

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
April 4, 2007 - 3:00 p.m.  
Municipal Building, City Council Chamber

The meeting of the Oklahoma City Historic Preservation Commission were 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 24/48 hours prior to the meeting.

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

Members Present: Thomas J. Daniel IV, Chairman  
Thomas Small, AIA, Vice-Chairman  
Carolee Galbraith  
Marnie Taylor  
Roland Tague  
Karen Collier (arrived at 4:32 p.m.)  
Randy Floyd  
Karen Nelson

Members Absent: Jane Holcombe

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

**2. APPROVAL OF MINUTES**

APPROVED. Motion: Floyd /Galbraith to approve the minutes of the March 7, 2007, Historic Preservation Commission meeting. Ayes: Daniel, Galbraith, Taylor, Small, Tague, Floyd, Nelson. Nays: None.

**3. CITATION REPORT**

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

**4. CONTINUANCE REQUESTS**

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

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6F. HPCA-07-014 at 825 NW 15. (Heritage Hills), Ward 6. The applicant has requested a 30-day continuance to allow additional time to consider the Commissioner's recommendations as applied to the application for Certificate of Appropriateness HPCA-07-014 of Dr. Lance Hoover by Rodney Poole at 825 NW 15 to 1.) remove metal carport at driveway including 1a.) repair east façade of balcony structure and 1b) relocate awning, 2.) construct new addition including 2a.) composition shingle roof, 2b) brick walls, 2c) wood single-pane true divided-light windows, 2d) wood panel doors, 2e) concrete porch with iron rails and two dormers.

Mr. Poole was not present for comment.

Dr. and Mrs. Hoover were not present for comment.

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

CONTINUE. Motion: Taylor/Floyd to continue for 30-days the application HPCA-07-014. Ayes: Daniel, Galbraith, Taylor, Small, Tague, Floyd, Nelson. Nays: None.

### 5. CONSENT DOCKET CASES

5A. HPCA-07-026 at 200 NW 31. (Edgemere Park), Ward 2. Consideration and possible action on the application of John Coleman and Robert Cook by Jeremy Hume for a Certificate of Appropriateness to 1.) remove garage doors and post and 2.) install new garage doors with opening trim.

Mr. Hume was not present for comment.

Mr. Coleman and Mr. Cook were not present for comment.

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

5B. HPCA-07-030 at 427 NW Eubanks. (Edgemere Park), Ward 2. Consideration and possible action on the application of Randy Johnson by for a Certificate of Appropriateness to 1.) remove metal garage door and 2.) install new wood panel folding garage door.

Mr. and Mrs. Johnson were not present for comment.

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

APPROVED. Motion: Small/Galbraith to approve the applications HPCA-07-030 and HPCA 07-026.

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

### 6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-07-002 at 817 NW 37. (Crown Heights), Ward 2. Consideration and possible action on the application of John & Cindy Foley by Jeff Jenkins for a Certificate of Appropriateness to 1.) construct 1st floor kitchen addition including 1a) increase the height of the existing brick walls at the back 1-story form to match the height of the brick at the front part of the house, 1b) extend the first floor to the west of the existing floor form with brick walls. The amendment is to allow the use of new bricks to match the historic brick walls rather than the approved proposal to use relocated old bricks.

Mr. Jenkins was not present for comment.

Conner Powell was present with samples of new bricks.

Mr. and Mrs. Foley were not present for comment.

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

APPROVED WITH CONDITIONS. Motion: Small/Tague to approve with conditions the application HPCA-07-002. Ayes: Daniel, Galbraith, Taylor, Small, Tague, Floyd, Nelson. Nays: None.

The conditions of approval are as follows: 1.) use lime base mortar at the location of reclaimed bricks 2.) new bricks will be used only at the new full height walls.

- 6B. HPCA-07-034 at 1011 NW 39. (Crown Heights), Ward 2. Consideration and possible action on the application of R. Brad Knowles by Tim Zajac for a Certificate of Appropriateness to 1.) amend the previously approved single-pane window proposal at the new addition to specify insulated (double-pane) true divided-light windows.

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Mr. Zajac was present for comment.

Mr. Knowles was not present for comment.

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

APPROVED. Motion: Tague/Floyd to approve the application HPCA-07-034. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6C. HPCA-07-035 at 837 NW 41. (Crown Heights), Ward 2. Consideration and possible action on the application of Adam Brown by Tim Zajac for a Certificate of Appropriateness to 1.) amend the previously approved single-pane window proposal at the new addition to specify insulated (double pane) true divided-light windows.

Mr. Zajac was present for comment.

Mr. Brown was not present for comment.

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

APPROVED. Motion: Tague/Floyd to approve the application HPCA-07-035. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6D. HPCA-07-031 at 140 NW 19. (Heritage Hills East), Ward 7. Consideration and possible action on the application of Galen Nichols for a Certificate of Appropriateness to 1.) remove back and side pedestrian doors with framing and 2.) in-fill openings with stucco to match the historic wall.

Mr. and Mrs. Nichols were present for comment.

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

APPROVED. Motion: Floyd/Tague to approve items 1.) and 2.) of the application HPCA-07-031. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6E. HPCA-07-009 at 314 NW 17. (Heritage Hills), Ward 6. Consideration and possible action on the application of Lawrence & Magdalen DeBault for a Certificate of

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Appropriateness to 1.) demolish garage and 2.) construct new garage including HardiPlank horizontal lap siding, 2b.) side gable composition roof with metal standing seam shed dormer, 2c) wood second floor deck with wood columns and wood rail at east (side) and north(front), 2d.) wood stair, 2e.) Pella wood windows with no divisions, 2f.) wood pedestrian doors and 2g.) double overhead wood door.

Mr. DeBault was present for comment.

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

APPROVED. Motion: Floyd/Taylor to approve item 1.) of the application HPCA-07-009. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

The reason for approval of demolition is as follows:

4200.8. Miscellaneous Provisions.

J. Demolitions:

- (b) The structure poses an imminent threat to public health or safety and the demolition of said structure is required to alleviate said threat. Provided however, if said structure has been declared a public nuisance by the City Council of Oklahoma City then no certificate of appropriateness is required; or

Item 2.) Applicant requested withdrawal.

- 6F. HPCA-07-014 at 825 NW 15. (Heritage Hills), Ward 6. Consideration and possible action on the application of Dr. Lance Hoover by Rodney Poole for a Certificate of Appropriateness to 1.) remove metal carport at driveway including 1a.) repair east façade of balcony structure and 1b) relocate awning, 2.) construct new addition including 2a.) composition shingle roof, 2b) brick walls, 2c) wood single-pane true divided-light windows, 2d) wood panel doors, 2e) concrete porch with iron rails and two dormers.

Commission continued this item in Section 4 of agenda.

- 6G. HPCA-07-033 at 315 NW 17. (Heritage Hills), Ward 6. Consideration and possible action on the application of Randy Thomas by Frank Kaderabek for a Certificate of Appropriateness to 1.) construct new garage including 1a) composition shingle hipped roof, 1b) salvaged brick walls with matching new bricks added as necessary,

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1c.) bead board soffet, wood fascia and wood panel above overhead door, 1d) flush wood pedestrian door and 1h.) expand driveway with grey brushed-concrete to match the color of the historic concrete.

Mr. Kaderabek was not present for comment.

Mr. and Mrs. Thomas were present for comment.

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

APPROVED. Motion: Tague/Small to approve the application HPCA-07-033. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6H. HPCA-06-149 at 2215 N Walker. (Mesta Park), Ward 6. Consideration and possible action on the application of Wilson Elementary by Patrick Schoenfeldt for a Certificate of Appropriateness to 4c) amend the window proposal to include "Low E" glazing rather than the previously approved "clear" glazing..

Mr. Jim Hasenbeck was present for comment.

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

CONTINUED. Motion: Floyd/Galbraith to continue for 30-days the application HPCA-06-149. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6I. HPCA-07-027 at 900 NW 18. (Mesta Park), Ward 6. Consideration and possible action on the application of Steve Ryan by for a Certificate of Appropriateness to 1.) remove the wood covered porch with stair and repair historic façade.

Mr. and Mrs. Ryan was present for comment.

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

APPROVED. Motion: Small/Floyd to approve the application HPCA-07-027. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6J. HPCA-07-029 at 907 NW 20. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Harold Edward and Karen J. Hendrix for a Certificate of Appropriateness to 1.) construct new accessory building including 1a.) front gable

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composition shingle roof, 1b.) T-111 siding, 1c.) windows, 1d.) pair of French doors with awning.

Mr. and Ms. Hendrix was not present for comment.

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

Project withdrawn by applicant prior to meeting.

- 6K. HPCA-07-017 at 521 NW 29. (Paseo), Ward 2. Consideration and possible action on the application of Shelby Davis for a Certificate of Appropriateness to 2.) replace particle board at parapet with various options for replacement material, 3.) install railing at upper front balcony to match existing.

Ms. Davis was not present for comment.

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

CONTINUED. Motion: Floyd/Taylor to continue for 30-days the application HPCA-07-017. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6L. HPCA-07-028 at 416 NW 29. (Jefferson Park HD), Ward 2. Consideration and possible action on the application for a Certificate of Appropriateness to 1.) demolish house and outbuildings.

Mr. Wilson was present for comment.

Mr. L. Don Smitherman, Attorney representing property owner was present for comment.

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

The applicant withdrew the request.

- 6M. HPCA-07-036 at 2820 N ROBINSON. (Jefferson Park), Ward 2. Consideration and possible action on the application of John Wilson for OKC Planning Department for a Certificate of Appropriateness to 1.) demolish house and outbuilding.

Mr. Wilson was present for comment.

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

The applicant withdrew the request.

### 7. OTHER BUSINESS

- 7A. Election of officers:  
Tom Daniel – Chair  
Thomas Small – Vice Chair

APPROVED. Motion: Tague/Collier to approve the officers as stated above. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 7B. Certified Local Government Grant Application, 2007/2008.  
Item withdrawn by staff.

### 8. COMMUNICATIONS

- 8A. Administrative Approval Report.

**8A1. HPCA-07-038 at 912 NW 16.** (Mesta Park HD), Ward 6. Staff is announcing the administrative approval of the application of Don and Krista Steel for Certificate of Appropriateness to 1.) install fence.

**8A2. HPCA-07-037 at 517 NW 29.** (Paseo HD), Ward 2. Staff is announcing the administrative approval of the application of Richard Foster for Certificate of Appropriateness to 1.) install fence.

- 8B.** The Board of Adjustment considered the appeal of the HP Commission's denial of the mural in Paseo at the March 15, 2007 meeting. A motion to deny the appeal did not carry due to a 2 to 2 vote and a second motion were sustained to continue the item for 1-year. The intent of the continuance is to allow time for the rezoning process to occur so that the resulting consensus concerning the new design guidelines can influence the Board's action concerning this issue.

- 8C.** The change of Ordinance, amending Section 59-4800.H.(3)(d) of Article IV of Chapter 59 of the Oklahoma City Municipal Code, 2002, pertaining to design regulations for Tract 5 of the Neighborhood Conservation District by deleting the requirement for white stucco were heard at the Planning Commission March 8, 2007. The Planning Commission recommended approval by City Council. The

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change were introduced at the March 27, 2007 City Council Meeting. Final hearing by City Council will occur April 24, 2007.

- 8D.** 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 be on the record were heard by the Planning Commission at the March 8, 2007 meeting. The Planning Commission recommended approval by City Council. This item will be introduced to City Council at the April 10, 2007 meeting. Final hearing by City Council will occur May 1, 2007.
- 8E.** The Appeal of Historical Preservation, Inc. et al, of the decision of an administrative official, regarding the issuance of a permit to erect a non-accessory sign (billboard) in the C-4 General Business District located at 2406 N. Robinson were heard at the March 1, 2007 Board of Adjustment meeting. The BOA sustained the administrative decision. An appeal has been filed in District Court. Staff will advise the Commission when a hearing date is set.
- 8F.** Thanks are extended to 2 Youth Council members for assisting staff in evaluating and photographing the projects subject to review at the April 4, 2007 HP Commission Meeting, during their Spring Break. Luke Womble is assigned to report on activities and issues of concern to the Historic Preservation Commission, and Hunter Ligon is an "At Large" member who reports on the School Trust.
- 8G.** The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, May 2, 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, April 10, 2007.

### **9. ADJOURNMENT (5:12 p.m.)**

Motion: Collier/Tague to adjourn the April 4, 2007, meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Taylor, Small, Collier, Tague, Floyd, Nelson. Nays: None.

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