

Minutes
Historical Preservation and Landmark Board of Review
Feb. 7, 2019, 4:00 p.m.
Will Rogers Building, Rm. 216
Oklahoma City, Oklahoma

A meeting notice had been given and an agenda was posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Don Davis
Joshua Greenhaw
Kassy Malone
Susan McCalmont
Dr. Andreana Prichard
Laura Stone

MEMBERS ABSENT: Sharon Astrin
Mike Mays
Carla Splaingard

STAFF/GUESTS: Casey Jones, OMES Zoning, Assistant Planner
Beverly Hicks, OMES Zoning Planning/Administrative Coordinator
Cathy and Mike Stieb, Applicant
Shazia Ittiq, Applicant
Tom Spector, Applicant
Gary James, Applicant

A. Roll Call:

Chairman Joshua Greenhaw called the meeting to order at 4:00 p.m. A roll call was taken and a quorum was established. Mr. Greenhaw 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 December 6, 2018 meeting.

Ms. McCalmont moved to approve the meeting minutes of December. Dr. Prichard seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

C. Special Public Hearings: None.

D. Rezoning Request: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding CA-18-19-12, request by Gary James for a Certificate of Appropriateness for the replacement of a wood entry door with a fiberglass entry door on the north façade of the home at 600 Culbertson Drive in the Lincoln Terrace subdivision (Capitol-Lincoln Terrace HP) of Oklahoma City.

The original wood entry door on the north façade was recently removed and replaced with a new fiberglass door. A certificate of appropriateness was not obtained. After receiving a notice of violation, the applicant submitted the current application for a certificate of appropriateness for the existing fiberglass door.

Staff recommended denying the current fiberglass door because it does not comply with the Historic Preservation Standards and Guidelines, but as an alternative recommended to have the applicant resubmit a new proposal with a different design that is in compliance; recommending a door that resembles the original door, $\frac{3}{4}$ light with door.

Ms. Stone motioned to deny the current door and request a resubmittal of alternative designs. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; abstain; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

Mr. Don Davis entered the meeting at 4:07 p.m.

2. Discussion and possible action regarding CA-18-19-14, request by Mashir Khan for a Certificate of Appropriateness for exterior alterations to the house and exterior grounds, including removal of one window and installation of French doors on the south façade; removal of a door and filling in of the door opening with brick on the south façade; construction of a 400 square foot wood deck on top of the existing concrete patio abutting the south façade, removal of a concrete walkway in the rear yard and construction of a new concrete walkway from the center of the patio of the patio to the driveway; at 736 NE 17th Street in the Lincoln Terrace subdivision (Lincoln Terrace East HP) of Oklahoma City.

Item 1: Remove one window and the surrounding brick from the rear (south) elevation of the house and install painted metal, full-light French doors.

Staff recommended to deny the work that was already completed, and, as an alternative recommended to install doors of wood, composite wood, or aluminum clad wood instead of metal and, with the same head height as all the windows and the original door on the south elevation of the house.

- i. Dr. Prichard motioned to deny with the recommended alternative per the staff report. Ms. Stone seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; no; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

Item 2: Remove one exterior door from the rear (south) elevation of the house and fill in the door opening with brick taken from where the French doors were installed.

Staff recommended to deny the request, and, as an alternative, recommended to install a door of wood, composite wood, or aluminum clad wood with the same dimensions as the original door. The applicant should select a door that is appropriate to the style of the home.

- ii. Ms. McCalmont moved to approve the staff recommendation. Dr. Prichard seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; no; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

Item 3: Construct a 20' x 20' painted pine wood deck on top of the existing concrete patio.

Staff recommended to approve the work that was already completed with the finding that it is compatible with the existing structure and will not have an adverse effect on the integrity and historic character of the district or the property.

- iii. Dr. Prichard moved to approve. Ms. Stone seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

Item 4: Remove the original concrete walkway from the west side of the patio in the rear yard and construct a new concrete walkway from the center of the patio to the driveway.

Staff recommended to approve the work that was already completed with the condition that the concrete not be bright white in color. Color-matching the concrete to older existing concrete is encouraged.

- iv. Ms. Malone motioned to approve with the condition. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

3. Discussion and possible regarding CA-18-19-15, request by Tom Spector for a Certificate of Appropriateness for the widening of the driveway on Laird Avenue at 839 East Drive in the Lincoln Terrace subdivision (Lincoln Terrace East HP) of Oklahoma City.

Item 1: Widen the existing concrete driveway on Laird Avenue from 20 feet to 30 feet to facilitate truck access to the trash bin.

Staff recommended to approve with the three conditions listed in the report. 1) The driveway shall be installed according to the approved site plan. 2) The new concrete shall not be bright white in color. Color-matching the concrete to older, existing concrete is encouraged.

3) Evergreen trees shall be installed according to the approved site plan. The trees shall be a minimum of three feet high at the time of planting and shall grow to a minimum of 5 feet high at maturity.

Ms. McCalmont moved to approve with the conditions recommended by the staff report. Ms. Malone seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

4. Discussion and possible action regarding CA-18-19-16, request by Michael and Cathy Stieb for a Certificate of Appropriateness for installation of a gazebo; the addition of stained wood siding to gables on the east and west facades of the detached garage; removal of existing painted siding on the gables of the east and west facades of the home and replacement with stained wood siding; removal of existing painted railings and brackets; removal of painted existing fascia on the porte-cochere and replacement with stained wood fascia at 715 NE 18th Street in the Lincoln Terrace subdivision (Lincoln Terrace HP) of Oklahoma City.

Item 1: Remove existing metal-framed gazebo and replace with a wood-framed gazebo with raised-seam metal roof.

Staff recommended to deny the request with the suggested alternative to replace the standing-steam metal roof with architectural shingles to match the house and garage. Resubmit to commission staff for administrative review prior to commencement of further work.

- i. Dr. Prichard moved to deny with the suggested alternative. Ms. Stone seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

Agenda items 2 and 3 were combined, since they are essentially the same regarding the siding on the garage and the main house with the recommendations both being the same.

Item 2: Add stained wood siding to gables on the east and west facades of the detached garage.

Staff recommended to approve with the condition to paint the siding to match the finish of the previous wood siding on the gable of the house. The Historical Preservation and Landmark Board of Review do not review paint color.

Item 3: Remove existing painted siding on the gables of the east and west facades of the home and replace with stained wood siding.

Staff recommended to approve with the condition to paint the siding to match the finish of the previous wood siding on the gable of the house. The Historical Preservation and Landmark Board of Review do not review paint color.

- ii./iii. Dr. Prichard moved to approve as written with the recommended conditions. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; no; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

Item 4: Remove existing painted railings and brackets on porte-cochere and replace with stained wood railing and brackets; remove existing painted fascia on porte-cochere and replace with stained wood fascia.

Staff recommended to approve with the condition that all wood surfaces should match the finish of the previous wood siding on the gable of the house.

- iv. Dr. Prichard moved to approve with the recommended condition and with the additional requirement to add the two crosshatches, as in the 1974 photograph, but otherwise per staff approval. Ms. Malone seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

5. Discussion and possible action regarding CA-18-19-17, request by the City of Oklahoma City for a Certificate of Appropriateness for the demolition of a 1,788 square foot, fire-damaged house at 935 NE 17th Street in the Lincoln Terrace subdivision (Lincoln Terrace East HP) of Oklahoma City.

Mr. Don Davis moved to defer action until a representative of the City and the owner can be present. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

6. Discussion and possible action regarding CA-18-19-18, request by Marcia Armstrong for a Certificate of Appropriateness for the demolition of a 576 square foot detached garage at 811 NE 21st Street in the State Capitol Amended Addition (Lincoln Terrace East HP) of Oklahoma City.

Staff recommended tabling this item to the March 7, 2019 meeting of the Historical Preservation and Landmark Board of Review and directing the applicant to submit the following documentation to staff by February 25, 2019. 1) Estimate from a licensed contractor listing the scope of work that would be necessary to rehabilitate the garage. 2) Letter from the applicant's property insurance company explaining any determination they have made about the garage. 3) Letter explaining reasons for demolishing rather than rehabilitating the garage. 4) Copy of any property maintenance complaint received from the City regarding the garage.

Dr. Prichard moved to table per the staff recommendation. Ms. Stone seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

7. Discussion and possible action regarding CA-18-19-20, request by Brian Becker for a Certificate of Appropriateness for the replacement of two garage vehicle doors with AlumaDoor overhead doors with clear aluminum framing and white laminated glass panels on the north façade of the home at 600 NE 19th Street in the Lincoln Terrace subdivision (Capitol-Lincoln Terrace HP) of Oklahoma City.

Mr. Don Davis moved to approve. Dr. Prichard seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis; yes; Mr. Greenhaw, yes; Ms. Malone, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

F. Miscellaneous: None.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Dr. Prichard motioned to adjourn. Ms. McCalmont seconded the motion. Seeing no opposition, the meeting adjourned at 5:04 p.m.