022 at 626 NW 15 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Sam Gresham for Jerry Vannatta for Certificate of Appropriateness to 1.) construct arbor over existing deck (note: the applicant describes the new structure as a arbor; however, it may meet the description of a pergola).

Mr. Gresham was present.

APPROVED. Motion: Small/Holcombe to approve the application HPCA-05-022 contingent upon the entire structure being moved away from the house at least 1". Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6Q. HPCA-05-026 at 911 NW 15 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Bond Payne by Rodney Poole for a Certificate of Appropriateness to 1.) install driveway gate and 2.) pedestrian gate.

Mr. Poole was present.

CONTINUED. Motion: Bennett/Collier to continue the application HPCA-05-026 in order to determine whether or not the property owner will agree to move the driveway gate back. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

7. OTHER BUSINESS

- 7A. Resolution to Recommend the nomination of Edwards Heights to the National Register of Historic Places. Edwards Heights Historic District, roughly bounded by NE 16th St, N Page Ave, NE Success St, and N Bryant Ave, extended on NE Grand Blvd. Consider and discuss resolution.

APPROVED. Motion: Collier/Floyd to approve and support the recommendation for nomination of Edwards Heights to the National Register of Historic Places. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

8. COMMUNICATIONS

- 8A. Administrative Approval Report.
- 8B. Staff announced the appointment of Randy Floyd to the Historic Preservation Commission.
- 8C. Staff announced the Annual Oklahoma State Historic Preservation Conference, June 8-10, 2005 in Stillwater Oklahoma.
- 8D. HPCA-04-061 at 207 NW 18 Street. (Heritage Hills HD), Ward 6. Staff announced the successful appeal of the HP Commission's denial of the front door proposal at the February 2, 2005 meeting. The Board of Adjustment heard the appeal March 17, 2005.
- 8E. HPCA-04-147 at 225 NW 25 Street. (Jefferson Park HD), Ward 2. Staff announced the unsuccessful appeal of the HP Commission's denial of the proposal to construct a carport at the February 2, 2005 meeting. The Board of Adjustment heard the appeal March 17, 2005.
- 8F. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, May 4, 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, April 12, 2005.

9. ADJOURNMENT (5:30 p.m.)

Motion: Small/Collier to adjourn the April 6, 2005 meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

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