

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
March 1, 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 3:09 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
Marnie Taylor
Roland Tague
Karen Collier
Randy Floyd
Karen Nelson

Members Absent: Thomas J. Daniel IV, Chairman
Jane Holcombe
Shannon Kelley

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/Galbraith to approve the minutes of the February 1, 2006, Historic Preservation Commission meeting, with the addition of names of the Commissioners who voted aye and nay, concerning page 2, item 6A, that resulted in a failed motion. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and 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:

None

5. CONSENT DOCKET CASES

- 5A. HPCA-05-005 at 1007 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Steven Jacobi for a Certificate of Appropriateness for a second 1-year extension to 5.) construct new two story garage.

Mr. Jacobi was present.

APPROVED. Motion: Collier/Tague to approve the requested extension for the application HPCA-05-005. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, and Nelson. Nays: None. Abstained: Floyd.

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-06-013 at 709 NW 39 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Tom Gray by Bruce Barkocy of BCI for a Certificate of Appropriateness to 1.) install pedestrian door at garage/quarters, 2.) install steps at new addition, 3.) install new light fixtures, 4.) replace and enlarge driveway, 5.) install copper gutter and downspouts around house and garage and 6.) remove awnings.

Mr. Barkocy was present.

John Joyce, (no record of Commission recognition of Committee or Committee Chair) Crown Heights Representative was present. He stated that the Neighborhood Preservation Committee recommended approval of all items of this application.

SECOND WITHDRAWN. Motion: Floyd/Collier to deny with prejudice **item 1.)** of the application HPCA-06-013 because the design guidelines do not support simulated divided-light and cladding. Collier withdrew the motion second.

MOTION FAILED. Motion: Floyd/Taylor to deny with prejudice **item 1.)** of the application HPCA-06-013 because the design guidelines do not support simulated divided-light and cladding. Ayes: Taylor, Small, and Floyd. Nays: Bennett, Collier, Tague, and Nelson. Abstained: Galbraith.

MOTION FAILED. Motion: Collier/Tague to approve **item 1.)** of the application HPCA-06-013. Ayes: Collier, Tague, Nelson, and Bennett. Nays: Taylor, Small, Floyd, and Galbraith. Motion failed because of tie vote.

APPROVED. Motion: Small/Collier to approve **item 1.)** of the application HPCA-06-013, as a unique circumstance based on previous inconsistent ruling concerning the subject property, by the Commission. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, and Nelson. Nays: Floyd.

Historic Preservation Commission

Minutes - Page 3 of 7

APPROVED. Motion: Bennett/Collier to approve **item 2.)** of the application HPCA-06-013. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

APPROVED. Motion: Collier/Taylor to approve **item 3.)** of the application HPCA-06-013, with the clarification that there are 3 new light fixtures, 2 at the back doors and 1 at the front door. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, and Nelson. Nays: Floyd.

APPROVED. Motion: Bennett/Galbraith to approve **item 4.)** of the application HPCA-06-013, approval contingent on the in-fill of the “mow strip” with grey brushed concrete. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

APPROVED. Motion: Collier/Bennett to approve **item 5.)** of the application HPCA-06-013. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

APPROVED. Motion: Collier/Floyd to approve **item 6.)** of the application HPCA-06-013. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

- 6B. HPCA-06-012 at 1815 N Hudson Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Charles and Natalie Harrison by Bill Dinger for a Certificate of Appropriateness to 1.) remove existing single door and sidelights at the north porch, 2.) install pair of French doors and sidelights in existing opening and 3.) replace wood steps & sidewall at back (west) porch with masonry steps and sidewall.

Mr. Gummerson was present.

APPROVED. Motion: Galbraith/Collier to approve **item 1.)** of the application HPCA-06-012, as the bay does not appear to be historic. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, and Nelson. Nays: Floyd.

APPROVED. Motion: Collier/Floyd to approve **item 2.)** of the application HPCA-06-012. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, and Nelson. Nays: Floyd.

APPROVED. Motion: Collier/Floyd to approve **item 3.)** of the application HPCA-06-012. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

Historic Preservation Commission

Minutes - Page 4 of 7

- 6C. HPCA-06-014 at 420 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Shannon and Tiffany Self for a Certificate of Appropriateness to 1.) remove existing west side door and install door to match front and back door.

Ms. Self and Ms. Wiggins were present.

DENIED. Motion: Collier/Galbraith to deny with prejudice the application HPCA-06-014, because there is no evidence that the door is not historic. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

- 6D. HPCA-06-005 at 2109 N Lee Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Daryl Stokes for a Certificate of Appropriateness to 1.) install 1 window in existing opening to match existing windows and 2.) install fence that moves forward of the 50% mark on the building, but also forms the back property line of the lot.

Mr. Stokes was present.

APPROVED AND CONTINUED. Motion: Floyd/Collier to **approve item #1.) and continue for 30-days item #2.)** of the application HPCA-06-005. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

- 6E. HPCA-06-006 at 701-703 NW 20 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Daryl Stokes for a Certificate of Appropriateness to 1.) remove 4 non-original windows and replace with custom-made wood windows to match existing original windows, 2.) remove lattice from front porch, 3.) replace back doors with new wood doors to match the existing doors, 4.) install railings on east front porch to match other side of porch, and 5.) remove front storm door.

Mr. Stokes was present.

APPROVED. Motion: Bennett/Collier to approve the application HPCA-06-006. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

- 6F. HPCA-05-068 at 706 NW 26 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Oklahoma City Housing Services Redevelopment Corp for a Certificate of Appropriateness to amend the previously approved proposal to 6.) reduce the total square footage of the house, 7.) install 1/1 double hung wood windows rather than multi-paned windows, 8.) use textured HardiPlank rather than smooth HardiPlank, 9.) extend the completion date to March 11, 2007.

Historic Preservation Commission

Minutes - Page 5 of 7

Ms. Bachelor, Ms. Ricker and Ron Walters were present. Item #8.) was withdrawn by the applicant.

APPROVED. Motion: Floyd/Collier to approve the application HPCA-05-068. Ayes: Galbraith, Bennett, Taylor, Collier, Tague, Floyd, and Nelson. Nays: None. Abstained: Small.

- 6G. HPCA-05-069 at 727 NW 27 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Oklahoma City Housing Services Redevelopment Corp for a Certificate of Appropriateness to amend the previously approved proposal to 5.) reduce the total square footage of the house, 6.) install 1/1 double hung wood windows rather than multi-paned windows, 7.) extend the completion date to March 11, 2007.

Ms. Bachelor, Ms. Ricker and Ron Walters were present.

APPROVED. Motion: Floyd/Collier to approve the application HPCA-05-069. Ayes: Galbraith, Bennett, Taylor, Collier, Tague, Floyd, and Nelson. Nays: None. Abstained: Small.

- 6H. 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 amend the previously approved proposal to 4.) reduce the total square footage of the house, 1a. and 2d.) install 1/1 double hung wood windows rather than multi-paned windows, 1e. and 2c.) use textured HardiPlank rather than smooth HardiPlank, 5.) extend the completion date to March 11, 2007.

Ms. Bachelor, Ms. Ricker and Ron Walters were present. Item #1e. and #2c.) were withdrawn by the applicant.

APPROVED. Motion: Floyd/Collier to approve the application HPCA-05-130. Ayes: Galbraith, Bennett, Taylor, Collier, Tague, Floyd, and Nelson. Nays: None. Abstained: Small.

- 6I. HPCA-06-008 at 200-204 NW 24 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Katherine Reynolds for a Certificate of Appropriateness to 1.) enlarge cement sidewalk as previously approved between the 2 existing buildings, 2.) enlarge driveway, and 3.) enlarge parking pad under stair of garage apartment.

Ms. Reynolds was present.

Historic Preservation Commission

Minutes - Page 6 of 7

APPROVED. Motion: Floyd/Bennett to approve the application HPCA-06-008. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

- 6J. HPCA-06-003 at 116 NW 26 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Tony Thongkham for a Certificate of Appropriateness to 2.) construct garage, as previously approved by the Commission.

Mr. Thongkham was present.

APPROVED. Motion: Bennett/Collier to approve the application HPCA-06-003. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

7. OTHER BUSINESS

- 7A. Resolution to Recommend Amendment of the Preservation Guidelines and Standards for Oklahoma City Historic Districts, Section 2.7, Alterations to Building Fabric and Components regarding wood shingles and metal gutters and downspouts.

APPROVED. Motion: Collier/Galbraith to approve the Resolution. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

- 7B. Resolution to Recommend Amendment of the Historic Preservation Ordinance, 59-4200, Historic Preservation Regulations regarding quorum for Historic Preservation Commission meetings.

APPROVED. Motion: Collier/Bennett to approve the application HPCA-. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

8. COMMUNICATIONS

- A. Administrative Approval Report.
- B. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, April 5, 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, March 14, 2006.

9. ADJOURNMENT (5:02p.m.)

Historic Preservation Commission

Minutes - Page 7 of 7

Collier/Galbraith to adjourn the March 1, 2006 meeting of the Historic Preservation Commission. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, and Nelson. Nays: None.

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