

Minutes
Historical Preservation and Landmark Board of Review
Regular Meeting
Will Rogers Building
OMES Will Rogers Motivation Conference Room 303
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
March 5, 2026, 4:00 p.m.

MEMBERS PRESENT: Laura Stone
Mike Mays
Susan McCalmont
Janis Powers
Carla Splaingard
Stephanie Barbour-Cooper
Rachel Smith

MEMBERS ABSENT: Kassy Malone

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Harold Bourke, Applicant
Kadee Fitzgerald, Applicant
Andrew Silvestri, Applicant
Zeno Warrior, CWNA

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:00 p.m. A roll call was conducted, and a quorum was established. Ms. Stone 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, or amendment of the minutes of the February 5, 2026, meeting:

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

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes;
Ms. Barbour-Cooper, 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-25-26-18, request by Ofonime Ntia for a certificate of appropriateness for reconstruction of a brick wall on the front porch of the dwelling at 825 NE 16th Street in the Lincoln Terrace East Historic District:

Mr. Jones discussed the background of the reconstruction efforts for the historic brick wall on the home's front porch. He explained that the wall was damaged by tree trimmers and subsequently repaired in a manner that did not meet historic preservation standards, resulting in a citation and potential municipal court action. Notices of violation were issued, and the owners have an arraignment scheduled.

Mr. Jones advised the owner to cease further work until meeting with the Historical Preservation and Landmark Board of Review to discuss restoring the wall to its original condition.

The Board discussed the materials and appearance of the repairs, noting that the new bricks and mortar do not match the original materials. They further discussed differences in color and texture, the added height of the wall, the location of salvaged original bricks, and a decorative concrete element at the corner of the wall. Members emphasized the need to restore the wall to its original condition.

The Board advised the applicant's representative, Ms. Fitzgerald, to submit a drawing depicting the proposed plan to restore the wall to its original condition. The Board voted to table the certificate of appropriateness until a detailed drawing of the proposed restoration is submitted.

Mike Mays moved to continue CA-25-26-18 until a drawing is provided. Stephanie Barbour-Cooper seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes;
Ms. Barbour-Cooper, yes; Ms. Smith, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-25-26-17, request by Harold Bourke for a certificate of appropriateness for the construction of a one-story 14' x 24' detached garage at 905 NE 21st Street in the Lincoln Terrace East Historic District:

Mr. Jones presented the application from Mr. Bourke, the new owner of the property, requesting approval to construct a one-story detached garage at the end of the driveway. The proposal includes a side yard variance from the Commission to allow the garage to be located 2 feet from the east lot line, where 5 feet is required under current zoning regulations.

The proposed garage will include a concrete slab foundation and footings aligned with the existing driveway, and will be located within approximately the same footprint as the original historic garage, consistent with the typical orientation and placement of other garages in the

district. The applicant will use the existing driveway to access the garage, and no detrimental impacts to adjacent properties are anticipated.

The Board discussed the importance of maintaining the neighborhood's historic character and recommended approval of the requested side-yard variance.

The Board discussed the design and materials for the new garage, including a proposed window on the west side elevation. Members recommended a divided-lite window design rather than a modern single-pane glass option.

Mr. Jones confirmed that the contractor is amenable to incorporating a divided-lite design if preferred by the Board.

The Board approved the proposed building materials and product specifications, with the stipulation that the window shall be a JELD-WEN Sitaline double-hung clad-wood window or sash pack with simulated divided lites in a 6-over-6 pattern.

Staff recommended approval, subject to the condition that a side yard variance be obtained from the Capitol-Medical Zoning Commission and a building permit be obtained from the Commission's office.

Stephanie Barbour-Cooper moved to approve CA-25-26-17 with the stipulation that the window shall be a Sitaline 6-over-6 configuration and that the garage door shall have no windows, including on the walk-in entry door and the overhead garage door. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes;
Ms. Barbour-Cooper, yes; Ms. Smith, yes; Ms. Stone, yes.

3. Discussion and possible action regarding CA-25-26-19, request by Andrew Silvestri for a certificate of appropriateness for the following work at 708 NE 21st Street in the Capitol-Lincoln Terrace Historic District:

- a. Demolition of the existing detached garage.**
- b. Construction of a new 1-1/2 story detached garage with an apartment.**

Mr. Jones presented the background information and request for the proposed construction work, which includes demolition of an existing one-story detached garage due to structural deterioration and construction of a 1½-story garage with an apartment.

Mr. Jones explained that the existing garage is structurally deteriorated and located in the southeast corner of the lot, where it encroaches into a utility easement at the rear of the property. He advised Mr. Silvestri that new structures cannot be authorized within a utility

easement and further explained that while the Capitol-Medical Zoning Commission may grant setback variances, it does not have authority to grant variances from easements.

Mr. Jones reported that the applicant has applied to the Commission for a side yard variance on the east side of the proposed garage, reducing the setback from 5 feet to 2½ feet, to allow alignment with the existing driveway.

Mr. Silvestri provided an architect's report documenting a visual inspection of the existing garage, including photographs showing deterioration of the slab and walls throughout the structure.

Mr. Jones reported that the proposed garage would have a slightly larger footprint, include possible living quarters on the first and second floors, and have an increased height. The structure would feature painted brick on the first floor and stucco on the dormers to match the existing residence. He informed Mr. Silvestri that painted brick is generally discouraged under the Historic Preservation Standards and Guidelines and is not typically approved.

The Board discussed the design details of the proposed garage, including the use of painted brick. Members recommended incorporating architectural details from the original garage, such as an awning over the entry door, to maintain the historic character of the property. Members also discussed potential maintenance concerns associated with painted brick and the possibility of using stucco for the entire structure.

Mr. Silvestri commented that although stucco would be less expensive, the proposed design includes brise-soleil (breeze blocks) on the west elevation, similar to the existing Canterbury Soleil brick fence approved by the Capitol-Medical Zoning Commission in 2024. He stated that stucco would be difficult to apply to those features and that the painted brick was intended to better complement the existing residence.

Mr. Silvestri further noted that former owner Secretary Terry Klein received recognition from a committee and a grant for the restoration of the house, including recognition from Dr. Bob Blackburn, for restoring the house to its current condition. He acknowledged the Board's concerns regarding painted brick but stated that he believed the material was appropriate given the unique architectural character of the residence and its prominence within the Lincoln Terrace neighborhood. He added that, although not in favor of stucco, he would use it if directed by the Board.

Board member Mike Mays stated that he understood the design intent and found it visually appealing, but was opposed to painting brick. He explained that brick is designed to breathe and typically includes an air cavity and moisture barrier system behind it. He noted that painted finishes can trap moisture and, if they fail, may allow water intrusion that can deteriorate both mortar and brick over time. He added that this is a common maintenance concern in masonry

construction, particularly in older buildings with softer mortar and brick, and cautioned that while permitted, painted brick may lead to long-term maintenance issues.

The Board discussed the importance of maintaining the historic character of the neighborhood while allowing appropriate updates. The Board noted the existing Canterbury Soleil brick fence approved by the Capitol-Medical Zoning Commission in 2024 and considered it a relevant contextual precedent in supporting the use of painted brick in this case in lieu of stucco. The Board emphasized, however, that this approval is specific to this application and should not be construed as establishing a general precedent for the use of non-conforming materials in future projects.

The Board approved the new garage design, with the condition that the brise-soleil (breeze blocks) and other historic details be maintained. The Board also recommended approval of the east side setback variance to allow the new garage to align with the existing driveway.

Staff recommended approval of both items.

Carla Splaingard moved to approve CA-25-26-19, Item 3.a. and 3.b. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes;
Ms. Barbour-Cooper, yes; Ms. Smith, yes; Ms. Stone, yes.

F. Miscellaneous: None.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Janis Powers motioned to adjourn. Mike Mays seconded the motion. Seeing no opposition, the meeting was adjourned at 4:49 PM.