

Minutes
Historical Preservation and Landmark Board of Review
Regular Meeting
Will Rogers Building
EGID Central Conference Room on the 3rd Floor
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
December 5, 2024, 4:00 p.m.

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

MEMBERS ABSENT: Stephanie Barbour-Cooper
Rachel Smith

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Brandon Swearingen, Applicant
Kenneth Avey, Applicant
Nancy Craig, Applicant
Terry Wester, Guest

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:04 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 November 7, 2024 special meeting:

Janis Powers moved to approve the meeting minutes of November. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; 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-24-25-13, request by Kenneth Avey on behalf of the owner, John R. Tassey, for a certificate of appropriateness for exterior alterations and repairs to a detached garage at 715 NE 19th Street in the Capitol-Lincoln Terrace Historic District:

Mr. Jones presented and provided background information on the application. The items for consideration are alterations and repairs to a detached garage.

Staff recommends approval with the condition that the overhead doors must be made of wood, smooth composite wood, smooth fiberglass, or steel-framed doors with real wood veneer.

The board approved the following work items:

- 1) Install stem walls under the perimeter of the existing exterior walls.
- 2) Repair or reconstruct all exterior walls with the following conditions:
 - a. Salvage and reinstall as much brick as possible on the south, east, and west elevations;
 - b. Smooth fiber cement lap board siding may be installed on the north elevation. The siding must be painted to match the brick color; and
 - c. The existing windows on the north and east elevations must be maintained in their current positions.
- 3) On the south elevation, replace the existing wood sliding doors with two Amarr Carriage Court CC4000 Series, Rosemont Closed Square (RM104) pattern, steel carriage house doors with composite overlay.
- 4) On the south elevation, remove the two existing wood entry doors and intervening brick, and install new door framing and a pair of wood 15-lite (or similar pattern) French doors.

Carla Splaingard moved to approve CA-24-25-13 with the windows being salvaged and reusing some of them on the east and north and using as much of the brick as possible on the south, east, and west elevations. If the brick is not available, the siding could be used and painted to use similar colors to the brick. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

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

2. Discussion and possible action regarding CA-24-25-16, request by Kenneth Avey on behalf of the owners, Cody Wilson and Austin Shotts, for a certificate of appropriateness for construction of a capped wood privacy fence in the side yard east of the dwelling at 946 NE 19th Street in the Lincoln Terrace East Historic District:

Mr. Jones presented and provided background information on the application. The item for consideration is the installation of a capped wood privacy fence between 6 and 7 feet in height in the side yard east of the dwelling.

Staff recommended that the proposed work be approved subject to the condition that the fence shall not exceed 7 feet in height from existing grade at any point and shall be set back from the north façade of the dwelling a minimum of 5 feet.

Carla Splaingard moved to approve CA-24-25-16. Kassy Malone seconded the motion. The following votes were recorded, and the motion passed:

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

3. Discussion and possible action regarding CA-24-25-9, request by Brandon Swearingen for a certificate of appropriateness for construction of a residential duplex and a detached garage apartment at 911 NE 16th Street (Lot 10, Block 1, State Capitol 2nd Addition), in the Lincoln Terrace East Historic District:

Mr. Jones presented and provided background information on the application. The items for consideration are the construction of a one-story residential duplex and a two-story detached garage with an apartment.

Staff recommended approval of the project as proposed with the following conditions: 1) The windows shown on the elevation drawings as having divided light shall have “simulated divided light.” Divided light consisting only of grilles between glass panes is not permitted; 2) The lap siding shall have a smooth texture rather than false woodgrain; and 3) The garage overhead doors shall be made of smooth fiberglass rather than metal.

The Board requested changes to the driveway behind the duplex and provided the applicant with a drawing.

The Board approved the applicant’s most recent plan submitted, which included aluminum-clad wood windows, smooth fiberglass garage doors, and fiberglass entry doors.

Mike Mays moved to approve CA-24-25-9 to reduce the concrete starting at the east edge of the stair, where the concrete begins, heading south and sweeping back to the west, approximately being 8 or 9 feet from the base of the house. To take that area out of the pavement as outlined in the drawing. On the northeast corner, making a sweep to bring more green space. Laura Stone seconded the motion. The following votes were recorded, and the motion passed:

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

4. Discussion and possible action regarding CA-24-25-11, request by the owner, Nancy Hall Craig, for a certificate of appropriateness for replacement of 16 existing vinyl windows with new vinyl windows on the south, east, and west elevations of the principal dwelling at 923 NE 19th Street in the Lincoln Terrace East Historic District:

Mr. Jones presented and provided background information on the application. The items for consideration are for the replacement of 16 vinyl windows on the front and side elevations of the dwelling. Staff made known the applicant's request was coming after the fact. The work has already been done. The applicant inherited the home with the noncompliant windows.

Staff does not recommend installing vinyl windows as they are not consistent with the Historic Preservation Standards and Guidelines. Vinyl windows were not used historically in the Lincoln Terrace East Historic District. They do not have compatible characteristics with wood, and aluminum-clad wood windows with true divided light or simulated divided light are recommended.

Mike Mays moved to deny CA-24-25-11. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

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

5. Discussion and possible action regarding CA-24-25-17, request by Laura Stone for a certificate of appropriateness for exterior work at 612 NE 14th Street in the Capitol-Lincoln Terrace Historic District:

- a. **Item 1: Demolition of detached garage due to dilapidation.**
- b. **Item 2: Construction of a 1-1/2 story detached garage.**

Mr. Jones presented and provided background information on the application. The items for consideration are the demolition of a detached garage and the construction of a 1-1/2-story detached garage.

Staff recommended approval of item a. with the finding the garage has extensive structural deterioration, and rehabilitation would be cost-prohibitive and would result in significant loss of the original materials.

Chairwoman Laura Stone recused herself from voting due to a conflict of interest.

Janis Powers moved to approve CA-24-25-17. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

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

Staff recommended approval of item b. with the finding that the proposed garage is compatible with the property and surrounding district and will not damage the character of the Capitol-Lincoln Terrace Historic District.

Board member Laura Stone recused herself from voting on this item.

Carla Splaingard moved to approve CA-24-25-17. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

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

F. Miscellaneous: None.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Carla Splaingard motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 4:56 p.m.