

Minutes
Historical Preservation and Landmark Board of Review
Special Meeting
Will Rogers Building
EGID Central Conference Room on the 3rd Floor
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
March 27, 2024, 4:00 p.m.

MEMBERS PRESENT: Laura Stone
Mike Mays
Janis Powers
Carla Splaingard
Rachel Smith

MEMBERS ABSENT: Kassy Malone
Susan McCalmont
Camal Pennington
Stephanie Barbour-Cooper

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Vicki Van Stavern, Applicant
Don Narcomey, Guest
Derrick Smith, Applicant
Auston Clark, Guest
Ashley Clark, Guest

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 7, 2024, meeting:

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

Mr. Mays, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Smith, yes; Ms. Stone, yes.

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. **Discussion and possible action regarding CA-23-24-22, request by Vicki VanStavern for a certificate of appropriateness for replacement of the existing asphalt composition roof with a new Tesla Solar Roof on the dwelling at 729 NE 17th Street in the Capitol-Lincoln Terrace Historic District:**

In staff's opinion, a certificate of appropriateness can be granted for this solar because the proposed plans/work is designed to be compatible with the house and will not adversely affect the historic character of the Capitol-Lincoln Terrace Historic District or the property.

The Board highlighted that it is nice to see that a historic structure can receive something this modern that updates it and is cohesive with the twenty-first century but does not diminish the building's historic nature.

Mike Mays moved to approve the solar roof because the original roof material cannot be replaced. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Smith, yes; Ms. Stone, yes.

2. **Discussion and possible action regarding CA-23-24-24, request by Derrick Smith for a certificate of appropriateness for the following exterior work at 832 NE 20th Street in the Lincoln Terrace East Historic District:**

The Board considered the applicant's revised application for a certificate of appropriateness for the proposed exterior work and made the following rulings on each proposed work item:

a. Item 1: Alterations to the front porch on the north elevation of the dwelling, including removal of the existing west-facing entry door and wall, removal of the three existing north-facing windows and wall, enclosure of a portion of the existing recessed porch with new, north-facing entry doors and brick surround.

Staff recommended denial of the proposed alterations, as they would alter the historic character-defining features on the primary façade, and the proposed work does not follow the spirit and intent of the Historic Preservation Standards and Guidelines.

The Board denied this item and recommended that the existing porch not be altered. The Board also advised that chemical treatment, rather than sandblasting or the use of high-pressure water, is the appropriate method to remove paint from historic bricks.

Janis Powers moved to deny a. Item 1. Laura Stone seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Smith, yes; Ms. Stone, yes.

b. Item 2: Replacement of all existing windows on the dwelling with new aluminum-clad wood windows.

On March 22, 2024, the applicant advised staff that the specifications for the proposed aluminum-clad wood windows were forthcoming.

Staff recommended that this item be tabled subject to the applicant providing the manufacturer's specifications for the proposed windows, including wall section details, muntin type, muntin profile, and divided light pattern for each window.

The Board continued this item due to the need for more information. The applicant was requested to provide the manufacturer's specifications, product brochure or cut sheet, photos or drawings showing the proposed windows' appearance, muntin type, muntin profile, and divided light patterns. Once the Commission's office receives the requested information, this item will be scheduled for consideration on the board's agenda.

Mike Mays moved to continue b. item 2. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Smith, yes; Ms. Stone, yes.

c. Item 3: Construction of a second story addition on the south elevation of the dwelling.

Staff recommended denial due to the height and visibility of the proposed addition on this corner lot not conforming to the applicable Historic Preservation Standards and Guidelines.

The Board denied this item due to the addition's height being too tall and its massing being too great in proportion to the existing dwelling. The Board recommended that if the applicant reapplies, submitting plans for an addition with a much lower roofline so as not to overpower the existing dwelling.

Mike Mays moved to deny c. item 3. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Smith, yes; Ms. Stone, yes.

d. Item 4: Construction of a two-story detached garage to the south of the dwelling.

On March 22, 2024, the applicant advised staff that revised plans for the garage were forthcoming.

Staff had previously recommended denial as the garage would be taller than typical historic garages on the same block and on surrounding properties. Staff recommended as an alternative that the applicant submit revised plans for a 1-story or 1-1/2 story garage of a compatible architectural design. This recommendation remains the same.

The Board denied this item due to the garage's height, massing, and roofline being out of character with the property and surrounding historic district. The Board recommended that if the applicant reapplies, submitting plans for a one-story or one-and-a-half-story garage with height, massing, and rooflines that are similar to and compatible with nearby historic garages.

Janis Powers moved to deny d. item 4. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Smith, yes; Ms. Stone, yes.

F. Miscellaneous: None.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Mike Mays motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 4:41 p.m.