

Minutes
Capitol-Medical Center Improvement and Zoning Commission
Jan. 26, 2018
8:15 a.m.
Will Rogers Building, Rm. 216
Oklahoma City, Oklahoma

A meeting notice was filed with the Secretary of State and an agenda posted in accordant with the Open Meeting Act.

MEMBERS PRESENT: Tiana Douglas
Brian Downs
Hillary Farrell
Joshua Greenhaw
Reginald Johnson
Paul Manzelli
Dan Ross

MEMBERS ABSENT: Ken Phillips
Janis Powers
Jerry Winchester

STAFF/GUESTS: Ben Davis, OMES Zoning Administrator, Director of Planning
Beverly Hicks, OMES CAM, Planning Staff
Karl Kramer, AAG, Oklahoma Attorney General Office
Teri Green, Resident, Citizen's Advisory Committee
Andreana Prichard, Resident, HP Board of Review
Audrey Jones, Resident, Citizen's Advisory Committee
Matt and Rachael Streak
Jacqueline Johnson
Sarah Jones
Dave Johnson
Raymona Smith
Mike and Debbie Wietecha
Cynthia Clegg
Betty Asrat
Stephen Barnes

A. Roll Call:

Chairman Ross called the meeting to order at 8:18 a.m. A roll call taken and a quorum established. Chairman Ross was advised that notice of a meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:

1. Approval, disapproval and/or amendment of the minutes of the December 15, 2017 meeting.

Mr. Johnson moved to approve the meeting minutes of December. Mr. Greenhaw seconded the motion, the motion passed and the following votes recorded:

Ms. Douglas, yes; Mr. Downs, abstain; Ms. Farrell, abstain; Mr. Greenhaw, yes; Mr. Johnson, yes; Mr. Manzelli, yes; Mr. Ross, yes.

Ms. Douglas arrived at 8:20 a.m.

C. Special Public Hearings:

1. Discussion and possible action to approve Z-17-18-1 to designate the area roughly bounded by NE 21st Street on the north, N Kelly Avenue on the east, NE 16th and NE 14th Streets on the south and N Lindsay and N Phillips Avenues on the west, as the Lincoln Terrace East historic District and apply historic preservation overlay zoning to the area.

Mr. Davis gave an overview of the area constructed between 1925 and 1942, known on the National Register of Historic Places (NRHP) as the Lincoln Terrace East Historic District (LTEHD) listed in 2004, and known locally as the Medical Community or Lincoln Terrace additions. Portions of both neighborhoods are located in the LTEHD.

Mr. Greenhaw moved to approve Z-17-18-1. Mr. Johnson seconded the motion, the motion passed and the following votes recorded:

Ms. Douglas, yes; Mr. Downs, no; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Johnson, yes; Mr. Manzelli, yes; Mr. Ross, abstain.

Motion carried.

2. Discussion and possible action to approve Z-17-18-2 to designate eight parcels located to the west of N Lincoln Boulevard, between NE 14th and NE 16th Streets, as a part of the Wilson-Harn District and apply historic preservation overlay zoning to the parcels.

Mr. Davis gave an overview of the area constructed between 1920 and 1953. The eight parcels were originally proposed to be a part of the existing Wilson-Harn District in the late 70's / early 80's, but were excluded due to the owners at that time wanting to demolish the homes to build an office building and apartment complex.

Mr. Greenhaw moved to approve Z-17-18-2. Ms. Farrell seconded the motion, the motion passed and the following votes recorded:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Johnson, yes; Mr. Manzelli, yes; Mr. Ross, yes.

Motion carried.

The Historic Preservation Board of Review first discussed the idea of historic preservation for both areas in February 2017. Primarily, the Medical Community Neighborhood Association (MCNA) had been considering pursuing historic preservation status for several years due to some of the residents' concerns about the negative impacts of speculative home renovations on the historical integrity of the homes and the neighborhood as a whole. The residents were concerned about the changes and wanted to see if there was anything to be done to help avoid those negative changes in the neighborhood.

Staff presented the topic of historic preservation to the Lincoln Terrace Neighborhood Association (LTNA) in February 2017 and then to the MCNA in May 2017. In November 2017, the Historic Preservation Board of Review approved initiation of the rezoning applications; public notices were mailed out to all properties in the areas under consideration on December 15, 2017; staff held an informational meeting on January 9, 2018, which was made known in the public notices mailed out for anyone to attend. The Citizens' Advisory Committee reviewed both applications and made the recommendation to approve both at their January 11, 2018 meeting.

Mr. Davis informed that staff received several public comments, which were sent to the Commission for their review and consideration. The majority of comments received were in support of the designations. There were several petitions and letters of support collected by the MCNA. A letter of support was received from both neighborhood associations. A resident in the Wilson-Harn District was opposed to adding the parcels and did not think additional regulations were necessary. There were quite a few comments made by email or spoken at the informational meeting that were supportive of the designation overlay and the need for protection of their neighborhood, but were concerned about the limitations that would be placed on the types of materials used for replacement, such as vinyl windows and Hardie board siding. The primary concern expressed by attendees was the prohibition of vinyl windows as replacement windows.

The Historic Preservation Standards and Guidelines for all aspects of the home start out with retention and repair over replacement. The goal is for owners to look at the feasibility of repairing something rather than replacing it to preserve the historic character of the house.

The staff recommendation is to approve both the Lincoln Terrace East Historic District designation and rezoning the area to Historic Preservation Overlay zoning and the same for the Wilson-Harn eight parcels.

Speakers at the meeting were David Suder, Debbie Wietecha, Andreana Prichard, Teri Green and Ramona Smith.

Mr. Suder owns property in the district and believes the analysis of wood vs. vinyl is a bit broad, in that, wood can deteriorate to different levels and feels that staff is a bit misleading of cost being the same on all wood repairs. He explained when wood becomes severely deteriorated and hard to repair; the labor cost three times as much to do the repairs, which makes more sense to do replacements. He appreciates the fact that there should be some cosmetic minimal standards for replacement windows if people want to use vinyl windows, but eliminating them as a possibility is going to discourage restoration. He has one hundred and twenty windows in his building and has already purchased a set of windows. The vinyl windows he purchased are thirty years guaranteed, double pane, and high-energy efficient window, which will save a significant amount money for residents. He as an investor feels it is a negative incentive when you have so many high bars to clear.

Ms. Wietecha is a Lincoln Terrace homeowner. One of the advantages she appreciates about her property is not having restrictions applied to it. She expressed that overlay zoning should not be applied to her area and disagrees when an entity decides to take a non-restricted area and make it restrict. Her main concern for the property is cost replacement of the wood windows, safety-locking mechanisms and the removal of security bars. She would like, at some point, to replace all windows and install an alarm system for protection, but is concerned about the cost and all entailed. She does not support overlay zoning in her area.

Dr. Prichard submitted a letter in favor of the overlay. She is a homeowner in the area and a professional historian and one of the things she has heard most from residents is the concern of vinyl windows. She feels this is one small element of this much broader project, where one is so focused on the details or intricacies of something that you miss the big picture or the main point. Historic preservation will allow homes that are threatened by eminent domain and demolition to remain intact and will preserve a much broader spectrum of things than just wood windows. This measure will allow the Historic Preservation Board to ensure the integrity of the district.

Ms. Green is a homeowner in the area and has vinyl windows that were there when she purchased the home. She is a member of the Citizens' Advisory Committee and is in support of the overlay. She reflected back to when she lived in the downtown area of Austin, Texas from 2004 to 2011, when the area was going through a renaissance. There were drainage issues in the neighborhood because older homes were being demolished and replaced with mansions. She agreed with Dr. Prichard on preservation being a broader issue than vinyl windows and felt it would be nice to have more control over what is happening in the neighborhood, such as a viable house not being demolished and replaced with a house that does not fit in with the surrounding homes. It being the last area developed in mid-town, she would like to see it protected.

Ms. Smith is a homeowner and a retired senior citizen in the area and has been to all meetings. She has looked around the neighborhood and has seen the pros and cons of the issue at hand. Her concern is cost replacement of windows and work done that has

been, or being done in the area that detracts from the integrity of the neighborhood. She has concerns on houses settling and all the factors involved to rehabilitate a window and would like to see a list distributed to the residents of businesses who do window restoration work.

D. Rezoning Request: None.

E. Conditional Use Permits: None.

F. Building Permits: None.

G. Miscellaneous: None.

H. Reports and possible discussion from Commissioners or Director: None.

I. Adjournment:

There being no further business, Mr. Downs made the motion to adjourn. Ms. Farrell seconded the motion. Seeing no opposition, the meeting adjourned at 8:56 a.m.