

MINUTES
Regular Meeting
HISTORIC PRESERVATION COMMISSION
July 11, 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 3:13 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 (arrived at 3:24)
Thomas Small, AIA, Vice-Chairman
Carolee Galbraith
Jane Holcombe
Roland Tague
Karen Nelson

Members Absent: Marnie Taylor
Karen Collier
Randy Floyd

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

2. APPROVAL OF MINUTES

APPROVED. Motion: Tague/Galbraith to approve the minutes of the June 6, 2007, Historic Preservation Commission meeting. Ayes: Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

3. CITATION REPORT

Mr. Wilson, Zoning Inspector, was present for comment. Per request of the Commission, staff will add the current meeting date to the inspectors report.

4. CONTINUANCE REQUESTS

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

5. CONSENT DOCKET CASES

- 5A. HPCA-07-082 at 315 NW 17th. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Randy and Darcie Thomas for a Certificate of Appropriateness to 1.) amend the previously approved location of the proposed garage and 2.) install a wood panel overhead garage door with alternate configuration.

Ms. Thomas was present for comment. She explained that the new proposal includes a garage with the same dimensions as the previously approved garage.

The Heritage Hills Preservation Review Committee did not submit written comments.

APPROVED. Motion: Holcombe/Galbraith to approve the application HPCA-07-082. Ayes: Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-07-073 at 701 NW 28th. (Paseo HD), 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, 2.) remove all siding down to the old horizontal wood lap siding to be repaired/replaced in-kind, 3.) replace front door and 4.) demolish garage.

Mr. Buchholz was present for comment.

The Paseo Preservation Review Committee did not submit written comments concerning this application.

CONTINUED. Motion: Small/Galbraith to continue for 30-days items 1.) and 4.) of the application HPCA-07-073 to allow the applicant additional time to submit the requested information. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

APPROVED. Motion: Small/Galbraith to approve items 2.) and 3.) of the application HPCA-07-073. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6B. HPCA-07-075 at 2808-2810 N. Walker Ave. (Jefferson Park HD), Ward 2. Consideration and possible action on the application of Paseo Village by John L. Belt for a Certificate of Appropriateness to 1.) construct building addition including 1a.) roof behind parapet to match existing roof, 1b.) stucco walls, 1c.) two relocated windows and 2.) pave area behind building.

Historic Preservation Commission

Minutes - Page 3 of 10

Ms. Reed-Belt was present for comment.

The Jefferson Park Preservation Review Committee did not submit written comments.

APPROVED. Motion: Small/Holcombe to approve the application HPCA-07-075. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6C. HPCA-07-072 at 627 NW 26th. (Paseo HD), Ward 6. Consideration and possible action on the application of Tanya M. Roloff for a Certificate of Appropriateness to 1.) construct fence.

Ms. Roloff was present for comment. After a period of time for discussion, Ms. Roloff amended her application to move the east side yard gate and fence to the north of the originally proposed location, so that it will be no further forward than a point at the south end of the bay windows.

Ms. Mary Douglas, neighbor to the east of the subject property, was present for comment.

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

Ms. Rhonda Davis, neighbor to the north of the subject property, submitted comments to staff prior to the meeting.

APPROVED. Motion: Tague/Holcombe to approve, as amended, the application HPCA-07-072. The amendment is to move the proposed gate and fence at the east side yard to the north so that the fence will be no further forward than the southernmost point of the bay window. Additionally, the approval is for the fence to be no further north than the north property line. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6D. HPCA-07-076 at 221 Edgemere Ct. (Edgemere Park HD), Ward 2. Consideration and possible action on the application of Kent E. Phillips and Christina Ayres for a Certificate of Appropriateness to 1.) remove window assembly, bricks below and bricks above window opening and 2.) install arched French doors in reconfigured window opening.

Ms. Ayres was present for comment.

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

Historic Preservation Commission

Minutes - Page 4 of 10

APPROVED. Motion: Holcombe/Tague to approve the application HPCA-07-076.
Ayes: Daniel, Holcombe, Small, Tague and Nelson. Nays: Galbraith.

- 6E. HPCA-07-080 at 500 NW 39th. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Sheila Sewell and James Golden for a Certificate of Appropriateness to 1.) widen drive.

Mr. Golden was present for comment.

The neighbor to the south of the subject property telephoned staff and asked staff to convey his concerns to the Commission.

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

CONDITIONALLY APPROVED. Motion: Tague/Daniel to conditionally approve the application HPCA-07-080. The conditions of approval are as follows:

- The new concrete must match the color of the historic concrete, medium grey brushed-concrete.
- The new concrete must drain to the east by installing a curb at the south side of the paving or by sloping the concrete slightly to the north to assure that the drainage will not move to the south.

Ayes: Daniel, Galbraith, Holcombe, Tague and Nelson. Nays: Small.

- 6F. HPCA-07-062 at 801 NW 41st. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Todd Corn by Jeremy Hume for a Certificate of Appropriateness to 1.) construct building addition including, 1a.) composition shingle hipped roof above 2-story part of addition with overhang dimension to match the historic house including painted decorative wood fascia with dentals, painted wood soffit with exposed rafter tails, etc. at 2 facades of addition and install wood attic vents at gabled end, 1b.) flat roof above 1-story part of addition with overhang dimension to match 1-story sections of historic house including painted decorative wood fascia with dentals, painted wood soffit with exposed rafter tails, etc. at 4 facades of addition, 1c.) painted stone walls, 2.) construct painted wood covered porch with balcony above including, 2a.) grey brushed-concrete porch floor, 2b.) painted wood columns, 2c.) painted wood balcony structure with detail at balcony overhang to match decorative fascia and soffit, 2d.) painted tongue and groove porch ceiling, painted wood balcony floor planks, 2e.) painted wood rail and factory applied powder-coated aluminum circular stair, 3.) double-hung, insulated clear glass, true divided-light with no cladding wood windows, 4.) wood French doors with true divided-light, clear glass with no cladding and 1-wood panel door with no glazing, 5.) canvas awning above back door, 6.) reconfigure center back second floor window and install a wood French door with true divided-light, clear glass with no cladding, 7.) demolish 1 dormer at back façade, 8.) demolish 2 stone back porches

Historic Preservation Commission

Minutes - Page 5 of 10

and extended roof supported by columns at northwest corner of house, and 9.) cover basement windows at location of new addition.

Mr. Corn and Mr. Hume were present for comment.

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

APPROVED. Motion: Tague/Small to approve the application HPCA-07-062. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6G. HPCA-07-079 at 1000 NW 41st. (Crown Heights HD), Ward 2. Consideration and possible action on the application of Ellen & Steven Williams for a Certificate of Appropriateness to 1.) remove shed roof addition at garage and 2.) install 2 overhead garage doors.

Mr. Williams was present for comment.

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

APPROVED. Motion: Tague/Holcombe to approve the application HPCA-07-079. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6H. HPCA-07-078 at 1414 NW 38th. (Putnam Heights HD), Ward 2. Consideration and possible action on the application of Dale Wolf by Fred Schmidt for a Certificate of Appropriateness to 1.) demolish garage, 2.) construct new 3-car garage including 2a.) composition shingle roof, 2b.) wood horizontal lap siding, 2c.) shed roof form at south façade, 2d.) covered deck, 2e.) cupola, 2f.) 3-car overhead garage doors, 2g.) pedestrian door, 2h.) install light fixtures and ceiling fans and 3.) construct driveway.

Mr. Wolf and Mr. Schmidt were present for comment. The applicant agreed to amend the application to remove item 2e.) to construct a cupola.

The Putnam Heights Preservation Review Committee did not submit written comments.

APPROVED. Motion: Small/Galbraith to approve item 1.) of the application HPCA-07-078. The Commission found that the condition of the garage poses an imminent threat to public safety and therefore, the demolition request was approved. Ayes: Daniel, Galbraith, Small, Nelson. Nays: Holcombe and Tague.

APPROVED WITH CONDITION. Motion: Small/Galbraith to approve items 2.) and 3.) of the application HPCA-07-078 with the condition on item 2.) to be finished

Historic Preservation Commission

Minutes - Page 6 of 10

with medium grey brushed concrete. Note: Item 2e.) construct a cupola, was withdrawn by the applicant from the application. Commissioner Small requested that the minutes reflect his comment that typically a 3-bay garage would not be approved however, the existing garage has 3-bays and thus there is a unique circumstance that supports approval. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6I. HPCA-07-060 at 315 NW 20th. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Marilyn and Samuel Davidson for a Certificate of Appropriateness to 1.) remove old siding and repair horizontal lap siding below, 2.) remove paint from all brick, 3.) replace front door and 4.) install fence forward of the halfway point at the east sideyard.

Mr. and Mrs. Davidson were present for comment.

A neighbor, Ms. Brown submitted a letter to staff prior to the meeting.

The Heritage Hills Preservation Review Committee did not submit written comments.

CONTINUED. Motion: Galbraith/Holcombe to continue for 30-days items 2.) and 3.) of the application HPCA-07-060, to allow the applicant additional time to submit the requested information. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

CONDITIONALLY APPROVED. Motion: Galbraith/Holcombe to conditionally approve items 1.) and 4.) of the application HPCA-07-060. The condition of approval of item 4.) is as follows:

- the fence and gate cannot be forward of a point at the south east corner of the bay windows.

Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6J. HPCA-07-065 at 609 NW 14th St. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Kurt & Cristi Reiger by Bill Dinger of Gumerson & Associates for a Certificate of Appropriateness to 1.) construct screen porch, and 2.) remove vinyl siding and repair/replace in-kind original wood siding.

Mr. Dinger and Mr. Reiger were present for comment.

The Heritage Hills Preservation Review Committee did not submit written comments.

Historic Preservation Commission

Minutes - Page 7 of 10

APPROVED. Motion: Holcombe/Galbraith to approve item 1.) of the application HPCA-07-065. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

APPROVED. Motion: Tague/Holcombe to approve item 2.) of the application HPCA-07-065. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6K. HPCA-07-084 at 624 NW 15th. (Heritage Hills HD), Ward 6. Consideration and possible action on application of Patrick Gaines for Certificate of Appropriateness to 1.) replace existing stair and platform and 3.) replace rear door with solid five panel door with no glass.

Mr. Gaines was present for comment. The applicant clarified that all parts of the proposed porch and stair including the posts and rails, etc. will be wood.

The Heritage Hills Preservation Review Committee did not submit written comments.

CONDITIONALLY APPROVED. Motion: Small/Galbraith to conditionally approve the application HPCA-07-084. The condition of approval is as follows:

- All the parts of the proposed porch and stair, including the posts, post caps and rails will be constructed of wood.

Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None

- 6L. HPCA-07-041 at 210 NW 16. (Heritage Hills HD), Ward 6. Consideration and possible action on the application of Sam Heigle for a Certificate of Appropriateness to 1.) remove fence and 2.) install new fence.

Ms. Heigle was present for comment. After a period of time for discussion, Ms. Heigle amended the application to move the north part of the proposed fence to be no further forward than the west neighbor's adjacent driveway gate.

The Heritage Hills Preservation Review Committee did not submit written comments.

CONDITIONALLY APPROVED. Motion: Holcombe/Galbraith to conditionally approve the application HPCA-07-041. The Commission found that a unique circumstance exists that supports the approval of the amended fence location. The unique circumstance is the fact that the neighbor's fence cannot be moved further south to accommodate enclosure of their back yard. The condition of approval is as follows:

- The northwest part of the fence will be moved to be no further forward than the west neighbor's adjacent driveway gate.

Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

Historic Preservation Commission

Minutes - Page 8 of 10

- 6M. HPCA-07-081 at 2215 N. Walker Ave. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Oklahoma City Independent Public School District by Patrick Schoenfeldt for a Certificate of Appropriateness to amend the previously approved application HPCA-06-149, including the reduction of the square footage of the addition.

Mr. Schoenfeldt was present for comments.

The Mesta Park Preservation Review Committee did not submit written comments.

APPROVED. Motion: Holcombe/Small to approve the application HPCA-07-081. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6N. HPCA-07-083 at 724 NW 16th. (Mesta Park HD), Ward 6. Consideration and possible action on the application of Sarah W. Tracy for a Certificate of Appropriateness to 1.) replace front door with antique C. 1918 door, and 2.) add plaque stating that door was not original to house.

Ms. Tracy was present for comment.

Ms. Pelofsky was present for comment.

The Mesta Park Preservation Review Committee did not submit written comments.

APPROVED. Motion: Tague/Holcombe to approve the application HPCA-07-083. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

- 6O. HPCA-07-089 at 925 NW 22nd. (Mesta Park HD), 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, 8.) install brick on the front porch walls instead of shingle siding as shown in the approved drawings and 9.) request for an extension of this Certificate of Appropriateness.

Mr. Gresham was present during the meeting prior to the review of this application. He requested a 30-day continuance to allow additional time to submit the requested information.

The Mesta Park Preservation Review Committee did not submit written comments.

Historic Preservation Commission

Minutes - Page 9 of 10

CONTINUED. Motion: Tague/Galbraith to continue for 30-days the application HPCA-07-089. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

7. OTHER BUSINESS

- A. A change of Ordinance, amending Chapter 59, Article I, Section 59-1400 of the Oklahoma City Municipal Code, 2002, to exclude Tract 5 of the NC Neighborhood Conservation District from the HL Historic Landmark Overlay District; to include Tract 5 of the NC Neighborhood Conservation District within the UD Urban Design Overlay District and a change of Ordinance pertaining to Zoning amending Chapter 59, Article IV, Section 59-4800, to provide that Certificates of Approval for Tract 5 of the Neighborhood Conservation District shall be reviewed and decided on by the Urban Design Commission. The Commission is asked to forward a recommendation concerning the proposed ordinance changes.

Motion: Galbraith/Holcombe to move that the Historic Preservation Commission strongly urge the Planning Commission and the City Council to refute this change and allow the Paseo District to remain under the Historic Preservation Design Guidelines. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

8. COMMUNICATIONS

- A. 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 Urban Development Committee of the Planning Commission on June 28, 2007, and set for hearing for a recommendation by the Planning Commission on August 9, 2007.
- B. An ordinance relating to Zoning, amending Chapter 59, Article IV, Section 59-4800.H. (3) (d) of the Oklahoma City Municipal code, 2002, as amended, by amending design regulations for Tract 5 of the NC Neighborhood conservation

Historic Preservation Commission

Minutes - Page 10 of 10

District, to delete the requirement that the exterior wall of each building be finished in white stucco. Ordinance #23,346 was adopted by City Council on April 24, 2007, without emergency, therefore effective on May 24, 2007.

- C.** Leading for Results (LFR) Survey - As a result of the City's Leading For Results (LFR) Strategic Business Planning Program, the Commissioners will be asked to complete a survey in order to assist the City in measuring the efficiency of our programs.
- D.** The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, August 1, 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, July 17, 2007.

9. ADJOURNMENT (6:54p.m.)

Motion: Galbraith/Holcombe to adjourn the July 11, 2007 meeting of the Historic Preservation Commission. Ayes: Daniel, Galbraith, Holcombe, Small, Tague and Nelson. Nays: None.

EO