

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
January 4, 2006 - 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 Small, AIA, Vice-Chairman  
Carolee Galbraith  
Gretchen Bennett  
Jane Holcombe  
Roland Tague  
Karen Collier  
Shannon Kelley  
Karen Nelson

Members Absent: Randy Floyd  
Thomas J. Daniel IV, Chairman  
Marnie Taylor

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: Collier/Holcombe to approve the minutes of the December 7, 2005, Historic Preservation Commission meeting. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. 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:

**Historic Preservation Commission**

**January 4, 2006**

Minutes - Page 2 of 5

- 6B. HPCA-05-082 at 622-624 NW 17 Street. (Mesta Park HD), Ward 6. The application, Josephine Hall, requests a 30-day continuance for the revised work items to 1.) remove previously replaced windows and 2.) reconstruct 9/1 single pane windows to match the historic windows.

CONTINUED. Motion: Collier/Holcombe to continue for 30-days application HPCA-05-082. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

**5. CONSENT DOCKET CASES**

**6. CASES FOR INDIVIDUAL CONSIDERATION**

- 6A. 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 4.) close door openings and cover with matching HardyPlank siding and 6.) install new front door with sidelights.

Mr. York was present.

APPROVED. Motion: Bennett/Galbraith to approve Items 4 and 6 of application HPCA-05-151. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

- 6B. HPCA-05-082 at 622-624 NW 17 Street. (Mesta Park HD), Ward 6. The application, Josephine Hall, requests a 30-day continuance for the revised work items to 1.) remove previously replaced windows and 2.) reconstruct 9/1 single pane windows to match the historic windows.

Continued. See 4B.

- 6C. HPCA-05-159 at 726 NW 28 Street. (Paseo HD ), Ward 2. Consideration and possible action on the application of Jennifer Ricker for OKC Housing Services Redevelopment Corp for a Certificate of Appropriateness to 1.) demolish existing house.

Ms. Ricker was present.

APPROVED. Motion: Tague/Holcombe to approve the application HPCA-05-159 for demolition as the structure poses a threat to public health and safety and the proposed demolition would alleviate that threat. Additionally, the structure no longer contributes to the historic integrity of the neighborhood. Ayes: Galbraith, Bennett, Holcombe, Collier, Tague, Kelley, Nelson. Nays: None. Abstained: Small.

**Historic Preservation Commission**

**January 4, 2006**

Minutes - Page 3 of 5

- 6D. HPCA-05-155 at 2718 N Hudson Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Loren Capron for Jefferson Park NA for a Certificate of Appropriateness to 1.) restore front porch including 1a.) reconstruct partial height brick walls, 1b.) remove upper walls at south enclosure, 1c.) remove south part of roof and reconstruct trellis beams and repair/retain all exposed wood beams and knee brackets, etc., 1d.) replace bead board ceiling with plywood (bead board like) ceiling, 1e.) reconstruct front wall at south end of porch with relocated windows on each side of custom crafted center window, 2.) install new storm door and repair/paint/replace storm windows, 3.) install new exterior lights and new vents, 4.) install ceiling fan at front porch, 5.) close window with siding on north side of house, 6.) install new heat and air unit, 7.) remove "ribbon" drive and concrete parking pad and construct new sidewalk and, 8.) install new fence with gates.

Mr. Capron was present.

APPROVED. Motion: Galbraith/Bennett to approve **Item 1**, including 1a-1e of application HPCA-05-155 contingent upon use of true bead board at the porch ceiling. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

APPROVED. Motion: Bennett/Galbraith to approve **Item 2** of application HPCA-05-155 contingent upon submission of documentation to staff that fully describes and supports a full view glass storm door. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

APPROVED. Motion: Bennett/Collier to approve **Item 3** of application HPCA-05-155 contingent upon the use of a low profile roof vent not visible from the street and contingent upon the use of the antique iron finish on the light fixtures. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

CONTINUED. Motion: Bennett/Collier to continue **Item 4** of application HPCA-05-155 to allow applicant additional time to submit documentation of the proposed porch fan. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

WITHDRAWN. Applicant withdrew **Item 5** of the application HPCA-05-155 and will reconfigure the proposed interior walls so that window will not be removed.

APPROVED. Motion: Galbraith/Collier to approve **Item 6** of application HPCA-05-155. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

## Historic Preservation Commission

January 4, 2006

Minutes - Page 4 of 5

CONTINUED. Motion: Collier/Galbraith to continue **Item 7** of application HPCA-05-155 so proposal can be reviewed in conjunction with the garage. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

CONTINUED. Motion: Collier/Galbraith to continue **Item 8** of application HPCA-05-155 so proposal can be reviewed in conjunction with the garage. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

RESCIND. Motion: Collier/Galbraith to rescind motion to continue Item 8 of application HPCA-05-155 as the fence location is located forward of the 50% mark on the house and should therefore, be addressed for any possible exceptions. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

WITHDRAWN. Applicant withdrew Item 8 of application HPCA-05-155 and will resubmit a proposal that is administratively approvable.

- 6E. HPCA-05-157 at 3237 N Harvey Parkway Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Randy Floyd for a Certificate of Appropriateness to 1.) remove in-fill at historic window location, 2.) create window opening to match historic condition and 3.) install custom made window to match historic condition.

Mr. Moore, architect, was present.

APPROVED. Motion: Bennett/Holcombe to approve the application HPCA-05-157. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

## 7. OTHER BUSINESS

## 8. COMMUNICATIONS

- 8A. Administrative Approval Report.
- 8B. HPCA-05-144 at 110-112 NW 16 Street. (Heritage Hills East HD), Ward 7. Staff announced the applicant's request to withdraw the deck item of the proposal for the application of Jeff Strubble for a Certificate of Appropriateness. Staff photos taken December 28, 2005 illustrate no exterior changes since the October photographs. The fence item is subject to administrative approval upon receipt of the appropriate documentation.
- 8C. HPCA-05-137 at 2217 NW 25 Street. (Shepherd HD), Ward 2. Staff announced the submitted request for appeal of the application of Mahmoud Al Riyalat for Certificate of Appropriateness to 1.) paint brick house. The appeal will be heard

## Historic Preservation Commission

January 4, 2006

Minutes - Page 5 of 5

by the Board of Adjustment January 19, 2006, 1:30p.m. in the City Council's Chambers. For additional information contact JJ Chambless at (405)297-2417.

- 8D. HPCA-05-151 at 608 NW 19 Street. (Mesta Park HD), Ward 6. Staff announced the submitted request for appeal of the items of the application of Nathan York for Certificate of Appropriateness to 1.) install canvas awning. The appeal will be heard by the Board of Adjustment January 19, 2006, 1:30p.m. in the City Council's Chambers. For additional information contact JJ Chambless at (405)297-2417.
- 8E. Staff announced the results of the Board of Adjustment decision according to the minutes of the November 17, 2005 meeting. Case No. 12406: Appeal of Danna and Kirk Humphreys, of the decision of the Historic Preservation Commission regarding the denial of a Certificate of Appropriateness for the demolition of a detached garage (Case No. HPCA-05-098) located at 1415 North Hudson Avenue. Request Continuance to January 5, 2006. Motion: Yoeckel/Dunn to continue Case No 12406 to the dates indicated. Motion Approved.
- 8F. Staff announced the results of the Board of Adjustment decision according to the minutes of the November 17, 2005 meeting. Case No. 12406: Request of Danna and Kirk Humphreys, for a Variance to the Historic Preservation Commission's review criteria for considering a Certificate of Appropriateness and the Commission's review criteria for considering a Certificate of Appropriateness for demolition or removal of a structure, located at 1415 North Hudson Ave. Request Continuance to January 5, 2006. Motion: Yoeckel/Dunn to continue to the dates indicated. Motion Approved.
- 8G. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, February 1, 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., Tuesday, January 10, 2006.

### 9. ADJOURNMENT (3:59 p.m.)

Motion: Bennett/Galbraith to adjourn the January 4, 2006 meeting of the Historic Preservation Commission. Ayes: Galbraith, Bennett, Holcombe, Small, Collier, Tague, Kelley, Nelson. Nays: None.

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