



Historical Preservation and Landmark Board of Review

Capitol-Medical Center Improvement and Zoning Commission

Video Conference Board Meeting

Thursday, March 4, 2021, 4:00 p.m.

<https://omes.ok.gov/services/capitol-medical-zoning>

VIRTUAL SPECIAL MEETING AGENDA

This virtual special board meeting is being held consistent with the amendments to the Open Meeting Act, 25 O.S. 2011, § 301 et seq, signed into law by Governor Stitt on Wednesday, February 10, 2021. [SB1031.PDF](#), 2021 O.S.L. 3, § 3

Public link to access meeting:

<https://omes.webex.com/omes/onstage/g.php?MTID=e0741d4f6cefd9dc588b640a63ec31c2>

Call-in information: +1-415-655-0001; [Show all global call-in numbers](#)

Access code: 187 390 1857

The Notice of this virtual Special Board Meeting was filed with the Secretary of State's Office on February 19, 2021. Notice/final agenda was posted on March 1, 2021, at 10:00 a.m. on the OMES/Capitol-Medical Center Improvement and Zoning Commission website and at the West entrance of the Will Rogers Building, 2401 N. Lincoln Blvd., Oklahoma City, OK 73105.

<https://www.sos.ok.gov/meetings/notices/002357/0520962102191400.htm>

The Board may discuss, vote to approve, vote to disapprove, vote to table, change the sequence of any agenda item, or vote to strike or not discuss any agenda item.

The following Board Members are participating remotely by the WebEx platform:

- Susan McCalmont, Chairman designee of the Historical Preservation and Landmark Commission of the City of Oklahoma City
- Carla Splaingard, Licensed Real Estate Broker
- Laura Stone, Resident who owns property located in a designated Historic Preservation District within the Capitol-Medical Center Improvement and Zoning District
- Kassy Malone, City Planner/Landscape Architect
- Joshua Greenhaw, Attorney
- Janis Powers, Capitol-Medical Center Improvement and Zoning Commission ex-officio member
- Dr. Andreana Prichard, Historian
- Mike Mays, Registered Architect

If any of the above-listed Board members loses videoconference communication during the meeting, he or she will attempt to rejoin and participate by teleconference.

In the event electronic communications are lost or compromised during the meeting, the Historical Preservation and Landmark Board of Review staff will attempt to restore communications for a maximum of (15) fifteen minutes. If unable to restore communications the meeting will be adjourned.

AGENDA

A. Roll Call

B. Minutes:

1. Approval, disapproval or amendment of the minutes of the November 5, 2020 virtual special meeting.

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding **CA-20-21-14**, request by David Box representing Timbercraft Homes LLC, the owner, for a certificate of appropriateness for exterior work at **829 NE 16th Street** in the Lincoln Terrace East Historic District of Oklahoma City:
 - a. Item 1, construct a 450-square-foot detached garage.
 - b. Item 2, replace all existing wood windows on the home with JeldWen 2500 Series Traditional aluminum clad wood double hung windows with 6-over-1 and 1-over-1 divided light patterns matching the original window configurations, except for the east-facing window on the front bedroom, where two windows would be installed in place of the original three windows to provide proper egress.
2. Discussion and possible action regarding **CA-20-21-16**, request by Spencer Wilson, Fitsimmons Architects, representing 701 Culbertson LC, the owner, for a certificate of appropriateness for installation of two signs as indicated on the submitted application and plans for **701 Culbertson Drive** in the Lincoln Terrace East Historic District of Oklahoma City.
3. Discussion and possible action regarding **CA-20-21-17**, request by Spencer Wilson, Fitsimmons Architects, representing 701 Culbertson LC, the owner, for a certificate of appropriateness for installation of a trash enclosure as indicated on the submitted



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application and plans for **701 Culbertson Drive** in the Lincoln Terrace East Historic District of Oklahoma City.

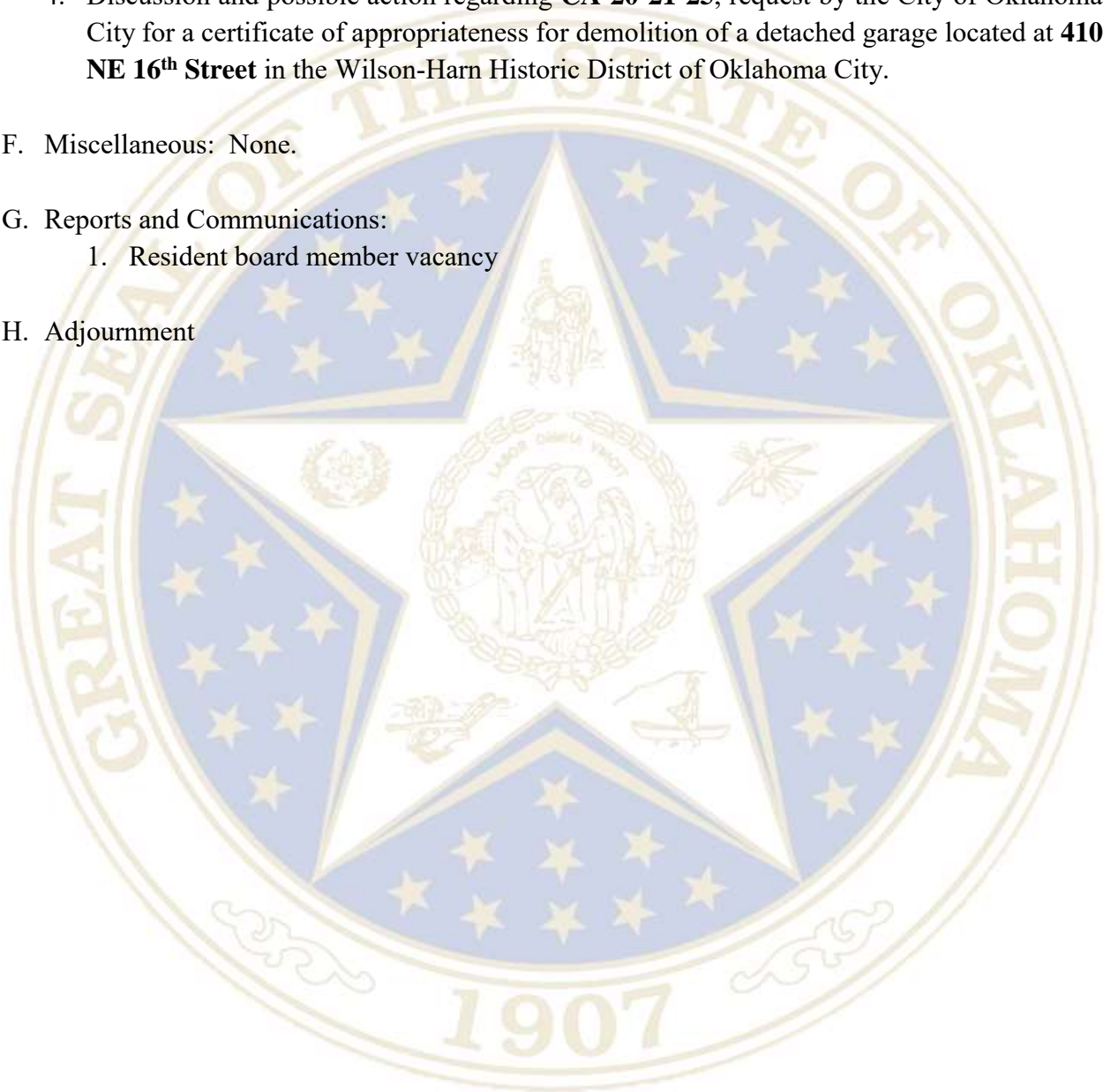
4. Discussion and possible action regarding **CA-20-21-25**, request by the City of Oklahoma City for a certificate of appropriateness for demolition of a detached garage located at **410 NE 16th Street** in the Wilson-Harn Historic District of Oklahoma City.

F. Miscellaneous: None.

G. Reports and Communications:

1. Resident board member vacancy

H. Adjournment



Next meeting: Thursday, April 1, 2021 at 4:00 p.m.

Unofficial Minutes
Historical Preservation and Landmark Board of Review
Virtual Special Meeting
Nov. 5, 2020, 4:00 p.m.
WebEx, Virtual Special Meeting

A meeting notice had been given and an agenda was posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Josh Greenhaw
Kassy Malone
Susan McCalmont
Janis Powers
Carla Splaingard
Laura Stone

MEMBERS ABSENT: Sharon Astrin
Mike Mays
Dr. Andreana Prichard

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Catherine Montgomery, Preservation and Design Studio
Frank V. Roesler III, ODOT Virtual Meetings
Sieana Mackiewicz, ODOT VM
Bart Vleugels, ODOT VM

A. Roll Call:

Chairwoman, Laura Stone called the meeting to order at 4:11 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 October 1, 2020, special meeting:

Susan McCalmont moved to approve the special meeting minutes of October. Carla Splaingard seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, abstain; Ms. Malone, 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-20-21-12, request by Catherine Montgomery, representing Culbertson Plaza LLC, the owner, for a Certificate of Appropriateness for exterior work at 712 Culbertson Drive in the Lincoln Terrace East Historic District of Oklahoma City:

- a. Item 1, remove ornamental metal fence located to the east and west sides of Building 2 (secondary building /former gas station).
- b. Item 2, remove 5 fabric awnings and metal awning frames from the north elevation of Building 1 (main building) and two fabric awnings and metal awning frames from the north elevation of Building 2 (secondary building/former gas station). Install four flat architectural metal awnings (one 8' x 3' awning and three 5' x 3' awnings) on the north elevation of Building 1.
- c. Item 3, install four 24" x 36" tenant blade signs on the north elevation of Building 1, install one 24' x 36" tenant blade sign on the north elevation of Building 2 and one 24" x 36" tenant blade sign on the east elevation of Building 2.
- d. Item 4, install one 5' x 3' wood freestanding property identification sign to the west of the central driveway on Culbertson Drive.

Staff recommended to approve the certificate of appropriateness, Items 1 through 4, with the following findings and conditions:

Findings:

- a. The proposed improvements are compatible with the design of the existing buildings and do not obscure character-defining features.
- b. The proposed improvements will be installed in a manner that will not damage existing, historic materials on the building facades, and can be removed without impacting historic materials.
- c. The location, scale quantity, orientation, design and materials of the proposed improvements are compatible with the property's setting and with buildings on nearby properties.
- d. The proposed improvements will have no adverse effect on the integrity and historic character of the district or the property.

Recommended conditions:

- a. Building-mounted awnings and signs shall be anchored to the building through the exterior wall mortar rather than through the bricks.
- b. All exterior work shall conform to the approved site plan, architectural elevation drawings, and exterior material specifications. Changes to the approved plans must be submitted to commission staff for review and approval prior to making changes on site.

Janis Powers moved to approve to CA-20-21-12. Josh Greenhaw seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, abstain; Ms. Malone, yes; Ms. McCalmont, yes; Ms. Powers, yes; Ms. Splaingard, yes; Ms. Stone, yes.

F. Miscellaneous:

1. Discussion and possible action to approve 2021 meeting dates, all at 4:00 p.m.
- | | | |
|--------|--------|---------|
| Jan. 7 | May 6 | Sept. 2 |
| Feb. 4 | June 3 | Oct. 7 |
| Mar. 4 | July 1 | Nov. 4 |
| Apr. 1 | Aug. 5 | Dec. 2 |

Josh Greenhaw moved to approve the 2021 meeting dates. Carla Splaingard seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, abstain; Ms. Malone, yes; Ms. McCalmont, yes; Ms. Powers, yes;
Ms. Splaingard, yes; Ms. Stone, yes.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Carla Splaingard motioned to adjourn. Susan McCalmont seconded the motion. Seeing no opposition, the meeting adjourned at 4:35 p.m.



Historical Preservation and Landmark Board of Review

Capitol-Medical Center Improvement and Zoning Commission

Item E.1.

March 4, 2021

Case Number: CA-20-21-14

Property Address: 829 NE 16th Street

Legal Description: Lot 2, Block 3, State Capitol 2nd
Addition to Oklahoma City

District: Lincoln Terrace East Historic District

Owner/Applicant: Timbercraft Homes LLC

Representative: David Box –
Williams, Box, Forshee & Bullard, P.C.

829 NE 16th Street, South Elevation, Existing



Items for Consideration:

1. Construct a 450-square-foot detached garage.
2. Replace all existing wood windows on the home with JeldWen 2500 Series Traditional aluminum clad wood double hung windows with 6-over-1 and 1-over-1 divided light patterns matching the original window configurations, except for the east-facing window on the front bedroom, where two windows would be installed in place of the original three windows to provide proper egress.

Background:

1. Zoning designation: RD-2, Low Density General Residential District and HP, Historic Preservation District
2. Zoned Historic Preservation: 2018
3. Existing use: Single family dwelling (vacant)
4. Year Built: 1928
5. Lot size: approximately 7,000 square feet (50' x 140')
6. Owner acquired the property in August of 2019

Issues and Considerations:

1. **Item 1, construct a 450-square-foot detached garage.**

Original Garage, Demolished in 2017



Proposal: The applicant proposes to construct a one-story detached garage with a footprint just under 450 square feet (proposed dimensions are 20' x 22'). Plans for the garage are included in the attached application and scope of work. The design and exterior materials are the same as those that were recently approved for a new garage at 922 NE 17th Street.

The property originally had a one-story, 238-square-foot detached garage, which was demolished in 2017. The original garage, pictured above, had wood lap siding, two paneled wood doors, and a hipped roof.

The proposed garage would be constructed on a new concrete slab foundation in the approximate location on the property as the former garage. The proposed garage would be differentiated from the former garage and would have a larger footprint with a gabled roof, fiber cement board lap siding, and a 16-foot smooth fiberglass paneled door. Two narrower doors are typically recommended instead of one wider door, but in this case since the front façade of the garage will be partially obscured from public view due to its location behind the home, a wider door will have no visible impact.

Proposed Garage, South Elevation



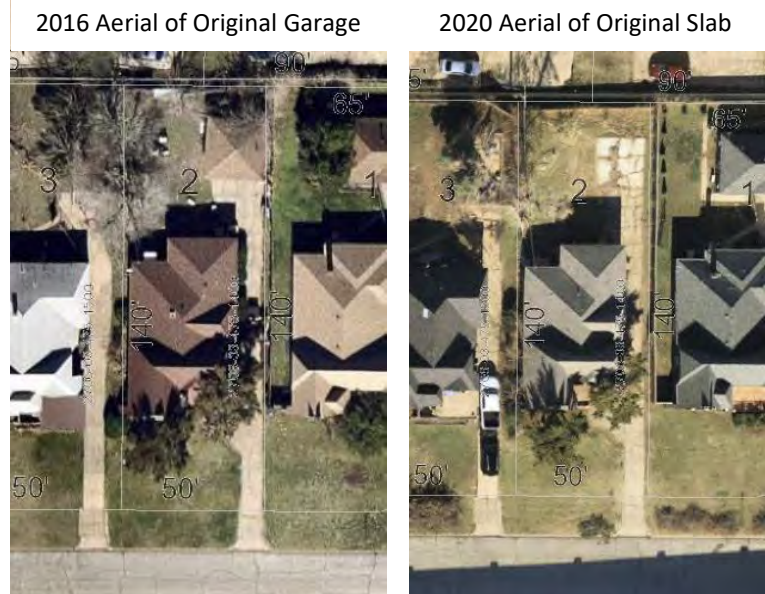
Roof: The garage would have a gabled roof with ProLam architectural asphalt shingles in Black Shadow color to match the shingles that were recently installed on the home. The roof would have a 6” over 12” pitch. The ridgeline of the roof would be 14 feet, 8 inches in height.

Walls: All exterior walls would be finished with horizontal 8-inch smooth lap fiber cement board siding.

Windows: No windows are proposed on the garage.

Doors: The garage would have a 16-foot smooth paneled fiberglass door on the south elevation. A wood, aluminum clad wood, or smooth fiberglass entry door would be installed on the west elevation, which is not visible from the street.

Setbacks, Lot Coverage and Open Space: The recorded plat of the State Capitol 2nd Addition establishes a 5-foot utility easement along the rear (north) lot line. The zoning rules require detached garages to be located behind the rear wall of the home and 5 feet from side lot lines. The garage is proposed to be set back 5 feet from the north property line, 5 feet from the east property line, and 25 feet from the west property line. The proposed placement of the garage is similar to other nearby garages in the district and is in compliance with setback and open space requirements. However, the combined coverage of the garage (450 square feet) and the existing home (1,727 square feet, including porches) will be 2,177 square feet, or 31.1 percent of the total lot area. According to the zoning rules, the maximum lot coverage for structures in the RD-2 district is 30 percent. The applicant has submitted a request to the Zoning Commission for a variance from the 30 percent rule. The Commission is scheduled to consider the variance request at its March 26, 2021 meeting.



Considerations:

In regard to **garages**, the *Historic Preservation Standards and Guidelines* state:

POLICY: The retention of existing, historic garages is encouraged. A historic garage should be refurbished and modified instead of demolished or replaced to accommodate contemporary lifestyle requirements. New garages are permitted where a house does not have a garage or where a new garage is necessary. As with other accessory buildings, garages should have their own form and should generally appear as secondary structures and not visually overwhelm or compete with the other historic buildings of the property or district.

DESIGN JUSTIFICATION: The way in which existing and new buildings relate is important in maintaining the overall historic character of a historic property and district. Architectural design directly affects the integrity of the property and district as a whole. For this reason, new, stand-alone buildings should maintain the continuity of the character of a historic property and district.

4.4.3: Construction of a new or replacement garage should follow the historic setback for a garage on the property or setback patterns of other garages in the streetscape or historic district.

4.4.4: Historic garages in Oklahoma City's historic districts are predominantly detached, and attached garages are not appropriate unless documentation demonstrates their previous historic existence at the property.

4.4.5: Construction of a replacement garage should approximate the original configuration, form, massing, style, placement and detail of the former garage as described by photographic or other documentation.

4.4.6: Construction of a replacement garage may reasonably expand beyond the footprint of a historic one- or two-car garage, up to a total footprint of 450 square feet or 5 percent of the lot, whichever is greater, in order to accommodate a standard size parking space for up to two vehicles. Additional factors including the level of visibility of a new garage and the size and massing of surrounding structures may be considered.

4.4.7: Design a new garage to be secondary to that of a property's main historic building.

4.4.8: When no photographic or other documentation of a previous garage is available, a new garage should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the primary building and should relate to similar garages within the historic district, as appropriate.

4.4.9: Materials used for a new garage should reflect the property's historical development and the use and function of the garage. Materials used for the exterior façades of a garage were often different (and less costly) than those used for the primary building.

4.4.10: A garage may be of modest or high-style design to complement a property's historical development. Often, a new garage should be modest with a simple rectangular plan and form and a low-pitched, gabled or hipped roof. Doors and windows may have little or no ornamentation.

4.4.11: When no photographic or other documentation is available, a new one-story garage should be similar in height to other similar, historic one-story garages in the streetscape and historic district. A new two-story garage should be similar in height to the historic two-story garages of adjacent properties, in the streetscape and of the historic district.

4.4.12: When no photographic or other documentation of a previous historic garage is available, a replacement garage may be two stories tall when the original or historic garage was two stories, or if located in a block where two-story or one and a half story garages are dominant or occur on abutting property. New garages in blocks that contain only one-story garages shall be one-story.

4.4.13: In locations where two-story garages are not allowed, a garage may be one and a half stories as defined in the Municipal Code so long as its design and height approximate the massing of a previous historic garage at the property, or adjacent one-story garages if no documentation of a previous historic garage is available.

GARAGE DOORS, OPENINGS AND DOORS

4.4.14: Spacing and size of window and door openings in a new garage should be consistent with the historical development of the property and similar to their historic counterparts within the streetscape or historic district, as should the proportion of window to wall space.

4.4.15: New garage pedestrian doors may be solid wood with wood frames or alternate door and door frame materials such as composite wood or aluminum clad wood for locations that are not visible from the public right-of-way. Otherwise pedestrian doors and frames shall be solid wood.

4.4.16: New garage vehicle doors may be solid wood, wood veneer with a concealed metal frame, or composite materials including fiberglass or wood fiber (85 percent minimum wood fiber content). Doors should first match the historic design. When the historic design is unknown then the doors should match the design of other historic garage doors used in the respective district. A paneled design may be appropriate.

4.4.17: At double garages, two single garage vehicle doors should be used instead of one larger, double door. This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary building and the district.

4.4.18: If a historic garage is to be demolished to allow the construction of a new garage, it is encouraged that the historic doors be salvaged and re-used at the new garage, or if this is not possible, that the historic garage doors be replicated in the new garage design.

4.4.19: Doors at new high style garages should complement the garage in design and materials. The use of paneled wood garage doors or custom garage doors is encouraged at these locations.

In regard to **exterior materials for new construction**, the *Historic Preservation Standards and Guidelines* state:

POLICY: Materials used in the construction of new buildings, additions, garages and other accessory buildings should be compatible in appearance and design with common building materials in the district, or typical of structures of the proposed style, type, age and location.

DESIGN JUSTIFICATION: The form, materials and details of exterior walls and embellishments, as well as their scale, texture and variety, contribute to the overall character of the historic district.

WALL MATERIALS

4.6.2: Materials for new construction should be consistent with those at other buildings within the property, block and historic district. Consideration should be given to the pattern of development of the specific property and lot.

4.6.3: Wood siding may be tongue and groove, shiplap, novelty or other compatible type. Board and batten may also be appropriate for use on accessory buildings; it is rarely used on primary buildings.

4.6.4: Brick is a common material in the historic districts and is appropriate for use on new construction.

4.6.5: Stone is an appropriate material that can be incorporated into new construction.

4.6.6: Cementitious siding (smooth finish) of an appropriate profile may be used at new construction of stand-alone primary buildings, garages and other accessory buildings. It may also be used for additions to historic structures.

4.6.7: Exterior insulation finish systems (also known as EIFS or Dryvit), metal and vinyl siding, concrete block, imitative brick or stone or gravel aggregate materials are not permitted as wall materials. However, ornamental, rock-faced, mold-formed or rusticated concrete block may be used for foundation walls if previously used for other buildings on the property or in the district.

4.6.8: Stone patterns, sizes and color of individual stones should be similar to those found at the property or in historic buildings in the historic district and typical of structures of the same style, type, age and location.

4.6.9: Masonry bonding patterns, sizes and color should be similar to those found at the property or used for historic buildings in the historic district and typical of structures of the same style, type, age and location.

WINDOWS

4.6.10: Windows in additions to existing buildings must match or complement the proportion, shape, pattern, size, details and profile of the windows in the historic building. If the historic or existing windows are wood, the windows of the addition may be wood, vinyl-clad wood or aluminum-clad wood. If the historic windows or existing are steel, the windows of the addition should be steel or other compatible metal. All windows in new additions should be of a profile similar to the windows in the historic building.

4.6.11: Windows in new stand-alone construction must be similar to their counterparts within the property, block or historic district. These windows may be wood, vinyl clad wood, metal clad wood, or metal with a profile similar to the windows of other buildings on the property. For new infill construction the profile must be similar to the windows used on other properties in the block or historic district.

4.6.12: New windows may have a simpler window pane pattern than their historic counterparts; for example, if the historic windows are 6/1 (read “six over one”), then 1/1 windows of the same overall size may be used.

4.6.13: Windows constructed entirely of aluminum or vinyl are not permitted, and aluminum surfaces cannot have a clear, mill or anodized finish unless supported by historic documentation for a specific property or structure.

4.6.14: Clear glass must be used in all windows. Reflective, tinted, patterned or sandblasted glass in windows is generally not appropriate. Patterned, leaded or colored glass can be used in transoms and sidelights when established by the architectural style of the building or when supported by historical documentation for a specific property or structure.

4.6.15: Thermal pane (also known as insulated glass) windows are acceptable for additions or new construction. When muntins are proposed for a divided light appearance they should be “true divided lights” meaning that the thin wood framing (called muntins) completely frames and separates each piece of glass from the others.

4.6.16: Simulated muntins sandwiched between layers of glass in thermal windows, snap-on muntins, and surface-applied muntins may not be used except when internal muntins are used in conjunction with permanently fixed surface-applied muntins on the interior and the exterior of the glass.

4.6.17: Security bars may be used only on the interior side of windows and not sandwiched in between the layers of insulated glass.

4.6.18: Storm windows and window screens are permitted and should meet the recommendations and requirements of the applicable sections in the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.

DOORS

4.6.19: Recommendations and requirements for garage type doors are described in the “Garage” section of this chapter.

4.6.20: Recommendations and requirements for primary entrance doors, screen doors and storm doors, and doors that are visible from the public right-of-way are the same as described for the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.

4.6.21: Swinging (French) or sliding patio doors used for new construction in the back of a new infill primary building, or new garages, accessory buildings, or new additions in the back yard and used in conjunction with sidelights may use the recommendations and requirements associated with the previous subsection of this section, “Windows,” provided that the patio doors and sidelights will match.

4.6.22: Pedestrian doors that are not visible from the public right-of-way may be made of alternate materials including aluminum clad wood, composite wood and fiberglass.

ROOF AND ROOFING MATERIALS

4.6.23: Wood shingles, composition shingles, slate tiles, terra cotta or clay tiles are permitted for use on roofs. Recommendations and requirements for these materials are found in the “Alterations to the Building Fabric and Components of Historic Buildings” chapter.

4.6.24: Metal roofs are permitted only as supported by historical documentation of such material for the property.

4.6.25: Synthetic slate and clay tiles may be able to be used if the appearance matches authentic slate and clay tiles in all aspects. These materials may be considered on a case by case basis.

4.6.26: Composition roofs should be of higher quality and are often referred to as Architectural Grade or Dimensional Grade. These shingles are usually rated as 30-, 40-, or 50-year shingles and have a thicker profile.

4.6.27: Built-up roofs, single-ply membranes should not be used on sloped roofs.

4.6.28: Multi-colored asphalt shingles and synthetic wood shingles should not be used on sloped roofs.

4.6.29: Historic eaves, copings, cornices, dormers and roof trim should be retained and preserved.

- 2. Item 2, replace all existing wood windows on the home with JeldWen 2500 Series Traditional aluminum clad wood double hung windows with 6-over-1 and 1-over-1 divided light patterns matching the original window configurations, except for the east-facing window on the front bedroom, where two windows would be installed in place of the original three windows to provide proper egress.**

Proposal: The applicant proposes to replace windows on the home as described above due to their condition. Problems with the existing windows include: deterioration of sashes and frames due to wood rot, cracks, and breakage from wear and tear; and sashes that cannot be properly opened and closed or locked due to settling. The existing windows on the front elevation and front portions of the side elevations have a 6-over-1 pattern with divided lights on the upper sashes only, and the windows at the rear of the home have a 1-over-1 pattern. The applicant proposes to maintain the historic divided light patterns.

The applicant has provided the attached estimates to repair the existing windows, including replacing the sashes and broken parts in-kind with accoya wood versus replacing all the windows with aluminum-clad wood windows of a matching profile. Photographs of the interior and exterior of the existing windows are also attached.

Considerations:

In regard to windows, the *Historic Preservation Standards and Guidelines* state:

3.6.8: When window replacement is necessary, do so within the existing historic opening. Use the same frame size to avoid filling in or enlarging the original opening.

3.6.9: If original or historic windows can be demonstrated to be deteriorated beyond repair and must be replaced, new windows shall match all of the characteristics of the historic window, including muntin pattern and profile.

3.6.10: New windows made of aluminum-clad wood with enameled finish may be appropriate as replacements for historic wood windows since these may have acceptable sustainable qualities and closely resemble a painted finish.

Staff Recommendation:

Approve CA-20-21-14, Items 1 and 2, with the following findings and conditions:

Recommended findings:

- a. The proposed windows and garage are compatible with the existing home and will not have an adverse effect on the integrity and historic character of the district or the property.
- b. The alteration of one bedroom window on the east elevation (side of the home) to provide egress serves the interest of life safety, which in this case outweighs the interest of preserving the original window configuration.
- c. The proposed garage has a modest design and is compatible yet differentiated from the original garage and from the existing home so as not to convey a false sense of historical development.
- d. The location, building footprint, scale, orientation, design and exterior materials of the proposed garage are compatible with the property's setting and with buildings on surrounding properties.

Recommended conditions:

- a. All exterior work shall conform to the approved site plan, architectural elevation drawings, and exterior material specifications. Changes to the approved plans must be submitted to commission staff for review and approval prior to making changes on site.
- b. All exterior siding, doors, and window framing materials used in this project shall have a smooth-textured finish.

Attachments:

- Application and Scope of Work
- Photographs of Existing Windows (Exterior View)
- County Assessor Property Record Card

SCOPE OF WORK

Applicant owns the Property which occupies 829 NE 16th Street (Lot 2, Block 3, State Capitol 2nd Addition). Applicant seeks for a certificate of appropriateness application to allow construction of a detached garage, replacement of windows on home, and modification of one window opening on the home.

The Property is currently zoned RD-2 Low Density General Residential District and HP Historic Preservation District pursuant to Oklahoma Capitol-Medical Center Improvement and Zoning Commission Administrative Rules. The properties abutting the Property east and west are similarly zoned RD-2 and HP, the property to the north is zoned RD-4 and HP, the property the south is zoned HC.

Driveway requirements: Maximum driveway width in the front yard is 10 feet; Concrete visible from the street will not be bright white.

Primary structure minimum setbacks: 35 feet on South; 25 feet on South; 5 feet on East and West.

Off-street parking requirements for a single-family dwelling: Minimum of 2 spaces.

Detached garage or accessory structure minimum setbacks: 5 feet from other structures; 5 feet on North, East and West.

Detached garage size and location: The proposed new accessory building shall follow all historic setback patters of the property as the proposed garage. The old garage was placed within 5 feet to the side property line. The new proposed detached garage will be placed 5 feet from the side property line with doors facing the street. The detached garage will be no larger than 15 feet high and 450 square feet. The garage door will be smooth fiberglass with wood exterior appearance. The attached garage will consist of 100% fiber cement siding also known as James Hardie siding.

Exterior building materials, including windows and doors: The existing home will remain in place. The proposed modifications are below:

- A. Window Replacement:** There is various wood rot which is difficult to repair. There are several cracked and broken panes that create a hardship to repair. The unique aspect of this property is that there are approximately 36 windows in the house – more than any other home of the same size in the area. The window repair would render this project financially infeasible with a proposed refurbishing estimate of approximately \$33K.

The proposed new windows shall consist of JeldWen 2500 Series Traditional aluminum-clad wood double-hung windows, with black exterior finish, in 6-over-1 and 1-over-1 divided light patterns with muntins affixed to the exterior and interior glass and spacer bars between glass panes.

- B. Modification to one (1) exterior window:** Proposing to modify Window # 16 for proper egress by installing two, rather than three, windows in the existing opening. The double window would have a space on either side of approximately 12” in width, which would be filled with LP smart siding and trimmed out with 1x4 LP smart trim. This window faces east, is set back from the front build-line, and is slightly visible from the street.

purpose of this request is founded in the need for egress from the bedroom. The request is unique to this bedroom as it is the only bedroom without an exterior door. The International Builders Code requires that a single-hung egress window meet the following requirements: (1) 5.7 square feet minimum openable area; & (2) 24" minimum clearance. Section R310 of the IBC. This particular window contains 5.4 square feet of openable area; it is 27.5" tall and 28" wide as measured from interior of the window frame edge. (See location of Window #16 on Exhibit 4).

Please find attached exhibits for additional information:

1. **Exhibit 1:** Lot layout and location of driveway and proposed garage
2. **Exhibit 2:** Proposed 2-car garage
3. **Exhibit 3:** Photos of existing 1 exterior window to be modified
4. **Exhibit 4:** Diagram showing the number and location of windows on each elevation proposed to be repaired or replaced
5. **Exhibit 5:** Window chart showing each window
6. **Exhibit 6:** Proposed JeldWen 2500 Series Traditional aluminum-clad wood double hung window details and estimate
7. **Exhibit 7:** 2 Estimates from Old Home Repair – (1) full house; (2) windows only

Exhibit 1

BLOCK 3 AMENDED PLAT 2ND STATE CAPITOL ADDITION

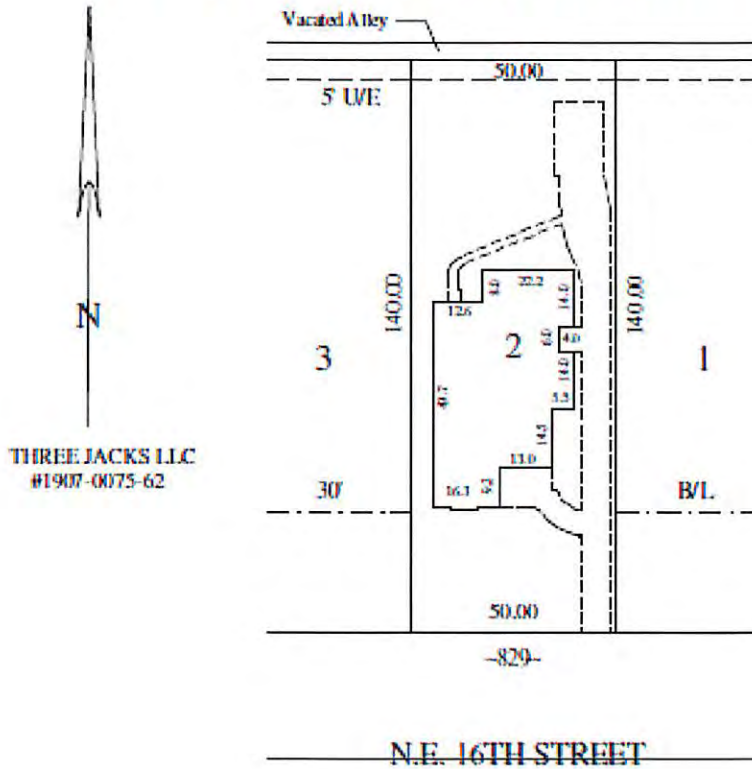
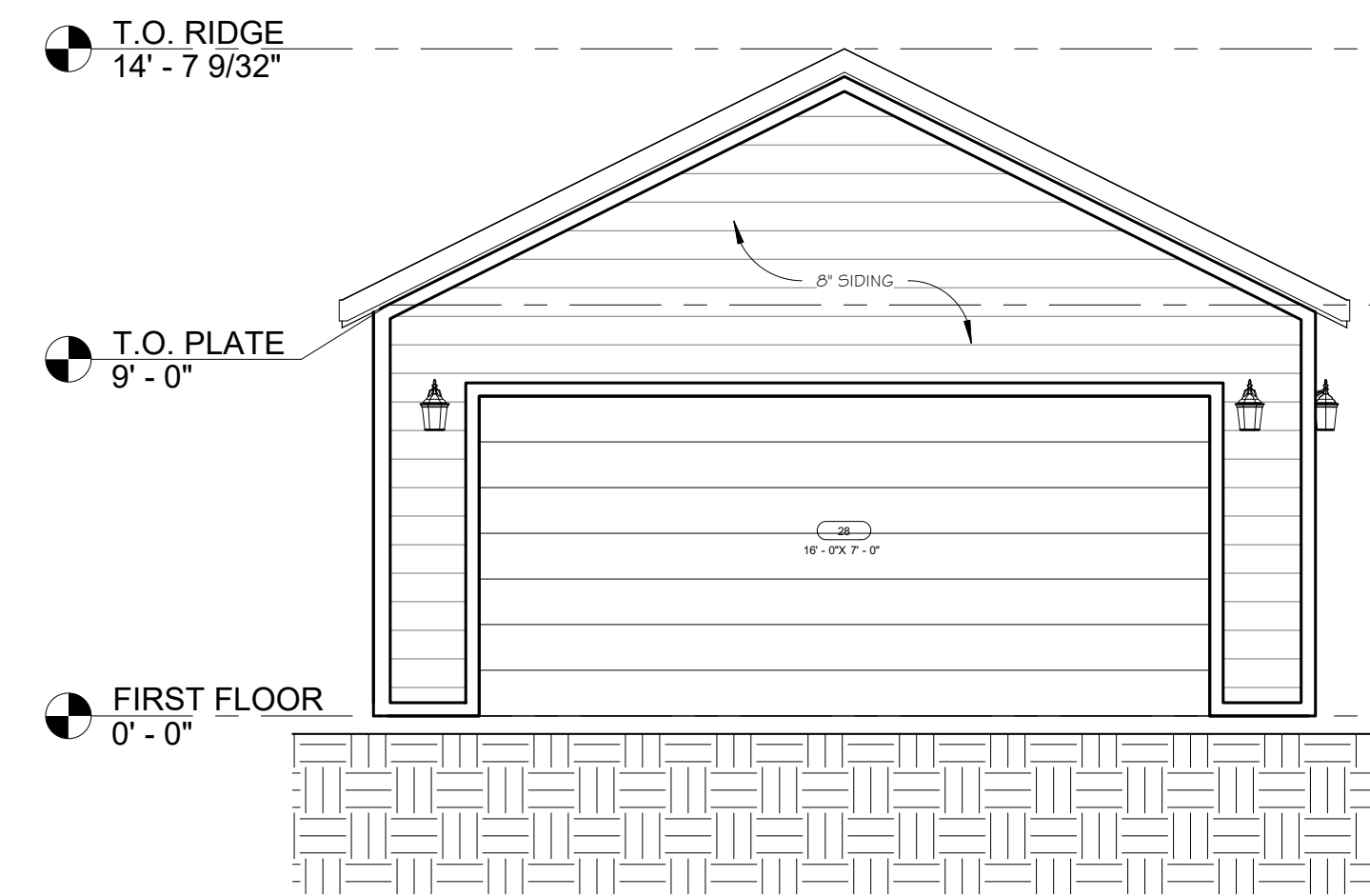
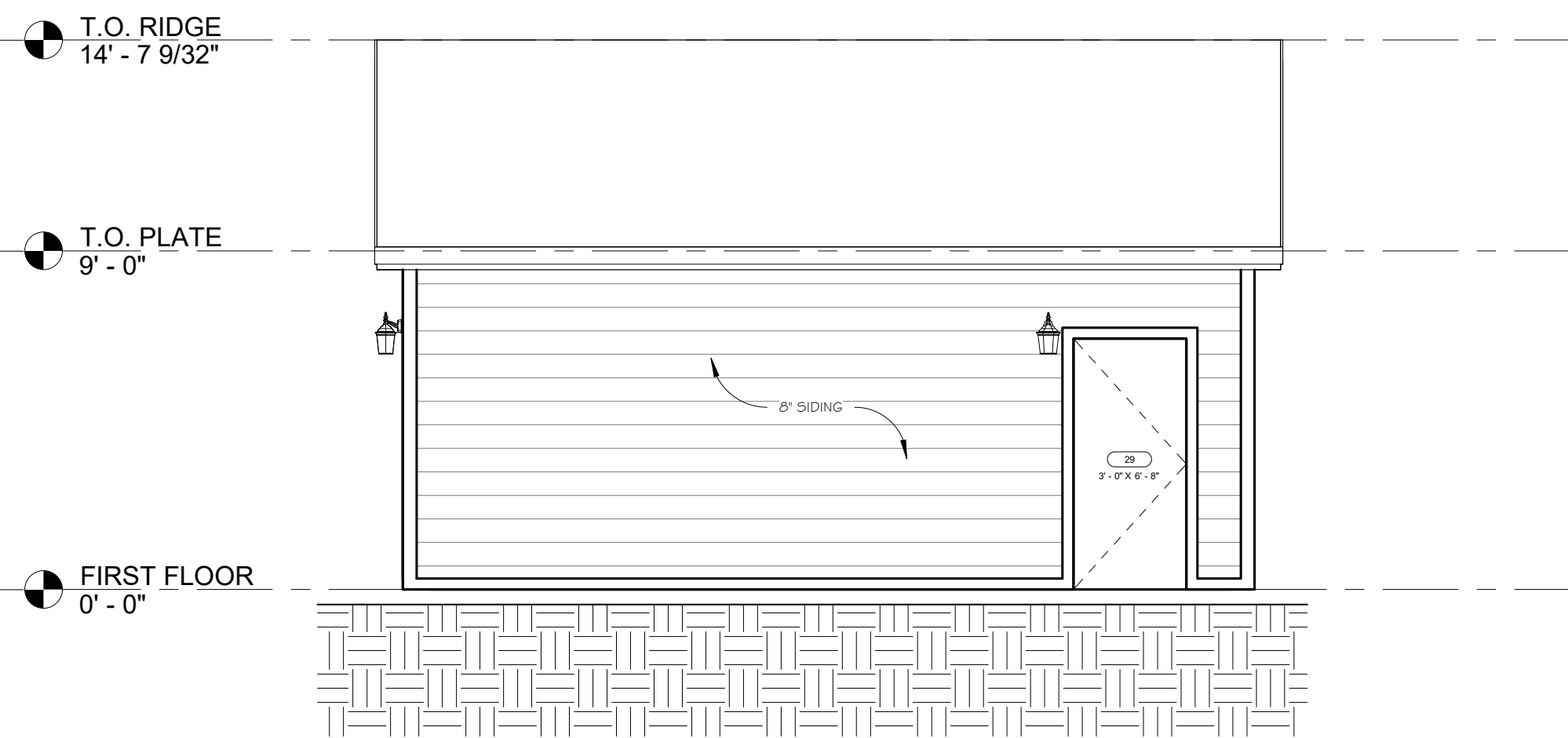


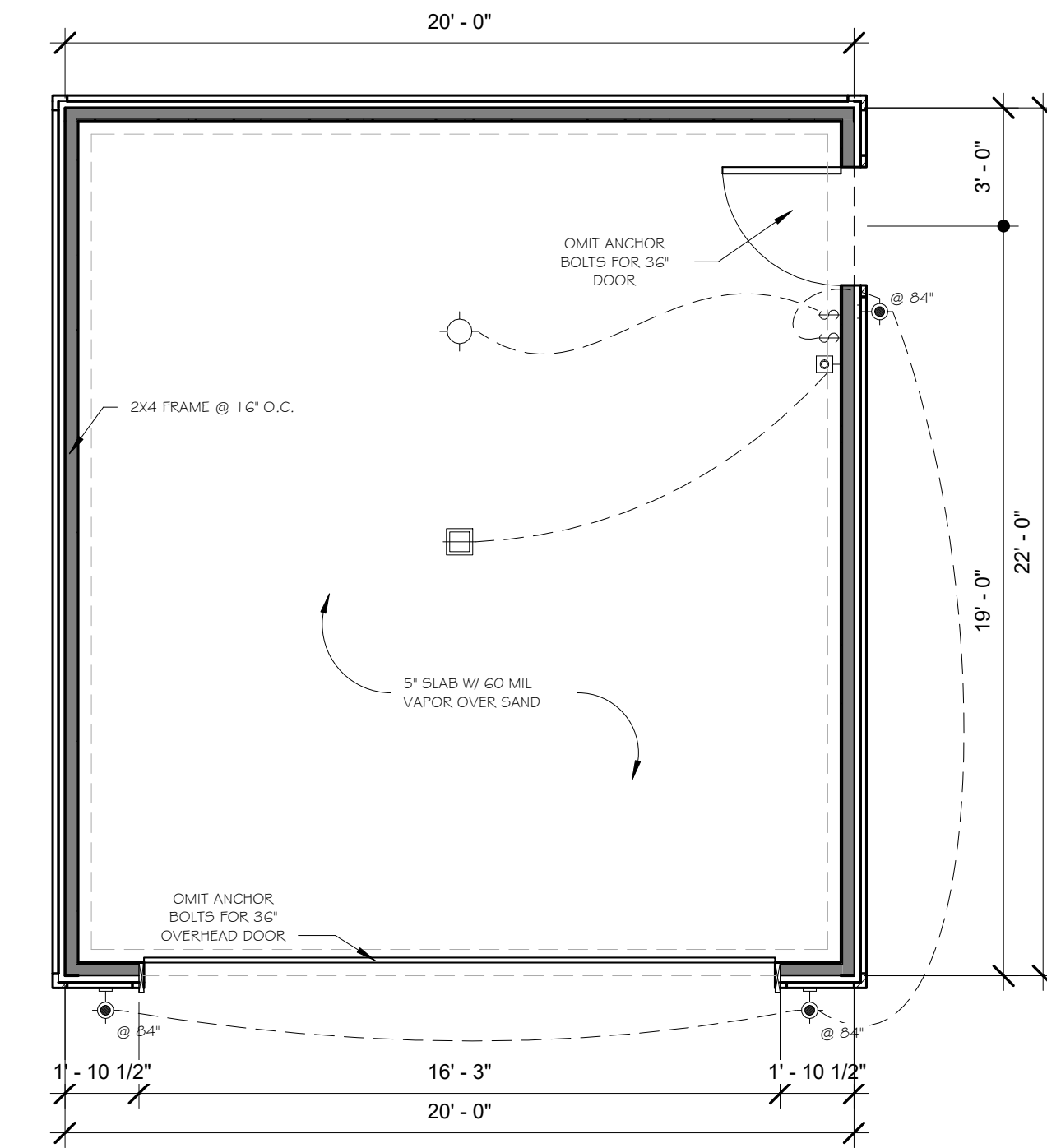
Exhibit 2



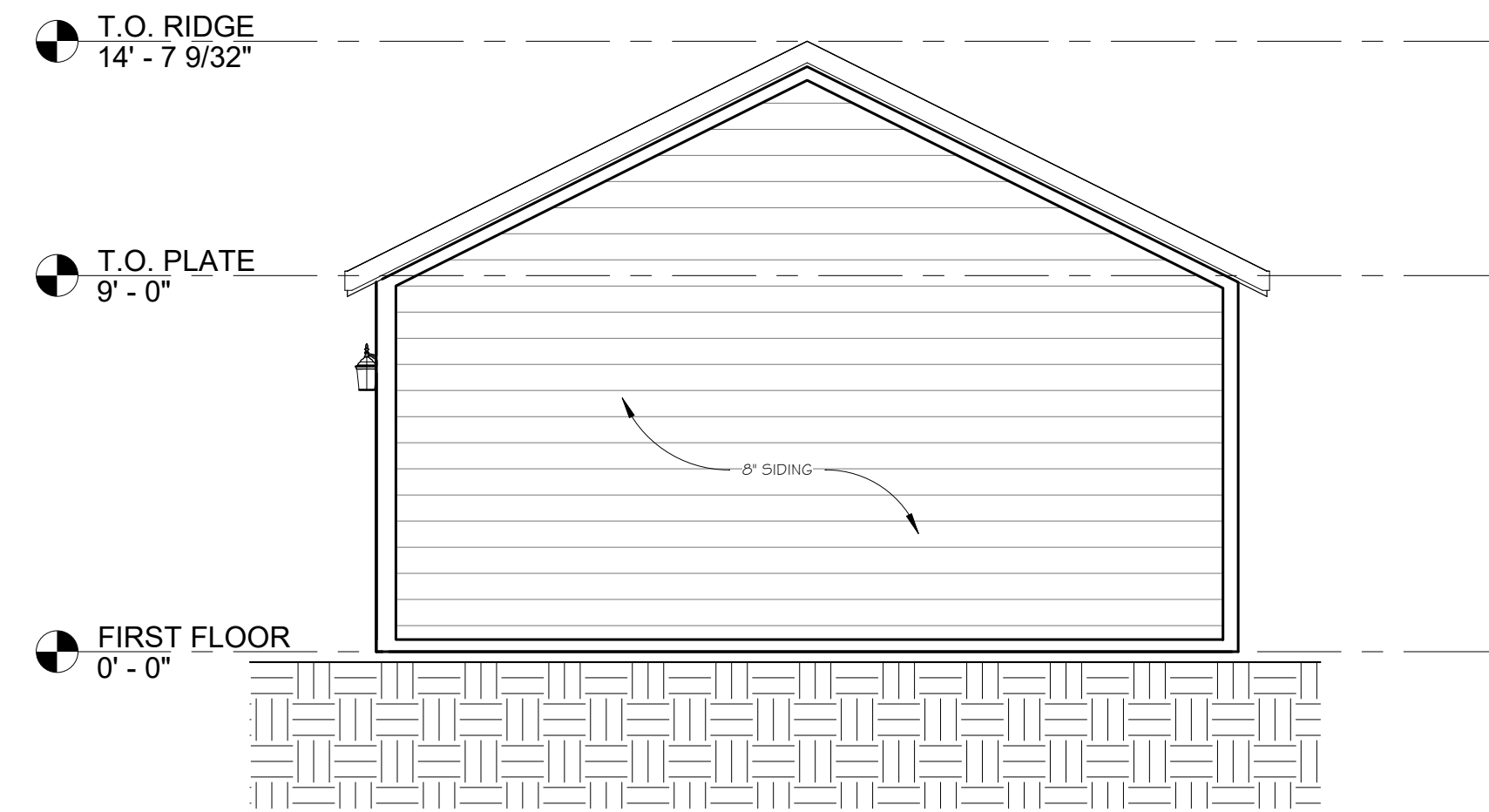
3 SOUTH
A2.0 1/4" = 1'-0"



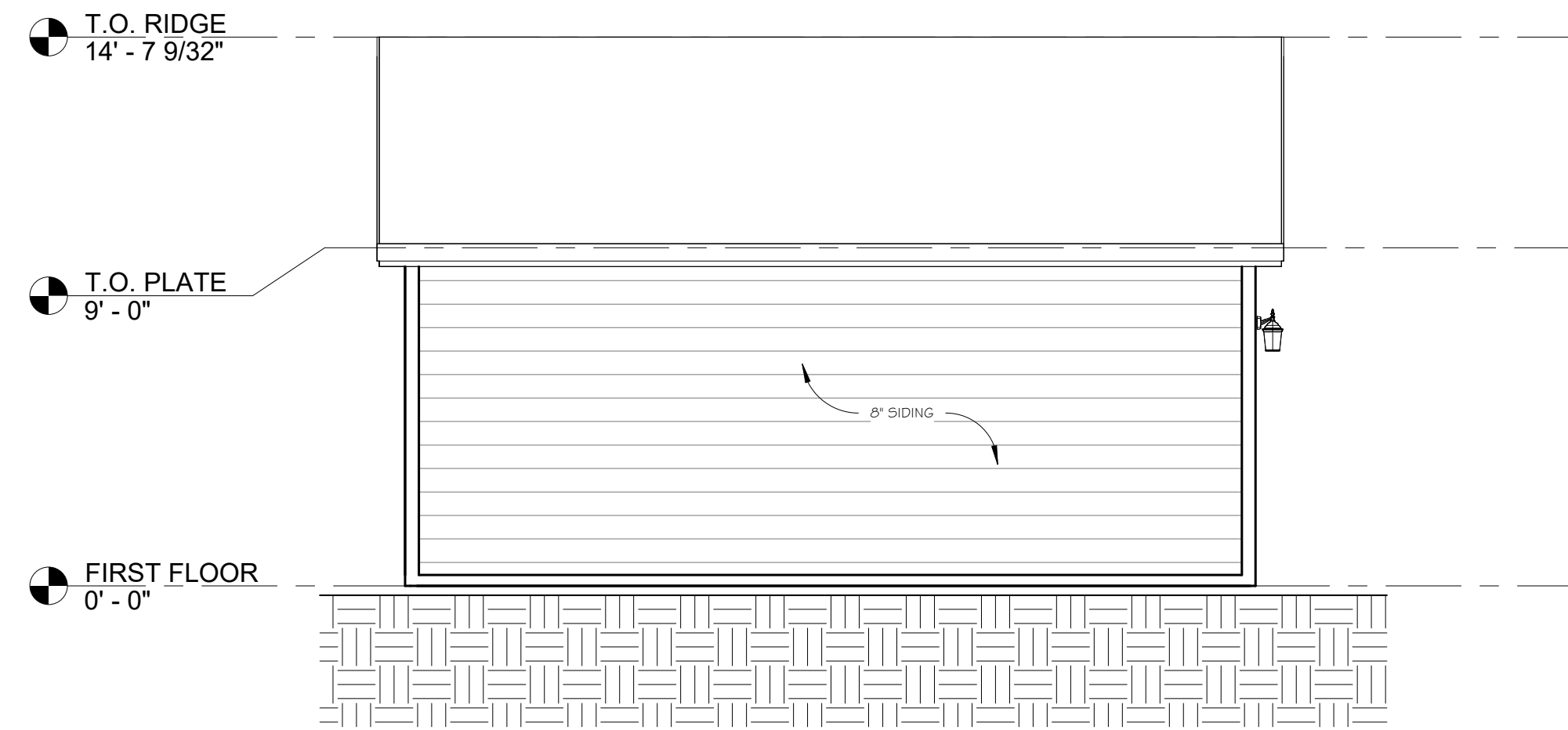
4 WEST
A2.0 1/4" = 1'-0"



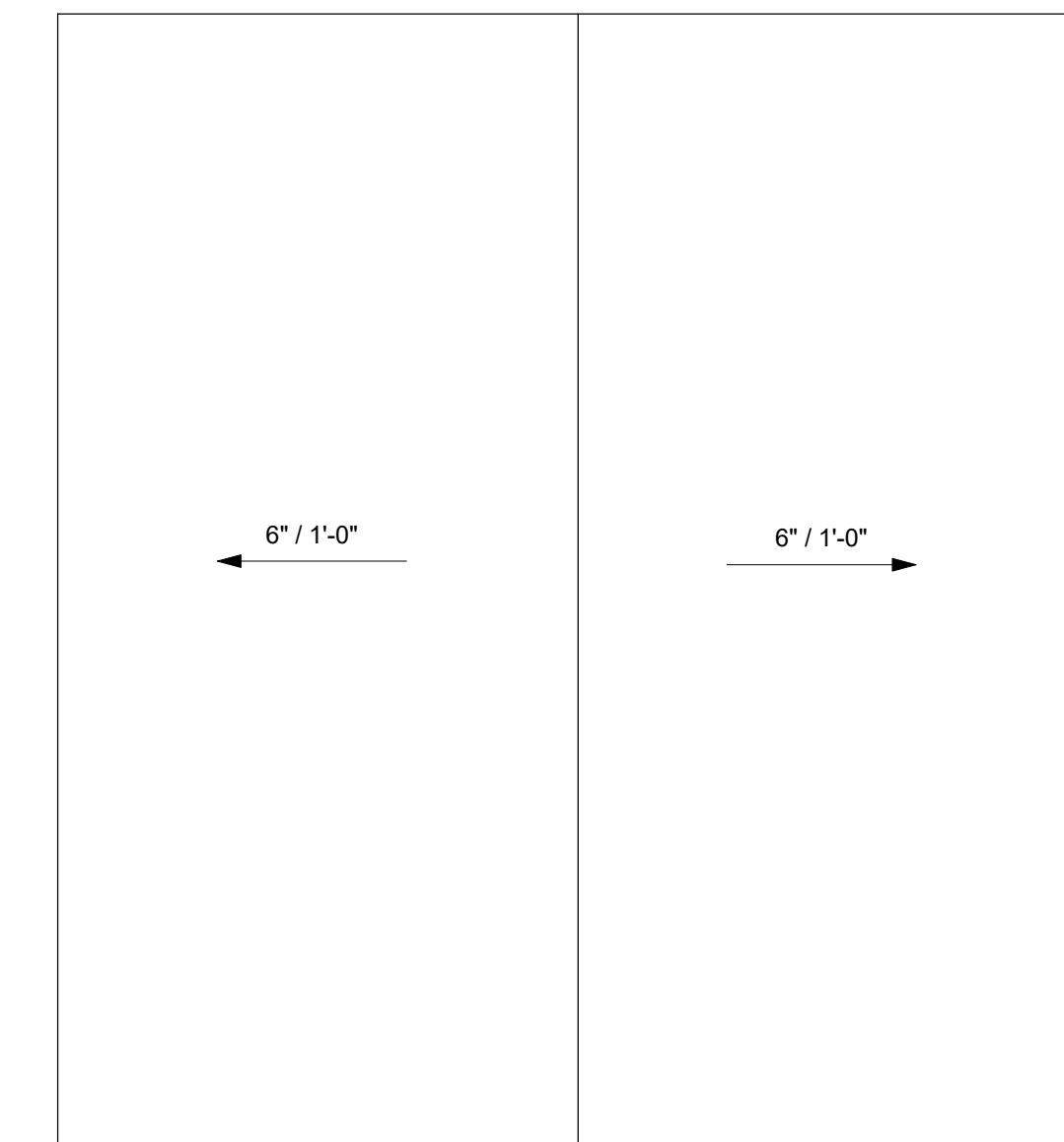
1 FIRST FLOOR
A2.0 1/4" = 1'-0"



5 NORTH
A2.0 1/4" = 1'-0"



6 EAST
A2.0 1/4" = 1'-0"



2 ROOF PLAN
A2.0 1/4" = 1'-0"

DATE	REV. SET	DESCRIPTION

GARAGE SQFT - 440

WADE
DESIGN GROUP

2009 N. KELLY SUITE 150 EDMOND, OKLAHOMA 73003 -- (405) 408-0620 -- WADEDRAFTING@GMAIL.COM
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PROJECT NAME
922 NW 17TH
OKLAHOMA CITY, OK

DRAWN BY:
JERAD W. STOUT
CHECKER

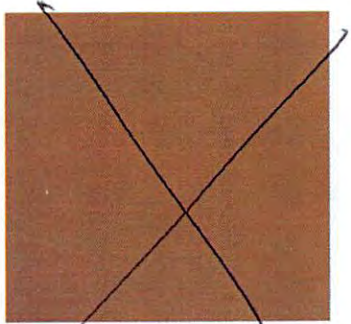
SHEET TITLE
FIRST FLOOR PLAN

A2.0

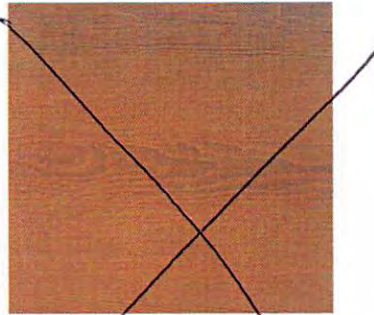
SELECT A PANEL DESIGN

	440 Series	442/445 Series	444 Series
Exterior wood/finish	Primed smooth hardboard	Primed rough-sawn cedar hardboard	Smooth plywood; priming option available
Interior	Smooth hardboard	442 – smooth hardboard 445 – rough-sawn cedar hardboard	Smooth plywood
Insulation	4.75 R-Value, polystyrene	4.75 R-Value, polystyrene	4.75 R-Value, polystyrene

All series panels have a total thickness of 1-3/8"



~~**440 Series**
Smooth hardboard, custom paint finish~~



~~**442/445 Series**
Rough sawn cedar hardboard, custom paint finish~~







444 Series
Smooth plywood, custom stain finish

Panel designs

1 car design

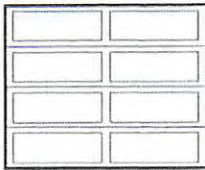
2 car design

SELECT A PANEL DESIGN

450 Series - Framed Panel	453 Series - Framed Panel	454 Series - Raised Panel (Paint grade)	454 Series - Raised Panel (Stain grade)
			
Thin rails & stiles	Thick rails & stiles	Features hemlock panels (finger-jointed), stiles and rails	Features hemlock panels (solid, one piece), stiles and rails.
Kiln-dried West Coast Hemlock	Kiln-dried West Coast Hemlock	Hardboard raised panel (decatrim)	Mahogany and Cedar panel options available

450 and 453 Series panels pictured above are custom painted.

Framed Panel designs



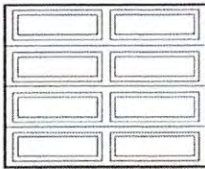
4-2



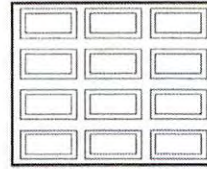
4-4

1 car design shown.
Both panels are also available for 2 car designs.

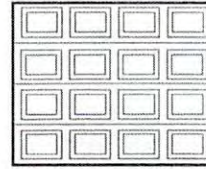
Raised Panel designs



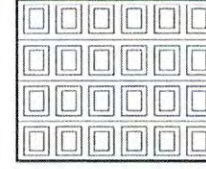
4-2



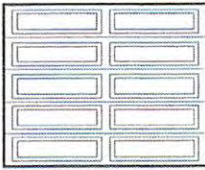
4-3



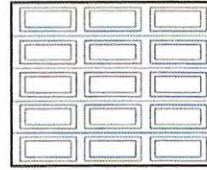
4-4



4-6



5-2



5-3



5-6

1 car design shown.
Both panels are also available for 2 car designs.
Decorative carved Raised Panel designs available. Consult your distributor for details.

SELECT A WINDOW STYLE

Framed Panel windows



Plain short panel



Plain long panel



Stockton



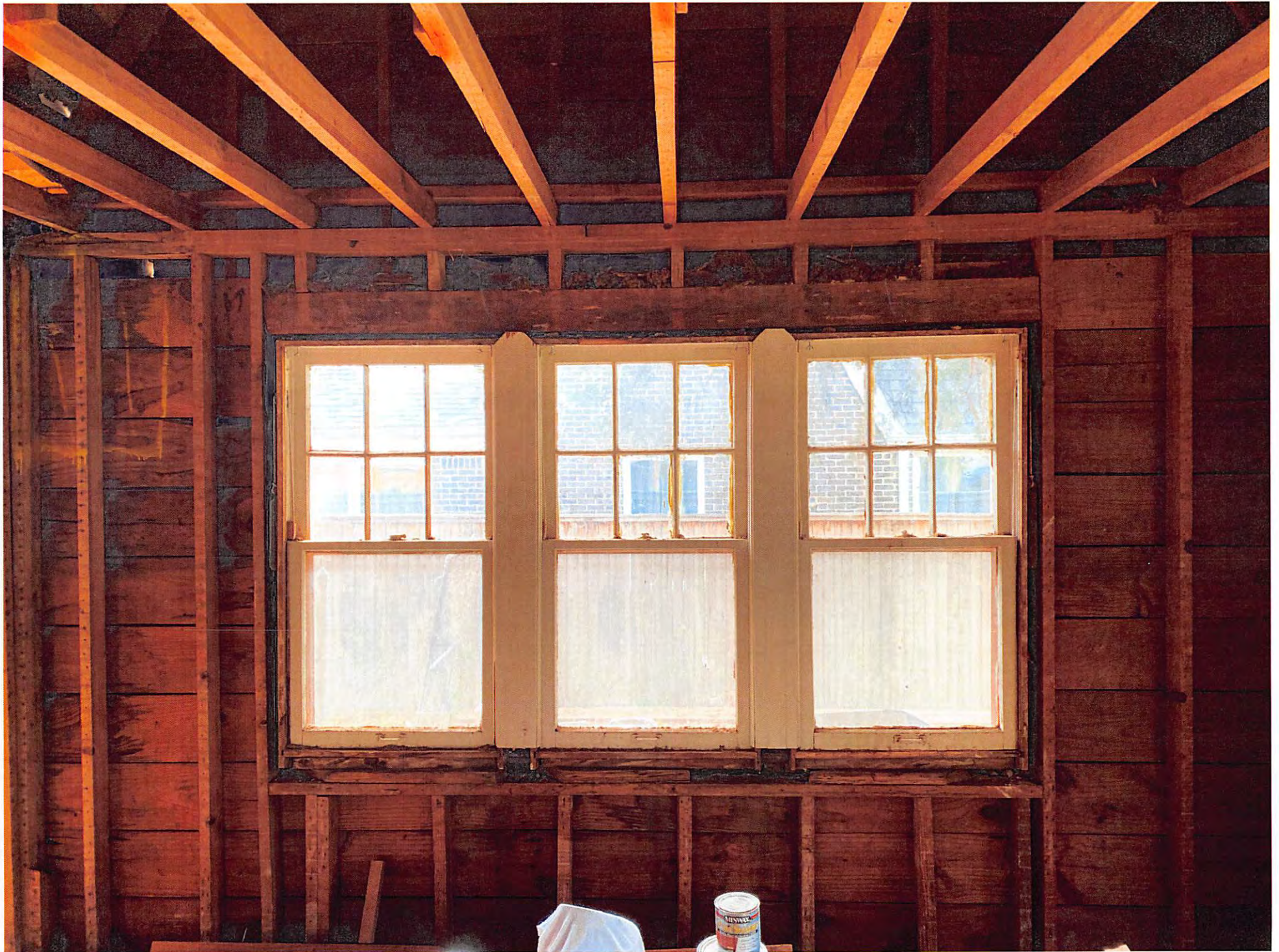
Cathedral*



Sunray*

*Molded designs with plastic inserts may not fit all panel sizes. Consult your distributor for availability.

Exhibit 3





Double Hung Egress Window

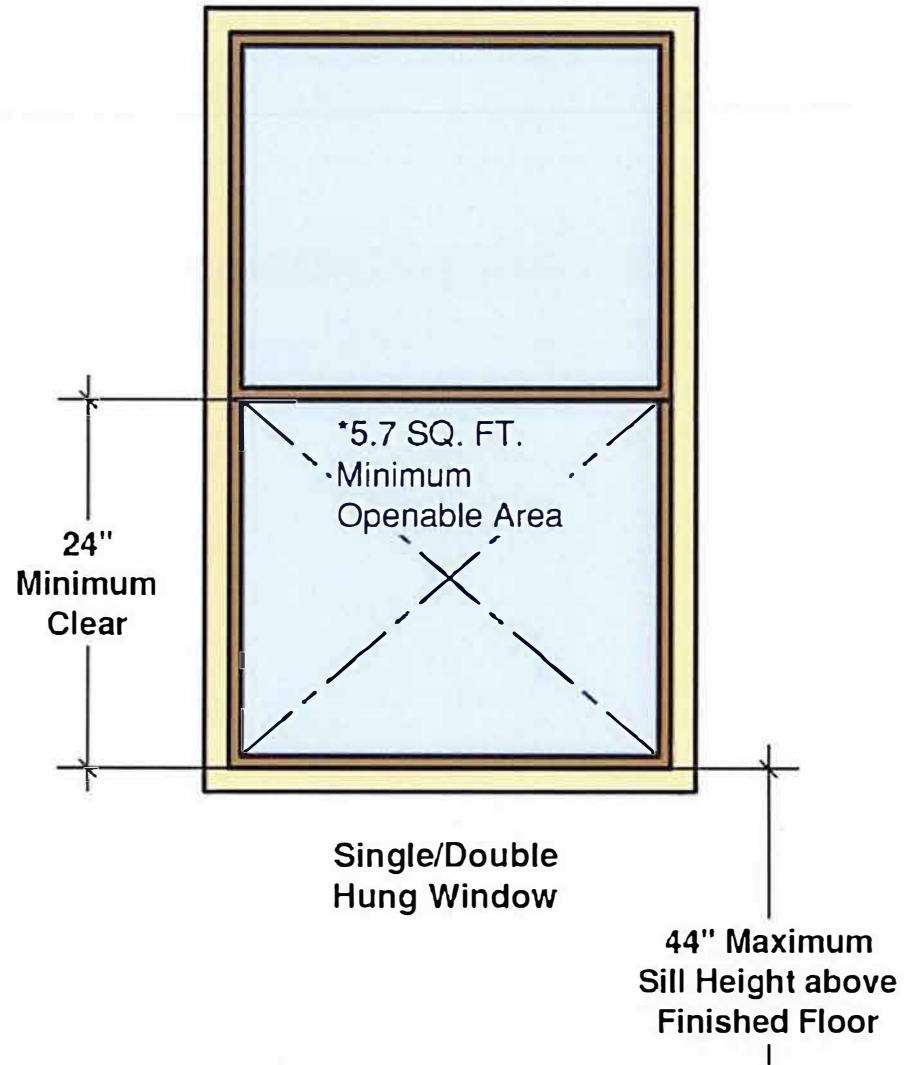


Exhibit 4

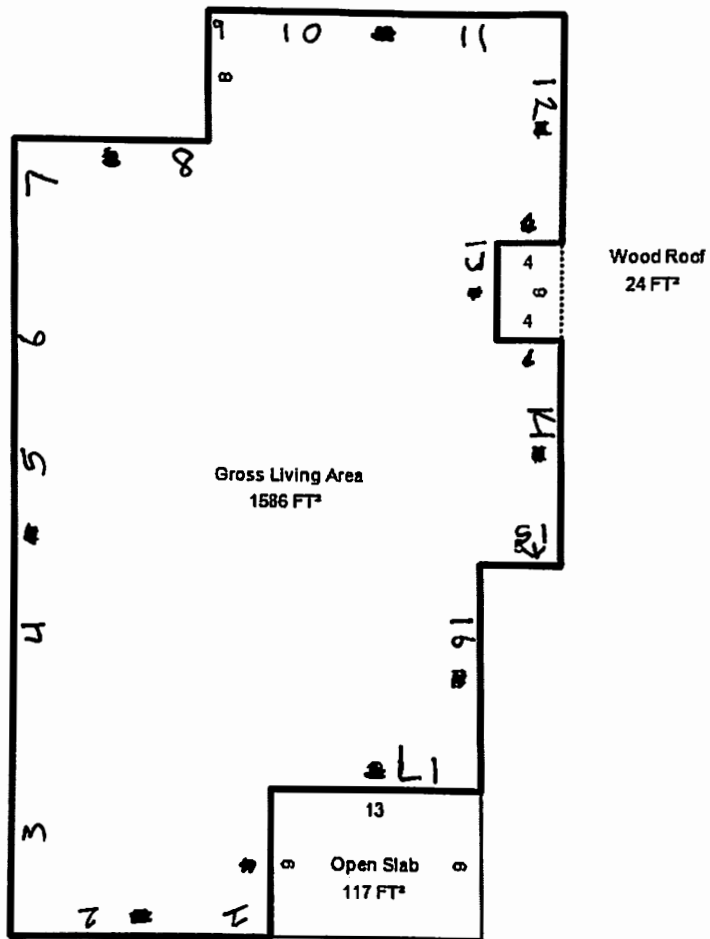







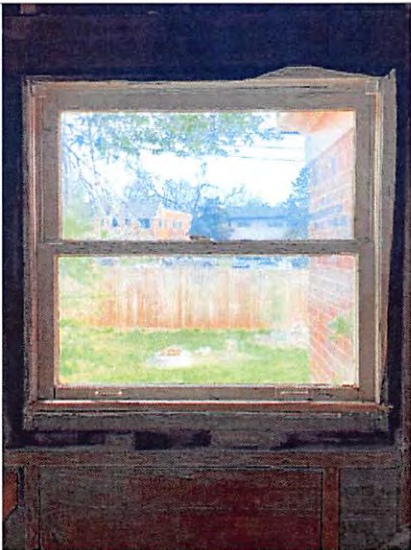
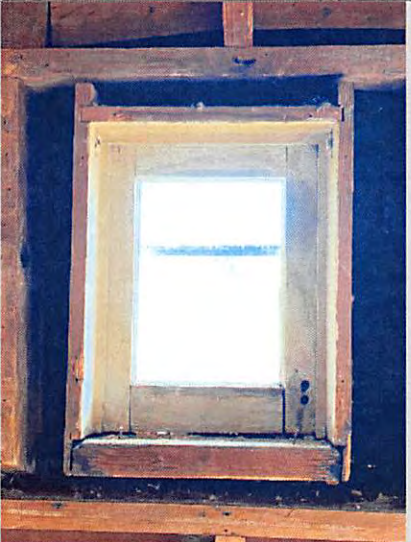





Exhibit 5



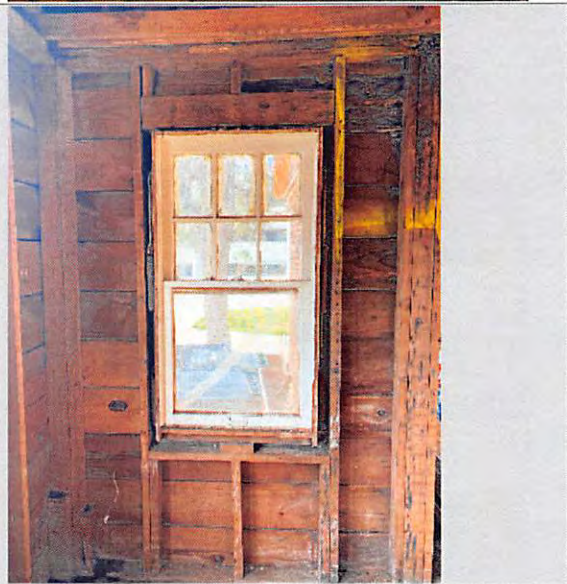
Window Number	Type & Comments	Image
1	<ol style="list-style-type: none"> 1. Non-operational; 2. Window is plexiglass; 3. Broken frame; 4. Missing pieces of frame 	
2	<ol style="list-style-type: none"> 1. Non-operational; 2. Rotted frame; 3. Broken frame; missing pieces of frame. 	
3	<ol style="list-style-type: none"> 1. Non-operational; 2. Rot; 3. Broken Frame; 4. Missing pieces of frame. 	

4	<ol style="list-style-type: none">1. Non-operational;2. Rot3. Broken frame;4. Missing pieces of frame.	
5	<ol style="list-style-type: none">1. Non-operational2. Broken frame;3. Missing pieces of frame.	

6	<ol style="list-style-type: none">1. Non-operational;2. Broken frame;3. Missing frame pieces;4. No seal (open to exterior).	
7	<ol style="list-style-type: none">1. Non-operational;2. Frame Rot;3. Termite Damage;4. Broken Frame;5. Missing Frame Pieces	

8	<ol style="list-style-type: none">1. Non-operational;2. Frame Rot;3. Termite Damage;4. Broken Frame;5. Missing Frame Pieces	
9	<ol style="list-style-type: none">1. Rot;2. No seal;3. Water penetration	

<p>10</p>	<ol style="list-style-type: none"> 1. Non-operational; 2. Rot; 3. Broken Window; 4. Broken Frame; 5. Missing Frame Pieces; 6. No seal. 	
<p>11</p>	<ol style="list-style-type: none"> 1. Non-operational; 2. Rot; 3. Broken Frame; 4. Missing Frame Pieces; 5. No seal; 6. Plexiglass window. 	
<p>12</p>	<ol style="list-style-type: none"> 1. Plexiglass; 2. Rot; 3. No seal; 4. Broken Frame; 5. Missing Pieces of Frame. 	

13	<ol style="list-style-type: none">1. Non-Operational;2. Rot;3. No seal.	
14	<ol style="list-style-type: none">1. Non-operational;2. Missing Window;3. Broken Window;4. Rot;5. Plexiglass;	
15	<ol style="list-style-type: none">1. Non-operational;2. Broken window;3. Rot;4.	

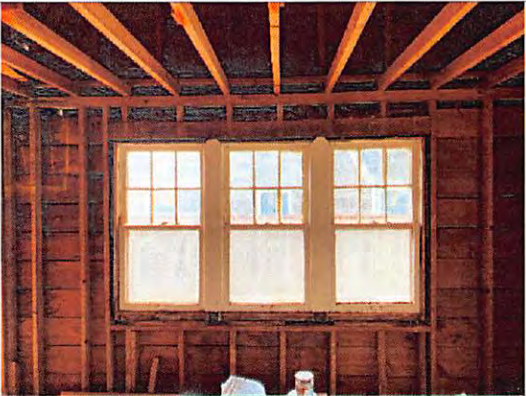

16	<ol style="list-style-type: none">1. Egress (Code Issue);2. Non-operational;3. Broken frame;4. Missing frame pieces.	
17	<ol style="list-style-type: none">1. Non-operational;2. Broken Glass;3. Rot/Terminate Damage;4. Busted Frame	

Exhibit 6

Denise McDougal



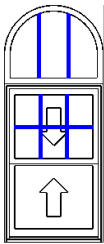
QUOTE BY : Denise McDougal
SOLD TO : TIMBERCRAFT
 JOSH HARRIS
PO# : JW200401728
Ship Via : Ground

QUOTE # : JW201100H5X - Version 0
SHIP TO :
PROJECT NAME: 829 NE 16TH STREET
REFERENCE : 2500 SERIES

U-Factor Weighted Average: 0.29

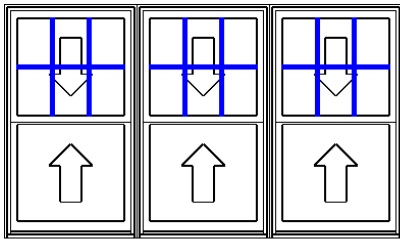
SHGC Weighted Average: 0.19

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 30 3/4 X 73 1/4	Frame Size : 30 X 72 1/2 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Mull Auralast Pine, Double Hung Product, Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 1 Wide 2 High, 4 9/16 Jamb, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW	\$1,584.30	2	\$3,168.60

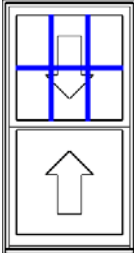
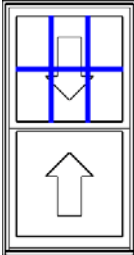


Viewed from Exterior. Standard

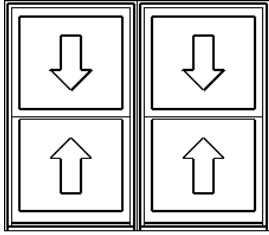
Line 2	Rough Opening : 98 1/4 X 57 3/4	Frame Size : 97 1/2 X 57 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, 3 Wide Flanker= 32 1/2 , Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Tan Jambliner, Exterior Jambliner Edge Cover, With-Plow Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, Black SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top, BetterVue Mesh Black Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW	\$2,016.91	2	\$4,033.82
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Viewed from Exterior. Standard

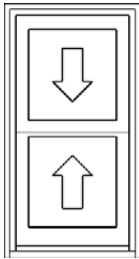
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3	Rough Opening : 30 3/4 X 57 3/4	<p>Frame Size : 30 X 57</p> <p>W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, With-Plow Tan Jambliner, Exterior Jambliner Edge Cover, Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, Black SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top, BetterVue Mesh Black Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, Clear Opening:26.4w, 25h, 4.6 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-850-01634-00001 PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW</p>	\$650.18	2	\$1,300.36
	 <p>Viewed from Exterior. Standard</p>				
Line 4	Rough Opening : 30 3/4 X 57 3/4	<p>Frame Size : 30 X 57</p> <p>W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, With-Plow Tan Jambliner, Exterior Jambliner Edge Cover, Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, Black SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top, BetterVue Mesh Black Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, Clear Opening:26.4w, 25h, 4.6 sf U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-850-01634-00001 PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW</p>	\$650.18	1	\$650.18
	 <p>Viewed from Exterior. Standard</p>				

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 5	Rough Opening : 56 3/4 X 49 1/4	Frame Size : 56 X 48 1/2 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, 2 Wide Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Tan Jambliner, Exterior Jambliner Edge Cover, With-Plow Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh Black Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW	\$950.99	1	\$950.99

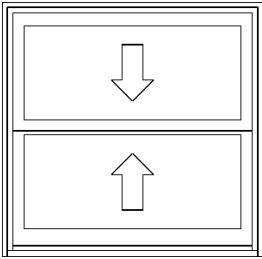
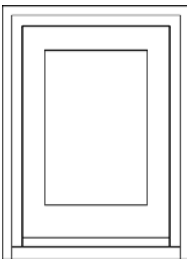
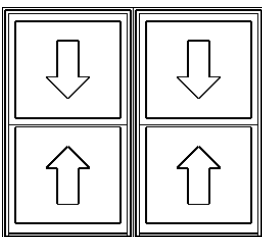


Viewed from Exterior. Standard

Line 6	Rough Opening : 18 3/4 X 34 1/4	Frame Size : 18 X 33 1/2 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, With-Plow Tan Jambliner, Exterior Jambliner Edge Cover, Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh Black Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, Clear Opening: 14.4w, 13.3h, 1.3 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-850-01566-00001 PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW	\$323.73	1	\$323.73
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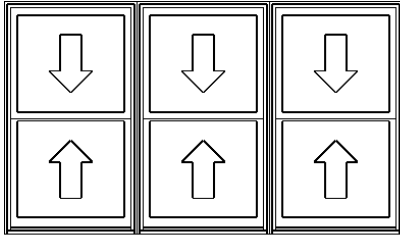
Viewed from Exterior. Standard

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 7	Rough Opening : 38 3/4 X 37 3/4	Frame Size : 38 X 37 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, With-Plow Tan Jambliner, Exterior Jambliner Edge Cover, Oil Rubbed Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh Black Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, Clear Opening:34.4w, 15h, 3.6 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-850-01566-00001 PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW	\$525.79	1	\$525.79
	 Viewed from Exterior. Standard				
Line 8	Rough Opening : 14 3/4 X 19 3/4	Frame Size : 14 X 19 W-2500 Casement/Awning Product, Traditional - Wide Rails - Top & Bottom, Clad Fixed Auralast Pine, Insash Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, 4/4 Thick, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, U-Factor: 0.27, SHGC: 0.22, VLT: 0.51, CPD: JEL-N-848-02942-00001 PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW	\$261.81	1	\$261.81
	 Viewed from Exterior. Standard				
Line 9	Rough Opening : 64 3/4 X 57 3/4	Frame Size : 64 X 57 W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung, Auralast Pine, 2 Wide Black Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Tan Jambliner, Exterior Jambliner Edge Cover, With-Plow White Hardware, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer, Argon Filled, BetterVue Mesh Black Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW	\$996.15	2	\$1,992.30
	 Viewed from Exterior. Standard				

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 10

Rough Opening : 98 1/4 X 57 3/4



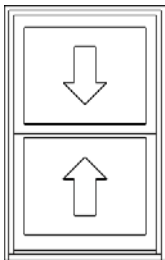
Viewed from Exterior. Standard

Frame Size : 97 1/2 X 57
W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine, 3 Wide
Flanker= 32 1/2 ,
Black Exterior,
Natural Interior,
No Drip Cap/No Nail Fin,
4 9/16 Jamb,
Tan Jambliner, Exterior Jambliner Edge Cover, With-Plow
Oil Rubbed Bronze Hardware,
US National-WDMA/ASTM, DP 35,
Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer,
Argon Filled,
BetterVue Mesh Black Screen,
This mull configuration complies with AAMA 450 standards and is
professional engineer-approved.
PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW

\$1,653.03 2 \$3,306.06

Line 11

Rough Opening : 26 3/4 X 41 3/4



Viewed from Exterior. Standard

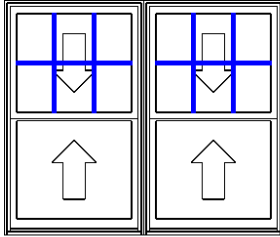
Frame Size : 26 X 41
W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine,
Black Exterior,
Natural Interior,
No Drip Cap/No Nail Fin,
4 9/16 Jamb,
With-Plow Tan Jambliner, Exterior Jambliner Edge Cover,
Oil Rubbed Bronze Hardware,
US National-WDMA/ASTM, PG 35,
Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer,
Argon Filled,
BetterVue Mesh Black Screen,
Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage,
Clear Opening:22.4w, 17h, 2.6 sf
U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-850-01566-00001
PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW

\$436.64 1 \$436.64

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
------	-----------------------	--------------------------	-------------------	-----	-------------------

Line 12

Rough Opening : 72 1/4 X 60 3/4



Viewed from Exterior. Standard

Frame Size : 71 1/2 X 60
W-2500 Traditional - Wide Rails - Top & Bottom, Clad Double Hung,
Auralast Pine, 2 Wide
Black Exterior,
Natural Interior,
No Drip Cap/No Nail Fin,
4 9/16 Jamb,
Tan Jambliner, Exterior Jambliner Edge Cover, With-Plow
Oil Rubbed Bronze Hardware,
US National-WDMA/ASTM, DP 35,
Insulated Low-E 366 Annealed Glass, No Protective Film, Black Spacer,
Argon Filled,
Black SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light
Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top,
BetterVue Mesh Black Screen,
This mull configuration complies with AAMA 450 standards and is
professional engineer-approved.
PEV 2020.3.2.3197/PDV 6.352 (09/17/20)CW


\$1,398.61 1 \$1,398.61

Total: \$18,348.89

OKC (8.62%): \$1,582.59

Net Total: \$19,931.48

Total Units: 17

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

For CA Title 24 applications, refer to weighted average U-Factor and SHGC, and discuss with California energy consultant to ensure compliance with code.

Exhibit 7

Old Home Rescue
 1720 Northwest 5th St
 Oklahoma City, OK 73106 US
 info@woodwindowrescue.com

Estimate



ADDRESS
 Nash Thomas
 829 NE 16th St
 OKC, OK 73104

ESTIMATE # **DATE** **EXPIRATION DATE**
 Consultation #1024 04/28/2020 06/29/2020

CONSULTANT **40% PAYMENT** **40% PAYMENT**
 Jeff Henke \$9078.00 \$9078.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Preserve+ Premium restoration of existing sashes including lead paint removal, salvage and/or replacement of glass, sash painting and installation with full perimeter weatherstripping.	2	2,167.35	4,334.70
	EverSash+ New, rot resistant Accoya sashes with Single Hung installation (lower sash operational) and full perimeter weatherstripping.	4	1,082.08	4,328.32
	EverSash DH Unit+ New, rot resistant Accoya sashes and jamb with installation and full perimeter weatherstripping. Interior & exterior trim not included.	2	1,825.76	3,651.52
	EverSash+ New, rot resistant Accoya sashes with Single Hung installation (lower sash operational) and full perimeter weatherstripping.	10	857.08	8,570.80
	Additional Fees+ Fees associated with services	1	659.10	659.10
				SUBTOTAL 21,544.44
				TAX 1,150.91
				TOTAL \$22,695.35

Accepted By

Accepted Date

Old Home Rescue
 1720 Northwest 5th St
 Oklahoma City, OK 73106 US
 info@woodwindowrescue.com

Estimate



ADDRESS
 Nash Thomas
 829 NE 16th St
 OKC, OK 73104

ESTIMATE # Full #1025
DATE 04/28/2020

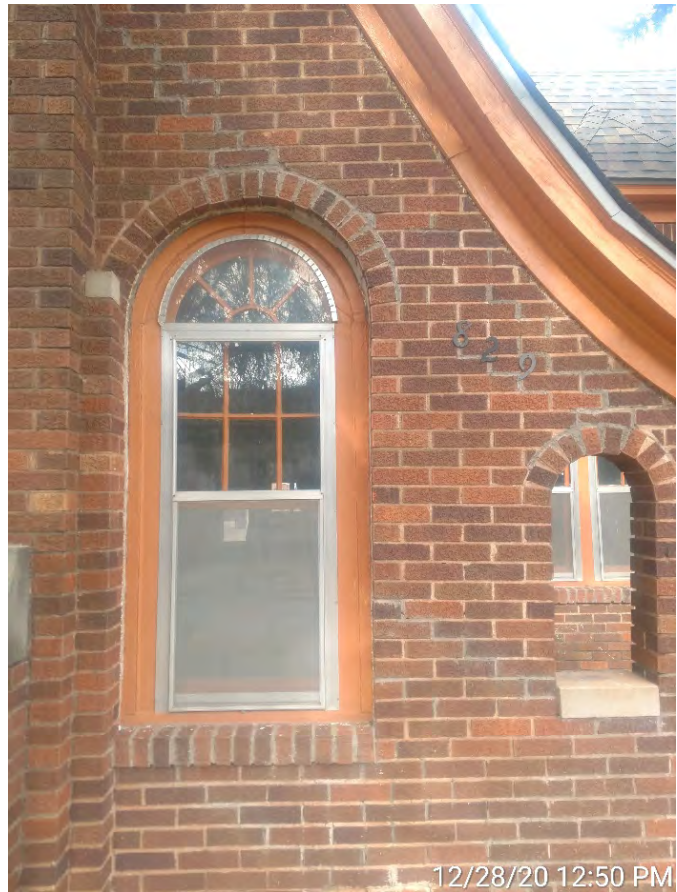
CONSULTANT Jeff Henke
40% PAYMENT \$13362.00
40% PAYMENT \$13362.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Preserve+ Premium restoration of existing sashes including lead paint removal, salvage and/or replacement of glass, sash painting and installation with full perimeter weatherstripping.	2	2,167.35	4,334.70
	EverSash+ New, rot resistant Accoya sashes with Single Hung installation (lower sash operational) and full perimeter weatherstripping.	9	1,082.08	9,738.72
	EverSash DH Unit+ New, rot resistant Accoya sashes and jamb with installation and full perimeter weatherstripping. Interior & exterior trim not included.	2	1,825.76	3,651.52
	EverSash+ New, rot resistant Accoya sashes with Single Hung installation (lower sash operational) and full perimeter weatherstripping.	15	857.08	12,856.20
	Additional Fees+ Fees associated with services	1	1,043.20	1,043.20
				SUBTOTAL 31,624.34
				TAX 1,783.12
				TOTAL \$33,407.46

Accepted By

Accepted Date

South Elevation (Existing)



**South Elevation
Front Porch
(Existing)**



East Elevation (Existing)





East Elevation (Existing)





East Elevation (Existing)



North Elevation (Existing)



12/28/20 12:56 PM



12/28/20 12:57 PM

West Elevation (Existing)



12/28/20 12:59 PM

West Elevation (Existing)





Oklahoma County Assessor's Public Access System

320 Robert S. Kerr #313
Oklahoma City, Ok 73102
(405) 713-1200



Oklahoma
Conservation
Commission

[Larry Stein](#)
County Assessor

All records are current as of close of previous working day.

Larry Stein-Oklahoma County Assessor Public Access System

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Real Property Display - Screen Produced 10/20/2020 11:42:45 AM

Account: R034751400	Type: Residential		Location:	829 NE 16TH ST
Building Name/Occupant:			<input type="button" value="Map Parcel"/>	OKLAHOMA CITY
Owner Name 1:	TIMBERCRAFT HOMES LLC		1/4 section #:	2706
Owner Name 2:			Parent Acct:	
Billing Address 1:	13909 TECHNOLOGY DR STE B		Tax District:	<input type="button" value="TXD 200"/>
Billing Address 2:			School System:	Oklahoma City #89
City, State, Zip	OKLAHOMA CITY, OK 73134		Land Size:	0.16 Acres
Country: (If noted)			Lot Dimensions:	Width 50 Depth 140
<input type="button" value="Personal Property"/>	Land Value: 29,050		<input type="button" value="Treasurer:"/>	<input type="button" value="Click to View Taxes"/>
Sect 27-T12N-R3W Qtr SE	STATE CAPITOL 2ND Block 003 Lot 002		<input type="button" value="Subdivision Sales"/>	

Full Legal Description: STATE CAPITOL 2ND 003 002

<input type="button" value="Photo & Sketch (if available)"/>	<input type="button" value="Comp Sales Address/Date/Price (ordered by relevancy)"/>	<input type="button" value="Report Coming Soon"/>
	916 NE 21ST ST OKLAHOMA CITY, OK 73105-8216 836 NE 19TH ST OKLAHOMA CITY, OK 73105-8206 929 NE 21ST ST OKLAHOMA CITY, OK 73105-8215 814 NE 21ST ST OKLAHOMA CITY, OK 73105-8214 940 NE 18TH ST OKLAHOMA CITY, OK 73105-8204 829 NE 16TH ST OKLAHOMA CITY, OK 73104-4607	10/11/2018 \$108,000 10/28/2019 \$125,000 11/01/2018 \$178,000 11/19/2019 \$108,000 01/31/2019 \$138,000 08/23/2019 \$135,000

Valuation History (*Tax amounts are estimates only, actual tax amounts will be available mid November 2020)

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Tax	Tax Savings
2020	133,500	133,500	14,685	0	14,685	119.00	1,747.52	0.00
2019	113,500	30,068	3,307	2,000	1,307	119.00	155.59	1,330.12
2018	99,000	30,068	3,307	2,000	1,307	113.44	148.32	1,087.04
2017	100,500	30,068	3,306	2,000	1,306	113.35	148.20	1,104.88
2016	92,000	30,068	3,306	2,000	1,306	113.43	148.31	999.60

-- -- > >| [1/5]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
-----------	------------	-----------------------	--------

No adjustment/exemption records returned.

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
8/23/2019	> Deeds	14118	6	135,000	BROWN BARBARA P	TIMBERCRAFT HOMES LLC
2/22/2019	> Deeds	13981	28	0	BROWN WILLIAM & BARBARA	BROWN BARBARA P
11/3/2004	> Hmstd Off &	9556	1724	0	LEE FRANCES L CARTER DOROTHY	BROWN WILLIAM & BARBARA
4/4/2001	> Hmstd Off &	8073	1091	0	KIRK INEZ	LEE FRANCES L CARTER DOROTHY
11/1/1974	> Historical	4196	1168	0		KIRK INEZ

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2020	03/10/2020	133,500	133,500	14,685	0	14,685
2019	04/02/2019	113,500	30,068	3,308	2,000	1,308
2017	03/17/2017	100,500	30,068	3,306		
2016	03/28/2016	92,000	30,068	3,306	2,000	1,306
2015	03/16/2015	77,619	30,068	3,307	2,000	1,307

-- -- > >| [1/2]

Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
2/16/2017	10493491	OKLAHOMA CITY	1	Demolish	0	Inactive

Click button on building number to access detailed information:

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
<input type="button" value="Click"/>	1	Improved	Ranch 1 Story	1928	1,586	1 Stories



[Larry Stein](#)
County Assessor

Oklahoma County Assessor's Public Access System

320 Robert S. Kerr #313
Oklahoma City, Ok 73102
(405) 713-1200



Oklahoma
Conservation
Commission

All records are current as of close of previous working day.

Larry Stein-Oklahoma County Assessor Public Access System

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Building Detail Results - Screen Produced 10/20/2020 11:44:04 AM

Account #:	R034751400
Building #:	1
Built As:	Ranch 1 Story
# of Stories:	1 Stories
Square Feet:	1,586
Year Built:	1928
Remodel Year:	
Building Name:	
Alt Land Use Desc:	Residential Improvement
Quality Desc:	Average
Bldg Frame Description:	
Foundation Desc:	Conventional
Bldg Exterior:	Frame Masonry Veneer
Roof Type:	Gable
Roof Cover:	Composition Shingle
Avg Floor Height:	8
Percent Sprinkled:	0
Bldg Interior:	Plaster
Total Rooms:	6
# of Units w/Bedrooms:	# of units (1) with 3 Bedrooms
# of Baths:	(1)-Full, (0)-3/4, (0)-half
HVAC Type:	Floor Wall Furnace
# of Fire Places:	0
Percent Heated:	100
Physical Condition:	Average
# of Res Units:	1
# of Comm Units:	0
Commercial Desc:	
Occ Type:	
Commercial Class:	
MFG Home Length:	0
MFG Home Width:	0

Bldg #1
Sketch



Photos

- 2020 
- 2017 
- 2016 
- 2012 
- 2004 

Garage, Porch, Basement, Storage, Utility etc. (GLA=Gross Living Area GBA=Gross Bldg Area)

Account #	Feature	Description	Sqft/Area	Number of Stories
R034751400	GLA	GLA	1,586	1
R034751400	PorOpenSl	Patio	117	1
R034751400	PorWood R	Porch	24	1

Additional Details

Account #:	Bldg #	Description	Qty	# Of Units	Description
R034751400	1	Allowance	1	1	Units
R034751400	1	Laundry Facility	1	1	Square Feet



Historical Preservation and Landmark Board of Review

Capitol-Medical Center Improvement and Zoning Commission

Items E.2 and E.3

March 4, 2021

701 Culbertson Drive, South Elevation, Existing

Case Numbers: CA-20-21-16

CA-20-21-17

Property Address: 701 Culbertson Dr.

Legal Description: Lots 10 through
13, Block 17, Lincoln Terrace
Addition to Oklahoma City



Owner: 701 Culbertson LP

Applicant: Brian Fitzsimmons and Spencer Wilson, Fitzsimmons Architects

Background:

1. Zoning designation: CN, Neighborhood Commercial District and HP, Historic Preservation District
2. Zoned Historic Preservation: 2018; Lincoln Terrace East Historic District listed in National Register: 2004
3. Existing use: Multiple family dwellings
4. Lot size: approximately 28,802 square feet or 0.66 acres
5. Applicant acquired the property in July of 2020
6. Date of construction: 1948 (The building is non-contributing to the Lincoln Terrace East Historic District because it was constructed after the district's period of significance, which was from 1925 to 1942.)

On November 3, 2020, the applicant submitted the attached requests for approval of multiple proposed exterior repairs, safety upgrades, and quality improvements to the building, grounds, and landscaping at 701 Culbertson Drive. All the proposed work items, except for the proposed **signs** and **trash enclosure**, were approved administratively on December 9, 2020.

The full scope of proposed exterior work includes the following: replacement of the plain wood entry doors on the building with divided light wood doors; repair of the entry porch steps; installation of handrails at entry porches; planting of new trees, vegetative screening and landscaping; installation of an irrigation system; parking lot resurfacing and striping; construction of two monument signs; replacement and extension of sidewalks; installation of a trash enclosure, new mailboxes, benches, concrete gathering pads, bollard lighting, decorative fencing, security fencing and gates, bicycle racks, rear yard decks, and outdoor grill.

Items for Consideration:

The proposed work is described and presented in detail on the attached applications, scope of work, annotated photographs and plans.

The Board only needs to review and make recommendations on the proposed **signs** (CA-20-21-16) and **trash enclosure** (CA-20-21-17). If the Board grants a certificate of appropriateness for these items, the applicant will then need to obtain a permit from the Zoning Commission.

Issues and Considerations:

Signage:

The applicant proposes to install two blonde brick monument signs on the south side of the property. The blonde bricks were selected to complement the bricks on the existing building. The signs would be low to the ground, only three (3) feet in height. One sign would be located at the east driveway onto the property from Culbertson Drive; this sign would be 10 feet wide and would identify the primary entrance and address to the property. The other sign would be located near the southwest corner of the property at the driveway which exits onto Lindsay Avenue near the intersection with Culbertson Drive. This sign would be 6 feet, 8 inches wide and would identify the property's address. The signs would have halo lit stand-off letters, and the source of lighting would be concealed from view. The applicant has provided rough sketches showing the location and scale of the signs.

In regard to signs for residential apartment buildings, the *Historic Preservation Standards and Guidelines* provide the following statement:

3.10.10: Appropriately scaled and placed signs applied to a building or free-standing monument-style signs in front yard areas are appropriate sign types for multi-family properties and should minimize visual interference with the significant features of a property.

The applicant's sign elevation drawings, which were revised and submitted to the Commission's staff on 2/2/2021, are attached for the Board's consideration.

Trash Enclosure:

The applicant proposes to install a dumpster enclosure near the driveway onto the property from Culbertson Drive as indicated on the submitted application and plans. The enclosure would be constructed of horizontal cedar plank fencing on a steel structure with steel tube posts and dual six-foot gates. Bollards would be installed inside the enclosure to protect the fence from potential damage from dumpster movement. The enclosure would be designed and located for safe and adequate truck access. The proposed placement of the enclosure would limit the amount of truck maneuvering movements required to enter and exit the property. The enclosure would be 6 feet, 8 inches in height to fully screen the dumpster from public view and would be an aesthetic improvement as the existing dumpster is in open view from the street.

Mechanical equipment, service areas, and *dumpsters* in locations visible to the public are to be screened with landscaping, fencing, or a combination of both. In regard to dumpsters and screening, the *Historic Preservation Standards and Guidelines* state:

3.4.3: Service and mechanical equipment are commonplace, but their presence must be minimized by appropriate placement and screening. A planted screen is preferred and a fence screen is also acceptable.

2.4.4: Service equipment (including ground mounted solar collectors), mechanical areas and trash receptacles, if proposed, must be screened from the street and other pedestrian areas. Loading areas should be located away from primary façades and be well-maintained.

Title 120:10-5-8 of the Commission’s Zoning Rules provides the following standards for dumpsters:

“No commercial dumpster or trash receptacle shall be located or stored in the front yard area or in the street right-of-way. Except for periods of unloading, all commercial dumpsters, residential dumpsters and trash receptacles shall be stored behind the front yard building line in areas that are not visible from the street. These areas shall be appropriately screened by use of a sight proof fence or plantings at a height adequate to hide the dumpster or receptacle from view on all sides.”

Since the enclosure would be located in front of the building, it will require the Commission’s approval of a variance from the strict application of the above-listed rule. The applicant has requested a variance, which the Commission is scheduled to consider at its March 26, 2021 meeting. The property is a corner lot with no rear or side yard areas large enough to accommodate a dumpster or to provide truck access. Placement of a dumpster in the front courtyard is not recommended due mainly to aesthetic impacts and truck access issues. The proposed placement of the dumpster enclosure at the driveway on Culbertson Drive is the most sensible solution given the circumstances.

When reviewing this proposal, the Board must consider if the signs and trash enclosure would be compatible with the building’s character and setting and if the work would damage the character of the property or the Lincoln Terrace East Historic District.

Staff Recommendation:

Approve CA-20-21-16 (sign installation) and CA-20-21-17 (trash enclosure installation) with the following findings and conditions:

Recommended Findings:

- a. The proposed work will not adversely affect the integrity and historic character of the district or the property.
- b. The proposed work is compatible with the design of the existing building.
- c. The proposed work will not damage any historic materials or character-defining features.
- d. The proposed work, if removed in the future, would not impair the essential form and integrity of the property and its environment.

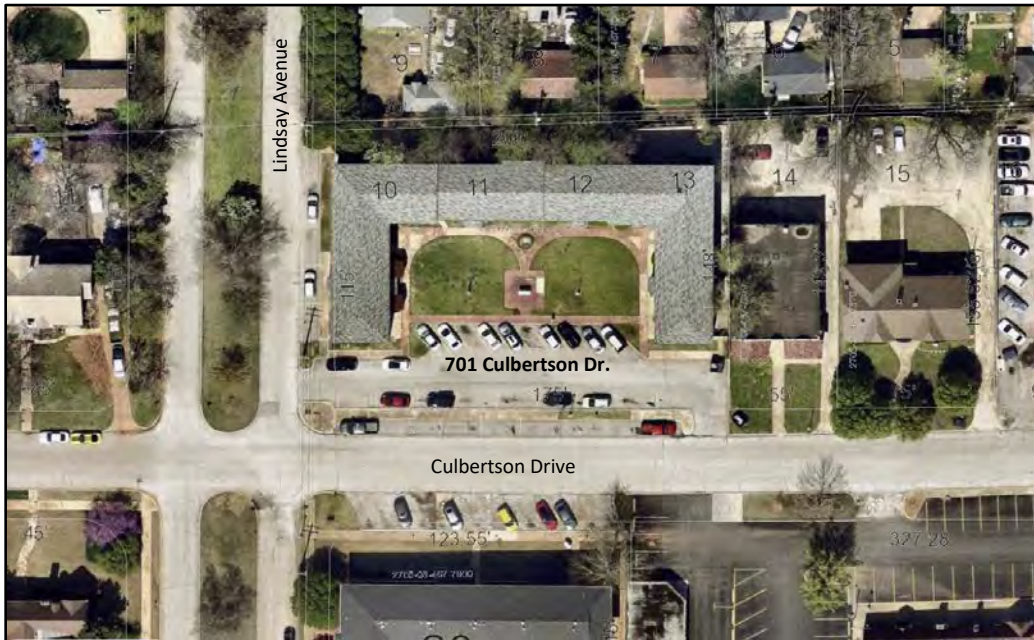
Recommended conditions:

- a. All exterior work shall conform to the approved plans. Any proposed changes must be submitted to commission staff for review and approval prior to making changes on site.
- b. A permit shall be obtained from the Commission prior to the commencement of work.
- c. All improvements shall be maintained in safe, working order.

Attachments:

Applications and Supporting Documents
County Assessor Property Record Card

701 Culbertson Drive, Aerial Photograph:



701 Culbertson Drive, South and East Elevations, Looking Northwest, Existing Conditions:





**State of Oklahoma
Capitol-Medical Center Improvement
and Zoning Commission**

P.O. Box 53448
Oklahoma City, OK 73152-3448
Phone: 405-522-0440 Fax: 405-522-3861

**Application for
Certificate of Appropriateness**

<http://omes.ok.gov/boards-commissions/capitol-medical-center-improvement-and-zoning-commission>

I (we), the undersigned owners of the following described property, respectfully make application to the Capitol-Medical Center Improvement and Zoning Commission to request the addition, demolition, or alteration of an improvement or structure on the property. In support of the application, the following facts are shown:

Location of Property (Address) and Legal Description:

701 Culbertson Drive Oklahoma City 73105
Address City ZIP Code

Lincoln Terrace 17 10, 11, 12, & 13
Addition Block Lot(s)

Legal Description (unplatted land only): _____

Itemized Description of Proposed Work (List each item proposed. Work not listed here will NOT be reviewed. Attach additional pages as necessary.)

Site Improvements & Landscaping - See attached description of work (Item A)

Is federal funding, a federal license, or a federal permit included/required for any part of this project? Yes No
If yes, what federal agency? _____

Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties?
 Yes No (For questions concerning the federal tax credit program, contact the State Historic Preservation Office at 405-522-4479.)

Authorization

I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event that this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the State of Oklahoma to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project. I understand that my proposal may require additional approvals/permits from the State of Oklahoma and/or the City of Oklahoma City.

Applicant Signature (owner/agent): <u>[Signature]</u>		
<u>P.O. Box 54827</u>	<u>Oklahoma City</u>	<u>73154</u>
Street Address	City	ZIP Code
<u>405-456-0750</u>	<u>info@substancia.com</u>	
Phone number	Email	

Representative (If applicable): <u>Brian Fitzsimmons, AIA</u>	
<u>(405) 600-9460</u>	<u>brian@fitzsimmons-arch.com & spencer@fitzsimmons-arch.com</u>
Phone Number	Email

A : SCOPE OF WORK

701 CULBERTSON DRIVE

CA Application #1: Site Work, Landscaping, Parking, & Amenities

701 Culbertson Drive – Oklahoma City, OK 73105

November 3rd, 2020 February 2nd, 2021

DESCRIPTION OF WORK:

The redesign and/or repair of the existing courtyard, exterior spaces, amenities, and tenant entrances at the multi-family housing property at 701 Culbertson Drive to provide a more secure and tenant friendly exterior experience. Work is limited to exterior site work and entrances to the structure; no work is to impact the roof, windows, or other aspects of the actual building exterior beyond what is listed.

ITEMIZED LIST OF WORK:

1. **New Rolling Traffic Entry and Exit Gate:** two (2) 3'-0" foot tall and 12'-0" foot wide rolling gates with respective motor (concealed behind vegetation or monument sign), composed of vertical rail style gate/fencing to match security fence. Intended to control access to on-site parking.
2. **Monument Signage:** ~~two (2) 3'-0" foot tall monument signs to designate primary entry and address respectively. Primary entry gate sign to be 3'-0" x 10'-0" (HxW), exit gate sign to be 3'-0" x 6'-8" (HxW). Both signs to be composed of blonde brick masonry to compliment existing building with halo lit stand off letters.~~ **One 3'-10" tall by 7'-5" wide primary entrance sign with backlit standoff metal letters and one 3'-0" tall by 5'-2" wide secondary exit sign with backlit standoff letters. Refer to sign illustrations.**
3. Reserved for separate CA application
4. **Resurface and restripe parking lot:** provide new asphalt surface to match existing and restripe 45 degree and parallel parking to meet Oklahoma City standards.
5. **Repair Existing Concrete Sidewalk:** patch and repair damaged concrete as necessary with historic color matched concrete.
6. **New Concrete Sidewalk Infill:** remove turf and pour new concrete color matched to existing to continue sidewalk.
7. **Screening Vegetation:** evergreen boxwood shrubs to screen parking, fencing, and neighboring properties. All hedging visible from right of way to be kept at 36" in height except for screening hedges along the courtyard fence which shall be maintained at 48" in height. All screening vegetation to have irrigation supply.

8. **Landscaping / Plantings:** General groundcover and decorative plants to be incorporated into landscaping with a mulch bed base. Any plants falling within the corner sight triangle shall be no greater than 24" in height. Additional plantings to consist of types of feather grass and various native plants as can be acquired including species such as Yellow Coreopsis and Lead Plants. All plantings to have irrigation supply.
9. **Xeriscape Landscaping / Planting:** areas to include decomposed granite screening as bed base with low maintenance plants including, but not limited to, Liriope, Sprawling Junipers, Yucca, and Coneflowers.
10. **Security Fence / Controlled Access:** one (1) continuous 4'-0" tall vertical rail style fence set back behind building line with two (2) access-controlled pedestrian gates to provide tenant security.
11. **Mailboxes:** two (2) 9S+1P USPS approved freestanding mailboxes provided at both pedestrian gates. Total box count: Four (4) units, 36 letter slots, and 4 parcel boxes.
12. **Decomposed Granite Screening:** tan gravel path/root cover.
13. **Concrete Gathering Pads:** individual concrete pads matched to typical historic concrete color for patio furniture and gatherings.
14. **Turf Grass:** areas for activities or animal walking.
15. **Large Trees:** Male Ginkgo Biloba (non-littering) with irrigation supply.
16. **Ornamental Trees:** Crepe Myrtle or Rose of Sharon with irrigation supply.
17. **Seating / Benches:** simple park style benches for tenants.
18. **Repair Entry Steps / New Handrails/ New Doors:** patch and paint steps with fine grit grip paint, install new painted 1-1/4" square steel handrails at all entry porches, and replace existing solid doors with divided lite wood doors to match historic side lites. Incorporate replacement overhead light covers and luminaires.
19. **New Corner Unit Entries:** rebuild entry steps with handrails and install new doors and side lites to match the other replacements. Treatment similar to Item #18.
20. **Reconfigure Concrete Paths:** demolish and repour new 60" wide concrete paths color matched to historic tan concrete.
21. **Site Bollard Lighting:** remove existing pole lights and provide 40" tall area/path downlight bollards for pedestrian safety and navigation.
22. **New Concrete Sidewalk:** install new 60" wide concrete sidewalk.
23. **Reconfigure Gate / Fence:** alter wood picket fence and gate as needed to provide adequate pedestrian entry to the rear yard.
24. **Bike Racks:** new bike racks installed in rear yard for tenant use.

25. **Terraced Decks:** elevated wood decks following the slope of the site and screened with vegetation to provide tenants with more private gathering places. Path lighting bollards to be provided as needed.
26. **Grills:** gas grills provided for tenant used less than 48" in height.
27. **Solid Screening Fence:** install 6'-0" tall wood picket screening fence in rear yard to screen neighboring parking lot from view.

END OF DESCRIPTION

B : EXISTING CONDITIONS

ALTA SURVEY
Lots 10 through 13, inclusive, in Block 17 of Lincoln Terrace
Oklahoma City, Oklahoma County, Oklahoma

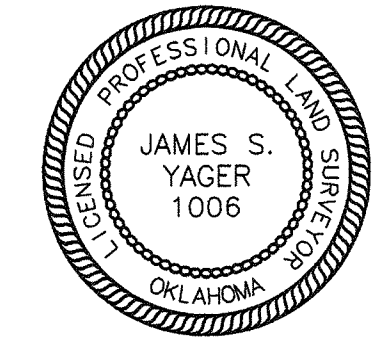
Surveyor's Certificate

To: First American Title Insurance Company
 First American Title & Trust Company
 Diana Building LLC
 RCB Bank

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 9 January 2017.

Date Signed: 1-12-17

James S. Yager
 Licensed Professional Land Surveyor No. 1006
 Certificate of Authorization Number 2778
 Expires: 6-30-2017
 1212 South Air Depot Number 19 Suite 102
 Midwest City, Oklahoma 73110
 405-737-3412



Legal Description

Lots Ten (10) through Thirteen (13), Block Seventeen (17), LINCOLN TERRACE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 2196307-OK11 dated November 7, 2016.

Land Area

28,203.976 Square Feet or 0.648 Acres, more or less.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone X? (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40109C0285H, with an effective date of December 18, 2009, which is the current map for this area.

Schedule B Items

First American Title Insurance Company Commitment No. 2196307-OK11, having an effective date of November 7, 2016, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

5. Restrictive covenants, conditions, restrictions and easements recorded in Book 21 of Plats, page 47, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42 Section 3604(c), of the United States Codes. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.

6. All items affecting subject Lots as shown on the recorded plot are made a part hereof. AFFECTS THE DESCRIBED TRACT AS SHOWN.

7. A 35-foot front building set back line, as shown by plat and dedication, and as provided in Restrictive Covenants. AFFECTS THE DESCRIBED TRACT AS SHOWN.

8. Easement for public utilities over the rear 5 feet, as shown by the recorded plat. AFFECTS THE DESCRIBED TRACT AS SHOWN.

9. Restrictive covenants and reservations set forth in the Warranty Deed recorded in Book 545, page 30. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.

10. Affidavit of Contractual Agreements with Cox Communications, Inc. and Property Owners, recorded in Book 8792, page 264. BLANKET EASEMENT COVERING THE DESCRIBED TRACT.

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Okie Before You Dig 405-840-5032.

General Notes

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the recorded plot of Lincoln Terrace, an addition to Oklahoma City, Oklahoma County, Oklahoma.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

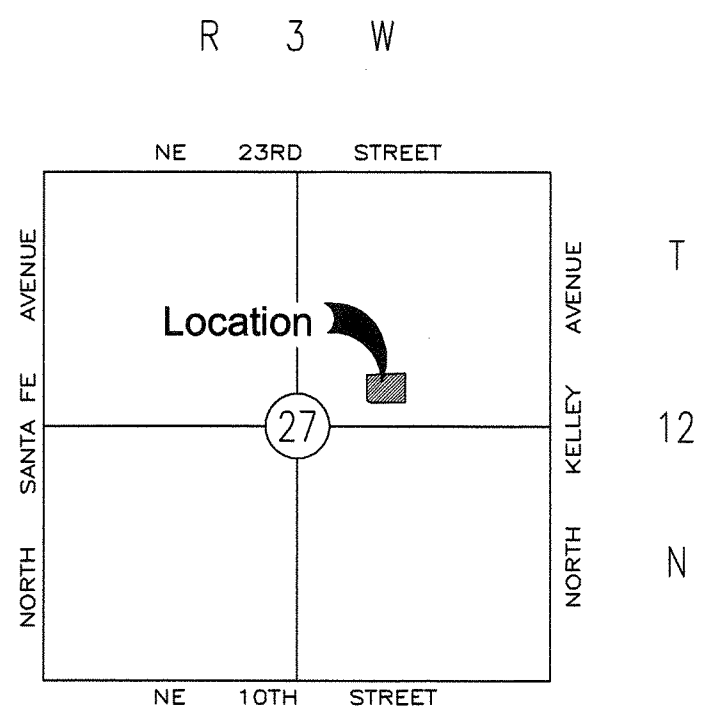
At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

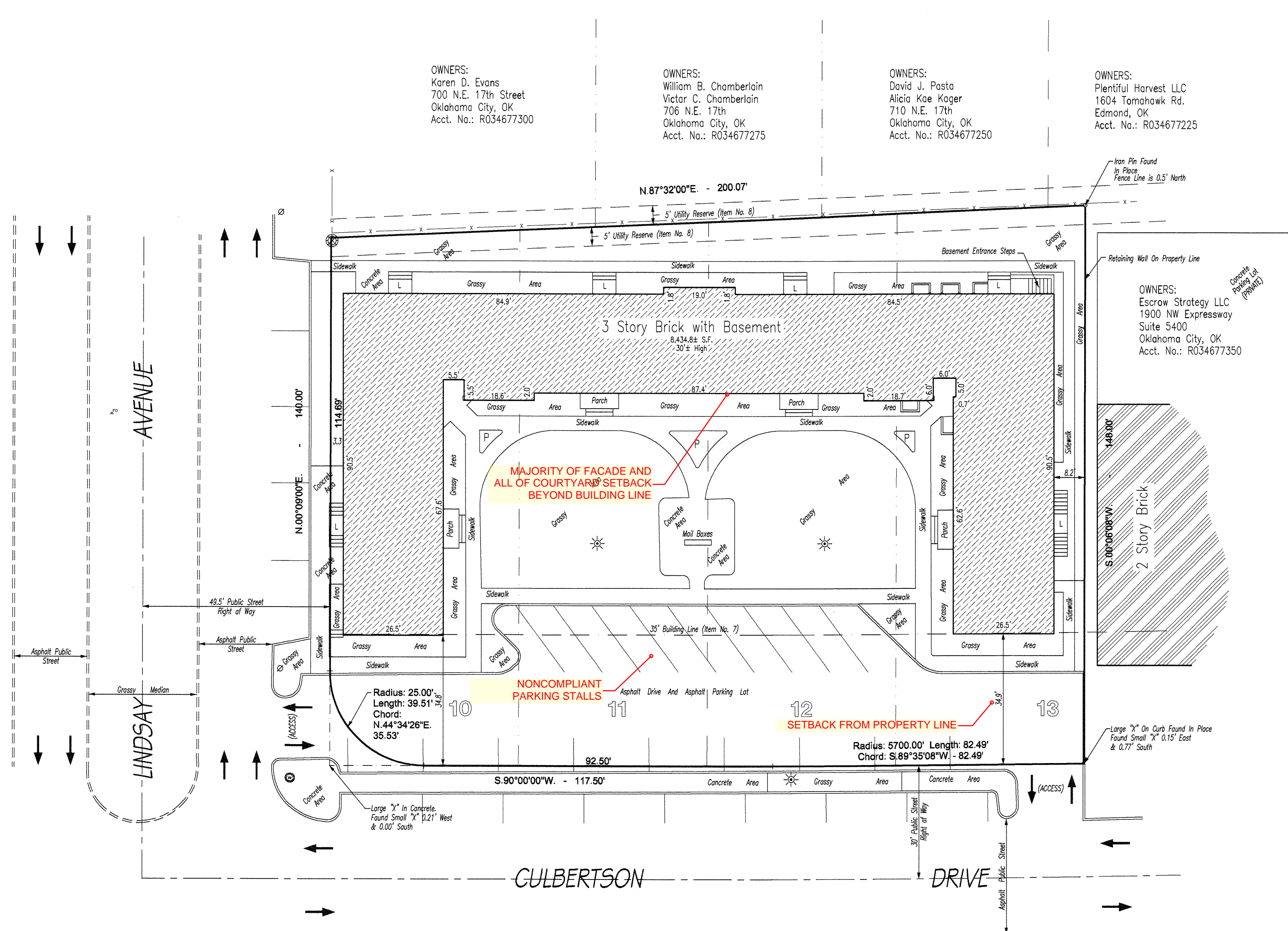
The above described tract has direct access to Lindsay Avenue and Culbertson Drive, both publicly dedicated streets.

Survey and Plat by:
James S. Yager
 Licensed Professional Land Surveyor
 Certificate of Authorization Number 2778 Expires: 30 June 2017
 1212 South Air Depot * Number 19 Suite 102
 Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

File Name: C:\701 CULBERTSON\2017 ALTA.DWG
 Date of Survey: 9 January 2017
 Date of Revision:
 Page 1 of 1

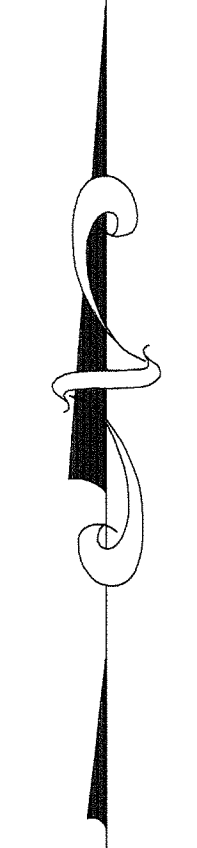
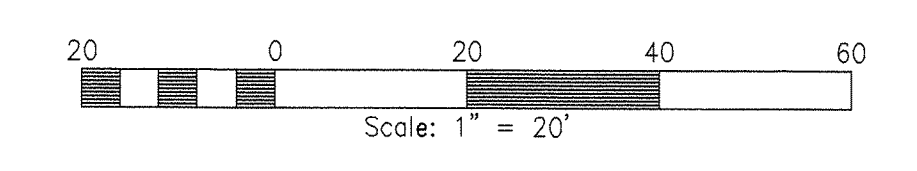


Location Map



GENERAL NOTE: BUILDING DEEMED TO BE A NONCONTRIBUTING STRUCTURE TO THE HISTORIC CHARACTER OF THE NEIGHBORHOOD. (I.E. - DOESN'T RELATE TO 1920-30'S CHARACTER)

- Legend**
- Fence Line
 - L - Landing
 - - Traffic Direction Arrow
 - ⊙ - Water Meter
 - ⊕ - Fire Hydrant
 - ⊗ - Sanitary Sewer Manhole
 - 10 - Lot Number
 - * - Light Pole
 - ⊙ - Power Pole
 - ⊕ - Fiber Optic Cable Sign
 - P - Planted Area





NO EXISTING PARKING LOT SCREENING

NO SECURITY CONTROL FOR COURTYARD

NON-HISTORIC WINDOWS
(REPLACEMENT DATE UNKNOWN)

NON-HISTORIC OPENING

EXISTING COURTYARD
AMENITIES VISIBLE
FROM STREET



MAJORITY OF FACADE SET BACK
BEYOND FRONT YARD LINE





DETERIORATED CONCRETE



DUMPSTER ADDRESSED IN SEPARATE APPLICATION

DRIVEWAYS TOO NARROW FOR TWO-WAY TRAFFIC



WASTE COLLECTION
OF OAKLAND, ILL.
484-734-6100



405.456.0750

FOR RENT
Subfrancia

NON-CONTINUOUS
PUBLIC SIDEWALK

NO PARKING LOT
SCREENING


DETERIORATED CONCRETE

DETERIORATING
CONCRETE



DETERIORATED
COURTARD PATHWAYS





DETERIORATED
PATHWAYS AND CURBS



NON-HISTORIC
MAILBOXES NOT
SCREENED FROM ROAD

DETERIORATED
PATHWAYS

INADEQUATE SITE PATH
AND SAFETY LIGHTING

**CURRENT COURTYARD DESIGN IS PURELY DECORATIVE AND
DOESN'T ENGAGE NOR ENCOURAGE TENANT USE FOR
ANYTHING BEYOND CIRCULATION TO AND FROM PARKING**





MAILBOXES TOO VISIBLE





NON-HISTORIC DOOR

NO HANDRAILS OR SLIP
PROTECTION PRESENTS
HAZARD TO TENANTS

CAUTION
SLIPPERY
WHEN WET

EXPOSED LUMINAIRES



NON-HISTORIC OPENING

8

CAUTION
SLIPPERY
WHEN WET





SIDEWALK ENDS
ABRUPTLY

NO HANDRAILS NOR
SLIP PROTECTION

NO
TRESPASSING
VIOLATORS
WILL BE
PROSECUTED





DAMAGED
SIDEWALK/PAVING

NO SIDEWALK



DAMAGED PATHWAYS
AND GATE



STEPS DETERIORATING

DETERIORATED
PATHWAY





PATHWAY BURIED
BENEATH GRAVEL



NO SCREENING FROM
NEIGHBORING PARKING LOT



NO PAVED ACCESS

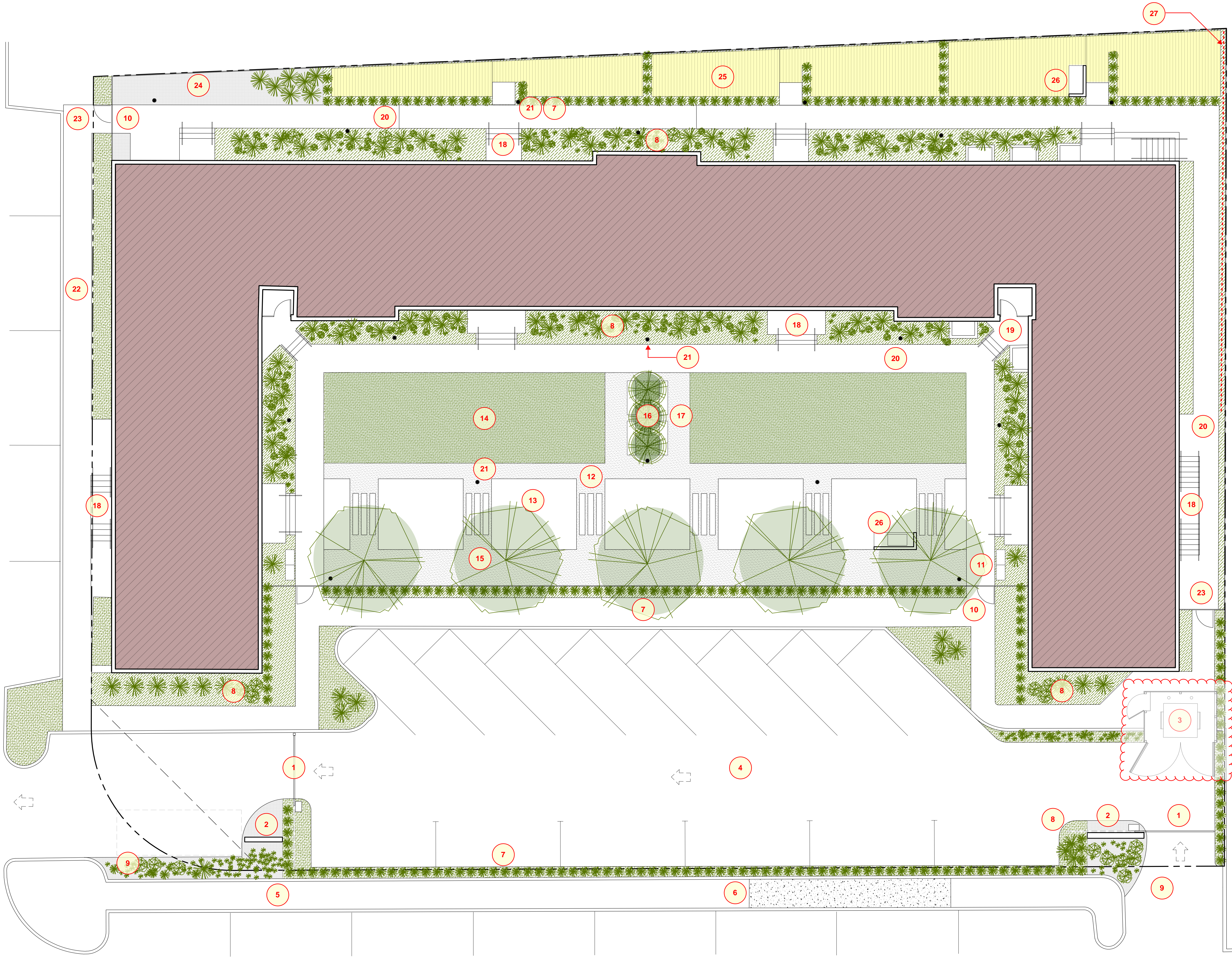


NO R.O.W. ACCESS FROM EAST
SIDE, POTENTIAL EGRESS
HAZARD AND GENERAL
INCONVENIENCE





C : SITE PLAN



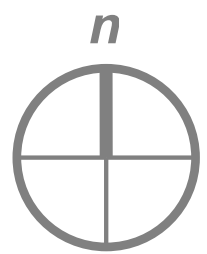
MASTERPLAN KEY:

- 1. NEW ROLLING ENTRY / EXIT GATE
 - 2. MONUMENT SIGN (PRIMARY, DIRECTIONAL)
ADDRESSED IN SEPARATE APPLICATION
 - 3. DUMPSTER ENCLOSURE
 - 4. RESURFACED & RESTRIPEDED PARKING LOT
 - 5. REPAIR EXISTING CONCRETE SIDEWALK
 - 6. NEW CONCRETE SIDEWALK INFILL
 - 7. SCREENING VEGETATION*
 - 8. LANDSCAPING / PLANTINGS*
 - 9. XERISCAPE LANDSCAPING / PLANTINGS
 - 10. SECURITY FENCE / CONTROLLED ACCESS
 - 11. (x4) 9 SLOT + 2 PARCEL MAILBOXES
 - 12. DECOMPOSED GRANITE SCREENING
 - 13. CONCRETE GATHERING PADS
 - 14. TURF GRASS
 - 15. TREES – MALE GINGKO BILOBA*
 - 16. TREES – CREPE MYRTLE / ROSE OF SHARON*
 - 17. SEATING / BENCHES
 - 18. REPAIR ENTRY STEPS / INSTALL HANDRAILS
 - 19. NEW CORNER UNIT ENTRY AND DOOR
 - 20. RECONFIGURED CONCRETE PATHS
 - 21. SITE BOLLARD LIGHTING
 - 22. NEW CONCRETE PATH
 - 23. RECONFIGURED GATE / FENCE
 - 24. BIKE RACKS
 - 25. TERRACED DECKS
 - 26. GRILL
 - 27. INSTALL SOLID FENCE TO SCREEN VIEW OF NEIGHBORING PARKING LOT
- *NOTE: IRRIGATION SYSTEM TO BE PROVIDED

ADDRESSED IN SEPARATE APPLICATION

701 Culbertson Masterplan
701 Culbertson Drive
Oklahoma City, OK - 73105

fitzsimmons architects



scale: 1" = 8'-0"
 October 7th, 2020



D : PROPOSED FEATURES



DUMPSTER ENCLOSURE
SEPARATE APPLICATION

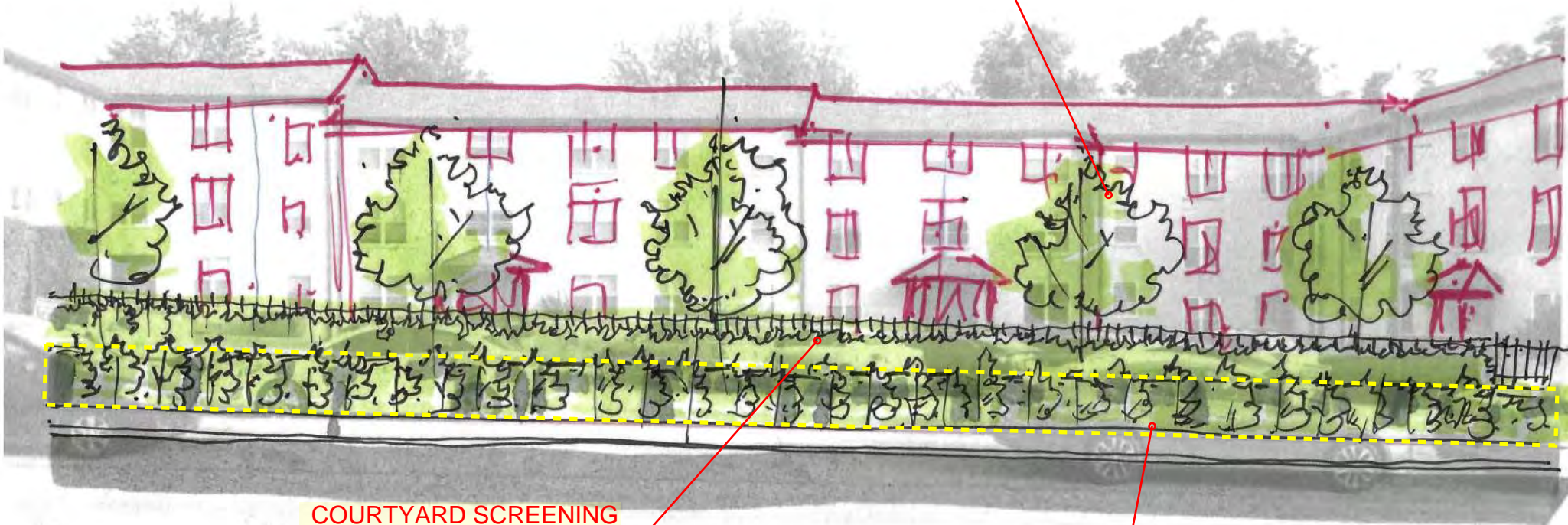
36" TALL PARKING
SCREENING VEGETATION

3'-0" x 10'-0" MONUMENT SIGN
NAME & ADDRESS

BAR FENCE ROLLING GATE

SCREENING VEGETATION

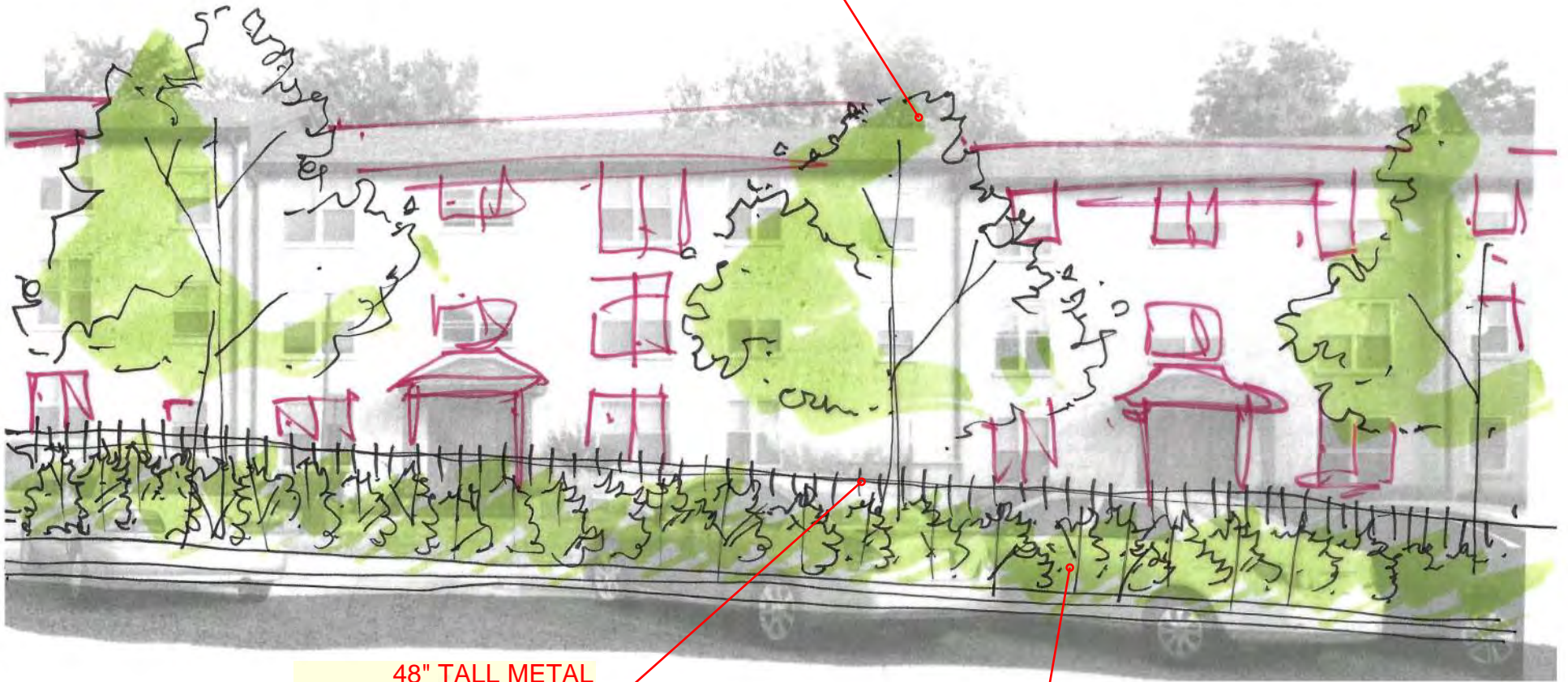
COURTYARD TREES
GINKGO BILOBA (MALE)



COURTYARD SCREENING
AND FENCING BEYOND

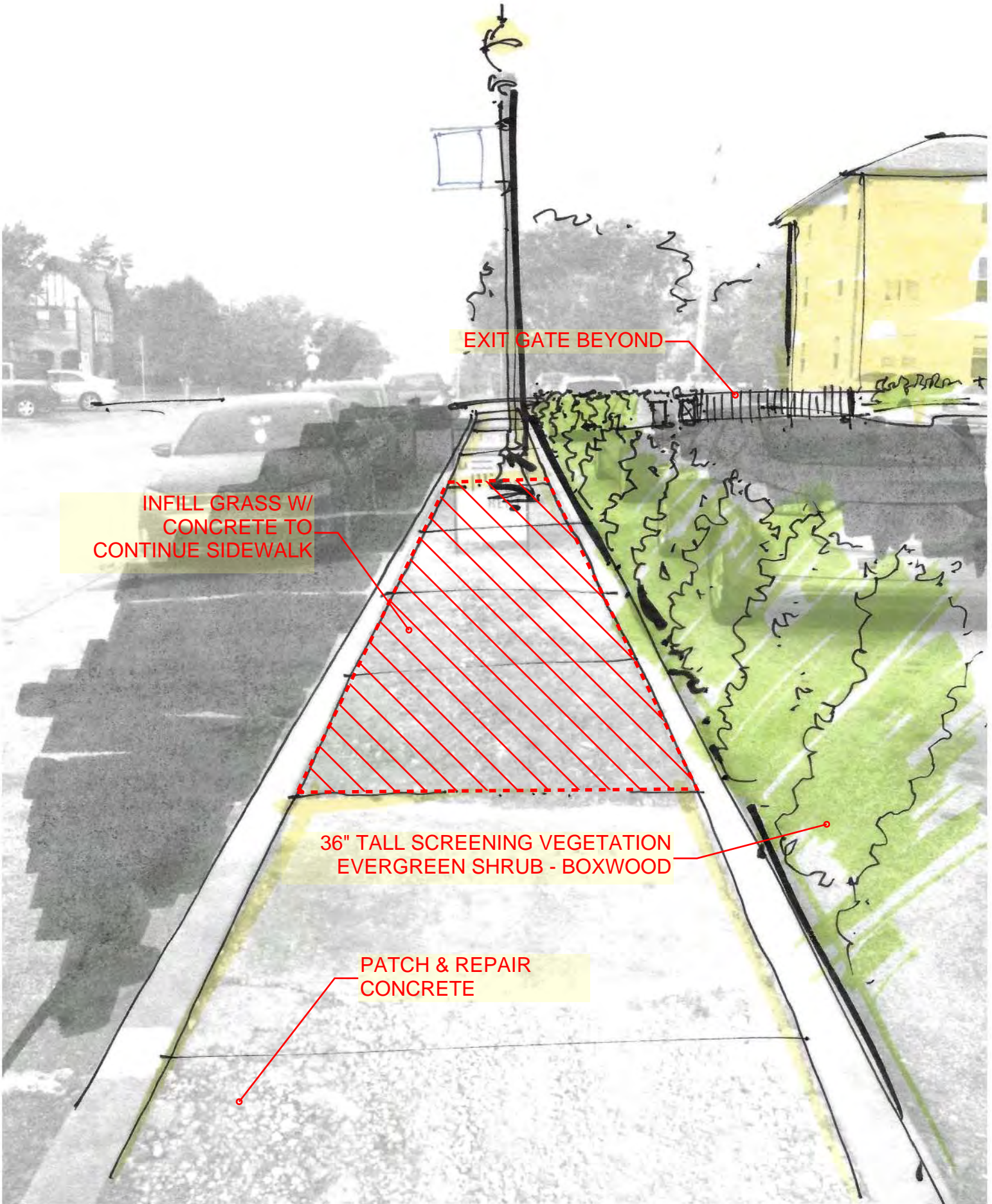
36" TALL SCREENING VEGETATION
EVERGREEN SHRUBS - BOXWOODS

COURTYARD TREE
GINKGO BILOBA (MALE)



48" TALL METAL
VERTICAL RAIL FENCE

48" TALL SCREENING VEGETATION
EVERGREEN SHRUBS - BOXWOODS



EXIT GATE BEYOND

INFILL GRASS W/
CONCRETE TO
CONTINUE SIDEWALK

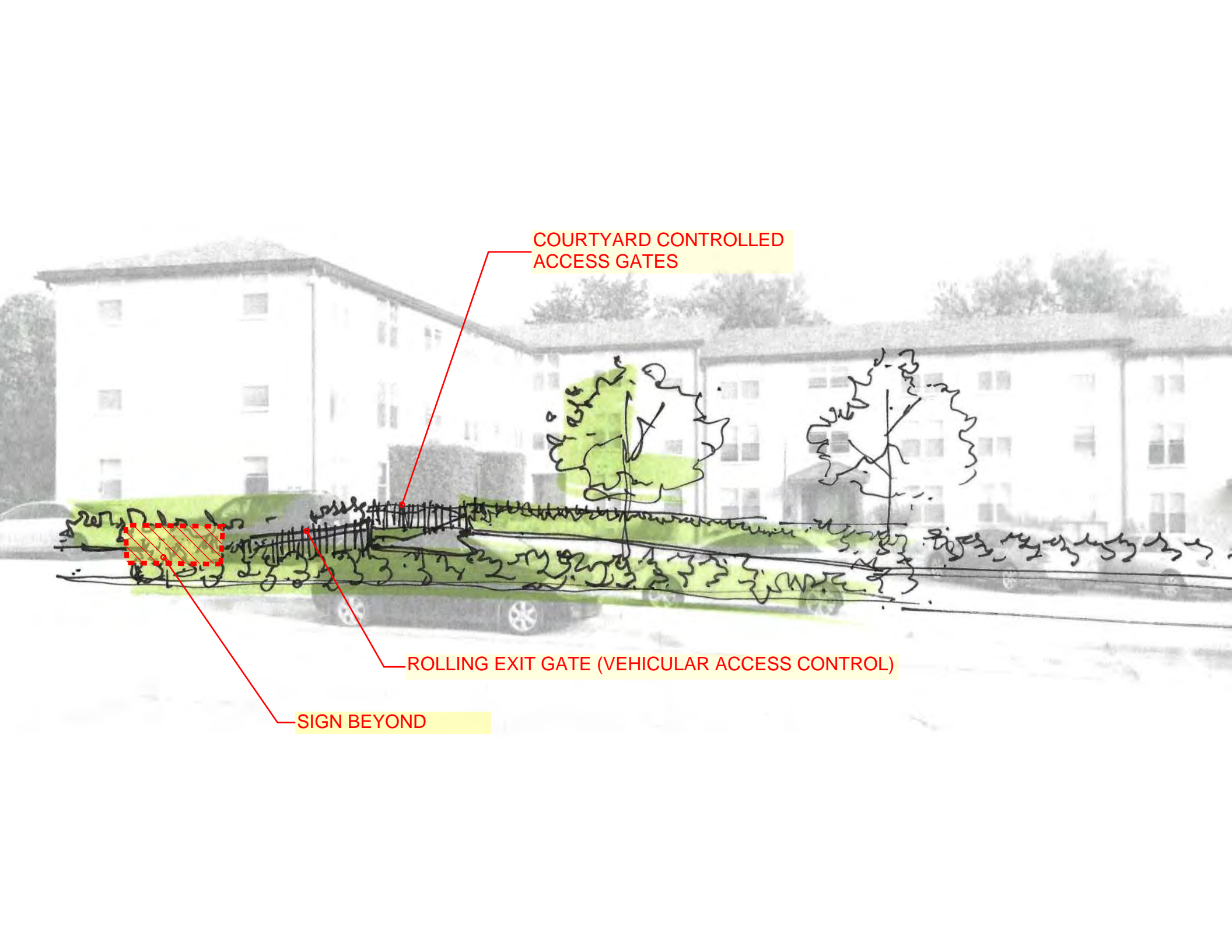
36" TALL SCREENING VEGETATION
EVERGREEN SHRUB - BOXWOOD

PATCH & REPAIR
CONCRETE

COURTYARD CONTROLLED
ACCESS GATES

ROLLING EXIT GATE (VEHICULAR ACCESS CONTROL)

SIGN BEYOND

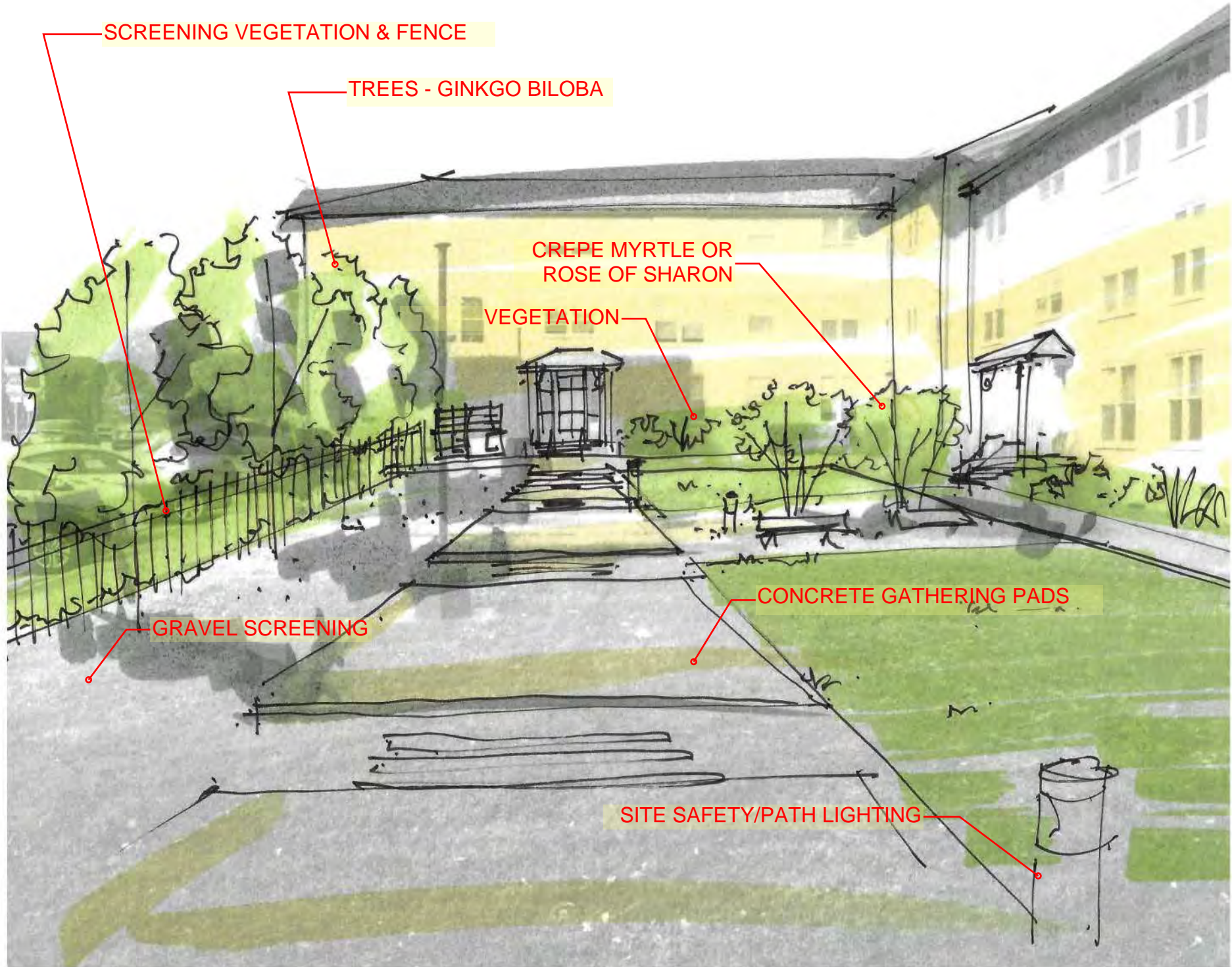




DECORATIVE VEGETATION

ROLLING EXIT GATE
SIM. ENTRY GATE

MOTOR SCREENED BY VEGETATION



SCREENING VEGETATION & FENCE

TREES - GINKGO BILOBA

CREPE MYRTLE OR
ROSE OF SHARON

VEGETATION

GRAVEL SCREENING

CONCRETE GATHERING PADS

SITE SAFETY/PATH LIGHTING



NEW DOORS WITH 6 PANE GLASS TO
COORDINATE WITH EXISTING SIDE LITES

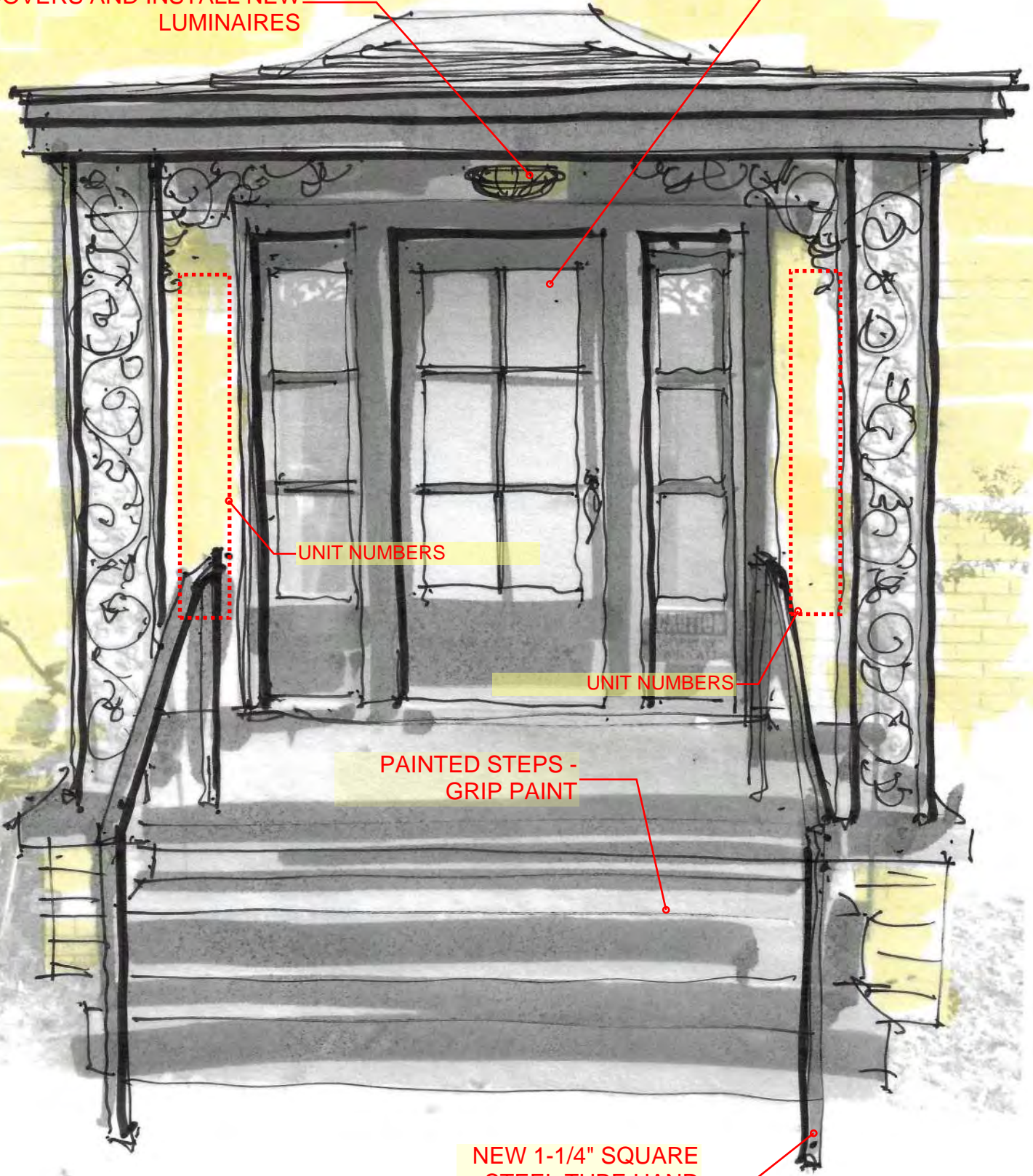
REPAIR/REPLACE GLASS LIGHT
COVERS AND INSTALL NEW
LUMINAIRES

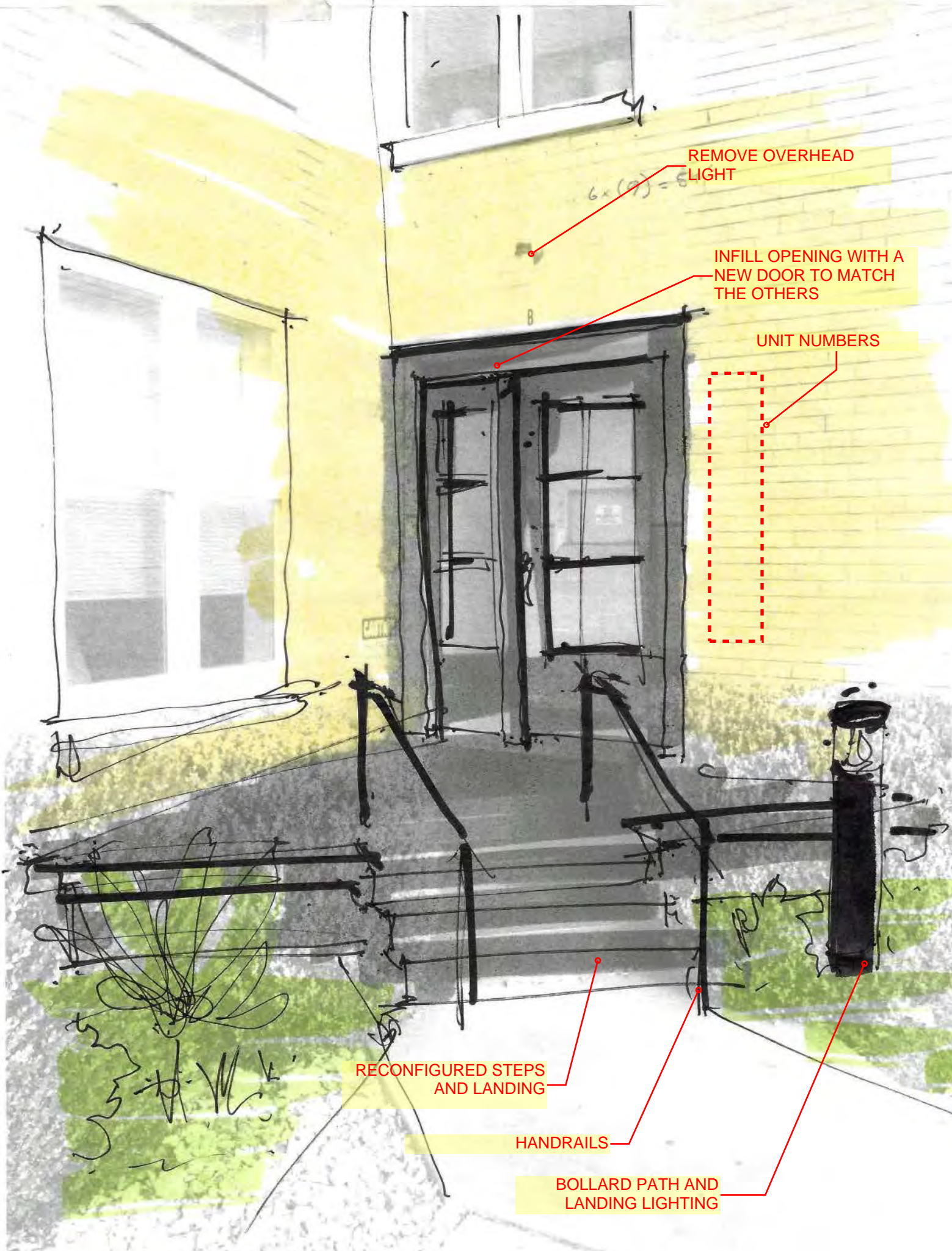
UNIT NUMBERS

UNIT NUMBERS

PAINTED STEPS -
GRIP PAINT

NEW 1-1/4" SQUARE
STEEL TUBE HAND
RAILS - PAINTED





REMOVE OVERHEAD LIGHT

INFILL OPENING WITH A NEW DOOR TO MATCH THE OTHERS

UNIT NUMBERS

RECONFIGURED STEPS AND LANDING

HANDRAILS

BOLLARD PATH AND LANDING LIGHTING

6 x (9) = 54



PROPOSED MAILBOX
LOCATIONS

SECURE PEDESTRIAN /
USPS ENTRANCE

EXISTING PRIVACY FENCE - NOTHING IN BACK YARD IS VISIBLE FROM STREET

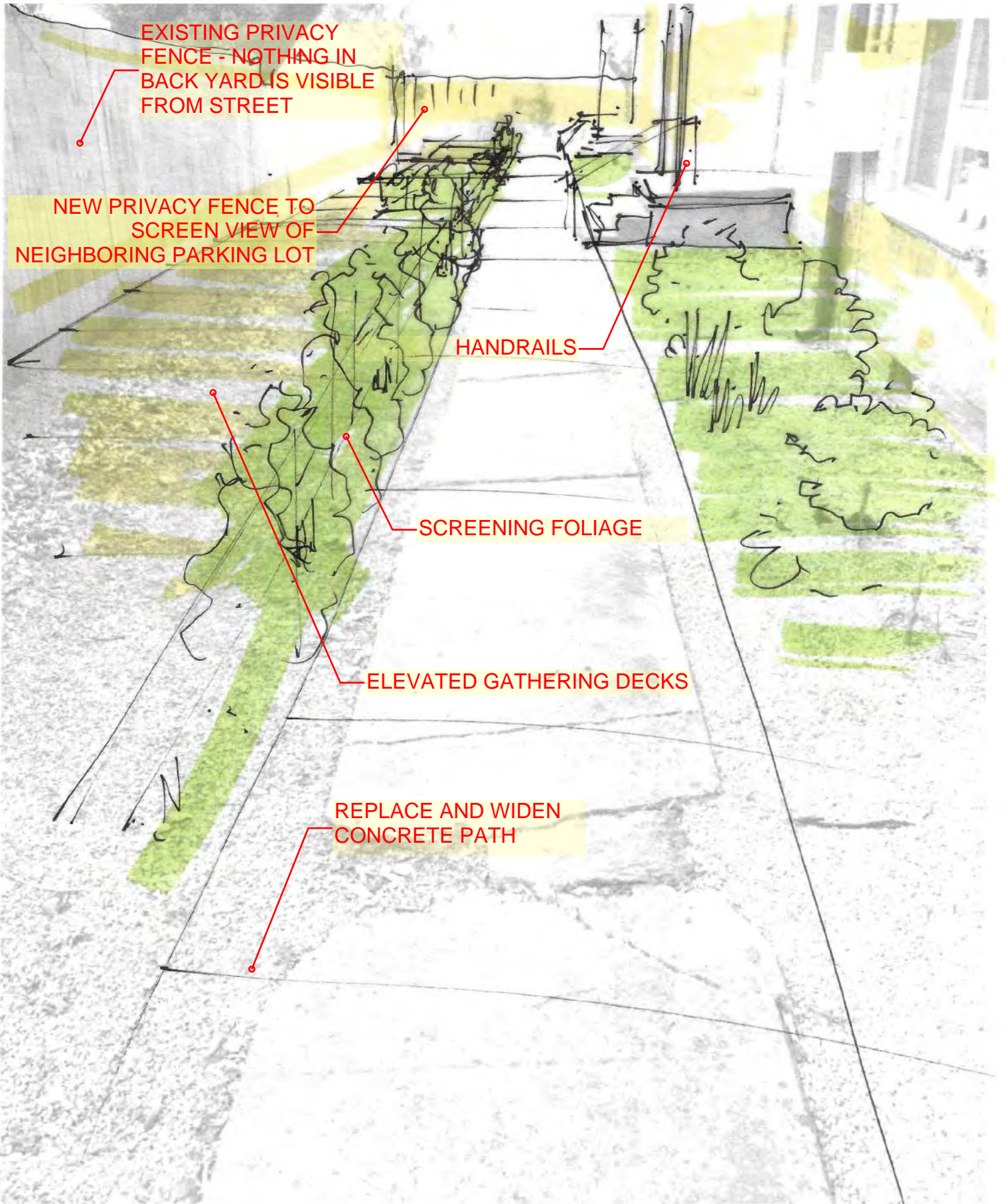
NEW PRIVACY FENCE TO SCREEN VIEW OF NEIGHBORING PARKING LOT

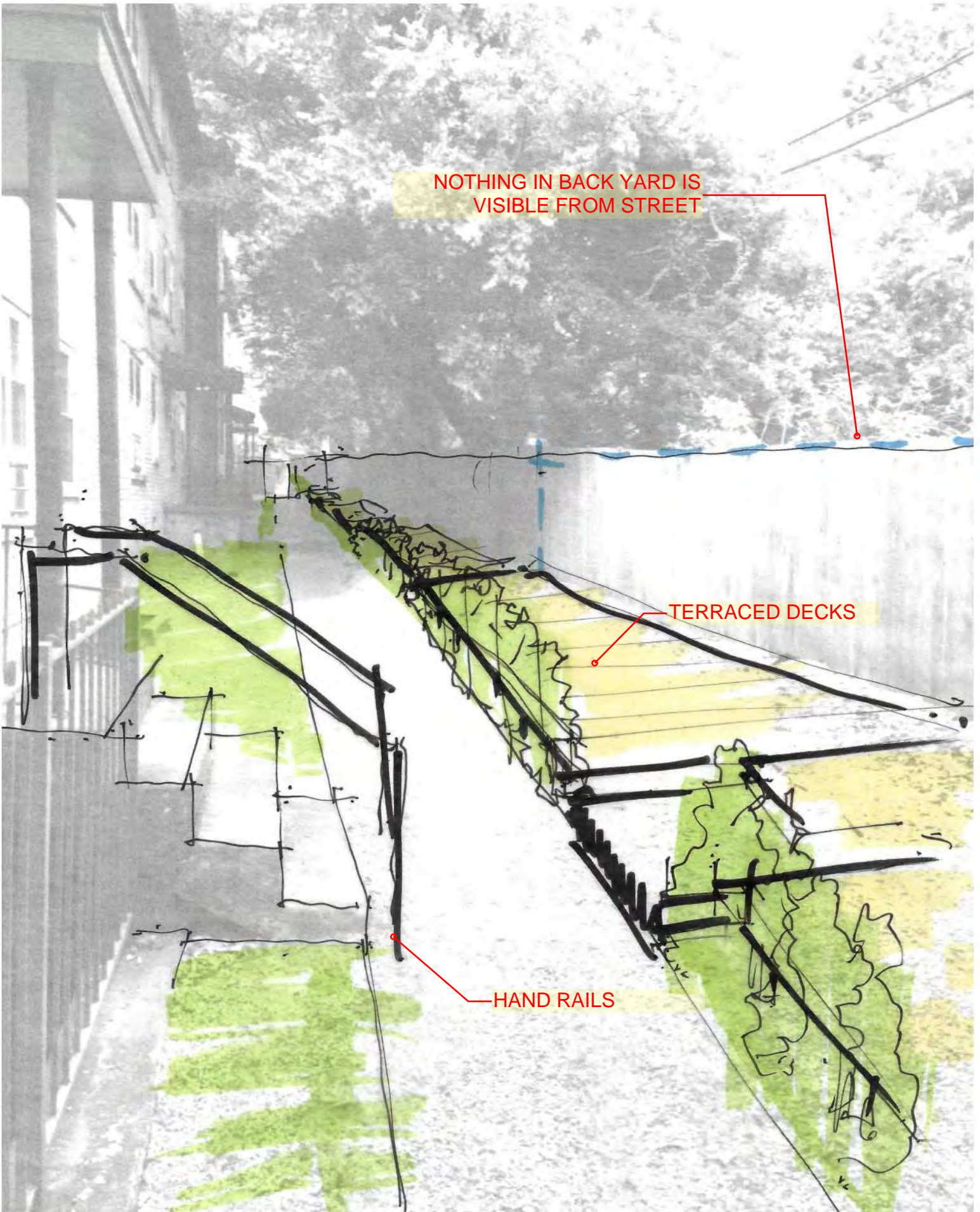
HANDRAILS

SCREENING FOLIAGE

ELEVATED GATHERING DECKS

REPLACE AND WIDEN CONCRETE PATH





NOTHING IN BACK YARD IS VISIBLE FROM STREET

TERRACED DECKS

HAND RAILS

701 Culbertson Signage

Spencer Wilson <Spencer@fitzsimmons-arch.com>

Tue 2/2/2021 3:36 PM

To: Casey Jones <Casey.Jones@omes.ok.gov>

Cc: Brian Fitzsimmons <brian@fitzsimmons-arch.com>

 1 attachments (1 MB)

210202 - 701 Culbertson - Signage.pdf;

Casey,

Attached are the sign elevations for 701 Culbertson. The background for each is just a neutral body, but we are planning to proceed with blonde brick to match the existing building.

Thank you,

spencer wilson aia

fitzsimmons architects

918.766.1728 m

405.600.9460 o

2721 north walker oklahoma city, ok 73103

fitzsimmons-arch.com

ENTRY SIGNAGE

SIGN MATERIAL TO BE BLONDE BRICK TO MATCH EXISTING BUILDING - REFER TO EXISTING DOCUMENTATION

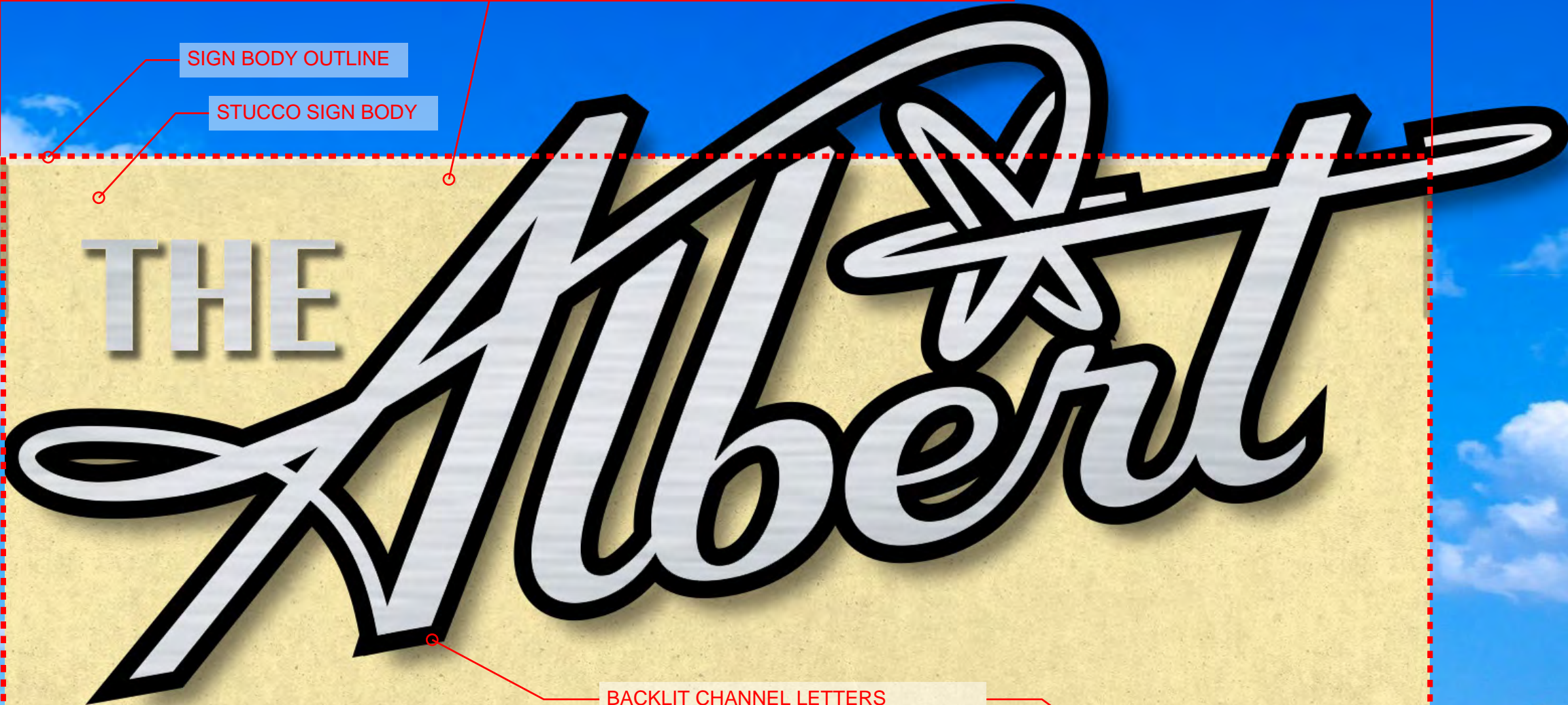
7'-5"

SIGN BODY OUTLINE

STUCCO SIGN BODY

4'-8"

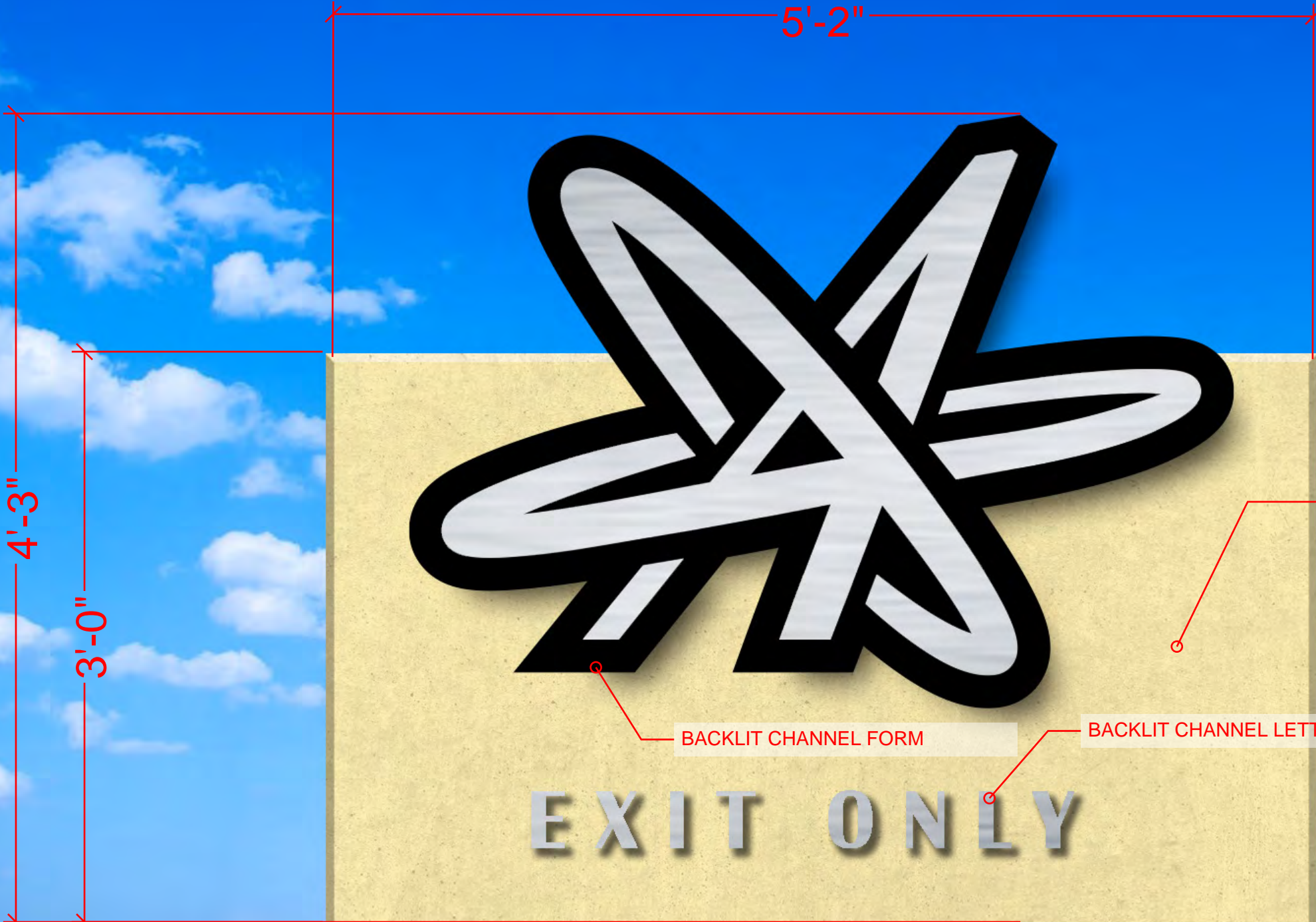
3'-10"



BACKLIT CHANNEL LETTERS

701 N CULBERTSON DR

EXIT SIGNAGE



5'-2"

4'-3"

3'-0"

SIGN MATERIAL TO BE BLONDE BRICK TO MATCH EXISTING BUILDING - REFER TO EXISTING DOCUMENTATION

BACKLIT CHANNEL FORM

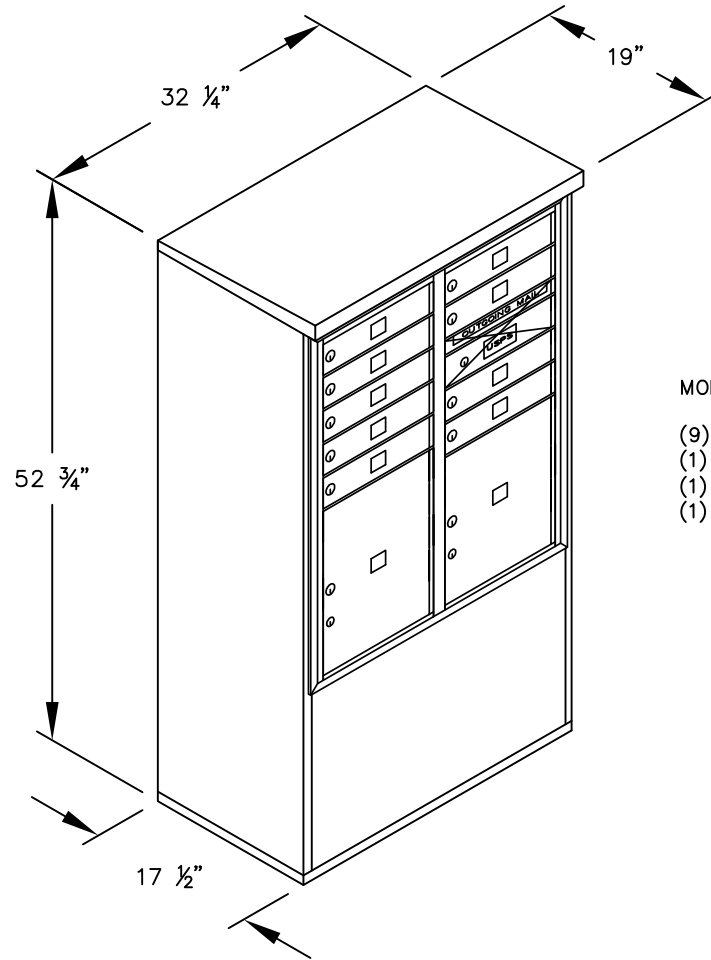
BACKLIT CHANNEL LETTERS

EXIT ONLY

F : PRODUCTS



Visit us at: www.mailboxes.com



MODEL #3910D-09 - FRONT LOADING

- (9) MB1 DOORS
- (1) 'OM1.5' OUTGOING MAIL COMPARTMENT
- (1) PL4.5 PARCEL LOCKER (15 1/2" H)
- (1) PL5 PARCEL LOCKER (17 1/4" H)

MODEL #3910D-09

4C HORIZONTAL MAILBOXES-FRONT LOADING

AVAILABLE COLORS:
ALUMINUM, BRONZE, SANDSTONE OR BLACK

AVAILABLE FOR:
USPS ACCESS OR PRIVATE ACCESS

DRAWN: 3/2020

Established in 1936, Salsbury Industries is the industry leader in manufacturing and distributing quality mailboxes.



People Committed to Quality Since 1936®

18300 CENTRAL AVENUE
CARSON, CA 90746-4008

PHONE: (800) 624-5269

FAX: (800) 624-5299

email: engineering@mailboxes.com

FENCE PARTS		
ITEM	QTY	NAME
1	15	R202 - 48" PICKET
2	2	2" ALUMINUM POST CAP
3	1	72" - 15 HOLE RESIDENTIAL HEADER
4	2	2" POST
5	2	72" - 15 HOLE RESIDENTIAL STRINGER

ZONE	REV	DESCRIPTION	DATE	APPROVED
-	NC	INITIAL RELEASE		

D

C

B

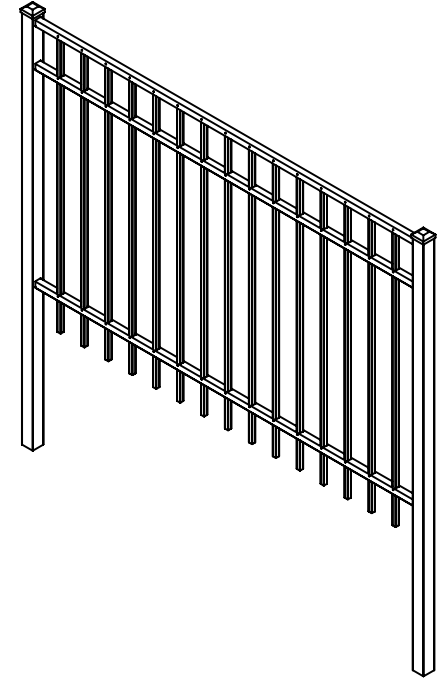
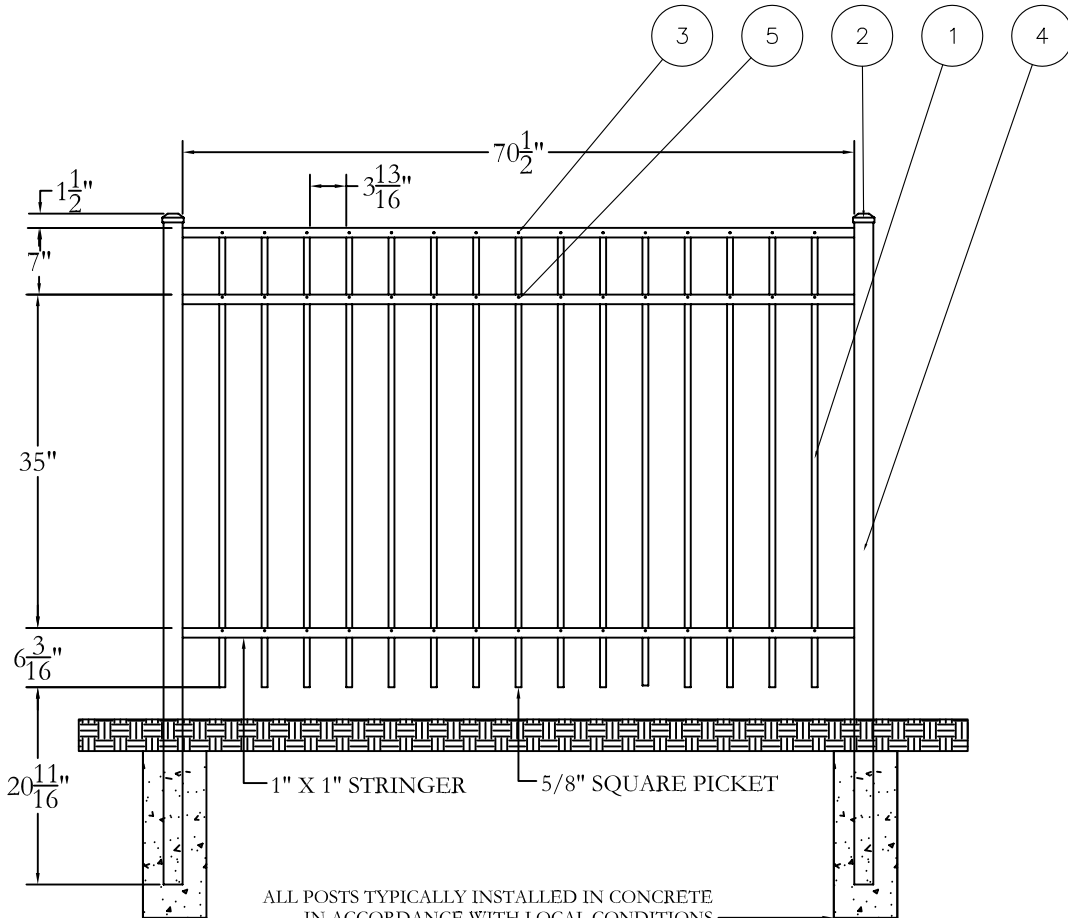
A

D

C

B

A



Jerith[®]
 Manufacturing Co., Inc.
 Philadelphia, PA 19154
 (800)344-2242

DRAWING:
RESIDENTIAL FENCE
STYLE #202 - 48" HEIGHT

ALL POSTS TYPICALLY INSTALLED IN CONCRETE
 IN ACCORDANCE WITH LOCAL CONDITIONS
 AND STANDARD BUILDING PRACTICES

© 2005. This drawing may not be altered
 or reproduced without the permission of
 Jerith Manufacturing Co., Inc.

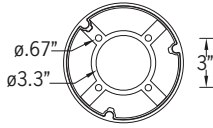
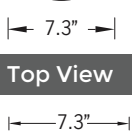
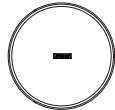
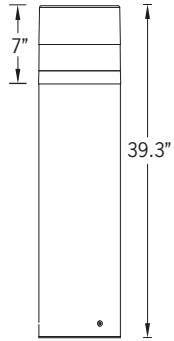
SIZE D	DWG NO. RS48U202SN	REV NC
SCALE	DATE 3-1-04	SHEET 1 OF 1

ULH-10665

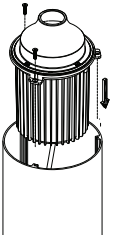
Lightsoft 1 Bollard



27w LED 1188 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 17 lbs

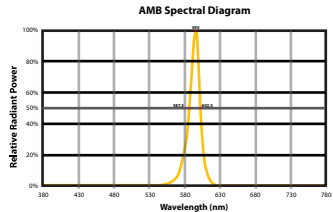


Mounting Detail



IP65 - Internal top access driver housing, prewired with SO cord and waterproof cable gland for easy installation.

CITY OF FLAGSTAFF & TURTLE FRIENDLY COMPLIANT



Narrow-Spectrum Amber LEDs
 Peak wavelength between 585 & 595 nanometers and a full width of 50% power no greater than 15 nanometers.n

Construction

Aluminum.
 Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint
 8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
 Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
 LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
 Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
 B1 - U3 - G1

Finishing.
 All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
 UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
 The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
 After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
 • Resistance to salt-acid room, accelerated aging
 • Boiling water, lime and condensed water resistant
 • Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
 • Super durable (UV resistant)
 • TGIC free (non-toxic)

Hardware
 Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
 Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
 Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
 Precise optic design provides exceptional light control and precise distribution of light.
 LED CRI > 80

Lumen - Maintenance Life
 L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Indirect light-emitting bollard range. Smooth and sharp devised bollard family with wonderful soft controlled lighting options.

The innovative reflector technology of the Lightsoft bollard guarantees a high degree of efficiency and optimal visual comfort. Lightsoft has been developed to have excellent controlled downward light providing wide spacing ratios. It has three light shield accessories with different light distributions. The Lightsoft is available in a cylindrical or square shape design with two different heights. The Lightsoft Bollard comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the bollard ensuring quick trouble-free installation. Custom bollard heights are available, please specify. Color temperature 2700K, 3000K, 3500K and 4000K. Custom wattages can be provided to suit customer and Title 24 requirements. (Specify total watts per fixture)

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

Security Bollard:
 This Bollard is available as a traffic rated security bollard. This optional design includes a 1/4" wall thickness galvanized steel security pole with 2 1" galvanized cross support rods that are embedded into concrete.

The standard security bollard provides restraint of vehicular traffic in unauthorized areas. Impact calculations shows this bollard will stop a 5,500lb/2.75 tons vehicle, travelling at 30mph. For additional strength, the galvanized pole must be filled with concrete up to the waterproof driver housing to provide a solid concrete barrier.

A K4 rated security bollard is also available. This bollard is provided with internal reinforcement and is to be filled with concrete at the job site by others. This bollard will stop a 15,000lb vehicle traveling at 30mph.

Additional Options (Consult Factory For Pricing)

ULH-10665

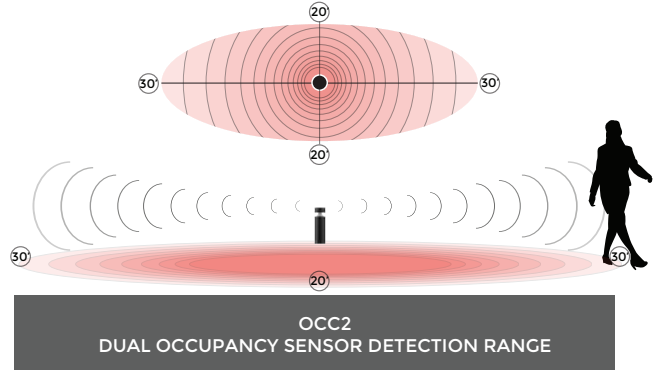
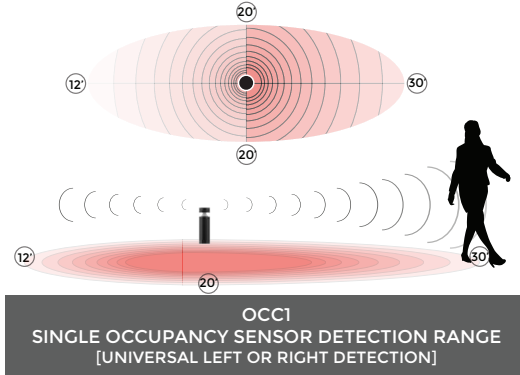
Lightsoft 1 Bollard

PROJECT		DATE	
----------------	--	-------------	--

QUANTITY		TYPE		NOTE	
-----------------	--	-------------	--	-------------	--

ORDERING EXAMPLE || ULH - 10665 - 27w - W30 - 02 - 120/277v - Options

OCCUPANCY SENSOR OPTIONS



* The integrated, smart occupancy sensor can be programmed on site to function in a variety of ways.

Example: Simple on-off mode || DIM -> full light output on detection -> DIM | Off -> full bright on detection -> DIM for a set time with no detection -> off | DIM -> full bright on detection -> DIM

ULH-10665																												
LAMP	27w LED 1188 Lumens	LED COLOR	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	FINISH COLOR	<div style="border: 1px solid red; padding: 2px;">01 - BLACK RAL 9011</div> 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	VOLTAGE	120/277v Other - Specify																					
INSPIRED BY NATURE FINISHES																												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">SW01 - OAK FINISH</td> <td style="width: 25%;"></td> <td rowspan="10" style="width: 25%; vertical-align: middle; font-size: 8px;">THERE IS AN ADDITIONAL COST FOR THESE FINISHES</td> </tr> <tr> <td>SW02 - WALNUT FINISH</td> <td></td> </tr> <tr> <td>SW03- PINE FINISH</td> <td></td> </tr> <tr> <td>DF - DOUGLAS FIR FINISH</td> <td></td> </tr> <tr> <td>CW - CHERRY WOOD FINISH</td> <td></td> </tr> <tr> <td>NW - NATIONAL WALNUT FINISH</td> <td></td> </tr> <tr> <td>SU01 - CONCRETE FINISH</td> <td></td> </tr> <tr> <td>SU02 - SOFTSCAPE FINISH</td> <td></td> </tr> <tr> <td>SU03 - STONE FINISH</td> <td></td> </tr> <tr> <td>SU04 - CORTEN FINISH</td> <td></td> </tr> </table>								SW01 - OAK FINISH		THERE IS AN ADDITIONAL COST FOR THESE FINISHES	SW02 - WALNUT FINISH		SW03- PINE FINISH		DF - DOUGLAS FIR FINISH		CW - CHERRY WOOD FINISH		NW - NATIONAL WALNUT FINISH		SU01 - CONCRETE FINISH		SU02 - SOFTSCAPE FINISH		SU03 - STONE FINISH		SU04 - CORTEN FINISH	
SW01 - OAK FINISH		THERE IS AN ADDITIONAL COST FOR THESE FINISHES																										
SW02 - WALNUT FINISH																												
SW03- PINE FINISH																												
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CW - CHERRY WOOD FINISH																												
NW - NATIONAL WALNUT FINISH																												
SU01 - CONCRETE FINISH																												
SU02 - SOFTSCAPE FINISH																												
SU03 - STONE FINISH																												
SU04 - CORTEN FINISH																												
ADDITIONAL OPTIONS																												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> A10731 - 180° Light Shield A10831 - 90° Light Shield GFCI - GFCI Box NAT - Natatorium Rated AMB - Turtle Friendly Amber LED SB - Security Bollard </td> <td style="width: 50%; vertical-align: top;"> A12891 - K4 Rated Security Bollaerd HGT - Custom Bollard Height [Specify HGT=XX"] DIM - 0-10v Dimming OCC1 - Single Occupancy Sensor OCC2 - Dual Occupancy Sensor A91591 - Lockable In Use GFCI Receptacle Outlet Box </td> </tr> </table>								A10731 - 180° Light Shield A10831 - 90° Light Shield GFCI - GFCI Box NAT - Natatorium Rated AMB - Turtle Friendly Amber LED SB - Security Bollard	A12891 - K4 Rated Security Bollaerd HGT - Custom Bollard Height [Specify HGT=XX"] DIM - 0-10v Dimming OCC1 - Single Occupancy Sensor OCC2 - Dual Occupancy Sensor A91591 - Lockable In Use GFCI Receptacle Outlet Box																			
A10731 - 180° Light Shield A10831 - 90° Light Shield GFCI - GFCI Box NAT - Natatorium Rated AMB - Turtle Friendly Amber LED SB - Security Bollard	A12891 - K4 Rated Security Bollaerd HGT - Custom Bollard Height [Specify HGT=XX"] DIM - 0-10v Dimming OCC1 - Single Occupancy Sensor OCC2 - Dual Occupancy Sensor A91591 - Lockable In Use GFCI Receptacle Outlet Box																											

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times





**State of Oklahoma
Capitol-Medical Center Improvement
and Zoning Commission**

P.O. Box 53448
Oklahoma City, OK 73152-3448
Phone: 405-522-0440 Fax: 405-522-3861

**Application for
Certificate of Appropriateness**

<http://omes.ok.gov/boards-commissions/capitol-medical-center-improvement-and-zoning-commission>

I (we), the undersigned owners of the following described property, respectfully make application to the Capitol-Medical Center Improvement and Zoning Commission to request the addition, demolition, or alteration of an improvement or structure on the property. In support of the application, the following facts are shown:

Location of Property (Address) and Legal Description:

701 Culbertson Drive Oklahoma City 73105
Address City ZIP Code

Lincoln Terrace 17 10, 11, 12, & 13
Addition Block Lot(s)

Legal Description (unplatted land only): _____

Itemized Description of Proposed Work (List each item proposed. Work not listed here will NOT be reviewed. Attach additional pages as necessary.)


Dumpster Enclosure - See attached description of work (Item A)

Is federal funding, a federal license, or a federal permit included/required for any part of this project? Yes No
If yes, what federal agency? _____

Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties?
 Yes No (For questions concerning the federal tax credit program, contact the State Historic Preservation Office at 405-522-4479.)

Authorization

I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event that this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the State of Oklahoma to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project. I understand that my proposal may require additional approvals/permits from the State of Oklahoma and/or the City of Oklahoma City.

Applicant Signature (owner/agent): 		
<u>P.O. Box 54827</u>	<u>Oklahoma City</u>	<u>73154</u>
Street Address	City	ZIP Code
<u>405-456-0750</u>	<u>info@substancia.com</u>	
Phone number	Email	

Representative (If applicable):	<u>Brian Fitzsimmons, AIA</u>
<u>(405) 600-9460</u>	<u>brian@fitzsimmons-arch.com & spencer@fitzsimmons-arch.com</u>
Phone Number	Email

A : SCOPE OF WORK

701 CULBERTSON DRIVE

CA Application #2: Dumpster Enclosure

701 Culbertson Drive – Oklahoma City, OK 73105

November 3rd, 2020

DESCRIPTION OF WORK:

The redesign and/or repair of the existing courtyard, exterior spaces, amenities, and tenant entrances at the multi-family housing property at 701 Culbertson Drive to provide a more secure and tenant friendly exterior experience. Work is limited to exterior site work and entrances to the structure; no work is to impact the roof, windows, or other aspects of the actual building exterior beyond what is listed.

ITEMIZED LIST OF WORK:

3. **Dumpster Enclosure:** provide a 6'-8" enclosure to screen dumpster from public view. Enclosure to consist of horizontal cedar plank fencing on steel structure with dual 6'-0" gates to provide a clear opening as needed for waste management vehicles to access bin. A pedestrian door shall be provided for tenant access, and cane bolts provided to secure vehicle access gates.

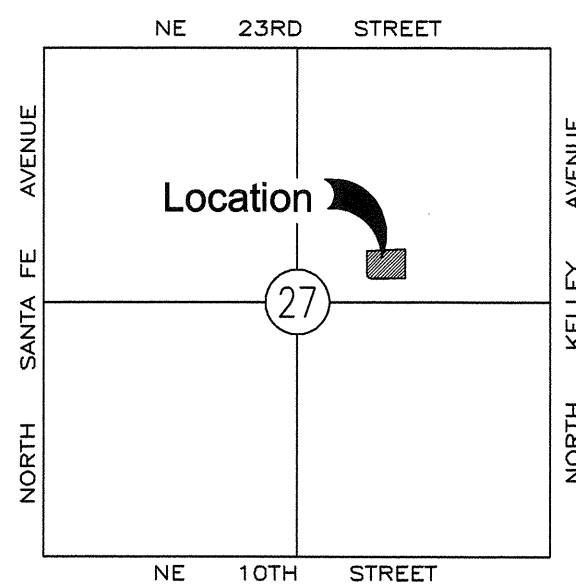
The existing structure was constructed on the site in such a manner that there exists no practical or allowed solution by which any manner of trash container can be placed out of public view and presents an extenuating circumstance to justify an exception to zoning requirements. This is largely due to the necessary clearances needed for waste management vehicles to approach, and the building being located on a corner lot where it is exposed on two sides.

END OF DESCRIPTION

B : EXISTING CONDITIONS

ALTA SURVEY
Lots 10 through 13, inclusive, in Block 17 of Lincoln Terrace
Oklahoma City, Oklahoma County, Oklahoma

R 3 W



Location Map

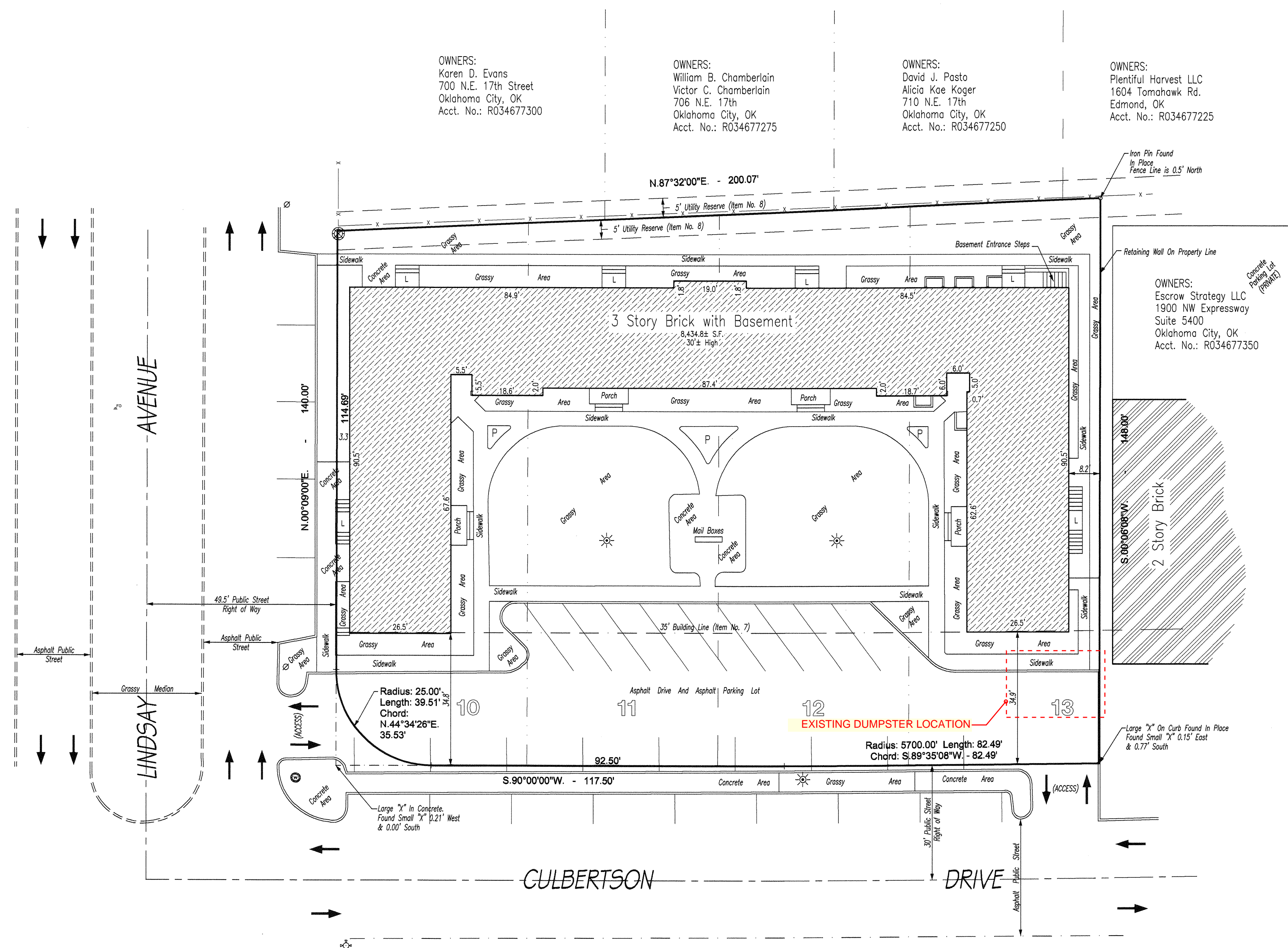
OWNERS:
 Karen D. Evans
 700 N.E. 17th Street
 Oklahoma City, OK
 Acct. No.: R034677300

OWNERS:
 William B. Chamberlain
 Victor C. Chamberlain
 706 N.E. 17th
 Oklahoma City, OK
 Acct. No.: R034677275

OWNERS:
 David J. Posto
 Alicia Koe Koger
 710 N.E. 17th
 Oklahoma City, OK
 Acct. No.: R034677250

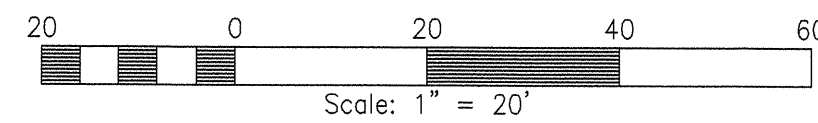
OWNERS:
 Plentiful Harvest LLC
 1604 Tomahawk Rd.
 Edmond, OK
 Acct. No.: R034677225

OWNERS:
 Escrow Strategy LLC
 1900 NW Expressway
 Suite 5400
 Oklahoma City, OK
 Acct. No.: R034677350



Legend

- x — Fence Line
- L — Landing
- Traffic Direction Arrow
- ⊙ — Water Meter
- ⊗ — Fire Hydrant
- ⊗ — Sanitary Sewer Manhole
- 10 — Lot Number
- * — Light Pole
- ⊙ — Power Pole
- ⊙ — Fiber Optic Cable Sign
- P — Planted Area



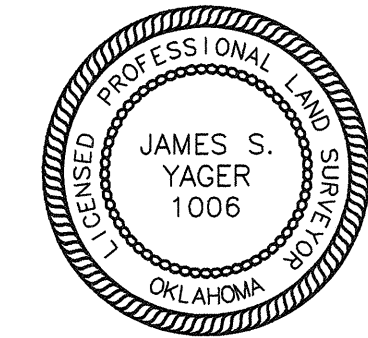
Surveyor's Certificate

To: First American Title Insurance Company
 First American Title & Trust Company
 Diana Building LLC
 RCB Bank

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 9 January 2017.

Date Signed: 1-12-17

James S. Yager
 Licensed Professional Land Surveyor No. 1006



Certificate of Authorization Number 2778
 Expires: 6-30-2017
 1212 South Air Depot Number 19 Suite 102
 Midwest City, Oklahoma 73110
 405-737-3412

Legal Description

Lots Ten (10) through Thirteen (13), Block Seventeen (17), LINCOLN TERRACE, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, title commitment number 2196307-OK11 dated November 7, 2016.

Land Area

28,203.976 Square Feet or 0.648 Acres, more or less.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone ?X? (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40109C0285H, with an effective date of December 18, 2009, which is the current map for this area.

Schedule B Items

First American Title Insurance Company Commitment No. 2196307-OK11, having an effective date of November 7, 2016, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

5. Restrictive covenants, conditions, restrictions and easements recorded in Book 21 of Plats, page 47, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42 Section 3604(c), of the United States Codes. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
6. All items affecting subject Lots as shown on the recorded plot are made a part hereof. AFFECTS THE DESCRIBED TRACT AS SHOWN.
7. A 35-foot front building set back line, as shown by plat and dedication, and as provided in Restrictive Covenants. AFFECTS THE DESCRIBED TRACT AS SHOWN.
8. Easement for public utilities over the rear 5 feet, as shown by the recorded plat. AFFECTS THE DESCRIBED TRACT AS SHOWN.
9. Restrictive covenants and reservations set forth in the Warranty Deed recorded in Book 545, page 30. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
10. Affidavit of Contractual Agreements with Cox Communications, Inc. and Property Owners, recorded in Book 8792, page 264. BLANKET EASEMENT COVERING THE DESCRIBED TRACT.

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-Okie Before You Dig 405-840-5032.

General Notes

The basis for the bearings shown on the above annexed ALTA Survey, are based upon the recorded plat of Lincoln Terrace, an addition to Oklahoma City, Oklahoma County, Oklahoma.

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

The above described tract has direct access to Lindsay Avenue and Culbertson Drive, both publicly dedicated streets.

Survey and Plat by: James S. Yager Licensed Professional Land Surveyor Certificate of Authorization Number 2778 Expires: 30 June 2017 1212 South Air Depot * Number 19 Suite 102 Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215	
File Name: C:\701 CULBERTSON\2017 ALTA.DWG	Date of Survey: 9 January 2017
Date of Revision:	
Page 1 of 1	

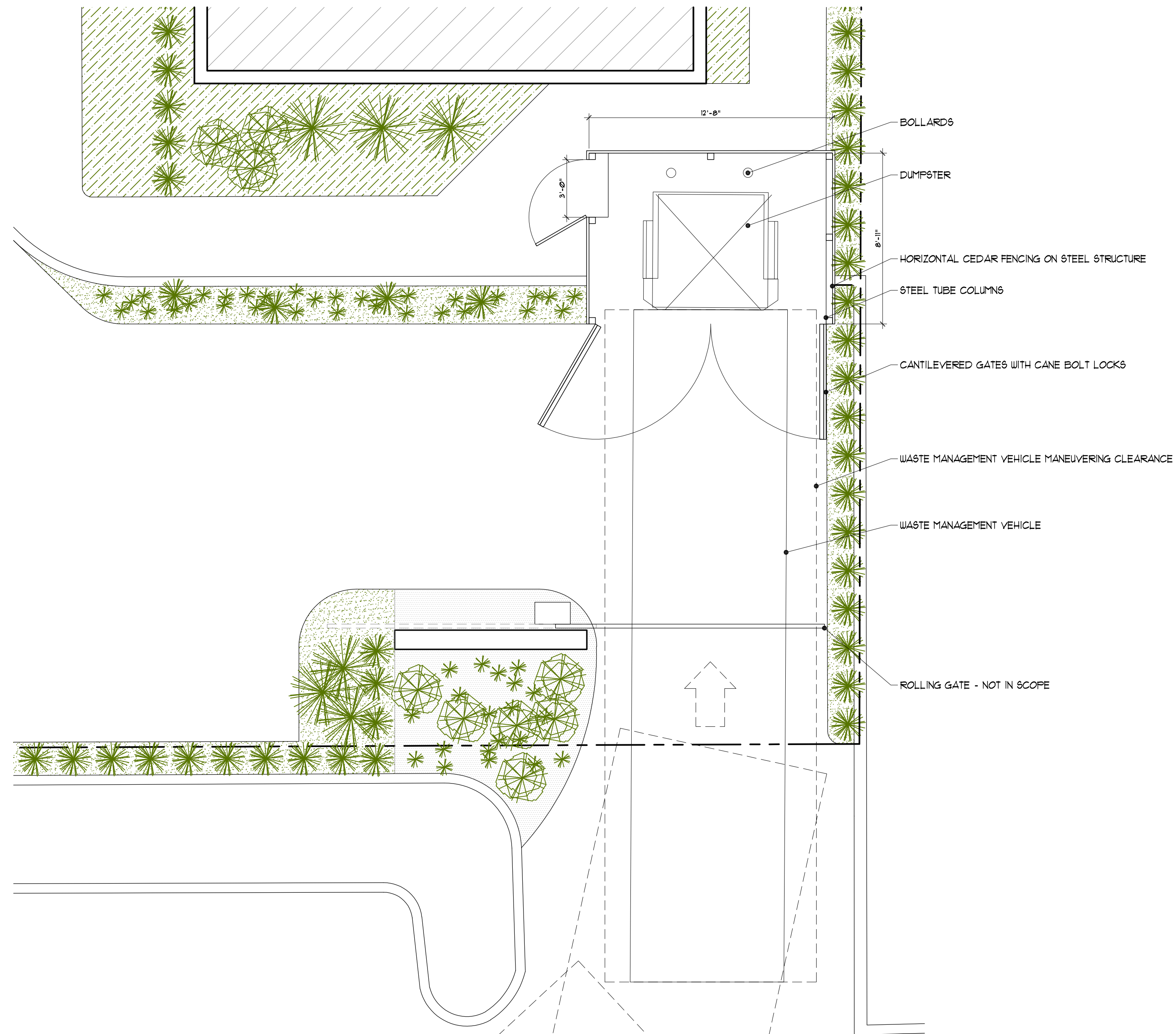


DUMPSTER VISIBLE
FROM STREET

WASTE MANAGEMENT VEHICLES
LIMITED TO ONE APPROACH DRIVEWAY

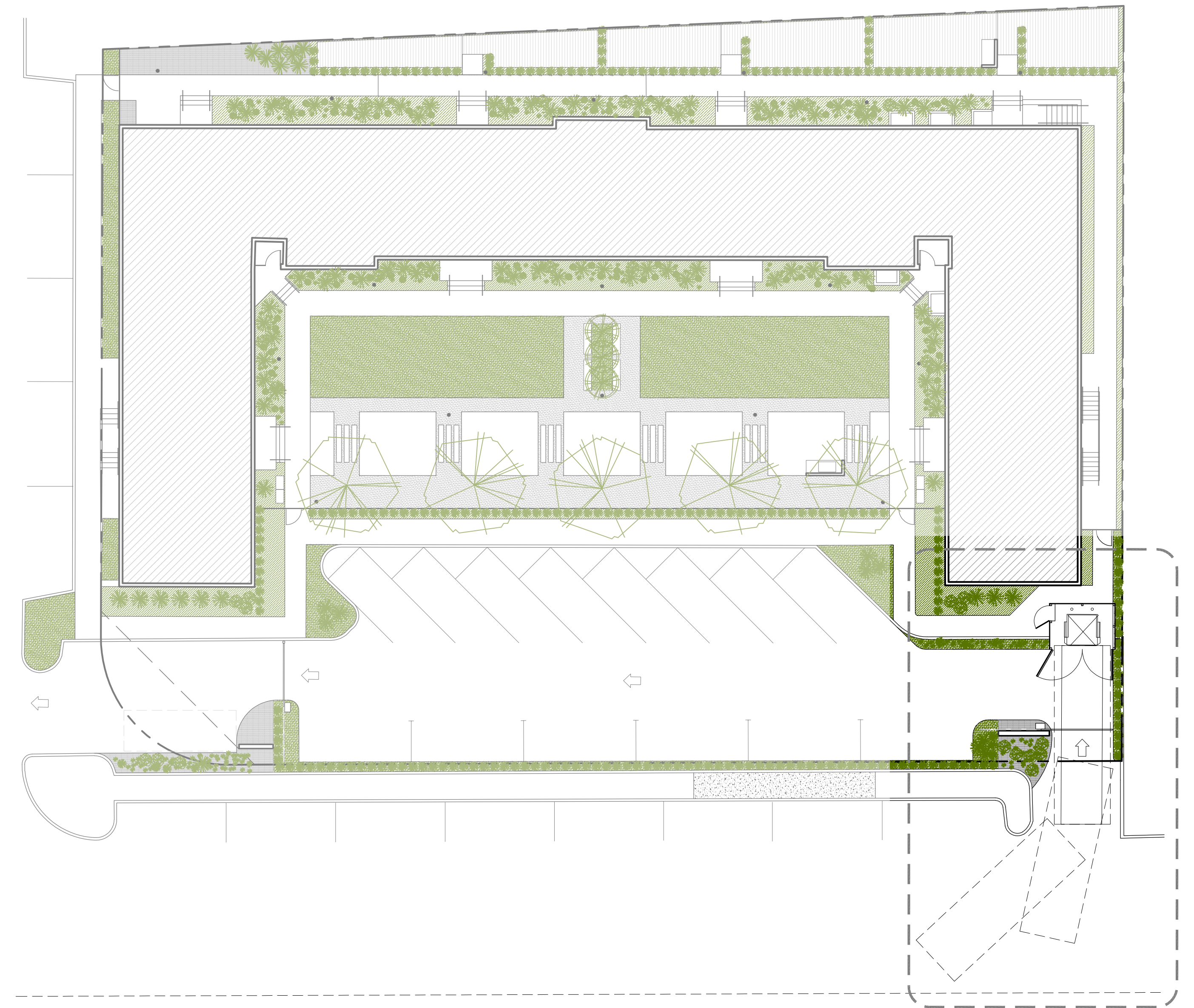


VISIBLE DUMPSTER



NECESSARY APPROACH AND REVERSE PATH

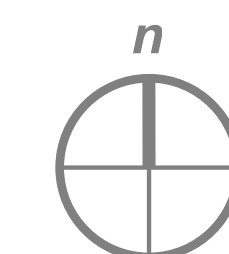
scale: 1/4" = 1'-0"



scale: 1/16" = 1'-0"

701 Culbertson Masterplan - Dumpster Enclosure
 701 Culbertson Drive
 Oklahoma City, OK - 73105

fitzsimmons architects



November 3rd, 2020





DUMPSTER ENCLOSURE
6'-8" TALL, CEDAR PLANK
ON STEEL STRUCTURE



Larry Stein
County Assessor

Oklahoma County Assessor's Public Access System

320 Robert S. Kerr #313
Oklahoma City, Ok 73102
(405) 713-1200



Oklahoma
Conservation
Commission

All records are current as of close of previous working day

Larry Stein-Oklahoma County Assessor Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
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Real Property Display - Screen Produced 11/18/2020 10:13:29 AM

Account: R034677325	Type: Commercial		Location:	701 CULBERTSON DR
Building Name/Occupant:	SUMMIT CREST		<input type="button" value="Map Parcel"/>	OKLAHOMA CITY
Owner Name 1:	701 CULBERTSON LP	1/4 section #:	2705	
Owner Name 2:	Parent Acct:			
Billing Address 1:	PO BOX 54827	Tax District:	<input type="button" value="TXD 200"/>	
Billing Address 2:	School System:		Oklahoma City #89	
City, State, Zip	OKLAHOMA CITY, OK 73154	Land Size:	28,802.00 Square Feet	
Country: (If noted)	Lot Dimensions:		Width Depth	
<input type="button" value="Personal Property"/>	Land Value: 172,800	Treasurer:	<input type="button" value="Click to View Taxes"/>	
Sect 27-T12N-R3W Qtr NE	LINCOLN TERRACE ADD Block 017 Lot 000	<input type="button" value="Subdivision Sales"/>		

Full Legal Description: LINCOLN TERRACE ADD 017 000 LOTS 10 THRU 13

<input type="button" value="Photo & Sketch (if available)"/>	<input type="button" value="Comp Sales Address/Date/Price (ordered by relevancy)"/>	<input type="button" value="Report Coming Soon"/>
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No comparable sales returned.

Valuation History (*Tax amounts are estimates only, actual tax amounts will be available mid November 2020)

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Tax	Tax Savings
2020	1,250,600	1,250,600	137,566	0	137,566	119.08	16,381.36	0.00
2019	1,250,600	1,250,600	137,566	0	137,566	119.00	16,370.35	0.00
2018	1,250,600	1,250,600	137,566	0	137,566	113.44	15,605.49	0.00
2017	1,250,600	543,531	59,787	0	59,787	113.35	6,777.02	8,816.09
2016	555,000	517,649	56,940	0	56,940	113.43	6,458.86	466.04

-- -- > >| [1/4]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R034677325	2019	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
7/8/2020	>	Deeds	14407 896	2,625,000	DIANA BUILDING LLC	701 CULBERTSON LP
1/5/2017	>	Deeds	13335 1392	1,250,000	HUXLEY ESTATE WEST LLC	DIANA BUILDING LLC
11/1/2007	>	Hmstd Off &	11025 817	0	COLCLOUGH JOHN M	HUXLEY ESTATE WEST LLC
5/6/2004	>	Deeds	9309 483	825,000	HOFFMAN RONNIE	COLCLOUGH JOHN M
11/16/2001	>	Deeds	8268 181	500,000	SERENITY APARTMENTS LLC	HOFFMAN RONNIE

-- -- > >| [1/3]

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2018	04/18/2018	1,250,600	1,250,600	137,566	0	137,566
2017	03/20/2017	1,250,600	543,531	59,787		
2016	03/14/2016	555,000	517,649	56,940	0	56,940
2015	03/26/2015	710,800	493,000	54,229	0	54,229
2014	03/18/2014	475,000	469,525	51,647	0	51,647

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Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
3/30/1993	10189245	OKLAHOMA CITY	1	Cell Tower	0	Inactive

Click button on building number to access detailed information:

Click	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
<input type="button" value="Click"/>	1	Improved	Multiple - Residential	1948	25,248	3 Stories



Historical Preservation and Landmark Board of Review

Capitol-Medical Center Improvement and Zoning Commission

Item E.4

March 4, 2021

Case Number: CA-20-21-25

Property Address: 410 NE 16th Street

Legal Description: Lot 13, Block 9, Classen’s North Highland Parked Addition to Oklahoma City

Owner: Guy W.H. Parkhurst

Applicant:

Christopher Smith, Chief Building Inspector
Development Services Department
City of Oklahoma City

410 NE 16th Street, North Elevation of Detached Garage:



Background:

1. Zoning designation: RD-1, Single Family Residential District and HP, Historic Preservation District
2. Zoned Historic Preservation: 1978; Wilson-Harn Historic District
3. Existing use: Single family dwelling
4. Lot size: 60’ x 140’ (approximately 8,400 square feet or 0.19 acres)
5. Owner acquired the property in 1990
6. Date of construction: 1925
7. The property contains two structures:
 - Principal structure: 3,041-square-foot, 2-story dwelling
 - Accessory structure: 288-square-foot (18’ x 16’) detached garage

Items for Consideration:

Proposal: The City of Oklahoma City Development Services Department (applicant) seeks to have the 288-square-foot detached garage at 410 NE 16th Street be declared as a dilapidated and abandoned structure and pursue a demolition permit. The applicant requests a certificate of appropriateness for demolition of the garage as it is leaning severely and appears to be in imminent danger of collapsing. The attached photos taken by the applicant during a field inspection on 1/28/2021 show the current state of disrepair of the garage.

Issues and Considerations:

In regard to historic garages, the *Historic Preservation Standards and Guidelines* provide the following policy statement:

POLICY: The retention of existing, historic garages is encouraged. A historic garage should be refurbished and modified instead of demolished or replaced to accommodate contemporary lifestyle requirements...

In regard to demolition, the commission's Administrative Rules, OAC Title 120, Chapter 10-11-9.1(d), state:

Demolitions. No structure or site within any HL, Historical Landmark or HP, Historic Preservation District shall be demolished or removed unless such demolition shall be approved by the Board and a Certificate of Appropriateness for such demolitions shall be granted. Applications for demolition permits shall be filed with the Commission.

The Board shall be guided by the following criteria in considering Certificates of Appropriateness and authorization for demolition of structures or sites within the HL, Historical Landmark or the HP, Historic Preservation District, to-wit:

- (1) The purpose and intent of this Subchapter.
- (2) The degree to which the proposed removal of the historical resource would serve to destroy the integrity and continuity of the Historical Landmark or Historic Preservation District of which it is a part.
- (3) The nature of the resource as a representative type of style of architecture, socio-economic development, historical association or other elements of the original designation criteria applicable to such structure or site.
- (4) The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.
- (5) The alternative available to the demolition applicant, including:
 - (A) Donation of the subject structure or site to a public or benevolent agency.
 - (B) Donation of a part of the value of the subject structure or site to a public or benevolent agency including the conveyance of development rights and facade easement.
 - (C) The possibility of sale of the structure or site, or any parts thereof, to a prospective purchaser capable of preserving such structure or site.
 - (D) The potential of such structure or site for renovation and its potential for continuing use.
 - (E) The potential of the subject structure or site for rezoning in an effort to render such property more compatible with the physical potential of the structure.
- (6) The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; provided however, that it is specifically intended that this factor shall be considered along with all other criteria contained in this Section.

410 NE 16th Street, Aerial, 2020:



The garage is considered historic and contributes to the historic character of the district. However, in its current condition, the garage constitutes a hazard to public safety and welfare. The extent of work necessary to return the garage to structurally sound condition is unknown. The owner, Mr. Guy Parkhurst, has advised Staff by phone that he desires to stabilize and repair the garage. Efforts to repair the garage must be undertaken quickly to avoid demolition.

Staff Recommendation:

Staff recommends the following:

Table CA-20-21-25 to the April 1, 2021 Board meeting and direct the owner, in the meantime, to:

- 1. Begin stabilizing and repairing the garage; and**
- 2. Submit a proposed timeline for completion of repairs to the Commission’s staff by March 23, 2021, for consideration at the April 1, 2021 meeting.**

Attachments:

Application and Supporting Documents

410 NE 16th Street, Existing Home, North Elevation:



410 NE 16th Street, Existing Home and Garage, North Elevation:





**State of Oklahoma
Capitol-Medical Center Improvement
and Zoning Commission**

P.O. Box 53448
Oklahoma City, OK 73152-3448
Phone: 405-522-0440 Fax: 405-522-3861

**Application for
Certificate of Appropriateness**

<http://omes.ok.gov/boards-commissions/capitol-medical-center-improvement-and-zoning-commission>

I (we), the undersigned owners of the following described property, respectfully make application to the Capitol-Medical Center Improvement and Zoning Commission to request the addition, demolition, or alteration of an improvement or structure on the property. In support of the application, the following facts are shown:

Location of Property (Address) and Legal Description:

Address	City	ZIP Code
Addition	Block	Lot(s)
Legal Description (unplatted land only):		

Itemized Description of Proposed Work (List each item proposed. Work not listed here will NOT be reviewed. Attach additional pages as necessary.)

Is federal funding, a federal license, or a federal permit included/required for any part of this project? Yes No
If yes, what federal agency? _____


Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties?
 Yes No (For questions concerning the federal tax credit program, contact the State Historic Preservation Office at 405-522-4479.)

Authorization

I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event that this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the State of Oklahoma to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project. I understand that my proposal may require additional approvals/permits from the State of Oklahoma and/or the City of Oklahoma City.

Applicant Signature (owner/agent): <u>Chris Smith</u>		
Street Address	City	ZIP Code
Phone number	Email	

Representative (If applicable):	
Phone Number	Email




Larry Stein
County Assessor

Oklahoma County Assessor's Public Access System

320 Robert S. Kerr #313
Oklahoma City, Ok 73102
(405) 713-1200

All records are current as of close of previous working day.



**Oklahoma
Conservation
Commission**



Larry Stein-Oklahoma County Assessor Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
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Real Property Display - Screen Produced 1/29/2021 4:46:24 PM

Account: R034277805	Type: Residential		Location:	410 NE 16TH ST
Building Name/Occupant:	<input type="button" value="Map Parcel"/>			OKLAHOMA CITY
Owner Name 1:	PARKHURST GUY W H	1/4 section #:	2707	
Owner Name 2:		Parent Acct:		
Billing Address 1:	624 NE 16TH ST	Tax District:	<input type="button" value="TXD 200"/>	
Billing Address 2:		School System:	Oklahoma City #89	
City, State, Zip	OKLAHOMA CITY, OK 73104-4629	Land Size:	0.19 Acres	
Country: (If noted)		Lot Dimensions:	Width 60 Depth 140	
<input type="button" value="Personal Property"/>		Land Value: 56,280	<input type="button" value="Treasurer: Click to View Taxes"/>	
Sect 27-T12N-R3W Qtr SW		CLASSENS N HIGHLAND PARKED Block 009 Lot 013		<input type="button" value="Subdivision Sales"/>

Full Legal Description: CLASSENS N HIGHLAND PARKED 009 013

Photo & Sketch (if available)	Comp Sales Address/Date/Price (ordered by relevancy)	Report Coming Soon
 	318 NE 15TH ST OKLAHOMA CITY, OK 73104-1212	07/19/2019 \$150,000
	216 NE 16TH ST OKLAHOMA CITY, OK 73104-1228	05/24/2019 \$125,000
	222 NE 14TH ST OKLAHOMA CITY, OK 73104-1206	02/15/2018 \$167,000
	300 NE 16TH ST OKLAHOMA CITY, OK 73104-1230	04/03/2019 \$159,000
	201 NE 13TH ST OKLAHOMA CITY, OK 73104-2833	10/31/2018 \$260,000
	218 NE 14TH ST OKLAHOMA CITY, OK 73104-1206	07/25/2019 \$379,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Tax	Tax Savings
2020	163,500	76,905	8,459	0	8,459	119.08	1,007.36	1,134.29
2019	170,500	73,243	8,056	0	8,056	119.00	958.75	1,273.09
2018	154,000	69,756	7,673	0	7,673	113.44	870.44	1,051.23
2017	144,608	66,434	7,307	0	7,307	113.35	828.33	974.71
2016	120,668	63,272	6,958	0	6,958	113.43	789.46	716.15

-- -- > >| [1/5]

Property Account Status/Adjustments/Exemptions			
Account #	Grant Year	Exemption Description	Amount
R034277805	1999	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)							
Date	Type	Book	Page	Price	Grantor	Grantee	
1/9/1990	>	Historical	5998	1635	3,081	SECRETARY OF HOUSING	PARKHURST GUY W H
10/12/1988	>	Historical	5829	1329	0	MAYES CHARLES M JR	SECRETARY OF HOUSING
11/1/1976	>	Historical	4330	382	0		MAYES CHARLES M JR

Last Mailed Notice of Value (N.O.V.) Information/History						
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2020	03/10/2020	163,500	76,905	8,459	0	8,459
2019	04/02/2019	170,500	73,244	8,057	0	8,057
2018	04/16/2018	154,000	69,756	7,673	0	7,673
2017	03/17/2017	144,608	66,434	7,307		
2016	03/28/2016	120,668	63,272	6,958	0	6,958

-- -- > >| [1/2]

Property Building Permit History						
Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
3/7/2012	10438731	OKLAHOMA CITY	1	Remodeled	0	Inactive

Click button on building number to access detailed information:

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
<input type="button" value="Click"/>	1	Improved	2 Story	1925	3,041	2 Stories



Larry Stein
County Assessor

Oklahoma County Assessor's Public Access System

320 Robert S. Kerr #313
Oklahoma City, Ok 73102
(405) 713-1200

All records are current as of close of previous working day.



Oklahoma
Conservation
Commission

Larry Stein-Oklahoma County Assessor Public Access System

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Building Detail Results - Screen Produced 1/29/2021 4:49:16 PM

Account #:	R034277805
Building #:	1
Built As:	2 Story
# of Stories:	2 Stories
Square Feet:	3,041
Year Built:	1925
Remodel Year:	
Building Name:	
Alt Land Use Desc:	Residential Improvement
Quality Desc:	Average
Bldg Frame Description:	
Foundation Desc:	Conventional
Bldg Exterior:	Frame Siding
Roof Type:	Hip
Roof Cover:	Composition Shingle
Avg Floor Height:	8
Percent Sprinkled:	0
Bldg Interior:	Drywall
Total Rooms:	10
# of Units w/Bedrooms:	# of units (1) with 5 Bedrooms
# of Baths:	(2)-Full, (0)-3/4, (0)-half
HVAC Type:	Central Air to Air
# of Fire Places:	0
Percent Heated:	100
Physical Condition:	Fair
# of Res Units:	1
# of Comm Units:	0
Commercial Desc:	
Occ Type:	
Commercial Class:	
MFG Home Length:	0
MFG Home Width:	0

**Bldg #1
Sketch**

Photos

- 2020
- 2016
- 2015
- 2014
- 2013
- 2012
- 2004

Garage, Porch, Basement, Storage, Utility etc. (GLA=Gross Living Area GBA=Gross Bldg Area)				
Account #	Feature	Description	Sqft/Area	Number of Stories
R034277805	GLA2	2nd FL	1,583	1
R034277805	GLA	GLA	1,458	1
R034277805	BsmntC8ft	Bsmnt Conc 8 ft	650	1
R034277805	PorWood R	Porch	242	1
R034277805	PorWood R	Porch	117	1
R034277805	PorWood R	Porch	24	1

Additional Details					
Account #:	Bldg #	Description	Qty	# Of Units	Description
R034277805	1	Allowance	1	1	Units
R034277805	1	Laundry Facility	1	1	Square Feet
R034277805	1	NAV Detached Garage	1	288	Square Feet

410 NE 16th St

C21-05859 DB
C21-05860 AB

01-28-21 CR



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