

Minutes
Historical Preservation and Landmark Board of Review
Regular Meeting
October 3, 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: Joshua Greenhaw
Kassy Malone
Mike Mays
Dr. Andreana Prichard
Laura Stone

MEMBERS ABSENT: Sharon Astrin
Don Davis
Susan McCalmont
Carla Splaingard

STAFF/GUESTS: Casey Jones, OMES Zoning Planner
Beverly Hicks, OMES Zoning Planning/Administrative Coordinator
Dan Ross, OMES Capital Assets Management Administrator
Zenephon Warrior Jr., WNA
James McSpadden, Guest
Sheryl Lovelady, Guest
Madi DeBee, Guest
Janet Lenox, Guest

A. Roll Call:

Chairman Greenhaw called the meeting to order at 4:14 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 Sept. 5, 2019 meeting:

Dr. Prichard moved to approve the meeting minutes of September. Mr. Mays seconded the motion. The following votes were recorded and the motion passed:

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

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding CA-19-20-7, request by Janet Lenox for a Certificate of Appropriateness for demolition of a 342 square foot detached garage located at 830 NE 17th Street in the Lincoln Terrace Addition (Lincoln Terrace East HP) of Oklahoma City:

The City of Oklahoma City supports Ms. Lenox's request, as the structure is beyond rehabilitation, dilapidated and in danger of collapsing.

Staff recommended to approve with the following findings:

- a. Demolition of the structure will damage the integrity and continuity of the district.
- b. The structural integrity of the garage is compromised, and the structure is damaged beyond repair.
- c. The work that would be necessary to repair and rehabilitate the structure would likely result in the loss of most of the structure's historic fabric.

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

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

2. Discussion and possible action regarding CA-19-20-9, request by the State of Oklahoma, OMES Capital Assets Management Division, for a Certificate of Appropriateness for exterior work to the Governor's Mansion, including repair, rehabilitation, and, where necessary, replacement of roofing materials, exterior limestone walls; exterior windows; window framing and trim; and drainage system at 820 NE 23rd Street in the State Capitol Addition (Capitol-Lincoln Terrace HP) of Oklahoma City:

This project is a request for exterior maintenance, repair and replacement on the Governor's Mansion. The property is part of the Capitol-Lincoln Terrace Historic District that is on the National Register and falls within the Historic Preservation Zoning District.

Item 1, Staff recommended to approve (repair and rehabilitation of the roof) with a condition, based on the following findings:

Findings:

- a. The proposed work is consistent with the Historic Preservation Standards and Guidelines.
- b. The proposed work will protect the historic character of the Governor's Mansion and the Capitol-Lincoln Terrace Historic District.

Recommended Condition:

- a. Roofing tiles that are missing or damaged beyond repair shall be replaced in-kind with clay tiles of matching design, texture and color.

Item 2, Staff recommended to approve (repair and rehabilitation of exterior limestone walls), with conditions, based on the following findings:

Findings:

- a. The proposed work is consistent with the Historic Preservation Standards and Guidelines.
- b. The proposed work will protect the historic character of the Governor's Mansion and the Capitol-Lincoln Terrace Historic District.

Recommended conditions:

- a. Stones that are broken or damaged beyond repair may be replaced with new stones of a color, texture, and design that match the original stone as closely as possible.
- b. All repointing and mortar repairs shall be completed using the recommend methods and materials for Historic Preservation.
- c. Water-repellent or waterproof chemical treatment shall not be used on exterior stone unless it is determined to be in the best interest of preserving the building.

Item 3, Staff recommended to approve (replacement of all exterior windows; repair or replacement of deteriorated exterior wood framing and trim) with conditions, based on the following finding:

Findings:

- a. The proposed work is consistent with the Historic Preservation Standards and Guidelines.
- b. The proposed work will protect the historic character of the Governor's Mansion and the Capitol-Lincoln Terrace Historic District.

Recommended conditions:

- a. Replacement windows shall be made of aluminum-clad wood and shall be designed to fit the original, historic window openings. Windows shall match the pattern and profile of the historic windows.
- b. Exterior wood framing and trim that is damaged beyond repair shall be replaced in-kind with wood material of matching texture and finish.

Item 4, Staff recommended to approve (drainage system repairs) with condition, based on the following findings:

Findings:

- a. The proposed work is consistent with the Historic Preservation Standards and Guidelines.
- b. The proposed work will protect the historic character of the Governor's Mansion and the Capitol –Lincoln Terrace Historic District.

Recommended condition:

- a. Any landscaping that is removed during work shall be replaced with suitable plantings.

Mr. Mays moved to approve with the staff recommendations and conditions. Ms. Malone seconded the motion. The following votes were recorded and the motion passed:

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

F. Miscellaneous:

1. Discussion and possible action to approve 2020 meeting dates, all at 4:00 p.m.:

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|--------|--------|---------|
| Jan. 2 | May 7 | Sept. 3 |
| Feb. 6 | June 4 | Oct. 1 |
| Mar. 5 | July 2 | Nov. 5 |
| Apr. 2 | Aug. 6 | Dec. 3 |

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

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

2. Discussion and possible comments from the public on home sharing uses (short-term residential rental units) in the Historical Preservation District.

This item was placed on the agenda due to several inquiries staff received on this subject. The Commission's current zoning rules pertaining to home sharing uses are not as restrictive as the zoning ordinance of the City of Oklahoma City. When the City receives a home sharing request from a homeowner, City staff sends the proposed application to Commission staff for a decision, but since the the Commission's zoning rules have no specific provisions for home sharing uses, staff has no reason to deny a request or any special criteria to apply with approval.

Mr. Jones pointed out a major difference between the Capitol-Medical Zoning and the City's process is if the proposed home sharing use is located in the historic preservation zone, the owner of the property has to reside on the premises, and if they do not, they have to go and apply for a special exception and get it approved through the City's Board of Adjustment. This process offers an opportunity for a public hearing and notification of surrounding property owners. Before approving a home sharing use, the City's ordinance requires the decision-making entity to consider whether adequate parking and screening are provided and whether someone is living on the premises who is able to take care of any issues that may arise such as noise or an unusual amount traffic coming/going.

A couple of the residents who attended the meeting brought their issues and concerns before the members of the board for consideration.

There was discussion on the City's historic preservation zoning ordinance and grandfather provisions. The City has an established set of rules and licensing requirements that applies to properties within our district. Chairman Greenhaw discussed the possibility of the Board adopting a similar procedure for reviewing home sharing uses as that found in the City's historic preservation zoning ordinance, but the adoption of new rules for this use would not apply to existing locations where the City has already issued a license for home sharing.

Discussion only. No action required.

G. Reports and Communications:

1. **Nominations of the Oklahoma National Guard Armory (200 NE 23rd Street) and the State Highway Department Testing Laboratory (2311 North Central Avenue) to the National Register of Historic Places will be considered by the State Historic Preservation Review Committee at 1:30 p.m., October 17, 2019, in the Boardroom of the Oklahoma Historical Society, Oklahoma History Center, 800 Nazih Zuhdi Drive, in Oklahoma City.**

Update and report only. No action required.

2. **Staff update on the Brockway Center and CARE Center Planned Unit Development.**

Update and report only. No action required.

H. Adjournment:

There being no further business, Mr. Mays motioned to adjourn. Dr. Prichard seconded the motion. Seeing no opposition, the meeting adjourned at 4:51 p.m.