

Minutes
Historical Preservation and Landmark Board of Review
Special Meeting
Will Rogers Building
OMES Will Rogers Create Conference Room 216
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
June 4, 2026, 4:00 p.m.

MEMBERS PRESENT: Laura Stone
Stephanie Barbour-Cooper
Kassy Malone
Susan McCalmont
Janis Powers
Carla Splaingard

MEMBERS ABSENT: Mike Mays
Rachel Smith

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Steven Birkes, OMES
Ofonime Ntia, Applicant [Attended Remotely]
Alexandre Bednar, Citizen

A. Roll Call:

Chair Laura Stone called the meeting to order at 4:04 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 March 5, 2026, meeting:

Janis Powers moved to approve the meeting minutes of March. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Barbour-Cooper, 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 alterations and repairs to a brick wall on the front porch of the dwelling at 825 NE 16th Street in the Lincoln Terrace East Historic District:**

Planner Casey Jones presented the applicant's request, Ofonime Ntia, for a Certificate of Appropriateness (CA) for alterations and repairs to a brick wall on the front porch of the dwelling at 825 NE 16th Street in the Lincoln Terrace East Historic District.

The Board discussed the proposed reconstruction of the wall and determined that revisions were necessary to more accurately reflect the original historic design. Board members discussed reconstructing the west section of the front wall to its original height at the decorative concrete cap before transitioning to the original lower wall to the east. The Board also discussed preserving the decorative concrete element and ensuring that the reconstructed wall was consistent with the original historic appearance.

Additional discussion focused on the quality of the masonry work. The Board recommended that the reconstructed wall match the original brickwork in appearance, including compatible mortar color, clean raked mortar joints, proper brick alignment, and workmanship consistent with the existing historic masonry.

Mr. Ntia requested clarification regarding the Board's recommendations. Planner Jones reviewed the submitted drawings and photographs with the applicant and explained the requested modifications. Following the discussion, Mr. Ntia indicated his understanding of the Board's recommendations.

Laura Stone moved to approve CA-25-26-18 with modifications requiring the wall to be reconstructed to its original pattern, with the west side of the front wall reconstructed to its maximum height, as depicted in the submitted photographs, up to the decorative concrete cap before lowering to the original height for the remainder of the wall to the east. The mortar shall be similar in color and have a clean finish consistent with the original masonry. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes;
Ms. Barbour-Cooper, yes; Ms. Stone, yes.

Board Member Kassy Malone entered the meeting at 4:15 p.m.

F. Miscellaneous:**1. Possible discussion on code enforcement and short-term rentals in the Historic Preservation District.**

Planner Casey Jones introduced a discussion item regarding code enforcement and short-term rentals within historic preservation districts. Jones provided an update on the Citizens Advisory Committee (CAC), noting that a volunteer subcommittee is being formed to study short-term rental issues and consider potential zoning recommendations. Jones stated the committee is intended to include approximately five members and is currently in the early stages of organization.

Jones reported that concerns have been raised regarding the increasing presence of short-term rentals in historic neighborhoods, including the number of non-owner-occupied properties and associated impacts such as increased turnover of occupants and activity within residential areas. Jones noted that these issues have been raised in prior Commission discussions, but no formal action has been taken, and current zoning regulations do not specifically address short-term rental uses within historic districts.

Discussion followed regarding code enforcement and the relationship between the City of Oklahoma City's enforcement procedures and potential regulatory approaches within historic preservation districts. Members discussed the City's ability to identify and track short-term rental properties, including unlicensed operations, and noted that enforcement tools may inform future policy considerations.

Members discussed approaches used in other jurisdictions, including distinctions between owner-occupied and non-owner-occupied short-term rentals, licensing systems, and density-based or percentage-based limitations. The importance of enforceability and administrative implementation was also discussed.

Jones noted that any amendments to zoning regulations would require a formal process, including review by the Zoning Commission and approval through the applicable legislative process. Discussion included reference to the role of the CAC in further studying the issue and developing recommendations for potential future consideration by the Commission. Members expressed interest in continued updates from the committee.

Discussion only. No action taken.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Laura Stone motioned to adjourn. Carla Splaingard seconded the motion. Seeing no opposition, the meeting was adjourned at 4:52 PM.