

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

MEMBERS PRESENT: Josh Greenhaw
Mike Mays
Susan McCalmont
Janis Powers
Laura Stone
Camal Pennington

MEMBERS ABSENT: Kassy Malone
Carla Splaingard

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Trace Jones, OMES
Chris Smith, City of Oklahoma City
Chad Davidson, City of Oklahoma City
Rita Douglas-Talley, City of Oklahoma City
Marlin Rose-Hammer, Applicant
Terry Hammer-Rose, Applicant
John McElhany, Applicant
Patrick Roberts, Applicant
Karolina Roberts, Applicant
Mercedes Campbell, Property Owner
Ayanna Najuma, Guest

A. Roll Call:

Chairwoman 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 June 2, 2022, meeting:

Susan McCalmont moved to approve the meeting minutes of June. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Ms. McCalmont, yes; Mr. Pennington, yes; Ms. Powers, yes; Ms. Stone, yes.

C. **Special Public Hearings:** None.

D. **Rezoning Requests:** None.

E. **Certificates of Appropriateness:**

1. **Tabled Item: Discussion and possible action regarding CA-21-22-44, Request by Lauren Tipton and John McElhany for a certificate of appropriateness for demolition of a detached garage and driveway and construction of a detached garage, driveway and walkway at 826 NE 21st Street in the Lincoln Terrace East Historic District.**

The applicant proposes to demolish the existing garage located behind the house at 826 NE 21st Street due to its deteriorated condition and to construct a new, one-story detached garage. The current garage is structurally unsound and in poor condition. The garage is a one-story, slab-on-grade, wood frame structure with wood lap siding and composite shingles. The garage has a cracked slab foundation, rotten wall plates and frames touching the bare ground, bowed headers, holes in the walls, a missing soffit, and broken windows and doors. The applicant provided photos, inspection reports, and associated information on the condition of the garage, as well as a proposed plan for the new garage that will be built.

Staff recommended approval, stating that the garage was in poor condition and that the proposed garage, driveway, and walkway would be compatible with the character of the district and will comply with applicable rules.

Josh Greenhaw moved to approve CA-21-22-44 for the demolition of the detached garage, as well as the construction of a new garage in its place. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Ms. McCalmont, yes; Mr. Pennington, yes;
Ms. Powers, yes; Ms. Stone, yes.

2. **Discussion and possible action regarding CA-21-22-49, request by Three Geese LLC, c/o Patrick and Karolina Roberts, for a certificate of appropriateness for demolition of a detached garage at 808 NE 17th Street in the Lincoln Terrace East Historic District.**

The applicant proposes demolishing the existing garage behind the house at 808 NE 17th Street due to its deteriorated condition. The garage is a one-story, slab-on-grade, wood frame structure with wood Dutch lap siding, a metal overhead door, and composite shingles. The applicant has not submitted plans for a replacement garage; only the demolition request is currently under consideration.

The applicant is concerned that the garage is a safety hazard and provided photographs to the board members, displaying the damage, which includes deterioration and damage to the roof, walls, and foundation. The garage floor is at a lower grade than the driveway, resulting in

improper drainage and water damage to the wood structure. The concrete drive in front of the garage entrance has been intentionally built up and sloped to keep water from draining into the garage. However, it has created a ground clearance problem for vehicles entering the garage.

Staff recommended approval of CA-21-22-49, finding that while the demolition of the garage would damage the historic character of the property and the continuity of the Lincoln Terrace East Historic District, rehabilitation of the garage would cause most of its remaining historic fabric to be lost.

Mike Mays moved to approve CA-21-22-49. Josh Greenhaw seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Ms. McCalmont, yes; Mr. Pennington, yes;
Ms. Powers, yes; Ms. Stone, yes.

3. Discussion and possible action regarding CA-21-22-50, request by Marlin Rose Hammer and Terry Hammer Rose for a certificate of appropriateness for replacement of all windows on the home at 815 NE 21st Street in the Lincoln Terrace East Historic District.

The applicant requests a certificate of appropriateness to remove the original steel casement windows from the home and install new Andersen Fibrex windows to fit the original window openings. The replacement windows would be a combination of casement windows and awning windows.

The windows on the ground floor on the front and rear elevations of the home were replaced with Andersen Fibrex windows earlier in the year without a certificate of appropriateness. The applicant received a notice of violation from the City of Oklahoma City and applied for a certificate of appropriateness only for the work that had been completed. The Board denied the application on April 7, 2022.

The applicant now requests a certificate of appropriateness to replace the remaining seven original steel windows on the home with Andersen Fibrex windows of the same design and appearance as the windows that were installed on the front and rear elevations; to permit the new windows on the front and rear elevations to remain; and to install muntins on the exterior of the glass on the front windows to give the appearance of divided light.

While the new windows are designed to fit the original window openings, they do not match the original, historic steel casement windows' design, frame width, profile, or muntin patterns. The new windows change the home's appearance, they are made of a proprietary composite material that has not been approved for use on existing historic homes in the HP District, and they do not have the same appearance as the home's original historic windows.

Staff does not recommend approval of the proposed Anderson Fibrex casement and awning windows.

Staff recommended the applicant be advised to consider replacing all windows on the home with custom steel windows or aluminum-clad wood windows that more closely resemble the original windows' appearance, profile, and pattern.

Staff recommends that the applicant's request for a certificate of appropriateness be denied based on the following findings:

Findings:

- a. The proposed work is not consistent with the Commission's Historic Preservation Standards and Guidelines.
- b. The proposed work negatively impacts the visual character and historic integrity of the subject property and the Lincoln Terrace East Historic District.

Mike Mays moved to deny muntins installation. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Ms. McCalmont, yes; Mr. Pennington, yes;
Ms. Powers, yes; Ms. Stone, yes.

Mike Mays moved to deny new windows. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Ms. McCalmont, yes; Mr. Pennington, yes;
Ms. Powers, yes; Ms. Stone, yes.

4. Discussion and possible action regarding CA-21-22-51, Request by the City of Oklahoma City for a certificate of appropriateness for demolition of a single family dwelling at 644 NE 14th Street in the Capitol-Lincoln Terrace Historic District.

The applicant requests a certificate of appropriateness for demolition of the principal dwelling at 644 NE 14th Street due to fire damage.

On April 2, 2022, a fire that the owner has stated was caused by a lightning strike damaged the principal dwelling. The fire damaged the roof, attic, and second floor. Portions of the roof have collapsed, and the interior of the dwelling was damaged by water used to extinguish the fire. The damaged roof had not been secured, and rainwater had been entering the structure and collecting in the basement. The owner has and continues to maintain the property despite the hardship endured.

Staff recommended the applicant’s request for a certificate of appropriateness for demolition be tabled for 60 days to allow the property owner an opportunity to secure the dwelling and to provide a written statement of intent and a clear plan of action.

Mike Mays moved to table the request for 90 days. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

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

Josh Greenhaw left the meeting at 4:46 p.m.

F. Miscellaneous:

1. Status Update and possible discussion on 1500 N. Stiles Avenue

Mr. Jones reported to committee members that the City of Oklahoma City had petitioned for a certificate of appropriateness for demolition of the structure, which the Board denied at the June 2, 2022 meeting. On July 5, the Oklahoma City Council adopted a resolution declaring the building as dilapidated, giving the property owner until August 5, 2022, to demolish the structure.

The City’s code enforcement staff was present at the meeting, informed the members of their intent for the property, and shared their process/criteria for deciding cases. They also discussed possible options with the Board as a collaborative effort on how they could move forward with this property.

2. Discussion and possible action to establish an ad hoc committee to review proposed amendments to the zoning rules for the Historic Preservation District

Mike Mays moved to table discussion of the ad hoc committee to the next meeting. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

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

3. Discussion regarding home sharing uses (short-term residential rentals) and group homes.

(Postponed to next meeting.)

G. Reports and Communications:

1. Report on applications reviewed in FY2021-2022

Mr. Jones provided members with a spreadsheet of all the applications reviewed by the Commission's Office in the last fiscal year (FY22).

2. Report on status of zoning violation cases:**a. 800 NE 21st Street (window replacement)**

The window on the home's front (north) elevation was replaced without a certificate of appropriateness in October of 2021. The resident received a notice of violation and contacted the Commission's staff about the application submittal requirements but never applied to get the window approved. Staff requested an update from the City and was advised that a citation has been issued and the Municipal Court arraignment date is still pending.

b. 432 NE 14th Street (siding replacement)

The applicant applied for a certificate of appropriateness to replace siding and was denied by the Board on June 2, 2022. A decision letter was sent to the owner advising of 30-days appeal rights, which has now passed and work has continued on the home despite the denial.

c. 434 NE 14th Street (siding replacement)

The applicant applied for a certificate of appropriateness to replace siding and was denied by the Board on June 2, 2022. A decision letter was sent to the owner advising of 30-day appeal rights. Work has been completed on the home despite the denial.

d. 942 East Drive (replacement of windows and doors)

The applicant hired a contractor to do renovations for interior work only on the home. The contractor in October 2021 inquired about replacing windows and staff provided her with an application and advised that approval from the Board would be required prior to commencing work. In June 2022, it was discovered the windows and doors had been replaced without a certificate of appropriateness. A complaint was filed with the Action Center and notice of violation was posted. In July 2022, the applicant contacted staff and obtained an application.

H. Adjournment:

There being no further business, Mike Mays motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 5:48 p.m.