

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
August 01, 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 3:12 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 Small, AIA, Vice-Chairman  
Carolee Galbraith  
Marnie Taylor  
Jane Holcombe  
Roland Tague  
Karen Collier  
Randy Floyd  
Karen Nelson

Members Absent: Thomas J. Daniel IV, Chairman

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: Collier / Galbraith to approve the minutes of the July 11, 2007, Historic Preservation Commission meeting. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

**3. CITATION REPORT**

Mr. Wilson, Zoning Inspector, was present for comment.  
Mr. Gregory Woods, Zoning Inspector, was introduced to the Commission.

**4. CONTINUANCE REQUESTS**

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

**5. CONSENT DOCKET CASES**

None.

**6. CASES FOR INDIVIDUAL CONSIDERATION**

- 6A. HPCA-07-103 at 200 NW 32ND. (Edgemere Park), Ward 2. Consideration and possible action on the application of Clayton Sliger by Sean Robinson for a 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.

Sean Robinson was present for comment.

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

Charlotte Brown, neighbor, was present for comment.

Toni Ragsdale, neighbor, was present for comment.

CONTINUED. Motion: Small / Taylor to **continue for 30-days** application HPCA-07-103. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6B. HPCA-07-098 at 729 NW 38TH. (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 and Brian Weeks were present for comment.

Marinell Guild, neighbor, was present for comment.

Jack Love, neighbor, was present for comment.

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

CONTINUED. Motion: Galbraith / Floyd to **continue for 30-days** application HPCA-07-098. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6C. HPCA-07-100 at 2229 NW 27TH. (Shepherd), Ward 2. Consideration and possible action on the application of Kristen Burkholder by Kevin Heid for KRD

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Construction for a Certificate of Appropriateness to 1.) remove and replace two attic windows.

Kevin Heid was present for comment.

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

APPROVED WITH CONDITION. Motion: Collier / Floyd to **conditionally approve, as amended**, application HPCA-07-100. The condition of approval is that the amended proposal will be the installation of KolbeKolbe solid wood, single pane glazing, clear glass, true divided-light windows rather than the proposed KolbeKolbe insulated true divided-light windows. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6D. HPCA-07-101 at 2301 NW 26TH. (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 1.) demolish existing enclosed patio, and 2.) construct breakfast room.

Kevin Heid was present for comment.

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

APPROVED. Motion: Floyd / Galbraith to **approve** items 1.) and 2.) on application HPCA-07-101. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

CONTINUED. Motion: Floyd / Galbraith to **continue for 30-days** additional item on amended application HPCA-07-101. Mr. Heid proposed at the meeting to change an existing window to a door amending the application. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6E. HPCA-07-102 at 2201 NW 28TH. (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 1.) demolish and replace front porch and sidewalk.

Kevin Heid was present for comment.

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

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APPROVED WITH CONDITION. Motion: Collier / Holcombe to **conditionally approve** the part of the item of the application to demolish existing front porch including tile and to rebuild front porch to match the existing condition minus the tile. The condition of approval is the original masonry on the sides to be reclaimed and reused at the historic location and orientation. Note: the wrought iron rails will be reinstalled to match the historic condition. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

PARTIALLY CONTINUED. Motion: Collier / Holcombe **continue for 30-days** the part of the item of the application HPCA-07-102, to replace the sidewalk with medium grey-brushed concrete. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6F. HPCA-07-099 at 108 NW 17TH. (Heritage Hills East), Ward 7. Consideration and possible action on the application of Sean Jones by Matthew Miller for a Certificate of Appropriateness to 1.) remove all broken concrete and gravel from site, 2.) install 6'-4" tall split face C.M.U. screen wall, 3.) install concrete parking lot which shares drive with adjacent property, 4.) install 5'-0" sidewalk at north property line, and 5.) install lighting.

Matthew Miller was present for comment.

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

APPROVED WITH CONDITIONS. Motion: Collier / Tague to **conditionally approve** application HPCA-07-099. The conditions of approval are:

- reduction in the number of light fixtures from 6 to 5, and
- reduction of the wattage of said lights from 250 watts to 150 watts

Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Nelson. Nays: Galbraith, Holcombe, Floyd.

- 6G. HPCA-07-094 at 318 NW 17TH. (Heritage Hills), Ward 6. Consideration and possible action on the application of Thomas Coniglione for a Certificate of Appropriateness to 1.) replace the windows.

Mr. Coniglione was not present for comment.

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

PARTIALLY APPROVED. Motion: Holcombe / Collier to **partially approve** application HPCA-07-094, to install KolbeKolbe 4 over 1 true divided-light wood windows with clear glass and no cladding at the north façade of the 1-story form. Also, the Commission approved an option to replace the other windows of this 1-

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story form with the same KolbeKolbe windows that were approved at the north façade of the 1-story form. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

DENIED WITHOUT PREJUDICE. Motion: Holcombe / Collier to **deny without prejudice** application HPCA-07-094. The part of the application to install KolbeKolbe single glazed windows at the east and south facades of the 1-story form was denied without prejudice because the proposed window type is not consistent with the design guidelines. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6H. HPCA-07-092 at 216 NW 17TH. (Heritage Hills), Ward 6. Consideration and possible action on the application of Kenneth & Jamsie Braud for a Certificate of Appropriateness to 1.) install sidelights, 2.) remove raised landscape beds resulting in the exposure of the brick stemwall at the front porch, 3.) repair masonry, and 4.) install light fixtures.

Mr. Kenneth and Jamsie Braud were not present for comment.

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

APPROVED. Motion: Floyd / Galbraith to **approve** items 1.), 2.), and 3.) on application HPCA-07-092. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

CONTINUED. Motion: Floyd / Galbraith to **continue for 30-days** item 4.) on application HPCA-07-092. Applicant is requested to submit better light fixtures and better light fixture locations. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6I. HPCA-07-060 at 315 NW 20TH. (Heritage Hills), Ward 6. Consideration and possible action on the application of Marilyn and Samuel Davidson for a Certificate of Appropriateness to 2.) remove paint from all brick, and 3.) replace front door.

Mr. Davidson 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: Floyd / Holcombe to **conditionally approve** item 2.) on application HPCA-07-060. The condition of approval is that staff will inspect the paint removal process on a monthly basis until the process is complete. Additionally, Staff will report to the Commission any concerns about damage to the masonry as well as the effectiveness of removing the paint in

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reference to the resulting appearance. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

CONTINUED. Motion: Floyd / Holcombe to **continue for 30-days** item 3.) on application HPCA-07-060. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6J. HPCA-07-089 at 925 NW 22ND. (Mesta Park), Ward 6. Consideration and possible action on the application of Hoang H. Dang by Sam Gresham for a Certificate of Appropriateness to 1.) remove the battered brick wing walls on the East and West elevations, 2.) replace the open lattice at the front porch gable with board and batten siding, 3.) brick cap on the porch post column pier in place of cast stone, 4.) remove the gable vents from the east and west elevations, 5.) add 4'-0" of concrete to the south end of the drive, 6.) install coach light different from the approved light fixture, 7.) install front door that differs from the approved front door, and 8.) install brick on the front porch walls instead of shingle siding as shown in the approved drawings.

Sam Gresham was present for comment.

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

APPROVED. Motion: Galbraith / Holcombe to **approve** item 1.) on application HPCA-07-089. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

APPROVED WITH CONDITION. Motion: Collier / Taylor to **conditionally approve** item 2.) on application HPCA-07-089. The condition of approval is to include putting a Soffit over the porch. Ayes: Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: Galbraith.

APPROVED. Motion: Galbraith / Collier to **approve** item 3.) on application HPCA-07-089. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

DENIED WITH PREJUDICE. Motion: Tague / Collier to **deny with prejudice** item 4.) on application HPCA-07-089. Denial is based on the facts that the new construction is not consistent with the design and also the character of the house is not compatible with the character of the district. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

DENIED WITHOUT PREJUDICE. Motion: Tague / Floyd to **deny without prejudice** item 5.) on application HPCA-07-089. This item is denied because the Design Guidelines recommend that the ratio of built-area per green area be retained.

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

DENIED WITH PREJUDICE. Motion: Holcombe / Collier to **deny with prejudice** item 6.), all outside light fixtures, on application HPCA-07-089. Denial is based upon incompatibility to house, neighborhood and architectural features of the house. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

APPROVED WITH CONDITION. Motion: Collier / Holcombe to approve with condition item 7.) on application HPCA-07-089. The condition of approval is the front door must be solid wood. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

DENIED WITH PREJUDICE. Motion: Floyd / Holcombe to deny with prejudice item 8.) on application HPCA-07-089. Denial is based upon the changes are not congruent with the original design that was approved nor consistent with the Historic character of the district. Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

Additional work items mentioned during meeting are: Finished floor above grade; fence (visual block) not constructed; front door surround (check front window surround); drive not approved; in general, this design is not compatible with district – whole design was lost; door and window casing; picture window at back porch – fixed center with two side-lights.

Commission has requested staff to visit site and create a detail list of non-compliant issues.

- 6K. HPCA-07-073 at 701 NW 28TH. (Paseo), Ward 2. Consideration and possible action on the application of Mark Buchholz for a Certificate of Appropriateness to 1.) repair/reconstruct 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.

CONTINUED. Motion: Taylor / Floyd to continue for 30-days the application HPCA-07-073. Ayes: Daniel, Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

- 6L. HPCA-07-088 at 722 NW 30TH. (Paseo), Ward 2. Consideration and possible action on the application of Steve Trent by Bryan W. Cooper for a Certificate of Appropriateness to 1.) construct shingled covering over existing deck.

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Mr. Cooper was present for comment.

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

APPROVED. Motion: Tague / Floyd to approve the application HPCA-07-088.  
Ayes: Galbraith, Taylor, Holcombe, Small, Collier, Tague, Floyd, Nelson. Nays: None.

### 7. OTHER BUSINESS

None.

### 8. COMMUNICATIONS

#### A. Administrative Approval Report.

- 8A1. HPCA-07-091 at 205 NW 32ND. (Edgemere Park), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Mary W. Martin, M.D. for a Certificate of Appropriateness to 1.) remove remaining chain link fence and gates, 2.) replace with 8' cedar fence panels along back property line, 3.) replace sw gate with solid fence panel 4' with 22" trellis topper, and 4.) replace SE gate with decorative 4' trellis gate.
- 8A2. HPCA-07-096 at 620 NW 41ST. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Leland & Deboarh Dennis for Certificate of Appropriateness to 1.) add fence, 2.) install driveway gate, 3.) install side gate, 4.) install landscape border, and 5.) install lighting over the driveway.
- 8A3. HPCA-07-077 at 1013 NW 41ST. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Bryan Whitwell by Mark Neff for a Certificate of Appropriateness to 1.) install 16' cedar privacy fence at 6' tall, and 2.) install 162' wide by 5' tall chainlink fence inside existing backyard fence.
- 8A4. HPCA-07-087 at 841 NW 42ND. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Matthew Stump and Megan Richard for a Certificate of Appropriateness to 1.) replace chain link fence with wood fence, and 2.) install two gates by garage.
- 8A5. HPCA-07-090 at 509 NW 41ST. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Larry & Tina Willis for a Certificate of Appropriateness to 1.) replace and widen driveway.

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- 8A6. HPCA-07-085 at 514 NW 14TH. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the items on the application of Dean & Amy Sergent by Connie Scothorn for a Certificate of Appropriateness to 1.) brick edging, 2.) brick sidewalk, and 3.) fence.
- 8A7. HPCA-07-084 at 624 NW 15TH. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the items on the application of Patrick Gaines for a Certificate of Appropriateness to 2.) construct wood fence on east side to match fence on west side.
- 8A8. HPCA-07-086 AT 632 NW 16<sup>TH</sup>. (Mesta Park), Ward 6. Correction – This application has not been Administratively Approved.
- 8A9. HPCA-07-074 at 512 NW 29TH. (Paseo), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Paseo Village by John L. Belt for a Certificate of Appropriateness to 1.) repair/replace existing driveway with concrete 10' wide by 40' deep, and 2.) repair sidewalk.
- B. The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, September 5, 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, August 14, 2007.

### 9. ADJOURNMENT (6:49 p.m.)

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

pjh