

Minutes Draft
OKLAHOMA CITY HISTORIC PRESERVATION COMMISSION
November 4, 2020 2:00 p.m.
Video Conference

Date: November 04, 2020
Time: 2:00 p.m.
Location: Virtual Video Conference

During the state of emergency in place during the COVID-19 pandemic, and in compliance with state and local stay at home orders, no physical location will be provided for this meeting. The meeting will instead be live streamed from remote locations.

The meeting of the Oklahoma City Historic Preservation Commission was called virtually, and the meeting convened at 2:04 p.m. and adjourned at 5:49 p.m.

Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board October 30, 2020 at 3:36 p.m.

I. CALL TO ORDER

A. Roll Call

Members Present: Klaas Reimann-Philipp, AIA, Acting Chair
Allen Brown
Maryjo Meacham
John Milner

Members Absent: Taylor Fudge, Linda Schulz, Anne Zachritz

Staff Present: Katie McLaughlin Friddle, Principal Planner
Angela Yetter, Associate Planner, Planning Dept.
Cameron Conyers, Associate Planner, Planning Dept.
Jennifer Swann, Admin. Coordinator, Planning Dept.
Rita Douglas-Talley, Assistant Municipal Counselor

B. Meeting Process

II. FROM THE OFFICE OF THE HISTORIC PRESERVATION OFFICER

Katie Friddle: Next Historic Preservation meeting, on December 2, 2020, will be in person, in City Council chambers. Safety protocols will be in place to assist staff, Commissioners, and public to remain safe at all times.

Allen Brown is recognized for distinguished service to the Historic Preservation Commission.

Motion: Brown/ Milner to move item VII.C. to Section VI.1. and will hear item out of order.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **APPROVED.**

III. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

A. October 7, 2020 meeting minutes

Motion: Milner/ Meachum **to accept** October 7, 2020 meeting minutes.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **ACCEPTED.**

IV. CODE ENFORCEMENT REPORT

A. September 29, 2020 through October 27, 2020

V. CONTINUANCE ANNOUNCEMENTS AND REQUESTS

A. Uncontested Request(s)

- 1) **HPCA-20-00115** at 2200 NW 26th Street (Shepherd, Ward 2). Consideration and possible action on application by Lee Walker for Bernestine Saffold for Certificate of Appropriateness to: 1) Install gravel driveway (required); and 2) Construct metal carport (required).

Motion: Brown/Meachum **to continue HPCA-20-00115, to the January 6, 2020 meeting** of the Commission with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Guidelines and are in compliance with the relevant sections of the Municipal Code, 2010*, as referenced in Section D of the Staff Report.

Item 1

Specific Findings:

- 1) That driveways and curbs shall be concrete unless the historic has been documented as an alternate material; and
- 2) That the proposed gravel is not consistent with the historic character of the landscape of this corner lot.

Item 2

Specific Findings:

- 1) That the proposed structure is not consistent and compatible with the historic primary building; and
- 2) That the materials of the proposed structure are not consistent with the historic character of the district; and
- 3) That the proposed structure is visible from the street.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **CONTINUED** to January 6, 2020 meeting.

- 2) **HPCA-20-00120** at 621 NW 25th Street (Paseo, Ward 2). Consideration and possible action on application by Luis Hernandez, L.D. Construction Inc, for Amaro and Eufemia Montoya for Certificate of Appropriateness to: 1) Reconstruct front porch and steps (required); and 2) Construct brick arched at front porch (required).

Motion: Brown/Meachum **to continue HPCA-20-00120, to the January 6, 2020** meeting of the Commission with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Guidelines and are in compliance with the relevant sections of the Municipal Code, 2010*, as referenced in Section D of the Staff Report.

Items 1 and 2

Specific Findings:

- 1) That historic components that are documented as deteriorated beyond repair may be replaced in kind via administrative approval; and
- 2) That non-historic components may be replaced with a

compatible feature based on historic documentation of the feature or historic conditions at similar structures; and

- 3) That the porch has not been documented to be non-historic; and
- 4) That the historic condition, if other than existing, has not been researched; and
- 5) That the Tudor style arches of the proposed porch rehabilitation have not been documented to be consistent with the structure or similar structures in the area.

Additional Information: Revised design to meet relevant Guidelines, as directed by the HP Commission.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **CONTINUED** to January 6, 2020 meeting.

B. New Request(s)

None

(Contested Continuance requests will be heard in regular Agenda order.)

VI. PUBLIC HEARINGS

Item VII.C. was moved and heard out of order.

Motion: Milner /Meachum **to adopt** Resolution recognizing Historic Preservation Commissioner Allen Brown for his service to the Historic Preservation Commission.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **ADOPTED**

A. Dilapidated Structures

None

B. National Register Nominations

None

C. Consent Docket Cases

- 1) **HPCA-20-00061** at 908 NW 38th Street (Crown Heights, Ward 2). Consideration and possible action on application by Shahbaz Ahmad, Dream 405 Investments, for Certificate of Appropriateness to: Revision 1: use siding instead of brick at first floor addition (elective).

Specific Findings:

- 1) That SmartSide lap siding matches the upper floor;
 - 2) That the belly band and exposed stem wall assist in articulation, scale and proportion.
- 2) **HPCA-20-00084** at 227 NW 17th Street (Heritage Hills, Ward 6). Consideration and possible action on application by John McBryde for Certificate of Appropriateness to: 2) Replace north and east fence (elective); 3) Install retaining wall (elective); and 4) Infill at retaining wall (elective).

Specific Findings:

- 1) That the dwelling of this site is at a higher elevation than that of the property to the east;
- 2) That the abutting residence is located forward of the dwelling in question and the proposed fence will not be forward of the porch of the abutting residence;
- 3) That 6-foot tall fencing is supported by the criteria on the east property line; but
- 4) That an 8-foot tall fence appears to be appropriate due to the unique combination of differing elevations between the 2 buildings, differing setbacks, and differing uses;
- 5) That transparent fencing is supported by the criteria at 6-foot back from the front wall of the dwelling;
- 6) That opaque fencing on the south and east is supported by the criteria if located at least 40% back in the side yard;
- 7) That transparent fencing is currently located at the south face of the side yard at the SE corner of the front wall of the dwelling, and transparent fencing at this location may be consistent with the historic condition;
- 8) That the 8-foot tall fencing may be appropriate at the east property line due to the dramatic slope of the east yard;
- 9) That wood fencing may be appropriate at the south face of the side yard to avoid custom fencing of a transparent material, such as metal;

- 10) That the proposed retaining wall at 2.5 feet tall appears necessary to correct the slope of the NE corner of the site and is not visible from the streets;
- 11) That alteration of the topography at the NE corner does not alter character defining features of the property or district.

Unique Circumstances:

- 1) That the property in question is located further back on the site than the abutting property to the east so that the proposed fencing does not infringe upon the front façade of the abutting dwelling or move forward of the front porch;
 - 2) That the east side yard slopes dramatically down to the east property line; and
 - 3) That a transparent fence currently resides at the front wall of the east side of the dwelling and will remain.
- 3) **HPCA-20-00105** at 2517 N Hudson Ave (Jefferson Park, Ward 2). Consideration and possible action on application by Hollie Hunt, Sam Gresham Architects, for Brian and Theresa Smith for Certificate of Appropriateness to: 1) Construct house (elective); 2) Construct garage (elective); 3) Install driveway and sidewalks (elective); and 4) Install fencing (elective).

Item 1

Specific Findings:

- 1) That a new dwelling should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail;
- 2) That the height, massing, scale, and proportion of the proposed dwelling should be compatible with adjacent buildings and streetscapes;
- 3) That a new dwelling should relate to the heights, roof forms and cornice lines of adjacent structures on the streetscape;
- 4) That a new dwelling should complement and not detract from the overall historic character of the historic property or district;
- 5) That the materials of the proposed new dwelling are consistent with materials at other structures on the block;
- 6) That wall to window ratios and proportions are similar to those of the historic structures on the streetscape;
- 7) That the height of the proposed dwelling, porch roof, and floor to floor heights appear to closely align with historic structures;
- 8) That the proposed dwelling's front setback aligns with surrounding structures;

- 9) That mechanical equipment and exterior lighting can be administratively addressed at a later date.

Item 2

Specific Findings:

- 1) That the garage exceeds size limitations recommended by the criteria but is consistent with the 2 new garages on the block at 480 square feet;
- 2) That the 18-foot wide overhead door is not consistent with the criteria and is visible at the alley;
- 3) That the pedestrian door will not be visible; and
- 4) That no exterior lighting has been proposed for this structure located at an alley but can be addresses via administrative approval.

Item 3

Specific Findings:

- 1) That fence and driveway gate meet all cited criteria of the Standards and Guidelines;
 - 2) That the established sidewalk pattern is continued with a walkway from the front door to the street;
 - 3) That all paving will match the aged appearance of the existing public sidewalk.
- 4) **HPCA-20-00125** at 1601 Classen Drive (Heritage Hills, Ward 6). Consideration and possible action on application by Matlock Jeffries and David Hartnack for Certificate of Appropriateness to: 1) Relocate fence (elective); and 8) Replace all windows (elective).

Item 1

Specific Findings:

- 1) That the back yard is not separately enclosed, and the site is large;
- 2) That access to the front door for postal service, deliveries, and general use of the property is restricted by the existing fence configuration;
- 3) That historic fences and walls are character defining features that should be preserved and maintained;
- 4) That the iron fence appears in a photo from 1928;
- 5) That the proposed fence and gate allow the yard to be enclosed and secured for use while retaining the historic fence in its existing location;
- 6) That the proposed gate appears to meet relevant Guidelines for location, height, and material;

- 7) That the proposed fence along the driveway extends forward of the standard setback but is unique in its relationship to the existing, historic front yard fence; and
- 8) That the proposed fence along the driveway is anticipated to blend with the existing historic fence for minimal visual impact.

Unique Circumstance:

- 1) That the property includes a historic front yard fence and that introducing new fencing as proposed is the least visually invasive means of enclosing the yard while preserving the historic fence.

Item 8

Specific Findings:

- 1) That all original windows are deteriorated beyond repair;
 - 2) That the proposed windows appear to meet all relevant Guidelines for replacement of historic windows; and
 - 3) That the mullions and window surrounds will be restored based upon photo-documentation of the historic condition.
- 5) **HPCA-20-00128** at 216 NW 33rd Street (Edgemere Park, Ward 2). Consideration and possible action on application by Ryan Sexton, Spinnaker Construction, for Cody Valentine for Certificate of Appropriateness to: 1) Construct garage (elective); and 2) Add paving to extend driveway (elective).

Specific Findings:

- 1) That the garage door will be painted;
- 2) That the proposed windows will be one over one, aluminum clad, wood windows;
- 3) That the proposed location of the garage is similar to the historic condition;
- 4) That the historic garage is no longer present, and no documentation has been located;
- 5) That the proposed garage is compatible in size, scale, proportion, spacing, veneer, setback, height, and material to the previously existing 1 ½ story garage;
- 6) That the proposed driveway extension must have an aged appearance similar to the existing driveway;
- 7) That driveways must direct water away from structures and toward storm management systems.

Conditions:

- 1) That the garage door will be painted, not stained;
 - 2) That the driveway will be installed in such a way as to match the aged appearance, including finish and color, of surrounding historic concrete;
 - 3) That paving will direct water to water management sources and away from adjacent structures.
- 6) **HPCA-20-00131** at 604 NW 20th Street (Mesta Park, Ward 6). Consideration and possible action on application by Jason Horowitz, PrimeAll Construction, LLC, for Monty Gavin for Certificate of Appropriateness to: 1) Remove cementitious siding (elective); and 2) Install SmartSiding in an alternate design (elective).

Specific Findings:

- 1) That removal of failing siding on this new residence would have no adverse effect on the property or district; and
 - 2) That replacement of the failing cementitious siding with a comparable SmartSide product would have no adverse effect on the property or district.
- 7) **HPCA-20-00135** at 516 NW 19th Street (Mesta Park, Ward 6). Consideration and possible action on application by Chris Gray, Prairie Property Solutions LLC, for Certificate of Appropriateness to: 1) Close window opening on west elevation of historic dwelling with matching siding (elective); and 2) Replace existing glass block window with window relocated from the rear of the existing addition (elective).

Item 1

Specific Finding:

- 1) That the historic window is no longer extant, and the integrity of the opening is unknown;
- 2) That the Standards and Guidelines support reopening previously closed windows;
- 3) That new window openings are allowed where appropriate on the rear 30% of side elevations;
- 4) That it may be appropriate to close an opening on the rear 30% of the side elevation of the dwelling should the historic character of the structure be maintained; and
- 5) That the proposed window closure occurs within the rear 30% of the side elevation of the historic portion of the dwelling.

Item 2

Specific Findings:

- 1) That the opening contains an incompatible window feature;
 - 2) That an existing wood, double hung window from the rear of the structure will be salvaged to fill the opening;
 - 3) That the Standards and Guidelines support maintaining the size of historic windows openings;
 - 4) That the historic window is no longer extant;
 - 5) That the existing opening will increase in size to match that of larger windows on the side of the dwelling;
 - 6) That the proposed window size appears compatible with other windows on the sides of the dwelling; and
 - 7) That the exact distance from the rear of the dwelling as it currently exists is not indicated in the drawings but is less than 16 feet.
- 8) **HPCA-20-00137** at 600 NW 27th Street (Paseo, Ward 2). Consideration and possible action on application by Gregory Collins for Certificate of Appropriateness to: 1) Replace addition (elective).

Specific Findings:

- 1) That the proposed addition appears to meet all criteria for an addition;
 - 2) That the addition is differentiated via insets on either side of the addition;
 - 3) That the proposed materials are consistent with the criteria for additions and with the existing historic structure;
 - 4) That proposed design components are compatible with the historic dwelling;
 - 5) That the addition relates to and complements the historic dwelling; and
 - 6) That the size of the addition meets criteria at 230 square feet.
- 9) **HPCA-20-00142** at 1517 NW 37th Street (Putnam Heights, Ward 2). Consideration and possible action on application by Marc Stewart for Certificate of Appropriateness to: 1) Replace columns at front porch (elective); 2) Replace posts at carport (elective); and 5) Construct back deck (elective).

Item 1

Specific Findings:

- 1) That no evidence that the existing columns are deteriorated beyond repair has been provided;
- 2) That the columns are presumed to be non-historic;
- 3) That new columns should match the original or historic columns;

- 4) That the original or historic columns are no longer extant;
- 5) That should an historic feature no longer be extant, a new design compatible with the style and proportions of the existing historic structure may be appropriate; and
- 6) That new columns are appropriate to the style of the dwelling and porch in size, design, scale, massing, materials and detail.

Item 2

Specific Findings:

- 1) That the existing carport / porte-cochere is not original to the dwelling;
- 2) That as an old, but not original, component of the dwelling, the carport – porte-cochere as it exists may speak to the evolution of the property;
- 3) That creating a false historical appearance through the application of new elements and details to a porte-cochere is not appropriate; but
- 4) That a new design that is compatible with the historic building in height, proportion, style, material, texture, and detail may be appropriate.

Item 5

Specific Findings:

- 1) That wood decks located in the back yard are consistent with the criteria for landscape features in the rear; and
 - 2) That the proposed deck wraps into the side yard and will be visible from the street beyond the porte-cochere.
- 10) **HPCA-20-00153** at 507 NW 40th Street (Crown Heights, Ward 2). Consideration and possible action on application by David Weiner for Certificate of Appropriateness to: 1) Replace windows (elective) and 2) Replace door (elective).

Item 1

Specific Findings:

- 1) That the enclosed space on the east half of the north (rear) façade of the primary, historic dwelling is not original;
- 2) That the existing windows are deteriorated;
- 3) That the proposed aluminum clad, wood, casement windows will be installed within the existing opening; and
- 4) That proposed windows are similar in appearance to the existing windows; and
- 5) That the windows located at the rear within the walls of an addition

not constructed within the period of significance and have not gained historic significance.

Item 2

Specific Findings:

- 1) That the door may be original to the existing enclosure;
- 2) That the proposed door is fiberglass clad, wood, and matches the dimensions and design components of the existing door;
- 3) That the enclosure and the door are not visible from the public rights of way; and
- 4) That the door is only minimally visible from abutting properties and has not gained historic significance.

- 11) **HPCA-20-00156** at 122 NW 19th Street (Heritage Hills East, Ward 6). Consideration and possible action on application by Sean Frans for Certificate of Appropriateness to: 1) Replace rear addition at house (elective); 2) Construct deck at rear of house (elective); and 4) Relocate mechanical equipment (elective).

Specific Findings:

- 1) That the proposed addition occupies the same footprint of the addition it will replace;
- 2) That the increased wall height and roof height will not be visible from the public rights of way at the street;
- 3) That the proposed materials are consistent with the criteria and compatible with the primary historic dwelling;
- 4) That the proposed deck will not be visible from the public rights of way and is consistent with all criteria for administrative approval; and
- 5) That the proposed relocation of the mechanical equipment remains behind the body of the dwelling and screening will be placed between the mechanical equipment and the dwelling to the west in the form of a 4- foot tall wood fence.

Motion: Brown/Milner **to approve** Consent docket **with the specific findings** that the proposed work will not have an adverse effect on the historic character of the district or property and complies with all relevant Standards and Guidelines and sections of the Municipal Code, 2010*, as referenced in the Staff Report.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **APPROVED.**

D. Cases for Individual Consideration (discussion began at 2:24 p.m.)

- 1) **HPCA-20-00038** at 3012 N Walker Ave (Jefferson Park, Ward 2). Consideration and possible action on application by Jorge Mendros for Mumtaz Khan for Certificate of Appropriateness to: 1) Install door (elective); 2) Alter windows (elective); and 3) Install signage (elective).

Jorge Mendros commented on this item.

Motion: Brown/ Meachum **to approve** HPCA-20-00038, Item 1) and Item 2) **with the specific findings** that the proposed work, **with the agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C and/or D of the Staff Report.

Specific Findings:

- 1) That the age of the existing windows proposed for replacement is unknown;
- 2) That the existing windows serving as the basis for design are not historic and were installed without a Certificate of Appropriateness;
- 3) That the proposed window design alters the proportion of the existing, presumably historic window openings;
- 4) That reopening the transom windows above the storefront is supported by the Guidelines; and
- 5) That adding a modest entry where necessary accommodates the commercial nature of the property without adversely affecting the historic character.

Conditions:

- 1) That documentation showing the storefront windows without horizontal division be submitted to staff prior to release of the Certificate of Appropriateness.
- 2) That the west storefront window will eliminate horizontal upper section, which should align with transom.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz

Abstain: None
Action: **APPROVED WITH CONDITIONS.**

Motion: Meachum/Milner **to approve** HPCA-20-00038, Item 3) with the specific findings that the proposed work, **with the agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C and/or D of the Staff Report.

Specific Findings:

- 1) That the proposed sign appears to meet relevant criteria for size, material, and placement.
- 2) That the proposed sign appears to be located above the transom windows and centered above the proposed door and will not obscure or damage architectural features;
- 3) That documentation of the exact placement of the sign and any relocation of light fixtures is necessary for issuance of a Certificate of Appropriateness.

Conditions:

- 1) That documentation accurately depicting the placement of the sign and light fixture be submitted to staff prior to release of the Certificate of Appropriateness.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED.**

- 2) **HPCA-20-00126** at 2221 N Olie Ave (Mesta Park, Ward 6). Consideration and possible action on application by Fallon Brooks, JollyBird Design, LLC, for Shawn Lawrence for Certificate of Appropriateness to: 2) Construct 4 new single family residences with attached parking (elective); 3) Install driveways (elective); 4) Construct fencing (elective); 5) Install sidewalks (elective); and 6) Construct retaining walls (elective).

Item 6 was stricken from the record. Item 7 of the staff report is rescheduled for the December 6 meeting.

Fallon Brooks commented on this item.
Jake Shuffler commented on this item.

Motion: Brown/Meachum **to approve HPCA-20-00126 Items 2, 3, 4, and 5, with the specific findings** that the proposed work,

with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C and/or D of the Staff Report.

Item 3:

Specific Findings:

- 1) That repaving and using an existing alley is consistent with the Guidelines;
- 2) That the proposed driveway appears to meet relevant criteria for installation of a new driveway where one did not previously exist;
- 3) That all paving should be installed to match the finish and aged appearance of surrounding historic concrete;
- 4) That the driveways are dependent upon approval of the new construction.

Items 2, 4, and 5:

Specific Findings:

- 1) That the property presents a unique opportunity to utilize design as a transition from the historic district to the surrounding area outside the district;
- 2) That the property abuts or is adjacent to a variety of property types and architectural styles;
- 3) That the massing and proportions of the proposed project reference the historic district, including small-scale multifamily properties;
- 4) That proposed materials, including brick, siding, windows, and canopies meet relevant Guidelines for materials at new construction;
- 5) That additional articulation, particularly on side elevations and at the roof access vestibule, may be necessary;
- 6) That proposed fencing does not meet setbacks established in the Guidelines but may be warranted given the unusual configuration of the site;
- 7) That some components of the design remain unspecified and must be fully documented as part of a Certificate of Appropriateness; and

- 8) That new construction on the site of a previous building may require significant site preparation and grading and should preserve or restore historic features of the site, including the rolled terrace.

Additional information: Additional specification for products.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED.**

- 3) **HPCA-20-00133** at 2112 NW 29th Street (Shepherd, Ward 2). Consideration and possible action on application by Brad Collier, for Brent Cobb, BWC Land LLC for Certificate of Appropriateness to: 1) Construct porte-cochere (required); and 2) Construct shed (required).

Brad Collier commented on this item.

Motion: Meachum/Milner **to approve** HPCA-20-00133 Item 2) Construct shed; **with the specific findings** that the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C and/or D of the Staff Report.

Specific Findings:

- 1) That the proposed accessory structure is similar in size, simplicity and location to other accessory structures in the district;
- 2) That materials of walls and door appear consistent with criteria;
- 3) That materials of windows and roof are not illustrated to be consistent with criteria for new construction.

Condition:

- 1) That the materials must be documented to be consistent with the criteria for materials at new construction.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED.**

Motion: Meachum/Brown **to deny HPCA-20-00133** Item 1) Construct porte-cochere, **with prejudice with the specific finding** that the proposed work will have an adverse effect on the historic character of the district or property; is not consistent with the provisions of the Guidelines and is not in compliance with the relevant sections of the Municipal Code, 2010*, as referenced in the specific findings in Section D of the Staff Report.

Specific Findings:

- 1) That neither the design components nor the materials have been fully illustrated;
- 2) That wood surfaces historically are painted in the historic districts;
- 3) That the addition of a porte-cochere where none existed historically is not supported by the Standards and Guidelines;
- 4) That the addition of an accessory structure in a visible location where not documented historically or based on historic patterns of development is not supported by the Standards and Guidelines;

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **DENIED WITH PREJUDICE.**

- 4) **HPCA-20-00138** at 609 NW 17th Street (Mesta Park, Ward 6). Consideration and possible action on application by Kenneth Aunchman, AIA, Preservation and Design Studio, for Michal Carson and Elizabeth Langthorn for Certificate of Appropriateness to: 1) Demolish garage, slab and walks (elective); 2) Construct garage (elective); 3) Remove fences (elective); and 4) Install fences (elective).

Michal Carson commented on this item.

Catherine Montgomery spoke.

Motion: Meachum/Milner **to approve HPCA-20-00138** Item 1) Demolish garage; **with the specific finding** that the proposed work will have an adverse effect on the historic character of the district or property, but is necessary because of an imminent threat to public health and safety, and complies with all relevant Guidelines and sections of the

Municipal Code, 2010*, as referenced in Section D of the Staff Report.

Specific Findings:

- 1) That the demolition or removal of any historic structure constitutes an irreplaceable loss to the quality and character of the district;
- 2) That the existing structure has minimal impact upon the historic integrity of the property and district, due to factors including the structure's lack of historic integrity and significance;
- 3) That the structure may be a hazard to public health and safety that could be alleviated only through demolition upon collapse; and
- 4) The condition of the structure makes it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity.

Motion: Meachum /Brown **to approve** HPCA-20-00138, Items 3) Remove fences; and 4) Install fences; **with the specific findings** that the proposed work will not have an adverse effect on the historic character of the district or property and complies with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C of the Staff Report.

Specific Findings:

- 1) That proposed fencing meets all relevant Standards and Guidelines for approval.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **APPROVED.**

Motion: Meachum/Milner **to approve** HPCA-20-00138, **Item2) Construct garage** with the **specific findings** that the proposed work will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C and/or D of the Staff Report.

Specific Findings:

- 1) That construction of the replacement garage should approximate the original configuration, form, massing,

- style and detail of the historic garage;
- 2) That the replacement garage approximates the existing altered structure;
 - 3) That the proposed garage decreases the footprint of the altered historic garage;
 - 4) That materials are consistent with the Guidelines and compatible with the historic character of the district;
 - 5) That the height of the garage may not be consistent with the historic character of the district;
 - 6) That a new 2-story garage should be similar in height to the historic 2-story garages of adjacent properties, in the streetscape and of the historic district.

Consideration(s):

- 1) That the 6-inch height difference has been considered and determined to be appropriate in this instance.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED.**

Commissioner Chair Reimann-Philipp called a brief recess at 3:34 p.m. Commission reconvened at 3:44 p.m. Clerk called roll: Reimann-Philipp, Brown, Meachum, Milner are in attendance.

- 5) **HPCA-20-00139** at 240 NW 34th Street (Edgemere Park, Ward 2). Consideration and possible action on application by James and Janet Martin for Certificate of Appropriateness to: 1) Construct garage (elective); 2) Replace and install retaining walls (elective); 3) Replace driveway (elective); 4) Replace fence (elective); 5) Regrade back yard (elective); 6) Install generator (elective); and 7) Install drainage pipes beneath neighbor's brick walkway (elective).

James Martin commented on this item.

Motion: Meachum/Brown **to approve** HPCA-20-00139 Item 3) Replace driveway; 4) Replace fence; 6) Install generator; 1) Construct garage; 2) Replace and install retaining; and 5) Regrade back yard **with the specific findings** that the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; that the following **unique circumstances** exist;

that the items do not strictly comply with all relevant Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Guidelines and are in compliance with the relevant sections of the Municipal Code, 2010*, as referenced in Section C and/or D of the Staff Report.

Item 3 and item 4

Specific Findings:

- 1) That driveway will widen to 10 feet;

Conditions:

- 1) That driveway should have an aged appearance to match existing;
- 2) That driveway must be graded to direct water toward the street and away from adjacent structures;
- 3) That the fence must be illustrated meet all criteria of the Guidelines; and
- 4) That documentation related to fence will be provided to staff.

Item 6

Specific Findings:

- 1) That mechanical equipment must be located on the site plan;
- 2) That mechanical equipment must be located where not visible; and
- 3) That mechanical equipment must be screened.

Conditions(s):

- 1) That the required information will be provided to staff prior to release of the certificate.

Item 1

Specific Findings:

- 1) That the proposed accessory structure, 560 to 630 square feet in footprint, exceeds criteria for recommended size;
- 2) That the proposed shingle boards provide a level of articulation that may compete with similar historic

structures on the block and in the district;

- 3) That true cedar shingles are used in limited amounts in the district as decorative highlight components rather than as wall materials;
- 4) That complete elevation drawings must be submitted; and detail drawings are required; and
- 5) That complete material documentation of exterior components must be provided including the finishes;
- 6) That height of structure should be documented to be compatible with similar historic structures such as the similar garage at the abutting property.
- 7) That introduction of a dwelling unit in the form of a garage apartment may require additional zoning relief and a recommendation by the HP Commission.

Conditions(s):

- 1) That the exterior veneer will be brick and lap siding.

Items 2 and 5

Specific Findings:

- 1) That a new retaining wall may not exceed the height of the slope it retains;
- 2) That the proposed retaining walls will not be visible from the public rights of way; and
- 3) That building permits address the structural requirements of retaining walls.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **APPROVED WITH CONDITIONS.**

- 6) **HPCA-20-00140** at 915 NW 18th Street (Mesta Park, Ward 6). Consideration and possible action on application by Jeff Blake, Gumerson Blake Design Build, for Faizah Bhatti for Certificate of Appropriateness to: 1) Demolish deck, fencing, retaining wall, various paving in the back yard (elective); 2) Demolish back porch enclosed back porch (elective); 3) Construct addition (elective); 4) Relocate window (elective); 5) Construct deck (elective); 6) Construct fence (elective); Install sidewalk (elective); 8.) Construct retaining wall (elective); 9) Pour additional paving (elective); 10)

Construct plant bed (elective); 11) Construct steps and gravel walkway (elective).

HPCA-20-00140 was stricken from the record and **NO ACTION** was taken on this item. This item will be moved to the **December 2, 2020** meeting.

- 7) **HPCA-20-00143** at 701 NW 16th Street (Mesta Park, Ward 6). Consideration and possible action on application by Kenneth Aunchman, AIA, Preservation & Design Studio, for Lindsey and Michael Deatsch for Certificate of Appropriateness to: 1) Demolish garage (elective); 2) Remove driveway (elective); 3) Remove walkways (elective); 4) Remove fence (elective); 5) Remove retaining wall and stairs (elective); 6) Construct garage (elective); 7) Construct retaining walls and relocate stairs (elective); 8) Construct driveways and entry stoops (elective); and 9) Install fence (elective).

Catherine Montgomery commented on this item.

Motion: Brown/Milner **to approve** HPCA-20-00143 Item 1) Demolish garage with the **specific finding** that the proposed work will have an adverse effect on the historic character of the district or property, but is necessary because of an imminent threat to public health and safety, and complies with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section D of the Staff Report.

Specific Findings:

- 1) That the existing structure may not provide a standard sized parking space;
- 2) That the condition of the structure may make it physically impractical to rehabilitate without the loss of all or nearly all fabric contributing to its historic integrity;
- 3) That the structure appears original to the property;
- 4) That the structure is historically significant and highly visible from the public rights of way.

Conditions:

- 1) That documentation be provided to illustrate that the existing structure does not provide a standard parking space and cannot be reasonably altered to do so;
- 2) That documentation be provided to illustrate that rehabilitation of the existing structure would result in the loss of all or nearly all of the fabric contributing

to its historic integrity; or

- 3) That documentation be provided to verify that the existing structure poses an immediate threat to public health and safety that can be alleviated only through demolition.

Motion:

Brown/ Meachum **to approve** HPCA-20-00143 Item 2) Remove driveway; 3) Remove walkways; 4) Remove fence; 5) Remove retaining wall and stairs; 6) Construct garage; 8) Construct driveways and entry stoops the specific findings that the proposed work, with the agreed-upon conditions, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C and/or D of the Staff Report.

Items 2, 3, 4, and 5

Specific Findings:

- 1) That the Guidelines encourage the preservation of historic sidewalks and driveways;
- 2) That the driveway requires removal for repair to occur;
- 3) That the Guidelines support preserving historic landscape features including hardscape features such as retaining walls, stairs, walkways, and historic landscape features such as rolling terraces;
- 4) That the retaining wall and stairs and brick walkway are not indicated as deteriorated beyond repair;
- 5) That the stairs, walkway and retaining wall may be disrupted by demolition of the garage;
- 6) That the fence is not historic.

Condition:

- 1) That the removal of the features is contingent upon need or damage and contingent upon being replaced according to the specific findings as outlined by the approval of those replacement features.

Items 6 and 8

Specific Findings:

- 1) That consideration of the proposed garage and

paving is contingent upon approval of demolition of the existing accessory structure;

- 2) That significant alteration of the topography and disruption of the rolling terrace must be avoided;
- 3) That garage doors should be painted;
- 4) That high style, historic garage doors should be reinstalled when possible;
- 5) That simple, wood panel overhead doors are appropriate at new construction;
- 6) That construction of the replacement garage follows the historic setbacks for the existing garage on site;
- 7) That construction of the replacement garage does approximate the original configuration, form, massing, style, and placement of the historic garage without the addition;
- 8) That the footprint of the proposed garage does not exceed the footprint of the existing garage and addition;
- 9) That the replacement garage is secondary in size, height and appearance to that of the historic dwelling;
- 10) That though taller than the existing garage, 24.5 feet may be consistent with the height of similar historic 2-story garages of adjacent properties in the streetscape and the district;
- 11) That the spacing and size of window and door openings are compatible;
- 12) That windows that are one over one are consistent with the existing garage and appropriate to the new construction;
- 13) That the materials of the stairs must be detailed;
- 14) That materials are consistent with criteria and compatible with the character of the property and district;
- 15) That paving should be similar to the aged appearance of the existing paving; and
- 16) That the proposed paving west of the garage will be visible from the public right of way at the alley but only minimally visible from the street right of way.

Conditions(s):

- 1) That approval is contingent upon approval of demolition of garage;
- 2) ~~That rolling terrace will be retained;~~
- 3) That doors will be painted;
- 4) That windows will be one over one, aluminum clad, hung, wood windows;
- 5) That paving will have an aged appearance to match the existing paving.

Unique Circumstances:

- ~~4) That the proposed garage should be similar in height to historic 2-story garages of adjacent properties in the streetscape and the historic district.~~
- 1) That the recessed location of the garage allows the slight increase in height to be perceived as visibly lower or similar in height to the historic 2-story garages of adjacent properties in the streetscape and district.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED WITH CONDITIONS.**

Motion: Brown/Milner **to continue** HPCA-20-00143 Items 7) Construct new retaining wall and stairs and 9) Install fence to the **January 6, 2021 meeting** of the Commission with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Guidelines and are in compliance with the relevant sections of the Municipal Code, 2010*, as referenced in Section D of the Staff Report.

Specific Findings:

- 1) That the criteria indicate that rearranging the site should be avoided;
- 2) That the existing rolling terrace must be disrupted and altered to acquire the proposed retaining wall;
- 3) That disrupting the existing rolling terrace is not appropriate;

- 4) That changing the slope is not appropriate;
- 5) That retaining walls are allowed in front and side yards to support existing historic slopes only where retaining walls can be documented to have been present historically;
- 6) That no retaining wall is documented in the side yard and none appears required to maintain the existing slope;
- 7) That the finish of the retaining wall has not been documented;
- 8) That the proposed retaining wall is concrete rather than concrete block;
- 9) That finished concrete is an appropriate treatment of a retaining wall in the location of the original retaining wall;
- 10) That reinstallation of stairs and sidewalk at original location is appropriate;
- 11) That there is evidence that landscape features were originally concrete, and concrete may be an appropriate material for replacement of stairs and walkway;
- 12) That the proposed, 6-foot tall fence is indicated to be placed atop the retaining wall;
- 13) Reinstallation of the fence at its current location is consistent with the criteria;
- 14) That the material and design components of the fence are consistent with criteria for approval other than placement on the retaining wall.
- 15) Additional information about surrounding properties.
- 16) Additional information regarding elevation of entire retaining wall including street visibility.
- 17) That rolling terrace will be retained.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **CONTINUED** to January 6, 2021 meeting.

- 8) **HPCA-20-00157** at 1013 NW 41st Street (Crown Heights, Ward 2). Consideration and possible action on application by Hannah Rush, for Certificate of Appropriateness to: 1) Construct deck (elective); and 2) Construct accessory structure (elective).

Hannah Rush commented on this item.

Motion: Meachum/ Milner **to approve** HPCA-20-00157 Item 1) Construct deck with the specific findings that the proposed work will not have an adverse effect on the historic character of the district or property and complies with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C of the Staff Report.

Specific Findings:

- 1) That the proposed deck is less than 6 feet in height and is not visible from the public rights of way;
- 2) That the proposed deck is constructed of wood; and
- 3) That the proposed deck and its components are not permanently attached to the primary dwelling.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **APPROVED.**

Motion: Meachum/Brown **to continue** HPCA-20-00157 Item 2) Construct accessory structure, to the **January 6, 2021 meeting** of the Commission with the specific finding that additional information is required from the applicant in order to determine whether the action requested is consistent with all relevant Guidelines and are in compliance with the relevant sections of the Municipal Code, 2010*, as referenced in Section D of the Staff Report.

Specific Findings:

- 1) That the form, massing, scale and roof of the accessory structure do not read as a pergola;
- 2) That accessory structures, their size, design, scale, proportion, spacing and location directly affect the historic integrity of a site;
- 3) That accessory buildings should relate to similar accessory buildings in the block and the district; and

- 4) That a slope roof that directs water toward the stem wall of the primary, historic dwelling is not appropriate.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **CONTINUED** to the January 6, 2021 meeting.

- 9) **HPCA-20-00158** at 501 NW 18th Street (Mesta Park, Ward 6). Consideration and possible action on application by Hollie Hunt, Sam Gresham Architecture, for Will Lightfoot for Certificate of Appropriateness to: 1) Replace window with door at 2nd story (elective); and 2) Install metal railing at porch roof (elective).

Hollie Hunt commented on this item.

Motion: Brown/Meachum **to deny** HPCA-20-00158 Items 1) Replace window with door at 2nd story; and 2) Install metal railing at porch roof **with prejudice** with the specific finding that the proposed work will have an adverse effect on the historic character of the district or property; is not consistent with the provisions of the Guidelines and is not in compliance with the relevant sections of the Municipal Code, 2010*, as referenced in the specific findings in Section D of the Staff Report.

Specific Findings:

- 1) That new doors forward of the 30% mark on the side of the dwelling are not supported by the Standards and Guidelines;
- 2) That new roof features must be located on the rear slopes of structures where not visible from the street;
- 3) That the proposed railing location is neither on the rear nor on a slope;
- 4) That introduction of railings to a flat roof and parapet wall provides for the moisture infiltration and destruction of historic fabric;
- 5) That the proposed door is located within the width of an existing window opening;
- 6) That the proposed door is wood with true divided lites; and

- 7) That the proposed railing will match the railing at the first-floor front porch;
- 8) That less than 2 feet of the proposed railing will be visible above the parapet wall.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **DENIED WITH PREJUDICE.**

- 10) **HPCA-20-00159** at 612 NW 20th Street (Mesta Park, Ward 6). Consideration and possible action on application by Jonathan Reinke for Jill Watskey and Shannon Roesler for Certificate of Appropriateness to: 1) Demolish 2 accessory structures (elective); and 2) Construct garage (elective).

Jonathan Reinke comments on this item.

Motion: Meachum/Milner **to approve** HPCA-20-00159 Item 1) Demolish 2 accessory structures **with the specific finding** that the proposed work will have an adverse effect on the historic character of the district or property, but is necessary because of an imminent threat to public health and safety, and complies with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section D of the Staff Report.

Specific Findings:

- 1) That the structures are not original to the property;
- 2) That the structures are noncontributing to the historic integrity of the historic district and the demolition will not adversely affect the historic character of the property or district.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED.**

Motion: Meachum/Brown **to approve** HPCA-20-00159 Item 2) Construct garage **with the specific findings that** the proposed work, with the **agreed-upon conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Guidelines and

sections of the Municipal Code, 2010*, as referenced in Section C and/or D of the Staff Report.

Specific Findings:

- 1) That the garage will be minimally visible from the street;
- 2) That the proposed location and size for the new garage are consistent with the standards;
- 3) That the proposed height of the garage has not been compared to similar historic garages in the block or district;
- 4) That the roof and wall materials of the proposed garage are consistent with the criteria;
- 5) That the proposed lighting will be addresses administratively;
- 6) That the proposed pedestrian door and overhead door are not consistent with the criteria and are not based on similar historic features of the block or district; and
- 7) That the pedestrian door will not be visible from the public rights of way.

Conditions:

- 1) That the applicant will provide a lighting plan and fixtures appropriate to the historic character of the site to staff for review prior to release of the Certificate.
- 2) That a pedestrian door consistent with the criteria for new construction must be provided to staff prior to release of the certificate.
- 3) That an overhead door consistent with the criteria in material and consistent with other historic garage doors in the block or district will be provided to staff prior to release of the certificate.
- 4) That drawings reflecting the proposed windows will be submitted to staff for review for consistency with the criteria and character of the property and district.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED WITH CONDITIONS.**

- 11) **HPCA-20-00160** at 833 NW 42nd Street (Crown Heights, Ward 2). Consideration and possible action on application by Jarred Smith for Certificate of Appropriateness to: 1) Construct residence (elective); 2) Construct garage (elective); 3) Install related components including mechanical equipment, driveway, walkways, and fencing (elective).

David Box commented on this item.

Jarred Smith commented on this item.

Brian Davis commented on this item.

Steven Randolph commented on this item.

Motion: Meachum/Milner **to approve** HPCA-20-00160 Items 1 Construct residence; 2) Construct garage; 3) Install related components including mechanical equipment, driveway, walkways, and fencing **with the specific findings** that the proposed work will not have an adverse effect on the historic character of the district or property and complies with all relevant Guidelines and sections of the Municipal Code, 2010*, as referenced in Section C of the Staff Report.

Item 3

Specific Findings:

- 1) The proposed paving and fencing meet all relevant criteria;
- 2) The proposed paving and fencing are dependent upon approval of the primary and accessory structures.

Item 1

Specific Findings:

- 1) That the proposed structure meets relevant Guidelines for materials at new construction;
- 2) That the proposed structure is compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color, and detail;
- 3) That the proposed structure respects the height, massing, scale, and proportion of the adjacent buildings and the streetscape;
- 4) That the proposed structure is compatible with, yet differentiated from, surrounding historic structures and the district overall;
- 5) That the proposed structure incorporates architectural details of the Tudor Revival style typical of the

surrounding streetscape and district;

- 6) That the proposed front door is in a material not identified by the Guidelines but is appropriate to the style of the proposed structure and contributes to differentiation.

Item 2

Specific Findings:

- 1) That the proposed garage meets relevant Guidelines for size, location, and material;
- 2) That the proposed garage exceeds the typical height of a one-story garage but is consistent with the roof form of the proposed dwelling;
- 3) That the Guidelines encourage two, single garage doors, but that the proposed garage door may have minimal impact given its limited visibility.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED.**

VII. OTHER BUSINESS

A. 2021 Workshop Meeting Schedule: Consideration and possible action for the 2021 Workshop meeting schedule.

Motion: Meachum/Milner **to approve** the 2021 Historic Preservation Workshop Meeting Schedule.

Ayes: Reimann-Philipp, Brown, Meachum, Milner
Nays: None
Absent: Fudge, Schulz, Zachritz
Abstain: None
Action: **APPROVED.**

B. BOA-14793 at 320 NW 21st Street (Ward 6). **Provide a recommendation** from the Historic Preservation Commission regarding an application for a Special Exception and Variance to the number of dwellings on a lot in an HP District.

Motion: Milner/Brown to forward the following comments to Board of Adjustment (BOA):

- 1) The introduction of Home Sharing, as proposed by the applicant, at this property does not appear to have an adverse effect on the character of the specific property or the historic

district as a whole;

- 2) The introduction of Home Sharing, as proposed by the applicant, utilizes existing spaces that, on the exterior, are consistent with established Guidelines and with an approved Certificate of Appropriateness; and
- 3) The introduction of Home Sharing, as proposed, complies with the specific requirement stated in Section 59-9350.38.1, E. (2) that the property be “occupied by the host at the time of the rental;”
- 4) That the proposed variance does not appear to be a detriment to the public good; and
- 5) That the proposed variance does not appear to be inconsistent with the established character and development patterns of the surrounding historic district.

Ayes: Reimann-Philipp, Brown, Meachum, Milner

Nays: None

Absent: Fudge, Schulz, Zachritz

Abstain: None

Action: **RECOMMEND DENIAL.**

C. Allen Brown Resolution: Consideration and possible action to adopt a resolution recognizing Allen Brown for his service on the Historic Preservation Commission.

This item was moved to section VI.A. and was heard out of order.

VIII. COMMUNICATIONS AND REPORTS

A. Administrative Approvals: Staff is announcing the administrative approval of the following items.

- 1) **HPCA-20-00080** at 2324 NW 26th Street (Shepherd, Ward 2). Consideration and possible action on application by Jon Reinke, Living Spaces, LLC, for Tony Carfang for Certificate of Appropriateness to: Revision 1 to Item 3) Replace front walk to result in replacement in kind (required).
- 2) **HPCA-20-00099** at 527 NW 16th Street (Mesta Park, Ward 6). Consideration and possible action on application by Rodney Glenn, 4G Concrete, Inc., for Catherine Pierce for Certificate of Appropriateness to: 1) Replace driveway (elective).

- 3) **HPCA-20-00110** at 3608 N Harvey Pkwy (Edgemere Park, Ward 2). Consideration and possible action on application by Joni Greggs, Superior Fence Co, for Rita Benischek for Certificate of Appropriateness to: 2) Install landscape bed to replace bollards (required).
- 4) **HPCA-20-00112** at 614 NW 17th Street (Mesta Park, Ward 6). Consideration and possible action on application by Catherine Montgomery, Preservation and Design Studio, PLLC, for Chip Fudge for Certificate of Appropriateness to: Revise Items 5) Construction of new garage to replace the inaccurate south elevation to match all the other drawings.
- 5) **HPCA-20-00114** at 320 NW 26th Street (Jefferson Park, Ward 2). Consideration and possible action on application by Robert & Shannon Bish for Certificate of Appropriateness to: 1) Remove fence (elective).
- 6) **HPCA-20-00129** at 919 NW 17th Street (Mesta Park, Ward 6). Consideration and possible action on application by for Michael Porter for Certificate of Appropriateness to: 1) Install 6 foot tall driveway gate (elective).
- 7) **HPCA-20-00130** at 265 W Eubanks Street (Edgemere Park, Ward 2). Consideration and possible action on application by Alex Johnson for Certificate of Appropriateness to: 1) Install storm door (elective).
- 8) **HPCA-20-00134** at 537 NW 36th Terrace (Edgemere Park, Ward 2). Consideration and possible action on application by Greg Silvernail, GDS Holdings LLC for Certificate of Appropriateness to: 1) Replace garage doors with wood garage doors to match appearance of existing (elective); and 2) Remove roof, including wood shingles, and replace with architectural grade shingles (elective).
- 9) **HPCA-20-00137** at 600 NW 27th Street (Paseo, Ward 2). Consideration and possible action on application by Gregory Collins for Certificate of Appropriateness to: 2) Remove asbestos siding (elective); 3) Repair underlying wood siding and trim in kind (elective); 4) Install light fixtures (elective); and 5) Repoint chimney with appropriate mortar recipe to protect brick (elective).
- 10) **HPCA-20-00141** at 712 NW 24th Street (Paseo, Ward 2). Consideration and possible action on application by Scott Leiter, Norman Fence for Jim McHughes, for Certificate of Appropriateness to: 1) Install fence (elective).
- 11) **HPCA-20-00142** at 1517 NW 37th Street (Putnam Heights, Ward 2). Consideration and possible action on application by Marc Stewart for

Certificate of Appropriateness to: 3) Replace front door (elective); 4) Replace fence (elective) ;and 6) Repair front porch pier (elective).

- 12) **HPCA-20-00144** at 411 NW 20th Street (Heritage Hills, Ward 6). Consideration and possible action on application by Jacob Coleman for Certificate of Appropriateness to: 1) Replace front porch floor and steps with new concrete to match (elective).
- 13) **HPCA-20-00145** at 808 NW 42nd Street (Crown Heights, Ward 2). Consideration and possible action on application by Regina & Ken Spears for Certificate of Appropriateness to: 1) Install driveway gate (elective).
- 14) **HPCA-20-00146** at 1514 Classen Drive (Heritage Hills, Ward 6). Consideration and possible action on application by Jim Miller, From The Ground Up Landscaping, for Brooke Desrochers for Certificate of Appropriateness to: 1) Construct pool and install paving (elective).
- 15) **HPCA-20-00147** at 3717 N Lee Ave (Crown Heights, Ward 2). Consideration and possible action on application by Jason Hartpence for Wesley Hamm, Blonde Hammbition, for Certificate of Appropriateness to: 1) Replace driveway and rear paving in kind (elective).
- 16) **HPCA-20-00148** at 3721 N Lee Ave (Crown Heights, Ward 2). Consideration and possible action on application by Jason Hartpence for Wesley Hamm, Blonde Hammbition, for Certificate of Appropriateness to: 1) Replace driveway and rear paving (elective).
- 17) **HPCA-20-00149** at 3725 N Lee Ave (Crown Heights, Ward 2). Consideration and possible action on application by Jason Hartpence, Jasons Outdoor Management, for Wesley Hamm, Blonde Hammbition for Certificate of Appropriateness to: 1) Replace driveway and rear paving (elective).
- 18) **HPCA-20-00150** at 2610 N Hudson Ave (Jefferson Park, Ward 2). Consideration and possible action on application by Jason Hartpence, Jasons Outdoor Management, for Wesley Hamm, Blonde Hammbition for Certificate of Appropriateness to: 1) Replace driveway in kind (elective); and 2) Replace section of fence at 6 foot tall (elective).
- 19) **HPCA-20-00151** at 604 NW 41st Street (Crown Heights, Ward 2). Consideration and possible action on application by Betsy Brunsteter for Certificate of Appropriateness to: 1) Install pool and accompanying paving and mechanical equipment (elective).

B. Adminstratively Closed

- 1) **HPCA-20-00067** at 615 NW 41st Street (Crown Heights, Ward 2). Consideration and possible action on application by Collins Peck for Certificate of Appropriateness to: 1) Replace front porch floor (required).

- 2) **HPCA-20-00068** at 415 NW 34th Street (Edgemere Park, Ward 2). Consideration and possible action on application by Kendall Parrish for Certificate of Appropriateness to: 10) Replace roof (elective).

C. Withdrawals:

None

D. City Council

None

E. Board of Adjustment

None

F. Planning Commission

Commissioner Milner commented on this item.

G. Municipal Counselor

H. Next Meeting Date

1. The next regularly scheduled meeting for the Historic Preservation Commission is **Wednesday, December 2, 2020 at 2:00 p.m.** at the Municipal Building, City Council Chamber. New applications for this meeting were received **October 6, 2020**. New information on projects continued from today's meeting to the upcoming meeting must be submitted to staff by **4:00 p.m., Tuesday, November 10, 2020**.
2. The next regularly scheduled workshop for the Historic Preservation Commission is **Wednesday, December 9, 2020 from 11:30 p.m. to 1:30 p.m.**

IX. ITEMS FROM COMMISSIONERS

X. CITIZENS TO BE HEARD

XI. ADJOURN at 5:49 p.m.