

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
June 1, 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
 Joseph B. Couch excused himself at 5:00
 Jane Holcombe
 Karen Collier
 Shannon Kelley
 Randy Floyd

Members Absent: Marnie Taylor
 Roland Tague

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: Small/Galbraith to approve the minutes of the May 4, 2005 Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, 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:
None.
- B. Other continuance requests:
None.

5. CONSENT DOCKET CASES

- 5A. HPCA-04-136 at 125 NW 24 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on application of Jerry Worster for C&W Mgmt Corp. to extend for 6-months the previously approved Certificate of Appropriateness to 1.) add parking spaces and 2.) add parking cover.
- 5B. HPCA-04-061 at 207 NW 18 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of John and Debbie Benn to extend for 6-months items of the previously approved Certificate of Appropriateness to 5.) remove existing driveway and curbs and replace in-kind, 6.) remove wood insert from west side window opening and replace with true divided-light window to match the upper sash of the historic windows and 10.) remove steel casement windows in front façade of garage and install wood French doors with 15 true divided lights that match the existing width of the windows.

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

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-05-054 at 205 NW 30 Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of David Bishop for a Certificate of Appropriateness to 1.) demolish garage.

Mr. Bishop was present.

APPROVED. Motion: Collier/Galbraith to approve the application HPCA-05-054 as the property is a hazard to public safety. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6B. HPCA-05-060 at 221 Edgemere Court (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Lora Laughlin for Kent Phillips for a Certificate of Appropriateness to 1.) remove non-historic front window (no change to opening) and 2.) replace window.

Ms. Laughlin was present and clarified that the window opening will not change and the new window will be true divided-light.

APPROVED. Motion: Bennett/Collier to approve with true divided-light the application HPCA-05-060 contingent upon submission to staff corrected drawings that illustrate the flattened arch of the existing opening with no changes. Ayes:

Historic Preservation Commission

Minutes - Page 3 of 10

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

- 6C. HPCA-05-059 at 428 NW 34 Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Garrett and Shelly Bell for a Certificate of Appropriateness to 1.) remove Astro-turf from front and back porches, 2.) remove paint from rock but not brick, 3.) replace asphalt shingles at wall of back dormer with wood shingles or wood horizontal lap siding, and 4.) widen driveway from 18' to 20' wide.

Mr. Bell was present.

APPROVED. Motion: Collier/ Holcombe to approve Item 1 of the application HPCA-05-059. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

APPROVED. Motion: Galbraith/Floyd to approve Item 2 of the application HPCA-05-059. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

APPROVED CONDITIONAL. Motion: Collier/Small to approve Item 3 of the application HPCA-05-059 contingent upon use of wood lap siding with an approximate exposure of 5" and upon the use of wood trim and corner boards. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

DENIED. Motion: Small/Floyd to deny with prejudice Item 4 of the application HPCA-05-059 as the Guidelines do not support the proposal. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6D. HPCA-05-067 at 612 NW 37 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Elena Willis for a Certificate of Appropriateness to 1.) install wood shutters.

DENIED. Motion: Small/Bennett to deny without prejudice the application HPCA-05-067 as the Guidelines do not support the proposal. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6E. HPCA-05-055 at 601 NW 38 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of James Witcher for a Certificate of Appropriateness to 1.) amend door proposal to two full-light, true divided-light wood doors and to 2.) install two full-light storm doors.

Mr. Hager was present.

Historic Preservation Commission

Minutes - Page 4 of 10

APPROVED. Motion: Collier/Small to approve the application HPCA-05-055.
Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd.
Nays: None.

- 6F. HPCA-05-052 at 136 NW 18 Street. (Heritage Hills East HD), Ward 7. Consideration and possible action on the application of John Dean Newby for a Certificate of Appropriateness to 1d.) install ½ light wood pedestrian door at the previously approved garage.

Mr. Newby was present.

APPROVED. Motion: Holcombe/Floyd to approve the application HPCA-05-052.
Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd.
Nays: None.

- 6G. HPCA-05-015 at 310 NW 19 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of John Mirjanich for a Certificate of Appropriateness to 1.) repair dormers, 2.) install landscape screen, and 3.) install fence.

Mr. Mirjanich was present.

APPROVED. Motion: Small/Floyd to approve Item 1 of the application HPCA-05-015. Ayes: Daniel, Galbraith, Bennett, Couch, Small, Collier, Kelley, Floyd. Nays: None. Abstained: Holcombe.

APPROVED. Motion: Collier/Couch to approve Item 2 of the application HPCA-05-015. Ayes: Daniel, Galbraith, Bennett, Couch, Small, Collier, Kelley, Floyd. Nays: None. Abstained: Holcombe.

APPROVED. Motion: Bennett/Kelley to approve Item 3 of the application HPCA-05-015 based on the fact that the fence is 12 years old, the scale of the property considering there are 2-story garages adjacent to the property and the application has neighbor support. Ayes: Daniel, Galbraith, Bennett, Couch, Small, Collier, Kelley, Floyd. Nays: None. Abstained: Holcombe

- 6H. HPCA-05-058 at 424 NW 18 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Richard Cavin for a Certificate of Appropriateness to 1.) remove non-historic shutters and re-open closed window openings, 2.) install old windows in openings #2 and #3, and 3.) install non-historic shutters at the 1961 back addition over blank wall.

Historic Preservation Commission

Minutes - Page 5 of 10

Staff introduced new information provided by the applicant prior to the meeting consisting of a copy of a 1948 photograph that shows the proposed windows in-place and a current letter from the boy in the photograph.

Mr. Cavin was present.

APPROVED. Motion: Collier/Galbraith to approve Item 1 of the application HPCA-05-058. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

APPROVED. Motion: Small/Floyd to approve Item 2 of the application HPCA-05-058. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

APPROVED. Motion: Small/Couch to approve Item 3 of the application HPCA-05-058. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6I. HPCA-05-061 at 220 NW 20 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Andrew and Patti Tepper-Rasmussen for a Certificate of Appropriateness to 1.) demolish garage.

Mr. Rasmussen was present.

APPROVED. Motion: Collier/Bennett to approve the application HPCA-05-061 based on the submitted architect's letter stating that the structure is a hazard to public safety. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6J. HPCA-05-024 at 514 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Dean and Amy Sergent by Sam Gresham for a Certificate of Appropriateness to 1.) build addition above first floor.

Mr. Gresham was present and stated that the new chimney will be the minimum height to meet current building codes.

APPROVED CONDITIONAL. Motion: Floyd/Collier to approve the application HPCA-05-024 contingent on the new chimney being the minimum height to meet current building codes. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6K. HPCA-05-063 at 216 NW 20 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Lammy Weisman for a Certificate of Appropriateness to 1.) remove fiberglass panels that cover windows and 2.) install decorative glass.

Historic Preservation Commission

Minutes - Page 6 of 10

Mr. Weisman was not present.

CONTINUED. Motion: Small/Bennett to continue for 30-days the application HPCA-05-063 to allow the applicant additional time to submit information concerning all the changes made to the entry including the installation of a new door and the arch above the door. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6L. HPCA-05-064 at 322 NW 17 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Kim and Suzette Hatfield by Bill Dinger for a Certificate of Appropriateness to 1.) install skylight and roof on existing iron gazebo.

Mr. Dinger was present.

APPROVED. Motion: Holcombe/Bennett to approve the application HPCA-05-064. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6M. HPCA-05-065 at 524 NW 15 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Pat Smith by Sam Gresham for a Certificate of Appropriateness to 1.) remove wood fence, 2.) build stucco finish fence on west property line, 3.) construct an arbor attached to the fence, 4.) remove plywood and install window at east side window well and 5.) increase the height of 2 basement windows at the west façade and construct concrete window wells.

Mr. Gresham was present. The application was amended to move the front of the fence back to attach to the south end of the west facade of the existing 1-story form.

CONTINUED. Motion: Holcombe/Floyd. to continue for 30-days Items 1, 2 and 3 of the application HPCA-05-065 to allow additional time to redesign the proposal so that it will meet the design guidelines. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

APPROVED. Motion: Collier/Galbraith to approve Item 4 of the application HPCA-05-065. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

CONTINUED. Motion: Bennett/Collier to continue for 30-days Item 5 of the application HPCA-05-065 to allow the applicant additional time to provide sufficient documentation for review. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

Historic Preservation Commission

Minutes - Page 7 of 10

- 6N. HPCA-05-030 at 615 NW 17 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Wes and Shella Roberts and Rene' Jenkins for a Certificate of Appropriateness to 8.) construct addition above first floor.

Mr & Ms Roberts and Ms Jenkins was present.

APPROVED. Motion: Collier/Couch to approve the application HPCA-05-030. Ayes: Daniel, Bennett, Couch, Collier, Kelley, Floyd. Nays: Galbraith, Holcombe, and Small.

- 6O. 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 1.) add fish-scale wood siding to match original, 2.) replace roof on north and west sides of 1st floor, 3.) replace flat 2nd floor roof froms with hipped roofs, 4.) install brick at foundation around concrete block, 5.) remove chimney at back, 6.) change roof at east side door stoop, 7.) change previously approved shingle choice, and 8.) install 2 new back doors that exit onto back patio and 9.) encase steel columns at back porch with wood planks and wood trim.

Ms. Grant was present.

CONTINUE. Motion: Collier/Bennett to continue for 30-days Item 1 of the application HPCA-05-012 to allow the applicant additional time to locate documentation to support the claim that the fish-scale siding is historic. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

APPROVED. Motion: Collier/Couch to approve Item 2 and 3 of the application HPCA-05-012. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

CONTINUE. Motion: Small/Floyd to continue Item 4 of the application HPCA-05-012 to allow the applicant additional time to present a detail drawing or photograph of how the bricks will line-up with the wall. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

APPROVED. Motion: Floyd/Bennett to approve Item 5 of the application HPCA-05-012. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

APPROVED CONDITIONAL. Motion: Floyd/Bennett to conditionally approve Item 6 of the application HPCA-05-012 with the condition that the new roof be a hipped roof with one plane sloping down to the south and one plane sloping down to

Historic Preservation Commission

Minutes - Page 8 of 10

the east. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd.
Nays: None.

APPROVED. Motion: Galbraith/Floyd to approve Item 7 of the application HPCA-05-012. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd.
Nays: None.

APPROVED. Motion: Small/Bennett to approve Item 8 of the application HPCA-05-012. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd.
Nays: None.

CONTINUED. Motion: Bennett/Galbraith to continue Item 9 of the application HPCA-05-012. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6P. HPCA-05-062 at 805 NW 18 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Rebecca Gordon for Certificate of Appropriateness to 1.) remove enclosure of side wrap around porch without disturbing the existing historic porch fabric beneath and 2.) replace missing porch elements to match original .

Ms. Gordon was present.

APPROVED. Motion: Collier/Holcombe to approve the application HPCA-05-062. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6Q. HPCA-05-068 at 706 NW 26 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Leslie Batchelor for Oklahoma City Housing Services Redevelopment Corp for Certificate of Appropriateness to 1.) demolish house, 2.) construct house, 3.) construct garage, 4.) install driveway, 5.) install sidewalks.

Ms. Batchelor was present.

CONTINUED. Motion: Collier/Galbraith to continue for 30-days the application HPCA-05-068 to allow the applicant additional time to formulate a reason for the demolition and produce documentation in support of that reason. Ayes: Daniel, Galbraith, Bennett, Holcombe Collier, Kelley, Floyd. Nays: None. Abstained: Small.

- 6R. HPCA-05-069 at 727 NW 27 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Leslie Batchelor for Oklahoma City Housing Services Redevelopment Corp for a Certificate of Appropriateness to 1.) construct house, 2.) construct garage, 3.) install driveway and 4.) install sidewalks.

Ms. Batchelor was present.

Historic Preservation Commission

Minutes - Page 9 of 10

APPROVED. Motion: Collier/Galbraith to approve the application HPCA-05-069 with the option to use 1/1 windows. Ayes: Daniel, Galbraith, Bennett, Holcombe, Collier, Kelley, Floyd. Nays: None. Abstained: Small.

- 6S. HPCA-05-056 at 321 NW 25 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Elizabeth Capron for a Certificate of Appropriateness to 1.) remove front porch enclosure, 2.) install window on front porch, 3.) remove door at northeast corner, 4.) install window at northeast corner, 5.) remove northwest (back) porch enclosure, 6.) construct deck, 7.) construct garage, 8.) install driveway, 9.) install sidewalks, 10.) install fence and 11.) reconstruct roof.

Mr. Capron was present.

APPROVED. Motion: Collier/Floyd to approve Items 1 through 9 and 11 of the application HPCA-05-056. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

CONTINUED. Motion: Collier/Floyd to continue for 30-days Items 10 of the application HPCA-05-056. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

7. OTHER BUSINESS

A. Resolution to Recommend the nomination of **Sieber Grocery and Apartment Hotel, 130-1313 N. Hudson**, to the National Register of Historic Places. Consider and discuss resolution.

RECOMMEND. Motion: Collier/Floyd to recommend the nomination. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

B. Resolution to Recommend the nomination of **Will Rogers Park Gardens and Arboretum, 3400-3500 NW 36th St.**, to the National Register of Historic Places. Consider and discuss resolution.

RECOMMEND. Motion: Collier/Floyd to recommend the nomination. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

8. COMMUNICATIONS

- A. Administrative Approval Report.
- B. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, July 6, 2005, at 3:00 p.m. at the Municipal Building, City Council Chamber. New applications and information on continued projects are to be

Historic Preservation Commission

Minutes - Page 10 of 10

submitted to staff by 5:00 p.m., Tuesday, June 14, 2005.

9. ADJOURNMENT (6:30 p.m.)

Motion: Bennett/Collier to adjourn the June 1, 2005 meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

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