

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
May 4, 2023, 4:00 p.m.

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

MEMBERS ABSENT: Josh Greenhaw
Kassy Malone
Mike Mays

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Chad Davidson, City of OKC, Applicant
Chris Smith, City of OKC, Applicant
Francine Patton, Church of the Living God, Applicant
Brad Owens, BDO Construction, Applicant
Heather Wilson, Applicant

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:01 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 March 2, 2023, meeting:

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

Ms. McCalmont, 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-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 is seeking a permit to demolish the main dwelling due to its disrepair caused by fire damage that occurred on April 2, 2022.

The home is a key contributing structure to the Capitol-Lincoln Terrace Historic District. This case was brought before the Board in July, November, December 2022, and February 2023, where each time, it has been tabled to allow the owner time to develop a plan to secure and dry in the dwelling to help prevent it from being demolished.

The owner is working with Brad Owens of BDO Construction to find a solution and come to an agreement to save the home.

Mr. Jones reported that the owner contacted him by phone yesterday, said an agreement was reached, and that the home is under contract for purchase. The owner is currently working on removing all belongings from the house.

Furthermore, Mr. Jones informed that today he received a copy of a sales contract submitted by Mr. Owens.

Camal Pennington moved to table this item until the June 1, 2023, meeting. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

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

2. 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:

The applicant is seeking a permit to demolish the said dwelling due to it being uninhabitable, dilapidated, and abandoned for many years. Throughout the years, time has taken its toll on the property. It has also sustained damage from fires on July 11, 1996, and February 15, 2022, contributing to its poor condition.

On February 2, 2023, the owner attended the meeting remotely and emailed the commission's office a written statement, asking the Board to allow more time to secure funding to repair the property and, if not, to list it for sale. The Board tabled the item granting the owner sixty days to report with new information.

Mr. Jones reported at the meeting that he received an email from the owner today informing him that a loan has yet to be secured, and if efforts prove unsuccessful, the intent is to list the property for sale. To date, the status of the dwelling remains the same.

The board members favored granting the owner's request until the next meeting in June. The members also informed that the property is also within the confines of the Classen's North Highland Parked Neighborhood, which is currently undergoing a historic resources survey funded by a Historic Preservation Fund Grant that the City of Oklahoma City received from the State and is another reason for continuing this item to ensure all options have been exhausted before a historic dwelling has been razed when it is in the process of a historic survey.

Janis Powers moved to continue this item for 30 days. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

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

3. Discussion and possible action regarding CA-22-23-27, request by Church of the Living God for a certificate of appropriateness to retain 29 vinyl windows and install muntins on the dwelling at 947 East Drive, also known as 949 East Drive, in the Lincoln Terrace East Historic District:

Mr. Jones reported that on March 27, 2023, the Commission’s Office received a new application from the applicant to install wooden templates on all the windows. The members were provided with a photo from the applicant of the proposed template at the meeting that would cover the non-compliant windows.

The Board was not in favor of the proposed template. The members encouraged the applicant to contact the non-compliant windows manufacturer for possible solution/recourse. The applicant was given until the July HP Board meeting to present their findings.

Carla Splaingard moved to table CA-22-23-27 for 60 days. Camal Pennington seconded the motion. The following votes were recorded, and the motion passed:

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

F. Miscellaneous:

1. Study session and possible comments and recommendations on preliminary plans for a proposed addition at 631 NE 17th Street in the Capitol-Lincoln Terrace Historic District (Applicant: Brad Owens, BDO Construction).

Mr. Jones reported that this is a study session for the applicant, Mr. Owens, to receive feedback from the Board members on a future project in the Capitol-Lincoln Terrace Historic District before submitting a certificate of appropriateness.

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

Mr. Jones and the board members discussed updating/revising the zoning rules to enhance efficiency, clarity, and understanding for the end reader.

No action was taken.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Carla Splaingard motioned to adjourn. Camal Pennington seconded the motion. Seeing no opposition, the meeting adjourned at 5:41 p.m.