

Minutes
Historical Preservation and Landmark Board of Review
Regular Meeting
Will Rogers Building
EGID Central Conference Room on the 3rd Floor
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Feb. 2, 2023, 4:00 p.m.

MEMBERS PRESENT: Kassy Malone
Susan McCalmont
Janis Powers
Carla Splaingard
Laura Stone

MEMBERS ABSENT: Josh Greenhaw
Mike Mays
Camal Pennington

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Chris Smith, City of OKC, Applicant
Chad Davidson, City of OKC, Applicant
Samson Adeoye, Applicant
Phyllis Jordan, Property Owner [Appeared Remotely]
Phillip Jordan, Interested Party
Marty Minor, Applicant
Brad Owens, Representative of Property Owner
Zenophon Warrior, CWNR
David Sapper, OKC Resident

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:25 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.

The meeting started late due to a quorum needing to be attained at the start time of the meeting.

B. Minutes:

1. Approval, disapproval, or amendment of the minutes from the January 5, 2023, meeting:

Janis Powers moved to approve the meeting minutes of January. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:**1. Discussion and possible action regarding CA-22-23-18, request by Samson Adeove, Legend Construction Group II LLC, for a certificate of appropriateness for replacement of 20 windows on the house at 704 NE 15th Street in the Lincoln Terrace East Historic District. (Tabled on 1/5/2023).**

Mr. Jones reported that this item was addressed at last month's January board meeting, where the members tabled the case to the next meeting based on the lack of information in the proposal needed for them to make an informed decision.

Mr. Jones noted that the proposal reviewed by the members in January was the same one presented at today's meeting with no changes. The board directed the applicant to provide them with an assessment of the condition of the existing windows, an estimate of the cost of repairing the existing windows, and an estimate for the replacement of the windows, including any desired revisions to the prior estimate.

Mr. Jones reported that he received an email from Morgan Reinart from Old Home Rescue, who went out to the property to inspect the windows, and in his opinion, the existing windows could be repaired.

The members asked the applicant present at the meeting to provide them at the next meeting in March with the same information requested from January and to provide detailed information on what specific windows on each side of the home would be replaced or repaired and move the salvageable sashes of replaced windows to the front of the house.

Janis Powers moved to table this case until the March 2, 2023, meeting. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-22-23-19, request by Marty Minor, Harvest Time Investments LLC, for a certificate of appropriateness for replacement of 26 windows on the house at 940-942 East Drive in the Lincoln Terrace East Historic District. (New application)

Mr. Jones reported that the applicant purchased and acquired the property a few years ago, which required much work of various kinds due to its poor condition.

Mr. Jones reported that the applicant now requests approval to replace the current windows that were installed without a Certificate of Appropriateness (CA). The existing windows are

vinyl framed, not designed to fit the original window openings properly, and do not comply with the Historic Preservation Standards and Guidelines.

A CA was submitted in 2022 from the applicant's then-contractor for a window replacement project that also proposed non-compliant windows that the Board reviewed and denied in December. The applicant's contractor was advised to reapply for wood or aluminum-clad wood windows with 6-over-1 divided light pattern.

The applicant proposes to replace the non-compliant windows with new, custom-ordered JeldWen 2500 Series double-hung wood windows that will fit the dimensions of the original window openings.

Staff recommended that the application be approved with the condition that the windows have a 6-over-1 pattern and that the muntins will be the simulated divided light (SDL) type.

Carla Splaingard moved to approve and accept the staff recommendations for the two changes. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.

3. 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. (Tabled on 12/1/2022)

Mr. Jones reported that this item was tabled on December 1, 2022, giving the applicant sixty days to show progress on making repairs to the house. The reason for the request from the applicant, the City of Oklahoma City, is that the house had a fire last year on April 2, 2022, and the City followed up on a complaint about the condition of the property and determined that the damage was so extensive they decided to proceed with a request for demolition of the structure.

The request was brought before the board in July, November, and December of 2022, where each time it was tabled, giving the owner time to develop a plan to secure and dry in the primary structure.

Mr. Jones reported that, to date, he had yet to see any progress made by the owner to begin to make repairs.

Mr. Owens, a contractor, was present at the meeting and recently filed an application on the owner's behalf with the applicant "The City" for a building permit for this project to make the

repairs to do the proper demolition work on the house, removing all the fire damage on portions of the structure and to make the repairs. Staff learning of this new development recommends granting another continuance to allow the owner to follow up on that permit.

Susan McCalmont moved to approve continuing this item for sixty days. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.

4. Discussion and possible action regarding CA-22-23-20, request by the City of Oklahoma City for a certificate of appropriateness for demolition of a single family dwelling at 1500 North Stiles Avenue in the Wilson-Harn Historic District. (New application)

Mr. Jones reported that the applicant, the City of Oklahoma City, previously submitted the same request to this board last year. The Board considered the proposal, tabled it for a while, and ultimately voted to deny it. The Board's stance was that the structure was salvageable and could be repaired, and the owner indicated that was their preference. Staff has received various statements of intent from the owner and her son stating that they want to repair the home and then received messages saying they were considering demolition.

The last communication staff had was with the owners representative last August; an architect, Jeremy Gardner, contacted staff to let them know that he was taking a closer look at the property and was planning to work with an engineer to provide a written report on the condition of the structure and whether it could be repaired. To date, staff has not received any written opinion/statement from any technical professional about the home's condition on whether it can be repaired. Staff's concern is that since the fire the owner has not provided an estimate for repairs or an application, and the house has been standing vacant for over twenty years, with nothing being done to improve it, and it continues to decline over time. The City of Oklahoma City has declared the structure a public nuisance. The City Council has declared the building a dilapidated and abandoned structure, and the City filed a notice of lien in July 2022 for potential abatement costs.

Therefore, staff recommends approving the Certificate of Appropriateness for the demolition of the home.

The property owner, Phyllis Jordan, appeared remotely from Washington, D.C. She shared with the members the history of her home, her intentions of someday returning it, and her extenuating circumstances. She informed the members that her son, Phillip Jordan, is trying to

secure a loan to get the home in good standing, and if that cannot be achieved, she plans to put it on the market for sale.

The members agreed to table the application to demolish the structure for sixty days giving the applicant time to provide them in April showing they have secured financing, whom the home is being purchased by, and to provide a written report from an architectural engineer. In addition, the members requested that if the owner is not able to move forward, they provide a listing agreement showing that the house has been listed on the market.

Carla Splaingard moved to table this item for sixty days. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.

F. Miscellaneous:

1. Discussion on the use of wood substitute materials in historic districts.

The Board requested to continue this item to their next meeting.

No action was taken.

F. Reports and Communications:

1. Update on historical resources survey of the Classen's North Highland Parked Addition.

Mr. Jones updated the members on his communication with Katie Friddle at the City on this project. The survey is still in progress; they hope to wrap it up soon.

No action was taken.

H. Adjournment:

There being no further business, Janis Powers motioned to adjourn. Kassy Malone seconded the motion. Seeing no opposition, the meeting adjourned at 5:23 p.m.