

**Minutes**  
**Historical Preservation and Landmark Board of Review**  
**Regular Meeting**  
**Will Rogers Building**  
**OMES Will Rogers Motivation Conference Room 303**  
**2401 N. Lincoln Boulevard, Oklahoma City, OK 73105**  
**June 5, 2025, 4:00 p.m.**

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**MEMBERS PRESENT:** Laura Stone  
Kassy Malone  
Stephanie Barbour-Cooper  
Janis Powers  
Carla Splaingard  
Rachel Smith

**MEMBERS ABSENT:** Mike Mays  
Susan McCalmont

**STAFF/GUESTS:** Casey Jones, AICP, OMES, Planner  
Beverly Hicks, OMES, Planning/Administrative Coordinator  
Scott Kaserman, Applicant  
Spencer Wilson, Applicant  
Kenneth Avey, Applicant

**A. Roll Call:**

Chair Laura Stone called the meeting to order at 4:15 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 April 3, 2025 meeting:**

Janis Powers moved to approve the meeting minutes of April. Stephanie Barbour-Cooper seconded the motion. The following votes were recorded, and the motion passed:

Ms. Powers, yes; Ms. Splaingard, yes; Ms. Barbour-Cooper, yes; Ms. Smith, yes;  
Ms. Stone, yes.

**C. Special Public Hearings: None.**

**D. Rezoning Requests: None.**

**E. Certificates of Appropriateness:**

**1. Discussion and possible action regarding CA-24-25-22, request by Matthew Stowe for a certificate of appropriateness for construction of a trash enclosure at 800 East Drive in the Lincoln Terrace East Historic District (Continued from 4/3/2025 meeting).**

Mr. Jones provided background information on Matthew Stowe's request for the installation of a permanent trash enclosure in the courtyard south of the main apartment building.

On April 3, 2025, the Board reviewed the applicant's original site plan and expressed concern about the trash enclosure being too close to residents' windows. The Board continued this matter and asked the applicant to consider alternative locations for the trash enclosure.

On May 5, 2025, the applicant submitted an updated plan to move the trash enclosure slightly south and east of the original proposed location. The revised site offers more distance between the proposed fence and the apartment building and places the dumpster farther back from the street.

The screening fence and gate will be 6 feet tall and constructed of horizontal 2" x 6" cedar planks with a painted steel frame and posts. A prefabricated 32-inch-tall street dumpster guard will be installed behind the fence and gate to prevent potential damage from dumpster movement. The enclosure will allow truck access from the existing north driveway on Phillips Avenue.

Staff recommended approval, finding that the proposed work is compatible with the structure and property and will not damage the character of the Lincoln Terrace East Historic District.

Rachel Smith moved to approve item E.1. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

Ms. Powers, yes; Ms. Splaingard, yes; Ms. Barbour-Cooper, yes; Ms. Smith, yes;  
Ms. Stone, yes.

**2. Discussion and possible action regarding CA-24-25-26, request by Kenneth Avey on behalf of the owner, Seth Paxton, for a certificate of appropriateness for the following work at 428 NE 15<sup>th</sup> Street in the Wilson-Harn Historic District:**

- a. Construction of a one-story detached garage 660 square feet in size.**
- b. Construction of a cedar privacy fence eight feet in height in the side yard along the east property line.**

Mr. Jones provided background information on Kenneth Avey's request for building a one-story detached garage and a cedar in the side yard along the east property line.

The proposed garage will be 660 square feet and 14 feet tall. It will have two overhead doors facing NE 15th Street.

The applicant proposed removing the existing chain-link fence along the east property line and replacing it with an eight-foot-tall cedar fence that would match the design and height of the existing cedar fence on the west property line.

Staff recommended approval of the construction of a garage, finding that the proposed work will be compatible with the existing dwelling and surrounding structures, and will not damage the character of the Wilson-Harn Historic District or the property, provided that the exterior siding and trim materials on the garage have a smooth texture.

Staff recommended approval of the construction of a cedar fence along the east side of the property, with approval contingent on reducing the height, finding that the proposed work will be compatible with the existing dwelling and surrounding structures and will not harm the character of the Wilson-Harn Historic District or the property, provided that the fence does not exceed six feet in height.

Carla Splaingard moved to approve item E.2 with the condition that the fence does not exceed six feet in height. Rachel Smith seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Barbour-Cooper, yes; Ms. Smith, yes; Ms. Stone, yes.

*Ms. Malone entered the meeting at 4:29 p.m.*

**3. Discussion and possible action regarding CA-24-25-29, request by Scott Kaserman for a certificate of appropriateness for construction of a two-family dwelling and a detached garage with an apartment at 832 East Drive in the Lincoln Terrace East Historic District:**

Mr. Jones provided background information on Scott Kaserman's request for the construction of a two-story, two-family dwelling and a two-story, three-car detached garage with an apartment.

The buildings are designed to be compatible with the surrounding structures in terms of intensity of use, overall height, scale, massing, and roof pitch. The principal dwelling will have an interior firewall dividing the two units. The proposed use is permitted in this RD-4 zoning district.

Staff recommended approval of the project as proposed, with the following conditions:

- Any window with divided light shall have simulated divided light with muntins affixed to both the exterior and interior glass panes and with spacer bars between the glass panes.
- All lap siding shall have a smooth texture rather than a false woodgrain texture.
- The proposed instrument for recording the agreement or easement for the shared driveway shall be provided for the Commission's review and approval.
- Building permits must be obtained from the Commission and from the City of Oklahoma City, and all work shall conform to the approved plans and the adopted building codes of the City.

Stephanie Barbour-Cooper moved to approve item E.3.a, with the condition that the principal dwelling shall have brick veneer instead of Hardie board lap siding on all exterior walls and that you provide an agreement or access easement for the driveway. Carla Splaingard seconded the motion. The following votes were recorded, and the motion passed:

Ms. Malone, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Barbour-Cooper, yes;  
Ms. Smith, yes; Ms. Stone, yes.

**F. Miscellaneous:** None.

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

**H. Adjournment:**

There being no further business, Janis Powers motioned to adjourn. Laura Stone seconded the motion. Seeing no opposition, the meeting was adjourned at 4:57 p.m.