

MINUTES
As Corrected
Regular Meeting
HISTORIC PRESERVATION COMMISSION
June 7, 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 3:03 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 3:05 p.m.
Thomas Small, AIA, Vice-Chairman
Carolee Galbraith
Gretchen Bennett
Marnie Taylor
Jane Holcombe
Roland Tague
Karen Collier
Shannon Kelley
Randy Floyd
Karen Nelson

Members Absent: None

Staff Present: Eva Osborne, AIA, Preservation Officer, Planning Department
Wiley Rice, Planner, Planning Department
Susan Miller, AICP, Planner, Planning Department
Angela Yetter, Administrative Coordinator, Planning Department
Rita Douglas-Talley, Municipal Counselor's Office
Susan D. Randall, Municipal Counselor's Office

2. APPROVAL OF MINUTES

APPROVED. Motion: Bennett/Floyd to approve the minutes of the May 2, 2006, Historic Preservation Commission meeting as corrected to clarify verbiage for approval of Item 6D, HPCA-06-034 for Mark Ruffin at 227 NW 16th Street. Ayes: Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

3. CITATION REPORT

None.

4. CONTINUANCE REQUESTS

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

5. CONSENT DOCKET CASES

- 5A. HPCA-06-058 at 824 NW 18 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Carole Straughm for a Certificate of Appropriateness to 1.) remove existing roofing materials and 2.) install new roof decking and shingles.

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

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-06-027 at 601 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Ecovery LLC by Austin Hacker for a Certificate of Appropriateness to 1b.) install new front door.

Mr. Hacker was present and clarified that the proposed door is an antique door recently purchased.

APPROVED. Motion: Holcombe/Bennett to approve Item 1b of application HPCA-06-027 contingent upon installation of a small plaque indicating that the door is not historic to the property. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6B. HPCA-06-059 at 516 NW 16 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Don and Renae Turnbaugh for a Certificate of Appropriateness to 1.) demolish back addition (utility room) and back deck, 2.) construct new 2-story addition at back including, 2a.) wood siding and asphalt roof, 2b.) wood half-light doors, 2c.) 10/1 wood true divided-light windows at second floor and 1/1 wood windows at first floor, 3.) construct new covered deck, 4.) construct new uncovered deck with rail, 5.) construct new garage including 5a.) HardyPlank siding and asphalt roof, 5b.) wood panel garage doors with glazing, 5c.) wood panel pedestrian door and wood 1/1 window, 6.) remove second floor door and install 10/1 wood window.

Mr. Turnbaugh was present and agreed to supply additional documentation for review.

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CONTINUED. Motion: Bennett/Galbraith to continue the application HPCA-06-059 to the next regular meeting, allowing the applicant an opportunity to provide adequate detailed documentation. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6C. HPCA-06-025 at 925 NW 22 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Hoang Dang by Sam Gresham for a Certificate of Appropriateness to 2.) install driveway and sidewalks and 3.) construct new garage including 3a.) asphalt roof, 3b.) brick walls, 3c.) wood panel pedestrian door and 3d.) three wood panel overhead garage doors and 3e.) install new light fixtures.

Steve Bond was present for Mr. Gresham. Mr. Bond agreed to provide additional documentation.

CONTINUED. Motion: Taylor/Floyd to continue application HPCA-06-025 to the next regular meeting, allowing the applicant an opportunity to review the garage orientation and to provide adequate documentation of paving and fencing. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6D. HPCA-06-010 at 631 NW 18 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Edward Oakley for a Certificate of Appropriateness to 1.) remove sidewalk and 2.) install new sidewalk.

Mr. Oakley was present and agreed to continue the sidewalk to the curb and to ensure that the concrete was of a medium grey finish.

APPROVED. Motion: Small/Galbraith to approve the application HPCA-06-010 contingent upon continuation of the sidewalk to the curb and contingent upon a medium grey finish for the new concrete. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6E. HPCA-06-051 at 3005 N Walker and 501-509 NW 29 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Andrea Frymire for j4 Acquisitions LLC for a Certificate of Appropriateness to 1.) paint two brick buildings.

Andrea Frymire and Jeff Osbrook, owner, were present.

DENIED. Motion: Small/Bennett to deny the application HPCA-06-051 with prejudice as the guidelines prohibit painting of unpainted brick within the historic districts. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

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- 6F. HPCA-06-055 at 708 NW 30 Street. (Paseo HD), Ward 2. Consideration and possible action on the application of C Star Management LLC for Omani Group Limited Partnership for a Certificate of Appropriateness to 1.) remove windows at east, west and south (back) facades and 2.) install vinyl windows, 3.) front façade windows to be repaired and all glass replaced.

Marsha Oaks was present. It was determined that the glass replacement is not replacement in kind but a low-E glass that has a higher reflectivity.

DENIED. Motion: Holcombe/Collier to deny with prejudice the application HPCA-06-055 as the Guidelines do not support the proposal. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6G. HPCA-05-155 at 2718 N Hudson Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Loren Capron for a Certificate of Appropriateness to 11.) demolish garage and metal shed, 13.) construct new garage including 13a.) asphalt roof, 13b.) HardyPlank horizontal lap siding, 13c.) wood panel overhead garage door and 13d.) wood panel pedestrian door, 13e.) install light fixtures on garage, 14.) install new driveway and sidewalks and 15.) install new 6' high chain link fence section and 2 new 6' high wood fence sections.

Mr. Capron was present and indicated that corner boards will be used on the new structure.

APPROVED. Motion: Collier/Galbraith to approve Item 11 of application HPCA-05-155 as the structure poses a threat to safety. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

APPROVED. Motion: Small/Bennett to approve Items 13, including 13a, b, c, and d, and 14 of application HPCA-05-155. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

CONTINUED. Motion: Bennett/Holcombe to continue Item 13e of application HPCA-05-155 to allow applicant to choose lighting that is not low sodium lighting. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

APPROVED. Motion: Small/Floyd to approve Item 15 of application HPCA-05-155 contingent upon the use of 6' tall wood fencing rather than chain-link fencing. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6H. HPCA-06-057 at 232 NW 35 Street. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Joseph and Jennifer Cawley for a Certificate

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of Appropriateness to 1.) remove existing 8' wide driveway, 2.) install approximately. 12' wide driveway, 3.) remove front sidewalk and 5.) install new sidewalk.

Mrs. Cawley was present and indicated that the existing flagstone can remain in place and that the driveway can be limited to 10' wide from the street to the front of the house. She also indicated that the concrete for the driveway and the concrete for replacement in-kind of the existing sidewalks would be slightly tinted to match existing.

APPROVED. Motion: Collier/Small to approve application HPCA-06-057 contingent upon installation of a 10' wide drive from the street to the front wall of the house, at which point the drive can be widened to accommodate the remainder of the driveway proposal, and contingent upon tinting of the concrete to a medium grey to match existing, and contingent upon replacement of existing concrete sidewalks in-kind. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6I. HPCA-06-052 at 711 NW 38 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of James Milot for John and Sharon Reeves for a Certificate of Appropriateness to 1.) demolish existing garage and 2.) construct new garage including 2a.) wood horizontal lap siding 2b.) asphalt shingles, 2c.) wood panel overhead garage door, 2d.) wood panel pedestrian door and 2e.) light fixtures.

Mr. Milot and Mrs. Reeves were present. Mrs. Reeves indicated that she would choose one of the light fixture designs and use it for both proposed light locations.

APPROVED. Motion: Small/Taylor to approve Item 1 of application HPCA-06-052 as the structure is a hazard to safety. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

APPROVED. Motion: Small/Galbraith to approve Item 2 of application HPCA-06-052 with an option to use either of the proposed light fixture designs, but not both. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6J. HPCA-06-056 at 2300 NW 27 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Shirley Bynum for a Certificate of Appropriateness to 1.) remove public sidewalks and 2.) create gentle slope at yard.

Ms. Bynum was present and indicated that she would extend the sidewalk to the street and tint the concrete a medium grey tone to match the existing.

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APPROVED. Motion: Bennett/Holcombe to approve the application HPCA-06-056 contingent upon extending the sidewalk from the yard to the street and contingent upon use of a medium grey concrete to closely match the existing. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6K. HPCA-06-061 at 2228 NW 29 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Lindy Jerlow for a Certificate of Appropriateness to 1.) remove portion of front steps, 2.) remove portion of walkway, 3.) remove carport, 4.) remove porch rail and install new, 5.) replace awnings, 6.) remove paint on front porch concrete, 7.) remove concrete slab adjacent to driveway, 8.) remove concrete adjacent to stair in Item 1, and 9.) replace gate on west side of house.

Mr. Jerlow was present and withdrew Item 5.

APPROVED. Motion: Collier/Floyd to approve Items 1, 2, 3, 4, 6, 7 and 8 of the application HPCA-06-061. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

APPROVED. Motion: Collier/Floyd to approve Item 9 of the application HPCA-06-061. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6L. HPCA-06-028 at 2212 NW 30 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Gene Tarbox by Greg Van Hoose for a Certificate of Appropriateness to 1.) remove existing driveway and 2.) install new driveway.

The Commission indicated that 30th Street does offer challenges for larger vehicular parking. They also indicated that a proposal to alleviate such would be willingly considered by the Commission should the neighborhood wish to research and pursue a strategy that would successfully provide for parking without compromising the intent of the Guidelines.

DENIED. Motion: Bennett/Tague to deny with prejudice the application HPCA-06-028 as the proposal is not supported by the Guidelines and as the proposal does not appear to alleviate the problem as stated. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6M. HPCA-06-009 at 2100 NW 28 Street. (Shepherd HD), Ward 2. Consideration and possible action on the application of Walter and Theresa Hurt for a Certificate of Appropriateness to 1.) install new driveway and 2.) parking pad.

Staff requested continuance.

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Ms. Hurt was not present.

CONTINUED. Motion: Floyd/Small to continue the application HPCA-06-009 to allow applicant an opportunity to meet with staff regarding recommendations by the Commission. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6N. HPCA-06-063 at 432 NW 17 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Tony and Margaret Brooks by Sam Gresham for a Certificate of Appropriateness to 1.) construct second floor addition including 1a.) option for single glazed true divided-light windows or double pane true divided-light windows, (Traditional Double Hung or Sterling Double Hung) 1b.) stucco at upper and lower walls, 1c.) asphalt shingles and 2.) install driveway gate.

Mr. Bond was present for Mr. Gresham.

APPROVED. Motion: Collier/Small to approve the application HPCA-06-063 contingent upon use of rustication joints between existing and new stucco and contingent upon installation of glass that is not low-E. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

- 6O. HPCA-06-041 at 215 NW 17 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Ray Schlageter by Tammy McCuen for a Certificate of Appropriateness to 1.) remove 2 existing overhead garage doors and 2.) install one overhead garage door.

The applicant requested withdrawal of this proposal prior to meeting. No action taken.

- 6P. HPCA-06-060 at 435 NW 19 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Richard Byrd for a Certificate of Appropriateness to 1.) remove existing main front door and shutters, 2.) install new front door and sidelights, 3.) remove existing east front façade door and shutters, 4.) install new east front façade door and sidelights, 5.) remove existing decorative iron columns at all front locations including above both doors, 6.) install 6"-8" round wood columns, and 7.) install full-light storm door at new main front door.

Mr. Byrd was present. Staff indicated that Items 3 and 4 were not intended by the applicant and not for review by the Commission.

APPROVED. Motion: Collier/Holcombe to approve the application HPCA-06-060 without Items 3 and 4. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

7. OTHER BUSINESS

- 7A. A RESOLUTION OF THE CITY OF OKLAHOMA CITY HISTORIC PRESERVATION COMMISSION RECOGNIZING THE NEIGHBORHOOD PRESERVATION REVIEW COMMITTEE OF CROWN HEIGHTS HISTORIC PRESERVATION DISTRICT.

APPROVED. Motion: Tague/Collier to approve the resolution recognizing the Crown Heights preservation review committee. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Kelley, Floyd, Nelson. Nays: None.

8. COMMUNICATIONS

- A. Administrative Approval Report.
- B. Staff announced the proposed change to the design guidelines concerning wood shingles and gutters/downspouts has been submitted to the staff of the Planning Commission and that the proposal may be heard at the June 8, 2006 meeting or the June 22, 2006 meeting. Staff will notify the Commissioners/Neighborhood Representatives when the schedule is confirmed.
- C. The next regularly scheduled meeting for the Historic Preservation Commission is Friday, July 7, 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., June 13, 2006.

9. ADJOURNMENT (6:12 p.m.)

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

EO