



**Minutes**  
**Historical Preservation and Landmark Board of Review**  
**Regular Meeting**  
**Will Rogers Building**  
**CR – 214 (Innovate) /216 (Create)**  
**2401 N. Lincoln Boulevard, Oklahoma City, OK 73105**  
**Jun. 2, 2022, 4:00 p.m.**

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**MEMBERS PRESENT:** Kassy Malone  
Mike Mays  
Susan McCalmont  
Janis Powers  
Laura Stone

**MEMBERS ABSENT:** Camal Pennington  
Josh Greenhaw  
Carla Splaingard

**STAFF/GUESTS:** Casey Jones, AICP, OMES, Planner  
Beverly Hicks, OMES, Planning/Administrative Coordinator  
Lauren Tipton  
John McElhany  
Michael McPherson, Speck Homes for Boys  
Z. Warrior

**A. Roll Call:**

Chair Laura Stone called the meeting to order at 4:03 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 April 7, 2022, meeting:**

Susan McCalmont moved to approve the meeting minutes of April. Mike Mays seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Stone, yes.

**C. Special Public Hearings: None.**

**D. Rezoning Requests: None.**

**E. Certificates of Appropriateness:**

**1. Discussion and possible action regarding CA-21-22-40, request by the City of Oklahoma City for a certificate of appropriateness for demolition of the dwelling at 1500 North Stiles Avenue in the Wilson-Harn District (Owner: Phyllis M. Jordan).**

The applicant requests a certificate of appropriateness for demolition of the dwelling at 1500 North Stiles Avenue. Though the property taxes are paid and up to date, the dwelling has been vacant and boarded up for at least 10 years and has been changed to “salvage” status according to the County Assessor.

According to city and county records, the property was damaged by fires on 7/11/1996 and 2/15/2022. The most recent fire appears to have caused significant smoke damage to the dwelling. The extent of fire damage to the interior is unknown, and no repair work has been completed. A little over a month after the fire on 2/15/2022, the owner caused all the window and door openings to be boarded up. However, the holes cut into the roof for ventilation during the fire have not been repaired, and the structure has been open to the weather since that time.

Staff notified the owner by mail of the City’s application and the upcoming board meetings. After receiving the notice, the owner, Phyllis Jordan, called the Commission’s office on 4/4/2022 and advised staff that she did not want the dwelling to be demolished.

Since then, staff has mailed two letters to Ms. Jordan requesting information such as a written statement of the owner’s intentions, a timeframe for commencing and completing repairs, a proposed scope of work, and any other facts and evidence regarding the condition and rehabilitation of the dwelling. No response was received until the morning of 6/2/2022, stating that the owner would like to move forward with the demolition and then begin design work on construction of a new dwelling within the coming months.

Neither the applicant nor the owner was in attendance.

Staff recommended approval of the certificate of appropriateness for demolition with the following findings:

- a. The structure constitutes a danger to public health, safety and welfare;
- b. The owner has taken no action to repair and rehabilitate the structure or to sell the property to someone capable of doing so; and
- c. It is acknowledged that demolition of the structure will damage the character of the Wilson-Harn Historic District.

Susan McCalmont moved to deny CA-21-22-40. Janis Powers seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Stone, yes

2. **Discussion and possible action regarding CA-21-22-44, request by Lauren Tipton and John McElhany for a certificate of appropriateness for demolition of a detached garage and driveway and construction of a detached garage, driveway, and walkway at 826 NE 21<sup>st</sup> Street in the Lincoln Terrace East Historic District.**

The applicant proposes to demolish the existing garage located behind the house at 826 NE 21<sup>st</sup> Street due to its deteriorated condition. The existing garage is approximately 614 square feet in gross floor area. The garage is structurally unsound and in poor condition. The garage is a one-story, slab-on-grade, wood frame structure with wood lap siding and composite shingles. The garage has a cracked slab foundation, rotten wall plates and frames touching bare ground, bowed headers, holes in the walls, missing soffit, and broken windows and doors. The applicant has provided photographs, an inspection report, and associated information on the existing garage. The applicant proposes to construct a new garage and driveway in roughly the same location.

Staff recommended approval of this plan with the findings that the existing garage is in poor condition, and that the proposed garage, driveway, and walkway will be compatible with the character of the district and will comply with applicable rules

Janis Powers moved to table discussion of CA-21-22-44 to allow the applicant time to collect more information in regard to possible renovations to the building. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Stone, yes

3. **Discussion and possible action regarding CA-21-22-45, request by Lauren Tipton and John McElhany for a certificate of appropriateness for demolition of a detached garage and construction of a detached accessory dwelling and home office at 830 NE 21<sup>st</sup> Street in the Lincoln Terrace East Historic District.**

The applicant proposes to demolish the existing garage located at the rear of the parcel at 830 NE 21<sup>st</sup> Street due to its deteriorated condition. (The garage is the only structure on this parcel, as the house was demolished in 1994 following a fire, and the garage remained standing.) The existing garage is approximately 570 square feet in gross floor area. The garage has not been well-maintained over the years and is now in poor condition. The garage is a one-story, slab-on-grade, wood frame structure with wood lap siding, composite wood siding, and composite shingles. The garage has a cracked slab foundation, extensive wood rot, and no original windows or doors. Repairing the garage would destroy the structure's remaining historic fabric. The applicant provided photographs, a detailed explanation, and scope of work to the board.

The applicant also proposes to construct a one-story detached structure that would serve as an accessory dwelling and home office for the house at 826 NE 21<sup>st</sup> Street, which is the applicant's primary residence.

Zoning rules do not permit an accessory structure to be built on a parcel without a principal structure, so the applicant would be required to combine the parcels at 826 and 830 NE 21<sup>st</sup> Street into single ownership with one legal description and deed. The applicant would also need to obtain a conditional use permit for the accessory dwelling.

Mike Mays moved to approve demolition of the accessory building and deny construction of a new accessory building. Kassy Malone seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Stone, yes

**4. Discussion and possible action regarding CA-21-22-46, request by Speck Homes, Inc., for a certificate of appropriateness for removal of a non-historic vinyl siding from all elevations of the principal structure, installation of new vinyl siding, and replacement of deteriorated soffit and fascia with a combination of wood, vinyl, and aluminum materials at 434 NE 14<sup>th</sup> Street in the Wilson-Harn Historic District.**

The applicant requests a certificate of appropriateness after-the-fact for removal of non-historic vinyl lap siding and installation of new vinyl siding on all elevations of the principal structure. The work also involves replacement of deteriorated wood soffit and fascia with new wood, some of which is to be covered by vinyl siding and some by aluminum sheeting.

In support of this request, the applicant has submitted the attached photographs of the property as it appears with the new vinyl siding installed and the work almost complete, the bid and scope of work for the new vinyl siding that was installed, and an estimate for composite wood lap siding for cost comparison purposes for the board's review and consideration.

The applicant, Mr. McPherson, responded to questions of the board. He explained that the vinyl siding on the dwelling needed immediate repairs and that the Speck Homes organization did not have financial resources available to have more expensive siding, such as wood siding, installed on the dwelling.

Based on available photographs, the original, historic siding appears to have been removed in the late 1970's or early 1980's. Wood clapboard, wood window trim, and wood soffits and fascia were the original exterior materials used on the structure. Wood materials are more appropriate than vinyl when considering rehabilitation of a historic structure. Alternative materials, such as composite wood and fiber cement board can be considered by the board as potentially appropriate replacement materials given that none of the original, historic siding remains.

Vinyl siding is not considered to be compatible with historic buildings and has not been approved for use on any historic home in the HP District since the *Historic Preservation Standards and Guidelines* became effective on 9/11/2017. Prior to 2017, the Zoning Commission had not adopted standards and guidelines for use in review of applications for certificates of appropriateness for exterior work in the HP District.

Staff recommended that the request be denied due to the work not being consistent with the Commission's *Historic Preservation Standards and Guidelines* and the work negatively impacting the visual character and integrity of the Wilson-Harn Historic District.

Ms. McCalmont asked if the applicant had met with the Commission's staff about the application requirements and the applicable rules prior to commencing work on the siding replacement. Mr. Jones stated that he had met with Mr. McPherson in February of 2022 and advised him of the application requirements and applicable rules at that time. Staff had also provided the application requirements and applicable rules by email to the Speck Homes office manager before any work had begun.

Janis Powers moved to deny CA-21-22-46. Susan McCalmont seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Stone, yes

**5. Discussion and possible action regarding CA-21-22-47, request by Speck Homes, Inc., for a certificate of appropriateness for removal of a non-historic aluminum siding from all elevations of the principal structure, installation of new vinyl siding, and replacement of deteriorated soffit and fascia with a combination of wood, vinyl, and aluminum materials at 432 NE 14<sup>th</sup> Street in the Wilson-Harn Historic District.**

Prior to commencing work, the applicant requests a certificate of appropriateness for removal of non-historic aluminum lap siding and installation of new vinyl siding on all elevations of the principal structure. The work also involves replacement of deteriorated wood soffit and fascia with new wood, some of which is to be covered by vinyl siding and some by aluminum sheeting.

In support of this request, the applicant has submitted photographs of the property as it appears currently, the bid and scope of work for the proposed vinyl siding, and an estimate for composite wood lap siding for cost comparison purposes for the board's review and consideration.

The applicant, Mr. McPherson, responded to questions of the board. He explained that the aluminum siding on the dwelling needed immediate repairs and that the Speck Homes organization did not have financial resources available to have more expensive siding, such as wood siding, installed on the dwelling.

Wood clapboard, wood window trim, and wood soffits and fascia were probably the original exterior materials used on the structure. Staff could not find any photographs showing the original, historic siding. An undated photo taken after 1976 appears to show aluminum siding on the house. Wood materials are more appropriate than vinyl when considering rehabilitation of a historic structure. Alternate materials, such as composite wood and fiber cement board can be considered by the board as potentially appropriate replacement materials given that none of the original, historic siding remains.

Vinyl siding is not considered to be compatible with historic buildings and has not been approved for use on any historic home in the HP District since the Historic Preservation Standards and Guidelines became effective on 9/11/2017. Prior to 2017, the Zoning Commission had not adopted standards and guidelines for use in review of applications for certificates of appropriateness for exterior work in the HP District.

Staff recommended that the request be denied due to the work not being consistent with the Commission's *Historic Preservation Standards and Guidelines* and the work negatively impacting the visual character and integrity of the Wilson-Harn Historic District.

Mike Mays moved to deny CA-21-22-47. Kassy Malone seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Stone, yes

- 6. Discussion and possible action regarding CA-21-22-48, request by Susan McCalmont for a certificate of appropriateness for construction of three concrete parking spaces, including one van-accessible space, to the west of the principal structure; construction of a concrete walkway along the south and east sides of the principal structure to provide connections between adjacent parking areas and the east entry door with a grade incline to the east entry door stop; replacement of the entry door stoop on the east elevation of the principal structure to provide a concrete incline to the entry door for wheelchair accessibility; removal of two vinyl windows and replacement with a stucco wall on the south elevation of the principal structure at 1515 North Lincoln Boulevard in the Wilson-Harn Historic District.**

To prepare the property for its use as an art gallery, certain improvements are required to accommodate persons with disabilities. While some of the required improvements will impact only the interior of the building, the accessible parking, accessible front entry, and accessible walkway on the exterior of the grounds require review by the Board before work on these items can begin.

In addition to the required accessibility improvements, the applicant proposes to remove two non-historic vinyl windows on the south elevation, first floor, and fill in the opening with

stucco to match the surrounding, existing stucco. The interior wall could then be used for gallery display space. This alteration is considered an elective change that requires review. The vinyl windows are located directly above the building's ground-mounted HVAC equipment.

In support of this request, the applicant has submitted an application, site plan, floor plan, and photos for the board's consideration.

Mike Mays moved to approve CA-21-22-48. Kassy Malone seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, recused herself; Ms. Powers, yes; Ms. Stone, yes.

**F. Miscellaneous:** None

**G. Reports and Communications:**

**1. Report and possible discussion on the Wilson-Harn Historic District and its potential eligibility for nomination to the National Register of Historic Places.**

Mr. Jones informed the board that City and State staff and three board members were recently given a tour of Susan McCalmont's property at 1515 N. Lincoln Blvd. and it was determined that the property would likely be eligible for listing on the National Register if the surrounding district were also included in the nomination. The State Historic Preservation Office will coordinate with the City of Oklahoma City Planning Department to further research the area and seek out sources of funding to prepare a survey and potential nomination.

**2. Report on the status of House Bill 2996, a legislative bill impacting the sunset date for the Capitol-Medical Center Improvement and Zoning Commission.**

Mr. Jones informed the board that the bill was approved and signed by the governor and is now in effect, making the Capitol-Medical Center Improvement and Zoning Commission valid for another three years, to July 1, 2025.

**3. Report and possible discussion on the property at 644 NE 14<sup>th</sup> Street, which was damaged by a fire on April 2, 2022.**

Staff has been in contact with the owner, informing them by mail that they need to contact the Commission's office and file an application for certificate of appropriateness if they decide to make any exterior changes or do any demolition work to the property.

The owner has informed the Commission's staff that items within the house are currently being inventoried for insurance purposes and that a clear plan of action has not been decided upon.

**H. Adjournment:**

There being no further business, Mike Mays motioned to adjourn. Susan McCalmont seconded the motion. Seeing no opposition, the meeting adjourned at 5:53 p.m.