

**Minutes**  
**Citizens' Advisory Committee**  
**Regular Meeting**  
**Will Rogers Building, CR – 214 (Innovate) / 216 (Create)**  
**2401 N. Lincoln Boulevard, Oklahoma City, OK 73105**  
**January 13, 2022, 7:00 p.m.**

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**MEMBERS PRESENT:**

Jeremiah Jordan	Sheryl Lovelady
Gregory Baum	Ana Sharp
Samonia Byford	Aneesa Sharp
Teri Green	Rachel Smith
Audrey Jones	

**MEMBERS ABSENT:**

Gina Blaylock	Bill Morris
Donna Moore	Guy Parkhurst
Jeff Wade	Gina Washington

**STAFF/GUESTS:**

Casey Jones, AICP, OMES Planner  
Beverly Hicks, OMES Planning/Administrative Coordinator  
Cheryl Pennington, Applicant  
Andrew Johnson, Applicant  
Paige Jones, Applicant  
Zenophon Warrior, Guest

**A. Roll Call:**

Chairman Jeremiah Jordan called the meeting to order at 7:22 p.m. A roll call was taken and a quorum established. Mr. Jordan was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

**B. Minutes:****Discussion and possible action on the minutes of the October 14, 2021, meeting:**

Samonia Byford moved to approve the meeting minutes of October as submitted. Sheryl Lovelady seconded the motion. The following votes were recorded and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes;  
Ms. Lovelady, yes; Ms. Aneesa Sharp, yes; Ms. Smith, yes.

**C. Report on the November 19, 2021 and December 22, 2021 meetings of the Capitol-Medical Center Improvement and Zoning Commission meeting:**

November 19, 2021:

The Commission approved a setback variance and building permit for a two-story multiple family dwelling containing five dwelling units at 1111 NE 13<sup>th</sup> Street for applicants, Chris Harlin and Quintin Hughes. The Commission approved the project subject to submittal of final elevation drawings to staff. Staff is waiting on final set of elevation renderings/drawings from the applicant. A building permit will not be issued until the drawings are received by the Commission's office.

The Commission reappointed Laura Stone to another 3-year term on the Historical Preservation and Landmark Board of Review.

Staff announced vacancy of the historian position on the Historical Preservation and Landmark Board of Review for a person with a background in history or as an historian.

December 22, 2021:

The Commission approved a lot coverage variance and building permit for a single-family dwelling and detached garage at 820 NE 27<sup>th</sup> Street for applicant, Rafael Motta.

The Commission approved plans for the Convergence Project (SPUD-1354) at Stiles Park (Applicant: Mark Zitzow, Johnson and Associates)

*Ms. Ana Sharp entered the meeting at 7:26 p.m.*

**D. Discussion and possible action to make recommendations to the Capitol-Medical Center Improvement and Zoning Commission concerning items on the commission's December 17, 2021 meeting agenda:**

**1. Discussion and possible action regarding D-21-22-4, request by Cheryl Pennington for a building permit for demolition of a detached garage at 709 NE 20<sup>th</sup> Street (Lot 12, Block 3, Lincoln Terrace Addition to Oklahoma City):**

On January 6, 2022, the Historical Preservation and Landmark Board of Review granted a certificate of appropriateness (CA-21-22-23) for demolition of the garage with the following findings:

1. Existing structural problems that are visibly apparent include:
  - a. large cracks in the concrete slab foundations;
  - b. settling of the foundation and walls;
  - c. multiple large cracks in exterior wall;
  - d. bowing and separation of brick from exterior walls;
  - e. partial collapse of exterior brick walls; all exterior and interior walls are leaning and are not plumb.
2. The existing structure cannot be repaired and made structurally sound without rebuilding the structure, including its foundation, walls, soffit, and doors. This would result in considerable loss of the building's historic fabric, even if the existing brick were salvaged and reused.

Staff recommended to approve D-21-22-4, building permit for demolition of the existing garage, with the finding that the proposed work complies with applicable zoning rules.

Samonia Byford moved to recommend to approve D.1. Audrey Jones seconded the motion. The following votes were recorded and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes; Ms. Lovelady, yes; Ms. Ana Sharp; Ms. Aneesa Sharp, yes; Ms. Smith, yes.

**3. Discussion and possible action regarding D-21-22-5, request by Andrew Johnson and Paige Jones for a building permit for demolition of a detached garage with a second story apartment at 911-913 NE 16<sup>th</sup> Street (Lots 9 and 10, Block 1, State Capitol 2<sup>nd</sup> Addition to Oklahoma City).**

On January 6, 2022, the Historical Preservation and Landmark Board of Review granted a certificate of appropriateness (CA-21-22-29) for demolition of the garage with the following findings:

1. While demolition of the structure would damage the integrity and continuity of the Lincoln Terrace East Historic District, the work that would be necessary to repair and rehabilitate the structure would likely result in the loss of much of the structure's historic fabric.
2. The structural integrity of the structure is compromised, and extensive work would be necessary to correct deficiencies and repair the structure to a safe and code-compliant condition.
3. Repairing the structure would be economically unfeasible.

Staff recommended to approve D-21-22-5, building permit for demolition of the two-story garage and apartment, with the following findings:

1. The structure is a danger to public health, safety and welfare.
2. The proposed work complies with applicable zoning rules.

Greg Baum moved to recommend to approve D.2. Samonia Byford seconded the motion. The following votes were recorded and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes; Ms. Lovelady, yes; Ms. Ana Sharp; Ms. Aneesa Sharp, yes; Ms. Smith, yes.

**E. Reports and Communications:**

**Report on traffic safety improvements near McMechan Park:**

Mr. Jones reported that member Audrey Jones recently had been in contact with the City of Oklahoma City's Public Works Department traffic engineer about safety improvements in the area. Because of her call, new yield signs were installed on East Drive and Laird Avenue.

**F. Discussion and Election:**

**1. Discussion and possible election of a representative to recommend for gubernatorial appointment to the Capitol-Medical Center Improvement and Zoning Commission to serve a four-year term, upon the advice and consent of the Oklahoma State Senate:**

Teri Green moved to nominate Jeremiah Jordan to another four-year term. Samonia Byford seconded the motion. The following votes were recorded and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes;  
Ms. Lovelady, yes; Ms. Ana Sharp; Ms. Aneesa Sharp, yes; Ms. Smith, yes.

**2. Discussion and possible election of a representative to recommend to serve as the designee of the gubernatorial appointment to the Capitol-Medical Center Improvement and Zoning Commission:**

Samonia Byford moved to nominate Rachel Smith as designee backup. Greg Baum seconded the motion. The following votes were recorded and the motion passed:

Mr. Baum, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes;  
Ms. Lovelady, yes; Ms. Ana Sharp; Ms. Aneesa Sharp, yes; Ms. Smith, yes.

**G. General Discussion: None.**

**H. Adjournment:**

There being no further business, Samonia Byford motioned to adjourn. Rachel Smith seconded the motion. Seeing no opposition, the meeting adjourned at 7:45 p.m.