

**Minutes**  
**Historical Preservation and Landmark Board of Review**  
**Regular Meeting**  
**Will Rogers Building**  
**EGID Central Conference Room on the 3rd Floor**  
**2401 N. Lincoln Boulevard, Oklahoma City, OK 73105**  
**November 7, 2024, 4:00 p.m.**

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**MEMBERS PRESENT:** Laura Stone  
Mike Mays  
Susan McCalmont  
Janis Powers  
Carla Splaingard

**MEMBERS ABSENT:** Stephanie Barbour-Cooper  
Kassy Malone  
Rachel Smith

**STAFF/GUESTS:** Casey Jones, AICP, OMES, Planner  
Beverly Hicks, OMES, Planning/Administrative Coordinator  
Sammy Aragon, Gardner Studio, Applicant representative  
Kenneth Avey, Applicant  
Dayna Wagester, Applicant  
Brynna Wagester, Guest  
Terry Wester, Guest

**A. Roll Call:**

Chair Laura Stone called the 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 September 10, 2024 special meeting:**

Janis Powers moved to approve the meeting minutes of September. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, 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-23-24-13, request by Jeremy Gardner on behalf of the owner, Phyllis Jordan, for a certificate of appropriateness for alterations to window and door openings on the existing dwelling at 1500 North Stiles Avenue in the Wilson-Harn Historic District (Revised application):**

Mr. Jones presented and provided background information on the application. The items for consideration are alterations to the window and door openings on the existing dwelling. The proposed alterations are on the first level of the existing original structure's north, east, and south elevations.

Janis Powers moved to approve CA-23-24-13. Susan McCalmont seconded the motion. The following votes were recorded, and the motion passed:

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

**2. Discussion and possible action regarding CA-24-25-14, request by Jeremy Gardner on behalf of the owner, Phyllis Jordan, for a certificate of appropriateness for painting of the exterior brick on the dwelling at 1500 North Stiles Avenue in the Wilson-Harn Historic District (New application):**

Mr. Jones presented and provided background information on the application. The item for consideration is painting the brick. The removal of the south addition has exposed all the original south brick façade, a portion of which has been painted white. The Board previously denied this request in September, and the applicant requests the board to reconsider the same request now that the south façade is exposed.

Staff recommended to table this request and explore options to remove the existing paint.

Phyllis Jordan, the property owner and applicant, joined the meeting by phone and asked the board members to reconsider her request.

The board members remained firm in their decision against painting the brick and informed the applicant, Phyllis Jordan, and her representative, Sammy Aragon, of the reasons for denying the request.

Janis Powers moved to deny CA-24-25-14. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

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

**3. Discussion and possible action regarding CA-24-25-8, request by Dayna Wagester for a certificate of appropriateness for construction of fences in the yards to the east, west,**

**and south of the dwelling at 948 NE 17th Street in the Lincoln Terrace East Historic District (New application).**

Mr. Jones presented and provided background information on the application. The item for consideration is the installation of fences to the east, west, and south sides of the dwelling.

The applicant proposes installing new cedar fences to provide outdoor privacy and a secure area for pets.

Staff recommended that the proposed work be approved subject to the following: the fence on the west side of the dwelling shall be set back from the north façade of the dwelling a minimum of six feet unless it is 75 percent transparent, and that portion of the fence on the east side of the dwelling located directly east of the side porch shall be limited to 4 feet in height.

Carla Splaingard moved to approve CA-24-25-8; the fences be a maximum of 6 feet in height; the fence on the west side of the house be located a minimum of 15 feet south from the northwest corner of the house; the fence on the east side of the dwelling must be located behind, to the south of the brick column at the northeast corner of the porch. The fence can project eastward from the south edge of said brick; the fence on the east side of the house to be installed parallel to Kelley Avenue must be located a minimum of 2 feet west of the public sidewalk. Janis Powers seconded the motion. The following votes were recorded, and the motion passed:

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, no.

**4. Discussion and possible action regarding CA-24-25-9, request by Brandon Swearingen for a certificate of appropriateness for construction of a residential duplex and a detached garage apartment at 911 NE 16th Street (Lot 10, Block 1, State Capitol 2nd Addition), in the Lincoln Terrace East Historic District (New application).**

Mr. Jones presented and provided background information on the application. The items for consideration are the construction of a one-story residential duplex and a two-story detached garage with an apartment.

The duplex would contain two dwelling units separated by a permanent interior wall. It would be one story and have a total combined living area of 1,830 square feet. At the highest point of the roof, the duplex would be approximately 19 feet tall.

The garage would be constructed to the rear (north) of the duplex and accessed by a driveway on the east side of the duplex. The garage footprint would be 612.7 square feet, plus a stairwell on the west side. The highest point of the roof would be approximately 25 feet above grade. The garage would be set back five feet from the east lot line and five feet from the north lot line and would not encroach into the rear utility easement.

The board members had concerns about the proposed plans, the number of dwelling units, and the amount of pavement. The applicant was not present to answer questions about specifications for all exterior doors, roofing, and siding materials.

A public comment was received from a nearby property owner concerned about the number of dwelling units and the need for adequate parking.

The Board continued this item until the applicant or representative could attend a meeting.

Carla Splaingard moved to table CA-24-25-9. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

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

**5. Discussion and possible action regarding CA-24-25-13, request by Kenneth Avey on behalf of the owner, John R. Tasse, for a certificate of appropriateness for demolition and reconstruction of a detached garage at 715 NE 19th Street in the Capitol-Lincoln Terrace Historic District (New application).**

Mr. Jones presented and provided background information on the application. The item for consideration is for demolition and reconstruction of a detached garage.

There was some confusion from the applicant and staff's understanding of what was requested and presented on the agenda for a decision.

The Board requested that the applicant, who was present at the meeting, provide more detailed plans and elevation drawings. They also asked for specifications for the vehicular entry door(s).

Carla Splaingard moved to table CA-24-25-13. Mike Mays seconded the motion. The following votes were recorded, and the motion passed:

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

**F. Miscellaneous:** None.

**G. Reports and Communications:** None.

**H. Adjournment:**

There being no further business, Mike Mays motioned to adjourn. Janis Powers seconded the motion. Seeing no opposition, the meeting adjourned at 5:15 p.m.