

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
September 7, 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 3:03 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 Small, AIA, Vice-Chairman
Carolee Galbraith
Gretchen Bennett
Joseph B. Couch
Marnie Taylor
Jane Holcombe
Roland Tague
Shannon Kelley
Randy Floyd

Members Absent: Thomas J. Daniel IV, Chairman
Karen Collier

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

2. APPROVAL OF MINUTES

APPROVED. Motion: Taylor/Holcombe to approve the minutes of the August 3, 2005 Historic Preservation Commission meeting. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

3. CITATION REPORT

John Wilson was not present.

4. CONTINUANCE REQUESTS

A. Staff request continuance of the following cases:

6C. HPCA-04-099 at 801 NW 15 Street. (Heritage Hills HD), Ward 6. (Staff requests a 30-day continuance). Consideration and possible action on application of Theresa Hickman for Certificate of Appropriateness to 2.) install concrete pre-cast fence to

Historic Preservation Commission

Minutes - Page 2 of 8

emulate brick on the east side and to 3.) install new decorative iron gate on south section of east side yard fence.

6P. HPCA-05-100 at 130-134 NW 17 Street. (Heritage Hills East HD), Ward 7. (Staff request a 30-day continuance). Consideration and possible action on application of Dan Croke by Neil Hamilton for Certificate of Appropriateness to 1.) construct dumpster enclosure of wood fencing.

6L. HPCA-05-101 at 208 NW Eubanks Street. (Edgemere Park HD), Ward 2. (Staff request a 30-day continuance). Consideration and possible action on application of Jeff and Christin Scheel by Jason McMurray for Certificate of Appropriateness to 1.) construct dormer at back (south) façade of house and 2.) construct dormer on west façade of house with 3.) a wood double-hung window with no divisions and no cladding at each new dormer.

Staff announced that Mr. Voth had requested a 30-day continuance of the following item after the agenda and staff report was prepared.

6O. HPCA-05-109 at 2300 NW 25 Street. (Shepherd HD), Ward 2. (The applicant requested a 30-day continuance). Consideration and possible action on application of Saundra and Gene Voth for Certificate of Appropriateness to 1.) paint windowsills.

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

Note: Applicant for **HPCA-05-101** came forward to request individual consideration of the proposal for 208 NW Eubanks.

RESCINDED. Motion: Holcombe/Taylor to rescind motion to continue the above items as stated. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

CONTINUED. Motion: Couch/Floyd to continue the above items as stated, except that **HPCA-05-101** be pulled for individual consideration. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

B. Other continuance requests:

6D. HPCA-05-102 at 431 NW 21 Street. (Heritage Hills HD), Ward 6. (Applicant requested a 30-day continuance). Consideration and possible action on application of Gil and Jeannie Haas by Chad Dugan for 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

Historic Preservation Commission

Minutes - Page 3 of 8

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.

CONTINUED. Motion: Galbraith/Holcombe to continue for 30-days the above item as stated. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

5. CONSENT DOCKET CASES

None.

6. CASES FOR INDIVIDUAL CONSIDERATION

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

Mr. Humphreys and Mr. Zajac were present.

Mrs. Gibbons and Ms. Pelofsky of Heritage Hills and Mesta Park Neighborhood Preservation Review Committees were present.

Mr. Coley, concerned citizen, was present.

DENIED. Motion: Floyd/Holcombe to deny with prejudice the application HPCA-05-098 as the structure is contributing to the historic district and it would adversely effect the historic character of the neighborhood to tear it down. Ayes: Galbraith, Bennett, Taylor, Holcombe, Tague, Floyd. Nays: Small, Couch, Kelley.

- 6B. HPCA-05-108 at 204 NW 21 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Paul Smith for Certificate of Appropriateness to 3.) replace mailbox, 4.) replace chimney flashing, 6.) install pedestrian door at garage and 7.) remove garage door infill and 8.) install carriage style garage doors.

APPROVED. Motion: Bennett/Holcombe to approve the application HPCA-05-108. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

- 6C. HPCA-04-099 at 801 NW 15 Street. (Heritage Hills HD), Ward 6. (Staff requests a 30-day continuance). Consideration and possible action on application of Theresa Hickman for Certificate of Appropriateness to 2.) install concrete pre-cast fence to emulate brick on the east side and 3.) install new decorative iron gate on south section of east side yard fence.

Mr. and Mrs. Hickman were present.

CONTINUED. See section 4A.

Historic Preservation Commission

Minutes - Page 4 of 8

- 6D. HPCA-05-102 at 431 NW 21 Street. (Heritage Hills HD), Ward 6. (Applicant requested 30-day continuance). Consideration and possible action on application of Gil and Jeannie Haas by Chad Dugan for 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.

CONTINUED. See section 4A.

- 6E. HPCA-05-113 at 820 NW 18 Street. (Mesta Park HD), Ward 6. Consideration and possible action on application of DeAnna Remy for Certificate of Appropriateness to modify the garage to include the following: 1.) replace wood siding at lower east and west facades, 2.) remove (2) windows at lower east façade and (1) lower window at north façade, 3.) install new wood windows at openings described in item 2, 4.) install wood slab pedestrian door at lower north facade, 6.) reconstruct shed roof over pedestrian door at north façade and 8.) install heat/air units at lower east façade and upper north facade.

CONTINUED. Motion: Galbraith/Floyd to continue application HPCA-05-113 to allow the applicant to be present for discussion. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

- 6F. HPCA-05-012 at 805 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on application of Suan Grant for Certificate of Appropriateness to 5.) reconfigure roof above side door at east façade including 2 options: Option #1, remove shed roof, repair wall to accommodate no new shed roof and add trim above door opening to match photograph. Option #2, remove shed roof, repair wall and construct new shed roof with the upper edge to the west side and sloping down to the east. The west side will be 12" higher than the existing condition to increase the pitch.

Ms. Grant was present.

APPROVED. Motion: Holcombe/Floyd to approve Option #1 of the application HPCA-05-012. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

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

Ms. Hall was present.

Historic Preservation Commission

Minutes - Page 5 of 8

CONTINUED. Motion: Bennett/Galbraith to continue application HPCA-05-082 to allow applicant to identify which windows would require replacement and to allow adequate time for applicant to acquire specifications on proposed single glaze replacement windows. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

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

DENIED. Motion: Bennett/Galbraith to deny without prejudice the handrail of application HPCA-05-089 due to lack of documentation for the proposal. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Tague, Kelley, Floyd. Nays: None. Abstained: Small

- 6I. HPCA-05-114 at 2901 N Hudson Street. (Jefferson Park HD), Ward 2. Consideration and possible action on application of CCDM Enterprises, Inc. for Certificate of Appropriateness to 1.) replace brick basement wall with concrete block and stucco, 2.) remove shingle siding from house and expose wood siding for repair/replacement in-kind, 3.) reconstruct porch and porch rail, and 4.) repair/replace in-kind the wood windows and wood doors.

Mr. Chad DeVarenne was present.

APPROVED. Motion: Galbraith/Couch to approve Items 1-3 of application HPCA-05-114 as amended at the brick to CMU/stucco foundation wall finish and as amended to include changes to the railing proposal: 1.) the location of the point where the foundation wall will change from brick veneer to CMU/stucco will be pulled back to the west along the north façade so that it occurs at the 90 degree interior corner, 2.) the rail will be painted, 3.) the 6" horizontal space between the rail system and the porch floor will be reduced to 4", 4.) the 2'6" height of the rail system will be extended to 2'8" so that the top of the rail will be 36" above the porch floor, and 5.) the spacing between the vertical pickets of the rail system will be 4" on center. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

CONTINUED. Motion: Floyd/Taylor to continue for 30-days Item 4 of the application HPCA-05-114 to allow applicant an opportunity to determine if any of the doors or windows would be altered. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

- 6J. HPCA-05-056 at 321 NW 25 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on application of Elizabeth Capron for Jefferson Park Neighborhood Association for Certificate of Appropriateness to 1.) install new fence forward of the 50% point.

Historic Preservation Commission

Minutes - Page 6 of 8

Ms. Capron was present and agreed that should conditions of the adjacent property improve, any change to the fence would require compliance with the Guidelines, and the special circumstances allowing for the current determination, if granted, would no longer apply.

It was agreed that the special circumstances of the property are that the adjacent property has been unofficially reoriented so that the official side yard is effectively the back yard, and that the deplorable conditions of the property have endangered the well being of the property located at 321 NW 25th Street. It was stated by the applicant that extensive efforts have been made to remedy the situation, and no relief is foreseen in the near future.

APPROVED. Motion: Bennett/Tague to approve application HPCA-05-056 due to unique circumstances created by the condition of the adjacent property. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Tague, Floyd. Nays: Small, Kelley.

- 6K. HPCA-05-107 at 2510 N Hudson Street. (Jefferson Park HD), Ward 2. Consideration and possible action on application of Loren L. Capron for Certificate of Appropriateness to 1.) construct fence forward of the 50% point.

Mr. Capron was present and amended the proposal so that the back fence would be located on the property line to the west side of the alley.

APPROVED. Motion: Floyd/Galbraith to approve the amended application HPCA-05-107 based on the unique circumstances that the house is between a multi-family structure to the north and another to the south. Approval is contingent upon agreement by the applicant to place the fence at a location between the 50% point on the apartment building and the 50% point on the house without interfering with the windows of either. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

- 6L. HPCA-05-101 at 208 NW Eubanks Street. (Edgemere Park HD), Ward 2. (Staff request a 30-day continuance). Consideration and possible action on application of Jeff and Christin Scheel by Jason McMurray for Certificate of Appropriateness to 1.) construct dormer at back (south) façade of house and 2.) construct dormer on west façade of house with 3.) installation of a double-hung wood window, that has no divisions and no cladding, at each new dormer.

Mr. McMurray and Mr. and Mrs. Scheel were present.

CONTINUED. Motion: Floyd/Galbraith to continue for 30-days application HPCA-05-101 to allow the applicant additional time to provide sufficient documentation. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

Historic Preservation Commission

Minutes - Page 7 of 8

- 6M. HPCA-05-110 at 716 NW 40 Street. (Crown Heights HD), Ward 2. Consideration and possible action on application of Carla Pickrell for Certificate of Appropriateness to 1.) remove masonite siding from garage and 2.) install 6" wood lap siding to garage.

APPROVED. Motion: Holcombe/Bennett to approve the application HPCA-05-110. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

- 6N. HPCA-05-086 at 2237 NW 26 Street. (Shepherd HD), Ward 2. Consideration and possible action on application of David and Lisa Austerman for Certificate of Appropriateness to 1.) demolish garage.

Mr. Austerman was present.

Note: Staff will make arrangements with the property owner to allow individual Commissioners to view the interior of the garage.

CONTINUED. Motion: Bennett/Taylor to continue the application HPCA-05-086 to allow further review of the proposal. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

- 6O. HPCA-05-109 at 2300 NW 25 Street. (Shepherd HD), Ward 2. (The applicant requested a continuance). Consideration and possible action on application of Sandra and Gene Voth for Certificate of Appropriateness to 1.) paint window sills.

CONTINUED. See section 4B.

- 6P. HPCA-05-100 at 130-134 NW 17 Street. (Heritage Hills East HD), Ward 7. (Staff requests a 30-day continuance) Consideration and possible action on application of Dan Croke by Neil Hamilton for Certificate of Appropriateness to 1.) construct dumpster enclosure of wood fencing.

CONTINUED. See section 4A.

7. OTHER BUSINESS

None

8. COMMUNICATIONS

- 8A. Administrative Approval Report.

- 8B. HPCA-05-051 at 1024 NW 14 Street. (Heritage Hills HD), Ward 6. Staff announced the action concerning appeal to the Board of Adjustment by John

Historic Preservation Commission

Minutes - Page 8 of 8

Herring for the construction previously denied by the Historic Preservation Commission.

- 8C. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, October 5, 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, September 13, 2005.

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

Motion: Holcombe/Galbraith to adjourn the September 7, 2005 meeting of the Historic Preservation Commission. Ayes: Galbraith, Bennett, Couch, Taylor, Holcombe, Small, Tague, Kelley, Floyd. Nays: None.

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