

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
June 04, 2008 - 2:00 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 2:01 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: Roland Tague, Chairman
Carolee Galbraith
Jane Holcombe
Thomas J. Daniel IV (arrived at item 6L)
Karen Collier
Randy Floyd
Karen Nelson
Nedra Jones

Members Absent: Thomas Small, AIA, Vice-Chairman
Marnie Taylor
Karen Zimmer

Staff Present: Eva Osborne, AIA, Preservation Architect, Planning Department
Susan Miller, Planner IV, Planning Department
Paula Hurst, Planning Department
Rita Douglas-Talley, Assistant Municipal Counselor

2. APPROVAL OF MINUTES

APPROVED. Motion: Floyd / Holcombe to **approve** the minutes of the May 7, 2008, Historic Preservation Commission meeting.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.
Nays: None.
Abstain: None
Absent: Small, Daniel, Taylor, Zimmer

3. CITATION REPORT

Mr. Woods, Design Compliance Officer, was present for comment.

4. CONTINUANCE REQUESTS

Contested Continuance requests will be heard in regular Agenda order.

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

5. CONSENT DOCKET CASES

Contested Consent Docket requests will be heard in regular Agenda order.

6G. HPCA-07-150 at 314 NW 17TH ST. (Heritage Hills), Ward 6. Consideration and possible action on application of Lawrence & Magdalen DeBault for Certificate of Appropriateness to 1.) construct new 2-story garage including 1a.) side gable composition shingle roof and standing seam metal, shed dormer roof, 1b.) brick walls and cementitious siding at dormer, 1c.) wood columns, wood upper platform, wood stair with rail, wood fascia, wood soffit and wood trim, 1d.) two wood overhead garage doors, 1e.) wood windows, 1f.) wood pedestrian doors, 1g.) upper front full-light doors, 1h.) wrought iron rail and 2.) install driveway sections to accommodate new garage door openings and 3.) extend for 6-months the previously approved garage demolition proposal.

Item 6G, HPCA-07-150 was pulled from Consent Docket and was heard in regular agenda order.

6J. HPCA-08-072 at 416 NW 22nd ST. (Mesta Park), Ward 6. Consideration and possible action on application of James L. Hull for Certificate of Appropriateness to 1.) construct storage shed.

6M. HPCA-08-068 at Paseo District. (Paseo), Ward 2. Consideration and possible action on application of Paseo Neighborhood Association by Fritz Robinson for Certificate of Appropriateness to 1.) install decorative street lights with neighborhood signage, in the Paseo Addition.

APPROVED. Motion: Floyd / Collier to move **approval of the consent docket** based upon the evidence presented in the applications, Staff Reports, and during the public hearing, that the Commission finds:

The specific findings of fact for HPCA-08-072 at 416 NW 22nd ST. are as follows:

- That the proposed shed is taller than 6'-0" and therefore it is not exempt from review;
- That the proposed shed will be minimally visible from the street;
- That the proposed materials are consistent with the materials recommended for new construction by the Design Guidelines;
- That the proposed shed, (painted to match the color of the house), is

compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the main residential building and/or relate to similar accessory buildings within the neighborhood;

- That this action is consistent with the provisions of *4250.4D(5) and (6) of the Historic Preservation Ordinance and Subchapter 3.4 of the Preservation Design Guidelines and Standards*;
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

The specific findings of fact for **HPCA-08-068** at Paseo District are as follows:

- That the design is consistent with the historic character of the historic district;
- That this action is consistent with the provisions of *4250.4D(3),(4),(5), and (6) of the Historic Preservation Ordinance and Subchapter 1.10, 2.12, and 2.13 of the Preservation Design Guidelines and Standards*;
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-08-074** at 232 NW 34th ST. (Edgemere Park), Ward 2. Consideration and possible action on application of David & Beverly Laughead by David Teeman for Certificate of Appropriateness to 1.) remove kitchen window and remove two bedroom windows with shutters, 2.) install new kitchen window and install two new bedroom windows, 3.) repair west gable including removal of attic vent, 4.) replace garage door and 5.) replace and relocate driveway gate.

David Laughead was present for comment.

The Edgemere Park Preservation Review Committee submitted written comments to staff prior to the meeting.

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APPROVED. Motion: Floyd / Collier to move **approval** that, based upon the evidence presented in the application of HPCA-08-074, Staff Report and during the public hearing, that the Commission finds:

Concerning item 1.) remove kitchen window and remove two bedroom windows with shutters,

- That the aluminum window, shutters and window in-fill are not historic,
- That this approval is consistent with the provisions of *4250.4D(3) and (4) and 4250.4L(2)a. of the Historic Preservation Ordinance*,
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Concerning item 2.) install new kitchen window and install two new bedroom windows,

- That the proposed windows are compatible with historic windows in proportion, shape, location, pattern, size, materials and details,
- That the proposed windows will be single glazed, 6/1, true divided-light, painted wood with no cladding and clear glass,
- That the proposed windows will match the historic windows and the historic window openings will not be enlarged. Additionally, the window trim, sills and jambs will match the historic condition,
- That this approval is consistent with the provisions of *4250.4D(3) and (4) of the Historic Preservation Ordinance and Subchapter 2.5 of the Preservation Guidelines and Standards*,
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Concerning item 3.) repair west gable including removal of attic vent,

- That the existing attic vent is not historic,
- That the proposal includes restoring the wall material to match the historic condition based on the physical evidence at the structure,
- That this approval is consistent with the provisions of *4250.4L(2)a. and 4250.4D(3) and (4) of the Historic Preservation Ordinance and Subchapter 2.1 of the Preservation Design Guidelines and Standards*,

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- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Concerning item 4.) replace garage door,

- That the existing double-wide overhead garage door is not the historic garage door,
- That the proposed overhead garage door assemblies are two pairs of side hinged painted wood doors with clear glass and no cladding,
- That the wall section between the two overhead garage door assemblies will be reconstructed to match the physical evidence existing on the structure,
- This approval is consistent with the provisions of *4250.4L(2)a and 4250.4D(3) and (4) of the Historic Preservation Ordinance and Subchapter 2.9 of the Preservation Guidelines and Standards,*
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

Note: Item 5.) the driveway gate is subject to administrative review and was not heard by the HP Commission

- 6B. HPCA-08-059** at 224 W Eubanks ST. (Edgemere Park), Ward 2. Consideration and possible action on application of Zack and Jen Woods for Certificate of Appropriateness to 1.) reconsider the application that was previously denied with prejudice.

Jennifer Woods was present for comment.

The Edgemere Park Preservation Review Committee submitted written comments to staff prior to the meeting.

RECONSIDER Motion: Floyd / Galbraith to move to **reconsider**, based upon new information in the application of HPCA-08-059.

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Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

6B1. HPCA-08-059 at 224 W Eubanks ST. (Edgemere Park), Ward 2. Consideration and possible action on application of Zack and Jen Woods for Certificate of Appropriateness to 2.) install concrete pavers for front sidewalk.

DENIED. Motion: Holcombe / Floyd to move **denial with prejudice** that, based upon the evidence presented in the application of HPCA-08-059, Staff Report and during the public hearing, that the Commission finds:

- That *Subchapters 1.3, 2.1, 2.2, and 2.10 of the Preservation Guidelines and Standards for Oklahoma City Historic Districts apply to this work item. Additionally, 4250.4D(3), (4) and (5) of the Historic Preservation Ordinance apply to this issue,*
- That no evidence has been presented to verify that the sidewalk is not historic,
- That the front sidewalk is deteriorated with settling that creates a negative slope,
- That no historical evidence has been presented to illustrate that concrete pavers individually placed like “stepping stones” was existing on this site during the period of historic significance of the historic district,
- That the action requested is not in compliance, and the proposed material change in appearance would have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

6C. HPCA-08-069 at 700 NW 42nd ST. (Crown Heights), Ward 2. Consideration and possible action on application of Josiah Daniel for Certificate of Appropriateness to 1.) remove sidewalk and 2.) install new paving.

Josiah Daniel was present for comment.

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

DENIED. Motion: Floyd / Galbraith to move **denial with prejudice** that, based upon the evidence presented in the application of HPCA-08-069, Staff Report and during the public hearing, that the Commission finds:

- That Subchapter 1.3 of the Preservation Guidelines and Standards for Oklahoma City Historic Districts applies to this work item. Additionally, *4250.4D(3),(4),(5) and (6) of the Historic Preservation Ordinance apply to this issue,*
- That no evidence has been presented to verify that the sidewalk is not historic,
- That the applicant has not demonstrated that the sidewalk was deteriorated with settling that creates a negative slope,
- That the total width of the driveway is 10'-10",
- That the color and texture of the new concrete does not match the historic concrete.
- That the action requested is not in compliance, and the proposed material change in appearance would have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

- 6D. HPCA-08-073** at 517 NW 37th ST. (Crown Heights), Ward 2. Consideration and possible action on application of Shaun Parrish by Sam Moore for Certificate of Appropriateness to 1.) remove vinyl windows, 2.) install new double-hung wood windows, 3.) remove pair of metal clad wood doors, and 4.) install new pair of wood doors.

Applicant has withdrawn this application.

- 6E. HPCA-08-076** at 1001 NW 37th ST. (Crown Heights), Ward 2. Consideration and possible action on application of Jane Dixon for Certificate of Appropriateness to 1.) remove garage door and 2.) install new garage door.

Ms. Dixon was not present for comment.

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

APPROVED. Motion: Collier / Nelson to move **approval** that, based upon the evidence presented in the application of HPCA-08-076, Staff Report and during the public hearing, that the Commission finds:

- That the existing overhead garage door is not the historic garage door,
- That the proposed overhead garage door is a typical wood panel door,
- That this approval is consistent with the provisions of *4250.4L(2)a. and 4250.4D(5) and (6) of the Historic Preservation Ordinance and 2.9 of the Preservation Design Guidelines and Standards,*
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

Recused: Holcombe

- 6F. HPCA-08-008** at 2321 NW 28th ST. (Shepherd), Ward 2. Consideration and possible action on application of Mary W. Martin, MD for Certificate of Appropriateness to 2b.) install new door at north (back) façade, 2c.) install pre-manufactured concrete stair with aluminum rail at north (back) facade, 4.) install wood porch columns and wood rail at front porch.

Dr. Mary Martin was not present for comment.

DENIED. Motion: Floyd / Galbraith to move **denial without prejudice** that, based upon the evidence presented in the application of HPCA-08-008, Staff Report and during the public hearing, that the Commission finds:

- That additional information is necessary for review and the Ordinance does not allow additional time to prepare the documentation.
- That the HP Commission is unable to determine if the action requested is in compliance, and if the proposed material change in appearance would have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma

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City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

- 6G. HPCA-07-150** at 314 NW 17TH ST. (Heritage Hills), Ward 6. Consideration and possible action on application of Lawrence & Magdalen DeBault for Certificate of Appropriateness to 1.) construct new 2-story garage including 1a.) side gable composition shingle roof and standing seam metal, shed dormer roof, 1b.) brick walls and cementitious siding at dormer, 1c.) wood columns, wood upper platform, wood stair with rail, wood fascia, wood soffit and wood trim, 1d.) two wood overhead garage doors, 1e.) wood windows, 1f.) wood pedestrian doors, 1g.) upper front full-light doors, 1h.) wrought iron rail and 2.) install driveway sections to accommodate new garage door openings and 3.) extend for 6-months the previously approved garage demolition proposal.

Mr. DeBault was present for comment.

Staff received comments from a neighbor.

DENIED. Motion: Collier / Galbraith to move **denial without prejudice** that, based upon the evidence presented in the application of HPCA-07-150, Staff Report and during the public hearing, that the Commission finds:

- That the proposed second floor wall of the garage is not compatible in height, and detail;
- That the action requested is not in compliance, that the proposed change in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Holcombe, Collier, Floyd, Jones.

Nays: Tague, Nelson.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer.

- 6H. HPCA-08-046** at 901 NW 21st ST. (Mesta Park), Ward 6. Consideration and possible action on application of Sandip Patel for Certificate of Appropriateness to 1.) install new wood, aluminum clad windows.

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Mr. Patel was present for comment.

The Mesta Park Preservation Review Committee submitted written comments to staff prior to the meeting.

APPROVED. Motion: Holcombe / Nelson to move **approval** that, based upon the evidence presented in the application of HPCA-08-046, Staff Report and during the public hearing, that the Commission finds:

- That the structure was constructed in 2003 and therefore, the property is not contributing to the historic integrity of the Mesta Park Historic District;
- That the property is not historic and therefore, the windows are not historic;
- That the windows are deteriorated and require replacement for the continued use of the property;
- That the proposed windows are 1/1 wood with aluminum cladding, insulated with clear glass;
- That this action is consistent with the provisions of *4250.4D(5) and (6) and 4250.4L(2)(a) and (b) of the Historic Preservation Ordinance and Subchapter 3.5 of the Preservation Design Guidelines and Standards*;
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer.

- 6I. HPCA-08-071** at 505 NW 18th ST. (Mesta Park), Ward 6. Consideration and possible action on application of Donald & Janell West for Certificate of Appropriateness to 1.) construct new ramp at side deck, 2.) replace back deck with new deck including stair, 3.) relocate hose bib (faucet) from back deck east wall to north wall, 4.) build new wooden arbor/gate with fence section and 5.) build overhead arbor/trellis in front of garage doors.

Ms. West was not present for comment.

The Mesta Park Preservation Review Committee submitted written comments to staff prior to the meeting.

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APPROVED. Motion: Holcombe / Floyd to move **approval** that, based upon the evidence presented in the application of HPCA-08-071, Staff Report and during the public hearing, that the Commission finds:

- That the subject deck is integral to the architecture of the house as it is necessary for egress and therefore subject to review;
- That the subject deck is reversible and will not destroy historic fabric as it will not be physically connected to the house;
- That the arbor/gate and arbor/trellis are higher than 6'-0" and therefore is not exempt from review;
- That the subject arbor/gate and arbor/trellis will not be located at a primary façade;
- That the subject arbor/gate and arbor/trellis are meant to describe a freestanding grid that is used to define or screen outdoor spaces and therefore not subject to the restrictions applied to a pergola;
- That the hose bib will be relocated to the back façade, not visible from the street;
- That this action is consistent with the provisions of *4250.4D(5) and (6) of the Historic Preservation Ordinance and Subchapters 1.10, 1.5, 1.6, 1.9, 2.2 and 2.3 of the Preservation Design Guidelines and Standards*;
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

- 6J.** **HPCA-08-072** at 416 NW 22nd ST. (Mesta Park), Ward 6. Consideration and possible action on application of James L. Hull for Certificate of Appropriateness to 1.) construct storage shed.

Approved on Consent Docket.

- 6K.** **HPCA-08-079** at 617 NW 16th ST. (Mesta Park), Ward 6. Consideration and possible action on application of Hans E. Butzer for Certificate of Appropriateness to 1.) install gate forward of the 50% point at the sideyard.

Mr. Butzer was present for comment.

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The Mesta Park Preservation Review Committee submitted written comments to staff prior to the meeting.

APPROVED. Motion: Collier / Galbraith to move **approval** that, based upon the evidence presented in the application of HPCA-08-079, Staff Report and during the public hearing, that the Commission finds:

- That the proposed work does not strictly comply with the standards set forth in the Preservation Guidelines;
- That the proposed work is historically appropriate and is consistent with the spirit and intent of the Preservation Guidelines and that the proposed work will not adversely affect the historic character of the property or the integrity of the historic district;
- Unique circumstances exist by reason of the location of the improvements on this site and the adjoining property
- That based on *4250.4D(3),(4),(5), and (6) and 4250.4J. (Unique Circumstances) of the Historic Preservation Ordinance and Subchapter 1.9 of the Preservation Guidelines and Standards,*
- That the action requested is not in compliance, but because of the unique circumstances the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Daniel, Taylor, Zimmer

- 6L. HPCA-08-081** at 516 NW 21st ST. (Mesta Park), Ward 6. Consideration and possible action on application of Charles & Tracey Zeeck by Tim Zajac for Certificate of Appropriateness to 1.) construct new 1½-story house including 1a.) composition shingle front gable roof, 1b.) brick walls and columns, smooth cementitious horizontal lap siding at dormers with wood trim and wood lattice at back façade, 1c.) wood windows with aluminum cladding, 1d.) wood panel doors, 1e.) concrete front porch and stair, 1f.) wood back porch, stair and rail, 1g.) plywood soffets, wood fascia, wood trim and wood attic vents and 2.) construct new 1-story detached garage including 2a.) composition shingle roof, 2b.) smooth cementitious horizontal lap siding with wood frieze board, wood crown molding, corner boards and brick foundation wall, 2c.) wood panel overhead garage doors, 2d.) wood panel pedestrian door, 2e.) wood windows with aluminum cladding and 3.) medium grey brushed-concrete driveway and sidewalks.

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Mr. Zajac and Mr. Zeeck were present for comment.

The Mesta Park Preservation Review Committee submitted written comments to staff prior to the meeting.

APPROVED with CONDITIONS. Motion: Floyd / Collier to move **approval with conditions** that, based upon the evidence presented in the application of HPCA-08-081, Staff Report and during the public hearing, that the Commission finds:

- That the Sanborn Map illustrates a 2-story multi-family dwelling;
- That the proposed new construction is compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color, and detail to adjacent or nearby buildings and streetscapes;
- The design of the new construction is compatible with historic styles and materials within the district;
- The proposed new construction is differentiated from the historic structures so that a false history will not be created;
- That this action is consistent with the provisions of *4250.4D(5) and (6) of the Historic Preservation Ordinance and Subchapters 3.1 and 3.3 of the Preservation Guidelines and Standards*;
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

The following are the **conditions of approval**:

- That the finished floor will be 2 feet above finished grade, and
- That the front wall will be flush with the neighbor's front wall.

Ayes: Tague, Daniel, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Taylor, Zimmer

- 6M. HPCA-08-068** at Paseo District. (Paseo), Ward 2. Consideration and possible action on application of Paseo Neighborhood Association by Fritz Robinson for Certificate of Appropriateness to 1.) install decorative street lights with neighborhood signage, in the Paseo Addition.

This item was approved on Consent Docket.

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- 6N. HPCA-08-006** at 3028 N Harvey Pkwy. (Jefferson Park), Ward 2. Consideration and possible action on application of Jefferson Laughlin for Certificate of Appropriateness to 2.) install new wood windows, (temporary removal of awnings to accommodate window replacement).

Mrs. Laughlin was present for comment.

APPROVED. Motion: Floyd / Daniel to move **approval** that, based upon the evidence presented in the application of HPCA-08-006, Staff Report and during the public hearing, that the Commission finds:

- That the proposed windows are 1/1 insulated wood windows with aluminum cladding and clear glass;
- That this action is consistent with the provisions of *4250.4D(3)(4)(5) and (6) of the Historic Preservation Ordinance and Subchapter 3.5 of the Preservation Guidelines and Standards;*
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Daniel, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Taylor, Zimmer

- 6O. HPCA-08-078** at 429 NW 24th ST. (Jefferson Park), Ward 2. Consideration and possible action on application of Thelma King by Zack Woods of TAP Architecture for Certificate of Appropriateness to 1.) remove and replace front porch, 2.) repair stucco on porch columns, 3.) remove retaining wall and add burm in front yard to match adjacent yards.

Mr. Woods was present for comment.

APPROVED. Motion: Floyd / Galbraith to move **approval** that, based upon the evidence presented in the application of HPCA-08-078, Staff Report and during the public hearing, that the Commission finds:

- That testimony has been presented to verify that the retaining wall is not historic;
- The front porch will be repaired and returned to the historic condition;
- That this action is consistent with the provisions of *4250.4D(3)(4)(5)and (6) of the Historic Preservation Ordinance and Subchapter 2.1 of the*

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Preservation Guidelines and Standards;

- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic property and district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Tague, Daniel, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Taylor, Zimmer

7. OTHER BUSINESS

- 7A.** HPCA-08-063 at 823 NW 16th ST. (Mesta Park), Ward 6. To receive comments from the Historic Preservation Commission regarding the historic integrity of the garage. This item will be referred to Neighborhood Services for dilapidated structure processing.

FORWARD COMMENTS: Motion: Collier / Daniel to **forward comments** that the Historic Preservation Commission's finding is that the garage is historic and the property is a contributing resource to the historic integrity of the Historic District.

Ayes: Tague, Daniel, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Taylor, Zimmer

- 7B.** Resolution of Recognition for Thomas J. Daniel IV's years of service to the Oklahoma Historic Preservation Commission as its Chairman.

8. COMMUNICATIONS

- A. Administrative Approval Report.

8A1. HPCA-08-067 at 3304 Harvey Pkwy. (Edgemere Park), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Marilyn Edens for Certificate of Appropriateness to 1.) install gate\ fence.

8A2. HPCA-07-058 at 3712 N. Lee. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Aven C. Brinlee for Certificate of Appropriateness to receive an extension to the completion date concerning this Certificate of Appropriateness to 1.) install 2 gates. The new completion date is November 8, 2008.

- 8A3. HPCA-08-028** at 900 NW 41st ST. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Katherine McCraw for Certificate of Appropriateness to 1.) install fence, 2.) install gutters and downspouts, and 3.) install iron gate.
- 8A4. HPCA-07-157** at 1538 NW 35th ST. (Putnam Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Phillip & Karen Nelson for Certificate of Appropriateness to receive an extension to the completion date concerning this Certificate of Appropriateness to 1) replace fence. The new completion date is November 15, 2008.
- 8A5. HPCA-08-070** at 1535 NW 38th ST. (Putnam Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Ross Gregory for Certificate of Appropriateness to 1.) install fence.
- 8A6. HPCA-08-058** at 205 NW 17th ST. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Deanna L. Bradley for Certificate of Appropriateness to 1.) install fence from the 50% point at the side of the house to the back property line.
- 8A7. HPCA-08-065** at 425 NW 29th ST. (Jefferson Park), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Melissa Creech for Certificate of Appropriateness to 1.) erect a fence.
- 8A8. HPCA-08-077** at 525 NW 17th ST. (Mesta Park), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Josef & Rebecca McGuigan by Kimberly Long for Certificate of Appropriateness to 1.) install fence.
- 8A9. HPCA-08-052** at 500 NW 30th ST. (Paseo), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Robert Lane for Certificate of Appropriateness to 1.) erect fence.

B. Withdrawals

- 8B1. HPCA-08-055** at 513 NW 18th ST. (Mesta Park), Ward 6. Staff is announcing the applicant's request, May 8, 2008, to withdraw the items on the application of Bonnie Goodrich for Certificate of Appropriateness to 1.) install new garage doors (need specifications for proposed garage door)
- 8B2. HPCA-08-009** at 517 NW 27th ST. (Paseo), Ward 2. Staff is announcing the applicant's request, May 22, 2008, to withdraw the items on the

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application of Juan S. Huaman by Traci Aldridge for Certificate of Appropriateness to 1.) remove columns and pier at front porch, 2.) construct new columns and pier, 5.) reconstruct front porch withdrawn.

C. Board of Adjustment (BOA)

None.

- D.** The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, July 2, 2008 at 2:00 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, June 10, 2008.

9. ADJOURNMENT (4:25 p.m.)

Motion: Collier / Galbriath to adjourn the June 4, 2008, meeting of the Historic Preservation Commission.

Ayes: Tague, Daniel, Galbraith, Holcombe, Collier, Floyd, Nelson, Jones.

Nays: None.

Abstain: None

Absent: Small, Taylor, Zimmer

EO