

Historic Preservation Commission
Minutes

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION

November 2, 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 3:00 p.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 24/48 hours prior to the meeting.

1. CALL TO ORDER AND ROLL CALL

Members Present: Thomas J. Daniel IV, Chairman
Carolee Galbraith
Gretchen Bennett arrived at 3:12 p.m.
Marnie Taylor
Jane Holcombe
Roland Tague
Karen Collier
Shannon Kelley
Randy Floyd

Members Absent: Thomas Small, AIA, Vice-Chairman

Staff Present: Eva Osborne, AIA, Preservation Officer, Planning
Department
Wiley Rice, Planner, Planning Department
Angela Yetter, Administrative Coordinator, Planning
Department

2. APPROVAL OF MINUTES

APPROVED. Motion: Galbraith/Holcombe to approve the minutes of the October 5, 2005, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

3. CITATION REPORT

Mr. Wilson, Zoning Inspector, was not present to comment.

4. CONTINUANCE REQUESTS

A. Staff request continuance of the following cases:

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None.

B. Other continuance requests:

None.

5. CONSENT DOCKET CASES

- 5A. HPCA-05-140 at 442 NW 18 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Evangeline and James Holman for a Certificate of Appropriateness to 1.) remove 3 layers of shingle including bottom wood shingle and 2.) install new Prestique Grande' high definition shingle in Weatherwood.

APPROVED. Motion: Collier/Tague to approve the above item as stated.

Ayes: Daniel, Galbraith, Taylor, Holcombe, Collier, Tague, Kelley, Floyd.

Nays: None.

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-04-136 at 125 NW 24 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Jerry Worster for a Certificate of Appropriateness to 1.) remove and replace existing parking.

APPROVED. Motion: Floyd/Taylor to approve the application HPCA-04-136. Ayes: Daniel, Galbraith, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

- 6B. HPCA-05-141 at 825 NW 41 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Christy Counts by John Hogan for a Certificate of Appropriateness to 1.) construct two story addition on back façade including 1a.) hipped roof, 1b.) brick walls and chimney, 1c.) wood doors and windows, 1d.) cast stone details and 1e.) wood and metal railing at the new balcony.

Mr. Hogan was present and indicated that rather than install a traditional wood window in place of the glass block in the bathroom addition they would prefer to eliminate the window opening.

APPROVED. Motion: Tague/Galbraith to approve the application HPCA-05-141 contingent upon elimination of glass block and approved without window opening in the bathroom to accomplish the elimination of glass block. Ayes: Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None. Abstained: Daniel.

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- 6C. HPCA-05-143 at 832 NW 38 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Cory Heinecke by Ivan Humbolt for a Certificate of Appropriateness to 1.) remove existing back addition and 2.) construct new back addition with 2a.) a flat roof with Mansard edge, 2b.) brick veneer and HardiPlank walls and 2c.) wood/vinyl clad windows.

Mr. Humbolt was present. Mr. Humbolt agreed to use all wood windows rather than vinyl clad, to install wood lap siding rather than HardiPlank, and to construct the addition with a bump-out on the south in order to differentiate between historic and non-historic fabric.

APPROVED. Motion: Floyd/Bennett to approve the application HPCA-05-143 contingent upon use of one over one wood windows rather than vinyl clad, installation of wood lap siding rather than HardiPlank, and construction of a 6" bump-out on the south side for the purpose of differentiation. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

- 6D. 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 2.) construct new garage with 2a.) side gable asphalt shingle roof, 2b.) HardiPlank siding, 2c.) 1/1 wood windows, 2d.) wood panel pedestrian front door, 2e.) wood slab pedestrian back door and 2f.) wood panel carriage style overhead door.

Mr. Gresham was present and agreed to return to the Commission regarding the new portion of driveway if it should be determined that the finished drive would deviate from the proposed site plan.

APPROVED. Motion: Taylor/Kelley to approve the application HPCA-05-125, including the driveway as drawn, and at the proposed size as the lot is adequate for the proposed size and the garage will not move forward of the existing garage location and because making the garage shorter in back would not alter its impact on the property from the street. Ayes: Daniel, Bennett, Taylor, Holcombe, Kelley. Nays: Collier, Tague, Floyd, Galbraith.

- 6E. HPCA-05-139 at 2212 NW 28 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Mike Casey, Sr. of Gibraltar Construction Co. for Sabina Dallas for a Certificate of Appropriateness to 1.) construct addition at back, 2.) remove existing asphalt and wood layers of shingle, and 3.) install new asphalt shingle roof.

Mr. Casey was present and assured the Commission that the new brick would match the existing brick.

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APPROVED. Motion: Tague/Bennett to approve the application HPCA-05-139 contingent upon the proposed brick matching the existing brick. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

- 6F. HPCA-05-144 at 110-112 NW 16 Street. (Heritage Hills East HD), Ward 7. Consideration and possible action on the application of Jeff Struble for a Certificate of Appropriateness to 1.) construct proposed wood deck including wood rail and stair.

Mr. Struble was present.

CONTINUED. Motion: Collier/Bennett to continue the application HPCA-05-144 so that applicant can submitted accurate and dimensioned drawings, including details of the balcony rail. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

- 6G. HPCA-05-142 at 627 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Mark Zimmer for Certificate of Appropriateness to 1.) remove existing asphalt and asbestos shingles and 2.) install new asphalt shingles.

Mr. Zimmer was present.

APPROVED. Motion: Bennett/Holcombe to approve the application HPCA-05-142. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

- 6H. HPCA-05-123 at 416 NW 17 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Tammy McCuen for Mark and Patricia Mellow for Certificate of Appropriateness to 4.) install lighting fixtures on previously approved brick fence columns.

Ms. Mellow was present.

APPROVED. Motion: Taylor/Kelley to approve the application HPCA-05-123. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

7. OTHER BUSINESS

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- A. In addition to the request for appeal of the Commission's denial of HPCA-05-098, 1415 N Hudson, by Danna and Kirk Humphreys to demolish the garage, the applicant has submitted another application to the Board of Adjustment for a variance for the same issue. The HP Commission must review and comment on all variances presented to the BOA prior to their decision and therefore, another action is required of the Commission based on the same documentation that was presented in the application for HPCA-05-098.

APPROVED. Motion: Taylor/Collier to approve motion that the Commission be represented at the November 17th meeting of the Board of Adjustment and that the representative be present at said meeting in order to uphold the denial of the garage demolition at 1415 N Hudson and to support the recommendation of the Commission against granting a variance as no hardship is apparent. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

8. COMMUNICATIONS

- A. Administrative Approval Report.
- B. Staff announced the request for appeal of the Commission's denial of HPCA-05-098, 1415 N Hudson, by Danna and Kirk Humphreys to demolish the garage at the Board of Adjustment meeting November 17, 2005. BOA case number is 12406. For additional information contact JJ Chambless at (405)297-2417.
- C. Staff announced the request for appeal of the Commission's denial of HPCA-04-099, 801 NW 15, by French and Theresa Hickman to install a pre-cast concrete fence (simulated brick) and a decorative iron gate at the Board of Adjustment meeting November 17, 2005. BOA case number is 12424. For additional information contact JJ Chambless at (405)297-2417.
- D. Staff announced the notification procedures for the BOA have been changed to include BOA staff sending an agenda and staff report for each HP related case to the HP staff and the Chairman of the HP Commission. HP staff will forward electronically the agenda and staff report to the effected neighborhood association president and preservation review committee as well as the Commissioners.
- E. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, December 7, 2005 at 3:00 p.m. at the Municipal Building, City Council Chamber. New applications and

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information on continued projects are to be submitted to staff by 5:00 p.m., Tuesday, November 8, 2005.

9. ADJOURNMENT (4:43 p.m. p.m.)

Motion: Bennett/Galbraith to adjourn the November 2, 2005 meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Collier, Tague, Kelley, Floyd. Nays: None.

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