

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
September 6, 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
 Thomas Small, AIA, Vice-Chairman
 Carolee Galbraith
 Gretchen Bennett
 Marnie Taylor
 Jane Holcombe
 Roland Tague arrived at 3:06
 Karen Collier
 Randy Floyd arrived at 3:30 p.m.
 Karen Nelson

Members Absent: Shannon Kelley

Staff Present: Eva Osborne, AIA, Preservation Officer, Planning Department
 Susan Miller, Planner, Planning Department
 Angela Yetter, Planner, Planning Department

2. APPROVAL OF MINUTES

APPROVED. Motion: Small/Bennett to approve the minutes as amended of the August 2, 2006, Historic Preservation Commission meeting. The amendment is to record that Holcombe was not present at the August meeting. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, 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

None.

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-06-095 at 916 NW 38 Street. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Joseph and Karen Derby by Hoyt Morris for a Certificate of Appropriateness to 1.) remove flat roof at garage and 2.) install 5/12 pitch roof.

Mr. Morris and Mrs. Derby were present.

APPROVED. Motion: Small/Collier to approve the application HPCA-06-095 contingent on the photograph of the house eave to be part of the certificate to describe that the garage eave will match the house eave. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6B. HPCA-06-084 at 431 NW 20 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of O.H. and Shannon Rundell for a Certificate of Appropriateness to 1.) construct addition including 1a.) composition roof, 1b.) painted redwood siding with painted plaster at the foundation, 1c.) custom wood windows, 1d.) wood doors, 2.) the existing upper windows will be relocated, 3.) a deck with wood rails and stair will be constructed, 4.) the driveway will be extended to the north and 5.) gutters and downspouts will be installed.

Ms. Rundell was present.

The Heritage Hills Preservation Review Committee submitted written comments prior to the meeting concurring with staff recommendation.

APPROVED. Motion: Collier/Bennett to approve the application HPCA-06-084 contingent on roof configuration option B that requires no relocation of the upper windows. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6C. HPCA-06-081 at 1019 NW 14 Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Kevin Heid @ KRD Construction for Colby and Emily McLaurin for a Certificate of Appropriateness to 1.) construct 2nd story addition at the back of house including 1a.) composition roof with Option A- low-pitch hipped roof form or Option B-back gable above addition, 1b.) wood and stucco exterior walls with cantilever to north and 1c.) relocated window.

Mr. Heid was present and agreed to limit the proposal to roof configuration option B. The Heritage Hills Preservation Review Committee submitted written comments prior to the meeting concurring with staff recommendation.

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APPROVED. Motion: Small/Galbraith to approve the application HPCA-06-081 contingent upon “option B” which will require a “cricket” for proper drainage of the roof and cedar trim boards at tudor detail. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6D. HPCA-06-094 at 1415 N Hudson Street. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Kirk Humphreys by Dennis R. Box for a Certificate of Appropriateness to 1.) construct new garage including 1a.) clay tile cross-gable roof, 1b.) stucco and wood exterior walls with a brick base, 1c.) salvage and reinstall windows as possible or replace with single pane, true divided-light wood windows to match old windows, 1d.) custom wood overhead garage doors and wood pedestrian doors, 2.) add soil to raise the grade for proper drainage at the building footprint and 3.) repair drive and add pavers in-kind to accommodate new construction process and new building footprint.

Mr. Box, Mr. Zajac, and Mr. and Mrs. Humphreys were present.

Commissioner Taylor asked that the record state that the rendering used at the meeting had not been submitted as part of the Commission packet and had not been presented to the Commission at previous meetings.

The Heritage Hills Preservation Review Committee submitted written comments prior to the meeting supporting the proposal.

APPROVED. Motion: Small/Tague to approve the application HPCA-06-094 based on the fact that the new construction is in conformance with the design guidelines/Ordinance. Ayes: Bennett, Taylor, Small, Tague, Nelson (5Ayes). Nays: Floyd, Holcombe, Collier, Galbraith (4 nays). Abstained: Daniel.

- 6E. HPCA-06-099 at 401 NW 22 Street. (Mesta Park HD), Ward 6. Consideration and possible action on the application of James W. Schuelein by Sam Gresham for a Certificate of Appropriateness to 1.) remove existing and construct new stair at back (north) elevation including reconfiguring the back entry, 1b.) new walls using wood siding, 1c.) new doors, 1d.) brick columns 2.) construct stair and landing at west elevation including 2a.) remove a double window and 2b.) install a set of French doors and 3.) construct new garage including 3a.) composition shingle roof, 3b.) wood siding, 3c.) wood panel overhead doors and 4.) new paving, change in curb-cut and sidewalks.

Mr. Gresham and Mr. Schuelein were present.

Ms. Pelofsky, Mesta Park Preservation Review Committee was present and commented that Mr. Schuelein should be commended for his efforts to repair this property after it had suffered a fire.

CONTINUED. Motion: Floyd/Bennett to continue for 30-days the application HPCA-06-099 until the next regular meeting allowing the applicant adequate time to clarify the following issues: width of brick columns at north stair via submission of

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stair and rail sections (recommendation for railing to match the wood railing at the front of the property), wood siding via corrected elevations, 18" clearing from door to adjacent wall, construction of garage via correct drawings and wall sections, window replacement choices as well as specify which windows will be replaced and reconsider patio material. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6F. HPCA-06-092 at 2709 N Walker Street. (Paseo HD), Ward 2. Consideration and possible action on the application of James T. Williamson by Herbert Fire for a Certificate of Appropriateness to 1.) construct new garage including 1a.) composition roof, 1b.) wood siding, 1c.) two wood panel overhead garage doors and one wood panel pedestrian door and 2.) driveway with modified curb-cut.

Mr. Williamson was present.

APPROVED. Motion: Taylor/Holcombe to approve the application HPCA-06-092. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6G. HPCA-06-098 at 2916 D. Paseo Street. (Paseo HD), Ward 2. Consideration and possible action on the application of Paseo Village by John L. Belt for a Certificate of Appropriateness to 1.) install mural and fountain.

Mr. Belt was present.

Mr. Capron was present and stated that Mr. Belt should be commended for his efforts in developing the Paseo Commercial District.

DENIED. Motion: Collier/Galbraith to deny with prejudice the installation of the mural, as it is not in compliance with ordinance, specifically, Section 1.9 of the HP design guidelines and to deny without prejudice the installation of the fountain, as it is not possible to review it separately in its current context. Application HPCA-06-098. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6H. HPCA-06-090 at 415 NW 26 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of JPNA by Loren L. Capron for a Certificate of Appropriateness to amend previously approved application to include 3b.) the change in orientation of the garage to face south with 3c.) the pedestrian door at the west façade, 4b.) driveway and sidewalk and 5.) install fence. The applicant requests one full year to complete the fence and driveway as those will be among the last items completed.

Mr. Capron was present and clarified that the driveway will be 10'-0" wide and not 13'-0". It will be located adjacent to the house with the extra 3'-0" green strip to the east of the drive.

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APPROVED. Motion: Galbraith/Small to approve the application HPCA-06-090 with the above noted clarification concerning the 10' wide driveway. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6I. HPCA-06-091 at 411 NW 26 Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of JPNA by Loren Capron for a Certificate of Appropriateness to amend previously approved application to include 3b.) the change in orientation of the garage to face east with 3c.) the pedestrian door at the south façade, 4b.) driveway and sidewalk and 5b.) additional fence. The applicant requests one full year to complete the fence and driveway as those will be among the last items completed.

Mr. Capron was present.

APPROVED. Motion: Bennett/Collier to approve the application HPCA-06-091. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6J. HPCA-06-087 at 3001 N Robinson Street. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Jason McMurray for Annette L. Clifton for a Certificate of Appropriateness to 1.) remove existing garage window and 2.) install salvaged garage window.

Mr. McMurray and Ms. Clifton were present.

APPROVED. Motion: Galbraith/Bennett to approve the application HPCA-06-087. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

7. OTHER BUSINESS

- 7A. Consideration and Resolution to Recommend approval of the State and Federal Government concerning the National Register of Historic Places Nomination for the (Old) Douglass High School, 600 N High.

Ms. Young was present.

Mr. Clitus was present.

Mrs. Robertson was present.

APPROVED. Motion: Bennett/Floyd to approve the resolution to recommend approval of the National Register Nomination for the Old Douglass High School. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

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8. COMMUNICATIONS

- 8A. Administrative Approval Report.
- 8B. Staff announced the appeal of the Commission's decision to deny the painting of the brick at 501-503 NW 29 and 3005 N Walker Ave., Paseo Historic District by j4 Acquisitions, L.L.C., HPCA-06-051. The Board of Adjustment will consider the appeal and possible variance at the September 21, 2006 Board of Adjustment Meeting. For additional information contact JJ Chambless at (405) 297-2417.
- 8C. Staff announced the City Council Hearing concerning changes to the design guidelines regarding gutters and downspouts as well as wood shingles. The City Council hearing is scheduled for September 12, 2006, 8:30am, located at 200 N. Walker, Council Chambers.
- 8D. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, October 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., Tuesday, September 12, 2006.

9. ADJOURNMENT (5:20 p.m.)

Motion: Holcombe/Small to adjourn the September 6, 2006 meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

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