

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, 3rd Floor, OMES Motivation Conference Room 303
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
January 23, 2026, 8:15 a.m.

MEMBERS PRESENT:

Monte Kaul, Chair
Anderson Dark
Tiana Douglas
Hillary Farrell
Jonathan Arps
Paul Manzelli
Travis Mason

MEMBERS ABSENT:

Phoebe Barber
Janis Powers
Jeremiah Smith

STAFF/GUESTS:

Casey Jones, AICP, OMES
Beverly Hicks, OMES
Kenneth Avey, Applicant
Meredith Shaevitz, Applicant
Laura Stone, HP, Guest

A. Call to Order, Roll Call, and Determination of Quorum:**1. Announcement of filing of meeting notice and posting of the agenda in accordance with the Open Meeting Act.**

Chairman Monte Kaul called the meeting to order at 8:19 AM. A roll call was conducted, and a quorum was established. Commissioner Kaul was informed that notice of the meeting had been given and that an agenda had been posted in accordance with the Open Meeting Act.

B. Minutes:**1. Approval, disapproval, and/or amendment of the minutes of the December 19, 2025 meeting:**

Anderson Dark moved to approve the December meeting minutes. Paul Manzelli seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Farrell, abstain; Mr. Arps, abstain; Mr. Manzelli, yes; Mr. Kaul, yes.

C. Land Use and Development Applications:

1. Discussion and possible action regarding D-25-26-1, request by Kenneth Avey on behalf of the owners, Brandon and Skyler Taylor, for a permit for demolition of a detached garage at 612 NE 16th Street in Oklahoma City:

Mr. Jones discussed the need for Commission approval of the demolition proposal, noting that the existing garage has significant structural issues, including bowed walls and a cracked, buckled foundation slab. He reported that the Historic Preservation and Landmark Board of Review granted a Certificate of Appropriateness for demolition at its January 8, 2026 meeting.

He also noted that the HP Board approved the design for the new garage, with the condition that two overhead doors be installed on the front rather than the single door originally proposed. The approved design includes a hip roof and a combination of brick and siding.

Mr. Jones stated that a building permit can be issued administratively once staff receives revised elevation drawings showing the two doors.

The Citizens' Advisory Committee did not meet due to a lack of quorum; therefore, no recommendation was provided.

Staff recommended approval of the demolition permit for the garage, finding that the work complies with applicable zoning rules.

Tiana Douglas motioned to approve D-25-26-1. Hillary Farrell seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Arps, yes; Mr. Manzelli, yes; Mr. Mason, yes; Mr. Kaul, yes.

Commissioner Mason entered the meeting at 8:23 a.m.

2. Discussion and possible action regarding D-25-26-2, request by Meredith Shaevitz, Pitch Perfect Construction, on behalf of the owner, Norman Tejeda, for a permit for demolition of a detached garage at 641 NE 15th Street in Oklahoma City:

Mr. Jones discussed the need for Commission approval of the garage demolition, noting that the existing structure is severely damaged and deteriorated beyond repair. He reported that the Historic Preservation and Landmark Board of Review granted a Certificate of Appropriateness for demolition at its January 8, 2026 meeting.

He presented the proposed plans for a new 23' x 24' garage. The original design included three overhead doors, but the Historic Preservation Board requested that the number be reduced to two. The design has been revised accordingly. While the revised garage plans have not yet returned to the Board for final approval, the demolition of the existing garage has already been approved by the Board.

Mr. Jones provided information on the property. The home, recently purchased, is in disrepair, and the new owner plans a complete rehabilitation. When staff presented the project to the Historic Preservation Board of Review, there was much discussion. The Board approved most of the rehabilitation work but deferred a few items and requested revised plans. He noted that this information is provided for background only; the Commission's role is limited to approving the garage demolition.

The Citizens' Advisory Committee did not meet due to a lack of quorum; therefore, no recommendation was provided.

Staff recommended approval of the demolition permit for the garage, finding that the work complies with all applicable zoning regulations.

Tiana Douglas motioned to approve D-25-26-2. Jonathan Arps seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Arps, yes; Mr. Manzelli, yes; Mr. Mason, yes; Mr. Kaul, yes.

D. Miscellaneous:

1. Discussion and possible action – Appointment – Proposed reappointment of Laura Stone to a 3-year term on the Historical Preservation and Landmark Board of Review:

Mr. Jones reported that Laura Stone has served on the Historic Preservation Board of Review since 2015 and serves as chair, a role she has held for some time. She serves as a community representative on the Board, meeting membership requirements, including residency in a nationally registered historic district within the Capitol-Medical Zoning District.

Anderson Dark motioned to reappoint Ms. Stone to another three-year term. Hillary Farrell seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Arps, yes; Mr. Manzelli, yes; Mr. Mason, yes; Mr. Kaul, yes.

E. Reports and possible discussion from Commissioners or Director: None.

F. Adjournment:

There being no further business, Commissioner Douglas motioned to adjourn. Commissioner Arps seconded the motion. Seeing no opposition, the meeting adjourned at 8:29 AM.