

Minutes
Historical Preservation and Landmark Board of Review
Regular Meeting
Feb. 6, 2020, 4:00 p.m.
Will Rogers Building, Rm. 216
Oklahoma City, Oklahoma

A meeting notice had been given and an agenda was posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Sharon Astrin
Don Davis
Joshua Greenhaw
Kassy Malone
Susan McCalmont
Laura Stone

MEMBERS ABSENT: Mike Mays
Dr. Andreana Prichard
Carla Splaingard

STAFF/GUESTS: Casey Jones, OMES Zoning Planner
Beverly Hicks, OMES Zoning Planning/Administrative Coordinator
Charles Lunn, Guest
David Peck, Guest
Zenophon Warrior, Guest

A. Roll Call:

Chairman Greenhaw called the meeting to order at 4:10 p.m. A roll call was taken and a quorum was established. Mr. Greenhaw 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 Dec. 5, 2019 meeting:

Mr. Davis moved to approve the meeting minutes of December. Ms. Stone seconded the motion. The following votes were recorded and the motion passed:

Ms. Astrin, yes; Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Ms. Stone, yes.

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding CA-19-20-23, request by Charles Lunn and Crystal Hines for a Certificate of Appropriateness for the demolition of an existing detached garage and construction of a detached garage with a garage apartment at 706 NE 18th Street in the Lincoln Terrace Addition (Capitol-Lincoln Terrace HP) of Oklahoma City:

Staff recommendation is to approve Item 1, demolition of the 600-square-foot detached garage, with condition, with the following findings:

- a. Demolition of the structure will damage the integrity and continuity of the district.
- b. The structural integrity of the garage is compromised, and extensive work would be necessary to stabilize and rehabilitate the structure.
- c. The work that would be necessary to repair and rehabilitate the structure would likely result in loss of much of the structure's historic fabric.

Staff recommended condition is a certificate of appropriateness for a new, reconstructed garage shall be obtained from the Board prior to the issuance of a demolition permit.

Mr. Davis moved to approve CA-19-20-23, Item 1, for demolition of the garage. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Ms. Astrin, yes; Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Ms. Stone, yes.

Staff recommendation is to deny Item 2, construction of a 1.5 story detached garage apartment in the same footprint as the original garage, as submitted, with the following findings:

- a. The proposed garage does not meet the intent of the Historic Preservation Standards and Guidelines because its design differs significantly from the original garage.
- b. The proposed garage is not in keeping with the character of surrounding structures in the historic district due to its height and appearance from the street.

Staff recommended directive is to direct the applicant to submit revised plans for a one-story garage more closely resembling the design of the original garage for review by the Board.

Chairman Greenhaw shared that context is important and when viewing the proposed garage, in his opinion it is very sensitive to the historic detailing in the nature of the house, and the proportions work better than the original because it is not so squatty and divided lights, original brick and double doors are being used. It fits in the character of the neighborhood and would be a welcomed addition. Ms. Astrin concurred with Mr. Greenhaw.

The Board approved the applicant's plans as submitted. The applicant stated the windows on the rear dormer would be not included with the construction. The applicant understands that his project still has to be considered by the Commission before any work begins.

Ms. Astrin moved to approve CA-19-20-23, Item 2. Mr. Davis seconded the motion. The following votes were recorded and the motion passed:

Ms. Astrin, yes; Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-19-29-22, request by David Peck for a Certification of Appropriateness for the construction of a single family dwelling with an attached garage and porte-cochere; and a detached garage with a garage apartment at 610 Culbertson Drive in the Lincoln Terrace Addition (Capitol-Lincoln Terrace HP) of Oklahoma City:

Staff recommended to approve Item 1, to construct a 4,600-square-foot single family dwelling with a porte-cochere and a 552-square foot garage, with conditions, with the finding that the proposed work is designed to be compatible with surrounding structures and will not have an adverse effect on the integrity and historic character of the district.

Recommended conditions:

- a. All exterior work shall conform to the approved site plan, architectural elevation drawings and exterior material specifications. Changes to the approved plan must be submitted to commission staff for review and approval prior to making changes on site.
- b. New concrete shall not be bright white in color. Color-matching the concrete to older, existing concrete is encouraged.
- c. Exterior brick shall not be painted.
- d. Mailboxes shall only be placed on the front wall or porch of the home; they are not permitted at curbside.

Staff recommended to approve Item 2, to construct a 1,650-square-foot detached garage with a garage apartment, with conditions, with the finding that the proposed work is designed to be compatible with surrounding structures and will not have an adverse effect on the integrity and historic character of the district.

Recommended conditions:

- a. All exterior work shall conform to the approved site plan, architectural elevation drawings and exterior material specifications. Changes to the approved plan must be submitted to commission staff for review and approval prior to making changes on site. New concrete shall not be bright white in color. Color-matching the concrete to older, existing concrete is encouraged.
- b. New concrete shall not be bright white in color. Color-matching the concrete to older, existing concrete is encouraged.
- c. Exterior brick shall not be painted.

Although shutters were not included on the elevation drawings, there was concern that they were listed under proposed exterior materials in the staff report. Mr. Jones clarified that vinyl shutters were proposed in the initial application but are no longer being considered by the applicant.

Discussion ensued about the proposed porch columns, which were listed as fiberglass in the application. Wood columns are more compatible with homes in the historic district.

Mr. Davis moved to approve Items 1 and 2, with the condition that the columns be wood. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Ms. Astrin, yes; Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Ms. Stone, yes.

F. Miscellaneous:

1. Discussion on code enforcement in the Capitol-Medical Center Improvement and Zoning District.

Mr. Jones reported that staff received numerous complaints on an illegal driveway installed on Culbertson Drive. Staff went out and inspected and informed the City of Oklahoma City Code Enforcement office, which followed up and issued a citation. The issue has since been resolved and the driveway removed.

Report only. No action taken.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Ms. Stone motioned to adjourn. Ms. Malone seconded the motion. Seeing no opposition, the meeting adjourned at 5:03 p.m.