

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
October 5, 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 3:01 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 3:15 p.m.
Shannon Kelley

Members Absent: Gretchen Bennett
Karen Collier
Randy Floyd

Staff Present: Eva Osborne, AIA, Preservation Officer, Planning Department
Wiley Rice, Planner, Planning Department
Steve Rhodes, Urban Development Specialist, Planning Department
Angela Yetter, Administrative Coordinator, Planning Department

2. APPROVAL OF MINUTES

APPROVED. Motion: Galbraith/Taylor to approve the minutes of the September 7, 2005, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Kelley. Nays: None.

3. CITATION REPORT

Mr. Wilson, Zoning Inspector, was present to comment.
Mr. Wilson indicated that 325 NW 25th Street had been forwarded to Neighborhood Services for review of any possible violations at the property.

4. CONTINUANCE REQUESTS

A. Staff request continuance of the following cases:
None.

Historic Preservation Commission

Minutes - Page 2 of 10

B. Other continuance requests:

- 6C. HPCA-05-082 at 622-624 NW 17 Street. (Mesta Park HD), Ward 6. 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. (The applicant requested a 90-day continuance.)

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

5. CONSENT DOCKET CASES

- 5A. HPCA-05-126 at 528 NW 39 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Jeff Wisdom for a Certificate of Appropriateness to 1.) remove asphalt shingles and bottom layer of wood shingle and 2.) install high definition laminate shingle.

Mr. Wisdom was present.

- 5B. HPCA-05-119 at 2217 NW 28 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Robert Hoppers for a Certificate of Appropriateness to 1.) remove existing asphalt shingles and bottom layer of wood shingle and 2.) install new hi-definition asphalt shingles.

Mr. Hoppers was present.

- 5C. HPCA-05-135 at 1425 NW 37 Street. (Putnam Heights HD), Ward 2. Consideration and possible action on the application of Edward Smith by Steven Hanson for a Certificate of Appropriateness to 1.) replace soffet and fascia.

Mr. Hanson was present.

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

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-05-113 at 820 NW 18 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of DeAnna Remy for a 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 windows 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.

Historic Preservation Commission

Minutes - Page 3 of 10

Mrs. Remy was present.

APPROVED. Motion: Small/Galbraith to approve Item #1 of application HPCA-05-113 to remove non-historic siding and expose the original siding beneath so that the east façade matches the west façade, including an option to replace the non-historic siding with siding to match the historic siding on the west façade if the historic siding beneath the non-historic siding is missing or damaged. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Holcombe to approve Items #2 and #3 of application HPCA-05-113 removal and installation of new one over one wood windows with the adjustment that the south window on the west façade will be replaced and the north window on the west side would be left in place, also including a new one over one wood window on the north elevation. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

APPROVED. Motion: Taylor/Holcombe to approve Item #4 of application HPCA-05-113 to install new pedestrian door. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Holcombe to approve Item #6 of application HPCA-05-113 to reconstruct shed roof. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Taylor to approve Item #8 of application HPCA-05-113 to install heat and air units. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. 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 1.) remove rail and steps at back NW door. 2.) construct raised wood deck with 6" square columns and wood steps with rail to back yard, and 3.) cover block foundation with brick and cover foundation at proposed raised back porch.

Ms. Grant was present.

APPROVED. Motion: Small/Galbraith to approve application HPCA-05-012. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6C. HPCA-05-082 at 622-624 NW 17 Street. (Mesta Park HD), Ward 6. 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. (The applicant requested a 90-day continuance.)

Historic Preservation Commission

Minutes - Page 4 of 10

Continued without discussion as requested by applicant. See 4B for continuance requests.

- 6D. HPCA-05-127 at 519 NW 25 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Matching Opportunities Inc. by Jeff Brown and Florence Langlois for a Certificate of Appropriateness to 1.) remove windows 2.) install windows, 2.) remove back deck, 3.) construct new back porch, 4.) remove steel back door, and 5.) install new wood back door.

Mr. Brown was present.

DENIED. Motion: Small/Holcombe to deny Item #1 of application HPCA-05-127 without prejudice due to lack of documentation supporting claim that windows were damaged beyond repair. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Taylor to approve Items #2 of application HPCA-05-127 with 3 over 1, true divided lite wood windows, contingent upon installation of trim to match the original. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Holcombe to approve Item #3 of application HPCA-05-127. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

APPROVED. Motion: Small/Galbraith to approve item #4 of application HPCA-05-127 contingent upon the installation of 6"x6" wood posts and contingent upon painting all new wood features to match house. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

APPROVED. Motion: Galbraith/Kelley to approve Items #5 and #6 of application HPCA-05-127. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6E. HPCA-05-130 at 523 NW 25 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Oklahoma City Housing Services Redevelopment Corp. Inc for a Certificate of Appropriateness to 1.) construct house, including 1a.) clad simulated divided-light windows, 1b.) wood panel front door and wood simulated divided-light French side door, 1c.) storm door, 1d.) exterior lights, 1e.) HardyPlank siding, 1f.) asphalt roof and, 1g.) wood rails at the porch 2.) construct garage including 2a.) wood panel overhead door, 2b.) wood panel pedestrian doors, 2c.) HardyPlank siding with wood trim and corner boards, 2d.) clad, simulated divided-light window 3.) install driveway and sidewalks.

Historic Preservation Commission

Minutes - Page 5 of 10

Mr. Combs was present.

APPROVED. Motion: Tague/Holcombe to approve the application HPCA-05-130 contingent upon the use of true divided light windows and French doors. Ayes: Daniel, Galbraith, Taylor, Holcombe, Tague, Kelley. Nays: Small.

- 6F. HPCA-05-121 at 2607 N Dewey Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Don Boyington for a Certificate of Appropriateness to 1.) demolish garage.

Mr. Boyington and architect were present.

APPROVED. Motion: Small/Galbraith to approve the application HPCA-05-121 as the condition of the garage poses a public hazard. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6G. 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 façade of house with 3.) a wood double-hung windows with 2 Options.

Mr. Scheel was present.

APPROVED. Motion: Small/Holcombe to approve the application HPCA-05-101 with option B, no cladding. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6H. HPCA-05-124 at 615 NW 39 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Jo Meachum for Diane Rasmussen for a Certificate of Appropriateness to 1.) demolish an existing metal casement window 2.) install a new wood window 3.) create new window opening between 2 existing wood windows and install 2 new wood windows as previously described, 4.) demolish an existing set of metal casement windows and expand opening downward, and 5.) install set of French doors in the expanded opening.

Ms. Meachum was present.

APPROVED. Motion: Small/Tague to approve the application HPCA-05-124. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6I. HPCA-05-125 at 1528 NW 37 Street. (Putnam Heights HD), Ward 2. Consideration and possible action on the application of Michael Giese by Sam Gresham for a Certificate of Appropriateness to 1.) demolish garage and canopy.

Historic Preservation Commission

Minutes - Page 6 of 10

Mr. Gresham was present.

APPROVED. Motion: Small/Kelley to approve the application HPCA-05-125 based on the first criteria for demolition in the ordinance. "The structure is noncontributing to the historic district and the demolition will not adversely affect the historic character of the property or district". Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6J. HPCA-05-120 at 2105 NW 27 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Nguyen Thu for a Certificate of Appropriateness to 1.) remove flat back roof, 2.) remove gabled flat roof, and 3.) construct new gabled roof across back of house.

Mrs. Thu was present.

APPROVED. Motion: Small/Galbraith to approve the application HPCA-05-120 contingent upon the use of siding in the gable to match other siding around the house with an option to allow the brick in the existing gable to remain. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6K. 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.) demolish garage.

Mr. Austerman was present.

APPROVED. Motion: Tague/Taylor to approve the application HPCA-05-086 as the garage is a public hazard. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6L. 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.

DENIED. Motion: Galbraith/Holcombe to deny the application HPCA-05-100 without prejudice due to the lack of documentation for the new location. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6M. HPCA-05-115 at 416 NW 19 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Marc Edwards for a Certificate of Appropriateness to 1.) remove part of brick wall and 2.) construct addition including 2a.) new brick walls, 2b.) flat/mansard roof, 2c.) rail at roof, 2d.) new back porch with concrete platform, stair and wood/brick columns, 2e.) wood 6 over 1 windows and 2f.) wood French doors.

Historic Preservation Commission

Minutes - Page 7 of 10

Mr. Edwards was present.

APPROVED. Motion: Holcombe/Small to approve the application HPCA-05-115 with 12 over 1 true divided lite windows and true divided lite french doors. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6N. HPCA-05-118 at 215 NW 20 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of James Bozarth for a Certificate of Appropriateness to 1.) construct new garage including 1a.) asphalt roof, 1b.) HardyPlank siding with wood corner boards, 1c.) wood panel garage door, 1d.) half-light wood panel pedestrian door and 2.) extend gray brushed concrete drive to new garage.

Mr. Bozarth was present.

APPROVED. Motion: Holcombe/Galbraith to approve the application HPCA-05-118 with a one car garage door, half light pedestrian door, and both hardyplank and true wood siding. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6O. HPCA-05-129 at 316 NW 18 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Chris Mauldin and Suzanne Tate or Certificate of Appropriateness to 1.) replace roof over side back porch and 2.) construct pergola over back porch.

Mr. Mauldin was present.

APPROVED. Motion: Holcombe/Galbraith to approve the application HPCA-05-129 contingent upon the soffit at the side porch having wood bead board and both structures having painted wood. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6P. HPCA-05-131 at 400 NW 20 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Chris and Lisa Lawson or Certificate of Appropriateness to 1.) remove front sidelights, 2.) install new sidelights, 3.) remove front door and 4.) install new front door.

Mr. Lawson was present.

APPROVED. Motion: Small/Holcombe to approve the application HPCA-05-131. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6Q. 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

Historic Preservation Commission

Minutes - Page 8 of 10

Certificate of Appropriateness to 1.) (see AA report), 2.) install east side fence 4' forward of the 50% mark on the house, 3.) install iron gate in south side (front) of east side fence and 4.) use pre-cast concrete to construct simulated brick fence on east side in color to match the house.

Dr. Hickman was present.

DENIED. Motion: Holcombe/Taylor to deny the application HPCA-04-099 the location obscures significant architectural features and because the material and design is not appropriate for the district. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6R. 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.

Mr. Dugan was present.

APPROVED. Motion: Small/Galbraith to approve the application HPCA-05-102 contingent upon installation of concrete porch and reduction of 10' high screen to 6' maximum height. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 6S. HPCA-05-134 at 821 NW 19 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Michael Khoury for a Certificate of Appropriateness to 1.) install new front porch and 2.) install new side porte-cochere.

Mr. Khoury was present.

FAILED. Motion: Small/Tague to approve Item #1 and deny Item #2 of the application HPCA-05-134. Ayes: Daniel, Small, Tague. Nays: Holcombe, Galbraith, Taylor, Kelley.

DENIED. Motion: Taylor/Galbraith to deny without prejudice the application HPCA-05-134 as the proposed front porch is not compatible with the evidence of original as seen on the Sanborn maps and as the guidelines do not support a new porte-cochere. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

7. OTHER BUSINESS

Historic Preservation Commission

Minutes - Page 9 of 10

- 7A. Consideration and possible action on proposed Historic Preservation Commission Meeting Schedule for 2006.
- 7B. Consideration and possible action on the proposed Historic Preservation Commissioner's Workshop Schedule for 2006.

APPROVED. Motion: Small/Holcombe to approve both 7A and 7B, schedules of Historic Preservation Commission meetings for 2006. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

- 7C. Resolve to revise the Design Guidelines/Ordinance in reference to alterations and/or installation of a wood roof, gutters and downspouts.

No Action Taken.

8. COMMUNICATIONS

- A. Administrative Approval Report.
- B. HPCA-05-109 at 2300 NW 25 Street. (Shepherd HD), Ward 2. Sandra and Gene Voth. Staff announced the withdrawal of the application to 1.) paint window sills, at the request of the applicant who intends to remove the paint.
- C. HPCA-05-098 at 1415 N Hudson Street. (Heritage Hills HD), Ward 6. Danna and Kirk Humphreys by Tim Zajac. Staff announced the request for appeal of the Commission's denial of the proposal to 1.) demolish existing garage. The appeal is scheduled to be heard by the Board of Adjustment (BOA) at the November 17, 2005 meeting. Please be aware that the original date for the appeal was October 20, 2005 however, the hearing of this item was postponed until November 17, 2005.
- D. HPCA-05-092 at 927 NW 16. (Mesta Park HD), Ward 6. Staff announced that the Board of Adjustment overturned the denial of a proposal by Glen and Ann Whitbeck to 2.) construct first floor east side addition. The appeal of the Historic Preservation Commission decision was heard at the September 15, 2005 meeting of the BOA.
- E. HPCA-05-114 at 2901 N Hudson Street. (Jefferson Park HD), Ward 2. CCDM Enterprises, Inc. Staff announced the applicant's request to withdraw the following items: 4.) repair/replace in-kind the wood windows and wood doors.
- F. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, November 2, 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, October 11, 2005.

Historic Preservation Commission

Minutes - Page 10 of 10

9. ADJOURNMENT (5:45 p.m.)

Motion: Small/Galbraith to adjourn the October 5, 2005 meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Tague, Kelley. Nays: None.

EO