



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
September 7, 2023, 4:00 p.m.

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

MEMBERS ABSENT: Mike Mays
Camal Pennington

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Kenneth Avey, Applicant
Chris Smith, City of OKC, Applicant
Chad Davidson, City of OKC, Applicant
Michael Kelley, Applicant
Andy McGuigan, Applicant
Z. Warrior, CWNA
Stephanie Barbour-Cooper, Guest
Kavat Bourbor-Cooper, Guest

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:11 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 3, 2023, meeting:

Carla Splaingard moved to approve the meeting minutes of August. 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.

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding CA-23-24-2, request by Andrew and Natalie McGuigan for a certificate of appropriateness for window restoration work and



installation of wood storm windows on approximately 57 windows on the house at 615 NE 15th Street in the Capitol-Lincoln Terrace Historic District. (Tabled on 7/12/2023)

The Board tabled this item on July 12, 2023, as the width of the proposed storm window frames was too broad and altered the dwelling's appearance. The board requested that the applicant submit a revised proposal for storm windows with narrow frames that align with the frames of the historic windows. Staff received from the applicant a revised proposal on July 24, 2023.

Carla Splaingard moved to approve CA-23-24-2. 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.

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.** (Tabled on 2/2/2023; 5/4/2023; and 7/12/2023)

The applicant, the City of Oklahoma City, requests to demolish the dwelling at 1500 N. Stiles Avenue, declaring it uninhabitable, dilapidated, and abandoned, deeming it a health, safety, and welfare issue. The members tabled this item in July, directed the owner to provide a letter of loan approval and proof that the owner is under contract with an architect to repair the dwelling, and awaited the findings from the Historic Resources Survey of Classen's North Highland Parked (CNHP) Addition in the Wilson-Harn District to see if the dwelling was a contributing structure.

The owner has not provided the letter of loan approval or contract the Board requested, and Staff has not received any communication from the owner since prior to the July meeting. The consultant that the City hired to survey the CNHP Addition found that the property at 1500 N. Stiles Avenue is not eligible for individual listing on the National Register of Historic Places and is recommended as non-contributing to a potential National Register Historic District based on the loss of historic windows and doors and extensive alterations including additions to the front and rear of the original dwelling.

The board members found this a very disheartening and challenging decision since they are charged with preserving historic dwellings and do not favor demolition in the historic district. The members spoke with the applicant and negotiated terms with them before reluctantly approving their request for demolition. The members received from the City's representative a verbal commitment of ninety days from today's date before awarding a contract to move forward with the demolition. The members also requested that the applicant submit to staff in



writing the said commitment for the record. Staff will notify the owner of record of the Board's decision.

Staff informed that City Oklahoma City would still need to apply for a demolition permit to obtain the zoning commission's approval before the commencement of demolition work.

Up-to-date photos were presented showing that two window openings on the dwelling were no longer boarded up, and the two large holes in the roof were not repaired. The applicant advised the Board that the dwelling is considered an unsecured structure in violation of city code.

In the report on this case, Staff recommended approval of the City's request for a certificate of appropriateness for demolition based on all information received by the Commission's office through August 30, 2023, with the following findings: Demolition of the dwelling, though considered a non-contributing structure, will damage the character of the Wilson-Harn Historic District; The dwelling is uninhabitable, dilapidated, and abandoned; The structure was damaged by arson and graffiti and is an attractive nuisance for these and other illegal activities; The structure is a danger to public health, safety, and welfare; The owner has not applied for a certificate of appropriateness to repair the structure; and the Board has given the owner sufficient time to explore financing options or sell the property, and all options available to the Board have been exhausted.

Carla Splaingard moved to approve CA-22-23-20 with the condition that the City wait ninety days before moving forward with the demolition process. 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-23-24-5, request by Kenneth Avey for a certificate of appropriateness for construction of a detached garage at 721 NE 15th Street in the Lincoln Terrace East Historic District.

The applicant at the meeting represents the property owners who recently purchased the property and are requesting the construction of a new detached two-car garage.

The original garage was demolished sometime after 2004. The Commission's office has no record of a demolition permit or photographs of the garage. Staff provided the members with a 1955 Sanborn Map showing the garage's location.

Staff recommended approval of the proposed detached two-car garage construction and the exterior materials for the new construction with the finding the proposed work is designed to



be compatible with the house and will not adversely affect the historic character of the Lincoln-Terrace East Historic District or the property.

Staff informed the board members that if they approve the certificate of appropriateness application, the applicant will need to obtain a lot coverage variance from the Commission before the commencement of work. The variance request for the garage is scheduled to be reviewed by the Commission on September 29, 2023.

Carla Splaingard moved to approve CA-23-24-5. Susan McCalmont 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-23-24-6, request by Michael Kelley for a certificate of appropriateness for construction of a freestanding wood carport at 829 NE 21st Street in the Lincoln Terrace East Historic District.

The applicant, the property owner, was present at the meeting and is requesting a certificate of appropriateness for the new construction of a detached, freestanding wooden gable pavilion-style pergola-shaped shade structure in front of the existing detached garage.

The Board disagreed with staff's characterization of the structure as a "carport" and asked the staff to amend the record to describe it as a pergola-shaped shade structure.

Staff recommended approval for the new construction of the free-standing structure based on the finding that the proposed work is compatible with the house and will not adversely affect the historic character of the Lincoln-Terrace East Historic District or the property.

Janis Powers moved to approve CA-23-24-6; the pergola-shaped shade structure and the design presentation, as submitted with the 30-inch cement footings to be buried in the ground. Susan McCalmont 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. Study Session Item: Discussion with Stephanie Barbour-Cooper regarding possible revisions to the approved plans for the house currently under construction at 429 NE 15th Street in the Wilson-Harn Historic District.

Ms. Bourbor-Cooper, the future homeowner of the property, met with the Board to receive advice and recommendations on plans/materials already approved by the Board for the current owner currently under construction.



The Board appreciated Ms. Bourbor-Cooper for seeking their recommendation. The members made known that all windows must be aluminum-clad wood and suggested a raked finish for the brick-and-mortar.

2. Update on the Historic Resources Survey of Classen’s North Highland Parked Addition.

Mr. Jones informed members that staff received the completed survey on August 31, 2023, submitted to the State Historic Preservation Office (SHPO).

Mr. Jones gave an overview of the final draft under review by the State, Dr. Pearce, and staff. The consultant determined that the portion of Classen’s North Highland Parked Addition in the Wilson-Harn District is eligible for listing on the National Register.

G. Reports and Communications:

1. The Commission’s Office is currently accepting letters of interest to fill two vacancies on the Historical Preservation and Landmark Board of Review:

- a. Resident of the Capitol-Lincoln Terrace or Lincoln Terrace East Historic District.**
- b. Historian (no residency requirement).**

Mr. Jones informed board members of the two current vacancies listed.

H. Adjournment:

There being no further business, Janis Powers motioned to adjourn. Susan McCalmont seconded the motion. Seeing no opposition, the meeting adjourned at 5:46 p.m.