

**MINUTES**  
**Regular Meeting**  
**HISTORIC PRESERVATION COMMISSION**  
July 01, 2009 - 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 2:03 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  
Karen Collier, Vice-Chair  
Allen Brown, AIA  
Heather A. Clemmer  
Patrick Gaines  
Karen Nelson  
Thomas Small, AIA  
Marnie Taylor  
Karen Zimmer

Members Absent: Thomas J. Daniel IV  
Nedra Jones

Staff Present: Catherine Montgomery, AIA, Planner III, Planning Department  
Paul Ryckbost, Planner II, Planning Department  
Angela Yetter, Planner I, Planning Department  
Paula Hurst, Planning Department  
Rita Douglas-Talley, Assistant Municipal Counselor

- A. Meeting Process
- B. Standard Findings of Facts

**APPROVED.** Motion: Collier / Brown move to **approve waiving** the reading of the Standard Findings of Fact and incorporating them into the minutes.

Ayes: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.  
Nays: None.  
Absent: Daniel, Jones.

**2. APPROVAL OF MINUTES**

**APPROVED.** Motion: Small / Nelson move to **approve** the minutes of the June 3, 2009, Historic Preservation Commission meeting.

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Ayes: Tague, Clemmer, Gaines, Nelson, Small, Zimmer.

Nays: None.

Abstain: Collier, Brown, Taylor.

Absent: Daniel, Jones.

**APPROVED.** Motion: Collier / Zimmer move to **approve** the minutes of the May 6, 2009, Historic Preservation Commission meeting.

Ayes: Collier, Brown, Nelson, Taylor, Zimmer.

Nays: None.

Abstain: Tague, Clemmer, Gaines, Small.

Absent: Daniel, Jones.

### 3. CITATION REPORT

Mr. Woods, Compliance Officer, was present for comment.

### 4. CONTINUANCE REQUESTS

A. Staff requests continuance of the following cases:

None.

B. Other continuance requests:

**6A. HPCA-09-049** at 236 Edgemere Court. (Edgemere Park), Ward 2. The applicant has requested a 30-day continuance on application of Scott Robertson by Jo Meacham, Urban Kitchens for Certificate of Appropriateness to 2) Replace gutters with copper gutters and downspouts.

**CONTINUED.** Motion: Brown / Collier to move **30-day continuance of item 2) Replace gutters with copper gutters and downspouts;** that, based upon the evidence presented in the application of HPCA-09-049, Staff Report, and during the public hearing, that the Commission finds that additional information is required from the applicant in order to determine whether the action requested is in compliance with 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: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

Nays: None.

Absent: Daniel, Jones.

Contested Continuance requests will be heard in regular Agenda order.

**5. CONSENT DOCKET CASES**

- 6B. HPCA-09-069** at 446 NW 35th Street. (Edgemere Park), Ward 2. Consideration and possible action on application of John J. Doddy for Certificate of Appropriateness to: 1. Construct two dormers on the east side of the house, including installation of: a) Wood windows, b) Composition roofing, and c) Construction of wood shingle end walls.

Findings of Fact:

1. That the construction of a dormer is needed to make the attic space usable;
2. That construction of a dormer at this location will not be visible from the public right-of-way and will be located on a non-primary elevation;
3. That the proposed materials are compatible with existing materials and appropriate to the character of the property;
4. That this action is consistent with the provisions of 4250.4 C and D of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;
5. That this action is consistent with the provisions of Subchapters 3.2 and 3.5 of the *Preservation Guidelines and Standards*;

- 6D. HPCA-09-066** at 539 NW 38th Street. (Crown Heights), Ward 2. Consideration and possible action on application of Tim and Elaine Degiusti by Haven Mankin, Architect, for Certificate of Appropriateness to: 1. Remove existing porch, 2. Construct new porch, 3. Remove two existing doors and close one door opening, 4. Enlarge one door opening to install a pair of French doors, and 5. Install gate.

Findings of Fact:

1. That the existing back canopy, support elements, doors, wall material, and ramp are non-original and non-historic;
2. That the porch addition is located on the back of the house, a secondary elevation, and only the roof will be minimally visible from the public right-of-way;
3. That the roof design is compatible with the primary structure;
4. That the proposed building materials comply with the Guidelines and are appropriate;
5. That fans and lighting will be mounted in the soffit and will not be visible from the public right-of-way;
6. That the modification of the existing door openings will not affect original historic fabric or be visible from the public right-of-way and will not alter a character defining façade of the main building;

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7. That the new door opening will not be visible from the public right-of-way and will not alter original historic features or the character defining façades of the main building;
8. That the character of the new doors is compatible with the character of the primary structure;
9. That clear coatings are not prohibited by the Guidelines;
10. That any possible difference in reflectivity associated with the low-e film will not have an adverse effect as the doors will be located on the back of the house, beneath the porch cover, and not visible from the public right-of-way;
11. That this action is consistent with the provisions of 4250.4 C, D, and L of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;
12. That this action is consistent with the provisions of Subchapters 2.2, 2.4, and 3.2 of the *Preservation Guidelines and Standards*; and
13. That based upon the evidence presented in the application, Staff Report and during the public hearing, that the Commission finds 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 property and 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.
14. That the standard findings of unique circumstance are applicable because the proposed fence meets all other requirements of the ordinance and guidelines except for the maximum height at the center of 78”;
15. That the gate is located at the back wall of the house, is largely transparent and is minimally above the 6 foot height limit for front facing fences;
16. That the gate will maintain a significant level of transparency and therefore not obscure views from the public right-of-way to any significant architectural feature of the historic building visible on the front or side elevations.
17. That the proposed fence is consistent with the spirit and intent of the Preservation Guidelines;
18. That the proposed fence will not adversely affect the historic character of the property or the integrity of the historic district;
19. That the additional height of the gate from the public right-of-way will be visually imperceptible;
20. That this action is consistent with the provisions of 4250.4 C, D and I of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;
21. That this action is consistent with the provisions of Subchapter 1.9 of the

*Preservation Guidelines and Standards;*

- 6J. HPCA-09-070** at 525 NW 14th Street. (Heritage Hills), Ward 6. Consideration and possible action on application of Jonathan Storment for Certificate of Appropriateness to: 1 Remove existing rear entry door; 2. Install new rear entry door; 3. Install fabric awning over south (front façade) french doors; and 4. Build dormer on roofline on north (rear) elevation.

Findings of Fact:

1. That the existing rear entry door is non-historic to the structure;
2. That the proposed new rear entry door is consistent with the guidelines;
3. That the proposed fabric awning is a new feature proposed to be installed on a non-original addition to the primary structure and is similar to other awnings in the district in character and design;
4. That the proposed fabric material and design is consistent with the guidelines;
5. That the proposed new dormer on the north (rear) elevation is similar in character and construction to an existing dormer on the south (front) elevation, is not visible from the public right-of-way, and is consistent with the guidelines;
6. That this action is consistent with the provisions of 4250.4 C., D. and J. of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;
7. That this action is consistent with the provisions of Subchapters 2.4, 2.6 and 2.7 of the *Preservation Guidelines and Standards*;

- 6M. HPCA-09-065** at 521 NW 17th Street. (Mesta Park), Ward 6. Consideration and possible action on application of Timothy and Bridgid Cook for Certificate of Appropriateness to: 1.Remove brick chimney flue and patch roof with matching composition shingles.

Findings of Fact:

1. That a remodel of the kitchen is an acceptable adaptation of the building for contemporary use;
2. That the removal of the kitchen chimney is needed in order to remodel the kitchen as proposed;
3. That the kitchen chimney is not visible from the public right-of-way;
4. That removal of the kitchen chimney will not radically change, obscure, or destroy a feature of the building that defines its historic character;

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5. That the chimney is not a primary contributing feature to the historic integrity of the historic district and the demolition will not adversely affect the historic character of the property or district;
6. That this action is consistent with the provisions of 4250.4 C, D and L of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;
7. That this action is consistent with the provisions of Subchapters 2.1 and 2.7 of the *Preservation Guidelines and Standards*;

APPROVED. Motion: Gaines / Small to move **approval** of Consent Docket items as stated, based upon the evidence presented in the applications, Staff Report and during the public hearing,, the Commission finds the actions requested are 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 historic property 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: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

Nays: None.

Absent: Daniel, Jones.

### 6. CASES FOR INDIVIDUAL CONSIDERATION

- 6A. HPCA-09-049** at 236 Edgemere Court. (Edgemere Park), Ward 2. Consideration and possible action on application of Scott Robertson by Jo Meacham, Urban Kitchens for Certificate of Appropriateness to 2) Replace gutters with copper gutters and downspouts.

Continued on Continuance Docket.

- 6B. HPCA-09-069** at 446 NW 35th Street. (Edgemere Park), Ward 2. Consideration and possible action on application of John J. Doddy for Certificate of Appropriateness to: 1. Construct two dormers on the east side of the house, including installation of: a) Wood windows, b) Composition roofing, and c) Construction of wood shingle end walls.

Approved on Consent Docket.

- 6C. HPCA-09-047** at 829 NW 42nd St. (Crown Heights), Ward 2. Consideration and possible action on application of Sean McCoy for Certificate of Appropriateness to: 1. Construct addition at back of house including: c.) Install door and d.) Install new windows.

Sean McCoy was present for comment.

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

**CONTINUED.** Motion: Taylor / Zimmer to move **30-day continuance** that, based upon the evidence presented in the application of HPCA-09-047, Staff Report, and during the public hearing, that the Commission finds that additional information is required from the applicant in order to determine whether the action requested is in compliance with 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: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

Nays: None.

Absent: Daniel, Jones.

- 6D. HPCA-09-066** at 539 NW 38th Street. (Crown Heights), Ward 2. Consideration and possible action on application of Tim and Elaine Degiusti by Haven Mankin, Architect for Certificate of Appropriateness to: 1. Remove existing porch, 2. Construct new porch, 3. Remove two existing doors and close one door opening, 4. Enlarge one door opening to install a pair of French doors, and 5. Install gate.

Approved on Consent Docket.

- 6E. HPCA-09-062** at 2121 NW 29th Street. (Shepherd), Ward 2. Consideration and possible action on application of David L. Cobble for Certificate of Appropriateness to: 1. Remove existing roof, 2. Install new roof, 3. Remove existing vinyl siding, 4. Remove existing wood siding, 5. Install new Hardi-plank siding, 6. Remove existing porch columns, and 7. Install new porch columns.

David Cobble was present for comment.

**APPROVAL with Modification.** Motion: Small / Gaines to move **approval of all items with modification on item 5) install new Hardi-plank siding that true wood siding will be used in place of Hardi-plank siding** that, based upon the evidence presented in the application of HPCA-09-062, Staff Report, and during the public hearing, that the Commission finds:

1. That the roof is in need of repair in order to protect the structural integrity of the building;
2. That the existing shape, line, pitch and overhang of historic roof will be preserved;
3. That the proposed composition shingle is an appropriate material to replace the existing non-historic roof;

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4. That the existing vinyl siding is inappropriate and non-historic;
5. That the existing vinyl siding “skirt” is inappropriate and non-historic;
6. That the existing wood siding and trim is deteriorated;
7. That the replacement of the front porch columns will be replacement in-kind;
8. That the application was modified to use true wood siding instead of Hardiplank siding;
9. That this action is consistent with the provisions of 4250.4 C and D of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;
10. That this action is consistent with the provisions of Subchapters 2.1, 2.2, 2.7 and 2.10 of the *Preservation Guidelines and Standards*; and
11. That based upon the evidence presented in the application, Staff Report and during the public hearing, that the Commission finds the amended 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 property and 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.

- 6F. HPCA-09-068** at 2208 NW 25th Street. (Shepherd), Ward 2. Consideration and possible action on application of Eric Mitts for Certificate of Appropriateness to: 1. Remove existing roof on house and garage; 2. Install new roof on house and garage re-using existing gutters and downspouts; and 3. Repaint all woodwork, garage siding, and cast stone window sills (painted previously).

Eric Mitts was present for comment.

**APPROVED.** Motion: Collier / Nelson to move **approval of item 3. Repaint all woodwork, garage siding, and cast stone window sills (painted previously)** that, based upon the evidence presented in the application of HPCA-09-068, Staff Report, and during the public hearing, that the Commission finds:

1. That the existing and original cast stone window sills have been previously painted since before 1988 (as attested to by the current property owner);
2. That it is appropriate to refresh the painted surface of the previously painted cast stone window sills;
3. That this action is consistent with the provisions of 4250.4 C and D of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;
4. That this action is consistent with the provisions of Subchapters 2.7 and 2.10 of the *Preservation Guidelines and Standards*; and

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5. That based upon the evidence presented in the application, Staff Report, and during the public hearing, that the Commission finds 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 property and 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: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

Nays: None.

Absent: Daniel, Jones.

**CONTINUED.** Motion: Collier / Zimmer to move **60-day continuance for items 1. Remove existing roof on house and garage; and 2. Install new roof on house and garage re-using existing gutters and downspouts** that, based upon the evidence presented in the application of HPCA-09-068, Staff Report, and during the public hearing, that the Commission finds that additional information is required from the applicant in order to determine whether the action requested is in compliance with 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: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

Nays: None.

Absent: Daniel, Jones.

- 6G. HPCA-09-051** at 137 NW 18th St. (Heritage Hills East), Ward 7. Consideration and possible action on application of Patricia Presley and Tom Clements for Certificate of Appropriateness to: 1. Install wrought iron fence and gate forward of the 50% line of the primary structure.

Patricia Presley and Tom Clements were not present for comment.

**CONTINUED.** Motion: Taylor / Clemmer to move **30-day continuance** that, based upon the evidence presented in the application of HPCA-09-051, Staff Report, and during the public hearing, that the Commission finds that additional information is required from the applicant in order to determine whether the action requested is in compliance with Preservation Guidelines and Standards for Oklahoma City Historic Districts for Oklahoma City, and according to the provisions of the Oklahoma City Municipal Code, 2007.

Note: The Commission has requested a dimensioned site plan.

Ayes: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

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Nays: None.

Absent: Daniel, Jones.

- 6H. HPCA-09-037** at 930 NW 14th St. (Heritage Hills), Ward 6. Consideration and possible action on application of J. Scott Champion for Certificate of Appropriateness to: 1. Install fence and gate forward of the 50% line of the primary structure.

J. Scott Champion was present for comment.

**APPROVAL with Modification.** Motion: Collier / Nelson to move **approval with modification** that, based upon the evidence presented in the application of HPCA-09-037, Staff Report, and during the public hearing, that the Commission finds:

1. That the standard findings of unique circumstance are applicable because the proposed fence meets all other requirements of the ordinance and guidelines except for the placement forward of the 50% line of the side yard length of the primary structure;
2. That specific site features related to this property including the location of mechanical equipment, planter borders, and windows on the West Elevation and the distance between the garage and the porte cochere, the location of the side steps and door under the porte cochere, and the location of the porte cochere and columns setting the fence and gate back of the 50% line would inhibit the owner's use of the property;
3. That the proposed fence will maintain a significant level of transparency and therefore not obscure views from the public right-of-way to any significant architectural feature of the historic building visible on the front or side elevations;
4. That the proposed fence is consistent with the spirit and intent of the Preservation Guidelines in that the primary structure will remain unaltered and the fence and gate are reversible;
5. That the proposed fence and gate will be behind any open front porch of the primary structure and any front porch of the neighboring primary structures to the east and west;
6. That the proposed fence will not adversely affect the historic character of the property or the integrity of the historic district due to its minimum visibility obscured by vegetation on the west and the shadow of the Porte Cochere and the neighboring property on the East;
7. That there is a unique circumstance on the west side of the building where mechanical equipment is located at the 50% mark of the home;
8. That there is a unique circumstance on the east side of the ~~home~~ building due

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to the design of the porte cochere and steps which makes it difficult to install the fence at the 50% mark of the home

9. That the application is modified on the east side so the height of the fence will not exceed the height of the cast stone on the existing columns and the fence will turn back; [added from the meeting]
10. That the application was further modified at the meeting to include wood fence from the rear of the lot to the center of the rear column of the porte cochere and metal (wrought iron) fence from the center of the porte cochere rear column forward (toward the front of the lot) [added from the meeting]
11. That this action is consistent with the provisions of 4250.4 C, D and I of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;
12. That this action is consistent with the provisions of Subchapter 1.9 of the *Preservation Guidelines and Standards*; and
13. That based upon the evidence presented in the application, Staff Report and during the public hearing, the Commission finds the action requested is not in compliance, but because of the applicant's willingness to accept the conditions of approval, and the unique circumstances that although this application does not strictly comply with the standards set forth in the Preservation Guidelines, or makes a request for approval of work which is not addressed by the Guidelines, the work proposed is nevertheless historically appropriate and in compliance with the intent of the Guidelines and the Secretary of the Interior's Standards, and will not adversely affect the historic character of the property or the integrity of the historic district.

Ayes: Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

Nays: Tague.

Absent: Daniel, Jones.

- 6I. HPCA-09-067** at 428 NW 18th Street. (Heritage Hills), Ward 6. Consideration and possible action on application of Dennis and Dee Maley for Certificate of Appropriateness to: 1. Demolish mud room, 2. Demolish wood trellis and wood deck, 3. Demolish brick chimney, 4. Construct brick addition with a) Door, b) Windows, and c) Bitumen roofing, 5. Construct porch with concrete steps, 6. Install sidewalk, and 7. Install guttering.

Dennis Maley was present for comment.

**APPROVED.** Motion: Taylor / Zimmer to move **approval** that, based upon the evidence presented in the application of HPCA-09-067, Staff Report, and during the public hearing, that the Commission finds:

1. That existing paving in the back yard is not visible from the public right-of-way and not character defining;

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2. That the deck and pergola are not historic and not visible from the public right-of-way;
3. That the mudroom has settled and is pulling away from primary structure;
4. That mudroom on the back of the house is not visible from the public right-of-way and not located on character defining elevation;
5. That the removal of the chimney, windows, paving, pergola, deck, and mudroom is needed in order to construct the addition as proposed;
6. That an addition to the back of the historic building is an acceptable modification that is consistent with the Secretary of Interior's Standards for Rehabilitation;
7. That removal of the chimney, back windows, and mudroom will not radically change, obscure, or destroy a feature of the building that defines its historic character;
8. That the chimney, back windows, and mudroom are not primary contributing features to the historic integrity of the historic district and the demolition will not adversely affect the historic character of the property or district;
9. That new door openings at the rear elevation are permitted by the guidelines;
10. That the proposed door is constructed of wood with clear glass and true divided lites which is compatible with the historic character of the building;
11. That new window openings at the rear façade are permitted by the guidelines and are compatible with existing historic windows in proportion, shape, pattern, size, material, and detail;
12. That the windows are wood with clear glass and true divided lites;
13. That the roofing material is appropriate;
14. That metal roofing accessories such as valley materials, metal edge, and flashing will match the shingles in color;
15. That the addition will be compatible in size, texture, color, design, proportion, and detail to the existing building;
16. That the new addition is constructed to the rear of the building and not on a primary elevation;
17. That the 2-inch offset at the SW corner of the primary building assists to differentiate the addition from the historic building and the connection is clearly discernable;
18. That the addition respects the massing, shape, spacing, lines, and materials of the primary structure;
19. That this action is consistent with the provisions of 4250.4 C, D and 4250.4 L of the Historic Preservation Ordinance contained in the *Zoning and Planning Code*;

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20. That this action is consistent with the provisions of Subchapters 2.1, 2.3, 2.4, 2.5, 2.7, 3.2, and 3.5 of the *Preservation Guidelines and Standards*; and
21. That based upon the evidence presented in the application, Staff Report and during the public hearing, that the Commission finds 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 property and 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: Brown, Clemmer, Gaines, Nelson, Taylor, Zimmer.  
Nays: Tague, Collier, Small.  
Absent: Daniel, Jones.

- 6J. HPCA-09-070** at 525 NW 14th Street. (Heritage Hills), Ward 6. Consideration and possible action on application of Jonathan Storment for Certificate of Appropriateness to: 1 Remove existing rear entry door; 2. Install new rear entry door; 3. Install fabric awning over south (front façade) french doors; and 4. Build dormer on roofline on north (rear) elevation.

Approved on Consent Docket.

- 6K. HPCA-09-018** at 200 NW 19th St. (Heritage Hills), Ward 6. Consideration and possible action on application of Tassels Etc, LLC - Dorene Shadid for Certificate of Appropriateness to 1.) reconsider item to reconstruct front porch including stuccoed pedestals, metal railing, and stuccoed pedestals flanking front entry steps. This item was approved with Modification at the May 3, 2009 Historic Preservation Commission meeting.

Dorene Shadid was not present for comment.

**CONTINUED.** Motion: Small / Brown to move **30-day continuance** that, based upon the evidence presented in the application of HPCA-09-018, Staff Report, and during the public hearing, that the Commission finds that additional information is required from the applicant in order to determine whether the action requested is in compliance with 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: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.  
Nays: None.  
Absent: Daniel, Jones.

- 6K1. HPCA-09-018** at 200 NW 19th St. (Heritage Hills), Ward 6.

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Consideration and possible action on application of Tassels Etc, LLC - Dorene Shadid for Certificate of Appropriateness to: 3. Reconstruct front porch including stuccoed pedestals, metal railing, and stuccoed pedestals flanking front entry steps.

- 6L. HPCA-09-039** at 1009 NW 18th St. (Mesta Park), Ward 6. Consideration and possible action on application of Carrie & Richard Evans for Certificate of Appropriateness to: 1. Replace sliding glass door with French style doors at the rear of the structure.

Richard Evans was present for comment.

**CONTINUED.** Motion: Small / Collier to move **60-day continuance** that, based upon the evidence presented in the application of HPCA-09-0391, Staff Report, and during the public hearing, that the Commission finds that additional information is required from the applicant in order to determine whether the action requested is in compliance with 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: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

Nays: None.

Absent: Daniel, Jones.

- 6M. HPCA-09-065** at 521 NW 17th Street. (Mesta Park), Ward 6. Consideration and possible action on application of Timothy and Bridgid Cook for Certificate of Appropriateness to: 1. Remove brick chimney flue and patch roof with matching composition shingles.

Approved on Consent Docket.

**7. OTHER BUSINESS**

- 7C. (Heard out of order) Jewel Theater** at 904 NE 4<sup>th</sup> Street, **Ward 6.** To consider, discuss, and approve a resolution related to the National Register of Historic Places nomination for the Jewel Theatre.

Lynda Schwan from the State Historic Preservation Office was present for comment.

Sherri Williams, owner, was present for comment.

**RECOMMENDATION:** Motion: Zimmer / Clemmer to move recommending approval of the nomination of the Jewel Theatre to the National Register of Historic Places.

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Ayes: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.  
Nays: None.  
Absent: Daniel, Jones.

- 7A. HPCA-09-058** at 612 NW 29th Street. (Paseo), Ward 2. To receive comments from the Historic Preservation Commission concerning the historic integrity of the structure for a future action by the City Council. This item will be referred to Neighborhood Services for dilapidated structure processing.

FORWARD COMMENTS: Motion: Small / Zimmer to forward comments that the Historic Preservation Commission finds that the structure is a contributing resource and it retains historic, retains sufficient historic integrity, and that the demolition of the structure would diminish the integrity of the Historic District.

Ayes: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.  
Nays: None.  
Absent: Daniel, Jones.

- 7B. HPCA-09-072** at 108 NW 25th Street. (Jefferson Park), Ward 2. To receive comments from the Historic Preservation Commission concerning the historic integrity of the primary structure for a future action by the City Council. This item will be referred to Neighborhood Services for dilapidated structure processing.

FORWARD COMMENTS: Motion: Collier / Nelson to forward comments that the Historic Preservation Commission finds that the structure does not retain its historic integrity and is not a significant resource to the district due to previous alterations and recent fire damage.

Ayes: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.  
Nays: None.  
Absent: Daniel, Jones.

- 7C. Jewel Theater** at 904 NE 4<sup>th</sup> Street, **Ward 6**. To consider, discuss, and approve a resolution related to the National Register of Historic Places nomination for the Jewel Theatre.

Heard before Agenda Item 7A.

## 8. CITIZENS TO BE HEARD

## 9. COMMUNICATIONS AND REPORTS

### A. Commission Members

**B. Municipal Counselor**

**C. Administrative Approvals**

- 9C1. HPCA-09-060** at 520 NW 41st Street. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Kevin Heid of KRD Construction for Certificate of Appropriateness to: 1. Replace portion of driveway.
- 9C2. HPCA-09-059** at 721 NW 42nd Street. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Vicky and Mack Martin for Certificate of Appropriateness to: 1. Remove existing stockade fence and 2. Install wood fence.
- 9C3. HPCA-09-057** at 1426 NW 38th St. (Putnam Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Dane Libart by David Agee for Certificate of Appropriateness to: 1. Install fence and gates.
- 9C4. HPCA-09-036** at 2705 N Walker Ave. (Paseo), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Oklahoma City Housing Services Redevelopment Corporation doing business as Positively Paseo for Certificate of Appropriateness to: 1. Install fence.
- 9C5. HPCA-09-047** at 829 NW 42nd St. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Sean McCoy for Certificate of Appropriateness to: 1. Install new seamless gutter and downspouts painted to match trim/facia color.
- 9C6. HPCA-09-050** at 812 NW 40th St. (Crown Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Rob & Cellina Abernathy by James Loftis, FAIA for Certificate of Appropriateness to: 1. Remove and replace existing driveway not to exceed 10' in width.
- 9C7. HPCA-09-064** at 1018 NW 17th Street. (Mesta Park), Ward 6. Staff is announcing the Administrative Approval of the item on the application of Laurent and Laura Massenat for Certificate of Appropriateness to: 1. Replace fencing.
- 9C8. HPCA-09-061** at 244 NW 35th Street. (Edgemere Park), Ward 2. Staff is announcing the Administrative Approval of the item on the application of Matt Wilson for Certificate of Appropriateness to: 1. Install wrought iron gate not forward of the 50% line of the primary structure.

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**9C9. HPCA-09-063** at 209 NW 31st Street. (Edgemere Park), Ward 2. Staff is announcing the Administrative Approval of the items on the application of Arnold A. Angelici for Certificate of Appropriateness to: 1. Replace fencing; and 2. Replace concrete retaining wall.

**9C10. HPCA-09-076** at 1417 NW 35th Street. (Putnam Heights), Ward 2. Staff is announcing the Administrative Approval of the item on the application of William Williams for Certificate of Appropriateness to: 1. Install wood stockade fence along the north property line.

### D. Withdrawals

**9D1. HPCA-09-035** at 819 NW 25th St. (Paseo), Ward 2. Staff is announcing the withdrawal of an application by Fairlawn Cemetary Association by Jeff Reese for Certificate of Appropriateness to: 1. Demolish structure. Application withdrawn June 16/2009.

### E. Board of Adjustment

None.

### F. City Council

**9F1. Zoning Change SPUD-518** at 312 NW 26th St. (Jefferson Park), Ward 2. (SPUD-518) Application by Oklahoma Mental Health Council doing business as Red Rock BHS to REZONE from R-2/Historic Landmark/Urban Conservation District to SPUD-518 at 312 NW 26th Street. **This item is scheduled to be heard by City Council for introduction on July 7, 2009 and final hearing on August 4, 2009.**

### G. Planning Commission

**9G1. Zoning Change SPUD-518** at 312 NW 26th St. (Jefferson Park), Ward 2. (SPUD-518) Application by Oklahoma Mental Health Council doing business as Red Rock BHS to REZONE from R-2/Historic Landmark/Urban Conservation District to SPUD-518 at 312 NW 26th Street. **On June 11, 2009, the Planning Commission recommended approval of this item including the modifications recommended by the HP Commission. Comments will be forwarded to the City Council.**

**9G2. HPCA-PC10219** at Guernsey Park Place Lots 9-11, Block 17. (Paseo), Ward 2. Recommendation to rezone Neighborhood Conservation Lots 9-11, in block 17 of Tract-2 to Tract-5. **This item will be scheduled for the**

**July 9, 2009 Planning Commission meeting.**

**9G3. HPCA-PC10220** at Neighborhood Conservation Tract-5. (Paseo), Ward 2. Recommendation to rezone Neighborhood Conservation Tract-5 from Historic Landmark/Historic Preservation to Urban Design. **This item will be scheduled for the July 9, 2009 Planning Commission meeting.**

**9G4. Ordinance change relating to Tract Five of the Neighborhood Conservation Zoning District.** (Paseo), Ward 2. Recommendation regarding the ordinance amending regulations of the Neighborhood Conservation Zoning District for Tract 5 (Paseo Commercial District). **This item will be scheduled for the July 9, 2009 Planning Commission meeting.**

**H.** The next regularly scheduled meeting for the Historic Preservation Commission is Wednesday, August 5, 2009 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 4:00 p.m., Tuesday, January 7, 2009.

**I.** The next regularly scheduled workshop for the Historic Preservation Commission is Monday, July 6, 2009 at 4:00 p.m. at Council Chamber, 3rd Floor Municipal Building, 200 N Walker Ave

**10. ADJOURNMENT (5:15 p.m.)**

Motion: Zimmer / Collier to adjourn the July 1, 2009, meeting of the Historic Preservation Commission.

Ayes: Tague, Collier, Brown, Clemmer, Gaines, Nelson, Small, Taylor, Zimmer.

Nays: None.

Absent: Daniel, Jones.

pjh