

MINUTES

Special Meeting of the
Nichols Hills Building Commission
Tuesday, November 14, 2023 at 1:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

Original agenda filed in the Office of the City Clerk at 3:23 PM on the 9th day of November, 2023.

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert		Present	
Tori Raines	Chairman	Present	
Rusty Caston		Present	1:03 PM
Jeff Oakley		Absent	

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. Items for Separate Vote - General

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

- a. An ordinance amending Section 50-140 of the Nichols Hills City Code regarding allowed exterior wall building materials for the first floors of dwellings in residential districts; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Shane Pate, City Manager, gave an overview of the request of amending the City Code to require stone or masonry on the first floors of dwellings in the residential districts.

Mayor Clements referred to the plats of Nichols Hills and the requirement for stone or masonry on the first floors of homes. City Council and Building Commission members discussed the allowable exterior wall building materials for the first floor with an emphasis on EIFS, (Exterior Insulation Finishing Systems,) and stucco.

Building Commissioner Larry Herzel spoke on the differences of EIFS and stucco.

Jeff Blake, with Gumerson Blake Design Build, stated that EIFS over foam board does not belong in Nichols Hills. He stated that true stucco is the better system, whether over a half-inch cement board or using a true traditional lath.

City Council members, Building Commission members, and staff discussed at length an acceptable application of EIFS and stucco that will benefit the City of Nichols Hills.

Mr. Curtis Wilson spoke concerning the homes that have glass as a primary material which he thought should be considered.

Mrs. Carla Sharpe presented the proposed ordinance that discusses the exterior wall materials allowed.

City Council and Building Commission members directed staff to prepare an ordinance defining the processes allowed for stucco, EIFS, and glass. Also, amend Sec.50-140 (d) to read "Principle exterior wall materials allowed for first floor of Dwellings". The amended ordinance will be brought back for further review by the Building Commission and City Council.

- b. An Ordinance amending Section 50-29 of the Nichols Hills City Code regarding Corner Lots; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Shane Pate, City Manager, reviewed the proposed ordinance concerning corner lots.

City Council and Building Commission members agreed with the proposed ordinance to prohibit the changing of the homes' historical street frontage.

- c. Designation of "Architectural Resource", as the term is defined in Section 50-342 of the Nichols Hills City Code.

City Council and the Building Commission discussed the processes that were taken to create the list of Architectural Resources in Nichols Hills. Building Commission Chairman Raines will review the homes of Nichols Hills and bring back a list of qualified homes and clusters of homes to be reviewed by the City Council and Building Commission.

5. Adjournment

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

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



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma