

Minutes Draft
OKLAHOMA CITY HISTORIC PRESERVATION COMMISSION
May 5, 2021 2:00 p.m.
Video Conference

Date: May 5, 2021
Time: 2:03 p.m.
Location: 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 was provided for this meeting. The meeting was instead live streamed from remote locations.

The Historic Preservation Commission Chair announced at the beginning of the meeting, that if connections were lost, the City would attempt to restore communication for a maximum of 30 minutes, and if communications cannot be restored, the meeting would reconvene again on June 2, 2021 at 2 p.m.

The virtual meeting of the Oklahoma City Historic Preservation Commission was called to order at 2:03 p.m. and adjourned at 6:05 p.m.

Notice of the meeting and agenda were filed with the City Clerk's office and posted on the Council bulletin board April 29, 2021 at 3:07 p.m.

I. CALL TO ORDER

A. Roll Call

Members Present: Taylor Fudge, Chair
Klaas Reimann-Philipp, Vice Chair (left meeting at 5:21 p.m.)
Maryjo Meacham
John Milner
Cassi Poor
David Remy, AIA)
Linda Schulz
Anne Zachritz, Esq. (left meeting at 4:00 p.m.)

Members Absent: Vahid Farzaneh,

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

B. Meeting Process

II. FROM THE OFFICE OF THE HISTORIC PRESERVATION OFFICER

Katie Friddle: Discussed upcoming commission training event scheduled for May 13, 2021 at 9:00 a.m. and a return to live meetings in June. The first live Historic Preservation meeting will be July 7, 2021.

III. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

A. April 7, 2021 meeting minutes

Motion: Poor/Zachritz **to accept** April 7, 2021 meeting minutes.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz

Nays: None

Absent: Farzaneh

Abstain: None

Action: **ACCEPTED.**

IV. CODE ENFORCEMENT REPORT

A. February 24, 2021 through March 31, 2021

B. April 1, 2021 through April 27, 2021

V. CONTINUANCE ANNOUNCEMENTS AND REQUESTS

A. Uncontested Request(s)

1. None.

B. New Request(s): Contested Continuance requests will be heard under Items for Individual Consideration.

1. None

VI. PUBLIC HEARINGS

A. Dilapidated Structures

1. None

B. National Register Nominations

1.NRHP-21-00001 at 2000 Remington Place (PUD-63, Ward 7), Application by Jennifer Bailey, Oklahoma State Historic Preservation Office, for consideration and possible action on a resolution regarding a proposed National Register Nomination for the Pachyderm Building for the Lincoln Park Zoo.

Jennifer Bailey of SHPO and Andrew Schumacher were present.

Motion: Meacham/Poor to **Recommend the Nomination** of Pachyderm Building for Lincoln Park Zoo to the Mayor and City Council, the Oklahoma Historic Preservation Review Committee, the State Historic Preservation Officer, and the Keeper of the National Register; and **Adopt the Resolution.**

Ayes: Fudge, Milner, Remy, Reimann-Philipp, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None
Action: **RECOMMENDED AND ADOPTED.**

2. **NRHP-21-00002** at 1312-1316 N Francis Ave (DTD-1, Ward 6), Application by Jennifer Bailey, Oklahoma State Historic Preservation Office, for consideration and possible action on a resolution regarding a proposed National Register Nomination for the Jurhee (Rene) Apartments.

Jennifer Bailey of SHPO was present.

Motion: Reimann-Philipp/Zachritz to **Recommend the Nomination** of Jurhee (Rene) Apartments to the Mayor and City Council, the Oklahoma Historic Preservation Review Committee, the State Historic Preservation Officer, and the Keeper of the National Register; and **Adopt the Resolution.**

Ayes: Fudge, Milner, Remy, Reimann-Philipp, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None
Action: **RECOMMENDED AND ADOPTED.**

C. Consent Docket Cases

1. None

D. Cases for Individual Consideration (discussion began at 2:25 p.m.)

1. **HPCA-20-00181** at 104 NW 20th Street (Heritage Hills East, Ward 6). Consideration and possible action on application by Tim Morton, Trillium Holdings, for Certificate of Appropriateness to: 1) Construct addition (elective).

Randy Ice was present to represent HH & HHE NPRC.

Motion: Meacham/Reimann-Philipp to **approve Item 1, to construct addition,**

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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Schulz, Zachritz, Poor
Nays: None
Absent: Farzaneh
Abstain: None

Specific Findings:

1. That additions must be located on the rear and preferably not visible from the public right of way;
2. That additions must be compatible in design, proportion, size, texture, and detail to the adjacent buildings and streetscapes;
3. That additions must be appropriate to the architecture and character of the historic building;
4. That additions must be visibly distinguishable from the original historic building;
5. That the addition does not exceed 750 square feet, and is thoughtfully designed to complement the historic structure;

Condition:

1. That the pedestrian door must be illustrated.
2. **HPCA-21-00005** at 530 NW 20th Street (Mesta Park, Ward 6). Consideration and possible action on application by Scott Cronk for Peter Roberts for Certificate of Appropriateness to: 1) Construct garage (elective); and 5) Construct deck (elective).

Scott Cronk was present to represent the owner.

Motion: Reimann-Philipp/Zachritz **to approve Items 1, construct garage, and 5, construct deck**, 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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None

Specific Findings:

1. That garage doors should be painted;
2. That the cedar shingle should be painted to match that feature at the house;
3. That the placement of the proposed garage appears consistent with that of the original garage as illustrated by existing paving and by the Sanborn maps;
4. That the garage is one story and 400 square feet;
5. That as no photographic documentation of the previous garage is available, the garage should be compatible in size, scale, proportion, spacing, texture, setback, height, materials and color to the primary building;
6. That a high-style design may be appropriate to complement the design components of the primary building;
7. That the modest size of the proposed garage relates to similar garages within the district;
8. That the garage is smaller than allowed by the criteria and will be painted, which will minimize the effect of mixed wall material.

Conditions:

1. That a site plan accurately locating all structures and the proposed garage is required with dimensions relevant to distances from the property lines;
2. That materials of the garage should be painted including siding, trim, cedar shakes and doors;
3. Garage door proposal must be fully illustrated.

Specific Findings:

1. That decks located in rear yards, not exceeding 6 feet in height including railings, that are not visible from the street, do not require a permit, and meet all criteria do not require review;
2. That the proposed deck is visible;
3. That the proposed deck size appears appropriate to the scale of the building to which it relates;
4. That materials must be defined.

Conditions:

1. That the proposed deck materials must be illustrated;
2. That an accurate site plan that illustrates all structures is required.
3. **HPCA-21-00014** at 228 NW 30th Street (Jefferson Park, Ward 2). Consideration and possible action on application by Jefferson Laughlin for Certificate of Appropriateness to: 2) Install stairs (elective).

Motion: Meacham/Poor **to continue to July 7, 2021 Item 2, install stairs**, 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None

4. **HPCA-21-00017** at 704 NW 22nd Street (Mesta Park, Ward 6). Consideration and possible action on application by David Bloomer for Certificate of Appropriateness to: 3) Replace front porch columns (required); and 4) Install curbs and gravel in alley (required).

David Bloomer was present.

Motion: Reimann-Philipp/Schulz **to approve Item 3, replace front porch columns**, 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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None

Specific Findings:

- 1) That existing columns have not been determined to be deteriorated beyond repair;
- 2) That existing columns may have gained historic significance;
- 3) That new or replacement columns should be of materials appropriate to the style and design of the building including the porch;
- 4) That replacement columns should match the original or historic columns in size, design, scale, massing, materials and details.

Conditions:

- 1) Applicant will work with staff toward columns to match existing.

Motion: Reimann-Philipp/Meacham **to approve Item 4, install curbs and gravel at alley**, 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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz

Nays: Poor
Absent: Farzaneh
Abstain: None

Specific Findings:

- 1) That removal of the installed curbs would return the alley to the approximate condition prior to the improvement;
- 2) That the Guidelines and Standards indicate that driveways, public or private, must be concrete;
- 3) That the Guidelines and Standards indicate that concrete must have a patina and finish to match the aged appearance of existing or abutting concrete;
- 4) That the proposed improvements are not consistent with City criteria for improvements at alleyways as illustrated in the email document from Public Works.

Conditions:

- 5) Applicant will work with staff on plan to remove curbs.
5. **HPCA-21-00028** at 614 NW 26th Street (Paseo, Ward 2). Consideration and possible action on application by Fallon Brooks, JollyBird Home Design, LLC, for David Barthel for Certificate of Appropriateness to: 1) Construct dwelling (elective); 2) Construct garage and apartment (elective); 3) Install paving (elective); 4) Install fence (elective); and 5) Request variance (elective).

Motion: Poor/Zachritz **to continue to June 2, 2021 HPCA-21-00028** 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None

6. **HPCA-21-00046** at 824 NW 16th Street (Mesta Park, Ward 6). Consideration and possible action on application by Ryan Fogle for Certificate of Appropriateness to: 2) Construct garage (elective); and 5) Remove pony wall (elective).

Ashley Fogle was present as the owner.

Patty Phelps spoke in opposition to the garage construction.

Raina Pelofsky spoke in opposition to the proposal.

Dr. Stan Pelofsky spoke in opposition to proposal.

Motion: Remy/Zachritz **to continue to July 7, 2021 Item 2, construct garage**, 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None

Motion: Meacham/Remy **to approve Item 5, remove pony wall**, with the specific findings that the proposed work, **with the Unique Circumstance**, 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz
Nays: Zachritz
Absent: Farzaneh
Abstain: None

Unique Circumstance:

- 1) That the wall poses as a hazard.
7. **HPCA-21-00048** at 1528 NW 38th Street (Putnam Heights, Ward 2). Consideration and possible action on application by Cole Martin for Certificate of Appropriateness to: 1) Demolish garage (required) and 2) Remove paving related to garage (elective).

Motion: Reimann-Philipp/Zachritz **to approve HPCA-21-00048** 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None

Specific Findings:

- 1) That demolition of any historic structure is an irreplaceable loss to the character and integrity of the historic district;
- 2) That the structure posed an imminent threat to public health or safety and the demolition of debris of said structure was required to alleviate said threat;

- 3) That removal of slab floor related to the collapsed garage has little impact on the character of the property or district;
 - 4) That the height of the historic structure should be disclosed for records;
 - 5) That photographs of all four sides of the structure should be provided if available.
8. **HPCA-21-00049** at 600 NW 27th Street (Paseo, Ward 2). Consideration and possible action on application by Gregory Collins for Certificate of Appropriateness to: 1) Alter slope of yard (elective); and 2) Replace fence (elective).

Gregory Collins was present.

Motion: Meacham/Poor to approve HPCA-21-00049 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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz

Nays: None

Absent: Farzaneh

Abstain: None

Specific Findings:

- 1) That the proposed change in topography is a return to the presumed historic condition;
- 2) That appropriate grading will be necessary to protect surrounding structures from redirected storm water drainage.
- 3) That the proposed wood fencing location meets criteria as described in the Guidelines;
- 4) That proposed wood fencing material and design are consistent with Guidelines;
- 5) That existing chain link fencing in the rear 60% of the side yard and in the back yard will be replaced;
- 6) That existing chain link fencing forward of the 40% mark in the side yard on the retaining wall will remain undisturbed.

Conditions:

- 1) That the change in must include appropriate redirection of storm water away from existing structures;
- 2) That the proposed fence is wood and will not be placed forward of the 40% mark in the side yard.

9. **HPCA-21-00054** at 3220 N Harvey Pkwy (Edgemere Park, Ward 2). Consideration and possible action on application by Nancy Stapleton for Certificate of Appropriateness to: 1) Replace windows (elective).

Curtis and Nancy Stapleton were present.

Motion: Meacham/Schulz **to approve HPCA-21-00054** 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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz, Zachritz
Nays: None
Absent: Farzaneh
Abstain: None

Specific Findings:

- 1) That the existing windows appear to be historic;
- 2) That the existing windows do not appear to be more than 50% deteriorated but may exhibit features that no longer function and cannot be replaced;
- 3) That the proposed replacement windows do not appear to approximate the historic windows.

Conditions:

- 1) That detailed drawings are required that illustrate the proposed windows match the existing windows;
- 2) That failure to match existing windows will result in Commission review.

There was a five minute recess at 4:00 p.m. and Anne Zachritz left the meeting.

10. **HPCA-21-00055** at 706 NW 24th Street (Paseo, Ward 2). Consideration and possible action on application by Brent Bowles for Certificate of Appropriateness to: 1) Replace back window (elective); 2) Replace bathroom window (elective); 3) Reinstall brick at front porch (elective); 4) Replace front door (elective); 5) Replace front porch light fixtures (required); and 6) Replace front porch railing (elective).

Brent Bowles was present.

Motion: Schulz/Reimann-Philipp **to continue to July 7, 2021 Items 4, replace front door, and 6, replace front porch railing**, 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz
Nays: None
Absent: Farzaneh, Zachritz
Abstain: None

Motion: Schulz/Reimann-Philipp **to approve Items 1, replace back window, 2 replace bath window, 3, reinstall brick at front porch, 5, Replace front porch light fixtures** with the specific findings that the proposed work, **with agreed upon conditions**, 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz
Nays: None
Absent: Farzaneh, Zachritz
Abstain: None

Specific Findings:

- 1) That the historic condition of the piers, their brick and mortar are known;
- 2) That an exact match for the brick could not be found;
- 3) That removal of the non-historic veneer and reconstruction of the brick pier is appropriate;
- 4) That the closest match possible to existing brick is appropriate;
- 5) That painting reconstructed piers to match remaining historic painted piers is appropriate.

Specific Findings:

- 1) That the historic light fixtures are no longer extant;
- 2) That the existing light fixtures are modest, screen the light source, and direct light toward the building.

Specific Findings:

- 1) That the rear of a structure is the most appropriate location for changes;
- 2) That the actual location of the window proposed for closure must be documented as on the rear of the building.

Conditions:

- 1) That the window location must be illustrated to be on the rear façade of the structure or the rear 30% of the side wall.

Specific Findings:

- 1) That wood windows matching the historic and fitting the historic opening are appropriate when a window is deteriorated beyond repair;

- 2) That clear glass is required.

Conditions:

- 1) That the clear glass must be installed in the wood window.

11. **HPCA-21-00059** at 909 NW 19th Street (Mesta Park, Ward 6). Consideration and possible action on application by David Christensen for Certificate of Appropriateness to: 2) Install new opening and overhead door at rear of garage (elective).

David Christensen was present.

Motion: Meacham/Reimann-Philipp **to approve 2, install new opening and overhead door at rear of garage**, with the specific findings that the proposed work, **with agreed upon conditions**, 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz Zachitz

Nays: None

Absent: Farzaneh, Zachritz

Abstain: None

Specific Findings:

- 1) That at new construction spacing and size of door openings at garages should be similar to historic counterparts within the streetscape or district;
- 2) That at new construction, pairs of 1-car doors should be used rather than double sized doors;
- 3) That historic counterparts do not typically provide for 2 double wide, overhead doors visible from a public right of way;
- 4) That both the existing and the proposed double wide doors are visible from the alley right of way and abutting properties;
- 5) That the dimensions of the overhead doors has not been provided;
- 6) That the material composition of the proposed door has not been provided;
- 7) That a concrete apron is included for alley access to the proposed door;
- 8) That the paved back yard provides insufficient area to turn into the garage.

Conditions:

- 1) That 2 single opening overhead doors will be illustrated.

12. **HPCA-21-00063** at 1535 NW 38th Street (Putnam Heights, Ward 2). Consideration and possible action on application by Anthony Warren, 618 Trust, for Certificate of Appropriateness to: 1) Construct accessory structure (elective).

Motion: Poor/Meacham **to approve HPCA-21-00063** 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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz

Nays: None

Absent: Farzaneh, Zachritz

Abstain: None

Specific Findings:

- 1) That the proposed accessory building is secondary to the primary dwelling in size, location, material, and design;
- 2) That the proposed accessory building is located so as to minimize visibility from the public right of way on N McKinley;
- 3) That the proposed accessory building is potentially visible from NW 38th Street;
- 4) That the proposed accessory building appears to be screened by existing fencing and landscaping;
- 5) That accessory buildings should be in the back yard;
- 6) That accessory buildings shall follow the historic side and back yard setback patterns of the historic accessory structure or other accessory buildings in the block or district;
- 7) That the appearance and location of a new accessory building should be based on the appearance of historic accessory buildings when documentation is available;
- 8) That the historic garage is no longer extant but that the location is documented;
- 9) That Sanborn maps suggest the subject property was originally oriented toward NW 38th Street with a detached garage to the north of the dwelling;
- 10) That the subject property now “faces” N McKinley with an attached garage to the west of the primary structure;
- 11) That the proposed structure is small, low and modest in design;
- 12) That the Guidelines do not support metal roofing where it did not exist historically;
- 13) That metal roofing may be the most appropriate option for a structure and roof form of this type and may be appropriate for a new, small, accessory building;
- 14) That complete documentation, including appearance as installed, color and profile of the standing seam, metal roof is required for review by the Commission;
- 15) That complete documentation of the doors and glazed panels is required;

16) That light fixtures and mechanical equipment require review.

Conditions:

- 1) That documentation of the roof material, doors, and glazed panels be submitted to staff prior to release of the Certificate of Appropriateness;
- 2) That documentation of any additional features, including light fixtures and mechanical equipment, be submitted to staff as necessary and may require additional review by the Commission.

13. **HPCA-21-00065** at 813 NW 38th Street (Crown Heights, Ward 2). Consideration and possible action on application by Raj Ahmad, Dream 405 Construction, for Certificate of Appropriateness to: 1) Construct addition and covered patio (elective); and 2) Replace all windows (elective).

Raj Ahmad was present as owner.

Motion: Reimann-Philipp/Meacham **to approve HPCA-21-00065** 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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz

Nays: None

Absent: Farzaneh, Zachritz

Abstain: None

Specific Findings:

- 1) That the proposed addition is compatible in design, proportion, size, texture, color, and detail to adjacent buildings and streetscapes;
- 2) That the proposed addition is compatible with the architectural style of the existing building while being visibly distinguishable from the original historic building;
- 3) That the connection to the historic building is not clearly discernible at the west wall of the addition which runs continuous with an existing historic wall;
- 4) That the addition is located to the rear and is not visible from the public rights of way;
- 5) That the proposed addition exceeds 750 square feet by 52 square feet but is no taller, no deeper and no wider than the historic dwelling
- 6) That the proposed square footage appears provide a highly functional transition from the historic dwelling to the addition without incorporating highly complex roof transitions;
- 7) That window glass must be clear and spacers are required at windows and doors with simulated divided lite;

- 8) That screen that do not obscure the windows must be chosen;
- 9) That the proposed covered patio is not visible from the public rights of way.

Specific Findings:

- 1) That non-historic windows that do not contribute to the historic character of the structure and are deteriorated may be replaced with insulated windows;
- 2) That new windows are proposed to fit historic openings and avoid filling or enlarging the original opening;
- 3) That divided lite thermal pane windows must have true divided lites;
- 4) That all glass must be clear and have a visible light transmittance not less than .74 and overall reflectivity not more than 17%;
- 5) That screens must be transparent enough for the window behind them to be visible from the public right of way;
- 6) That previously installed black fiberglass screens have resulted in window openings that are blacked out;
- 7) That it is not appropriate to install screens that black out an opening.

Conditions:

- 1) Finalize all drawings.
14. **HPCA-21-00066** at 518 NW 14th Street (Heritage Hills, Ward 6). Consideration and possible action on application by Hollie Hunt, Sam Gresham Architects, for Monica Jacks for Certificate of Appropriateness to: 2) Construct addition at south end of garage (elective); 3) Construct balcony above garage addition (elective); and 4) Construct new stairs on east side of garage (elective).

Hollie Hunt was present.

Motion: Meacham/Poor **to continue to June 2, 2021 Items 4, replace front door, and 6, replace front porch railing**, 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Reimann-Philipp, Remy, Meacham, Poor, Schulz

Nays: None

Absent: Farzaneh, Zachritz

Abstain: None

15. **HPCA-21-00068** at 1612 Classen Dr (Heritage Hills, Ward 6). Consideration and possible action on application by Brent Wall, LAUD Studio, for Blake Pinard for Certificate of Appropriateness to: 1) Construct fences (elective); 2) Construct

walls and install metal screens (elective); 3) Construct pool (elective); 4) Construct pergola (elective); 5) Construct fireplace (elective); and 6) Install various permeable and impermeable landscape features (elective).

Klaas Reimann Philipp leaves at 5:21 p.m.

Brent Wall was present.

Motion: Meacham/Milner **to approve Item 6, install various permeable and impermeable landscape features**, 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 and complies with all relevant Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Remy, Meacham, Poor, Schulz

Nays: None

Absent: Farzaneh, Zachritz, Reimann-Philipp

Abstain: None

Specific Findings:

- 1) That the amount of proposed concrete and concrete tile in the backyard may alter the ratio of built to open space, which includes surface paving;
- 2) That the proposed paving materials in the front yard may alter the visual character of the property;
- 3) That landscape beds and borders are typically reversible and evolve over time without permanently altering the historic structure itself.

Specific Findings:

- 1) That new drawings be provided that that include an alternate, more appropriate, material or illustration that more clearly illustrate the proposed material as compliant.

Motion: Meacham/Milner **to continue to June 2, 2021, Items 1, construct fences, 2, construction walls, 3, construct pool, 4, construct pergola, and 5, construct fireplace**, 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, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Milner, Remy, Meacham, Poor, Schulz

Nays: None

Absent: Farzaneh, Zachritz, Reimann-Philipp

Abstain: None

VII. OTHER BUSINESS

A. None.

VIII. COMMUNICATIONS AND REPORTS

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

1. **HPCA-20-00159** at 612 NW 20th Street (Mesta Park, Ward 6).
Application by Jonathan Reinke for Jill Watskey, Shannon Roesler, for Certificate of Appropriateness to: 3) To revise the previously approved application for: 2) Construction of garage to include Relocation of proposed pedestrian door and light fixture.
2. **HPCA-20-00190** at 724 NW 20th Street (Mesta Park, Ward 6).
Application by Eric Farhang, Farhang Squared Management, for Certificate of Appropriateness to: 7) Replace door (elective).
3. **HPCA-21-00001** at 436 NW 16th Street (Heritage Hills, Ward 6).
Application by Jacob Dearmon for Certificate of Appropriateness to: Revise Item 1) Construct pool to include relocation of pool and the associated retention of the slope beyond the pool (required).
4. **HPCA-21-00016** at 611 NW 24th St (Paseo, Ward 2). Application by Graphic Home Design for Jimmie Kay and Kevin Wetmore to: 8) Replace front door (elective).
5. **HPCA-21-00022** at 527 NW 15th Street (Heritage Hills, Ward 6).
Application by Judd Fisher for Certificate of Appropriateness to: 2) Reconstruct deck (elective).
7. **HPCA-21-00043** at 837 NW 38th Street (Edgemere Park, Ward 2).
Application by Michelle Alexander, Copeland Construction, for Matthew Cannon for Certificate of Appropriateness to: 4) Replace fence (elective).
8. **HPCA-21-00044** at 517 NW 19th Street (Mesta Park, Ward 6).
Application by Fallon Brooks, JollyBird Design, LLC, for Jake Schoeffler for Certificate of Appropriateness to: 4) Remove siding to expose and repair underlying historic siding (elective); 5) Replace back door (elective); and 6) Replace fence (elective).
9. **HPCA-21-00045** at 520 NW 20th Street (Mesta Park, Ward 6).
Application by Teresa Delaney for Certificate of Appropriateness to: 6) Replace portion of fence (elective).
10. **HPCA-21-00050** at 1021 NW 37th Street (Crown Heights, Ward 2).
Application by Lane Neal, Crown Heights Methodist Church, for

Certificate of Appropriateness to: 1) Replace tile roof of carriage house with composition shingles (elective).

11. **HPCA-21-00051** at 504 NW 15th Street (Heritage Hills, Ward 6). Application by David Box for Certificate of Appropriateness to: 1) Replace portions of fence (elective); and 2) Replace driveway gate (elective).
12. **HPCA-21-00053** at 820 NW 39th Street (Crown Heights, Ward 2). Application by Jim Olivas, Classic Contracting, for Cynthia Brundige, Cynthia Brundige, for Certificate of Appropriateness to: 1) Replace French doors and sidelites in kind (elective); and 2) Replace garage door (elective).
13. **HPCA-21-00053** at 820 NW 39th Street (Crown Heights, Ward 2). Application by Jim Olivas, Classic Contracting, for Cynthia Brundige, Cynthia Brundige, for Certificate of Appropriateness to: 2) Replace garage door (elective).
14. **HPCA-21-00056** at 118 NW 24th Street (Jefferson Park, Ward 2). Application by Victor McAlister, Verticom, for Shana McKay, Verizon Wireless, for Certificate of Appropriateness to: 1) Install 35 foot tall pole for small cell wireless equipment (elective).
15. **HPCA-21-00057** at 2015 N Olie Ave (Mesta Park, Ward 6). Application by Victor McAlister, Verticom, for Shana McKay, Verizon Wireless, for Certificate of Appropriateness to: 1) Install 35 foot tall pole for small cell wireless equipment (elective).
16. **HPCA-21-00058** at 610 NW 20th Street (Mesta Park, Ward 6). Application by Jon Reinke, Living Spaces, LLC, for Kathryn Woods for Certificate of Appropriateness to: 1) Replace fence (elective).
17. **HPCA-21-00059** at 909 NW 19th Street (Mesta Park, Ward 6). Application by David Christensen for Certificate of Appropriateness to: 1) Install fencing (elective).
18. **HPCA-21-00060** at 612 NW 42nd Street (Crown Heights, Ward 2). Application by Kevin Moore for Certificate of Appropriateness to: 1) Replace fence (elective).
19. **HPCA-21-00067** at 908 NW 41st Street (Crown Heights, Ward 2). Application by William Ramsey for Certificate of Appropriateness to: 1) Replace driveway (elective).

20. HPCA-21-00069 at 715 NW 22nd Street (Mesta Park, Ward 6).

Application by Ryan Sexton, Spinnaker Construction, for Shaundra North for Certificate of Appropriateness to: 1) Install concrete patio and pergola (elective).

B. Withdrawals: Staff is announcing the withdrawal of the following items.

1. **None.**

C. Administratitve Closings: Staff is announcing closure of the following cases.

1. None

D. City Council

1. None

E. Board of Adjustment

1. None

F. Planning Commission

1. None

G. Municipal Counselor

1. None

H. Next Meeting Date

1. The next regularly scheduled meeting for the Historic Preservation Commission is **Wednesday, June 2, 2021 at 2:00 p.m.** New applications for this meeting were to be received by **May 4, 2021**. New information on projects continued from today's meeting to the upcoming meeting must be submitted to staff by **4:00 p.m., Tuesday, May 11, 2021.**

IX. ITEMS FROM COMMISSIONERS

X. CITIZENS TO BE HEARD

ADJOURN at 6:05 p.m.