

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
September 05, 2007 - 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 3:08 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 Small, AIA, Vice-Chairman  
Carolee Galbraith  
Jane Holcombe  
Roland Tague  
Karen Nelson

Members Absent: Thomas J. Daniel IV, Chairman  
Marnie Taylor  
Karen Collier  
Randy Floyd

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

**2. APPROVAL OF MINUTES**

APPROVED. Motion: Galbraith / Holcombe to approve the minutes of the August 1, 2007, Historic Preservation Commission meeting. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

**3. CITATION REPORT**

Mr. Wilson, Zoning Inspector, was present for comment.  
Mr. Woods, Zoning Inspector, was present for comment.

**4. CONTINUANCE REQUESTS**

**A.** Staff request continuance of the following cases:

**B.** Other continuance requests:

4B. HPCA-07-092 at 216 NW 17TH ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Kenneth & Jamsie Braud for a Certificate of

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Appropriateness. The applicant is requesting a 30-day continuance for the item of the application for a Certificate of Appropriateness to 4.) install light fixtures.

APPROVED. Motion: Tague / Holcombe to approve a 30-day continuance request. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

### 5. CONSENT DOCKET CASES

None.

### 6. CASES FOR INDIVIDUAL CONSIDERATION

6A. HPCA-07-101 at 2301 NW 26TH ST. (Shepherd), Ward 2. Consideration and possible action on the application of Lester & Carol Reinke by Kevin Heid for KRD Construction for a Certificate of Appropriateness to 3.) remove existing window and bricks below opening, 4.) install old door that was found on the property and 5.) construct 5'-0" x 5'-0" concrete stoop/step.

Kevin Heid was present for comment.

The Shepherd Preservation Review Committee did not submit written comments to staff prior to the meeting.

APPROVED. Motion: Tague / Holcombe to approve the application HPCA-07-101. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6B. HPCA-07-102 at 2201 NW 28TH ST. (Shepherd), Ward 2. Consideration and possible action on the application of Home Savings & Loan c/o D. Graham by Kevin Heid for KRD Construction for a Certificate of Appropriateness to 2.) demolish and replace sidewalk.

Kevin Heid was present for comment.

The Shepherd Preservation Review Committee did not submit written comments to staff prior to the meeting.

APPROVED. Motion: Tague / Nelson to approve the application HPCA-07-102 using grey-brushed concrete without staining. Ayes: Holcombe, Small, Tague, Nelson. Nays: Galbraith

6C. HPCA-07-116 at 2216 NW 26TH ST. (Shepherd), Ward 2. Consideration and possible action on the application of Cheryl D. Cooper by Darren Garvin of Quality Construction for a Certificate of Appropriateness to 1.) demolish garage, 2.) construct new garage including 2a.) composition shingle front gable roof, 2b.) two (2) options for smooth texture cement board horizontal lap siding with wood fascia, corner boards and trim, 2c.) four (4) options for

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overhead garage doors and 3.) new grey brushed-concrete paving and modification to existing deck south two feet.

Mr. Garvin was present for comment.

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

APPROVED. Motion: Tague / Galbraith to approve item 1.) of application HPCA-07-116 to demolish garage because of engineers report and photos show imminent threat to public safety. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

CONTINUED. Motion: Galbraith / Tague to continue for 30-days item 2c.) of application HPCA-07-116. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

APPROVED. Motion: Holcombe / Galbraith to approve item 2a.) of application HPCA-07-116. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

APPROVED. Motion: Holcombe / Galbraith to approve item 2b.) of application HPCA-07-116. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

APPROVED. Motion: Tague / Holcombe to approve item 3.) of application HPCA-07-116 including modification of existing deck to remove two feet of deck on the south Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6D. HPCA-07-060 at 315 NW 20TH ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Marilyn and Samuel Davidson for a Certificate of Appropriateness to 3.) replace front door.

Mr. And Mrs. Davidson was not present for comment.

The Heritage Hills Preservation Review Committee did not submit written comments to staff prior to the meeting.

DENIED WITHOUT PREJUDICE. Motion: Holcombe / Galbraith to deny without prejudice application HPCA-07-060 due to lack of information on proposal for new door. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6E. HPCA-07-108 at 223 NW 19TH ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Amy Stephens by Jerry Dickson for a Certificate of Appropriateness to 1.) remove existing windows and 2.) install wood, true divided-light, double hung insulated sashes.

Jerry Dickson was present for comment.

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The Heritage Hills Preservation Review Committee did not submit written comments to staff prior to the meeting.

APPROVED. Motion: Holcombe / Nelson to approve the application HPCA-07-108. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6F. HPCA-07-109 at 428 NW 18TH ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Dennis W. & Delilah Maley for a Certificate of Appropriateness to 1.) remove tile and repair front stoop and 2.) paint front stoop red instead of replacing tiles.

Mr. Maley was present for comment.

The Heritage Hills Preservation Review Committee did not submit written comments to staff prior to the meeting.

Richard and Rita Cavin, neighbor at 424 NW 18<sup>th</sup> submitted comments against this application.

Mary Hartman, neighbor, submitted comments in support of this application.

CONTINUED. Motion: Holcombe / Galbraith to continue for 30-days the application HPCA-07-109. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6G. HPCA-07-112 at 320 NW 21ST ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Robert G. Diffley for a Certificate of Appropriateness to 1.) demolish garage, 2.) construct new garage including 2a.) composition shingle front gable roof, 2b.) wood horizontal lap siding, 2c.) wood panel overhead garage doors 2d.) wood panel pedestrian door and 2e.) wood true divided-light window, 3.) add a master bathroom addition including roof and wall materials to match the house and wood true divided-light windows and wood full light-door, 4.) add an additional bedroom and bathroom including roof and wall materials to match the house and wood true divided-light windows and stair, 5.) construct new wood porch and stair and 6.) reduce and reconfigure concrete drive/pad.

Robert G. Diffley was present for comment.

The Heritage Hills Preservation Review Committee did not submit written comments to staff prior to the meeting.

APPROVED. Motion: Tague / Holcombe to approve item 1.) of application HPCA-07-112 to demolish the garage as it is a non-contributing historic structure. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

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CONTINUED. Motion: Tague / Holcombe to continue for 30-days items 2.), 3.), 4.), 5.) and 6.) of application HPCA-07-112 for additional information on proposed glass and dimensions. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6H. HPCA-07-093 at 505 NW 16TH ST. (Mesta Park), Ward 6. Consideration and possible action on the application of Charles Andrew Zeek for a Certificate of Appropriateness to 1.) replace front door with French door, 2.) remove utility shed, 3.) build 1 1/2 car garage including 3a.) composition roof, 3b.) horizontal lap siding, 3c.) wood panel garage door and 3d.) two (2) 1/2 light wood pedestrian door and 4.) construct driveway that will extend to new garage, 5.) move porch stairs to west and 6.) install light fixtures.

Charles Andrew Zeek was present for comment.

The Mesta Park Preservation Review Committee did not submit written comments to staff prior to the meeting.

APPROVED WITH CONDITION. Motion: Tague / Nelson to approve item 1.) of application HPCA-07-093 with the condition of a 12-lite door. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

APPROVED. Motion: Galbraith / Holcombe to approve item 2.) of application HPCA-07-093. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

APPROVED WITH CONDITION. Motion: Tague / Galbraith to approve item 3.) of application HPCA-07-093 with the condition to use wood shingles or hardiplank horizontal lap siding. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

APPROVED. Motion: Tague / Holcombe to approve item 4.) of application HPCA-07-093. Ayes: Holcombe, Small, Tague, Nelson. Nays: Galbraith.

APPROVED. Motion: Tague / Holcombe to approve item 5.) of application HPCA-07-093. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

APPROVED. Motion: Galbraith / Nelson to approve item 6.) of application HPCA-07-093. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6I. HPCA-07-104 at 704 NW 18TH ST. (Mesta Park), Ward 6. Consideration and possible action on the application of Bobby D and Refugio Avery for a Certificate of Appropriateness to 1.) back porch repairs, 2.) back railing, and 3.) stairs to upper back porch.

Bobby D. Avery was present for comment.

The Mesta Park Preservation Review Committee did not submit written comments to staff prior to the meeting.

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APPROVED. Motion: Galbraith / Holcombe to approve the application HPCA-07-104. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6J. HPCA-07-110 at 1001 NW 18TH ST. (Mesta Park), Ward 6. Consideration and possible action on the application of Jay & Cathi Jo Reznecheck for a Certificate of Appropriateness to 1.) install railing at the front porch.

Jay Reznecheck was present for comment.

The Mesta Park Preservation Review Committee did not submit written comments to staff prior to the meeting.

APPROVED. Motion: Holcombe / Galbraith to approve the application HPCA-07-110. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6K. HPCA-07-113 at 2715 N Walker Ave. (Paseo), Ward 2. Consideration and possible action on application of Christopher Cooper for Certificate of Appropriateness to 1.) in-fill front door at south part of east façade and/or 2.) re-open door opening and install steel door.

Christopher Cooper was present for comment.

The Paseo Preservation Review Committee did not submit written comments to staff prior to the meeting.

DENIED WITH PREJUDICE. Motion: Tague / Galbraith to deny with prejudice item 1.) of application HPCA-07-113 because infill is not consistent with the character of the property. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

CONTINUED. Motion: Tague / Galbraith to continue for 30-days item 2.) of application HPCA-07-113. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6L. HPCA-07-073 at 701 NW 28TH ST. (Paseo), Ward 2. Consideration and possible action on the application of Mark Buchholz for a Certificate of Appropriateness to 1.) reconfigure and replace roof including missing material and 4.) demolish garage.

Mr. Buchholz was not present for comment.

The Paseo Preservation Review Committee did not submit written comments to staff prior to the meeting.

DENIED WITHOUT PREJUDICE. Motion: Galbraith / Holcombe to deny without prejudice the application HPCA-07-073 because of insufficient information. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

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6M. HPCA-07-117 at 325 NW 25<sup>TH</sup> St. (Jefferson Park), Ward 2. Consideration and possible action on application of Loren L. Capron for Certificate of Appropriateness to 1.) demolish existing structure, including basement, exterior slabs of concrete, west steps and retaining wall. The south retaining wall will remain along with all sidewalks.

Loren L. Capron was present for comment.

The Jefferson Park Preservation Review Committee did not submit written comments to staff prior to the meeting.

APPROVED. Motion: Tague / Galbraith to approve the application HPCA-07-117 since structure is non-contributing because of alterations. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6N. HPCA-07-106 at 200 EDGEMERE CT. (Edgemere Park), Ward 2. Consideration and possible action on the application of Shirley Frances Summers for a Certificate of Appropriateness to 1.) build a 8' fence.

Shirley Frances Summers was present for comment.

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

APPROVED WITH CONDITION. Motion: Tague / Galbraith to approve application HPCA-07-106 with the conditions of reducing the fence height to 6 feet and relocating the west side fence panel to be located not forward of the 50% mark of the home. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6O. HPCA-07-098 at 729 NW 38TH ST. (Crown Heights), Ward 2. Consideration and possible action on the application of Kyle W. & Susan C. Toal by Larry Stubblefield for a Certificate of Appropriateness to 1.) re-roof patio area, and 2.) build grand stair case and conservatory.

Larry Stubblefield was present for comment.

John Joyce, Crown Heights Representative, was present for comment.

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

APPROVED. Motion: Holcombe / Nelson to approve the application HPCA-07-098. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

6P. HPCA-07-114 at 909 NW 37TH ST. (Crown Heights), Ward 2. Consideration and possible action on the application of John & Lisa Joyce for a Certificate of Appropriateness

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to 1.) remove 2'x18' addition at the south side of garage, and 2.) remove and replace existing garage door.

John Joyce was present for comment.

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

APPROVED WITH CONDITION. Motion: Tague / Holcombe to approve the application HPCA-07-114 with the condition the framing must match the existing framing materials. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

### 7. OTHER BUSINESS

### 8. COMMUNICATIONS

**8A1. HPCA-07-111** at 616 NW 21<sup>ST</sup> St. (Mesta Park), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Sunbeam Family Services for Certificate of Appropriateness to 1.) replace wooden fence.

**8A2. HPCA-07-116** at 2216 NW 26<sup>TH</sup> St. (Shepherd), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Cheryl D. Cooper by Darren Garvin of Quality Construction for Certificate of Appropriateness to 1.) remove and replace 26 storm windows.

**8A3. HPCA-07-035** at 837 NW 41<sup>ST</sup> St. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Adam Brown by Tim Zajac for Certificate of Appropriateness to 1.) install fence behind the 50% point at the side yards.

**8A4. HPCA-07-092** at 216 NW 17<sup>TH</sup> St. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Kenneth & Jamsie Braud for Certificate of Appropriateness to 5.) install gutters and downspouts.

**8A5. HPCA-07-103** at 200 NW 32<sup>ND</sup> St. (Edgemere Park), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Clayton Sliger by Sean Robinson for Certificate of Appropriateness to 1.) demolish and rebuild existing masonry fence, extend the perimeter of the masonry fence to replace existing 6'-0" stockade fence behind the 50% point at the side yard.

**8A6. HPCA-07-052** at 1015 NW 14<sup>TH</sup> St. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Carla Wood by Kevin Heid for KRD Construction for Certificate of Appropriateness to 1.) widen driveway.

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- B.** HPCA-07-060 at 315 NW 20<sup>TH</sup> ST, Staff is reporting that a test patch was found to be successful and the property owner is proceeding with the paint removal.
- C.** The change of Ordinance, amending Section 59-4200 of Article IV of Chapter 59 of the Oklahoma City Municipal Code, 2002, establishing certain procedures for hearings before the Historic Preservation Commission and providing that appeals from the Historic Preservation Commission to the Board of Adjustment require the Historic Preservation Commission's decision to include specific findings of fact. It also requires appeals from the Historic Preservation Commission heard by the Board of Adjustment de novo limited to the issues presented to and decided on by the Historic Preservation Commission and specified in the notice of appeal. The Ordinance, including changes proposed by the Historic Preservation Commission, was heard by the the Planning Commission on August 9, 2007, introduced to City Council on August 28, 2007 and is scheduled for adoption by City Council on September 25. If adopted by City Council, the ordinance will become effective that day.
- D.** On August 14, 2007, the City Council confirmed the Mayoral reappointments of Roland Tague, Carolee Galbraith, Jane Holcombe and Thomas Small to the Historical Preservation Commission, with terms expiring March 25, 2009.
- E.** The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, October 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, September 11, 2007.

### **9. ADJOURNMENT (5:50 p.m.)**

Motion: Galbraith / Holcombe to adjourn the September 5, 2007 meeting of the Historic Preservation Commission. Ayes: Galbraith, Holcombe, Small, Tague, Nelson. Nays: None.

pjh