

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
Mar. 2, 2023, 4:00 p.m.

MEMBERS PRESENT: Josh Greenhaw
Mike Mays
Camal Pennington
Janis Powers
Carla Splaingard
Laura Stone

MEMBERS ABSENT: Kassy Malone
Susan McCalmont

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Samson Adeoye, LCG, LLC, Applicant
Gerardo Chavez, CAM Real Estate, Applicant
Gabriela Chavez, CAM Real Estate
Alejandro Castro, CAM Real Estate contractor

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:02 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 February 2, 2023, meeting:

Janis Powers moved to approve the meeting minutes of February. Camal Pennington seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Mr. Pennington, 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 Adeoye, Legend Construction Group II LLC, for a certificate of appropriateness for replacement

of 26 windows with wood or aluminum clad wood double hung windows on the house at 704 NE 15th Street in the Lincoln Terrace East Historic District. (Tabled on 1/5/2023 and 2/2/2023).

The HP Board initially tabled the applicant's window replacement proposal at the January 5, 2023 meeting. It is recommended that the applicant provide an assessment of the condition of the existing windows, an estimate of the cost of repairing the existing windows, and an estimate for replacement windows, including any desired revisions to the prior estimate.

The Board again tabled this item on February 2nd and recommended that the applicant submit more detailed information to clarify the work on specific items. On February 24th the applicant submitted a diagram specifying what windows on the home would be repaired or replaced. The two windows on the rear elevation are proposed to be combined into a single window. The applicant intends to purchase windows compatible with the rules designed to fit the existing window openings with historically appropriate divided lites patterns.

Carla Splaingard moved to approve the replacement of windows as specified on the house diagram with JELD-WEN W-2500 Series aluminum clad wood double hung windows with 8-over-1 simulated divided lites pattern. The two kitchen windows on the back of the house can be replaced with one fixed window, and the windows not being replaced are to be repaired, and salvageable sashes are recommended to be used as replacement parts on the wood windows on the front of the house. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

Mr. Greenhaw, yes; Mr. Mays, yes; Mr. Pennington, yes; Ms. Powers, no;
Ms. Splaingard, yes; Ms. Stone, no.

2. Discussion and possible action regarding CA-22-23-21, request by Tomas Barrientos, Managing Broker, Home Smart Stellar Realty, on behalf of the owner of record, CAM Real Estate XIA, LLC, for a certificate of appropriateness for removal of all unapproved windows and siding installed by the prior owner and replacement with aluminum-clad wood double hung windows and wood or composite wood siding on the house at 411 NE 15th Street in the Wilson-Harn Historic District. (New application).

The prior owner, Acropolis LLC, hired contractors to replace all windows and siding in late 2019 into early 2020 and failed to obtain a certificate of appropriateness (CA). After removing several windows, the owner received a notice of violation, and the commission's staff advised the owner that a CA must be obtained prior to the commencement of work. Instead, work continued, and the City issued a citation. The owner failed to attend the municipal court

hearing, and a bench warrant was issued. The owner failed to make mortgage payments, and the property was ordered to be sold to the highest bidder, CAM Real Estate XIA LLC, as the new owner with the following requests for consideration:

1. Replace 29 vinyl windows on the home with aluminum-clad wood windows.
2. Replace any inappropriate siding with smooth textured siding made of wood or composite wood.

The applicant requests to bring the non-compliant windows and inappropriate non-historic siding into compliance with the Historic Preservation Standards and Guidelines (HPSG).

On item 2 request for consideration, the applicant proposes a beadboard to replace the old soffit on the south elevation of the home. A photo of the home's south façade, circa 1974, showed exposed rafter tails original to the house. There is a possibility that they may still exist under the current soffit and fascia of the home. The Board members told the applicant that if it is discovered that the rafter tails still exist, they highly recommend restoring them to keep the home's original look instead of the current one.

Staff recommends approval with the caveat that the proposed work is consistent with the Commission's HPSG and supports the visual character and historic integrity of the subject property and the Wilson-Harn Historic District.

Janis Powers moved to approve item 1. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

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

Josh Greenhaw moved to approve replacing the siding, soffit, and fascia with beadboard material and to leave the rafter tails of the home exposed if they are in sufficient condition, as is shown in the 1974 photo in the meeting packet. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

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

- 3. CA-22-23-25, request by Jeffrey Wilkerson for a certificate of appropriateness for demolition of the detached garage and for construction of a detached garage at 838 NE 21st Street in the Lincoln Terrace East Historic District. (New application)**

The applicant, absent at the meeting, is doing a project on behalf of the property owner and proposes demolishing the garage behind the house due to its deteriorated condition and foundation problems. The property owner is concerned that the garage is a safety hazard and would like to have it removed and a new garage in its place with comparable dimensions. The staff has guided the applicant on appropriate garage door dimensions, materials, windows, and roofing materials.

POLICY: The retention of existing historic garages is encouraged. A historic garage should be refurbished and modified instead of demolished or replaced to accommodate current lifestyle requirements.

Staff recommended that approval of the garage demolition is justified based on having structural failures, like the severely cracked foundation that cannot be repaired and would need to be replaced, and that replacing the deteriorated portions of the garage would cause most of its remaining historic fabric to be lost.

The Board expressed the need for more information and for the applicant to be present before making an informed decision.

Josh Greenhaw moved to table CA-22-23-25 in its entirety. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

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

F. Miscellaneous:

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

Mr. Greenhaw brought this item before the members on the possibility of considering alternative materials for compatibility of use on structures in the district that are otherwise currently regarded as non-compatible. Staff provided the members with an article on his behalf that references some materials that prove to be as good as the original and longer lasting while essentially being indistinguishable from the original material.

2. Discussion on the zoning rules for the HP and HL Districts.

Mr. Jones discussed ways to make zoning rules more efficient and effective for the members and customers.

No action was taken.



G. Reports and Communications:

1. Update and possible discussion on tabled applications:

- a. CA-21-22-51: 644 NE 14th St. – Demolition of main dwelling**
- b. CA-22-23-20: 1500 N. Stiles Ave. – Demolition of dwelling**

Mr. Jones updated the members on the status of both cases.

No action was taken.

H. Adjournment:

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