

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 August 6, 2026, 4:00 p.m.

MEMBERS PRESENT: Laura Stone
Carla Splaingard
Janis Powers
Rachel Smith
Stephanie Barbour-Cooper

MEMBERS ABSENT: Mike Mays
Kassy Malone

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Gregg Jackson, Applicant
Susan Chambers, Applicant
Jim Charles, Applicant
Ken Fitzsimmons, Task Design, Inc., Applicant
Marilyn Artus, Applicant
Alex Gaither, Gaither General Contracting, Applicant
Kevin Galliard, Trinity Group Architects, Applicant
Phong Tieu, Trinity Group Architects, Applicant
Emily Morris, Applicant
Hunter Morris, Applicant

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 June 4, 2026, meeting:

Janis Powers motioned to approve the meeting minutes of June. Rachel Smith seconded the motion. The following votes were recorded, and the motion passed:

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-26-27-1, request by Alex Gaither on behalf of the owners, Hunter and Emily Morris, for a certificate of appropriateness for the following exterior work at 624 Culbertson Drive, further described as Lot 3, Lot 4, and the East 70 Feet of Lot 5, Block 19, Lincoln Terrace Addition, in the Capitol-Lincoln Terrace Historic District of Oklahoma City:**

a. **Demolition work located west of the principal dwelling as specified on the site demolition plan:**

i. **Removal of an existing wrought iron driveway gate. – Deny.**

ii. **Removal of a brick fence and brick columns. – Deny.**

iii. **Removal of a chain link fence. – Approved.**

iv. **Removal of a wood fence. – Approved.**

v. **Removal of existing landscaping for the proposed garage and driveway construction. – Continued.**

b. **Construction of a 1-1/2 story detached garage with upper living space and an attached carport. – Continued.**

c. **Widening and extension of the existing concrete driveway as shown on the site plan. – Deny.**

d. **Construction of an ornamental steel driveway gate and fence with brick columns as shown on the site plan. – Continued.**

e. **Construction of a cedar privacy fence as shown on the site plan. – Approved.**

Planner Casey Jones presented CA-26-27-1, a request by Alex Gaither on behalf of property owners Hunter and Emily Morris for a Certificate of Appropriateness (CA) for exterior work at 624 Culbertson Drive in the Capitol-Lincoln Terrace Historic District.

Mr. Jones explained that the property consists of two contiguous parcels. The existing residence and garage are located on the parcel addressed as 624 Culbertson Drive. The adjoining vacant parcel to the west does not have an assigned address but has historically been referred to as 610 Culbertson Drive. Mr. Jones noted that the Commission had previously approved plans for residential construction on the vacant parcel for previous owners; however, the approved construction was never completed. The Morrisses recently acquired the vacant parcel.

Mr. Jones explained that the two parcels can be considered as one parcel for zoning purposes. He noted that the proposed detached garage would be located toward the rear (south) portion of the vacant parcel. Mr. Jones further explained that, if the proposed development is approved, the owners would need to consolidate the two parcels through the City of Oklahoma City's deed approval process.

Mr. Jones explained that the owners propose retaining the existing driveway for access to the proposed garage. The proposal includes removal of the existing wrought iron driveway gate, brick wall, and columns, and construction of a new gate and ornamental fence with brick columns. The proposed changes would allow the driveway to be widened and provide a consistent appearance with the proposed fencing along the adjoining parcel.

The applicant provided the Board with a site plan, demolition plan, and elevation drawings. Mr. Gaither explained that the existing brick dates to 1928 and that matching brick could not be located. Kevin Gallart, the project architect, stated that the existing gate provides an approximately seven-foot-wide opening and that the proposed design was intended to provide adequate vehicle access while creating a visually consistent new fence.

Board Member Janis Powers and Chairwoman Laura Stone expressed concern about removing the existing brick entry and curved wall, noting that the feature is a significant architectural element of the property. Board members discussed whether the existing entry could be preserved while providing adequate access to the proposed garage.

Mr. Gallart and property owner Hunter Morris discussed an alternative that would preserve the existing brick entry and provide separate access to the proposed garage. The Board discussed the possibility of a second curb cut rather than extending the existing driveway through the property. Board members indicated a preference for preserving the existing historic entry and using a separate access point.

Ms. Powers asked whether an alternative plan should be provided showing the proposed access. Ms. Stone stated that an updated plan would clarify the configuration and ensure that the Board and applicant understood what would be approved. Mr. Jones and the Board also discussed the need for the owners to consolidate the two parcels through the City of Oklahoma City's deed approval process before proceeding with the proposed development.

Mr. Jones reviewed the floor plans for the proposed 1-1/2-story detached garage with upper living space and an attached shade structure (carport), and noted that the garage would include three garage doors and a pedestrian entrance.

Ms. Stone asked about the distance between the proposed garage and the existing garage. Mr. Jones stated that the structures would be approximately five feet, four inches apart. Board members expressed concern regarding the spacing, height, massing, and relationship of the proposed garage to the existing garage and requested an elevation showing both garages in relation to one another. Mr. Gallart agreed to provide an additional drawing depicting the proposed relationship and height of both structures.

Following discussion, Chairwoman Stone called for the Board to take action on the items presented.

Janis Powers motioned to deny items E.1, sections a. 1 and 2, and section E.1, c, in CA-26-27-1. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

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

Janis Powers motioned to approve items E.1, sections a. 3 and 4, in CA-26-27-1. Stephanie Barbour-Cooper seconded the motion. The following votes were recorded, and the motion passed:

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

Janis Powers motioned to approve item E.1, section e, in CA-26-27-1. Rachel Smith seconded the motion. The following votes were recorded, and the motion passed:

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

Janis Powers motioned to continue items E.1, section a. 5, E.1, section b, and E.1, section d in CA-26-27-1. Stephanie Barbour-Cooper seconded the motion. The following votes were recorded, and the motion passed:

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

2. Discussion and possible action regarding CA-26-27-3, request by Ken Fitzsimmons on behalf of the owner, Marilyn Artus, for a certificate of appropriateness for the following exterior work at 608 Northeast 19th Street, further described as the West 77.5 Feet of Lot 4, Block 10, Lincoln Terrace Addition, in the Capitol-Lincoln Terrace Historic District of Oklahoma City:

- a. Removal of a storage shed from the rear yard.**
- b. Construction of a one-story detached cabana and guest suite.**
- c. Construction of hardscape decking adjacent to the cabana and pool.**

Planner Casey Jones presented CA-26-27-3, a request by Ken Fitzsimmons on behalf of property owner Marilyn Artus for a Certificate of Appropriateness (CA) for exterior work at 608 Northeast 19th Street in the Capitol-Lincoln Terrace Historic District.

Mr. Jones explained that the request includes removal of a non-historic storage shed from the rear yard, construction of a one-story detached cabana and guest suite, and installation of hardscape decking adjacent to the cabana and pool. Ken Fitzsimmons of Task Design is the project designer. Mr. Jones stated that staff recommended approval of all requested work and that the improvements would be located behind the existing residence and would not be visible from the street. He noted that the proposed cabana would be located

south of the existing swimming pool and that its windows and materials were designed to be compatible with the existing residence.

Board Member Janis Powers asked about the proposed lot coverage. Mr. Jones stated that the proposed lot coverage was approximately 29 percent. Mr. Fitzsimmons clarified that the calculation included the pool, existing house, and proposed cabana, but did not include the hardscape decking. Mr. Jones confirmed that this was consistent with how similar cases involving pools had been treated, noting that decking around the pool had not been included in lot-coverage calculations.

Board members discussed the lot coverage and noted that the proposed coverage was below 30 percent. Mr. Jones explained that a variance from the Capitol-Medical Center Improvement and Zoning Commission would be required because the proposed lot coverage exceeds the 25 percent limit. He further stated that, aside from the lot-coverage variance, the proposed work complies with applicable zoning requirements, including density, height, and setbacks.

Following discussion, Chairwoman Stone called for the Board to take action on the items presented.

Janis Powers motioned to approve sections a, b, and c, in CA-26-27-3, with a restriction that lot coverage not exceed 30 percent. Carla Splaingard seconded the motion. The votes were recorded, and the motion passed.

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

3. Discussion and possible action regarding CA-26-27-4, request by Gregg Jackson, JAAC Property, LLC, for a certificate of appropriateness for the following work at 1500 North Stiles Avenue, further described as Lot 10, Block 4, Amended Plat of Blocks 3 and 4, Classen's North Highland Park Addition, in the Wilson-Harn Historic District of Oklahoma City:

- a. Demolition of the existing single family dwelling.**
- b. Construction of a single family dwelling.**
- c. Construction of a detached garage with an apartment.**

Planner Casey Jones presented CA-26-27-4, a request by Gregg Jackson, JAAC Property, LLC, for a Certificate of Appropriateness (CA) for exterior work at 1500 North Stiles Avenue in the Wilson-Harn Historic District.

Planner Jones introduced Gregg Jackson and Susan Chambers, the new owners of the property previously owned by Phyllis Jordan. Mr. Jones stated that he had met with Mr. Jackson regarding the proposed plans and presented the request to demolish the existing dwelling.

Mr. Jones reviewed the property's history, noting that the Board had considered the property at several previous meetings. Previously approved work included removal of the non-original front shed addition and brick from the front of the two-story portion of the dwelling. He noted that the Board had previously considered both denial and approval

of demolition while encouraging rehabilitation of the existing dwelling. Mr. Jones stated that no work had been done on the property for at least a year and a half.

Chairwoman Stone acknowledged the deteriorated condition of the existing dwelling and stated that, although she strongly supports preservation, she believed moving forward with the replacement dwelling was appropriate.

Mr. Jones reviewed the proposed single-family dwelling and detached garage with carriage house. He stated that the proposed massing, style, and rooflines were appropriate but noted that additional information was needed regarding exterior materials. He also recommended that the garage be located farther from the street to provide sufficient space for parking without obstructing the sidewalk. Board Member Janis Powers emphasized that, given the proposed orientation toward Stiles Avenue, the garage should be set back far enough to allow larger vehicles to park between the garage and sidewalk without obstructing pedestrian access.

Mr. Jones explained that the carriage house would require a conditional use permit from the Capitol-Medical Center Improvement and Zoning Commission and that a variance might be required if a driveway wider than 10 feet were proposed. He noted that a wider driveway was not shown on the current site plan.

Board Member Stephanie Barbour-Cooper asked about the proposed exterior materials. Mr. Jones stated that the information he had received was included in his report. Ms. Chambers stated that the architect had provided preliminary material suggestions, but the selections were not final.

Chairwoman Stone stated that additional specificity regarding exterior materials, setbacks, and paving was needed. The Board requested additional information, including a site plan showing the proposed paving.

Following discussion, Chairwoman Stone called for the Board to take action on the items presented.

Stephanie Barbour-Cooper moved to approve E.3, section a., in CA-26-27-4. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed.

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

Carla Splaingard moved to continue E.3, sections b and c, in CA-26-27-4. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

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

4. **Miscellaneous:** None.
5. **Reports and Communications:** None.
6. **Adjournment:**

There being no further business, Stephanie Barbour-Cooper motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting was adjourned at 5:01 PM.



