

Minutes
Historical Preservation and Landmark Board of Review
Regular Meeting
Will Rogers Building
EGID Central Conference Room, 3rd Floor
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Jan. 5, 2023, 4:00 p.m.

MEMBERS PRESENT: Josh Greenhaw
Susan McCalmont
Camal Pennington
Janis Powers
Carla Splaingard
Laura Stone

MEMBERS ABSENT: Kassy Malone
Mike Mays

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Francine Patton, Church of the Living God, Applicant
Samson Adeoye, Applicant representative
Zenophon Warrior, CWNA

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 December 1, 2022, meeting:

Janis Powers moved to approve the meeting minutes of December. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, 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-22-23-15, request by Church of the Living God for a certificate of appropriateness for replacement of 29 windows on the dwelling at 947 East Drive (also known as 949 East Drive) in the Lincoln Terrace East Historic District:

The applicant requests a certificate of appropriateness for removing 29 existing windows on the duplex and replacement with vinyl windows. The windows were already replaced, and a notice of violation prompted the submittal of this application. The removed windows were original wood double-hung windows in a 4-over-1 pattern. The new windows installed are Provia Aspect tan double-hung vinyl windows in a 1-over-1 pattern. The noncompliant vinyl windows were installed on November 11, 2022.

The Board recommends that before deciding to replace windows in the HP district, an assessment of repair options should be conducted and a determination made on the feasibility of repairs to the original windows. When repair is not feasible, replacement with new windows matching the appearance of the original windows can be considered either with wood or aluminum-clad wood windows only. Other materials will not be considered appropriate as replacements.

Staff's recommendation is to deny the applicant's request for a certificate of appropriateness based on the findings that the proposed work is not consistent with the Commission's Historic Preservation Standards and Guidelines and that the proposed work negatively impacts the visual character and historic integrity of the subject property and the Lincoln Terrace East Historic District.

The applicant was advised to file a new application for a certificate of appropriateness to replace the currently installed vinyl windows with wood or aluminum-clad wood windows in the original 4-over-1 pattern.

Janis Powers moved to deny CA-22-23-15 and for the applicant to file a new certificate of appropriateness application, giving the applicant 90 days to return and present a plan of action to the Board. Josh Greenhaw seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Mr. Pennington, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

Ms. Splaingard entered the meeting at 4:12 p.m.

2. **Discussion and possible action regarding CA-22-23-18, request by Samson Adeoye, Legend Construction Group II LLC, for a certificate of appropriateness for the exterior work items specified in the submitted application, including but not limited to replacement of balcony flooring, windows, entry door, and siding, conversion of windows into French doors, enclosing of a doorway with brick, demolition of the existing garage, construction of a new garage, and driveway replacement, at 704 NE 15th Street in the Lincoln Terrace East Historic District:**

Mr. Jones reported that the home had been a rental property for many years. When inspecting the property with Mr. Adeoye, the owner's representative found a tremendous amount of deferred maintenance with immense work that needed to be done on the home.

The applicant requests for consideration to:

1. Demolition of the detached garage due to deterioration per engineer report.

Carla Splaingard moved to approve item one. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

2. Construct a 21'x25' garage with composite wood siding and a new slab. Replace concrete driveway in-kind.

Josh Greenhaw moved to approve item two. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

3. Replace moldy, rotten, hole-ridden, and unusable balcony floor with composite decking material; Replace balcony railing.

Josh Greenhaw moved to approve item three with the administrative approval of the proposed balcony railing. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

4. Fill in one of the two front entry door openings with brick from the garage (converting use from the duplex to a single-family dwelling).

Josh Greenhaw moved to approve item four, subject to administrative approval by Casey Jones, after being provided with evidence that the door was not originally part of the construction of the house; then, alternatively, the Board would approve a dummy door if it were shown the door was originally there. The dummy door is subject to administrative approval by Casey Jones. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

5. Replace the existing 15-lite wood front entry door with a new wood 6-lite, 2-panel entry door.

Josh Greenhaw moved to deny item five. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

6. Remove two windows from the front elevation, 2nd floor, and convert them to French doors for balcony access.

Susan McCalmont moved to deny item six. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

7. Replace deteriorated siding and soffit on the home with composite wood lap siding.

8. Replace the wood fascia with a fiber cement board.

Items 7 and 8 were taken as a combined vote.

Carla Splaingard moved to approve items seven and eight. Josh Greenhaw seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

9. Replace existing windows with new aluminum-clad wood windows.

Janis Powers moved to table item nine to the next meeting. Josh Greenhaw seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Ms. McCalmont, yes; Ms. Powers, yes; Carla Splaingard, yes; Ms. Stone, yes.

Mr. Pennington exited the meeting at 4:31 p.m.

F. Miscellaneous: None.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Josh Greenhaw motioned to adjourn. Carla Splaingard seconded the motion. Seeing no opposition, the meeting adjourned at 5:51 p.m.