

Minutes
Historical Preservation and Landmark Board of Review
Special Meeting
Will Rogers Building
CR – 214 (Innovate) /216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
April 7, 2022, 4:00 p.m.

MEMBERS PRESENT: Mike Mays
Susan McCalmont
Carla Splaingard
Janis Powers
Laura Stone

MEMBERS ABSENT: Kassy Malone
Camal Pennington
Josh Greenhaw

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Terry Hammer Rose
Marlin Rose Hammer
Liz Bullen
Doug Patton

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:03 p.m. A roll call was taken and a quorum was established. Ms. Stone was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:

1. Approval, disapproval, or amendment of the minutes of the March 8, 2022, meeting:

Susan McCalmont moved to approve the meeting minutes of March. Janis Powers seconded the motion. The following votes were recorded and the motion passed:

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding CA-21-22-32, Request by Marlin Rose Hammer and Terry Hammer Rose for a certificate of appropriateness for replacement of windows

on the north and south elevations of the home at 815 NE 21st Street in the Lincoln Terrace East Historic District:

This case was prompted by a citizen complaint and issuance of a citation stating that there had been changes made to windows on the home without receiving an approval from the HP Board. This prompted the applicant to submit their application for a certificate of appropriateness after-the-fact for removal of the original, steel casement windows from the ground floor on the front and rear elevations of the home to replace with Andersen Fibrex windows.

Photos of the home revealed that the 85-year-old original, steel casement windows prior to removal showed evidence of rust and deterioration. Although replacing those windows may have been a reasonable decision, a technical expert should have been sought to assess repair options. Whether the original windows could feasibly be repaired is no longer relevant since the windows have been removed and discarded by the contractor. The Fibrex material of the proposed new windows is not considered compatible with historic window materials and has not been approved on any historic home in the HP District. Fibrex windows have been approved on infill construction of new homes and garages but not on existing homes that contribute to the historic character of the district.

Staff recommended that the applicant's request for a certificate of appropriateness be denied based on the findings that the proposed work is not consistent with the Commission's HP Standards and Guidelines, and that the proposed work negatively impacts the visual character and historic integrity of the subject property and the Lincoln Terrace East Historic District. Furthermore, staff recommended that the applicant submit a new application for a certificate of appropriateness to replace the windows for consideration with custom steel casement windows or aluminum-clad casement windows that match closely to the dimensions, profile, and pattern of the original windows.

Janis Powers moved to deny CA-21-22-32. Susan McCalmont seconded the motion. The following votes were recorded, and the motion was denied:

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-21-22-40, request by the City of Oklahoma City for a certificate of appropriateness for demolition of the dwelling at 1500 North Stiles Avenue in the Wilson-Harn Historic District.

Staff recommended that this application be tabled to allow the owner time to provide information on the condition of the property and a plan of action.

Janis Powers moved to table discussion of CA-21-22-40 until more information can be provided. Mike Mays seconded the motion. The following votes were recorded, and the motion was tabled.

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.



F. Miscellaneous: None

G. Reports and Communications:

1. Report on the status of House Bill 2996, a legislative bill impacting the sunset date for the Capitol-Medical Center Improvement and Zoning Commission:

Mr. Jones reported on House Bill 2996, saying that the Senate Rules Committee approved the proposed amendments to the statute to continue the zoning commission for another three years, to allow the Long-Range Capital Planning Commission Chairperson to appoint a designee to serve on the Zoning Commission on his or her behalf, and to remove the requirement that one of the Governor's two appointees to the Zoning Commission must be appointed on the recommendation of the Citizens' Advisory Committee. Next the bill will be considered by the full Senate.

H. Adjournment:

There being no further business, Mike Mays motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 4:44 p.m.