

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
October 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 3:02 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
Karen Collier
Randy Floyd
Karen Nelson

Members Absent: Shannon Kelley

Staff Present: Eva Osborne, AIA, Preservation Officer, Planning Department
Susan Miller, Planner IV, Planning Department
Kelly Driscoll, Planner II, Planning Department
Angela Yetter, Planner I, Planning Department
Angee Wagner, Administrative Coordinator, Planning Department

2. APPROVAL OF MINUTES

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

3. CITATION REPORT

John Wilson, Zoning Inspector, was present to comment.

4. CONTINUANCE REQUESTS

A. Staff request continuance of the following cases:
None

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- B.** Other continuance requests:
None

5. CONSENT DOCKET CASES

None

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-06-114 at 2124 NW 28. (Shepherd HD), Ward 2. Consideration and possible action on the application of Efren and Rosa Hernandez for a Certificate of Appropriateness to 1.) construct shed including 1a.) gable front roof with asphalt shingles, 1b.) wood horizontal lap siding, 1c.) wood panel pedestrian door and 1d.) wood ramp.

Mr. Hernandez was present.

APPROVED. Motion: Small/Galbraith to approve the application HPCA-06-114 contingent upon the installation of guttering and downspouts on the north side of the shed facing the garage and contingent upon amending the proposed pitch of the roof on the shed to match the pitch of the roof on the garage. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6B. HPCA-06-100 at 216 NW 20. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Dr. Michael Alspaugh for a Certificate of Appropriateness to 1.) install clear glass.

Dr. Alspaugh was present.
Shannon Rundel was present.

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

APPROVED. Motion: Floyd/Holcombe to approve the application HPCA-06-100. The approval allows 2 options for the proposed glazing. One option is for a single-pane of clear glass at each proposed location, and the second option is for clear double-pane glazing at each proposed location. Lo E, glazing is not allowed. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6C. HPCA-06-106 at 501 NW 14. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Adam Brown and Hannah Brenner for a Certificate of Appropriateness to 4.) new CA for carriage house, including changes to the approved Ca: a.) fixed and operable garage doors, b.) windows and c.) pedestrian door.

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Ms. Brenner and Sam Gresham were present.

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

APPROVED. Motion: Taylor/Floyd to approve the application HPCA-06-106. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6D. HPCA-06-110 at 315 NW 19. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Randy and Darcie Thomas by Frank Kaderabek for a Certificate of Appropriateness to 1.) demolish existing garage.

Item pulled from agenda.

- 6E. HPCA-06-113 at 209 NW 17. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Patrick Gaines for a Certificate of Appropriateness to 1.) demolish existing garage, 2.) construct new garage including 2a.) asphalt roof, 2b.) stucco walls, 2c.) wood 1/1 window, 2d.) ½ light wood panel pedestrian door, 2e.) wood panel overhead garage doors (2-options), 3.) install new driveway section to accommodate new garage.

Mr. Gaines was present and withdrew items 2.) and 3.).

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

APPROVED. Motion: Tague/Bennett to approve the item 1.) of application HPCA-06-113, based on the design guidelines / ordinance, and the Engineer's report that states that the structure is a hazard to public safety. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6F. HPCA-06-099 at 401 NW 22. (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 1a.) reconfiguring the back entry, 1b.) new walls using wood siding, 1c.) new doors and 1d.) new freestanding wood wall, 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 3d.) wood pedestrian door and 4.) new paving, change in curb-cut and sidewalks.

Mr. Gresham and Mr. Schuelein were present. The applicant withdrew item 1d.).

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Mesta Park Preservation Review Committee submitted written comments to staff prior to the meeting stating they have no objection to Commission approval.

PARTIALLY APPROVED, PARTIALLY CONTINUED. Motion: Collier/Floyd to approve items 1a.), 1b.), 1c.), and 2.) of the application HPCA-06-099 contingent upon a minimum 3" off-set between the face of the brick and the face of the wood siding, and to continue items 3.) - 4.) for 30 days. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6G. HPCA-06-093 at 804 NW 17. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Gary Jones by Mike Sullivan for a Certificate of Appropriateness to 2.) remove fixed window on back of addition (south façade), 3.) replace with a salvaged door and in-fill with stucco, 4.) remove existing fixed window at side of addition (west façade) and 5.) in-fill with stucco finish, 6.) remove garden window and 7.) install new 1/1 wood window, 8.) replace garage doors and 9.) install temporary concrete steps.

Mr. Sullivan and Mr. Jones were present.

Mesta Park Preservation Review Committee submitted written comments to staff prior to the meeting stating they have no objection to Commission approval.

APPROVED. Motion: Collier/Floyd to approve the application HPCA-06-093. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6H. HPCA-06-104 at 505 NW 16. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Charles Zeeck for a Certificate of Appropriateness to 3.) install wood rail at front porch.

Mr. Zeeck was present.

Mesta Park Preservation Review Committee submitted written comments to staff prior to the meeting stating they have no objection to Commission approval.

APPROVED. Motion: Collier/Floyd to approve the application HPCA-06-104 contingent upon the installation of a 6" x 6" support block in place of the proposed post breaking the line of the rail. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6I. HPCA-06-109 at 2912 Paseo Dr. (Paseo HD), Ward 2. Consideration and possible action on the application of John Belt by Ed Baldwin for a Certificate of Appropriateness to 1.) install ramp including 2 options, Option A-concrete ramp and Option B- wood ramp.

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Mr. Baldwin was present.

Nedra Jones was present.

APPROVED. Motion: Small/Galbraith to approve option A of the application HPCA-06-109. Option B was not approved. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6J. HPCA-06-105 at 2717 N Hudson. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Crystal Boatright for a Certificate of Appropriateness to 1.) remove lattice from front porch, 2.) remove carpet from porch, 3.) remove and replace wood front porch floor, 4.) remove and replace brick pillars and pilaster, 5.) install decorative detail at pillars and 6.) install another pillar at south end of front porch.

Ms. Boatright was present.

Mr. David Bishop was present with comments.

APPROVED. Motion: Small/Galbraith to approve the application HPCA-06-105 contingent upon installation of tapered wood columns above the brick columns at the front porch. Taper will begin at 12" x 12" at the bottom and end at 8" x 8" at the top.

Three inch wood trim will not be included on the tapered pillars. Approval also contingent upon the use of red brick for the columns to match existing brick remaining on the property; brick will not be painted, and the use of tongue and groove wood porch flooring. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6K. HPCA-06-119 at 3110 N Harvey Pkwy. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Mike Giese for a Certificate of Appropriateness to 1.) replace roof decking and shingles.

Mr. Giese was present.

APPROVED. Motion: Bennett/Galbraith to approve the application HPCA-06-119 contingent upon the installation of weathered wood shingle color choice. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6L. HPCA-06-097 at 221 Edgemere Ct. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Kent Phillips by Christina Ayres for a Certificate of Appropriateness to 1.) replace window.

Ms. Ayres was present.

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APPROVED. Motion: Holcomb/Galbraith to approve the application HPCA-06-097. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6M. HPCA-06-108 at 3101 N Harvey Parkway. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Jann Hook by Randy Floyd for a Certificate of Appropriateness to 1.) construct new house including 1a.) asphalt shingles, 1b.) brick and wood siding, 1c.) wood or steel windows with no divisions, 1d.) wood or steel plate glass doors, and 1e.) brick chimney, 2.) construct new garage including 2a.) asphalt shingle roof, 2b.) brick and wood siding, 2c.) wood or steel windows with no divisions and 2d.) wood doors, 3.) install new driveway, 4.) install new sidewalks, and 5.) install new freestanding walls.

Ms. Hook and Sam Moore were present.
Andrea Jackson was present with comments.

APPROVED. Motion: Small/Tague to approve the application HPCA-06-108. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Nelson. Recused: Floyd. Nays: None.

Note: An additional item was identified at the meeting, 6.) color pallet of all exterior materials to be continued for 30 days.

- 6N. HPCA-06-107 at 617 NW 39. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Larry Young by Jim Milot for a Certificate of Appropriateness to 1.) remove metal siding at dormers and 2.) replace or repair underlying wood siding, 3.) repair/replace wood fascia and paint, 4.) replace dormer pans with copper pans and 5.) replace guttering with copper gutters and downspouts.

Mr. Milot was present.

APPROVED. Motion: Galbraith/Tague to approve the application HPCA-06-107 contingent upon the use of unfinished copper where copper is used. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

7. OTHER BUSINESS

- 7A. HPCA-06-111 at 2417 N Lee and 2418 Guernsey. (Paseo HD), Ward 2. Consideration and recommendation to the Planning Commission concerning rezoning this property as described in the PUD. Property owner: Mike Tharasena by Brian Fitzsimmons.

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Mr. Fitzsimmons was present.

Nedra Jones was present.

APPROVED. Motion: Bennett/Galbraith to recommend that the Planning Commission approve the rezoning. Ayes: Daniel, Galbraith, Bennett, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

8. COMMUNICATIONS

A. Administrative Approval Report.

B. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, November 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, October 10, 2006.

9. ADJOURNMENT (5:51 p.m.)

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

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