

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
May 07, 2008 - 2:00 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 2:02 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: Roland Tague, Chairman  
Thomas Small, AIA, Vice-Chairman  
Carolee Galbraith  
Marnie Taylor (arrived at Item 3)  
Jane Holcombe  
Randy Floyd  
Karen Nelson  
Nedra Jones  
Karen Zimmer

Members Absent: Thomas J. Daniel IV  
Karen Collier

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: Small / Holcombe to **approve** the minutes of the April 2, 2008, Historic Preservation Commission meeting. Ayes: Galbraith, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer. Nays: None. Absent: Daniel, Collier, Taylor.

**3. CITATION REPORT**

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

**4. CONTINUANCE REQUESTS**

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

**6K. HPCA-08-019** at 125 NW 15th ST. (Heritage Hills East), Ward 7. Consideration and possible action on application of Downtown OKC

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Properties, LLC by Brandt Nashert - D&S Management / BNCI Contracting for Certificate of Appropriateness to 1.) remove mansard shingled roof, 2.) replace windows, 3.) replace sliding glass doors, 4.) install new denseglass sheathing and EIFS product over exterior siding, 5.) paint existing brick to coordinate with existing buildings, 7.) install new standing seam awnings, 8.) construct 2' max. parapet wall at roof to vary roofline at exterior, and 9.) replace shingles at roof on courtyard side.  
**Staff is requesting a 60-day continuance**

**CONTINUED.** Motion: Holcombe / Small to move **continuance for 60-days** application HPCA-08-019 as requested and that, based upon the evidence that has been presented in the application and during the public hearing, the Commission finds:

- That the action requested cannot be approved at this time;
- That additional information is required from the applicant in order to determine whether the action requested is in compliance.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

**B.** Other continuance requests:

None.

Contested Continuance requests will be heard in regular Agenda order.

**5. CONSENT DOCKET CASES**

(Anyone may request individual consideration of a consent item.)

**5A. HPCA-08-043** at 248 NW 35th ST. (Edgemere Park), Ward 2. Consideration and possible action on application by Craig & Sara Sanger for Certificate of Appropriateness to 1.) replace garage doors.

**APPROVED.** Motion: Small / Floyd to move **approval of the consent docket item** that, based upon the evidence presented in the application of HPCA-08-043 and during the public hearing, that the Commission finds:

- That Subchapter 2.9 of the Preservation Guidelines and Standards applies to this application;
- That the existing overhead garage doors are deteriorated;
- That the proposed overhead garage doors are wood panel doors;
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural

significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

## 6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-08-017** at 2712 N Hudson Ave. (Jefferson Park), Ward 2. Consideration and possible action on application of Elizabeth Park-Capron by Loren Capron for Certificate of Appropriateness to **1.) construct new 2-story house** including 1a.) side gable roof with composition shingles and mechanical vents in back slope, 1b.) HardiPlank horizontal lap siding and HardiPlank shingle siding, 1c.) rock and wood columns and rail, 1d.) wood windows with clear glass, 1e.) wood doors with clear glass, 1f.) wood eave brackets, trim and fascia and soffits 1g.) wood front porch and wood back deck with wood balcony and **2.) construct new 1-story garage** including 2a.) side gabled roof with composition shingles, 2b.) HardiPlank horizontal lap siding, 2c.) double-wide wood panel overhead garage door and 2d.) wood panel pedestrian door and **3.) medium grey brushed-concrete window well, sidewalks and driveway** that is adjacent to the neighbor's driveway.

Loren Capron was present for comment.

**APPROVED with Conditions.** Motion: Small / Galbraith to move **approval with conditions** and that, based upon the evidence that has been presented in the application of HPCA-08-017 and during the public hearing, the Commission finds:

- Subchapters 1.2, 1.3, 2.4, 3.1, 3.3, and 3.5 of the Preservation Guidelines and Standards apply to this application;
- The proposed new construction with amendments and conditions, is compatible in size, texture, color, design, proportion and detail with the historic district;
- The new construction with amendments and conditions, is compatible in massing, roof shape, bay spacing, cornice lines and building materials with the historic district;
- The action requested with amendments and conditions, is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City

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Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

The **conditions of approval** are as follows:

- The applicant accepts staff's comments on the documents submitted, as part of the proposal;
- The height at the front and back porches will be no less than 18 inches above grade;
- A minimum 12 inch strip of planting material will be placed between the new driveway and the neighbor's driveway for the full length of the driveway excluding the driveway apron;
- The front plane of the front porch of the new house will align with the front wall of the neighboring house (not the front porch of the neighbor's house);
- The garage will either have 2 garage doors separated by a wood post or a double-wide overhead garage door that will be trimmed with wood to give the appearance of 2 separate doors with a post between them when the door is in the closed position;
- All HardiPlank and wood features will be painted or stained with a opaque stain including the doors.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Nelson, Jones, Zimmer. Nays: Floyd. Absent: Daniel, Collier.

- 6B. HPCA-08-021** at 208 NW 34th ST. (Edgemere Park), Ward 2. Consideration and possible action on application of Beau Hawkins for Certificate of Appropriateness to 3.) construct wood platform and stair.

Beau Hawkins was present for comment.

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

**APPROVED.** Motion: Floyd / Holcombe to move **approval** that, based upon the evidence presented in the application of HPCA-08-021 and during the public hearing, that the Commission finds:

- That this item is in compliance with Subchapter 2.2 of the Preservation Guidelines and Standards;
- That the new porch/stair is wood. The structure will not be physically attached to the historic brick wall although it will be constructed immediately adjacent to the wall;

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- That the new porch/stair will be constructed in a way that will allow it to be removed without damage to the historic house, in the future.
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 6C. HPCA-08-059** at 224 W Eubanks ST. (Edgemere Park), Ward 2. Consideration and possible action on application of Zack and Jen Woods for Certificate of Appropriateness to **1a.) demolish** front sidewalk, **1b.)** remove porch tiles and steps and **1c.)** remove garage façades and **2.) install concrete pavers** for front sidewalk, **3.) replace porch steps** with medium grey brushed concrete finish and **resurface porch** to match finish at steps, **4a.) install new siding** (2 Options) at garage façades and **4b.) install new slab wood door** at garage.

Zack and Jen Woods were present for comment.

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

The applicant has withdrawn item 1a. The applicant agreed to change the language for item 1b.) to read “porch tiles and step tiles” rather than “porch tiles and steps”. Additionally, item 3.) should read “change the surface of the” rather than “resurface”.

**APPROVED.** Motion: Taylor / Galbraith to move **approval item (1b.) removal of porch tiles and step tiles**, that, based upon the evidence presented in the application of HPCA-08-059 and during the public hearing, that the Commission finds:

- That the applicant has demonstrated that the tiles at the front porch and steps are not historic;
- That the action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

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Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

**CONTINUED.** Motion: Small / Holcombe to move **continuance for 30-days on item 3.) replace front porch steps,** that, based upon the evidence that has been presented in the application of HPCA-08-059 and during the public hearing, the Commission finds:

- That the action requested cannot be approved at this time;
- That additional information is required from the applicant in order to determine whether the action requested is in compliance.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

**DENIED.** Motion: Small / Holcombe to move **denial with prejudice on item 2.)** that, based upon the evidence presented in the application of HPCA-08-059 and during the public hearing, that the Commission finds:

- Subchapters 1.3 and 2.1 of the Preservation Guidelines and Standards for Oklahoma City Historic Districts apply to this work item,
- No evidence has been presented to verify that the sidewalk is not historic,
- No historical evidence has been presented to illustrate that concrete pavers individually placed like “stepping stones” existed on this site during the period of historic significance of the historic district.
- The action requested is not in compliance, and the proposed material change in appearance would have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

**CONTINUED.** Motion: Floyd / Taylor to move **continuance for 60-days on item 3.) change the surface of the front porch,** that, based upon the evidence that has been presented in the application of HPCA-08-059 and during the public hearing, the Commission finds:

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- That the action requested cannot be approved at this time;
- That additional information is required from the applicant in order to determine whether the action requested is in compliance.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

**CONTINUED.** Motion: Small / Holcombe to move the amendment of the previous continuance for 30-days on item **3.) replace front porch steps, to be a continuance for 60-days.**

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

**APPROVED.** Motion: Small / Floyd to move **approval item (1c.)** that, based upon the evidence presented in the application of HPCA-08-059 and during the public hearing, that the Commission finds:

- The applicant has demonstrated that the stucco at the garage is deteriorated beyond repair;
- the sides and back of the garage are not significant historic features because they are not visible from the street and
- the T-111 at the front façade of the garage is not the historic material because this material is a modern product;
- The action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer. Nays: None. Absent: Daniel, Collier.

**APPROVED.** Motion: Small / Floyd to move **approval of item 4a and b.)** that, based upon the evidence that has been presented in the application of HPCA-08-059 and during the public hearing, the Commission finds:

- That the proposed HardiPlank horizontal lap siding with wood trim will be installed;
- That the pedestrian door is a wood slab door;
- That Subchapters 2.1, 2.9 and 2.10 of the Preservation Guidelines and Standards for Oklahoma City Historic Districts apply to these

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work items;

- The amended action requested is in compliance, and the proposed material change in appearance or would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer. Nays: None. Absent: Daniel, Collier.

- 6D. HPCA-08-002** at 533 NW 42nd ST. (Crown Heights), Ward 2. Consideration and possible action on application of Gregg Long for Certificate of Appropriateness to **1.) construct addition** including 1a.) composition shingle hipped roof, 1b.) brick and stone walls, 1c.) full-light wood doors, 1d.) wood fascia and trim with no soffits, 1e.) concrete porch/stair with hipped roof wood columns and **2.) replace shingles on main house roof and garage roof** to match shingles on addition.

Gregg Long was present for comment.

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

**APPROVED with Condition.** Motion: Floyd / Galbraith to move **approval with condition** that, based upon the evidence that has been presented in the application of HPCA-08-002 and during the public hearing, the Commission finds:

- Subchapters 2.7 and 3.2 of the Preservation Guidelines and Standards apply to this application;
- The proposed addition is compatible in size, texture, color, design, proportion and detail to the historic property and to adjacent residential buildings;
- The addition will be constructed to the rear of the property;
- The addition will be differentiated by constructing the walls **not** flush with the historic walls and the roof form will distinguish the addition;
- The addition is compatible in massing, roof shape, bay spacing, cornice lines and building materials with the historic house;
- The proposed high-definition composition shingles are consistent with the Preservation Guidelines and Standards;
- The amended proposal with conditions is in compliance, and the proposed material change in appearance or would not have a

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substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

The following are the **conditions of approval**:

- Some of the old brick will be reused and some salvaged brick will be purchased as well as new brick will be used. These brick types will be mixed into a blend rather than each brick type used at a specific location;
- The posts at the porch at the addition will be smooth wood and painted;
- The eave trim, etc. will match the historic house.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 6E. HPCA-08-057** at 721 NW 42nd ST. (Crown Heights), Ward 2. Consideration and possible action on application of Landon Bernhardt Lorenz, M.D. by Eric Groves and Ami Swank for Certificate of Appropriateness to **1.) remove the following:** 1a.) two metal overhead garage doors, 1b.) three windows and 1c.) double French door assembly **2.) install the following:** 2a.) two wood panel overhead garage door painted to match the garage, 2b.) three wood windows with true divided-light and 2c.) wood double French door assembly with true divided-light. **3.) retain in-place the previously installed wood panel pedestrian door.**

Eric Groves was present for comment.

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

**APPROVED.** Motion: Floyd / Jones to move **approval** that, based upon the evidence presented in the application of HPCA-08-057 and during the public hearing, that the Commission finds:

- The removal of the non-historic features to accommodate the proposed replacement is appropriate,
- The proposed windows are wood true divided-light windows with clear glass and no cladding,
- The proposed doors are wood true divided-light doors with clear glass and no cladding,
- The proposed overhead garage doors are wood panel garage doors,
- This approval is consistent with the provisions of 4250.4D. (3),

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(4), (5) and (6) and 4250.4L of the *Historic Preservation Ordinance* and Subchapters 2.1, 2.3, 2.5, and 2.9 of the **Preservation Guidelines and Standards**,

- The action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 6F. HPCA-08-036** at 821 NW 39th ST. (Crown Heights), Ward 2. Consideration and possible action on application of Larry & Marylyn Rowell for Certificate of Appropriateness to **1.) construct addition** including 1a.) composition shingles to match the house, 1b.) brick walls to match the house, 1c.) wood windows, 1d.) wood pedestrian door and **2.) construct balcony** including 2a.) wood rail and 2b.) replace window with wood door.

Marylyn Rowell and Bill Mencke were present for comment.

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

**APPROVED.** Motion: Holcombe / Galbraith to move **approval** that, based upon the evidence presented in the application of HPCA-08-036 and during the public hearing, that the Commission finds

- The proposed addition is compatible in size, texture, color, design, proportion and detail to the historic property and to adjacent residential buildings,
- The addition will be constructed to the rear of the property,
- The addition will be differentiated by the installation of a brick reveal at the connecting point between the old and new construction and the addition is 1-story while the historic house is 2-story,
- The addition is compatible in massing, roof shape, bay spacing, cornice lines and building materials with the historic house,
- This approval is consistent with the provisions of **4250 D. (5) and (6) of the Historic Preservation Ordinance** and Subchapters 3.2 and 3.5 of the Preservation Guidelines and Standards,
- The action requested is in compliance, and the proposed material

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change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Floyd, Nelson, Jones, Zimmer. Nays: None. Absent: Daniel, Collier. Recused: Tague.

- 6G. HPCA-08-050** at 529 NW 42nd ST. (Crown Heights), Ward 2. Consideration and possible action on application of Richard & Susan Wymer for Certificate of Appropriateness to 1.) demolish existing steps and sidewalk, 2.) install new steps, 3.) install new sidewalk with border, 4.) install stone planting border at driveway and 5.) apply new surface texture at front porch.

Richard and Susan Wymer were present for comment.

Staff received comments from a neighbor.

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

Note: Item 4.) will be reviewed for Administrative Approval.

**DENIED.** Motion: Floyd / Holcombe to move **denial with prejudice of items 1.), 2.), 3.) and 5.)** that, based upon the evidence presented in the application of HPCA-08-050 and during the public hearing, that the Commission finds:

- The front porch, steps and sidewalk are significant historic features of this property;
- Significant historic features should be retained or replaced in-kind when deterioration requires repair;
- The new steps, sidewalk and surface texture at the front porch do not match the historic condition;
- This denial is consistent with the provisions of ***4250D.(3),(4),(5) and (6) of the Historic Preservation Ordinance*** and ***Subchapters 1.3, 2.1, and 2.2 of the Preservation Guidelines and Standards***,
- The proposed material change in appearance would have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code,

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2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Floyd, Nelson, Jones, Zimmer. Nays: None. Absent: Daniel, Collier. Recused: Tague.

- 6H. HPCA-08-022** at 1447 NW 38th ST. (Putnam Heights), Ward 2. Consideration and possible action on application of John and Denise Lingo by Jeremy Hume for Certificate of Appropriateness to 3.) install foundation vents at house.

John Lingo and Jeremy Hume were present for comment.

**APPROVED with Condition.** Motion: Small / Floyd to move **approval with condition** that, based upon the evidence that has been presented in the application of HPCA-08-022 and during the public hearing, the Commission finds:

- The vents are necessary for the continued use of the structure,
- The vents, with condition, will be made of wood,
- The vents, with condition, will be minimally visible from the street,
- This approval is consistent with the provisions of **4250.4D. (3), (4) and (5) of the Historic Preservation Ordinance** and **Subchapter 2.8 of the Preservation Guidelines and Standards**,
- The amended action requested is in compliance, and the proposed material change in appearance or would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

The **condition of approval** is as follows:

- The Applicant will use cedar instead of pine and
- The applicant will use a material other than plywood.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer. Nays: None. Absent: Daniel, Collier.

- 6I. HPCA-08-051** at 2320 NW 28th ST. (Shepherd), Ward 2. Consideration and possible action on application of Kenneth Leon Wood, II for Certificate of Appropriateness to 1.) remove front door, and 2.) install new front door.

Mr. Wood was present for comment.

**APPROVED with Condition.** Motion: Small / Galbraith to move **approval with condition** that, based upon the evidence that has been presented in the

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application of HPCA-08-051 and during the public hearing, the Commission finds:

- That testimony was accepted that the door was deteriorated beyond repair;
- That the amended proposal is for a wood panel door;
- That the amended proposal with condition is consistent with the provisions of *4250.4D. (5)* and *4250.4L of the Historic Preservation Ordinance* and Subchapter 2.4 of the **Preservation Guidelines and Standards**,
- The amended action requested is in compliance, and the proposed material change in appearance or would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

The following is the **condition of approval**:

- The applicant will install a solid wood panel door similar to the submitted door's panel configuration.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 6J. HPCA-08-053** at 2128 NW 29th ST. (Shepherd), Ward 2. Consideration and possible action on application of Michael C. Cook by Micahel O'Toole for Certificate of Appropriateness to 1.) remove front door, 2.) install new front door.

Mr.Cook was present for comment.

**APPROVED with Condition.** Motion: Small / Galbriath to move **approval with condition** that, based upon the evidence that has been presented in the application of HPCA-08-053 and during the public hearing, the Commission finds:

- That testimony was accepted that the door was deteriorated beyond repair;
- That the amended proposal is for a wood panel door;
- That the amended proposal with condition is consistent with the provisions of *4250.4D. (5)* and *4250.4L of the Historic Preservation Ordinance* and Subchapter 2.4 of the **Preservation Guidelines and Standards**,
- The amended action requested is in compliance, and the proposed material change in appearance or would not have a substantial adverse effect on the aesthetic, historical or architectural significance

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and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

The following is the **condition of approval**:

- The applicant will install a solid wood panel door.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 6K. HPCA-08-019** at 125 NW 15th ST. (Heritage Hills East), Ward 7. Consideration and possible action on application of Downtown OKC Properties, LLC by Brandt Nashert - D&S Management / BNCI Contracting for Certificate of Appropriateness to 1.) remove mansard shingled roof, 2.) replace windows, 3.) replace sliding glass doors, 4.) install new denseglass sheathing and EIFS product over exterior siding, 5.) paint existing brick to coordinate with existing buildings, 7.) install new standing seam awnings, 8.) construct 2' max. parapet wall at roof to vary roofline at exterior, and 9.) replace shingles at roof on courtyard side.

**Heard as item 4A.**

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 6L. HPCA-08-062** at 617 NW 14th ST. (Heritage Hills), Ward 6. Consideration and possible action on application of Richard and Glenna Tanenbaum by Tim Zajac for Certificate of Appropriateness to 1.) remove drive at affected area and 2.) construct new 1-story garage including 2a.) composition shingle roof, 2b.) HardyPlank horizontal lap siding with brick foundation, 2c.) wood panel pedestrian door with canopy on wood brackets and 2d.) three wood overhead garage doors.

Tim Zajac was present for comment. The applicant agreed to change the work description so that Item 2c.) the word "bracket" is replaced with the word "column".

Staff received comments from a neighbor.

**APPROVED.** Motion: Small / Nelson to move **approval** that, based upon the evidence presented in the application of HPCA-08-062 and during the public hearing, that the Commission finds:

- The Sanborn Map illustrates a single story 3-bay garage,
- The proposed garage will have 3-bays,

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- The proposed materials are consistent with the Preservation Guidelines and Standards;
- This approval is consistent with the provisions of **4250.4D. (5) and (6) of the Historic Preservation Ordinance** and **Subchapter 3.3 of the Preservation Guidelines and Standards**,
- The action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 6M. HPCA-07-178** at 823 NW 19th ST. (Mesta Park), Ward 6. Consideration and possible action on application of Ryan Scamehorn for Certificate of Appropriateness to 1.) construct a new 2-story house including 1a.) composition shingle hipped and gable roof, 1b.) horizontal wood lap siding, painted wood shingle siding, brick veneer stem wall with wood cornerboards, wood fascia, bead board soffit and wood trim, 1c.) concrete porch and steps, 1d.) wood columns and railing, 1e.) wood windows (3 Options), 1f.) wood doors, 2.) construct a new garage including 2a.) composition shingle gable roof, 2b.) wood lap siding, wood shingle siding and brick veneer with wood trim, 2c.) wood panel garage door, 2d.) wood panel pedestrian door, 2e.) wood windows, 3.) construct driveway and sidewalks.

Ryan Scamehorn was present for comment.

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

**CONTINUED.** Motion: Holcombe / Floyd to move **continuance for 60-days** that, based upon the evidence that has been presented in the application of HPCA-07-178 and during the public hearing, the Commission finds:

- That the action requested cannot be approved at this time;
- That additional information is required from the applicant in order to determine whether the action requested is in compliance.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

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- 6N. HPCA-08-046** at 901 NW 21st ST. (Mesta Park), Ward 6. Consideration and possible action on application of Sandip Patel for Certificate of Appropriateness to 1.) replace windows, and 2.) replace doors.

Sandip Patel was present for comment. The work item description was changed to state 1.) remove windows and install new windows and 2.) remove doors and install new doors.

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

**APPROVED.** Motion: Floyd / Galbraith to move **approval of item 2.) remove doors and install new doors and part of item 3.) remove the windows** that, based upon the evidence presented in the application of HPCA-08-046 and during the public hearing, that the Commission finds:

- That the proposed removal of the non-historic doors is consistent with the Ordinance because the doors are not historic and deteriorated beyond repair;
- That the proposed removal of the non-historic windows is consistent with the Ordinance because the windows are not historic and deteriorated beyond repair;
- That the proposed wood door without cladding is consistent with the historic character of the property and district;
- This door replacement proposal is consistent with the provisions of **4250.4D. (5) and 4250.4L of the Historic Preservation Ordinance and Subchapter 2.4 of the Preservation Guidelines and Standards;**
- The removal of the windows is consistent with the provisions of **4250.4L of the Historic Preservation Ordinance;**
- The action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

**CONTINUED.** Motion: Floyd / Galbraith to move **continuance for 60-days of part of item 1.) to install new windows** that, based upon the evidence that has

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been presented in the application of HPCA-08-046 and during the public hearing, the Commission finds:

- The proposed windows are aluminum with simulated divided-lights and are not consistent with the Preservation Guidelines and Standards;
- That the action requested cannot be approved at this time;
- That additional information is required from the applicant in order to determine whether the action requested is in compliance.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer. Nays: None. Absent: Daniel, Collier.

- 60. HPCA-08-024** at 726 NW 28th ST. (Paseo), Ward 2. Consideration and possible action on application of OKC Housing Services Redevelopment Corp. by Ron Walters for Certificate of Appropriateness to **1.) construct new 2-story house** including 1a.) gable and hipped roof with composition shingles, 1b.) HardiPlank siding with wood corner boards, fascia and trim and HardiBoard soffits, 1c.) exposed concrete stem wall, 1d.) brick/wood columns and rail, 1e.) 1/1 wood windows and wood shutters, 1f.) wood doors with clear glass and **2.) concrete sidewalks, parking pad and condenser pad.**

Ron Walters and Emily Palmeroy were present for comment.

**APPROVED with Condition.** Motion: Floyd / Zimmer to move **approval with condition** that, based upon the evidence that has been presented in the application of HPCA-08-024 and during the public hearing, the Commission finds:

- That based on 4250.4D. (5) and (6) of the *Historic Preservation Ordinance* and **59-4800.C.(3) of the NC Neighborhood Conservation District for Tract 1** and Subchapters 1.1, 1.2, 1.3, 3.1, and 3.5 of the **Preservation Guidelines and Standards**;
- The proposed 1-story house is compatible in size, scale, material and detail to the historic character of the historic district;
- The proposed windows are wood double-hung windows;
- The doors are wood with clear glass;
- The parking pad is appropriate when considering the specific location and constraints of the site;
- The curve of the sidewalk is necessary to accommodate the retention of the driveway and therefore appropriate at this particular site;
- This proposal is consistent with the provisions of **4250.4D. (5) and (6) of the *Historic Preservation Ordinance*** and **59-4800.C.(3) of**

**the NC Neighborhood Conservation District for Tract 1 and Subchapters 1.1, 1.2, 1.3, 3.1, and 3.5 of the Preservation Guidelines and Standards,**

- The amended action requested with condition is in compliance, and the proposed material change in appearance or would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

The following is the **condition of approval:**

- The Applicant will adjust the front (east) setback from 25 feet to 31.1 feet so that the new construction is in line with the neighboring property.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 6P. HPCA-08-038** at 506-508 NW 29th ST. (Paseo), Ward 2. Consideration and possible action on application of Kris Hamilton for Certificate of Appropriateness to 2.) install new doors and windows.

Kris Hamilton was present for comment.

**APPROVED.** Motion: Holcombe / Nelson to move **approval** that, based upon the evidence presented in the application of HPCA-08-038 and during the public hearing, that the Commission finds:

- The windows are wood with no divisions,
- The doors are wood panel doors,
- This approval is consistent with the provisions of **4250.4(D)(3), (4), (5), and (6)** of the **Historic Preservation Ordinance and Subchapters 2.1, 2.4, and 2.5** of the **Preservation Guidelines and Standards,**
- The action requested is in compliance, and the proposed material change in appearance would not have a substantial adverse effect on the aesthetic, historical or architectural significance and value of the historic district according to the Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

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Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

**7. OTHER BUSINESS**

- 7A. HPCA-08-047** at 2510 N Hudson Ave. (Jefferson Park), Ward 2. To receive comments from the Historic Preservation Commission regarding the historic integrity of the 1-story house with addition. This item will be referred to Neighborhood Services for dilapidated structure processing.

**FORWARD COMMENTS:** Motion: Small / Holcombe to **forward comments** that the Historic Preservation Commission's finding is that the garage is historic and the property is a contributing resource to the historic integrity of the Historic District.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 7B. HPCA-08-045** at 101 NW 19th ST. (Heritage Hills East), Ward 7. To receive comments from the Historic Preservation Commission regarding the historic integrity of the 2-story brick building facing Broadway. This item will be referred to Neighborhood Services for dilapidated structure processing.

**FORWARD COMMENTS:** Motion: Small / Holcombe to **forward comments** that the Historic Preservation Commission's finding is that the 2-story brick building, facing Broadway, is a contributing resource to the historic integrity of the Historic District.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 7C. Proposed Amendments to Historic Preservation Commission By-Laws**  
Consideration and possible action on proposed changes to the Historic Preservation Commission By-Laws.

**APPROVED.** Motion: Taylor / Jones to move **approval** of the proposed amended Historic Preservation Commission By-Laws.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer.  
Nays: None. Absent: Daniel, Collier.

- 7D. Resolution of Recognition.**

Continued to June 4, 2008 Meeting.

**8. COMMUNICATIONS**

**A. Administrative Approvals**

- 8A1. HPCA-08-007** at 3000 N Robinson Ave. (Jefferson Park), Ward 7. Staff is announcing the Administrative Approval of the item on the application of Jerry L. Carter for Certificate of Appropriateness to 1.) install 4' picket fence.
- 8A2. HPCA-08-016** at 2509 N Hudson Ave. (Jefferson Park), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Loren Capron for Certificate of Appropriateness to 1.) install fence.
- 8A3. HPCA-08-037** at 2901 N Hudson Ave. (Jefferson Park), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Frances DeCarlo by Jeremy Thomas for Certificate of Appropriateness to 1.) erect fence, 2.) locate a storage building at the end of the driveway, 3.) install gutters, and 4.) install landscape tiles in backyard for patio area.
- 8A4. HPCA-08-061** at 428 NW 26th ST. (Jefferson Park), Ward 2. Staff is announcing the Administrative Approval of the item on the application of A.J. Kirkpatrick for Certificate of Appropriateness to 1.) install fence section.
- 8A5. HPCA-08-042** at 2301 NW 28th ST. (Shepherd), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Douglas W. Callaway for Certificate of Appropriateness to 1.) replace chain-link fence with 6' wooden fence.
- 8A6. HPCA-08-011** at 1526 Classen Drive. (Heritage Hills), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Brooks & Katherine Gumerson Altshuler by Bill Gumerson of Bill Gumerson and Associates for Certificate of Appropriateness to 1.) install fence.
- 8A7. HPCA-08-035** at 505 NW 18th ST. (Mesta Park), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Donald G. & Janell West for Certificate of Appropriateness to 1.) install fence.
- 8A8. HPCA-08-064** at 801 NW 17th ST. (Mesta Park), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Jim Pickens for Certificate of Appropriateness to 1.) install natural stone landscape edging.

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### **B. Withdrawals**

None.

### **C. Board of Adjustment (BOA)**

**8C1. HPCA-07-150** at 314 NW 17th ST. (Mesta Park), Ward 6. Staff is announcing the appeal of the Historic Preservation Commissions denial of the application of Lawrence & Magdalen DeBault for Certificate of Appropriateness to 1.) construct new 2-story garage including 1a.) side gable with composition shingles and standing seam metal roof, 1b.) brick walls and cementitious siding, 1c.) wood windows, 1d.) wood columns, balcony, stair, rail and wood fascia, soffit and trim, 1e.) two overhead garage doors, 1f.) wood pedestrian door and 1g.) variety of windows. - **On May 1, 2008 the BOA decided to sustain the applicant's appeal.**

**D.** The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, June 4, 2008 at 2:00 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, May 13, 2008.

### **9. ADJOURNMENT (5:59 p.m.)**

Motion: Holcombe / Nelson to adjourn the May 7, 2008, meeting of the Historic Preservation Commission.

Ayes: Galbraith, Taylor, Holcombe, Small, Tague, Floyd, Nelson, Jones, Zimmer. Nays: None. Absent: Daniel, Collier.

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