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The City of OKLAHOMA CITY

Historic Preservation Commission

AGENDA

2:00 PM

September 2, 2026

Council Chamber, 3rd Floor Municipal Building, 200 N Walker Avenue

Sarah Jordan, Chair

Jess Lerner

Molly McBride

Matt Pearce

Cassi Poor

David Remy, RA

Caitlin Whitley, AIA

Gary Wood

**Kathryn McLaughlin Friddle, Principal Planner,
Historic Preservation Officer**

Angela Yetter, Senior Planner

Daryl Callaway, Associate Planner

Robi Jones, Senior Planner

John Clark, Assistant Municipal Counselor

Keith Daniels, Administrative Assistant

HISTORIC PRESERVATION COMMISSION MEETINGS AND PROCEDURES

PARTICIPANT INSTRUCTIONS

Free parking is available at the Sheridan-Walker Parking Garage (501 West Sheridan Ave, northwest corner of Sheridan and Walker, immediately north of John Rex School). Parking tickets must be validated by City staff before or after the meeting. Only the south entrance to City Hall will be open.

DISABILITY ACCOMMODATIONS

It is the policy of the City to ensure that communications with participants and members of the public with disabilities are as effective as communications with others. Anyone with a disability who requires an accommodation, a modification of policies or procedures, or an auxiliary aid or service in order to participate in this meeting should contact the ADA Planning Department Coordinator at (405) 297-2406 as soon as possible but not later than 48 hours (not including weekends or holidays) before the scheduled meeting. The Planning Department will give primary consideration to the choice of auxiliary aid or service requested by the individual with disability.

ADDRESSING THE COMMISSION

Citizens may address the Commission on agenda items by responding to Chair's call for speakers during discussion on each item, and signing the speakers log on the podium. All comments must be relevant to the item. The Chair or presiding officer may in his or her discretion prohibit a person from addressing the Commission, or have any person removed from the Council Chamber, if that person commits any disorderly or disruptive behavior. Disorderly conduct includes, but is not limited to, any of the following: speaking without being recognized by the Chair or presiding officer; continuing to speak after notice that the speaker's allotted time has expired; presenting comments or material not relevant to the item under discussion; failing to comply with the lawful instructions of the Chair or presiding officer; engaging in other conduct, activity or speech that delays, pursuant to 21 O.S. §280, disrupts or interferes with the effective or timely conduct of the meeting. A person may also be subject to arrest and removal from the Municipal Building for violation of Oklahoma City Municipal Code 2020, § 3081 – Disorderly conduct and/or violation of Okla. Stat. tit. 21, §280- Willfully Disturbing, Interfering With or Disrupting State Business, Agency Operations or Employees.

MEETING OF THE COMMISSION

The Oklahoma City Historic Preservation Commission meets once a month in City Council Chambers to conduct public hearings on applications for a Certificate of Appropriateness (henceforth known as a "CA") for the "erection, moving, demolition, reconstruction, restoration, or alteration of any structure" within a Historic Preservation District. These applications are reviewed by the Commission in keeping with the Preservation Guidelines and Standards for Oklahoma City Historic Districts in Oklahoma City. The Commission requires that each application be presented by the published deadline to the Historic Preservation Officer with complete and detailed information on each element of the proposal requiring a CA. Please note the following procedures governing the actions of Staff and Commissioners.

MEETING PREPARATION

- Commissioners have access to all applications and staff reports several days before the meeting, so they may review proposals and visit project sites.
- Incomplete applications may not be forwarded to Commission for review.
- Applications with incomplete documentation are subject to continuance or denial.

- Late or additional documentation may not be accepted at the meeting.

PUBLIC MEETING PROCEDURES

- The Chairman will announce each case, and ask any party having an interest in the case to indicate their presence by raising their hand.
- Commissioners will discuss the details of the case, calling on staff to provide details of the proposals.
- Following this discussion, Commissioners may choose to ask questions of the parties present.
- Interested persons may speak to support or protest the application. The applicant will be entitled to one brief rebuttal. Interaction between applicant and protestants on the floor is not permitted.
- Persons speaking are asked to approach the center podium one at a time, to introduce themselves by name and address, and to present their position as succinctly as possible. The Commission asks each speaker to limit his or her remarks to no more than three minutes.
- Following the public hearing on an application, the Commission will take one of the following actions:
 1. Approve the Certificate of Appropriateness;
 2. Continue the proposal;
 3. Deny the proposal with prejudice, which means the application may not be resubmitted for at least one year unless the Commission determines that circumstances have changed; and
 4. Deny the proposal without prejudice, which means the applicant may reapply at any time.

CERTIFICATES OF APPROPRIATENESS

- When an application has been approved, and after a 10-day protest period has expired, the Historic Preservation Officer will mail the CA to the applicant.
- City Construction Permits cannot be issued until the CA has been issued.
- Contact HP staff for final design review inspection or to withdraw items that will not be completed.

APPEAL TO THE BOARD OF ADJUSTMENT

Any person aggrieved by any decision granting or denying a CA may appeal to the Oklahoma City Board of Adjustment (BOA). All appeals shall be made within 10 days of the Commission decision by filing a written notice of appeal with the Clerk of the BOA. For more information about the BOA, call (405) 297-2289.

AGENDA
OKLAHOMA CITY HISTORIC PRESERVATION COMMISSION
September 2, 2026 2:00 PM

- I. Call to Order**
 - A. Roll Call**
 - B. Meeting Process**
- II. From the Office of the Historic Preservation Officer**
 - A. None.**
- III. Acceptance of Minutes of Previous Meeting**
 - A. August 5, 2026, meeting.**
- IV. Code Enforcement Report**
 - A. Code Enforcement Report**
- V. Continuance Announcements and Requests**
 - A. Uncontested Request(s)**
 - 1. HPCA-26-00065 at 400 NW 35th Street (Edgemere Park, Ward 2).**
Consideration and possible action on application by Britni Portrey, James grey Homes, for Emily and Nash Coleman for Certificate of Appropriateness to: 3) Replace two windows (elective).
 - B. New Request(s):** (Contested Continuance requests will be heard under Items for Individual Consideration.)
 - 1. None.**
- VI. Public Hearings**
 - A. Dilapidated Structures**
 - 1. None.**
 - B. National Register Nomination(s)**
 - 1. None.**
 - C. Consent Docket**
 - 1. HPCA-26-00077 at 209 NW 30th Street (Edgemere Park, Ward 6).**
Consideration and possible action on application by Linda Clement for Certificate of Appropriateness to: 3) Construct retaining wall in front yard (elective).
 - 2. HPCA-26-00093 at 1000 NW 17th Street (Mesta Park, Ward 6).**
Consideration and possible action on application by Jennifer Vogler for Certificate of Appropriateness to: 1) Install windows in garage

(elective); and 2) Widen driveway (elective).

D. Cases for Individual Consideration

1. **HPCA-26-00039 at 524 NW 18th Street (Mesta Park, Ward 6).** Consideration and possible action on application by Frank Benson, MHM Construction Inc., for Nancy Thompson for Certificate of Appropriateness to: 1) Install roof-mounted solar panels (required); and 2) Install screening (required).
2. **HPCA-26-00062 at 500 NW 17th Street (Mesta Park, Ward 6).** Consideration and possible action on application by Fallon Brooks-Magnus, Jollybird Home Design, LLC, for Chad Rice for Certificate of Appropriateness to: 1) Remove existing side yard paving (elective); 2) Pave new driveway and apron (elective); 4) Build screens for trash and HVAC (elective); 5) Remove smaller apron to north of garage (elective); 6) Install new paving/walkway from side porch to gate (elective); and 7) Acquire recommendation to the Planning Commission for easement closure at the alley (elective).
3. **HPCA-26-00079 at 540 NW 37th Street (Crown Heights, Ward 2).** Consideration and possible action on application by Christopher Holmes for Certificate of Appropriateness to: 1) Remove all non-historic vinyl and metal siding (elective); 2) Install all new LP siding with rustic texture on all elevations (elective); 3) Install all new fascia, trim, and potentially soffits (elective); and 4) Paint full house (elective).
4. **HPCA-26-00081 at 831 NW 18th Street (Mesta Park, Ward 6).** Consideration and possible action on application by Sheila Barnes, Vintage Investment Properties, LLC, for Certificate of Appropriateness to: 1) Replace fence (required).
5. **HPCA-26-00085 at 2133 NW 26th Street (Shepherd, Ward 2).** Consideration and possible action on application by Jim Bennett for Jarrod Rogers for Certificate of Appropriateness to: 1) Demolish garage (elective).
6. **HPCA-26-00086 at 817 NW 19th Street (Mesta Park, Ward 6).** Consideration and possible action on application by Mark Otto for Doak Elliott for Certificate of Appropriateness to: 1) Construct garage (elective).
7. **HPCA-26-00087 at 600 NW 41st Street (Crown Heights, Ward 2).** Consideration and possible action on application by Miles Mixon, Revive Design Build, for John Curran for Certificate of Appropriateness to: 1) Construct addition (elective); 2) Demolish garage (elective); 3) Construct garage (elective); and 4) Install paving (elective).
8. **HPCA-26-00089 at 121 NW 22nd Street (Heritage Hills East, Ward 6).** Consideration and possible action on application by Brent Moss for

Lauren Warkentine for Certificate of Appropriateness to: 1) Construct house (elective); 2) Construct garage (elective); 3) Install driveway (elective); 4) Install sidewalks (elective); 5) Install mechanical equipment (elective); and 6) Install fence and gate (elective).

VII. Other Business

- A. BOA-16344 at 415 NW 26th Street (Jefferson Park HL, Ward 2)**
Consideration and possible action on an application by Jason Trout to provide a recommendation from the Historic Preservation Commission to the Board of Adjustment regarding an application for a Special Exception to allow for Home Sharing (elective).
- B. BOA-16356 at 428 NW 28th Street (Jefferson Park HL, Ward 2)**
Consideration and possible action on an application by John Wallace to provide a recommendation from the Historic Preservation Commission to the Board of Adjustment regarding an application for a Special Exception to allow for Home Sharing (elective).
- C. SPUD-01859 at 315 NW 24th Street (Jefferson Park HL, Ward 2)**
Consideration and possible action on an application by Dinnes Studio for Nathan Cao to provide a recommendation from the Historic Preservation Commission to the Planning Commission regarding a request to rezone to a Simplified Planned Unit Development (SPUD), in accordance with the regulations of the R-4 Residential District, Historic Landmark (HL) District, and Jefferson Park Urban Conservation (UC) District, except with the restrictions and uses as called out within the proposed SPUD.
- D. CE-01168 at 111 NW 14th Street (Heritage Hills East HL, Ward 6)**
Consideration and possible action on an application by Michael Nichols, Turnrow LLC, to provide a recommendation from the Historic Preservation Commission to the Planning Commission regarding a request for an Easement Closure for a portion of the East-West 20' Alley as shown on the plat "Amended Plat of Fay's Addition."
- E. Elect Vice-Chair**

VIII. Communications and Reports

- A. Administrative Approvals:** Staff is announcing the administrative approval of the following items.
 - 1. HPCA-25-00071 at 421 NW 16th Street (Heritage Hills, Ward 6)** by Matthew Bell for Certificate of Appropriateness to: 5) Acquire a six-month extension (elective).
 - 2. HPCA-26-00032 at 809 NW 16th Street (Mesta Park, Ward 6)** by G&e Enterprises LLC for Eden Moore, Hudson Avenue Design, for Certificate of Appropriateness to: 10) Replace fence (elective)
 - 3. HPCA-26-00036 at 326 NW 19th Street (Heritage Hills, Ward 6)** by Nicholas Drenzek for Certificate of Appropriateness to: 6) Replace front

storm door and storm window at transom (elective).

4. **HPCA-26-00075 at 321 NW 14th Street (Heritage Hills, Ward 6)** by Jeff Caughron for Certificate of Appropriateness to: 1) Replace fence (elective); and 2) Install new gate (elective).
5. **HPCA-26-00076 at 433 NW 29th Street (Jefferson Park, Ward 2)** by Michael Mayes for Certificate of Appropriateness to: 1) Remove all components contributing to the enclosure of the front porch (elective).
6. **HPCA-26-00077 at 209 NW 30th Street (Edgemere Park, Ward 2)** by Linda Clement for Certificate of Appropriateness to: 1) Replace steps and repair section of front porch in kind (elective); and 2) Reinstall railing (elective).
7. **HPCA-26-00078 at 1519 Classen Drive (Heritage Hills, Ward 6)** by Roger White, Gumerson Blake, for Karren Napier for Certificate of Appropriateness to: 1) Install fence (elective).
8. **HPCA-26-00080 at 904 NW 14th Street (Heritage Hills, Ward 6)** by Amanda Venk, ACP Revocable Living Trust, for Certificate of Appropriateness to: 1) Replace walkway in kind, no change (elective).
9. **HPCA-26-00081 at 831 NW 18th Street (Mesta Park, Ward 6)** by Sheila Barnes, Vintage Investment Properties, LLC, for Certificate of Appropriateness to: 2) Replace light fixture at front porch (elective).
10. **HPCA-26-00082 at 1512 NW 35th Street (Putnam Heights, Ward 2)** by Sara Werneke, Old Home Rescue, for Hugh Fudge for Certificate of Appropriateness to: 1) Install storm windows (elective).
11. **HPCA-26-00083 at 435 NW 22nd Street (Mesta Park, Ward 6)** by Cody White for Certificate of Appropriateness to: 1) Remove vinyl siding (elective); 2) Restore underlying wood siding and trim with replacement in kind limited to that which is deteriorated beyond repair (elective); 3) Replace driveway in kind (elective); 4) Replace front walkway and steps in kind (elective); and 5) Install fence and gates (elective).
12. **HPCA-26-00084 at 617 NW 17th Street (Mesta Park, Ward 6)** by Noah Hutchens for Certificate of Appropriateness to: 1) Replace driveway (elective); and 2) Change radii of driveway approach (elective); and 3) Consolidate various paving abutting the dwelling with the driveway (elective).
13. **HPCA-26-00088 at 228 W Eubanks Street (Edgemere Park, Ward 2)** by Raine Faiazi for Certificate of Appropriateness to: 1) Replace fence (elective).

14. **HPCA-26-00093 at 1000 NW 17th Street (Mesta Park, Ward 6)** by Jennifer Vogler for Certificate of Appropriateness to: 3) Install gutters and downspouts at garage (elective); 4) Install lighting at garage (elective); 5) Install mechanical equipment (elective); 6) Install fence and gate (elective); 7) Install siding at garage (elective); 8) Install roof at garage (elective); 9) Install garage doors (elective); and 10) Install pedestrian doors at garage (elective).

B. Withdrawals: Staff is announcing the withdrawal of the following items.

1. **HPCA-26-00021 at 840 NW 42nd Street (Crown Heights, Ward 2)** by Robert Coyle for Certificate of Appropriateness to: 1) Replace fence (elective).

C. Administrative Closing(s): Staff is announcing the closing of the following cases.

1. None.

D. City Council

1. None.

E. Board of Adjustment

1. None.

F. Planning Commission

1. None.

G. Municipal Counselor

1. None.

H. Next Meeting Date

1. The next regularly scheduled meeting for the Historic Preservation Commission is **Wednesday, October 7, 2026, at 2:00 p.m.** at the Municipal Building, City Council Chamber. New applications for this meeting were received **September 1, 2026**. New information on projects continued from today's meeting to the upcoming meeting must be submitted to staff by **4:00 p.m., Tuesday, September 8, 2026**.
2. The next regularly scheduled workshop for the Historic Preservation Commission is **Wednesday, September 9, 2026, from 8:30 a.m. to 10:00 a.m.** in the Large Personnel Basement Conference Room 420 W. Main Street.

IX. Items From Commissioners

X. Citizens to Be Heard

XI. Adjourn