

Minutes
Capitol-Medical Center Improvement and Zoning Commission
April 26, 2019
8:15 a.m.
Will Rogers Building, Rm. 216
Oklahoma City, Oklahoma

A meeting notice was filed with the Secretary of State and an agenda posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Tiana Douglas
Brian Downs
Hillary Farrell
Joshua Greenhaw
Jeremiah Jordan
Paul Manzelli
Janis Powers
Dan Ross

MEMBERS ABSENT: Ken Phillips
Kirkland Hall

STAFF/GUESTS: Casey Jones, OMES Assistant Planner
Beverly Hicks, OMES Planning/Administrative Coordinator
Karl Kramer, OAG
Catherine Montgomery, Preservation and Design Studio
Sheryl Lovelady, Positively Paseo
Matthew Pearce, Preservation and Design Studio
Blaine Nice, Fellers Snider (representing the CARE Center)
Jamaal Jackson, Obelisk Engineering
Stacy McNeiland, CARE Center
Traci Schwartz, CARE Center
Michael Turner, Resident
Gina Sofola, Sofola Assoc./Community Member
Fred Hushbeck, Citizens' Advisory Committee (CAC)
Audrey Griffin Jones, CAC
Zenephoh Warrior, Jr., WNA
D. Lowe
Christine Beaty
Liv Tegenu
Garland Pruitt

A. Roll Call:

Acting Chairman Joshua Greenhaw called the meeting to order at 8:19 a.m. A roll call was taken and a quorum established. Mr. Greenhaw was advised that notice of a meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:

1. Approval, disapproval and/or amendment of the minutes of March 22, 2019 meeting.

Mr. Greenhaw moved to approve the meeting minutes of April. Ms. Powers seconded the motion. The following votes were recorded and the motion passed:

Mr. Downs, abstain; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, abstain; Ms. Powers, yes; Mr. Ross, abstain.

2. Approval, disapproval and/or amendment of the minutes of March 29, 2019 meeting.

Mr. Downs moved to approve the meeting minutes of April. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

C. Special Public Hearings: None.

D. Variance Requests:

1. Discussion and possible action regarding V-18-19-2, a request by Michael Turner for a variance from the 12-foot maximum driveway width requirement in the RD-1 District at 808 NE 25th Street in Neff's Capitol Addition of Oklahoma City.

The existing driveway is 8 feet in width and the applicant requests a variance be granted for an additional 8 feet in width from the house to the street. The maximum permitted width for a driveway based on the rules is 12 feet. Mr. Turner requests a 16 feet wide approach due to his property's unique circumstances.

This was brought before the Commission at their March 22, 2019 meeting where it was tabled.

Staff recommended to grant the variance with the condition that the driveway shall be a maximum of 12 feet in width from the street right-of-way line to the 25 foot front yard setback line, at which point the driveway may be expanded to 16 feet in width.

The Citizens' Advisory Committee (CAC) met on March 14, 2019 and recommended to grant the variance in favor of the applicant for a 16 feet wide approach.

Mr. Casey Jones, Assistant Planner, noted that after the Commission met on March 22nd, Mr. Turner applied for and was granted a building permit to proceed with widening the driveway to the allowable 12 feet in width per the rules. Mr. Turner decided not to commence work until a final decision had been made on his variance request at the Commission's April meeting.

The Commission decided in favor of the applicant due to the unique site conditions and the impact of Oklahoma History Center traffic on the availability of on-street parking on 25th Street.

Mr. Greenhaw moved to grant the variance as requested by the applicant. Ms. Douglas seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

Ms. Douglas entered the meeting at 8:19 a.m.

2. Discussion and possible action regarding V-18-19-3, request by William Morris and Virginia Morris for a variance from the 10-foot maximum driveway width requirement in the HP Historic Preservation District at 700 NE 15th Street in Howe's Capitol Addition of Oklahoma City.

Mr. and Mrs. Morris communicated to staff to withdraw their request.

Mr. Greenhaw moved to take no action. Ms. Farrell seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

No action taken.

E. Rezoning: None.

F. Conditional Use Permits: None.

G. Building Permits:

1. Discussion and possible action regarding D-18-19-6, a request by Marcia Armstrong for a building permit to demolish a 576 square foot detached garage at 811 NE 21st Street, described as Lot 14, Block 12, in the State Capitol Amended Addition, in Oklahoma City.

The Historical Preservation and Landmark Board of Review met on April 4, 2019 and granted a Certificate of Appropriateness for demolition.

Staff recommended to approve the request, with the finding that the work is in compliance with applicable zoning rules.

Mr. Greenhaw moved to approve. Ms. Farrell seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

2. Discussion and possible action regarding D-18-19-4, a request by Robert Foster for a building permit to demolish a 924 square foot detached garage apartment at 817 NE 24th Street, described as Lot 15, Block 6, Neff's Capitol Addition, in Oklahoma City.

Staff recommended to approve the request, with the finding that the work complies with applicable zoning rules.

Ms. Douglas moved to approve. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

3. Discussion and possible action regarding D-18-19-5, a request by the City of Oklahoma City for a building permit to demolish a 324 square foot detached garage at 818 NE 18th Street, described as Lot 3, Block 13, Lincoln Terrace Addition, in Oklahoma City.

The City seeks to declare the garage to be a dilapidated structure and a threat to the public health, safety and welfare.

Staff recommended to approve the request, with the finding that the work complies with applicable zoning rules.

Mr. Downs moved to approve. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

4. Discussion and possible action regarding D-18-18-3, a request by CARE Center, Inc. for a building permit to demolish the existing 3,544 square foot building on the property located at 1440 North Everest Street, described as Lots 13, 14, 15 and 16, Block 6, Culbertson Heights Addition, in Oklahoma City.

Chairman Ross received an email on April 25, 2019 at 9:55 p.m. from the Chairman of the Citizens' Advisory Committee (CAC), Patrick Schlecht, expressing his opposition, and, although the CAC tabled the demolition in March, they were not able to meet in April, and therefore request that the Commission table the item until the CAC has had a chance to meet again and provide a recommendation to the Commission.

Ms. Douglas moved to table the item until the Commission has heard from the CAC. Ms. Powers seconded the motion. The following votes were recorded and the motion failed:

Ms. Douglas, yes; Mr. Downs, no; Ms. Farrell, no; Mr. Greenhaw, no; Mr. Jordan, yes; Mr. Manzelli, no; Ms. Powers, yes; Mr. Ross, no.

Mr. Downs moved to hear public comment limited to two minutes per person. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

Public comment was heard from Catherine Montgomery, Matthew Pearce, Z. Warrior, Christine Beaty, Audrey Jones, Liv Tegenu, Gina Sofola, Stacy McNeiland, Fred Hushbeck, Blaine Nice, D. Lowe and Garland Pruitt.

The applicant was asked by the Commission during the time the current condition of the building was being evaluated, was an assessment given on the structural integrity of the second floor, was an estimate given to bring the building up to code, and was an estimate given of what the new structure would cost?

Ms. McNeiland, CARE Center CEO, stated that they have looked at every possible option given, even by City Council. The current engineer, architect and an advisory capacity engineering group estimated it would range in between five to eight million dollars to correct structural problems and retrofit the building to meet required building codes for an office occupancy. The structural integrity of the basement is the main issue. The house has been added onto two different times and the work was not code compliant. Considering life safety issues of the building and with the amount of research done, it cannot be added onto, or hold or withstand the weight of a second floor. A new structure would cost 2.3 million dollars.

The Commission then asked if there were funds promised towards restoration of the building. Ms. Montgomery, preservation specialist, spoke to the issue and stated that a request was made by the City to provide Community Development Block Grant (CDBG) monies in support of the project, to somewhere in between six or seven hundred thousand dollars and in order for that to occur, there could not be an adverse effect on the building. She had contacted the City again in preparation for this meeting and learned that funds are available on a rotating calendar and can be made available if the right kind of work is done to preserve the property.

In regard to Item Three of the Memorandum of Understanding (MOU), the Commission asked the applicant in terms of involvement in the new design of the CARE Center, if the possibility exists that in terms of signage or labeling that the CARE Center could retain the naming of “the Brockway Center at the CARE Center” or “the CARE Center at the Brockway Center,” so that, if the Commission were to approve these permits and you were to move forward that the new structure keep some identity to the previous existence?

Ms. McNeiland stated, as was written in the MOU by the Women of the Brockway Center (Oklahoma City Federation of Colored Women’s Club (OCFCWC), the ladies wrote what was most important to them to carry out their legacy and history, including major structures out in the corner lawn and in the front of the house that describes the history with pictures or whatever they wish, is solely their decision. The Women of the Brockway Center will choose someone from their membership to serve on a future planning committee and become a member of the CARE Center’s board of directors. The building itself has already been named by a significant donor. The large conference room upstairs for community work will be named the Brockway Center. She expressed the CARE Center desires to integrate the ladies’ history in every single part of that building.

The Commission appreciated all points of view in this matter and favored the decision to table the demolition and building permit until the Citizens’ Advisory Committee (CAC) has had a chance to meet. The CAC April 11th meeting was cancelled due to the lack of a quorum. The next meeting is Thursday, May 9th at 7:00 p.m.

Ms. Powers moved table the demolition permit. Ms. Douglas seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, no; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

- 5. Discussion and possible action regarding BP-18-19-3, a request by CARE Center, Inc. for a building permit for construction of a 5,855 square foot, two story office building and associated office building and associated parking improvements on the property located at 1440 North Everest Street, described as Lots 13, 14, 15 and 16, Block 6, Culbertson Heights Addition, in Oklahoma City.**

This item was not heard due to the decision made by the Commission in item G.4.

No action taken.

- 6. Discussion and possible action regarding BP-18-19-47, a request by Positively Paseo for a building permit for construction of a 1,352 square foot single family dwelling and a 440 square foot detached garage on the property located at 945 NE 29th Street, described as Lots 23 and 24, Block 1, Powell's Addition, in Oklahoma City.**
- 7. Discussion and possible action regarding BP-18-19-48, a request by Positively Paseo for a building permit for construction of a 1,112 square foot single family dwelling on the property located 720 NE 30th Street, described as Lots 13 and 14, Block 5, Team's Subdivision of Blocks 5 and 6 of the Alta Vista Addition, in Oklahoma City.**
- 8. Discussion and possible action regarding BP-18-19-49, a request by Positively Paseo for a building permit for construction of a 1,174 square foot single family dwelling on the property located 824 NE 30th Street, described as Lots 11 and 12, Block 1, Alta Lawn Addition, in Oklahoma City.**

The applicant, Cheryl Lovelady, Positively Paseo, spoke to the Commission and presented architectural renderings of the proposed homes and photos of similar homes her organization has constructed in Oklahoma City.

Staff recommended to approve items G.6, 7, and 8, with the finding that the work complies with applicable zoning rules.

Mr. Greenhaw moved to approve items G.6, 7 and 8. Mr. Jordan seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

- 9. Discussion and possible action regarding D-18-19-7, a request by the Oklahoma Medical Research Foundation for a building permit to demolish a 2,071 square foot home at 800 NE 16th Street, described as Lot 9, Block 4, State Capitol 2nd Addition, in Oklahoma City.**

10. Discussion and possible action regarding D-18-19-8, a request by the Oklahoma Medical Research Foundation for a building permit to demolish a 1,608 square foot home at 808 NE 16th Street, described as Lot 7, Block 4, State Capitol 2nd Addition, in Oklahoma City.

The Commission requested more information from staff before making a decision.

Mr. Ross moved to table items G.9 and 10. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

H. Miscellaneous:

1. Discussion and possible action to enter into an agreement with the City of Oklahoma City to provide zoning code enforcement on behalf of the Capitol-Medical Center Improvement and Zoning Commission for Fiscal Year (FY20), July 1, 2019 through June 30, 2020, costs \$12,000.

Ms. Douglas moved to approve. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

2. Discussion and possible action to elect Gina Washington to serve a one-year term on the Citizens' Advisory Committee (CAC).

3. Discussion and possible action to elect Gregory Baum to serve a one-year term on the Citizens' Advisory Committee (CAC).

Ms. Douglas moved to approve Ms. Washington and Mr. Baum as members of the CAC. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

I. Reports and possible discussion from Commissioners or Director: None.

J. Adjournment:

There being no further business, Ms. Douglas made the motion to adjourn. Mr. Greenhaw seconded the motion. Seeing no opposition, the meeting adjourned at 9:46 a.m.