

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
August 3, 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 3:02 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  
Marnie Taylor  
Jane Holcombe  
Roland Tague arrived at 3:20  
Karen Collier  
Shannon Kelley  
Randy Floyd

Members Absent: Gretchen Bennett  
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: Collier/Small to approve the minutes of the July 6, 2005, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Taylor, 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:

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- 6I. HPCA-05-065 at 524 NW 15 Street. (Heritage Hills HD), Ward 6. Staff requests a 30-day continuance on the application of Pat Smith by Sam Gresham for a Certificate of Appropriateness to 3.) construct an arbor attached to the new fence.
- 6O. HPCA-05-089 at 627 NW 25 Street. (Paseo HD), Ward 2. Staff requests a 30-day continuance on application of OKC Housing Services Redev. Corp. by Leslie Batchelor and Skeeter Owen for Certificate of Appropriateness to 2b.) install handrail at front stair.

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

- B. Other continuance requests:  
none

### 5. CONSENT DOCKET CASES none

### 6. CASES FOR INDIVIDUAL CONSIDERATION

Request to consider Item 7A.

APPROVED. Motion: Holcombe/Floyd to consider Item 7A as the first item of the agenda section: CASES FOR INDIVIDUAL CONSIDERATION. Ayes: Daniel, Galbraith, Couch, Taylor, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 7A. The Heritage Hills Neighborhood Association is requesting that the Historic Preservation Commission acknowledge the Heritage Hills Preservation Review Committee and their representatives.

APPROVED. Motion: Floyd/Holcombe to acknowledge the Heritage Hills Preservation Review Committee and their representatives. Ayes: Daniel, Galbraith, Couch, Taylor, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6A. HPCA-05-097 at 204 NW Eubanks Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Mandy Stephens for a Certificate of Appropriateness to 1.) install fence approximately 3 feet forward of the previously approved location.

Ms. Stephens was present.

DENIED. Motion: Small/Collier to deny with prejudice the proposed location of the fence of application HPCA-05-097 as it is not consistent with the Design

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Guidelines/Ordinance. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

RECONSIDER PREVIOUS ACTION, DENY THE PROPOSED FENCE LOCATION AND APPROVE ALTERNATE LOCATION. Motion: Small/Galbraith to deny with prejudice the proposed location of the fence of application HPCA-05-097 as it is not consistent with the Design Guidelines/Ordinance and to approve the alternate location originally documented in the previously approved Certificate. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6B. HPCA-05-095 at 249 NW 34 Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Grant Humphreys for a Certificate of Appropriateness to 1.) remove single back door and 2.) install divided-light French door set.

Mr. Humphreys was present.

APPROVED. Motion: Small/Collier to approve the application HPCA-05-095. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Kelley, Floyd. Nays: None.

- 6C. HPCA-05-099 at 237 NW Eubanks Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of John Fudge by Tim Fiegel for a Certificate of Appropriateness to 1.) remove screens and framing from front porch arches to expose porch and rail, 2.) remove security door and sidelights from front porch arch, 3.) remove garage door in-fill, and 4.) install 2 new wood panel garage doors.

Mr. Fiegel was present.

APPROVED. Motion: Small/Taylor to approve the application HPCA-05-099. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6D. HPCA-05-101 at 208 NW Eubanks Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Jeff and Christin Scheel by Jason McMurray for a Certificate of Appropriateness to 1.) construct dormer at back (south) façade of house and 2.) construct dormer on west facade of house with 3.) a wood double-hung window with no divisions and no cladding at the new west dormer and 2 of the same windows at the south dormer.

Both the contractors and Mr. Scheel were present.

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CONTINUED. Motion: Small/Galbraith to continue for 30-days application HPCA-05-101 to allow additional time for submission of corrected drawings. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6E. HPCA-05-100 at 130-134 NW 17 Street. (Heritage Hills East HD), Ward 7. Consideration and possible action on the application of Dan Croke by Neil Hamilton for a Certificate of Appropriateness to 1.) construct dumpster enclosure of wood fencing.

Mr. Hamilton was present.

CONTINUED. Motion: Galbraith/Collier to continue for 30-days application HPCA-05-100 to allow applicant to explore alternate location for dumpster and enclosure. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6F. HPCA-05-098 at 1415 N Hudson Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Danna and Kirk Humphreys by Tim Zajac for a Certificate of Appropriateness to 1.) demolish existing garage.

Mr. Zajac and Grant Humphreys were present.

Warren Edwards spoke in opposition to the demolition.

CONTINUED. Motion: Small/Galbraith to continue for 30-days application HPCA-05-098 to allow the Commission additional time to further review the property. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None. Recused: Daniel

- 6G. HPCA-05-102 at 431 NW 21 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Gil and Jeannie Haas by Chad Dugan for a Certificate of Appropriateness to 1.) construct covered back deck with stair, 2.) construct deck without cover at back and side of house with stair and including a 10' high screen (wall or fence extension) at the south end of the uncovered porch butting into the west façade of the house, 3.) construct pergola, and 4.) construct new fence and gate.

The applicant was not present.

CONTINUED. Motion: Small/Galbraith to continue for 30-days application HPCA-05-102 to allow the applicant additional time to consider the following suggestions: detach the pergola, consider a hipped roof above the covered porch, clarify the fence section that is at the front edge of the uncovered porch and consider using a vertical orientation for the pickets of the railing at the proposed porches.

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

- 6H. 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 present.

Shannon Rundell was present.

Staff agreed to make sure the Municipal Councilors' Office will be notified of the Commission's decision.

DENIED. Motion: Holcombe/Collier to deny with prejudice application HPCA-05-063 as the proposal is not supported by the Guidelines. Ayes: Daniel, Galbraith, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None. Recused: Small.

- 6I. HPCA-05-065 at 524 NW 15 Street. (Heritage Hills HD), Ward 6. (Staff has recommended a continuance) 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.

CONTINUED. See section 4A.

- 6J. HPCA-04-099 at 801 NW 15 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Theresa Hickman for a Certificate of Appropriateness to 1.) construct wood fence on west and 2.) install concrete pre-cast fence to emulate brick on the east side and 3.) install new decorative iron gate on south side to replace existing gate.

Contractor was present.

CONTINUED. Motion: Small/Galbraith to continue for 30-days application HPCA-04-099 to allow the applicant additional time to consider a new design including: a location to meet the Design Guidelines/Ordinance and to select a material that is recommended by the Design Guidelines/Ordinance. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6K. HPCA-05-092 at 927 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Craig Whitbeck and Jim Abernathy for a Certificate of Appropriateness to 1.) construct back addition and 2.) construct first floor side addition and 3.) replace front steps.

Mr. Whitbeck and Mr. Abernathy were present.

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PARTIALLY APPROVED/PARTIALLY DENIED. Motion: Floyd/Galbraith to approve Item # 1 of the application contingent upon the NE side wall of the addition being inset by at least 6" for the purpose of differentiation between the historic house and the new addition, to deny Item # 2 without prejudice as the side addition does not meet the Guidelines in that the new side addition would interfere with character defining features, and to approve Item # 3 with a brushed concrete finish. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6L. 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 4.) remove chimney at back, 10.) install new copper gutters and 11.) reconfigure front porch including 11a.) brick foundation, 11b.) 14" square wood columns with wood trim, 11c.) wood tongue and groove flooring, 11d.) brick partial height brick walls flanking a wood stair and 11e.) concrete stair at east façade.

Ms. Grant was present and withdrew all aspects of Item # 11.

APPROVED. Motion: Small/Collier to approve Items # 4 and # 10 the application HPCA-05-012 as amended to include standard painted or coated gutters rather than copper gutters. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6M. HPCA-04-015 at 2912 Paseo Dr Street. (Paseo HD), Ward 2. Consideration and possible action on the application of John Belt for Paseo Village for a Certificate of Appropriateness to (amendment) 1.) the approved 5'-0" depth of the balcony will be reduced to 4'-0" and 2.) the proposed and approved double 2'-6" French doors will be replaced with a single 3'-0" door at the balcony above the front entry.

Mr. Belt was present.

APPROVED. Motion: Collier/Floyd to approve the application HPCA-04-015. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 6N. 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 2.) construct house, 3.) construct garage, 4.) install driveway and 5.) install sidewalks.

Cterling Combs was present.

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APPROVED. Motion: Floyd/Collier to approve the application HPCA-05-068 with the smooth brick of applicants choice. Ayes: Daniel, Galbraith, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None. Recused: Small.

- 6O. HPCA-05-089 at 627 NW 25 Street. (Paseo HD), Ward 2. (Staff requests a 30-day continuance.) Consideration and possible action on application of OKC Housing Services Redev. Corp. by Leslie Batchelor and Skeeter Owen for Certificate of Appropriateness to 2b.) install handrail at front stair.

CONTINUED. See section 4A.

- 6P. HPCA-05-096 at 312 NW 24 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Margy Dillon for a Certificate of Appropriateness to 1.) remove fence and 2.) install new fence.

Ms. Dillon was present.

APPROVED. Motion: Collier/Floyd to approve the application HPCA-05-096 as the property is unique in that it is adjacent to commercial property and in light of the fact that the fence does not obscure the view of the historic house. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

## 7. OTHER BUSINESS

- 7A. The Heritage Hills Neighborhood Association requested that the Historic Preservation Commission acknowledge the Heritage Hills Preservation Review Committee and their representatives.

Jennifer Gibbons was present.

APPROVED. See section 6.

- 7B. Consideration and possible action to reschedule the regularly scheduled 2005 Commissioner's Workshops to 3:00pm rather than the previously adopted time, 1:30pm. Note: the dates will not be changed by this proposal.

APPROVED. Motion: Galbraith/Small to reschedule regularly scheduled Workshop meetings. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

- 7C. Consideration and possible adoption of the Commission Meeting Procedures.

No action taken.

## 8. COMMUNICATIONS

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- 8A. Administrative Approval Report.
- 8B. HPCA-05-082 at 622-624 NW 17 Street. (Mesta Park HD), Ward 2. The application of Josephine Hall for Certificate Application was continued for 60-days at the July 6, 2005 meeting to 1.) remove existing windows and 2.) replace with new wood windows. No action is required by the Commission at the August 3, 2005 meeting.
- 8C. Staff is announcing that the State Historic Preservation Review Board resolved to recommend all 3 of the National Register of Historic Places nominations as recommended by the HP Commission.
- 8D. HPCA-05-056 at 321 NW 25 Street. (Jefferson Park HD), Ward 2. The application of Elizabeth Capron for Jefferson Park Neighborhood Association for Certificate of Appropriateness to construct a fence has been withdrawn. A new application will be submitted to accommodate an administrative review of a fence for the neighbor's property. New documentation has not been submitted.

Mr. Capron was present to ask that the Commission view the property on site.

- 8E. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, September 7, 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, August 12, 2005.

### 9. ADJOURNMENT (5:55 p.m.)

Motion: Small/Holcombe to adjourn the August 3, 2005 meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd. Nays: None.

EO