

Minutes
Historical Preservation and Landmark Board of Review
Mar. 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
Mike Mays
Susan McCalmont
Carla Splaingard
Laura Stone

MEMBERS ABSENT: Sharon Astrin
Dr. Andreana Prichard

STAFF/GUESTS: Casey Jones, OMES Zoning, Assistant Planner
Beverly Hicks, OMES Zoning Planning/Administrative Coordinator
Marcia Armstrong, Applicant
Shazia Ittiq, Applicant
Lovenia Hunter, Guest/Resident
Gary James, Applicant
Zach Punnett, A2Z Properties
Dan Normberh, A2Z Properties
Hollie Hunt, Intern Architect, Sam Gresham Architecture
Evangeline Bondzie & Temp Asst., Property Owner

A. Roll Call:

Chairman Joshua Greenhaw called the meeting to order at 4:01 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 Feb. 7, 2019 meeting:

Mr. Don Davis moved to approve the meeting minutes of February. Mr. Mays seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Splaingard, 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 (revised application), request by Gary James for a Certificate of Appropriateness for the replacement of a wood entry door with a custom entry door of matching materials, design, and dimensions on the north façade of the home at 600 Culbertson Drive in the Lincoln Terrace subdivision (Capitol-Lincoln Terrace HP) of Oklahoma City:

Mr. James found the original wrought iron grill that was in the original door and will order a custom door that matches the original door to the home and reinstall the grill.

Staff recommended approval with the finding that the proposed work is designed to be compatible with the existing structure and will not have an adverse effect on the integrity and historic character of the district or the property.

Mr. Mays motioned to approve. Mr. Don Davis seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Splaingard, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-18-19-14 (revised application), request by Mashir Khan for a Certificate of Appropriateness for the removal of one window and installation of wood French doors on the south façade of the home and replacement of an existing wood door with a 6-panel wood entry door on the south façade of the home at 736 NE 17th Street in the Lincoln Terrace subdivision (Lincoln Terrace East HP) of Oklahoma City:

The board denied the French doors at the previous meeting due to the material (metal) and the head height not being in alignment with the windows and door on the south façade of the home. The applicant submitted a revised request to replace the current doors with French doors of the same style that are taller and wood framed with clear glass.

Staff recommended approval of the proposed work with the condition that the head height of the doors be in alignment with the head height of the existing windows and door on the south façade.

- a) Mr. Don Davis moved to approved. Ms. Stone seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Splaingard, yes; Ms. Stone, yes.

The board denied the request at the previous meeting to leave the brick in place of where an existing, original door had been located and requested the applicant submit a revised application for a door compatible with the architectural style and age of the home. The applicant submitted revised plans as directed and will remove the bricks from the opening and install a six panel wood door that will fit the original dimensions of the opening and will serve

as a non-functioning door for appearance only due a wall having been installed during the interior remodel.

Staff recommended to approve with the plans as submitted.

The board requested that it be a traditional recessed door installation with hardware and a threshold and to be the same head height of the French doors in alignment with the windows on the south façade.

- b) Mr. Mays motioned to approve. Ms. Splaingard seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis, no; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes;
Ms. McCalmont, yes; Ms. Splaingard, yes; Ms. Stone, yes.

3. Discussion and possible regarding CA-18-19-24, request by A2Z Properties LLC for a Certificate of Appropriateness for the replacement of the existing concrete porch steps and concrete floor with new concrete, reconstruction of existing brick columns using existing brick and new cast stone caps, and alteration of the dimensions of the porch on the north façade of the home; widening of the existing concrete driveway by 9 ½ inches; and removal of one entry door and installation of brick in the door opening on the south façade at 736 NE 16th Street in the Lincoln Terrace subdivision (Lincoln Terrace East HP) of Oklahoma City:

Replacement of the existing porch on the north façade of the home in its entirety as presented:
Staff recommended to deny with the alternative to replace the deteriorated porch in-kind to match its existing materials and dimensions and to direct the applicant to submit revised plans to commission staff for administrative review and approval.

The applicant agreed to use color matching on the mortar on the reconstructed porch columns and foundation wall.

- a) Mr. Mays motioned to approve as requested. Ms. Splaingard seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes;
Ms. McCalmont, yes; Ms. Splaingard, yes; Ms. Stone, yes.

Widen the existing concrete driveway as presented:

Staff recommended to deny due to affecting the dimensions of the front porch and with the finding that the proposed work is not compatible with the existing structure, but since the Board approved the alterations to the front porch, staff sided with the board's decision with the condition that the concrete not be bright white in color and color matching the concrete to older existing concrete is encouraged.

- b) Mr. Mays motioned to approve. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes;
Ms. McCalmont, yes; Ms. Splaingard, yes; Ms. Stone, yes.

Remove existing steel door from rear (south) elevation of the home and fill in the opening with brick:

The applicant will use the existing brick on the home to fill in the opening. The reason for the request is the house was originally a duplex with two separate rear entry doors and the plan is to convert it into a single family home.

Considering the location of the door being on the rear of the home and not visible from any public right-of-way, staff recommended to approve the bricking in of the door.

- c) Mr. Don Davis moved to approve. Mr. Mays seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes;
Ms. McCalmont, yes; Ms. Splaingard, yes; Ms. Stone, yes.

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

The applicant received a Notice of Violation concerning the garage, as the structure is not compliant with the City's property maintenance ordinance. Staff was informed by code enforcement staff with the City of Oklahoma City that the citation on the detached garage was for property maintenance violations only, that if the garage were reroofed and painted it would be considered in compliance with city code, and the complaint would be dropped. The City has not declared the structure dilapidated nor requested that the structure be demolished.

The applicant requested to have the structure demolished after considering the cost to repair and rehabilitate the structure.

Staff recommended tabling the item to the next meeting because the applicant has not provided an estimate from a licensed contractor that lists the scope of work that would be necessary to rehabilitate the garage.

Ms. Splaingard moved to approve staff recommendation to table the request to the April 4 meeting pending further information to be provided to the staff. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes;
Ms. Splaingard, 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 fire-damaged house at 935 NE 17th Street in the Lincoln Terrace subdivision (Lincoln Terrace East HP) of Oklahoma City:

When the Board last reviewed this case, they discovered that the property changed ownership and therefore the Board tabled the item until the new owner and a representative from the city could attend the next meeting. The current owner plans to tear down the house and rebuild a new home in compliance with the Zoning Rules and agrees with the City's request to demolish the property.

Staff recommended to approve with the finding that the proposed demolition will damage the integrity and continuity of the district, the structure is a danger to public safety and welfare, damage to the structure is severe, and extensive work will be necessary to stabilize and rehabilitate the structure and that the structure in its current condition, cannot produce a reasonable economic return on investment to the owner unless the repairs are covered by an insurance policy.

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

Mr. Davis, yes; Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Splaingard, yes; Ms. Stone, yes.

F. Miscellaneous: None.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Ms. Stone motioned to adjourn. Ms. Malone seconded the motion. Seeing no opposition, the meeting adjourned at 4:59 p.m.