

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
November 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 3:05 p.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 24/48 hours prior to the meeting.

**1. CALL TO ORDER AND ROLL CALL**

Members Present:	Thomas J. Daniel IV, Chairman	Arrived at 3:14, left at 5:45
	Thomas Small, AIA, Vice-Chairman	
	Carolee Galbraith	
	Gretchen Bennett	Left at 6:00
	Marnie Taylor	Left at 5:45
	Roland Tague	Arrived at 3:20
	Karen Collier	
	Randy Floyd	
	Karen Nelson	

Members Absent: Shannon Kelley  
Jane Holcombe

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

**2. APPROVAL OF MINUTES**

APPROVED. Motion: Galbraith/Bennett to approve the minutes of the October 4, 2006, Historic Preservation Commission meeting. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Floyd, Nelson. Nays: None.

Staff received a request to correct the minutes to state that the Crown Heights Preservation Review Committee Representative provided staff with comments prior to the November 1, 2006 meeting.

**3. CITATION REPORT**

John Wilson was not present.

**4. CONTINUANCE REQUESTS**

## Historic Preservation Commission

Minutes - Page 2 of 8

November 1, 2006

A. Staff request continuance of the following cases:

B. Other continuance requests:

- 4A. HPCA-06-108 at 3101 N Harvey Parkway. (Edgemere Park HD), Ward 2. The applicant has requested a 30-day continuance of the item of the application of Jann Hook by Randy Floyd for a Certificate of Appropriateness to 6.) install exterior materials with specific colors and finish characteristics, to be presented in the form of a color rendering or color board.

CONTINUED. Motion: Bennett/Collier to approve the 30-day continuance for application HPCA-06-108. Ayes: Galbraith, Bennett, Taylor, Small, Collier, Nelson. Nays: None. Abstained: Floyd.

### 5. CONSENT DOCKET CASES

5. HPCA-06-131 at 517 NW 19. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Alexander Dodd Jr. By Erick Alexander for a Certificate of Appropriateness to 1.) remove existing roofing materials including decking and 2.) install new decking, flashing, exhaust fan and composition shingles.

*The Commission took this item off the consent docket and heard it as the first item under section 6.*

### 6. CASES FOR INDIVIDUAL CONSIDERATION

5. HPCA-06-131 at 517 NW 19. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Alexander Dodd Jr. By Erick Alexander for a Certificate of Appropriateness to 1.) remove existing roofing materials including decking and 2.) install new decking, flashing, ~~exhaust fan~~ and composition shingles.

The exhaust fan work item was removed from HP Commission consideration, because the Commissioners stated that it was not completely illustrated.

Mr. Alexander was not present.

The 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/Bennett to approve, with exception of exhaust fan, the application HPCA-06-131. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Floyd, Nelson. Nays: None.

## Historic Preservation Commission

Minutes - Page 3 of 8

November 1, 2006

- 6A. HPCA-06-110 at 315 NW 17. (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.

Mr. Thomas was present.

CONTINUED. Motion: Galbraith/Small for a 30-day continuance of the application HPCA-06-110. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Floyd, Nelson. Nays: None.

- 6B. HPCA-06-129 at 224 NW 18. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Irwin & Kelley Steinhorn for a Certificate of Appropriateness to 1.) replace existing shutters and 2.) install new shutters.

Mrs. Steinhorn was present.

APPROVED. Motion: Taylor/Collier to approve the application HPCA-06-129 contingent upon mounting the shutters to appear to be operational and not adding hinges to the proposal. Ayes: Daniel, Bennett, Taylor, Collier, Tague, and Nelson. Nays: Small, Floyd, Galbraith

- 6C. 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 1d.) construct new freestanding wood wall north of new stair, 3.) construct new garage including 3a.) composition shingle roof, 3b.) wood siding, 3c.) wood panel overhead doors, 3d.) wood panel pedestrian doors and 4.) new grey brushed concrete paving, retaining existing curb-cut and sidewalks.

Mr. Gresham was present.

Mr. Schuelein was present.

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

APPROVED. Motion: Floyd/Galbraith to approve the application HPCA-06-099 contingent upon the drawings being corrected and submitted to staff prior to the issuance of the certificate and the use of medium grey concrete to match the color of the historic concrete. Flush wood doors must be on drawings as well as the correction to the new wood siding not being flush with the existing brick at the north facade. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

## Historic Preservation Commission

Minutes - Page 4 of 8

November 1, 2006

- 6D. HPCA-06-121 at 622/624 NW 17. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Josephine Hall by Leath Parker for a Certificate of Appropriateness to 1.) replace windows.

Mr. Parker was present.

The 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/Bennett to approve the application HPCA-06-121. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6E. HPCA-06-116 at 700 NW 24. (Paseo HD), Ward 2. Consideration and possible action on the application of Bobby Lewis for a Certificate of Appropriateness to 1.) paint brick columns and brick foundation.

Mr. Lewis was not present.

DENIED. Motion: Bennett/Collier to deny with prejudice the application HPCA-06-116, because the proposal is not consistent with the design guidelines. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6F. HPCA-06-117 at 2908 N Shartel. (Paseo HD), Ward 2. Consideration and possible action on the application of Politis Themistoklis for a Certificate of Appropriateness to 1.) install metal roofing panels with rock finish.

Mr. Themistoklis was present.

DENIED. Motion: Floyd/Collier to deny with prejudice the application HPCA-06-117, because the proposal is not consistent with the design guidelines. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6G. HPCA-06-134 at 627 NW 25. (Paseo HD), Ward 2. Consideration and possible action on the application of Jennifer Ricker for a Certificate of Appropriateness to rehabilitate property including 1.) replace siding, 2.) replace roofing, 3.) remove walls at SW corner and construct porch, 4.) replace steps and walk, 5.) replace/repair windows, 6.) install new window in master bath, 7.) replace utility room door, 8.) remove rear window. 9.) install new French door, 10.) install new wood front door, 11.) install new gable vents and 12.) install new exterior lights.

Ms. Ricker was present. She stated there will be wood corner boards. Ron Walters was present with comments.

## Historic Preservation Commission

Minutes - Page 5 of 8

November 1, 2006

APPROVED. Motion: Small/Floyd to approve the application HPCA-06-134 contingent upon 1.) continue the horizontal wood lap siding across the exterior front gable of the new porch and install a horizontal ceiling above the porch with bead board, 2.) continue the wood rail along both sides of the stair rather than the proposed metal rail, 3.) install 4" to 6" wood corner boards, and 4.) match the existing color of the concrete. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6H. HPCA-06-135 at 618 NW 26. (Paseo HD), Ward 2. Consideration and possible action on the application of Jennifer Ricker for a Certificate of Appropriateness to 1.) remove siding, 2.) install wood siding, 3.) remove roofing, 4.) install new roofing, 5.) close-in porch, 6.) remove and replace steps, walk, & driveway, 7.) replace/repair or relocate windows, 8.) replace utility room door with French door, 9.) replace front door, 10.) install French door at bedroom, 11.) install light fixtures, 12.) install deck, 13.) install pedestrian door in garage, 14.) craft and install carriage doors.

Ms Ricker was present.

APPROVED. Motion: Collier/Taylor to approve the application HPCA-06-135 contingent upon the use of medium grey concrete to match the color of the historic concrete. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6I. HPCA-06-122 at 412 NW 35. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of David and Becky Luke for a Certificate of Appropriateness to 1.) remove existing aluminum window, 2.) return window opening to original size, 3.) install glass block to fit original window opening.

Mr. & Mrs. Luke were present.

Pat Aaron was present with comments.

Sandra Harrison, Edgemere Park Preservation Review Committee Representative, was present with comments.

DENIED. Motion: Floyd/Galbraith to deny with prejudice the application HPCA-06-122, because the proposal is not consistent with the design guidelines. Ayes: Daniel, Galbraith, Bennett, Small, Collier, Tague, Floyd, Nelson. Nays: Taylor.

- 6J. HPCA-06-126 at 3110 N Harvey Pkwy. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Shelly Giese for a Certificate of Appropriateness to 1.) remove windows, 2.) install new windows, 3.) remove doors, 4.) install new doors.

Prior to the meeting, Mr. Giese requested a 30-day continuance.

## Historic Preservation Commission

Minutes - Page 6 of 8

November 1, 2006

CONTINUED. Motion: Small/Floyd to grant the request for a 30-day continuance for the application HPCA-06-128. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6K. HPCA-06-128 at 257 W Eubanks. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Stan Williamson for a Certificate of Appropriateness to 1.) remove garage door and 2.) install new garage door.

CONTINUED. Motion: Small/Floyd for a 30-day continuance for the application HPCA-06-128, because the new garage door was not fully illustrated. Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6L. HPCA-06-136 at 837 NW 41. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Adam Brown By Timothy Zajac for a Certificate of Appropriateness to 1.)remove existing fence, 2.) construct new fence, 3.) remove 1 story addition, 4.) construct new 2 story addition, 5.) & install new door.

Mr. Zajac was present. They intend the new pedestrian door to match the existing door on garage. Additionally, he stated that the proposed addition will be revised.

The Crown Heights Preservation Review Committee submitted written comments to staff prior to the meeting.

Staff received a letter from the neighbor to the West offering comments.

PARTIALLY APPROVED, PARTIALLY CONTINUED. Motion: Small/Tague to approve item 5.) of the application HPCA-06-136, and to continue for 30-days items 1.) through 4.). Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6M. HPCA-06-138 at 1001 NW 41. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Jonathon & Taryn Boatman for a Certificate of Appropriateness to 1.) replace sidewalk.

Mrs. Boatman was present.

The Crown Heights Preservation Review Committee submitted written comments to staff prior to the meeting stating they have no objection to Commission approval.

A letter from the adjacent neighbor was received by staff prior to the meeting.

## Historic Preservation Commission

Minutes - Page 7 of 8

November 1, 2006

APPROVED. Motion: Bennett/Galbraith to approve the application HPCA-06-138.  
Ayes: Daniel, Galbraith, Bennett, Taylor, Small, Collier, Tague, Floyd, Nelson.  
Nays: None.

### 7. OTHER BUSINESS

- 7A. HPCA-06-132 at 137 NW 18. (Heritage Hills East HD), Ward 7. The staff of the Planning Commission has received a request from Patricia Presley to 1.) split the lot. The HP Commission may recommend approval or denial of the request.

Ms. Presley was present.

Staff received a letter from an adjacent neighbor to the North expressing his concerns that the Heritage Hills East Preservation Review Committee recommended approval.

RECOMMENDED APPROVED. Motion: Floyd/Collier to recommend approval of the application HPCA-06-132. Ayes: Galbraith, Bennett, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 7B. The City of Oklahoma City is considering a proposal, initiated by the City Council, to add Historic Landmark (HL) zoning to the property located at 300 N Walnut Ave in recognition of its history as Calvary Baptist Church. The HP Commission may recommend approval or denial of the request for the zoning change.

John Calhoun was present with comments.

RECOMMENDED APPROVED. Motion: Collier/Floyd to recommend approval. Ayes: Galbraith, Bennett, 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, December 6, 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, November 7, 2006.

### 9. AJOURNMENT (6:10 p.m.)

**Historic Preservation Commission**

Minutes - Page 8 of 8

November 1, 2006

Motion: Small/Collier to adjourn the November 1, 2006 meeting of the Historic Preservation Commission. Ayes: Galbraith, Small, Collier, Tague, Floyd, Nelson.  
Nays: None.