

**Minutes**  
**Capitol-Medical Center Improvement and Zoning Commission**  
**May 22, 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:** Brian Downs  
Hillary Farrell  
Joshua Greenhaw  
Kirkland Hall  
Jeremiah Jordan  
Paul Manzelli  
Janis Powers  
Dan Ross

**MEMBERS ABSENT:** Tiana Douglas  
Ken Phillips

**STAFF/GUESTS:** Ben Davis, OMES Zoning Administrator, Director of Planning  
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)  
Traci Schwartz, CARE Center  
Gina Sofola, Sofola Assoc. /Community Member  
Fred Hushbeck, Citizens' Advisory Committee (CAC)  
Audrey Griffin Jones, CAC  
Zenophon Warrior, Jr., WNA  
Liv Tegenu  
Almaz Tegenu, Guest  
Grace Franklin, Guest  
John Maas, Guest  
Susan McCalmont, HPLBOR  
Socorro Dooley, CARE Center  
Andy Means, CARE Center  
Jonice Meziere, CARE Center  
Mallory Hulsey, CARE Center  
Carly Senger, CARE Center  
Gayla Erik, Guest  
Ceyanne Nayreme, Guest

**A. Roll Call:**

Chairman Dan Ross called the meeting to order at 8:18 a.m. A roll call was taken and a quorum established. Mr. Ross 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 April 26, 2019 meeting.**

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

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

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

**D. Variance Requests: None.**

**E. Rezoning Requests:**

**1. Discussion and possible action to initiate the designation of 1440 N. Everest Avenue as a Historical Landmark and apply historical landmark overlay zoning to the property.**

Ms. Catherine Montgomery of Preservation and Design Studio was asked to speak on behalf of Commissioner Powers on the historic aspects of the property and the significance of its history.

Ms. Powers moved to defer this item until the Historical Preservation and Landmark Board of Review has reviewed for recommendation. Mr. Jordan seconded the motion. The following votes were recorded and the motion passed:

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

*Joshua Greenhaw entered the meeting at 8:19 a.m.*

**F. Conditional Use Permits: None.**

**G. Building Permits:**

**1. Discussion and possible action regarding D-18-19-3, a request by CARE Center, Inc. for a building permit for demolition of the existing 3,544 square foot building on the property located at 1440 N Everest Avenue, described as Lot 13, 14, 15, and 16, Block 6, Culbertson Heights Addition, in Oklahoma City.**

**2. Discussion and possible action regarding BP-18-19-33, a request by CARE Center, Inc. for a building permit for construction of a 5,855 square foot, two story office building and associated parking improvements on the property located at 1440 N Everest Avenue, described as Lots 13, 14, 15, and 16, Block 6, Culbertson Heights Addition, in Oklahoma City.**

Ms. Socorro Adams Dooley of Fellers Snider Law Firm, in Oklahoma City, spoke on behalf of the CARE Center and the importance of property ownership and preserving the history of the Brockway Center.

The Citizens' Advisory Committee met on May 9, 2019 and a recommended motion was made to demolish the property. The motion failed with a 5-3 vote.

Ms. Powers moved to defer agenda items G.1 and G.2 until a determination is made on the historic designation of the property by the Historical Preservation Landmark and Board of Review. Mr. Jordan seconded the motion. The following votes were recorded and the motion failed:

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

Mr. Ross moved to approve agenda items G.1 and G.2 permits for demolition and new construction, based on the finding that the proposed work conforms to the applicable zoning rules. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed:

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

*Mr. Hall entered the meeting at 8:46 a.m.*

- 3. 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 16<sup>th</sup> Street, described as Lot 9, Block 4, State Capitol 2<sup>nd</sup> Addition, in Oklahoma City.**
- 4. Discussion and possible action regarding D-18-18-8, a request by the Oklahoma Medical Research Foundation for a building permit to demolish a 1,608 square foot home at 808 NE 16<sup>th</sup> Street, described as Lot 7, Block 4, State Capitol 2<sup>nd</sup> Addition, in Oklahoma City.**

Agenda items G.3 and G.4 were taken as a combined vote.

The Citizens' Advisory Committee met on May 9, 2019 and recommended approval to demolish both properties.

Mr. Greenhaw moved to approve items G.3 and G.4. Mr. Manzelli seconded the motion. The following votes were recorded and the motion passed:

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

**H. Reports and possible discussion from Commissioners or Director:** None.

**I. Adjournment:** There being no further business, Mr. Downs made a motion to adjourn. Mr. Greenhaw seconded the motion. Seeing no opposition, the meeting adjourned at 9:14 a.m.