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The City of OKLAHOMA CITY

Historic Preservation Commission

AGENDA

2:00 PM

July 1, 2026

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

Sarah Jordan, Chair

Patrick Gaines, Vice-Chair

Molly McBride

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
July 1, 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. June 3, 2026, meeting.**
 - IV. Code Enforcement Report**
 - A. Code Enforcement Report**
 - V. Continuance Announcements and Requests**
 - A. Uncontested Request(s)**
 - 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).
 - 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-26-00058 at 501 NW 21st Street (Mesta Park, Ward 6).** Consideration and possible action on application by Alan Kirkpatrick, KFC Engineering, for Deborah Deck, Board of Education, for Certificate of Appropriateness to: 1) Install "Howl" art piece (elective).

D. Cases for Individual Consideration

- 1. HPCA-26-00008 at 100 NW 22nd Street (Heritage Hills East, Ward 6).** Consideration and possible action on application by Andrew Bernheimer, Bernheimer Architecture, for Akshay Gupta for Certificate of Appropriateness to: 1) Construct townhomes (elective); 2) Construct single-family dwelling (elective); 3) Construct duplex (elective); 4) Construct two-story garage (elective); 5) Install fence (elective); 6) Install swimming pool (elective); 7) Demolish and install paving (elective); 8) Install driveway (elective); 9) Install retaining wall (elective); 10) Install mechanical equipment (elective); and 11) Split lot (elective).

- 2. HPCA-26-00030 at 624 NW 25th Street (Paseo, Ward 2).** Consideration and possible action on application by Fallon Brooks-Magnus, Jollybird Design, LLC, for David Stupka for Certificate of Appropriateness to: 1) Demolish garage (elective).

- 3. HPCA-26-00032 at 809 NW 16th Street (Mesta Park, Ward 6).** Consideration and possible action on application by G&E Enterprises LLC for Eden Moore, Hudson Avenue Design, for Certificate of Appropriateness to: 7) Construct a garage (elective); 11) Expand back porch (elective); and 12) Remove lattice at east side openings (elective).

- 4. HPCA-26-00043 at 824 NW 16th Street (Mesta Park, Ward 6).** Consideration and possible action on application by Ryan Fogle for Certificate of Appropriateness to: 2) Introduce a new opening and set of windows on the rear (required); 3) Relocate and replace door on the rear (required); 4) Close door opening on the rear (required); 5) Replace stoop for item 3 (elective); and 6) Install light fixture (elective).

- 5. HPCA-26-00060 at 2100 N Broadway Avenue (Heritage Hills East, Ward 6).** Consideration and possible action on application by Darren Scott of Kimley Horn for David Todd of MAPS, for Certificate of Appropriateness to: 1) Demolish and remove asphalt median and replace with raised vehicular concrete median with bollards and curb and gutter on south end of park within N Broadway Ave (elective); 2) Demolish and remove existing curb and gutter where necessary to allow for proposed improvements (elective); 3) Install erosion control silt fence and tree protection for trees proposed for preservation (elective); 4) Install concrete sidewalks and ADA ramps (elective); 5) Install maintenance crossings within concrete sidewalk (elective); 6) Install multi-use sports court with fencing (elective); 7) Install decorative perimeter fencing (elective); 8) Install picnic shelter (elective); 9) Install on-street parking with ADA parking, signage, and pavement markings (elective); 10) Install site furniture (elective); 11) Install park rule signage (elective); 12) Relocate Winans Park sign (elective); and 13) Perform grading as necessary to complete said items (elective).

- 6. HPCA-26-00061 at 2623 N Walker Avenue (Paseo, Ward 2).** Consideration and possible action on application by Luaren Warkentine,

LMW Real Estate, for Certificate of Appropriateness to: 1) Repair brick at dwelling (elective); and 2) Demolish garage (elective).

7. **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); 3) Remove and replace sidewalk steps (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).

VII. Other Business

- A. None.

VIII. Communications and Reports

- A. **Administrative Approvals:** Staff is announcing the administrative approval of the following items.

1. **HPCA-25-00041 at 230 NW 16th Street (Heritage Hills, Ward 6)** by Brent Wall, LAUD Studio LLC, for Bryce Ward for Certificate of Appropriateness to: 1) Revise to include light fixtures (elective).
2. **HPCA-26-00029 at 627 NW 14th Street (Heritage Hills, Ward 6)** by Susan Sandler, Sandler Family Trust, for Certificate of Appropriateness to: 1) Install metal panels attached to the existing fence not to exceed top rail of existing fence (elective).
3. **HPCA-26-00047 at 823 NW 19th Street (Mesta Park, Ward 6)** by David Hanisch for Certificate of Appropriateness to: 1) Replace all siding (elective); and 2) Install gutters (elective).
4. **HPCA-26-00049 at 204 NW 20th Street (Heritage Hills, Ward 6)** by Rita Dearmon for Certificate of Appropriateness to: 1) Replace fence (required).
5. **HPCA-26-00056 at 913 NW 39th Street (Crown Heights, Ward 2)** by Miles Mixon, Revive Design Build, for Andy Broussard for Certificate of Appropriateness to: 1) Replace driveway (elective); 2) Replace parking pad (elective); and 3) Replace walkway (elective).

6. **HPCA-26-00057 at 415 NW 26th Street (Jefferson Park, Ward 2)** by Ana Lilia Ruiz Nave for Certificate of Appropriateness to: 1) Remove columns and pergola at west end of porch due to deterioration (elective); 2) Remove and replace in kind wood columns and associated components that have failed (elective); 3) Replace soffit that failed (elective); and 4) Replace in kind porch railing (elective).
7. **HPCA-26-00063 at 704 NW 28th Street (Paseo, Ward 2)** by Fallon Brooks-Magnus, Jollybird Design, LLC, for Luke Richardson, Triple H Investments, for Certificate of Appropriateness to: 1) Install siding at east rake wall (elective).

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

1. None.

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. **BOA-16301:** An appeal of the Historic Preservation Commission's denial of **HPCA-26-00043 at 824 NW 16th Street** is tentatively scheduled to be heard by the Board of Adjustment on August 6, 2026, in City Council Chambers, 200 N Walker, at 1:30pm.

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, August 5, 2026, at 2:00 p.m.** at the Municipal Building, City Council Chamber. New applications for this meeting were received **June 30, 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, July 7, 2026**.

2. The next regularly scheduled workshop for the Historic Preservation Commission is **Wednesday, September 9, 2026, from 11:30 a.m. to 1:30 p.m.** in the EMBARK Large Conference Room (Suite B) at 431 W. Main Street.

IX. Items From Commissioners

X. Citizens to Be Heard

XI. Adjourn