

1. Agenda

Documents:

[2021-10-19 BUILDING COMMISSION - PUBLIC AGENDA-1664.PDF](#)

2. Meeting Materials

Documents:

[2021-10-19 BUILDING COMMISSION - FULL AGENDA-1664.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, October 19, 2021 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Building Commission only on items that appear on this Agenda. The Building Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Building Commission.

1. Call to Order
2. Roll Call
3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.

4. Minutes
 - a. September 21, 2021 Minutes
5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Certificate of Approval Application - 1400 Camden Way, Nichols Hills, OK.
- b. Certificate of Approval Application - 7005 Trenton Road, Nichols Hills, OK.

6. Items for Separate Vote

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Discussion with applicant regarding condition of approval for 6820 NW Grand .
- b. Criteria to be used to determine whether a building should be deemed an "Architectural Resource", as the term is defined in Section 50-342 of the Nichols Hills City Code.
- c. Schedule of Regular Meetings of the Nichols Hills Building Commission 2022.

7. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 2:25 PM on the 15th day of October, 2021 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 3:00 PM on the 15th day of October, 2021; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 15th of October, 2021; and transmitted by email at 5:00 PM on the 15th day of October, 2021 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, September 21, 2021 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 11:40 AM
on the 16th day of September, 2021.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert	Chairman	Present	
Tori Raines		Present	
Rusty Caston		Absent	
Jeff Oakley		Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes
 - a. August 17, 2021 Minutes

MOTION: Herzel moved to approve the August 17, 2021 minutes as presented. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1719 Windsor Place, Nichols Hills, OK.

Mr. Terry and Mrs. Paula Nayfa presented the application to the members of the Building Commission.

Following discussion among the Building Commission Members, staff, and applicant, Chairman Lippert opened the public hearing.

Dr. Joseph Seay spoke in favor of the application.

Hearing no others expressing a desire to be heard, the public hearing was closed.

MOTION: Oakley moved to approve agenda item 5a as presented. Raines seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	Jeff Oakley
SECONDER:	Tori Raines
AYES:	Lippert, Raines, Oakley
ABSENT:	Caston
RECUSED:	Herzel

- b. Certificate of Approval Application - 6408 Briarwood Lane, Nichols Hills, OK.

Mr. Richard Costanzo, property owner, presented the application to the Building Commission. Mr. Costanzo and his civil engineer answered questions concerning the drainage.

Following discussion among the Building Commission Members, staff, and applicant, Chairman Lippert opened the public hearing.

Mr. Tom Kilpatrick said his only concern was the drainage of the property.

Hearing no others expressing a desire to be heard, the public

hearing was closed.

MOTION: Herzel moved to approved subject to: 1) Change the inlet structure from a 12-inch square to a 24-inch square inlet; 2) The plant material on the north and east side of the property to a 12-foot minimum height at planting of evergreen plant material; 3) Relocate the plant material along the north side of the house the entire length of the existing structure just along the new addition to extend to a point just east of the east edge of the deck; 4) Drainage swale on the north and south side of the home would be sufficient to prevent water from flowing over to the north on the adjacent property owner; 5) Change the exterior light on the north side of the home to a soffit light; and 6) Provide landscape calculation spreadsheet. Raines seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	Tori Raines
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

6. Items for Separate Vote

Items listed in this section of this Agenda are usually discussed, considered, and voted on individually by the Building Commission.

Discussion, consideration, and possible recommendation to the Planning Commission and City Council for approval of the following:

- a. Amendments to Section 50-3 of the City Code (Zoning) regarding definitions of the following words, terms and phrases used in Chapter 50 of the City Code, including establishment of formulas and diagrams for calculating the same:

- i. Lot Coverage
- ii. Centroid
- iii. Floor area, gross
- iv. Floor area ratio
- v. Attic
- vi. Buildable Area
- vii. Building Height
- viii. Lot Depth
- ix. Lot width
- x. No-build vertical envelope
- xi. Basement

MOTION: Raines moved to approve agenda item 6a, i - xi, as recommended by Commissioner Herzel in his material in the agenda packets. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tori Raines
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

- b. Discussion, consideration, and possible approval or disapproval of criteria to be used to determine whether a building should be deemed an "Architectural Resource," as the term is defined in Section 50-342 of the Nichols Hills City Code.

Building Commission members and staff discussed the different types of Architectural Resources and how the Commission would create the criteria for the homes to qualify for the Architectural Resource list for the City of Nichols Hills. Commissioner Raines will create the list of homes to be considered for the Architectural Resource list of homes that will be discussed at the October 19, 2021 meeting.

7. Adjournment

MOTION: There being no further business, Herzel moved to adjourn the meeting. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

Chairman
Building Commission
City of Nichols Hills, Oklahoma

City Manager
Building Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

See City Clerk's office.

See City Clerk's office.

KEN UNGAR ARCHITECT

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Ken@KenUngarArchitect.com

September 7, 2021

To: City of Nichols Hills Building Commission

Re: 6820 NW Grand Blvd brick spec on exterior of home

Dear Building Commission members:

At our Commission hearing on August 17, 2021, it was stipulated to us that the Commission would like us to use full sized bricks in lieu of the "split bricks" that we specified on our drawings.

We would like to ask the Commission to reconsider this condition of approval, with the following reasons:

1.Design intent: Please note that these are real "used" bricks, not a manufactured brick, that I make sure the builder finds from a used brick resource, and that I must personally approve. Note that these bricks are sliced for the sole reason of structural integrity and the resulting cost, and that the final appearance is no different than if they were full sized bricks (see attached photos of other homes where we have used this same exact spec). Full sized bricks require much more structural analysis and support, due to earthquake and wind loads—please see note from our structural engineer in reference to this comment—and the ability to use the split bricks provides much more flexibility in design and enables us to use it more aggressively and in more locations on the home that we would ordinarily. The use of the split brick also enables us to provide more relief and "shadow lines" on the house---as per our design details where we do use the full bricks (window headers, window sills per details 4, 4A, and 5 on sheet A13). Please also note that the split bricks enables us to have much cleaner corners on the building than if we were to use the full bricks where there would be a resulting joint on every corner that would likely end up cracking---see our sample of a brick corner.

2.Construction durability: The Building Commission mentioned that they were concerned about bricks falling off the building, similar to what is going on at a Whole Foods building nearby. I can assure you that in the many years of designing and getting homes built, I have never had this issue with this detail. I can also assure you that the owners of this home will not tolerate any bricks falling off their home; and in the unlikely event that they do, they will immediately make sure that this is rectified. Also please note that the veneer on the Whole Foods is not brick, or anything close to it (see attached photos)—so a comparison to this veneer is not an accurate one. That veneer is a very thin stone, while ours is still at least 7/8"-1" thick and has much more depth and range of texture. Our brick will be installed with Customs "MultiSet Thinset" with an acrylic bonder for added strength. The thinset is placed on the back of the brick with a 1/4" notched trowel and pressed in place.

Very Truly Yours,



Ken Ungar, Architect
Oklahoma license #A7566

Attachment: 6820 NW Grand Lot House Brick 210920 (5431 : Discussion - 6820 NW Grand condition of approval)



August 31st, 2021

Building Commission – City of Nichols Hills
City Hall
6407 Avondale Dr.
Nichols Hills, Oklahoma

RE: New Residence
6820 NW Grand Blvd
Nichols Hills, Oklahoma
Wallace Project No. 2060219

Dear Building Commission Officers:

I am writing on behalf of the design team in regards to the recent building commission approval for the residence at 6820 NW Grand Boulevard. I understand that the residence has received approval through the building commission with the comment that the current brick thin-set veneer on the structure's exterior would have to be revised to full width brick veneer.

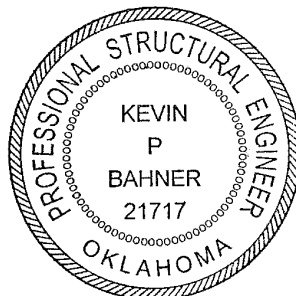
In order to comply with the above noted revision, Wallace will have to revise previously completed detailing and design of the wood framing and steel beam structures at areas supporting the brick to account for the heavier weight and more stringent deflection criteria. Additionally, new steel support angle conditions lagged into wood framing will need to be developed to support brick veneer above window and mansard structures and at chimneys above the roof plane. In addition to the time and cost to revise the design, it is our experience that these steel support elements are traditionally areas that can rust and corrode over time and lead to structural and water infiltration issues over the lifespan of the structure.

We respectfully ask the Building Commission to reconsider the decision to require a full brick veneer for the residence and allow the thin-set veneer as currently designed on the project. Wallace has worked successfully with thin-set brick veneers on numerous projects throughout the US. It is a product that helps save on structural costs for our client with the lesser product weight applied to the structure supporting the veneer and lesser deflection requirements on the wood stud framing backing and holding up the veneer. Architecturally speaking, the appearance of a thin-set brick veneer would be no different than a traditional veneer clad residence. We have not been alerted to any issues with past projects with this design approach that would lead us to believe that its use would cause maintenance issues for our client in the future.

Thank you for your consideration in this matter. If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

Kevin P. Bahner, S.E.
Principal
cc: File



Other Project | Example Material



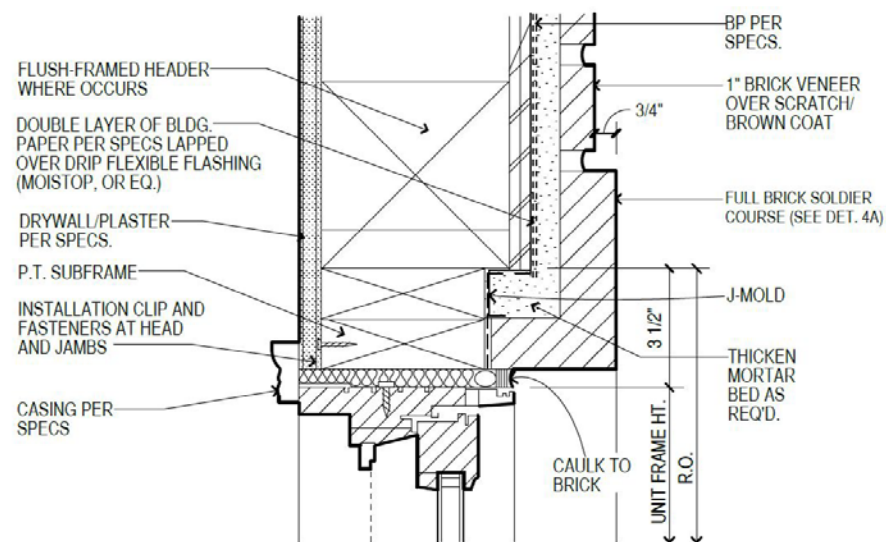
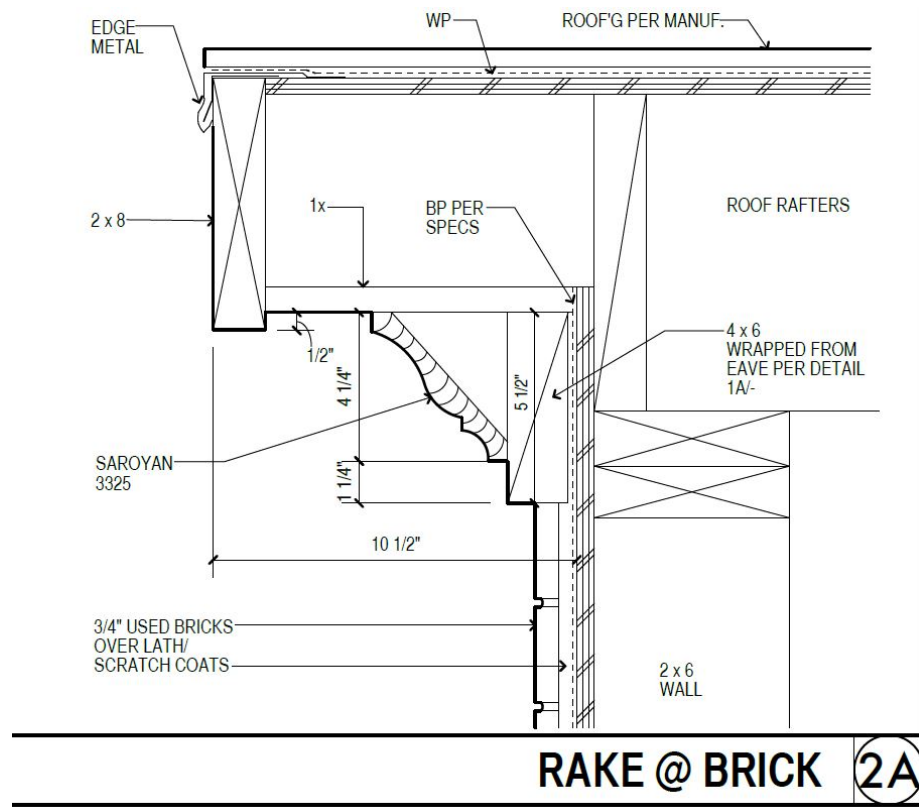
Project Examples



Project Examples, cont.

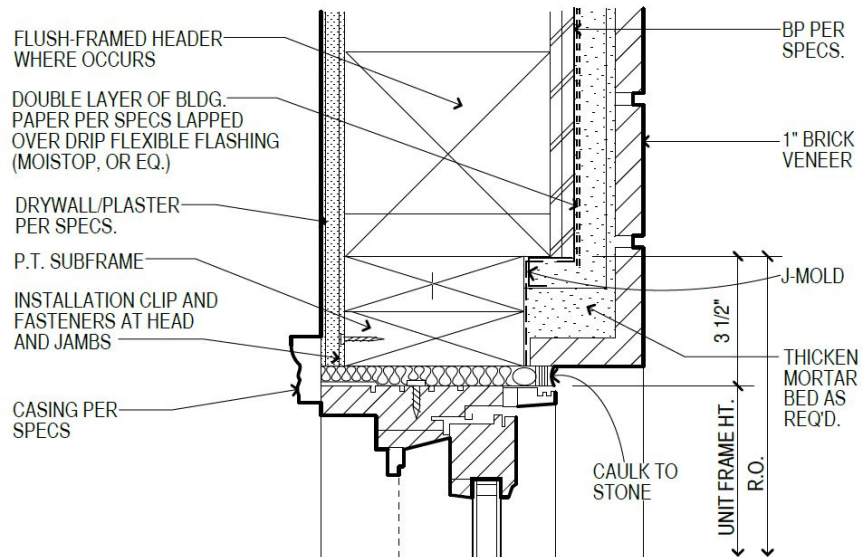


Brick Install Details



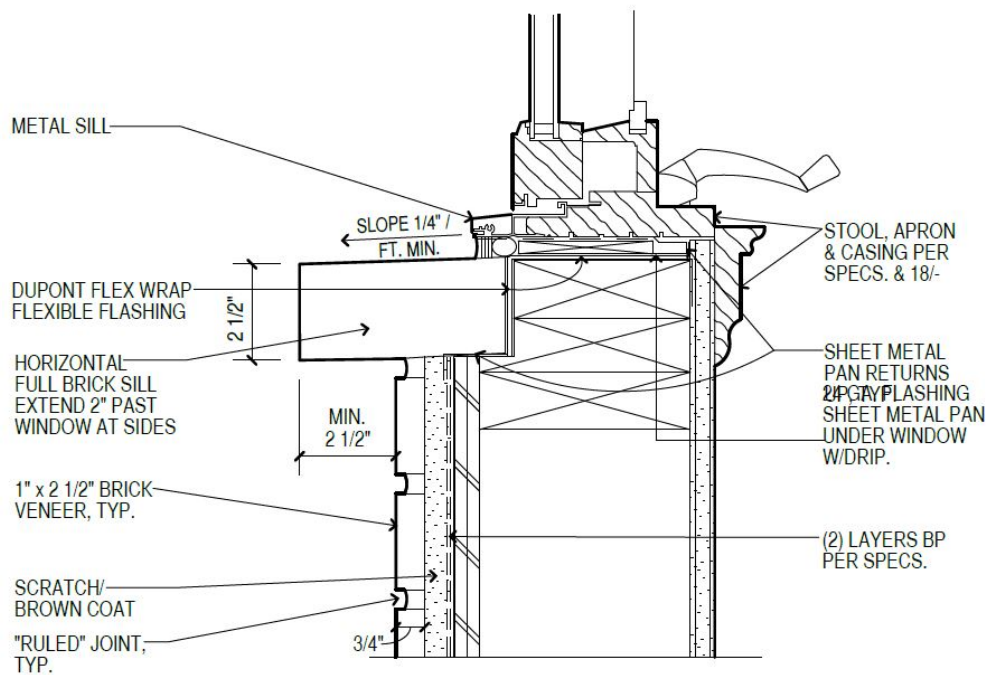
WINDOW HEAD - BRICK VENEER **4**

Brick Install Details, cont.



WINDOW JAMB – BRICK

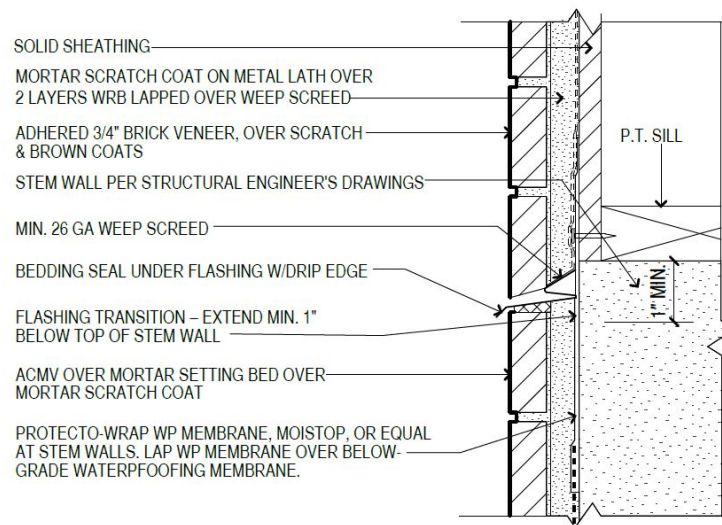
4B



WINDOW SILL @ BRICK FACE

5

Brick Install Details, cont.



WALL BASE – ADHERED STUCCO BRICK

15

Veneer Product Used at Whole Foods



- Very thin panelized stone veneer system
- Installed with standard thin set mortar
- Panels had joints in between that may not have been filled with mortar
- Weather protective top cap not installed at top of wall
- Installation may allowed for water intrusion behind the panels to release the adhesive bond causing the panels to fall off
- Veneer was removed and replaced



Schedule of Regular Meetings of the Nichols Hills Building Commission in 2022

All meetings of the Building Commission are scheduled to take place on the 3rd Tuesday of the month at 4:00 p.m. in the City Council Chambers, City Hall, 6407 Avondale Dr., Nichols Hills, OK.

Meeting Date of:

January 18, 2022

February 15, 2022

March 15, 2022

April 19, 2022

May 17, 2022

June 21, 2022

July 19, 2022

August 16, 2022

September 20, 2022

October 18, 2022

November 15, 2022

December 20, 2022

Name: Amanda Copeland
Title: City Clerk
Address: 6407 Avondale Drive
 Nichols Hills, OK 73116
Phone: (405) 843-6637

Filed in the office of the Municipal Clerk on _____ at _____ PM

Signed: _____
 City Clerk/Deputy City Clerk