

Minutes
Historical Preservation and Landmark Board of Review
Regular Meeting
Will Rogers Building
CR – 214 (Innovate) /216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Aug. 4, 2022, 4:00 p.m.

MEMBERS PRESENT: Josh Greenhaw
Mike Mays
Susan McCalmont
Janis Powers
Laura Stone

MEMBERS ABSENT: Kassy Malone
Carla Splaingard
Camal Pennington

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Melissa Milburn, OMES, Construction & REALS Director
Sergio Diaz, Applicant
J.D. Dunford, Applicant

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:07 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 7, 2022, meeting:

Mike Mays moved to approve the meeting minutes of July. Josh Greenhaw seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Ms. McCalmont, 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-22-23-2, request by Sergio Diaz for a certificate of appropriateness for construction of an addition onto the rear of a dwelling at 917 NE 17th Street in the Lincoln Terrace East Historic District:

The applicant proposes to construct an addition to the back of the home. The addition would be built with perimeter footings and a crawlspace. The addition would be 574 square feet and

contain two bedrooms, one bathroom, and a laundry room. The addition would extend 16 feet north from the existing home's rear and be 35 feet, 4 ½ inches in width. The expansion would have a pitched roof with gables on the north and west elevations. The existing roof ridgeline, approximately 21 ½ feet above the adjacent grade, would be extended northward and maintained at this height in the new addition.

Staff recommended disapproval of the current proposal because the proposed addition is not recessed from the west wall of the existing home and would be more visible from the street than necessary. Staff recommended advising the applicant to submit a new application with revised plans for consideration at a future meeting.

Mike Mays moved to approve CA-22-23-2 with the condition that the applicant work with staff on using a material other than brick for the addition. Josh Greenhaw seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-22-23-3, request by J.D. Dunford for a certificate of appropriateness for construction of a detached garage at 633 NE 15th Street in the Capitol-Lincoln Terrace Historic District:

The applicant proposes to construct a detached two-car garage at the north end of the existing driveway. The original garage was demolished in the past. The proposed garage would be built on a new foundation with concrete footings in approximately the same location as the original garage.

The garage would be 672 square feet and have two overhead doors facing the street. The garage would have a side-gabled roof with partial hips below the side gables. The sidewalls would be 10 feet in height, and the roof ridgeline would be approximately 16 feet. The garage would be set back 5 feet from the side and rear property lines and 40 feet behind the rear building line of the house.

Staff recommended approval of CA-22-23-3, finding that the proposed work is designed to be compatible with the existing structure and will not have an adverse effect on the integrity and character of the district or the property.

Josh Greenhaw moved to approve CA-22-23-3 with the condition that the applicant works with staff to find an appropriate material to construct the garage. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Stone, yes.

3. Tabled Item: Discussion and possible action regarding CA-21-22-51, request by the City of Oklahoma City for a certificate of appropriateness for demolition of a single-family dwelling at 644 NE 14th Street in the Capitol-Lincoln Terrace Historic District:

Mr. Jones updated the Commission on the status of the property. Staff received a letter from the current owner detailing that her intent with the property is to shore up the home's walls, put up scaffolding, and repair the roof.

The Board will consider this item again in October.

Discussion only. No action was taken.

F. Miscellaneous:

1. Discussion and possible action to establish an ad hoc committee to assist the Commission's Staff with updates to the zoning rules for the Historic Preservation District:

Mr. Jones asked the Board for volunteers to assist staff with making amendments to and reviewing the zoning rules for the Commission.

Discussion only. No action was taken.

2. Possible discussion regarding home-sharing uses and group homes:

Susan McCalmont informed the Board of her concerns regarding different rules and regulations on home sharing and group homes and how that works within the Historic Preservation District.

If a property owner within the CMZ District wants to use their home for home-sharing, they need to apply for a home-sharing license through the City, and licenses can be administratively approved whether they live on the property or not. If the property is in a historic district outside the CMZ District and is not owner-occupied, the owner must obtain a special use permit from the City's Board of Adjustment, which requires a public hearing and a notice to surrounding property owners, who are allowed to comment on it.

Discussion only. No action was taken.

G. Reports and Communications:

1. Update on a potential survey of the Wilson-Harn Historic District:

Matthew Pearce, the State's National Register Coordinator, is currently working with the City of Oklahoma City to create an RFP to hire a consultant to survey the neighborhood known as the Wilson-Harn Historic District.

Discussion only. No action was taken.

H. Adjournment:

There being no further business, Josh Greenhaw motioned to adjourn. Mike Mays seconded the motion. Seeing no opposition, the meeting adjourned at 4:59 p.m.