

**Minutes**  
**Historical Preservation and Landmark Board of Review**  
**Regular Meeting**  
**Will Rogers Building**  
**CR – 214 (Innovation) /216 (Create)**  
**2401 N. Lincoln Boulevard, Oklahoma City, OK 73105**  
**Aug. 5, 2021, 4:00 p.m.**

---

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

**MEMBERS ABSENT:** Kassy Malone  
Dr. Andreana Prichard  
Josh Greenhaw  
Carla Splaingard

**STAFF/GUESTS:** Casey Jones, AICP, OMES, Planner  
Beverly Hicks, OMES, Planning/Administrative Coordinator  
Guy Parkhurst, Resident  
Ryan Pierce, Applicant  
Lance Donley, Red Fern Homes, Applicant

**A. Roll Call:**

Chair, Laura Stone called the meeting to order at 4:10 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 July 1, 2021 meeting:**

Janis Powers moved to approve the meeting minutes of July. Camal Pennington 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.

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

**D. Rezoning Requests:** None.

**E. Certificates of Appropriateness:**

**1. Discussion and possible action regarding CA-21-22-8, request by Whitney Donley, Red Fern Homes LLC for a certificate of appropriateness for replacement of windows on the home at 633 NE 15<sup>th</sup> Street in the Capitol-Lincoln Terrace Historic District of Oklahoma City:**

Staff recommended to approve CA-21-22-8, request for replacement of 26 windows and replacement of the lower sashes on 4 windows on the home as described on the submitted application, plans, and specifications, with the following findings and conditions:

**Findings:**

- a. The proposed work is designed to be compatible with the home and will not adversely affect the integrity and historic character of the district or the property.

**Conditions:**

- a. All work shall conform to the approved plans, divided light patterns, and exterior material specifications. Any proposed changes must be submitted to commission staff for review and approval prior to making changes on site.

Mike Mays moved to approve CA-21-22-8. 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.

**2. Discussion and possible action regarding CA-21-22-9, request by Ryan Pierce for a certificate of appropriateness for construction of a pergola, retaining wall, privacy fence, and driveway gate at 736 NE 17<sup>th</sup> Street in the Capitol-Lincoln Terrace Historic District of Oklahoma City:**

Freestanding pergolas not attached to the home are typically subject to administrative review. In this case since the work was completed without a certificate of appropriateness and the pergola will be visible from the street over the proposed privacy fence, staff determined that this request requires review by the board.

Staff recommended to approve CA-21-22-9, with the finding that the proposed work is compatible with the home and will not adversely affect the integrity and historic character of the district or the property.

Janis Powers moved to approve CA-21-22-9 in its entirety. Camal Pennington 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 and possible action regarding CA-21-22-1, request by the City of Oklahoma City for a certificate of appropriateness for demolition of a detached garage owned by Guy Parkhurst at 418 NE 16<sup>th</sup> Street in the Wilson-Harn District of Oklahoma City (Tabled on July 1, 2021):**

On July 1, 2021, the Board tabled this request to allow time for the owner to begin making repairs to the garage for consideration at the August 5, 2021 meeting.

On June 9, 2021, the City of Oklahoma City Development Services Department, Inspector Robert Banks (“applicant”), filed for a certificate of appropriateness for demolition of the 324-square-foot detached garage at 418 NE 16<sup>th</sup> Street. About that time, the applicant had issued the owner a notice of intent to declare the garage as a dilapidated and abandoned building. The photographs taken by the applicant on June 3, 2021 show that the garage lacked vehicle doors, was open to the elements, and needed maintenance and repairs.

On July 16, 2021, the owner, Mr. Parkhurst, advised the Commission’s office that the garage was substantially repaired, working doors were installed, and excess storage items were removed from the property. Photos were taken by the Commission’s staff on that date. While the garage has clearly been impacted by ground settlement over time, the structure does not

appear to be in danger of collapsing. Based on staff's observation, it is not necessary for the garage to be demolished.

Staff asked the applicant to be present at the meeting and did not receive a response.

Staff accessed the City of Oklahoma City's Action Center website to check on the status of Case No. C21-35342 regarding a dilapidated/abandoned building complaint on the garage and found it was dismissed by the City on July 28, 2021.

Staff recommended to deny CA-21-22-1, request for demolition of a garage, with the finding that the garage is not a danger to public health, safety, or welfare.

Janis Powers moved to deny CA-21-22-1. Mike Mays 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.

**4. Discussion and possible action regarding CA-21-22-2, request by Andrew Johnson and Paige Jones for a certificate of appropriateness for demolition of a detached garage with a second story apartment at 911 NE 16<sup>th</sup> Street (Parcel Address: 913 NE 26<sup>th</sup> Street) in the Lincoln Terrace East Historic District of Oklahoma City (Tabled on July 1, 2021):**

On July 1, 2021, the Board tabled this request and directed the applicant to provide the following documentation to the Commission's office for consideration at the August 5, 2021 meeting:

1. An explanation of the reasons for demolishing rather than repairing the structure.
2. Photographs of all existing structural damage, particularly on the interior of the structure; and
3. A licensed engineer's structural inspection report on the condition of the structure and feasibility of repairs.

On July 2, 2021, staff contacted the applicant by email and requested the above-listed documentation as well as the applicant's attendance at the August 5, 2021 Board meeting. No response was received.

Staff recommended to deny CA-21-22-2 for demolition of the two-story garage, with the following findings:

Findings:

1. Demolition of the structure will damage the character of the Lincoln Terrace East Historic District.
2. The applicant has not shown that the structure is damaged beyond repair.

Any future application for demolition of the same structure must include the following documentation:

1. An explanation of the reasons for demolishing rather than repairing the structure.
2. Photographs of all existing structural damage, particularly on the interior of the structure; and
3. A licensed engineer's structural inspection report on the condition of the structure and feasibility of repairs.

Janis Powers moved to deny CA-21-22-2 for demolition. Camal Pennington 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.

**5. Discussion and possible action regarding CA-21-22-4, request by the City of Oklahoma City for a certificate of appropriateness for demolition of a detached garage owned by the Maenollia Bragg Trust at 909 NE 21<sup>st</sup> Street in the Lincoln Terrace East Historic District of Oklahoma City:**

The detached garage provides historical context and character to the Lincoln Terrace East Historic District. However, in its condition, the garage is a nuisance and a safety hazard. If not repaired soon, it may collapse or may need to be demolished due to neglect. The property appears to be unoccupied, and property taxes for 2018, 2019, and 2020 are unpaid and delinquent.

On July 8, 2021, staff mailed letters to the owner of record and to the alternate contact provided by Inspector Robert Banks with the City advising them of the August 5, 2021 board meeting, requesting their attendance, and requesting a written statement of their intentions for the garage. Staff did not receive a response from either party.

Staff recommended approval of CA-21-22-4, for demolition of the detached garage, with the following findings:

Findings:

- 1) The structure is in a state of neglect and appears to be dilapidated and abandoned;
- 2) The structure is a danger to public health, safety, and welfare;
- 3) The owner has failed to respond to notices from the City and from the Commission;
- 4) No alternatives to demolition have been made available.

Janis Powers moved to approve CA-21-22-4, for demolition. Mike Mays 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.

**F. Miscellaneous:** None.

**G. Reports and Communications:** None.

**H. Adjournment:**

There being no further business, Mike Mays motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 5:07 p.m.