

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
December 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 3:12 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 3:20, left at 5:47  
                          Thomas Small, AIA, Vice-Chairman         Arrived at 3:10  
                          Carolee Galbraith  
                          Marnie Taylor  
                          Jane Holcombe  
                          Roland Tague  
                          Karen Collier  
                          Karen Nelson

Members Absent:     Shannon Kelley  
                          Randy Floyd  
                          Gretchen Bennett

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

**2. APPROVAL OF MINUTES**

APPROVED. Motion: Collier/Holcombe to approve the minutes of the November 1, 2006, Historic Preservation Commission meeting. Ayes: Galbraith, 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:

6D. HPCA-06-126 at 3110 N Harvey Pkwy. (Edgemere Park HD), Ward 2. The applicant has requested a second 30-day continuance to allow additional time to determine the historic status of the property, HPCA-06-126, 3110 N Harvey Parkway

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by Shelly Giese to 1.) remove windows, 2.) install new windows, 3.) remove doors, 4.) install new doors.

Ms. Giese was not present.

The Edgemere Park Preservation Review Committee did not comment.

CONTINUED. Motion: Tague/Collier to approve a 30-day continuance for application HPCA-06-128. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6E. HPCA-06-128 at 257 W Eubanks. (Edgemere Park HD), Ward 2. Staff recommends an additional 30-day continuance to allow the applicant additional time to submit the requested information concerning the application for a Certificate of Appropriateness, HPCA-06-128 by Stan Williamson at 257 W Eubanks to 1.) remove garage door and 2.) install new garage door.

Mr. Williamson was not present.

The Edgemere Park Preservation Review Committee did not comment.

CONTINUED. Motion: Tague/Collier to approve the application HPCA-06-128. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- B.** Other continuance requests:

None

**5. CONSENT DOCKET CASES**

None

**6. CASES FOR INDIVIDUAL CONSIDERATION**

- 6A. HPCA-06-143 at 811 NW 18. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Tanya Turner for a Certificate of Appropriateness to 1.) remove porch posts, 2.) install new porch posts, 3.) install new porch railing.

Ms. Turner was present.

APPROVED. Motion: Tague/Collier to approve the application HPCA-06-143 with the clarification that bricks will be painted to match the foundation. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

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- 6B. HPCA-06-149 at 2215 N Walker. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Studio Architecture, P.C. by Patrick Schoenfeldt for a Certificate of Appropriateness to 1.) demolish the existing temporary buildings with existing site amenities and parking lot, 2.) demolish 3 entry features at west façade, 3.) construct new 1-story building addition, 4.) construct new 2-story building addition with connecting corridor including 4a.) brick veneer, 4b.) metal lath and plaster with option to install cast stone panels, 4c.) aluminum windows and doors, 4d.) decorative wall at west façade, 4e.) mechanical equipment at roof, 5.) construct new grey brushed-concrete parking lots and new sidewalks including an option for asphalt paving, 6.) install new exterior lighting, 7.) construct building addition alternate #1 and 8.) construct new brick and wrought iron fence.

Jim Hasenbeck was present with comments.

APPROVED. Motion: Holcombe/Collier to approve item 1.) of the application HPCA-06-149. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

APPROVED. Motion: Small/Galbraith to approve item 2.) of the application HPCA-06-149 with the amendment to retain the south entry with the in-fill of the door opening with salvaged brick that will be recessed back from the plane of the historic exterior wall. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

APPROVED. Motion: Small/Collier to approve item 3.) of the application HPCA-06-149 with the condition that the west wall will not be flush with the historic west wall. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

PARTIALLY APPROVED, PARTIALLY CONTINUED. Motion: Holcombe/Galbraith to approve items 4a.), 4b.), 4c.), and 4e.) of the application HPCA-06-149 with the conditions that there will be no EIFS and that the equipment can not be visible from the ground, and to continue item 4d.) for 30-days. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

APPROVED. Motion: Small/Tague to approve item 5.) of the application HPCA-06-149 with the condition that there will be no asphalt paving and the concrete will be grey brushed-concrete finish. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

APPROVED. Motion: Collier/Holcombe to approve item 6.) of the application HPCA-06-149. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

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PARTIALLY APPROVED, PARTIALLY CONTINUED. Motion: Galbraith/Small to approve item 7.) of the application HPCA-06-149 and continue item 8.) for 30-days. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6C. 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 6.)install exterior materials with specific colors and finish characteristics, to be presented in the form of a color rendering or color board.

Ms. Hook was present.

The Edgemere Park Preservation Review Committee did not comment.

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

- 6D. 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.

*Continued under Section 4. Continuance requests.*

- 6E. 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 under Section 4. Continuance requests.*

- 6F. HPCA-06-146 at 3200 N Walker. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Paul Meyer for a Certificate of Appropriateness to 1.) construct new additions at the east side of the building including 1a.) aluminum windows and doors, 1b.) brick and cast stone, 2.) replace existing doors on the west and south, and allow an option to replace the south door assembly with a metal configuration to match the historic condition, 3.) install new mechanical equipment, 4.) regrade near south façade including protection of brick below grade, 5.) alter south stair, 6.) remove second floor door and install window, 7.) remove non-historic metal latter and various mechanical devices, 8.) reconfigure 2 grey brushed-concrete parking lots with sidewalks.

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Mr. Meyer was present.

Jann Hook, Edgemere Park Preservation Review Committee, was present with comments.

APPROVED. Motion: Taylor/Galbraith to approve the application HPCA-06-146 contingent upon the use of wood doors at the three historic entries. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6G. 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 and 4.) construct new 2 story addition.

Mr. Zajac was present.

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

CONTINUED. Motion: Small/Taylor to continue for 30-days items 1.) and 2.) of the application HPCA-06-136. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

APPROVED. Motion: Small/Collier to approve the application HPCA-06-136 contingent upon second floor railing be extended in height to meet current building codes. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6H. HPCA-06-141 at 529 NW 39th. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Freddy & Suzanne Legget By Carson Helton for a Certificate of Appropriateness to 1.) construct a canopy at the front entrance.

Freddy and Suzanne Legget were not present.

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

CONTINUED. Motion: Tague/ to continue for 30-days the application HPCA-06-141. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6I. HPCA-06-148 at 704 NW 42. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Monte Turrentine by Todd Edmonds for a Certificate of Appropriateness to 1.) remove stone terrace, 2.) remove French doors, 3.) remove wall at south façade and 4.) construct new building addition.

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Mr. Edmonds and Mr. Turrentine were present.

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

APPROVED. Motion: Small/Collier to approve the application HPCA-06-148 contingent upon the proposed amendment that will be fully documented by the applicant prior to issuance of the Certificate of Appropriateness. The applicant amended the proposal to the exclusive use of clear glass and wood siding. The floor height will be raised to match the finished floor height at the existing house and the 2'4" wide part of the side walls at the North end of the new addition will be adjusted toward the interior by a minimum 1'0" each. The roof of the new addition will remain parallel with the roof of the existing house, but it will be lower than the existing house. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6J. HPCA-06-144 at 127 NW 21. (Heritage Hills East HD), Ward 7. Consideration and possible action on the application of Henry & Toni Petry for a Certificate of Appropriateness to 1.) install Hardiplank lap siding and "LP Smartside Trim" at garage.

Mr. Petry was not present.

APPROVED. Motion: Small/Holcombe to approve the application HPCA-06-144 contingent upon the use of smooth Hardiplank lap siding and smooth "Smartside Trim". Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

- 6K. 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. Kaderabek and Mr. Thomas were present.

DENIED. Motion: Collier/Tague to deny with prejudice the application HPCA-06-110, because the proposal is not consistent with the Ordinance. Ayes: Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: Galbraith.

- 6L. HPCA-06-127 at 439 NW 14. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Phil & Kim Sisk for a Certificate of Appropriateness to 1.) replace fence.

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DENIED. Motion: Collier/Galbraith to deny without prejudice the application HPCA-06-127, because the proposal is not consistent with design guidelines in regards to the height of the fence at the areas other than the partial brick section and the location of the fence at the east property line. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Nelson. Nays: Tague

### **7. OTHER BUSINESS**

7A. Calvary Baptist Church-Discuss the proposed rezoning with the property owner and reconsider the HP Commission's recommendation for the Planning Commission's review of the proposal to add Historic Landmark Overlay Zoning to the existing R-4 Zoning of this property.

RECOMMENDED APPROVAL. Motion: Collier/Holcombe to recommend approval. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: None.

7B. CLG Annual Report-Consider and offer recommendations for HP Commission Chairman signature. The document will be submitted to the State Historic Preservation Office. Commissioners comments will be added to the document.

7C. 2007 Schedule for HP Commission Meetings and Commissioner's Workshops-Consider and offer recommendations for the schedule to be submitted to the OKC Clerk's Office.

### **8. COMMUNICATIONS**

A. Administrative Approval Report

B. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, January 3, 2007, 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, December 12, 2006.

### **9. ADJOURNMENT (6:09 p.m.)**

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