Minutes
Historical Preservation and Landmark Board of Review
Regular Meeting
Mar. 5, 2020, 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 Mike Mays Susan McCalmont Carla Splaingard Laura Stone
MEMBERS ABSENT:	Sharon Astrin Joshua Greenhaw Kassy Malone Dr. Andreana Prichard
STAFF/GUESTS:	Casey Jones, OMES Zoning Planner Beverly Hicks, OMES Zoning Planning/Administrative Coordinator John Turman, Homeowner/applicant Bob and Amy Burton, Homeowner/applicant J.D. Terry, Homeowner/applicant Steven Hanson, Contractor Charles Russell, Code Inspector OKC Emily Burton, Homeowner/applicant Sergio Diaz, Homeowner/applicant Farah and Terry Flaugher, Guests

A. Roll Call:

Acting Chair, Ms. Stone, called the meeting to order at 4:00 p.m. A roll call was taken and a quorum was established. Ms. Stone 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. 6, 2020 meeting:

Mr. 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. Mays, yes; Ms. McCalmont, yes; Ms. Splaingard, yes; Ms. Stone, yes.

C. Special Public Hearings: None.
D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding CA-19-20-28, request by John D. Terry, Lone Oak Custom Homes LLC, for a Certificate of Appropriateness for the removal of a boarded-up double door and window opening and replacement with bricks on the south elevation of the home at 836 NE 19th Street in the Lincoln Terrace Addition (Capitol-Lincoln Terrace East HP) of Oklahoma City:

Staff recommendation is to approve 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. Davis moved to approve to accept staff recommendation. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

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

2. Discussion and possible action regarding CA-19-20-30, request by John Turman for a Certificate of Appropriateness for the following exterior work at 725 NE 21st Street in the Amended Plat of State Capitol Addition (Capitol-Lincoln Terrace HP) of Oklahoma City:

a. Item 1: removal of 17 windows on the home and replacement with Pella Reserve Traditional aluminum-clad wood single hung, double-pane windows with simulated divided lights.

Staff recommendation is to approve 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 moved to approve. Mr. Davis seconded the motion. The following votes were recorded and the motion passed:

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

3. Discussion and possible action regarding CA-19-20-25, request by Robert Burton, Blue Bob Operations LLC, for a Certificate of Appropriateness for the following exterior work at 901 NE 20th Street in the Lincoln Terrace Addition (Lincoln Terrace East HP) of Oklahoma City:

Mr. Jones made known that the order of the items on the agenda does not match what is on the staff report. He will be presenting in the order of the staff report.

a. Item 1 (***Agenda item 3.d.)***: reopening of the porch on the west elevation of the home to its original configuration.

Staff recommendation is to approve 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.

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

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

b. Item 2 (***Agenda item 3.c.)***: removal of a wood post and replacement with an ornamental metal post on the porch on the north elevation of the home; and removal and in-kind replacement of the porch roof material.

Staff recommendation is to approve with the recommended condition that the porch awning roof shall match the color of the main roof on the home and 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.

Ms. Splaingard moved to approve with rolled roofing to match the existing composition roof over appropriate material, OSB or plywood. Mr. Mays seconded the motion. The following votes were recorded and the motion passed:

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

c. Item 3 (***Agenda item 3.b.)***: removal of three glass block windows and replacement with bricks on the north elevation of the home.

Staff recommendation is to approve 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 moved to approve. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

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

d. Item 4 (***Agenda item 3.a.)***: removal of 27 windows on the home and replacement with Quaker Classic Fit Series aluminum-clad wood single hung, double-pane windows with simulated divided lights.

Staff recommendation is to approve 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 moved to approve with the condition that the muntins are affixed and not removable and on the exterior, inside the glass, and on all three faces of glass. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

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

e. Item 5 (***Agenda item 3.e.)***: demolition of a 684-square-foot detached garage.

The applicant received a notice of violation from the City of Oklahoma City due to the poor condition of the garage.

Staff recommendation is to approve with the following findings:

a. The structure is in a state of disrepair and requires extensive work.
b. The structure has been altered significantly from its original design, and its historic integrity has diminished considerably.
c. The structure does not represent the period of significance of the district or contribute to the historic character of the district.
d. Demolition of the structure will not damage the integrity and continuity of the district.

Mr. Davis moved to approve to accept the demolition report. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

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

4. Discussion and possible action regarding CA-19-20-29, request by Sergio Diaz Gonzalez for a Certificate of Appropriateness for the following exterior work at 917 NE 17th Street in the Lincoln Terrace Addition (Lincoln-Terrace East HP) of Oklahoma City:

a. Item 1: removal of two windows and replacement with wood 6-over-1 double-hung windows on the south elevation of the home.

The applicant received a notice of violation from the City of Oklahoma City, due to replacing the windows on the front of the home without a certificate of appropriateness.

Staff recommendation is to approve with the following conditions 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.

Conditions:

a. Complete window specifications must be submitted to the Commission's staff and be approved prior to the issuance of a building permit.
b. The replacement windows must fit the existing, historic window openings and must have the same frame size as the original windows.
c. The existing exterior brick wall must be preserved and must not be altered during window replacement.
d. The replacement windows must only be made of wood or aluminum-clad wood.
e. Single-paned windows must have true divided lights. Double-paned windows must have simulated divided lights with muntins on the exterior, interior and between glass panes.
f. Any changes to the plans must be submitted to the Commission's staff and be approved prior to commencing work.

Mr. Mays moved to approve to replace the three existing windows on the front of the home with a pattern of two-over-two for the two outer slender windows and a four-over-four for the center window. Mr. Davis seconded the motion. The following votes were recorded and the motion passed:

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

b. Item 2: construction of a 450-square-foot, one-story room addition on the north elevation of the home.

Staff recommendation is to approve with the following conditions 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.

Conditions:

a. Complete window specifications must be submitted to the Commission's staff and be approved prior to the issuance of a building permit.
b. Windows in the addition must be made of wood or aluminum-clad wood.
c. Any changes to the plan must be submitted to the Commission's staff and be approved prior to commencing work.

The applicant stated that the addition would have a concrete slab foundation. However, the board advised that the addition may need to be designed with a crawlspace so as not to interfere with the crawlspace ventilation on the existing home. Mr. Mays recommended that the applicant revise the floor plan for the addition so that the addition would be recessed 12 inches from the walls of the existing home. The board noted that the applicant would need to provide plans for the rear door landing and steps.

Ms. Splaingard motioned to table this item and have the applicant come back with more specification detail. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

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

5. Discussion and possible action regarding CA-19-20-26, request by Aaron Highfill for a Certificate of Appropriateness for application of limewash to the exterior brick on the home at 843 NE 20th Street in the Lincoln Terrace Addition (Lincoln-Terrace East HP) of Oklahoma City:

Staff requested for the applicant to provide specifications for the product, its chemical composition and method of application. The applicant was not present at the meeting, but plans to provide staff with answers.

Staff recommendation is deny with the following findings:

a. While the limewash itself has not damaged the brick, it has permanently altered the home's appearance.

b. The work is not consistent with the Historic Preservation Standards and Guidelines and adversely impacts the integrity and historic character of the district and the property.

Recommended directive:

a. Maintain and preserve the exterior brick. Do not attempt to remove the limewash. Do not apply paint to the brick as this could trap moisture and lead to deterioration.

Mr. Davis moved to table this item until more information is provided by the applicant. Mr. Mays seconded the motion. The following votes were recorded and the motion passed:

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

F. Miscellaneous:

1. Discussion on historic preservation standards for residential duplexes.

This item was not heard due to the meeting being adjourned.

No discussion. No action taken.

G. Reports and Communications:

1. Report on board appointments and terms.

This item was not heard due to the meeting being adjourned.

No discussion. No action taken.

H. Adjournment:

There being no further business, Mr. Davis motioned to adjourn. Mr. Mays seconded the motion. Seeing no opposition, the meeting adjourned at 5:02 p.m.