

**HISTORIC DISTRICT COMMISSION
MINUTES OF**

July 7, 2014

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on August 7, 2014, at 6:00 p.m. Notice and Agenda of the meeting were posted at 201 West Gray Building A, the Norman Municipal Building and at www.Normanok.gov twenty-four hours prior to the beginning of the meeting.

Chair Neil Robinson called the meeting to order at 6:10 p.m.

Item No. 1, being: Roll Call.

MEMBERS PRESENT: Cameron Brewer
Anna Eddings
Russell Kaplan
Chesley Potts
Neil Robinson
Scott Williams

MEMBERS ABSENT: Rangar Cline
David John
Loy Macari

STAFF MEMBER PRESENT: Lisa Krieg, Acting Preservation Officer
Jolana McCart, Admin Tech IV
Susan Connors, Director of Planning & Community
Development
Kristina Bell, Assistant City Attorney I

GUESTS: Ryan McNeill Kim White
Katie Caranaugh Judy Gibbs Robinson
David Dollarhide Vicki Dollarhide
Aaron Pilat Brent Swift
Holly Hunt Mark Krittenbrink
Kash Barker Nina Barker
Rick Poland J.K. VonBargen
Chris Suit James Rhodes

Item No. 2, being: Approval of the Agenda.

Motion by R Kaplan for approval to move Items 7, 15 and 16 to the end of the Agenda; **Second** by S Williams. All approve.

Motion by A Eddings for approval of the amended Agenda; **Second** by C Potts. All approve.

(NOTE: Items in the minutes will appear as originally listed)

Item No. 3, being: Approval of Minutes from the June 2, 2014 Regular Meeting.

Motion by S Williams for approval; **Second** by C Brewer. All approve.

Item No. 4, being: Staff report on projects approved by Administrative Bypass since May 5, 2014.

There were none granted this month.

Item No. 5, being: Staff report on CLG projects.

Lisa Krieg stated that the RFP proposals for the Southridge survey are due back July 25th.

Item No. 6, being: Continuation of the Certificate of Appropriateness at 549 S Lahoma. (Denied 11-7-11) (Appeal overturned 1-12-12) (Easley)

The Bench Trial is scheduled for July 23, 24, and 25.

Item No. 7, being: Continuation of the Certificate of Appropriateness at 720 W Boyd (Granted 12-3-12) (Granted 12-2-13) (Granted 1-6-14) (Granted 7-7-14). (The Logan Building)

The applicant is returning to the Commission for the construction of a parking canopy over the east parking area and a brick screen wall to limit visibility of the carport from Boyd Street. As part of a rehabilitation tax credit project, the owner requested and received approval from the National Parks Service and SHPO for the canopy construction. A picture was provided by the applicant showing the original garage.

Lisa Krieg gave the staff report; Aaron Pilat, architect, and Brent Swift, owner, were present to answer questions.

A Pilat stated that a capstone had been planned to finish off the brick wall, but a concern had been raised about matching the already existing, aged capstone. A few Commissioners felt that some type of finishing row was needed to be added to the wall.

A Eddings said that it was difficult to follow Guideline 2.3.7 (Guidelines for Garages & Accessory Structures. *Design Carports Carefully. Carports require a COA. They shall be unattached to the primary structure, located in the rear yard, be constructed of wood or masonry and have limited visibility from the street.*) because that section addresses new construction whereas a garage/parking area had already been proven to have existed. She felt that this design, considering that SHPO and the National Parks Service had already approved it, takes the spirit of the Guidelines and the Secretary of the Interior Standards into consideration.

Motion by S Williams for approval with the stipulation that a finishing soldier course is to be added per the provided photo; **Second** by R Kaplin. All approve.

Item No. 8, being: Continuation of the Certificate of Appropriateness at 410 S Peters. (Granted 12-3-12; Ext 1-7--13) (COA reissued on 1-6-14) (Posey)

Work has not begun. Staff will contact applicant about an extension.

Item No. 9, being: Continuation of Certificate of Appropriateness for 322 Alameda. (Denied 7-1-13 but the applicant will replace like with like. Has 30 months to complete project. Will monitor (Murphy)

The applicant has until 2016 to bring this property into compliance.

Item No. 10, being: Continuation of Certificate of Appropriateness for 517 S Lahoma. (Granted 8-5-13) (Alexander)

The project is nearly complete. Siding needs to be installed.

Item No. 11, being: Continuation of Certificate of Appropriateness for 712 Miller. (Granted 11-4-13) (LeBeau)

This project is completed and will be removed from the agenda.

Item No. 12, being: Continuation of Certificate of Appropriateness for 428 Chautauqua. (1-6-14) (Extension granted until 1-15) (Hooper)

The owner is continuing to explore other options and has requested and received an extension.

Item No. 13, being: Continuation of Certificate of Appropriateness for 727 Chautauqua. (1-6-14) (Extension to 1-15) (Srouji)

Project has not begun and applicant has requested and received a 6 month extension.

Item No. 14, being: Continuation of Certificate of Appropriateness for 231 E Symmes. (4-5-13) (Extension 1-31-14) (Mary Abbot House).

Groundbreaking was held in June. They will be doing the interior work before beginning the exterior.

Item No. 15, being: Continuation of a Certificate of Appropriateness for 621 Chautauqua. (3-11-14) (White)

The applicant is coming back to the Commission with a request to demolish the existing rear garage. Since a demolition also requires a site plan illustrating the proposed site development to follow the demolition, they are planning to rebuild a structure the same size as the original structure with a 9' overhang on the west side of the garage supported by 3 posts. The drawings are not sufficient to allow review from the Commission on the reconstruction so the applicant will need to return to the Commission at a later date.

**Chesley Potts stated that the applicant had approached her employer to design the garage but was turned down due to the time schedule. Legal had been consulted and did not see a conflict of interest at this time.*

L Krieg gave the staff report; Mike Brinkley, contractor, and Kim White, owner, were present to answer questions.

Motion by S Williams to open the Public Hearing; **Second** by A Eddings. All approve.

There was no one wishing to address the issue from the audience.

Motion by C Brewer to close the Public Hearing; **Second** by S Williams. All approve.

Chair Robinson stated that he and the co-chair, S Williams had visited the site. He said that the slab was below grade and that the studs are embedded into the concrete. He said that the slab was cracked and broken. The right door was of plywood, as was the molding around the door. The base of the structure is wrapped with a skirting of plywood instead of being finished with siding. He felt if the structure was left to its own devices, it would soon fall.

S Williams stated that he could see no particular historic nature to the garage and could approve demolition.

A Eddings said that it meets the requirement under *Things to Consider (5.2 Demolition of Structures)*.

Motion by R Kaplan to approve the demolition but the applicant would need to return to the Commission with detailed drawings before reconstruction could be considered; **Second** by S Williams. All approve.

Item No. 16, being: Request for a Certificate of Appropriateness for 434 Chautauqua. (Barker)

***C Potts recused herself from this item due to a conflict of interest.**

The HDC reviewed this application for a COA at the May meeting and denied it on the basis that there was not evidence submitted to lead the Commission to believe that the existing façade is not original; and furthermore, if not original, the façade had gained significance over time in accordance with the Secretary of Interior Standards.

An appeal to the City Council was heard at the June 24th meeting and the CC remanded the item be brought back to the Commission for review based on new information the applicant had presented to the City Council.

L Krieg read the original denial letter to the Commission and gave the staff report. Mark Krittenbrink and Holly Hunt, both architects for the applicant, and Kash and Nina Barker, property owners, were present to answer questions.

L Krieg gave the staff report. Mark Krittenbrink gave the applicant presentation.

M Krittenbrink stated that based on the evidence that they had found, they would be presenting a new revision from what the Commissioners had received in their packets. He said that the City Council felt that they had made their point, but since they had provided new evidence that the HDC had not seen, they needed to return to the HDC.

He stated that he felt that the house had been added on probably 3 or 4 times. He said that the wall plane of the dormers does not run straight up. He felt that if the walls had been built at the same time, the lines would have been straight. He said that the fascia had been cut and is open. He said that, in his opinion, it indicated that the dormer was added on at a later date. He said that you can tell from the inside of the house that the dormer had been scabbed on the existing roof and not structurally attached.

He said that he felt that the mansard had been added on because of how it sits on the roof. He said that the flashing is awkward on the roof and that the window has the roof tucked under the window sill. In his opinion, no contractor would do this originally.

M Krittenbrink stated that that the new design shows more like what he felt the house originally looked like. He said that he had driven the area and did not find other mansard designs. He said that the new design is a cleaner style and is what the applicants want.

K Barker said that when they drove by the house before they purchased it they did not feel that it matched any other design in the neighborhood but liked the interior. He said that they were into the historical tenor of the neighborhood and felt that the new rendering is what the house would have looked like in the 20's. He stated that they had gotten signatures in support of the design from residents of the neighborhood. He said that there was just "crazy stuff" going on with the outside of the house. Nina Barker stated that they just wanted to make the house right.

James Rhodes – lives 2 doors to the north - stated that the house design was an eyesore and doesn't look appropriate in the neighborhood. He was in support of the new design because the current one does not fit in with the neighborhood.

Rick Poland – 425 Chautauqua – stated that he likes the house as it currently exists, but that the "like" factor is irrelevant. He said that he hoped that if the Commission did approve the plan that they make it very clear that it was not based on if the neighborhood liked or didn't like it. He realized that the applicant felt strongly that the evidence they showed proved the house had been changed, but the Guidelines do state that changes over time become part of the structure.

David Dollarhide – 645 S Lahoma – stated that what concerned him was the process by which the application had been returned to the HDC from City Council. He said that taking a neighborhood poll is counterintuitive. He asked what would happen if the rent lords took a poll of their renters and they decided that there should be more than 3 cars parked in the front yard. He said that the Commission would be opening a Pandora's Box if they made decisions based on what is popular and what isn't, instead of following the Guidelines.

K Barker returned to say that they had not meant to offend anyone by discussing the application.

Vicki Dollarhide – 645 S Lahoma – stated that the problem with the majority rules aspect is that there was a strong process already in place and she was a believer in HD. She said that so much thought and years of work had gone into the Guidelines. She did not want the petition to set a precedent. She asked the Commission to consider the Guidelines because they are what matter. She asked the Commission not to lose sight of that. She did not want to see that kind of process undermine the Guidelines.

Chair Robinson said that the Commission tried their best to adhere to the Guidelines and that who does or does not like something cannot be taken into consideration.

S Williams said that he did not see the house as an eyesore but that the details were distinctive and a positive aspect. He saw it as a positive that it does not look like all the other houses. He referred to Section 1.4.4 of the Secretary of the Interior Standards for Rehabilitation (*Acknowledge Changes Over Time. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*) He said that if they are changes, and he added that there is no solid evidence that they are, then they had achieved historical significance on their own.

L Krieg said that she wanted to remind the Commission that the charge that they had before them is determining if the information provided by the applicant is substantive enough to prove that the structure itself had an original form different than the existing form. Pointing out Section 1.4.4, there has to be a finding of fact to change what is there.

C Brewer said that there is evidence of changes, but there is no evidence as to when that happened. There are no photos of the house during those time periods. Without evidence it is hard to go against Section 1.4.4.

A Eddings said that evidence has been presented about the changes but not that the changes took place after the period of significance.

R Kaplin stated that the struggle that he had is that there is no evidence of when the changes took place. Whether it is an improvement or not is irrelevant.

Chair Robinson said the only really hard evidence they had was the 1988 survey and it referred to the cross gable features as a defining feature. He went on to say that it is probable that the dormers were added at a later date and a lot of that construction was cut- to- fit and paint- to-match. But he said that leads back to the Secretary of Interior Standards and changes made over time.

A Eddings said that something to consider when you peel back the layers of a house is that whatever you do in that process you do not add something that was never there. And when you are basing what you are going back to on conjecture, in order to preserve the integrity of the house it is often sacred to preserve what is already there.

C Brewer said that it is difficult decision for him where there is no determination or proof of originality. Even if the changes happened months after the house was built, he would still consider it original.

Chair Robinson said that the 1988 and 2004 both stated that the dormers were “defining features” of the structure.

R Kaplan said that it was safe to say that the surveys were not done during the period of significance.

L Krieg stated that she needed to clarify that the surveys were what were used to establish the period of significance.

A Eddings added that the surveys were done by professional architectural historians. And in their professional opinions those features were important enough to fall into the designated period of significance.

Chair Robinson said that to reconstruct and make the maintenance work it would be difficult to do it right. Some appearance would have to change. He wondered if it would be fair to ask someone to reconstruct elements that were cut- to- fit in the first place.

S Williams added that it could be done.

L Krieg said that there is still no proof of when the work was done or in what order or if something was added to simply fix a leak.

S Williams said that he still felt that the changes over time have gained historical significance.

M Krittenbrink asked if there were non-contributing structures in the neighborhood and asked if so, how many.

L Krieg said that there were but did not know how many. She said that she couldn’t think of one right off the top of her head.

M Krittenbrink said that it was important to point out that any historical house in this district would be listed as contributing. L Krieg disagreed.

M Krittenbrink went on to say that there was proof that the elements were added. He said that we can’t date the mansard; all we can do is prove that it wasn’t original and we want to take it back to the original form.

S Williams said that the evidence was not overwhelming. He said that the changes had been with the house long enough to qualify as historic and that Section 1.4.4 needed to be upheld.

Motion by S William to deny the application; **Second** by C Brewer.

A Eddings said that changes to a structure to make it non-contributing is usually very clear. A 1950/60 alternation is very obvious. She said that this addition is not obvious and fits in with alterations of the 20/30/40's. She felt that some changes could be made without changing the defining features, but the submitted rendering did not follow that line.

C Brewer said that Sec. 1.4.4 keeps being referenced but that Sec 1.4.5 (*Preserve Distinctive Features. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*) was just as important. He said that these were clearly distinctive features of the house and assuming that they were changes, they are changes that need to be preserved.

A Eddings cited Sec 3.2.1 of the Guidelines. (*Guidelines for Wood Features. Retain and preserve wood features that contribute to the overall historic character of a building, including siding, shingles, cornices, brackets, pediments, columns, balustrades, and architectural trim.*) She said that the roof peaks and mansard roof are visually prominent and fall under this category.

R Kaplin that said he realized that there are clear guidelines but he was torn with preserving poor craftsmanship and durability. How do you make something that looks like that work and be economically viable?

C Robinson said that it is not their duty to preserve hodge podge. That would be counterproductive. While he wanted to go along with the experts, he did not feel that they looked closely enough to the quality.

L Krieg said that the Guidelines can undertake ordinary maintenance and repair and this was raised at the May meeting. She wondered if the Commission couldn't work with the applicant to make minor modifications to address the maintenance and repair.

S Williams agreed.

C Robinson agreed that they could work with the applicant on this, but working with an older home can always bring up surprises.

C Brewer asked what working with the applicant meant.

L Krieg said that with the fascia with the open hole it could be closed. The cross gables could have support added and perhaps the leaking is a flashing issue. She said that the nuts and bolts of the maintenance and repair needs to be explored over just tearing things off.

A Eddings said that the applicant could come back with repair possibilities.

Chair Robinson said that trying to find ways to fit things is an issue. He said that the Commission does allow applicants to come back to the Commission as a project goes on to try and accommodate changes.

The vote was called. The motion to deny the application as presented was **passed with a vote of 4 to 1**, with Chair Robinson voting against.

***Chesley Potts returned to the meeting upon completion of this item.**

Item No. 17, being: Continuation of a Certificate of Appropriateness for 135 E Castro (Stacy Pattillo)

No change.

Item No. 18, being: Request for Certificate of Appropriateness for 635 S Lahoma. (Robinson)

***Chair Robinson recused himself from this item. Co-chair S Williams replaced the Chair.**

This application is for a wrought iron railing installation over the second floor French door on the south side of the house.

L Krieg gave the staff report; Judy Robinson was present to answer questions.

After discussion, the Commission felt that any of the submitted railing styles would be acceptable.

Motion by C Brewer to approve the application as submitted; **Second** by C Potts. All approve.

***Chair Robinson returned to the meeting.**

Item No. 19, being: Request for Certificate of Appropriateness for 408 Chautauqua. (McNeill)

This application is to install a basement access door on the rear of the house in order to provide emergency tornado shelter for a 4-unit house. The door is a small, low profile style and is not visible from the street or other adjacent properties.

L Krieg gave the staff report; Ryan McNeill was present to answer questions.

Staff reported that during a site visit it was discovered that the porch had been altered. The applicant will be coming back to the Commission with this change at a later date.

Motion by S Williams to approve the application as submitted; **Second** by R Kaplan. All approve.

Item No. 20, being: Request for Certificate of Appropriateness for 645 S Lahoma. (Dollarhide)

This application is to replace an existing chain link fence at the rear of the property with a 7 foot privacy fence that graduates down to 4 feet as it meets the sidewalk on the south side. The 7 foot section would begin at the NE corner of the property and extend for 64 feet with the last 14 feet graduating down to 4 feet in height. The fence would end a foot from the existing sidewalk. The

applicant withdrew the plan for a brick fence but is wanting to add a solid inset between the top lattice panels.

L Krieg gave the staff report; David and Vicki Dollarhide were present to answer questions.

After a brief discussion the Commission agreed that the proposed fence met the spirit of the guidelines. (2.5 Guidelines for Fences and Masonry Walls)

Motion by S Williams to approve the application as submitted; **Second** by A Eddings. All approve.

Item 19, being: Miscellaneous.

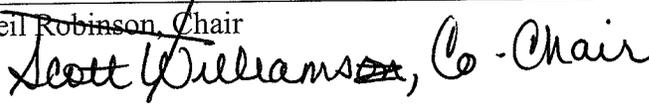
There were no miscellaneous items to report.

Item No. 20, being: Adjournment. The meeting was adjourned at 8:05 p.m.

Passed and approved this 4th day of August 2014.



Neil Robinson, Chair


Scott Williamson, Co-Chair