

Minutes
Historical Preservation and Landmark Board of Review
Hybrid Special Meeting
Will Rogers Building
CR – 214 (Innovation) /216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Apr. 1, 2021, 4:00 p.m.
WebEx Platform

MEMBERS PRESENT: Kassy Malone
Mike Mays
Susan McCalmont
Janis Powers
Dr. Andreana Prichard
Laura Stone

MEMBERS ABSENT: Josh Greenhaw
Carla Splaingard

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Spencer Wilson, Fitzsimmons Architects
Brian Fitzsimmons, Fitzsimmons Architects

A. Roll Call:

Chairwoman, Laura Stone called this hybrid special meeting to order at 4:03 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 March 4, 2020, virtual special meeting:

Susan McCalmont moved to approve the special meeting minutes of March. Mike Mays seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, 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-20-21-30, request by Spencer Wilson, Fitzsimmons Architects, representing 701 Culbertson LP, the owner, for a certificate of

appropriateness for exterior site improvements at 727 Culbertson Drive in the Lincoln Terrace East Historic District of Oklahoma City:

Mr. Jones made known that the signage listed in the scope of work has been omitted at the request of the applicant and is excluded from consideration at this time.

The applicant proposes the following:

- Install a rolling traffic gate
- Dumpster enclosure
- Screening vegetation
- Trees
- Landscaping and planting,
- Replacement driveway curbs
- Resurfacing the asphalt driveway
- Plantings / ground cover
- Repairing the masonry wall in front of the building
- Repairing degraded concrete curb cuts
- Reconfiguring concrete paths in the front courtyard
- Install granite screening around the proposed patio
- Install a new courtyard patio consisting of a concrete pad and gravel screening and planting.
- Install a gas grill
- Install a masonry retaining wall along the front right of way line
- Relocate exterior mailboxes to the interior of the building
- Install some site bollard lightings around the front elevations of the building.
- Possibly extending the public sidewalk around to the Southside of the property; currently the sidewalk is only located on the eastside of the property and abruptly ends.
- Adding some decorative up lighting and updating some of the parking lot lighting.

Staff recommended to approve the certificate of appropriateness for specified exterior site improvements, excluding signs, with the following findings and conditions:

Findings:

- a. The proposed work will not adversely affect the integrity and historic character of the district or the property.
- b. The proposed work is compatible with the design of the existing building.
- c. The proposed work will not damage any historic building materials or character-defining features.
- d. The proposed work, if removed in the future, would not impair the essential form and integrity of the property and its environment.

Conditions:

- a. All exterior work shall conform to the approved plans. Any proposed changes must be submitted to commission staff for review and approval prior to making changes on site.

- b. New concrete shall not be bright white in color and should match the color of adjacent concrete.
- c. A building permit shall be obtained from the Commission's office prior to the commencement of work.

Janis Powers moved to approve specified exterior site work and to extend the sidewalk on to the Westside. Mike Mays seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Dr. Prichard, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-20-21-25, request by the City of Oklahoma City for a certificate of appropriateness for demolition of a detached garage located at 410 NE 16th Street in the Wilson-Harn Historic District of Oklahoma City.
Update: This request was withdrawn by the applicant on March 26, 2021. No action required.

The City of Oklahoma City on March 26th advised staff that they request to withdraw their application for demolition. Therefore, no action is required by the Board.

Mr. Jones reported that the owner of the property who he has been in contact with has been making repairs and on March 23rd when he went by the property the garage was standing upright and appeared to be stable.

The City's staff advised that they are not intending to proactively issue any citations at this time and they are giving the owner the opportunity to continue with the repair work as needed.

Report only. No action taken.

F. Miscellaneous: None.

G. Reports and Communications: Report on board vacancy.

Mr. Jones reported that staff has received letters of interest for the resident vacancy from three different people who live and own homes in the Lincoln Terrace neighborhood in the historic district. One of them will be nominated by Chairman Dan Ross at the April 23, 2021, Capitol-Medical Center Improvement and Zoning Commission meeting and appointed to the Board.

H. Adjournment:

There being no further business, Susan McCalmont motioned to adjourn. Mike Mays seconded the motion. Seeing no opposition, the meeting adjourned at 4:35 p.m.