

Historic Preservation Commission

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Appropriateness to 1.) remove fiberglass panels that cover windows and 2.) install decorative glass at existing sidelights and existing arch opening above door and 3.) install new doors with decorative glass panel.

6M. HPCA-05-012 at 805 NW 16 Street. (Mesta Park HD), Ward 6. Consideration of a 30-day continuance of the application of Suan Grant for Certificate of Appropriateness to 1.) add fish-scale wood siding to match original, 4.) remove chimney at back and 9.) encase steel columns at back porch with wood planks and wood trim.

B. Other continuance requests:

6S. HPCA-05-056 at 321 NW 25 Street. (Jefferson Park HD), Ward 2. Consideration of a 30-day continuance of application of Elizabeth Capron for Certificate of Appropriateness to 10.) install fence.

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

5. CONSENT DOCKET CASES

5A. HPCA-05-077 at 837 NW 37 Street. (Crown Heights HD), Ward 2. Consideration and possible action on application of Marsha Slaughter for Certificate of Appropriateness to 1.) replace wood panel garage door with similar door.

5B. HPCA-04-079 at 2205 NW 27 Street. (Shepherd HD), Ward 2. Consideration and possible action on application of Jared Whitehead for Certificate of Appropriateness to extend for six-months the previously approved certificate to 1.) demolish existing garage and 2.) construct new garage.

5C. HPCA-05-038 at 2610 N Hudson Street. (Jefferson Park HD), Ward 2. Consideration and possible action on application of Jerry Worster for C&W Mgmt Corp. for Certificate of Appropriateness to 2.) amend previously approved proposal to install cedar stair at back facade.

5D. 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. for Certificate of Appropriateness to 1.) amend previously approved lighting placement.

5E. 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 1.) replace garage doors.

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INDIVIUALLY CONSIDER. Motion: Small/Bennett to individually consider and take possible action on item 5D. as the first item on the Agenda, Section 6, Items for Individual Consideration. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Bennett to approve the above items excluding item 5D, as stated. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

6. CASES FOR INDIVIDUAL CONSIDERATION

5D. **HPCA-04-136 at 125 NW 24 Street.** (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Jerry Worster for C&W Mgmt Corp. for a Certificate of Appropriateness to 1.) amend previously approved lighting placement.

Mr. Worster was present. The applicant confirmed that staff's note on the drawing was accurate. The note instructs that a shield will be included on the fixture to direct the light.

APPROVED. Motion: Collier/Small to approve the application HPCA-04-136 with a light shield to protect the neighbors from the light encroaching on their properties. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

6A. **HPCA-05-037 at 2224 NW 28 Street.** (Shepherd HD), Ward 2. Consideration and possible action on the application of Jana Broaddrick for a Certificate of Appropriateness to 1.) remove aluminum features and install awnings and 2.) replace storm door amendment.

Ms. Broaddrick was not present.

APPROVED. Motion: Collier/Small to approve **item 2** of the application HPCA-05-037. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Tague/Collier to approve **item 1** of the application HPCA-05-037 because the proposed side door awning is an "awning" as defined by the design guidelines in Section 2.6. Ayes: Daniel, Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley. Nays: Couch.

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- 6B. **HPCA-05-086 at 2237 NW 26 Street.** (Shepherd HD), Ward 2. Consideration and possible action on the application of David and Lisa Austerman for a Certificate of Appropriateness to 1.) install portable building.

Mr. Austerman was not present.

DENIED WITH PREJUDICE. Motion: Bennett/Collier to deny with prejudice the application HPCA-05-086 because the proposed materials do not meet the recommendations of the design guidelines. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6C. **HPCA-05-084 at 2321 NW 28 Street.** (Shepherd HD), Ward 2. Consideration and possible action on the application of Michael and Marian Whalen for a Certificate of Appropriateness to 1.) demolish garage.

Mr. Whalen was present.

APPROVED. Motion: Bennett/Galbraith to approve the application HPCA-05-084 because the structure is a hazard to the public. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6D. **HPCA-05-013 at 115 E. Reno Street.** (Bricktown Urban Design District), Ward 7. Consideration and possible action on the application of Sam Gresham for Linda Rosser for a Certificate of Appropriateness to 1.) install signage with light fixtures.

Mr. Gresham was present.

APPROVED. Motion: Galbraith/Small to approve the application HPCA-05-013. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6E. **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 at existing sidelights and existing arch opening above door and 3.) install new doors with decorative glass panel.

Mr. Weisman was not present.

CONTINUED, see Section 4A. CONTINUANCE REQUESTS

- 6F. **HPCA-05-087 at 315 NW 19 Street.** (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Phil and Genia Stenseth for a

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Certificate of Appropriateness to 1.) add fence section, 2.) alter existing fence, and 3.) construct flagstone hearth and open sided fireplace.

Mr. Stenseth was present.

Mr. Holcombe was present.

Commissioner Tague abstained based on a business conflict of interest and left his seat with the other Commissioners.

Commissioner Holcombe abstained based on a personal conflict of interest and left her seat with the other Commissioners.

DENIED WITH PREJUDICE. Motion: Collier/Bennett to deny with prejudice **item 1.** of application HPCA-05-087 as the proposal does not meet the criteria for approval as recommended by the design guidelines. Ayes: Daniel, Galbraith, Bennett, Couch, Small, Collier, Kelley. Nays: None.

CONTINUE. Motion: Galbraith/Couch to continue for 30-days **item 2.** of application HPCA-05-087. Ayes: Daniel, Galbraith, Bennett, Couch, Small, Collier, Kelley. Nays: None.

RESCIND ACTION TO CONTINUE AND APPROVE. Motion: Bennett/Couch to rescind the action to continue and to approve **item 2.** of application HPCA-05-087. Ayes: Daniel, Galbraith, Bennett, Couch, Small, Kelley. Nays: Collier.

APPROVED. Motion: Small/Bennett to approve **item 3.** of application HPCA-05-065. Ayes: Daniel, Galbraith, Bennett, Couch, Small, Collier, Kelley. Nays: None.

(Note: Commissioner Floyd arrived. Commissioner Holcombe and Commissioner Tague resumed their seats with the other attending Commissioners.)

- 6G. **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 3.) construct an arbor attached to the new fence, 5.) replace 2 basement windows at west façade including 5a.) construct concrete window wells 5b.) enlarge the existing window openings below grade and 5c.) install new wood windows 6.) change of grade with extension of retaining wall.

Mr. Gresham was present.

CONTINUE. Motion: Bennett/Small to continue for 30-days **item 3.** of application HPCA-05-065. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

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APPROVED. Motion: Small/Galbraith to approve **item 5a, b and c.** of application HPCA-05-065 based on the unique circumstance that the increase in the opening will be below grade and the window openings are behind the point on the west façade that is half-way between the front wall and the back wall of the historic part of the house. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Tague, Kelley, Floyd. Nays: Collier.

APPROVED. Motion: Small/Couch to approve **item 6.** of application HPCA-05-065. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6H. **HPCA-05-082 at 622-624 NW 17 Street.** (Mesta Park HD), Ward 2. Consideration and possible action on the application of Josephine Hall for a Certificate of Appropriateness to 1.) remove existing windows and 2.) replace with new wood windows.

Ms. Hall was present.

CONTINUED FOR 30-DAYS. Motion: Small/Kelley to continue for 30-days the application HPCA-05-082. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

RESCIND CONTINUANCE FOR 30-DAYS AND NEW MOTION TO CONTINUE FOR 60-DAYS. Motion: Small/Couch to rescind motion to continue for 30-days and new motion to continue for 60-days concerning the application HPCA-05-082 to allow the applicant additional time to locate appropriate new windows at all window openings except the front diamond pattern windows. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6I. **HPCA-05-075 at 326 NW 22 Street.** (Mesta Park HD), Ward 6. Consideration and possible action on the application of Marvin R. Williamson for a Certificate of Appropriateness to 1.) remove addition and 2.) construct new addition including 2a.) hipped roof with asphalt shingles, 2b.) wood siding and wood trim and 2c.) concrete block (CMU) foundation .

Mr. Williamson was present.

APPROVED. Motion: Bennett/Galbraith to approve the application HPCA-05-075. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

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- 6J. **HPCA-05-085 at 920 NW 16 Street.** (Mesta Park HD), Ward 6. Consideration and possible action on the application of Dana and Mike Templeton for a Certificate of Appropriateness to 1.) remove existing finish materials and foundation of front/side porch and 2.) replace with new porch including 2a.) brick foundation, 2b.) brick and wood columns 2c.) wood siding to match siding at house and 2d.) new stair.

Mr. Templeton was present.

APPROVED. Motion: Small/Bennett to approve the application HPCA-05-085 based on the conclusion that the porch is either not historic or has lost its historic integrity. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: Floyd.

- 6K. **HPCA-05-091 at 709 NW 16 Street.** (Mesta Park HD), Ward 6. Consideration and possible action on the application of Beth Cox for a Certificate of Appropriateness to 1.) remove wheelchair ramp.

Ms. Cox was present.

APPROVED. Motion: Holcombe/Small to approve the application HPCA-05-091. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6L. **HPCA-05-003 at 513 NW 17 Street.** (Mesta Park HD), Ward 6. Consideration and possible action on the application of Mark and Melissa Gorman for a Certificate of Appropriateness to 1.) demolish garage and 2.) construct new garage including 2a.) side gable roof with asphalt shingles, 2b.) wood siding and wood trim, 2c.) 1/1 wood windows and 2d.) wood panel garage doors.

Mr. And Ms Gorman was present.

Ms. Pelofsky was present

APPROVED. Motion: Collier/Couch to approve the application HPCA-05-003 based on the fact that convincing documentation was presented stating that the building is structurally unsound. The motion to approve **includes an option** to replace the existing garage doors with new wood doors that match. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: Floyd.

- 6M. **HPCA-05-012 at 805 NW 16 Street.** (Mesta Park HD), Ward 6. Consideration and possible action on the application of Suan Grant or Certificate of Appropriateness to (Staff recommends a continuance) 1.) add fish-scale wood siding

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to match original, 4.) remove chimney at back and 9.) encase steel columns at back porch with wood planks and wood trim.

Ms. Grant was not present.

CONTINUED, see Section 4A. CONTINUANCE REQUESTS

- 6N. **HPCA-05-083 at 514 NW 26 Street.** (Paseo HL), Ward 2. Consideration and possible action on the application of Martin Gene Culberson for Certificate of Appropriateness to 1.) **Option A.)** replace 13 existing aluminum and vinyl windows with one-over-one wood windows as well as replace 8 existing fixed wood windows with one-over-one double hung wood windows or 2.) **Option B.)** replace 13 existing aluminum and vinyl windows with one-over-one wood windows and retain 8 recently installed fixed wood picture style windows.

Mr. Culberson was present.

APPROVED. Motion: Small/Floyd. to approve **Option A** of application HPCA-05-083. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6O. **HPCA-04-082 at 726 NW 27 Street.** (Paseo HD), Ward 2. Consideration and possible action on the application of Skeeter Owen for Oklahoma City Housing Serv. Redev. Corp. for a Certificate of Appropriateness to 1.) construct new curb at existing curb-cut, 2.) add new 10' wide drive 3.) construct new 16' wide concrete pad and 4.) remove existing remnants of concrete sidewalk and pad.

Ms. Bachelor was present and clarified the fact that the photographs illustrate the location of the proposed parking pad with the existing wood frame in-place at 16' east of the street and the submitted site plan is not accurate.

Commissioner Small abstained based on a business conflict of interest and left his seat with the other Commissioners for the remainder of the meeting.

CONDITIONALLY APPROVED. Motion: Collier/Galbraith to conditionally approve the application HPCA-04-082. The condition for approval is based on the statement by the applicant that the west perimeter of the parking pad is 16' east of the street. The condition for approval is that **a correct site plan must be submitted to staff** prior to the issuance of the Certificate. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

- 6P. **HPCA-05-088 at 722 NW 28 Street.** (Paseo HL), Ward 2. Consideration and possible action on the application of OKC Housing Services Redev. Corp. by Leslie Batchelor and Skeeter Owen for a Certificate of Appropriateness to **1.) repair**

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and modify front porch including 1a.) reconstruct missing front porch steps, 1b.) add new wood railing at front porch and stair, 1c.) reconstruct stair at back porch **2.) replace doors** including 2a.) new wood panel door at front entry, 2b.) new slab door at west facade, 2c.) new wood panel ½-light door at back façade, 2d.) install a full-light storm door at the front and back entries, **3.) repair and replace 6/1 single pane wood windows with no cladding and clear glass**, **4.) install new ventilation devices** including 4a.) 2 roof turbines, 4b.) foundation vents at east and west facades, 4c.) add new roof vent at south gable **5.) pour new grey brushed concrete features** including 5a.) 12' wide max. driveway, 5b.) new sidewalk by garage, 5c.) new sidewalk from driveway to front porch, 5d.) new walk at back door, **6.) construct new garage** including 6a.) asphalt roof, 6b.) wood siding, wood panel garage door, **7.) add light fixtures** including 7a.) fixture above overhead garage door, 7b.) fixture at garage pedestrian door and 7c.) fixture at front porch.

Ms. Batchelor was present. The applicant requested that the words “and stair” be eliminated from item 1b. and that item 2b. be withdrawn from the application.

(Note: Commissioner Small had previously abstained based on a business conflict of interest.)

CONDITIONALLY APPROVED. Motion: Collier/Couch to conditionally approve the application HPCA-05-088 contingent on the **driveway width to be no more than 10'** and including the elimination of the words “and stair” from item 1b and the withdrawal of item 2b. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

- 6Q. **HPCA-05-089 at 627 NW 25 Street.** (Paseo HL), Ward 2. Consideration and possible action on the application of OKC Housing Services Redev. Corp. by Leslie Batchelor and Skeeter Owen for a Certificate of Appropriateness to 1.) remove existing walls and windows at southwest corner to expose the previously existing front porch, 2.) build new wood porch railing and install vertical rails at porch roof line 3.) replace non-original concrete steps with new stair to porch 4.) remove existing back door and close off, 4.) remove existing back window to create door opening, 5.) install new roof vent on north and south elevations, 6.) install new light fixtures at front and back doors and 7.) replace plywood on south elevation with wood siding to match existing siding.

Ms. Batchelor was present. The applicant clarified that the dimensions of the window openings at the west façade will not be altered and the small window at the closet will be retained. Additionally, a proposal for the front porch stair rail will be submitted for review at a future meeting.

(Note: Commissioner Small had previously abstained based on a business conflict of interest.)

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CONDITIONALLY APPROVED AND PARTIALLY CONTINUED. Motion: Floyd/Couch to conditionally approve the application HPCA-05-089 with the exception that **item 2. will be continued** to allow the applicant the opportunity to add a rail at the stair, the dimensions of the window openings at the west façade will not be altered, the small window at the closet will be retained and a new window will be installed to match the original condition. Ayes: Daniel, Galbraith, Bennett, Couch, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

- 6R. **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 a Certificate of Appropriateness to 1.) demolish house, 2.) construct house, 3.) construct garage, 4.) install driveway, 5.) install sidewalks, and 6.) construct fence.

Ms. Batchelor was present.

(Note: Commissioner Small had previously abstained based on a business conflict of interest.)

DEMOLITION APPROVED AND NEW CONSTRUCTION CONTINUED. Motion: Bennett/Tague to approve **item 1.** of application HPCA-05-068 based on the fact that sufficient documentation was presented in support of the conclusion that the structure is a hazard to the public and **continue items 2 through 6.** Ayes: Daniel, Bennett, Couch, Tague, Kelley. Nays: Floyd, Galbraith, Holcombe, Collier.

- 6S. **HPCA-05-056 at 321 NW 25 Street.** (Jefferson Park HD), Ward 2. **(The applicant requested a 30-day continuance)** Consideration and possible action on the application of Elizabeth Capron for a Certificate of Appropriateness to 10.) install fence.

Mr. Capron was not present.

CONTINUED, see Section 4B. CONTINUANCE REQUESTS

7. OTHER BUSINESS

None

8. COMMUNICATIONS

A. Administrative Approval Report.

8A1. HPCA-05-052 at 136 NW 18 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness to 1.) install fence. Administratively approved on May 19, 2005 based on the Preservation Guidelines and

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Standards for Oklahoma City Historic Districts.

8A2. HPCA-05-071 at 616 NW 18 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness to 1.) install fence. Administratively approved on May 19, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A3. HPCA-05-072 at 727 NW 20 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness to 1.) install fence. Administratively approved on May 19, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A4. HPCA-05-074 at 500 NW 30 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness to 1.) install fence. Administratively approved on May 23, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A5. HPCA-05-076 at 614 NW 18 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness to 1.) install fence. Administratively approved on May 19, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A6. HPCA-05-002 at 439 NW 18 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness to 1.) install fence. Administratively approved on May 18, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A7. HPCA-05-078 at 1523 NW 36 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness to 1.) install fence. Administratively approved on May 23, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A8. HPCA-05-081 at 311 NW 19 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness to 1.) remove gate, 2.) install gate and 3.) install ventilators to roof at back of garage. Administratively approved on June 7, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A9. HPCA-05-093 at 318 NW 17 Street. Staff is announcing the administrative approval of the application for Certificate of Appropriateness of Thomas Conigliome. Administratively approved on June 15, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A10. HPCA-05-091 at 709 NW 16 Street. Staff is announcing the administrative

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approval of the application of Beth Cox for Certificate of Appropriateness. Administratively approved on June 15, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A11. HPCA-05-080 at 208 NW 19 Street. Staff is announcing the administrative approval of the application of Kim and Sarah Parrish for Certificate of Appropriateness. Administratively approved on June 23, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

8A12. HPCA-05-086 at 2237 NW 26 Street. Staff is announcing the administrative approval of the application of David Austerman for Certificate of Appropriateness to install fence. Administratively approved on June 23, 2005 based on the Preservation Guidelines and Standards for Oklahoma City Historic Districts.

B. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, August 3, 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, July 12, 2005.

Note: Staff announced that the Commissioner's Workshop will be held, as scheduled 2 weeks from the Commission meeting date.

9. ADJOURNMENT (6:00p.m.)

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

EO