

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
December 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 3:05 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 arrived at 3:15 p.m.
Thomas Small, AIA, Vice-Chairman
Carolee Galbraith
Gretchen Bennett
Marnie Taylor
Jane Holcombe
Roland Tague
Karen Collier
Shannon Kelley

Members Absent: Randy Floyd

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

2. APPROVAL OF MINUTES

APPROVED. Motion: Bennett/Galbraith to approve the minutes of the November 2, 2005, Historic Preservation Commission meeting. Ayes: Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

3. CITATION REPORT

Mr. Wilson, Zoning Inspector, was present to comment.

4. CONTINUANCE REQUESTS

- A. Staff request continuance of the following cases:
None.
- B. Other continuance requests:
None.

5. CONSENT DOCKET CASES

- 5A. HPCA-05-069 at 727 NW 27 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Jennifer Ricker of OKC Housing Services Redevelopment Corp for a Certificate of Appropriateness to request a 1-year

Historic Preservation Commission

Minutes - Page 2 of 6

extension for the following previously approved items 1.) construct house, 2.) construct garage, 3.) install driveway and 4.) install sidewalks.

- 5B. HPCA-05-147 at 512 NW 39 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Diane Lewis for a Certificate of Appropriateness to 1.) remove existing roofing, including bottom layer of wood, and 2.) install new Elk Prestique I weather wood high profile shingle (make repairs to rotted wood as needed).
- 5C. HPCA-04-127 at 717 NW 40 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Sam Gresham for Steve Cole for a Certificate of Appropriateness to request an extension for 1-year of the previously approved CA to construct a 1.) two story addition on north.

Mr. Gresham was present.

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

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-05-149 at 916 NW 38 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Karin Derby for a Certificate of Appropriateness to 1.) replace set of two windows with French doors, 2.) install new window, 3.) remove existing door assembly on east side and in-fill with new aluminum siding and 4.) remove steps at closed door on east side.

Mrs. Derby was present.

APPROVED. Motion: Taylor/Bennett to approve the application HPCA-05-149, including the non-compliant siding as the proposed siding will match the existing. Ayes: Galbraith, Bennett, Taylor, Holcombe, Small, Tague, Kelley. Nays: Collier.

- 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.) construct garage including 1a.) overhead door, pedestrian door and window custom crafted to match original, 1b.) asphalt shingles, and 1c.) brick walls.

Mr. Austerman was present.

APPROVED. Motion: Small/Taylor to approve the application HPCA-05-086, as the mass appears to be within tolerable limits for the lot and as the size increase extends toward the back of the lot rather than a large increase in width and therefore does not visually detract from the historic character of the neighborhood from the

Historic Preservation Commission

Minutes - Page 3 of 6

street. Ayes: Daniel, Taylor, Small, Tague, Kelley. Nays: Collier, Holcombe, Galbraith, Bennett.

- 6C. HPCA-05-137 at 2217 NW 25 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Mahmoud Al Riyalat for a Certificate of Appropriateness to 1.) paint brick house.

Mr. Riyalat was present.

DENIED. Motion: Collier/Galbraith to deny with prejudice the application HPCA-05-137, as painting of masonry not previously painted is prohibited in the Guidelines. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6D. HPCA-05-150 at 610 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Tim Zajac for Doug and Sandy Beall for a Certificate of Appropriateness to 1.) remove basement window, 2.) create doorway and install door, 3.) construct new basement stair, and 4.) construct brick partial height walls with concrete cap and metal rail.

Mr. Zajac was present.

APPROVED. Motion: Small/Galbraith to approve the application HPCA-05-150, as items 3 and 4 of the proposal will abut the wall of the house at a joint rather than being incorporated into the historic fabric of the house, and therefore will be easily identified as a separate feature and easily removed at a later date, returning the location to a state very near to its historic condition. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6E. HPCA-05-148 at 209 NW 21 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Julie Lee for a Certificate of Appropriateness to 1.) remove existing garage doors, 2.) install new wood panel garage doors, 3.) remove existing garage window and, 4.) construct pedestrian door opening and install wood panel door.

Mr. Clinkenheard was present for the property owner.

APPROVED AS AMENDED. Motion: Small/Holcombe to approve the application HPCA-05-148, as amended during the meeting to include retaining the existing size of the garage doors and incorporating horizontal siding into the upper portion of the opening between the existing header and a new header installed to accommodate the new garage door size, thus reducing the impact of the new smaller doors and retaining the appearance of the historic larger door opening. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

Historic Preservation Commission

Minutes - Page 4 of 6

- 6F. 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.) remove front porch cover and 2.) remove front screen door.

Mr. Khoury was present.

APPROVED. Motion: Holcombe/Galbraith to approve the application HPCA-05-134, as the features in question appear to be non-historic. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6G. HPCA-05-151 at 608 NW 19 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Nathan York for a Certificate of Appropriateness to 1.) install canvas awning, 2.) remove 1950's remodel duplex door, 3.) remove 1950's decorative iron, 4.) close door openings and cover with matching HardyPlank siding, 5.) open a new central front door opening, and 6.) install new front door with sidelights.

Mr. York was present.

DENIED. Motion: Small/Galbraith to deny with prejudice Item #1 of application HPCA-05-151, as the proposed awning installation is in conflict with the Guidelines. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Bennett/Holcombe to approve Items #2 and #3 of application HPCA-05-151, as the features appear to be non-historic. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

CONTINUED. Motion: Small/Holcomb to continue Item #4 of application HPCA-05-151, to clarify existing materials. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

APPROVED. Motion: Collier/Holcombe to approve Item #5 of application HPCA-05-151. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

CONTINUED. Motion: Galbraith/Collier to continue Item #6 of application HPCA-05-151, for clarification. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley. Nays: None.

- 6H. 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 3.) amend previously approved porch column design.

Mr. Templeton was present.

Historic Preservation Commission

Minutes - Page 5 of 6

APPROVED. Motion: Collier/Bennett to approve the application HPCA-05-085.
Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley.
Nays: None.

7. OTHER BUSINESS

- A. Consideration and possible action to amend the 2006 Historic Preservation Commission Meeting Schedule of meetings.

APPROVED. Motion: Bennett/Taylor to approve the 2006 schedule as amended.
Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley.
Nays: None.

8. COMMUNICATIONS

- A. Administrative Approval Report.
- B. Staff announced the results of the Board of Adjustment decision according to the minutes of the November 17, 2005 meeting regarding HPCA-05-051 for property located at 1024 NW 14th Street.
- C. Staff announced the results of the Board of Adjustment decision according to the minutes of the November 17, 2005 meeting regarding HPCA-05-098 for property located at 1415 North Hudson Avenue.
- D. Staff announced the results of the Board of Adjustment decision according to the minutes of the November 17, 2005 meeting regarding a request for a variance for property located at 1415 North Hudson Ave.
- E. Staff announced the results of the Board of Adjustment decision according to the minutes of the November 17, 2005 meeting regarding HPCA-04-099 for property located at 801 NW 15th Street.
- F. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, January 4, 2006, 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., Thursday, December 8, 2005.

9. ADJOURNMENT (4:29 p.m.)

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

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