

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
October 03, 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 3:00 p.m. Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board 48 hours prior to the meeting.

1. CALL TO ORDER AND ROLL CALL

Members Present: Thomas J. Daniel IV, Chairman (left early approximately 5:25)
Thomas Small, AIA, Vice-Chairman (arrived at 3:04)
Carolee Galbraith
Marnie Taylor
Roland Tague (arrived at 3:05)
Karen Collier
Karen Nelson
Nedra Jones

Members Absent: Jane Holcombe
Randy Floyd

Staff Present: Eva Osborne, AIA, Preservation Architect, Planning Department
Susan Miller, Planner IV, Planning Department (arrived at 3:02)
Paula Hurst, Planning Department
Rita Douglas-Talley, Assistant Municipal Counselor

2. APPROVAL OF MINUTES

APPROVED. Motion: Collier / Galbraith to approve the minutes of the September 5, 2007, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Taylor, Collier, Nelson, Jones. Nays: None.

3. CITATION REPORT

John Wilson, Zoning Inspector, was present for comment.
Greg Woods, Zoning Inspector, was present for comment.

4. CONTINUANCE REQUESTS

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

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5. CONSENT DOCKET CASES

None.

6. CASES FOR INDIVIDUAL CONSIDERATION

- A. 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 Appropriateness to 4.) install light fixtures.

Mr. Braud was present for comment.

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

DENIED WITH PREJUDICE. Motion: Collier / Galbraith to deny with prejudice the application HPCA-07-092 on the basis the design creates a false historical impression and therefore the proposal is not consistent with the Design Guidelines. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- B. HPCA-07-109 at 428 NW 18TH ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Dennis W. & Deliliah 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. He amended the proposal to include medium-grey brushed concrete.

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

Staff received 2 letters with comments for the September meeting and redistributed them at the October meeting.

APPROVED WITH CONDITION. Motion: Small / Taylor to approve with the condition the application HPCA-07-109 is ammended to allow medium-grey brushed concrete that is floor level with the threshold of the home. Ayes: Daniel, Galbraith, Taylor, Small, Tague, Nelson, Jones. Nays: Collier.

- C. 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 2.) construct new garage including 2a.) composition shingle front gabel roof, 2b.) wood horizontal lap siding, 2c.) wood panel overhead garage doors

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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, 5.) construct new wood porch and stair and 6.) reduce and reconfigure concrete drive/pad.

Mr. Diffley was present for comment.

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

APPROVED. Motion: Collier / Nelson to approve the application HPCA-07-112. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- D. HPCA-07-125 at 611 NW 15th ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Brad and Elizabeth Gaway by Tim Zajac for a Certificate of Appropriateness to 1.) demolish garage, and 2.) construct 2-story garage including, 2a.) composition shingle hipped roof, 2b.) HardiPlank horizontal lap siding on brick stem wall, 2c.) 3 custom cedar overhead garage doors, 2d.) 1/1 wood windows with clear glass, 2e.) wood pedestrian door and 2e.) wood structure with composition shingle awning above pedestrian door.

Mr. Zajac was present for comment.

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

Mr. Nesbitt, neighbor, submitted written comments prior to the meeting.

APPROVED. Motion: Small / Tague to approve item 1.) of the application HPCA-07-125 based on evidence that the existing garage is not a historic structure. Ayes: Daniel, Galbraith, Taylor, Small, Tague, Nelson, Jones. Nays: Collier

CONTINUED. Motion: Small / Galbraith to continue for 30-days item 2.) of application HPCA-07-125 to allow applicant time to submit new drawings to reflect a 1.5 story garage to include elevations showing openings for window(s) and door(s).

Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- E. HPCA-07-129 at 431 NW 21st ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Gil and Jeannie Haas by Chad Dugan of Edmond Landscapes for a Certificate of Appropriateness to 1.) demolish and replace sidewalk.

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Mr. Dugan was present for comment.

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

WITHDRAWN: Applicant withdrew application HPCA-07-129 at the meeting.

- F. HPCA-07-131 at 327 NW 18th ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Brock and Kelli Schnebel for a Certificate of Appropriateness to 1.) replace garage doors, and 2.) construct brick fence including 2a.) brick fence along west property line that extends forward of the halfway point of the sideyard, 2b.) install wrought iron gate across driveway, 2c.) remove existing wood fence at back of property and construct 8'-0" max. height brick fence and 2d.) replace wooden portion of fence at front of house on east side with brick in-fill panels retaining the existing columns.

Ms. Schnebel was present for comment.

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

APPROVED WITH CONDITION. Motion: Collier / Galbraith to conditionally approve item 2a.) of application HPCA-07-131 to construct a fence on the west property line with the conditions the fence will not be forward of the 50% line of house and will be set back 2' from public sidewalk. Ayes: Galbraith, Taylor, Small, Collier, Nelson, Jones. Nays: Tague.

APPROVED. Motion: Collier / Tague to approve item 2b.) of application HPCA-07-131. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

APPROVED. Motion: Collier / Nelson to approve item 2c.) of application HPCA-07-131. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

DENIED WITH PREJUDICE. Motion: Tague / Galbraith to deny with prejudice item 2d.) of application HPCA-07-131 because proposed location of fence does not comply with the Design Guidelines. Ayes: Galbraith, Taylor, Collier, Tague, Nelson, Jones. Nays: Small.

APPROVED. Motion: Taylor/ Jones to approve item 1.) of application HPCA-07-131. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

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- G. HPCA-07-132 at 320 NW 16th ST. (Heritage Hills), Ward 6. Consideration and possible action on the application of Richard Laquer by Diane Loy for a Certificate of Appropriateness to 1.) install stairlift on garage apartment.

Mr. Laquer and Diane Loy were present for comment.

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

APPROVED. Motion: Collier / Galbraith to approve the application HPCA-07-132. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- H. HPCA-07-118 at 1010 NW 18TH ST. (Mesta Park), Ward 6. Consideration and possible action on the application of Timothy R. Webb for a Certificate of Appropriateness to 1.) add approximately 30 concrete landscape pavers.

Mr. Webb was present for comment.

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

WITHDRAWN: Applicant withdrew application HPCA-07-118 at the meeting.

- I. HPCA-07-124 at 831 NW 18th ST. (Mesta Park), Ward 6. Consideration and possible action on the application of Francisco H. & Lydia Ramirez for a Certificate of Appropriateness to 1.) replace warped windows.

Mr. And Mrs. Ramirez were not present for comment.

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

CONTINUED. Motion: Tague / Galbraith to continue for 30-days the application HPCA-07-124 to allow applicant to present evidence to the commission. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- J. HPCA-07-128 at 800 NW 17th ST. (Mesta Park), Ward 6. Consideration and possible action on the application of Donna A. Woodward by Eva Jackson for a Certificate of Appropriateness to 1.) construct fence on east side of lot, and 2.) install new siding on east, north & west sides of garage, and 3.) replace windows.

Ms. Jackson was present for comment.

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

CONTINUED. Motion: Tague / Small to continue for 30-days item 2.) of application HPCA-07-128 to allow for more information to be presented to the Commission. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

DENIED WITH PREJUDICE. Motion: Collier / Taylor to deny with prejudice item 1.) of application HPCA-07-128 on the basis the fence material and height are inconsistent with the guidelines and the fence location is too close to the public sidewalk. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

CONTINUED. Motion: Tague / Collier to continue for 30-days item 3.) of application HPCA-07-128 to allow for more information to be presented to the commission. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- K. HPCA-07-133 at 823 NW 19th ST. (Mesta Park), Ward 6. Consideration and possible action on the application of Ryan Scamehorn for a Certificate of Appropriateness to 1.) construct a 2-story house on vacant lot.

Mr. Scamehorn was present for comment.

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

CONTINUED. Motion: Collier / Galbraith to continue for 30-days the application HPCA-07-133. Applicant must submit dimensioned drawings and color sample board to be presented to the Commission. Additionally, consideration should be given to construct a garage or parking pad, fence and replacement of sidewalks. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- L. HPCA-07-121 at 727 NW 27th ST. (Paseo), Ward 2. Consideration and possible action on application of Janice T. Loomis for Certificate of Appropriateness to 2.) install screen door at front.

Ms. Loomis was not present for comment, however she amended the application prior to the meeting to install a full-light storm door rather than the screen door.

APPROVED. Motion: Collier / Jones to approve the amended application HPCA-07-121. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

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- M. HPCA-07-119 at 615 NW 26TH ST. (Paseo), Ward 2. Consideration and possible action on the application of Beverly S. Bryson for a Certificate of Appropriateness to 1.) construct 8' cedar fence.

Ms. Bryson was present for comment. She amended her the proposal to construct a 6' cedar fence at the two side property lines.

APPROVED WITH CONDITION. Motion: Collier / Nelson to approve with condition the application HPCA-07-119. The conditions of approval are the side yard fences must not exceed 6' in height. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- N. HPCA-07-127 at 428 NW 26th ST. (Jefferson Park), Ward 2. Consideration and possible action on application of Elizabeth Park-Capron by A.J. Kirkpatrick for Certificate of Appropriateness to 1.) install gas fireplace vent.

Mr. Kirkpatrick was present for comment.

APPROVED WITH CONDITION. Motion: Tague / Galbraith to approve with condition application HPCA-07-127. The condition is that the vent will be painted a flat black color. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- O. HPCA-07-130 at 233 NW EUBANKS. (Edgemere Park), Ward 2. Consideration and possible action on the application of A. Suzanne Owens for a Certificate of Appropriateness to 2.) replace garage doors.

Ms. Owens was not present for comment.

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

APPROVED. Motion: Collier / Nelson to approve the application HPCA-07-130. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- P. HPCA-07-126 at 704 NW 42nd ST. (Crown Heights), Ward 2. Consideration and possible action on the application of Monte S. Turrentine by Todd Edmonds for a Certificate of Appropriateness to 1.) install fabric awning over front porch, and 2.) replace all windows.

Mr. Edmonds was not present for comment and had requested a 30-day continuance prior to the time allocated for this item. Additionally, staff received new renderings on October 1, 2007.

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

CONTINUED. Motion: Tague / Collier to continue for 30-days the application HPCA-07-126. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

- Q. 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 2c.) install overhead garage door and 2d.) light fixtures.

Mr. Garvin was present for comment.

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

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

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

7. OTHER BUSINESS

- B. Discussion on new "Findings of Fact" requirement.
- C. 2008 Calendars for Historic Preservation Meetings and Workshops

8. COMMUNICATIONS

A. Administrative Approval Report.

- 1. **HPCA-07-112** at 320 NW 21ST ST. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Robert G. Diffley for Certificate of Appropriateness to 7.) install gutters and downspouts.
- 2. **HPCA-07-122** at 326 NW 20th ST. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Mary Kay Gumerlock by Floyd Bixler for Certificate of Appropriateness

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to 1.) install brick landscape edging.

3. **HPCA-07-093** at 505 NW 16TH ST. (Mesta Park), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Charles Andrew Zeek for Certificate of Appropriateness to 7.) install gutters, downspouts and fence.
4. **HPCA-07-121** at 727 NW 27th ST. (Paseo), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Janice T. Loomis for Certificate of Appropriateness to 1.) install fence and gate at driveway.
5. **HPCA-07-130** at 233 NW EUBANKS ST. (Edgemere Park), Ward 2. Staff is announcing the Administrative Approval of the item on the application of A. Suzanne Owens for Certificate of Appropriateness to 1.) install storm windows.

B. Withdrawal

1. **HPCA-07-115** at 932 NW 16TH ST. (Mesta Park), Ward 6. Staff is announcing the applicant's request, on September 25, 2007, to withdraw the item on the application of Tom & Lauren Connell for Certificate of Appropriateness to 1.) change middle décor column.
2. **HPCA-07-113** at 2715 N WALKER AVE. (Paseo), Ward 2. Staff is announcing the applicant's request, on September 25, 2007, to withdraw the item on the application of Christopher Cooper for Certificate of Appropriateness to 2.) re-open door opening and install steel door. The door opening will be returned to the original condition.

- 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 Planning Commission on August 9, 2007, introduced to City Council on August 28, 2007 and adopted by City Council on September 25, 2007, without declaring an emergency.

- D. The Film Exchange Historic District, West Sheridan Avenue at Lee Avenue (Ward

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6) has been listed on the National Register of Historic Places, effective September 6, 2007.

E. On September 11, 2007, the City Council confirmed the Mayoral appointment of Nedra Jones to the Historical Preservation Commission, with terms expiring March 25, 2010.

F. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, November 7, 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, October 9, 2007.

9. ADJOURNMENT (7:13 p.m.)

Motion: Collier / Tague to adjourn the 10/3/2007, meeting of the Historic Preservation Commission. Ayes: Galbraith, Taylor, Small, Collier, Tague, Nelson, Jones. Nays: None.

pjh