

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
Nov. 3, 2022, 4:00 p.m.

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

MEMBERS ABSENT: Kassy Malone
Carla Splaingard

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Sandra Daniels, Guest
Gordon Marston

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:05 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 September 1, 2022, meeting:
Janis Powers moved to approve the meeting minutes of September. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; 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-22-23-7, request by Sandra Daniels for a certificate of appropriateness for replacement of an exterior door with a fixed window on the second story on the north elevation of the house at 726 NE 18th Street in the Capitol-Lincoln Terrace Historic District.

This request was not heard and was withdrawn by the applicant.

No action was taken.

2. 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.

The applicant, the City of Oklahoma City, requests the demolition of the said principal dwelling due to its state of disrepair. The City Code Inspection staff conducted a field inspection of the property on July 14, 2022, and submitted a request for demolition of the principal dwelling, along with photographs of the damage, to the Commission’s Office for the board’s review and consideration.

On April 4, 2022, the home was damaged by a fire that the owner stated was caused by a lightning strike, which damaged the roof, attic and second floor. Portions of the roof have collapsed, and the interior of the dwelling was damaged by water used to extinguish the fire.

The Board met on July 7, 2022, and tabled this item with the intent to reconsider it in October. They requested that the owner develop a plan for the property and begin taking steps to secure the damaged roof and make repairs. In response, the owner submitted to the Commission’s Office, after the meeting on July 7, 2022, an estimate of repairs from Brad Owens, BDO Construction. On August 4, 2022, the owner provided a letter that stated the owner’s intent to hire BDO Construction to repair the fire and water damage to the home. The listed documents regarding this case are the only documents the Commission’s Office received from the owner. No signed contract has been received.

Though the house is a key contributing structure to the historic district, staff recommended that the applicant’s request for CA-21-22-51 for demolition of the principal dwelling be approved with the finding that no progress has been made toward repairing the fire and water damage that occurred on April 2, 2022. More damage has occurred since that date and the structure in its current state of disrepair is only likely to deteriorate further.

The Board advised the owner, who was present at the meeting, to provide them with a contract and a contractor’s start date.

Janis Powers moved to table CA-21-22-51 until the December 2022 meeting. Camal Pennington seconded the motion. The following votes were recorded, and the motion passed:

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

F. Miscellaneous:

1. Discussion and possible action to approve Board meeting dates for 2023, all at 4:00 p.m.:

January 5	May 4	September 7
February 2	June 1	October 5
March 2	July 6	November 2
April 6	August 3	December 7

Josh Greenhaw moved to approve the meeting dates of 2023. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

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

2. Discussion on the regulation of home sharing uses:

Mr. Jones provided the members with information from the City of Oklahoma City on their regulations of home-sharing usage. He reported that home sharing is not addressed in the Capitol Medical Center Zoning Rules, which staff interprets as allowed in residentially zoned areas of the district. All licensing and life safety requirements of home sharing fall under the purview of the City of Oklahoma City. There was a discussion on updating the rules to address home-sharing uses within the district.

Mike Mays left the meeting at 4:59 P.M.

Discussion only. No action was taken.

F. Reports and Communications:

1. Update on survey of the Classen's North Highland Parked District:

Mr. Jones discussed and reported on a survey that was provided to the members from the City of Oklahoma City, who put out a request for proposals for a consultant to do a historic resource survey of the neighborhood that includes the Wilson-Harn Historic District, including the properties west of its area; from NE 16th and NE 13th, from I-235 to Lincoln Boulevard is included in this study. The City received a proposal from one consultant.

H. Adjournment:

There being no further business, Josh Greenhaw motioned to adjourn. Camal Pennington seconded the motion. Seeing no opposition, the meeting adjourned at 5:03 p.m.