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Historic Preservation Committee

Date: September 7, 2022
Time: 2:00 pm
Location: Council Chambers, 200 N. Walker Ave., 3rd Floor

The agenda for Historic Preservation Commission meeting was filed with the City Clerk of The City of Oklahoma City at 4:53 p.m. on August 31, 2022.

The meeting was called to order at 2:00 p.m. and adjourned at 5:55 p.m.

I. CALL TO ORDER

A. Roll Call

Members Present: Taylor Fudge, Chair
Patrick Gaines
Sarah Jordan
John Milner
David Remy, RA

Members Absent: Klaas Reimann-Philipp, AIA, Vice-Chair
Amber Corbin, Esq.
Maryjo Meacham
Cassi Poor

Staff Present: Kathryn Friddle, Principal Planner
Angela Yetter, Associate Planner
Rita Douglas-Talley, Municipal Counselor
Desirae Golden, Administrative Coordinator

II. FROM THE OFFICE OF THE HISTORIC PRESERVATION OFFICER

III. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING

A. August 3, 2022

APPROVED: Motion: Milner/Jordan to **accept** the minutes of the August 3, 2022, Historic Preservation Commission meeting.

Ayes: Fudge, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Recused: Gaines
Action: **APPROVED**



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IV. CODE ENFORCEMENT REPORT

A. Code Enforcement Report

V. CONTINUANCE ANNOUNCEMENTS AND REQUESTS

A. Uncontested Request(s)

1. None.

VI. PUBLIC HEARINGS

A. Dilapidated Structures

1. None.

B. National Register Nomination(s)

1. None.

C. Consent Docket

1. **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: Revise #6, Construct garage, to change siding reveal (required).

Specific Findings:

1. That the proposed revision to the previously approved design continues to approximate the overall appearance of the historic garage, is consistent with applicable Standards and Guidelines, and is consistent with the previously approved Certificate of Appropriateness.
2. **HPCA-22-00031** at 2510 N Shartel Avenue (Paseo, Ward 2). Consideration and possible action on application by M6:8 LLC, for Certificate of Appropriateness to: Revise Item 7) Construct apartment building (elective).

Specific Findings:

1. That the proposed revision retains the level of compatibility and the compliance with applicable standards of the previously approved project.



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3. **HPCA-22-00121** at 621 NW 25th Street (Paseo, Ward 2). Consideration and possible action on application by Hollie Hunt, Sam Gresham Architecture, for Amaro Montoya for Certificate of Appropriateness to: 1) Remove screened portion of porch (elective); 2) Construct porch columns and pilasters and floor (required); and 3) Replace front porch steps with brick (elective).

Specific Findings for Item 1:

1. That the Standards and Guidelines support removal of inappropriate, non-historic components such as screens and framing at front porches.

Specific Findings for Item 2:

1. That new columns should match the style and design of the building;
2. That new columns should match the original or historic columns in size, design, scale, massing, materials and detail;
3. That the original columns are no longer extant;
4. That buildings of similar architectural style can provide examples of appropriate design.

Specific Findings for Item 3:

1. That when replacing steps that are deteriorated beyond repair, steps should be replaced in kind.

APPROVED. Motion: Jordan/Milner to **approve** the Consent Docket items as stated in the staff reports, that based upon evidence presented in the applications, Staff Report, and during the public hearing, 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, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED**



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D. Cases for Individual Consideration

1. **HPCA-22-00067** at 1545 NW 36th Street (Putnam Heights, Ward 2). Consideration and possible action on application by Devin Holloway, for Certificate of Appropriateness to: 1) Construct garage (elective).

APPROVED WITH CONDITIONS. Jordan/Milner to Approve Item 1, Construct garage, , with the specific findings that the proposed work, with the **conditions**, will not have an adverse effect on the historic character of the district or property; the items comply with all relevant Standards and Guidelines and sections of the Oklahoma City Municipal Code, 2020, as amended*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH CONDITIONS.**

Specific Findings:

1. That the garage as proposed is consistent with Guidelines for garage size;
2. That the proposed garage incorporates a roof form that is consistent with the historic garage as viewed from the street;
3. That the proposed garage utilizes materials that are consistent with the Guidelines;
4. That complete documentation of the revised garage, including an updated site plan and documentation of architectural features and all building materials, must be submitted prior to issuance of a Certificate of Appropriateness, if approved.

Condition:

1. That elevation drawings illustrating all architectural details as noted in the staff report and a revised site plan, floor plan, and roof plan be submitted to staff prior to release of the Certificate of Appropriateness.
2. **HPCA-22-00069** at 2109 N Broadway Ave (Heritage Hills East, Ward 6). Consideration and possible action on application by Brad Trice, Trice Construction, for Oksana Didyuk, QWAK, for Certificate of Appropriateness to: 1) Construct an addition (elective); 2) Construct a garage (elective); and 3) Install a driveway (elective).



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Brad Trice, Oksana Didyuk and Laura Vaughn spoke on this item.

APPROVED WITH UNIQUE CIRCUMSTANCES AND

CONDITIONS. Remy/Gaines to Approve Items 1, 2, and 3, to construct an addition, construct a garage, and install paving to the garage, with Unique Circumstances with the specific findings that the proposed work 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 Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy

Nays: None

Absent: Reimann-Philipp, Corbin, Meacham and Poor

Action: **APPROVED WITH UNIQUE CIRCUMSTANCES AND CONDITIONS.**

Specific Findings:

1. That the proposed addition does not exceed 750 square feet;
2. That the proposed addition is visibly differentiated from the existing historic structure by inset walls at north and south;
3. That the proposed addition does not obscure or destroy character defining historic components;
4. That the addition is located in the rear and not visible from the public rights of way;
5. That the addition is subordinate to the primary dwelling;
6. That the addition is compatible in design, proportion, size, texture, color, and detail and is appropriate to the architectural style of the existing building;
7. That the ratio of built to open space on the site is dramatically increased by the proposed garage and addition from 30% to 58%;
8. That the site is small at 5,800 square feet;
9. That the garage is compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the primary building and should relate to similar garages within the historic district, as appropriate;
10. That the proposed garage is located in the back yard and minimally visible from the public rights of way;
11. That the height of the garage is modest;



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12. That garage doors should be painted;
13. That a topical treatment should be applied to new driveways to provide an aged appearance.

Unique Circumstance:

1. That the site is small, at 5,800 square feet, but adequate to provide a single-car garage and an addition.

Conditions:

1. That the driveway be constructed so as not to divert water on to adjacent property;
 2. That the garage doors be painted, not stained;
 3. That a topical appearance be applied to the driveway to provide an aged appearance.
3. **HPCA-22-00072** at 120 NW 25th Street (Jefferson Park, Ward 2). Consideration and possible action on application by Dani Boren for Certificate of Appropriateness to: 1) Construct a shed with carport attached (elective); 2) Install paving (elective); and 3) Install a fence and gate (elective).

Dani Boren spoke on this item.

APPROVED WITH CONDITIONS. Remy/Gaines to Approve Item 1, construct a carport with attached 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 Standards and Guidelines and sections of the Oklahoma City Municipal Code, 2020, as amended*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH CONDITIONS.**

Specific Findings:

1. That the proposed accessory structure is in the back yard, is modest and respects side yard setbacks;
2. That the proposed accessory structure approximates the location of a previously existing garage;



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3. That the proposed accessory structure does not destroy historic materials or features that characterize historic buildings;
4. That the proposed accessory structure should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the main residential building and may relate to similar accessory buildings within the historic district;
5. That the proposed accessory structure may not exhibit design characteristics that are similar to or complement surrounding existing historic architecture;
6. That a new accessory building affects the integrity of the property as a whole and should not detract from the historic character of the property;
7. That as the historic accessory structure is no longer extant, the size, design and location of the accessory structure should be in keeping with other accessory buildings in the block and district;
8. That the design is secondary to that of the primary structure;
9. That materials at new construction should be compatible in appearance and design with common building materials in the district or typical of structures of the proposed style, type, age and location;
10. That the proposed accessory structure is not visible from the public right-of-way and does not adversely affect the character of the historic property or district through its physical or visual impact.

Condition:

1. That a final site plan documenting the location of the carport set back entirely behind the primary dwelling, complete with all dimensions and setbacks, be submitted to staff prior to release of the Certificate of Appropriateness.

APPROVED WITH CONDITIONS. Remy/Gaines to Approve Items 2, install paving, and 3, install a fence and gate, 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 Standards and Guidelines and sections of the Oklahoma City Municipal Code, 2020, as amended*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH CONDITIONS.**



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Condition:

1. That a final complete site plan complete be submitted to staff prior to release of the Certificate of Appropriateness.
4. **HPCA-22-00077** at 2415 N Robinson Ave (Jefferson Park, Ward 2). Consideration and possible action on application by 2415 DREAM LLC for Certificate of Appropriateness to: 1) Construct multi-family units (elective); 2) Install mechanical equipment (elective); 3) Install driveway (elective); 4) Install parking lot (elective); and 5) Pave alley to acquire parking (elective).

Raj Ahmad and Bill Perry spoke on this item.

APPROVED WITH CONDITIONS. Gaines/Milner to Approve Item 1, Construct multi-family residential structure; Item 2, Install mechanical equipment; Item 3, Install driveway; Item 4, Install parking lot; and Item 5, Pave alley to acquire parking with the following conditions, 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 Standards and Guidelines and sections of the Oklahoma City Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Milner and Remy
Nays: Jordan
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH CONDITIONS.**

Specific Findings for Items 1 and 2:

1. That the proposed structure is consistent with applicable provisions of SPUD-1363 and with Guidelines for materials at new construction;
2. That the proposed structure is compatible with surrounding structures within the district in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail;
3. That the proposed structure fills the same proportion of lot area as other buildings on the streetscape;
4. That the proposed structure respects the architectural integrity and context of surrounding buildings;
5. That the proposed structure relates to the heights, roof-forms and cornice lines of adjacent structures and to those of other buildings on the streetscape;
6. That the proposed structure is compatible with historic styles within the district yet does not imitate them so as to provide distinction between the historic buildings and new construction;



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7. That the proposed structure uses materials similar to surrounding historic buildings;
8. That clarification or revision to architectural details should be submitted to staff as part of any approval;
9. That mechanical equipment should be appropriately placed and screened to minimize impact upon surrounding properties and the district.

Specific Findings for Items 3, 4, and 5:

1. That the proposed driveway and parking meets relevant Guidelines;

Conditions for Items 1 and 2:

1. That the mechanical equipment be appropriately placed and screened;
 2. That any revised drawings, site plans, or other documentation as directed by the Commission be submitted to staff prior to release of the Certificate of Appropriateness; and
5. **HPCA-22-00106** at 614 NW 18th Street (Mesta Park, Ward 6). Consideration and possible action on application by John Beedon, Beehold Inc, for Kimberly Carlson for Certificate of Appropriateness to: 1) Remove metal siding from dwelling to expose and repair historic siding and trim (elective); 2) Replace columns and railing at front porch (elective); 3) Demolish additions at rear of dwelling (elective); 4) Construct 2-story addition at rear of dwelling; 5) Construct back porch and deck (elective); 6) Demolish existing non-historic garage apartment and carport (elective); 7) Construct 2-story garage (elective); 8) Install paving at alley and parking space west of proposed garage (elective); and 9) Install sidewalk between house and garage (elective).

John Beedon and David Carlson spoke on this item.

APPROVED WITH UNIQUE CIRCUMSTANCES AND CONDITIONS. Jordan/Milner to Approve Items 1, Remove metal siding from dwelling to expose and repair historic siding and trim (elective); Item 2, Replace columns and railing at front porch (elective); Item 3, Demolish additions at rear of dwelling; Item 4, Construct 2-story addition at rear of dwelling; Item 5, Construct back porch and deck; Item 6, demolish garage apartment and carport; Item 7, Construct 2-story garage; Item 8, Install paving at alley and parking space west of proposed garage; and Item 9,



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Install sidewalk between house and garage, with Unique Circumstances and Conditions with the specific findings that the following **unique circumstances** exist and with the **agreed-upon conditions**, that the items do not strictly comply with all relevant Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner, and Remy

Nays: None

Absent: Reimann-Philipp, Corbin, Meacham and Poor

Action: **APPROVED WITH UNIQUE CIRCUMSTANCES CONDITIONS.**

Specific Findings for Items 1 and 2:

1. That the Guidelines support the removal of non-historic siding and restoration of historic siding;
2. That the Guidelines support the removal of non-historic features, such as columns and railings, and the replacement of non-historic features with a new, compatible design when the original features cannot be documented.

Specific Findings for Items 3, 4 and 5:

1. That the criteria support removal of inappropriate, non-historic structures and features to return to a more historic or compatible condition;
2. That the addition appears compatible in design, proportion, size, texture and detail and relates to and complements the style of the historic building;
3. That the proposed addition is planned at the rear but will be visible from the northeast at the public right of way at the street and from the south at the public right of way at the alley;
4. That the proposed addition does exceed 50% of the historic footprint;
5. That the cumulative square footage appears to exceed 750 square feet, but this calculation may be erroneous and should be calculated and provided to staff for review by the Commission;

Specific Findings for Item 6:

1. The structure is non-historic and noncontributing to the historic district and demolition will not adversely affect the historic character of the property or district.



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Specific Findings for Items 7, 8 and 9:

1. That the criteria support construction of a 2-story garage where an abutting property contains a 2-story garage;
2. That the proposed footprint of the garage appears to exceed the footprint of all previously existing, enclosed, accessory structures at the site;
3. That the form of the proposed footprint of the garage is similar to that of a previously existing 1-story garage;
4. That justification for the size of the footprint may be necessary;
5. That proposed materials are consistent with standards for materials at new construction as described;
6. That 2 overhead doors more appropriately address scale at the alley;
7. That overhead doors should be painted;
8. That overhead doors are multi-panel, wood panel doors with wood stiles and rails;
9. That all glass is clear;
10. That pedestrian doors are wood doors;
11. That calculation for site coverage must include all impermeable paving;
12. That the expansion of paving beyond the width of the garage is not consistent with the criteria for driveways and parking;
13. That driveway paving must match the aged appearance of remaining historic paving.

Conditions:

1. That the parking pad at the alley be concrete instead of gravel;
2. That the sidewalk between house and garage will be a permeable material and submitted to staff for approval; and
3. That the most recent exterior drawings will be used in the Certificate of Appropriateness.

Unique Circumstances

1. That the property is unique in that it has both a shared driveway and alley access.
6. **HPCA-22-00107** at 2416 N Robinson Ave (Jefferson Park, Ward 2). Consideration and possible action on application by Tom Spector for Certificate of Appropriateness to: 1) Install 2 signs (elective).

Tom Spector spoke on this item.



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APPROVED WITH CONDITIONS. Milner/Remy to Approve Item 1, Install two signs, with the following conditions, 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 Standards and Guidelines and sections of the Oklahoma City Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH CONDITIONS.**

Specific Findings:

1. That the proposed signs appear to comply with the Oklahoma City Sign Ordinance and all applicable Standards and Guidelines for signs in historic districts;
2. That the total square footage of all previously existing signage on the building must be confirmed;
3. That the method of installation in relation to the historic masonry must be confirmed.

Conditions:

1. That the total square footage of existing signage to remain on the building be submitted to staff for confirmation of conformance with the Sign Code prior to release of the Certificate of Appropriateness;
 2. That verification that the installation of the signs will not damage historic masonry be submitted to staff prior to release of the Certificate of Appropriateness.
7. **HPCA-22-00109** at 608 NW 41st Street (Crown Heights, Ward 2). Consideration and possible action on application by Hollie Hunt, hjh DESIGN, for Ryan Vincent for Certificate of Appropriateness to: 4) Construct garage (elective); and 5) Install driveway (elective).

Hollie Hunt and Ryan Vincent spoke on this item.

APPROVE WITH CONDITIONS. Jordan/Milner to Approve Items 4, Construct garage and 5, Install driveway with the following conditions, 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 Standards and Guidelines and sections of the Oklahoma City Municipal Code, 2020*, as referenced in the Staff Report.



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Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH CONDITIONS.**

Specific Findings:

1. That the proposed garage meets applicable guidelines for design, materials, and placement;
2. That the proposed garage exceeds the thresholds for size established by the Guidelines;
3. That some materials of the proposed garage have not been fully described;
4. That it may be appropriate to reference the historic garage for size and design components;
5. That the proposed driveway replacement retains non-historic features that are incompatible with the character of the property and district.

Conditions:

1. That the driveway installation be limited to only the installation of new paving in the rear yard;
2. That the size of the garage be limited to 609 square feet.
8. **HPCA-22-00114** at 439 NW 14th Street (Heritage Hills, Ward 6). Consideration and possible action on application by Andrew Thomas, Andrew C Thomas Architect LLC, for David Ferris for Certificate of Appropriateness to: 1) Renovate existing carriage house (elective); 2) Add new master bath and loggia (elective); and 3) Add a new curb-cut (elective).

David and Maryann Ferris spoke on this item.

APPROVED WITH CONDITIONS. Jordan/Remy to Approve Item 1, Renovate existing carriage house and Item 2, Construct addition with loggia, with the following conditions, 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 Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH CONDITIONS.**



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Specific Findings for Item 1:

1. That the Guidelines support the replacement of non-historic windows and historic windows deteriorated beyond repair with appropriate replacement windows;
2. That the windows and doors proposed to be replaced are minimally visible from the public right of way and in some locations appear to be in previously-altered, non-historic openings;
3. That the windows and doors proposed to be replaced appear to be non-historic;
4. That specific descriptions of the windows and doors to be installed are necessary for issuance of a Certificate of Appropriateness.

Specific Findings for Item 2:

1. That the proposed addition meets relevant Guidelines for size, height, placement, visibility, and relationship to the historic building;
2. That the proposed addition is differentiated from the historic building by its roof form, by its projection slightly out from the north and east façades, and by the change in grade at the first floor in relationship to the existing portion of the historic structure;

That the proposed addition will be minimally visible along the east side of the property but does not adversely affect the character of the historic property or district;

3. That some materials have not been fully detailed and should be submitted to staff prior to release of a Certificate of Appropriateness, if approved.

Conditions for Item 1:

1. That specifications for all windows and doors to be installed be submitted to staff prior to release of the Certificate of Appropriateness.

Conditions for Item 2:

1. That specifications for all materials be submitted to staff prior to release of the Certificate of Appropriateness.

CONTINUED. Jordan/Remy to Continue Item 3, Install curb cut, to the October 5, 2022 meeting, 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 Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.



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Ayes: Fudge, ~~Gaines~~, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **CONTINUED.**

9. **HPCA-22-00117** at 612 NW 41st Street (Crown Heights, Ward 2). Consideration and possible action on application by Bob Sine, Sine Construction, for Tim Farris for Certificate of Appropriateness to: 1) Demolish garage (elective); and 2) Construct garage (elective).

Bob Sine and Tim Farris spoke on this item.

APPROVED. Remy/Jordan to approve Item 1, demolish historic 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 Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner, and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED.**

Specific Findings for Item 1:

Based on the fact that the commission agreed with the applicant that all or most of the historic fabric will be lost in any type of rehabilitation.

CONTINUED. Remy/Jordan to Continue Item 2, construct new garage, to the October 5, 2022 meeting, 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 Standards and Guidelines and are in compliance with the relevant sections of the Oklahoma City Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **CONTINUED.**



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10. **HPCA-22-00120** at 426 NW 17th Street (Heritage Hills, Ward 6). Consideration and possible action on application by Timothy Phelps, Tim Phelps Carpentry, for Barry Johnson for Certificate of Appropriateness to: 9) Install can lights (elective); and 10) Install flood lights (required).

Timothy Phelps spoke on this item.

APPROVED WITH UNIQUE CIRCUMSTANCES AND CONDITIONS. Milner/Gaines to approve Item 9, Install two can lights, with unique circumstances and conditions 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 Standards and Guidelines or are not addressed by them, but are nonetheless consistent with the spirit and intent of the Standards and Guidelines and are in compliance with the relevant sections of the Oklahoma City Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH UNIQUE CIRCUMSTANCES AND CONDITIONS.**

Specific Findings:

1. That the previous light source has not been documented;
2. That historic light sources should be maintained and repaired where possible and replaced in kind when necessary;
3. That if new light fixtures are needed where they previously did not exist, the new fixtures should be unobtrusive, conceal the light source and direct light toward the building;
4. That groups of can lights do not match design characteristics of historic light fixtures or emulate historic light patterns;
5. That the proposal limits the number of lights to two and should limit the size, intensity and spectrum of light.

Conditions:

1. That existing light fixtures must be documented;
2. That documentation of the proposed can lights, the design, lighting capability, spectrum, and exact location must be provided.
3. That the size, intensity, and spectrum of light should be limited.



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Unique Circumstances:

1. That two can lights as proposed may be unique in that the proposed location is not visible from the street, is enclosed on three (3) sides in the back yard, and is screened from abutting properties.

CONTINUED. Milner/Gaines to Continue Item 10, install flood lights on southeast and southwest corners of addition to the November 2, 2022 meeting, 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 Standards and Guidelines and are in compliance with the relevant sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **CONTINUED.**

11. **HPCA-22-00125** at 930 NW 22nd Street (Mesta Park, Ward 6). Consideration and possible action on application by Fallon Brooks-Magnus, Creative Home Design, for Fred and Bethany Neighbors, for Certificate of Appropriateness to: 1) Construct garage with studio (elective); 2) Replace driveway (elective); and 3) Replace fence (elective).

Fallon Brooks-Magnus spoke on this item.

APPROVED WITH CONDITIONS. Jordan/Milner to Approve Item 1, Construct 1-story garage with studio; Item 2, Replace driveway; and Item 3, Replace fence with the specific finding that 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 Standards and Guidelines and sections of the Municipal Code, 2020*, as referenced in the Staff Report.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **APPROVED WITH CONDITIONS.**

Specific Findings:

1. That the original primary and secondary structures are no longer extant;
2. That the proposed accessory structure form is similar to the last known accessory form on this site;
3. That actual dimensions of the previously existing accessory forms are not known;



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4. That the percentage of building between the proposed and previously existing structures may be comparable;
5. That elevation drawings must illustrate design components to scale for an accurate illustration of proportion, scale, and massing;
6. That the 30 foot long south wall of the proposed accessory structure may require fenestration or articulation;
7. That proposed materials of the garage appear to be consistent with the Guidelines for materials at new construction;
8. That overhead garage doors should be painted;
9. That at double garages, two single garage vehicle doors are recommended to support historic scale and rhythm, but do not appear to be typical in the surrounding area;
10. That new paving must match the aged appearance of existing or remaining paving;
11. That driveways may widen to the width of the garage door;
12. That actual paving width and location may need further illustration.

Conditions:

1. That the revised drawings addressing dimensions of building materials as noted in the staff report, revisions to the south elevation if directed by the Commission, and revisions to the proposed driveway if directed by the Commission, be submitted to staff prior to release of the Certificate of Appropriateness.
2. That the width of the driveway is not to exceed the width of the garage of 22.5 feet.

VII. OTHER BUSINESS

- A. **BOA-15107** at 205 NW 33rd Street (Edgemere Park, Ward 2). Consideration and possible action to provide a recommendation to the Board of Adjustment regarding an application by Blaine Marvel for a Special Exception to allow Home Sharing.

Blaine Marvel spoke on this item.

RECOMMEND APPROVAL. Jordan/Milner to recommend approval with condition of BOA-15107 to the Board of Adjustment on a request for a Special Exception in the Historic Preservation District to allow for Home Sharing and forward the following comments and conditions:

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;



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2. The introduction of Home Sharing, as proposed by the applicant, utilizes existing spaces that are consistent with the historic condition of the property and that do not require alterations to the exterior of the home; and
3. The introduction of Home Sharing, as proposed, may not comply with the applicable requirements for home sharing.

Condition:

1. That approval only be granted with the confirmation that the owner will be on site at the time of rental as required by the applicable regulations.

Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **RECOMMEND APPROVAL.**

- B. **Presentation: HPCA-22-00049** at 120 NW 27th Street (Jefferson Park, Ward 2). Informational presentation only on proposal to redevelop property zoned R-4 in Jefferson Park HL District as multi-family new construction.

VIII. 1. Elect Chair

Motion: Jordan/Milner to **elect** Taylor Fudge as Chair.
Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None.
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **Elected**

2. Elect Vice-Chair

Motion: Milner/Remy to **elect** Sarah Jordan as Vice-Chair.
Ayes: Fudge, Gaines, Jordan, Milner and Remy
Nays: None.
Absent: Reimann-Philipp, Corbin, Meacham and Poor
Action: **Elected**

IX. COMMUNICATIONS AND REPORTS

- A. **Administrative Approvals:** Staff is announcing the demonstrative approval of the following items.



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1. **HPCA-21-00192** at 2301 NW 26th Street (Shepherd, Ward 2). Consideration and possible action on application by Jon Reinke, Living Spaces LLC, for Carol Reinke for Certificate of Appropriateness to: 3) Revise Item 2, Replace garage, to use set of doors instead of single pedestrian door (elective).
2. **HPCA-22-00014** at 608 NW 19th Street (Mesta Park, Ward 6). Consideration and possible action on application by Pascal Aughtry, Pascal Aughtry & Associates, for David Love, 608 LLC, for Certificate of Appropriateness to: Revise application to include 5) installation of an access hatch and concrete apron at house (elective).
3. **HPCA-22-00113** at 2229 NW 27th Street (Shepherd, Ward 2). Consideration and possible action on application by W. Douglas Catterall for Certificate of Appropriateness to: 1) Install equipment for electric vehicle charging at driveway (elective).
4. **HPCA-22-00115** at 715 NW 19th Street (Mesta Park, 6). Consideration and possible action on application by Brigett Foster, Re/Max First, for Christopher Young for Certificate of Appropriateness to: 1) Replace skirting to front porch.
5. **HPCA-22-00116** at 422 NW 35th Street (Edgemere Park, Ward 2). Consideration and possible action on application by Clayton Shadid for Sara Shadid for Certificate of Appropriateness to: 1) Replace driveway (elective); and 2) Replace sidewalk (elective).
6. **HPCA-22-00118** at 604 NW 41st Street (Crown Heights, Ward 2). Consideration and possible action on application by Betsy Brunsteter for Certificate of Appropriateness to: 1) Replace driveway (elective); and 2) Install pergola at back patio (elective).

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

1. **HPCA-22-00086** at 820 NW 39th Street (Crown Heights, Ward 2). Consideration and possible action on application by Mark Grossman for Certificate of Appropriateness to: 1) Replace wood roof with composition roof (elective).

C. Administrative Closing(s): Staff is announcing the following cases.

1. **HPCA-22-00075** at 1417 NW 38th Street (Putnam Heights, Ward 2). Consideration and possible action on application by David Pasnau for Certificate of Appropriateness to: 3) Address brick location beside driveway (elective). and 2) Install French drain (elective).



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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, October 5, 2022 at 2:00 p.m. at the Municipal Building, City Council Chamber. New applications for this meeting were received August 2, 2022. New information on projects continued from today's meeting to the upcoming meeting must be submitted to staff by 4:00 p.m., Tuesday, September 13, 2022.
2. The next regularly scheduled workshop for the Historic Preservation Commission is Wednesday, September 14, 2022 from 11:30 p.m. to 1:30 p.m. at 420 W. Main Street, Suite 900.

X. ITEMS FROM COMMISSIONERS

- A.** Commissioners welcomed Patrick Gaines to Historic Preservation Commission.

XI. CITIZENS TO BE HEARD

XII. ADJOURN at 5:55 p.m.