

Minutes
Historical Preservation and Landmark Board of Review
Special Meeting
Will Rogers Building
CR – 214 (Innovation) /216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Oct. 19, 2021, 4:00 p.m.

MEMBERS PRESENT: Laura Stone
Josh Greenhaw
Kassy Malone
Mike Mays
Camal Pennington

MEMBERS ABSENT: Susan McCalmont
Janis Powers
Carla Splaingard

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Charles Lunn, Applicant
Austin Tunnell, Applicant
Justin Perdue, Applicant

A. Roll Call:

Chair, Laura Stone called the meeting to order at 4:06 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 August 5, 2021 meeting:

Mike Mays moved to approve the meeting minutes of August. Camal Pennington seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. Mr. Pennington, yes; Ms. Stone, yes.

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding CA-21-22-14, request by Britni Portrey, Building Culture, on behalf on behalf of the owners, Hunter Morris and Emily Whitson, for a certificate of appropriateness for construction of a detached garage at 706 NE 19th Street in the Capitol-Lincoln Terrace Historic District of Oklahoma City:

The Board approved a previous garage proposal (CA-20-21-4) on this property at their August 6, 2020 meeting. No activity has taken place since being approved in 2020.

The same applicant is bringing forward revised plans on behalf of the new owners for a larger/wider garage, similar in footprint to what was originally proposed in the same location.

Staff recommended denying CA-21-22-14, based on the following findings, and directing the applicant to submit a revised proposal for consideration:

Findings:

1. The proposed garage is not consistent with the Historic Preservation Standard and Guidelines for the following reasons:
 - a. Though garages of comparable size are found on most of the surrounding properties, there is no precedent on this site for a garage footprint close to the size proposed.
 - b. One 18-foot-wide vehicle entry door is provided, whereas two narrower doors are recommended.

Alternatives:

- a. The Board may approve in whole or in part, approve subject to revisions, table, or disapprove the request for a certificate of appropriateness.

Josh Greenhaw moved to approve CA-21-22-14, with condition that there be two 9-foot overhead single-car vehicle doors be implemented with space in between, instead of the proposed one 18-foot door and for the applicant to work with staff on the details. Mike Mays seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. Mr. Pennington, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-21-22-17, request by Charles Lunn and Crystal Hines for a certificate of appropriateness for for construction of a detached garage with an apartment at 706 NE 18th Street in the Capitol-Lincoln Terrace Historic District of Oklahoma City:

The Board approved a previous garage proposal (CA-19-20-23) on this property at their February 6, 2020 meeting. No activity has taken place since being approved in 2020.

The same applicant is bringing forward revised plans for a larger/wider/taller garage, similar in footprint to what was originally proposed in the same location.

Staff recommended to approve CA-21-22-17, subject to the following revision based on the findings listed:

Staff-recommended revision:

- a. Revise plans to provide two separate garage vehicle doors instead of one wide door.

The Board must make the following findings to approve the project:

- a. That the proposed garage meets the intent of the *Historic Preservation Standards and Guidelines*;
- b. That construction of the garage will not damage the integrity or continuity of the historic district.

Mike Mays moved to approve CA-21-22-17, with two 9-foot overhead single-car vehicle doors with a separation in the middle. Move the trim board up to the bottom of the rafter, extending the brick from that point to the rafter back to the trim board and centering the window between equal brick on each side. Josh Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. Mr. Pennington, yes; Ms. Stone, yes.

The applicant will work with staff on design revisions.

F. Miscellaneous:

- 1. Discussion and possible action to approve 2022 meeting dates, all at 4:00 p.m.

Jan. 6	May 5	Sept. 1
Feb. 3	June 2	Oct. 6
Mar. 3	July 7	Nov. 3
Apr. 7	Aug. 4	Dec. 1

Mike Mays moved to approve next year meeting dates. Kassy Malone seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. Mr. Pennington, yes; Ms. Stone, yes.

G. Reports and Communications:

- 1. Report on board appointments and vacancies:

Mr. Jones reported that the Commission’s office is seeking letters of interest and nominations to fill the Historian vacancy. The person serving in this position must have expertise as an historian. Those qualified are not required to reside in the Historic Preservation District or Capitol-Medical Zoning District.

- 2. Report on status of code enforcement actions in the Historic Preservation District:

Mr. Jones updated the Board on the status of several properties with unresolved zoning violations in the Historic Preservation District that were provided to the City of Oklahoma City’s code enforcement staff.

The Board requested that Casey Jones direct the City of Oklahoma City’s code enforcement staff to issue a new citation for 945 NE 16th Street, and to check with the City on the status of the 915 NE 21st Street, case dismissal.

H. Adjournment:

There being no further business, Josh Greenhaw motioned to adjourn. Mike Mays seconded the motion. Seeing no opposition, the meeting adjourned at 4:59 p.m.