



Historical Preservation and Landmark Board of Review

Hybrid Special Meeting

Thursday, April 1, 2021, 4:00 p.m.

Capitol-Medical Center Improvement and Zoning Commission

Will Rogers Building, Conference Room 214/216

2401 N. Lincoln Boulevard, Oklahoma City, OK 7

<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, 2021 O.S.L. 1, § 1

Public link to access meeting:

<https://omes.webex.com/omes/onstage/g.php?MTID=e1782b7b9b56b3e7977e1df941e284b7d>

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

Access code: 187 597 0173

The Notice of this virtual Special Board Meeting was filed with the Secretary of State's Office on March 26, 2021. Notice/final agenda was posted on March 30, 2021, at 2:00 p.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/002357/0523882103261121.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 Commission Members have the option to participate in person or remotely using the WebEx videoconference 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

Next meeting: Thursday, May 6, 2021 at 4:00 p.m.

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.

A. Roll Call

B. Minutes:

1. Approval, disapproval or amendment of the minutes of the March 4, 2021 virtual special meeting.

C. Special Public Hearings: None.

D. Rezoning Requests: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding **CA-20-21-30**, request by Spencer Wilson, Fittsimmons Architects, representing 701 Culbertson LP, the owner, for a certificate of appropriateness for exterior site improvements, excluding signs, as specified on the submitted application and plans for **727 Culbertson Drive** in the Lincoln Terrace East Historic District of Oklahoma City.
2. Report on **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. Update: This request was **withdrawn** by the applicant on March 26, 2021. No action required.

F. Miscellaneous: None.

G. Reports and Communications: Report on board vacancy.

H. Adjournment

Materials provided to members of the Board or shared electronically between members of the Board may be accessed here:

<https://oklahoma.gov/omes/boards-commissions/capitol-medical-center-improvement-and-zoning-commission.html>

Next meeting: Thursday, May 6, 2021 at 4:00 p.m.

Minutes
Historical Preservation and Landmark Board of Review
Virtual Special Meeting
Mar. 4, 2021, 4:00 p.m.
WebEx, Virtual Special Meeting
UNOFFICIAL

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

MEMBERS PRESENT: Kassy Malone
Mike May
Susan McCalmont
Janis Powers
Dr. Andreana Prichard
Carla Splaingard
Laura Stone

MEMBERS ABSENT: Josh Greenhaw

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
David Box, Williams, Box, Forshee & Bullard, P.C.
Spencer Wilson, Fitzsimmons Architects
Brian Fitzsimmons, Fitzsimmons Architects

A. Roll Call:

Chairwoman, Laura Stone called the meeting to order at 4:02 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 November 5, 2020, virtual special meeting:

Mike Mays moved to approve the special meeting minutes of March. Janis Powers seconded the motion. The following votes were recorded and the motion passed:

Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Dr. Prichard, 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-20-21-14, 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 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.

Staff recommended to approve the certificate of appropriateness, 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 home) to provide egress serves the interest of life safety, which in this case outweighs 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.

Mike Mays moved to approve with the modifications to the clear windows that were presented on screen, the arched windows at the front of the house and the divider at the garage. Janis Powers seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Dr. Prichard, yes; Ms. Splaingard, yes; Ms. Stone, yes.

Ms. Malone entered the meeting at 4:17 p.m.

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, Fittsimmons Architects, representing 701 Culbertson LC, the owner, for a certificate of appropriateness for installation of a trash enclosure as indicated on the submitted application and plans for 701 Culbertson Drive in the Lincoln Terrace East Historic District of Oklahoma City.**

Items E.2, CA-20-21-16 and E.3, CA-20-21-17 were taken as a combined vote.

Staff recommended to approve the certificate of appropriateness, for sign installation (16) and trash enclosure installation (17), 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.

Susan McCalmont moved to approve to CA-20-21-16 and CA-20-21-17. Carla Splaingard seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Dr. Prichard, yes; Ms. Splaingard, yes; Ms. Stone, yes.

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.**

Staff recommended to table the certificate of appropriateness 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.

Janis Powers moved to approve to accept staff's recommendation and table CA-20-21-25 to the April 1, 2021 meeting. Susan McCalmont seconded the motion. The following votes were recorded and the motion passed:

Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Ms. Powers, yes; Dr. Prichard, yes; Ms. Splaingard, yes; Ms. Stone, yes.

F. Miscellaneous: None.

G. Reports and Communications:

1. Resident board member vacancy: Mr. Jones informed that Sharon Astrin notified staff of her resignation from her position on the Board.

H. Adjournment:

There being no further business, Susan McCalmont motioned to adjourn. Carla Splaingard seconded the motion. Seeing no opposition, the meeting adjourned at 5:14 p.m.



Historical Preservation and Landmark Board of Review
Capitol-Medical Center Improvement and Zoning Commission
Item E.1
April 1, 2021

Case Number: CA-20-21-30

Property Address: 727 Culbertson Drive

Legal Description: East 35 Feet of Lot 16 and All of Lot 17, Block 17, Lincoln Terrace Addition to Oklahoma City

Owner: 727 Culbertson LP

Applicant: Brian Fitzsimmons and Spencer Wilson, Fitzsimmons Architects



727 Culbertson Drive, South and East Elevations

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 22,216 square feet or 0.51 acres
5. Applicant acquired the property in October of 2020
6. Date of construction: 1927; Contributing structure to the Lincoln Terrace East Historic District

Items for Consideration:

The applicant submitted the attached request for a certificate of appropriateness to the Commission's office on March 9, 2021. The applicant proposes various exterior site improvements to the property at 727 Culbertson Drive, including the following items: asphalt driveway resurfacing and curbing, concrete driveway approach and curbing repair, 36-inch-tall decorative aluminum rolling traffic gate installation, brick porch wall repairs, landscaping and vegetative screening installation, courtyard sidewalk and gathering space redesign, brick retaining wall construction (up to 36" tall) along the front right-of-way line, public sidewalk construction, removal of outdoor mailbox receptacle, replacement of pole lights with bollard lights along the front façade of the building, and trash enclosure installation to the west side of the building (existing dumpster is not screened). Please refer to the attached submittal, which lists the complete scope of proposed work and perspective elevation drawings.

Please note that on March 24, 2021, the applicant requested that the proposed signs shown on the attached plans be removed from consideration by the Board at this time. The applicant intends to revise the signage plans and

submit a separate application for certificate of appropriateness for the signs at a later date. The signs are to be excluded from consideration.

Issues and Considerations:

Principal aspects of the project are listed below with their applicable standards and guidelines. To be brief, not all exterior work items are addressed. The Board's recommendations and interpretation of the applicable standards and guidelines will be appreciated as always.

The complete [Historic Preservation Standards and Guidelines](#), including the *Secretary of the Interior's Standards for Rehabilitation*, are available for reference on the Commission's website.

Trash Enclosure:

The applicant proposes to install a dumpster enclosure on the west side of the building as indicated on the submitted plans. This location will move the dumpster from the front yard to the side yard while providing adequate screening and appropriate truck access. The enclosure would be constructed of horizontal cedar plank fencing on a steel structure with steel tube posts and dual gates. The enclosure would be 6 feet, 8 inches in height to fully screen the dumpster from public view.

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.

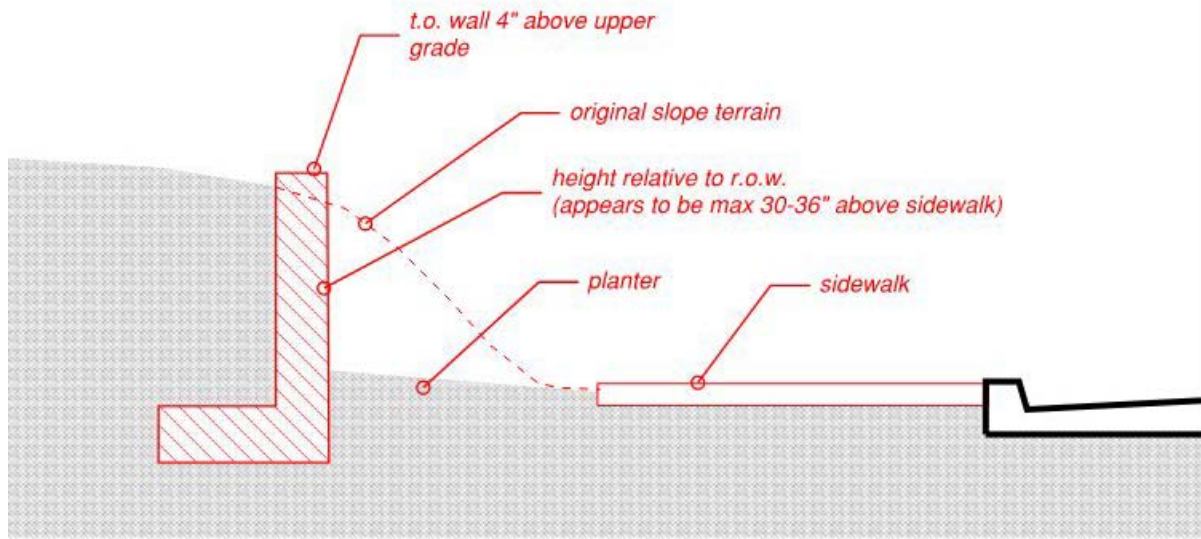
2.4.4: Service equipment (including ground mounted solar collectors), mechanical areas and trash receptacles, if proposed, must be screened from the street and other pedestrian areas. Loading areas should be located away from primary façades and be well-maintained.

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."

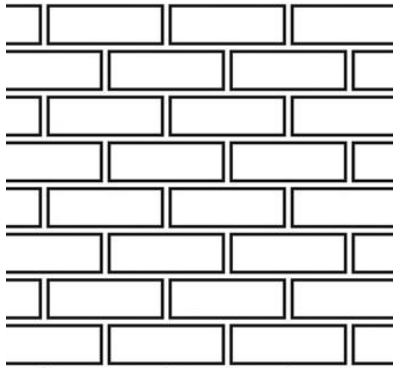
Retaining Wall:

The applicant proposes to install a brick retaining wall adjacent to the property line along the frontage of the property to improve the attractiveness of the property and visually define the right-of-way. The top of the wall would be 4 inches above the upper grade. The height of the wall relative to the lower grade would vary with the property's existing slope, beginning at grade (0 inches) on the west end and ending at 30 to 36 inches above the sidewalk at the east end, where the right-of-way is at a lower grade. See wall section drawing below:



SECTION THROUGH RETAINING WALL

The brick would match the color and pattern of the brick on the existing building and would have a standard, simple running bond pattern as shown:



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

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

- 2.5.11: Actions beyond maintenance have the potential to alter a site or building, which could affect their historic character.
- 2.5.12: The introduction of new materials visible from the public right-of-way will require administrative review.
- 2.5.13: Landscape elements that are not visible from any public way and otherwise meet all relevant guidelines may be administratively approved.
- 2.5.14: New retaining walls may be approved to preserve a natural or existing historic slope in the front and side yards only if an earlier retaining wall on the property can be documented.
- 2.5.15: New retaining walls not to exceed two feet in height may be approved to preserve a natural or existing slope in back yards not visible from the public right of way.
- 2.5.16: The height of a new retaining wall may not exceed the height of the slope it retains.
- 2.5.17: A retaining wall in front or side yards visible from the public right of way shall be constructed of unpainted natural stone, brick or finished concrete that is compatible in texture, color and style to the main building or adjacent paving materials.

2.5.18: A retaining wall constructed in side or back yards not visible from the public right of way may be constructed of alternative materials; i.e., concrete block, landscape block, landscape timbers, etc.

Since an earlier retaining wall on this property has not been documented, this request is being referred to the Board for review and interpretation.

Driveways and Curbs:

The applicant proposes to resurface the existing asphalt driveway with new asphalt. The dimensions will be the same as existing. Asphalt driveways are subject to review, since concrete was more commonly used in the district historically. Overlaying asphalt on existing asphalt surfaces has been permitted administratively on other properties in the district.

For the concrete curbs that will be repaired and/or replaced, the new concrete is not permitted to be bright white and is recommended to be tinted to match the color of adjacent, existing concrete.

ACTIONS THAT REQUIRE REVIEW AND MAY BE ADMINISTRATIVELY APPROVED:

2.3.5: Maintain the continuity of existing original or historic sidewalks and the curb cut radius or curved approach when replacing an existing driveway or introducing a new driveway.

2.3.6: New concrete visible from the public right-of-way shall not be bright white in color and shall have the same texture as adjacent existing concrete. Color-matching new concrete to surrounding existing concrete is encouraged.

2.3.7: All sidewalks, driveways and curbs visible from the public right-of-way shall be constructed to maintain the continuity of materials and character present in the district.

2.3.8: Private sidewalks and driveways must be constructed of concrete except where historical precedent demonstrates the previous existence of brick, stone or other materials, which may be considered appropriate for replacement.

2.3.9: Maintain the continuity of existing original or historic sidewalks and the curb cut radius or curved approach when replacing an existing driveway or introducing a new driveway.

2.3.10: Locate new driveways and sidewalks so that the topography of the building site and significant landscape features, such as mature trees, are retained. Protect mature trees and other significant landscape features from direct construction damage and from delayed damage such as destruction of root area or soil compaction by not permitting construction equipment access to the ground area under the tree canopy.

2.3.11: Curb cuts, including those intended to comply with the Americans with Disabilities Act (ADA), should be installed to minimize damage to the original concrete sidewalks. The color and texture of the new concrete shall be consistent with the existing adjacent concrete color and texture.

ACTIONS THAT REQUIRE REVIEW BY THE HP BOARD:

2.3.21: Driveways of asphalt, brick, or textured and patterned concrete to resemble brick are not consistent with the historic materials of the districts and are not permitted unless historic documentation is provided to demonstrate the historical appropriateness of such materials.

Landscaping, Courtyard Patio, and Lighting – Selected standards applicable to these improvements are as follows:

2.5.9: Unobtrusive foot-lighting may be installed along pathways.

2.5.11: Actions beyond maintenance have the potential to alter a site or building, which could affect their historic character.

2.5.12: The introduction of new materials visible from the public right-of-way will require administrative review.

2.5.13: Landscape elements that are not visible from any public way and otherwise meet all relevant guidelines may be administratively approved.

2.5.39: Illumination of façades with site lighting to highlight ornamental detail may be permitted. Fixtures must be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for neighbors or pedestrians. Natural color (warm yellow/white) light is encouraged. Exposed conduit and overhead wiring are not permitted.

2.5.40: Use and installation of non-original pole-mounted gas lights in front yards is discouraged; foot lights along walkways are preferred.

When reviewing this proposal, the Board must consider if the proposed improvements 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-20-21-30**, request for a **certificate of appropriateness for specified exterior site improvements, excluding signs**, with the following findings and conditions:

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 building 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.

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. New concrete shall not be bright white in color and should match the color of adjacent concrete.
- c. A building permit shall be obtained from the Commission's office prior to the commencement of work.

Alternatives:

The Board may approve in whole or in part, approve subject to revisions, table, or disapprove the request for a certificate of appropriateness.

Attachments:

Application and Supporting Documents
County Assessor Property Record Card





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

**Application for
Certificate of Appropriateness**

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

<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:

727 Culbertson Drive Oklahoma City 73105
Address City ZIP Code

Lincoln Terrace 17 East 35 ft of lot 16, 17
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.)

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>405-456-0756</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


727 CULBERTSON DRIVE

CA Application: Site Work, Landscaping, & Amenities

727 Culbertson Drive – Oklahoma City, OK 73105


March 1st, 2021

DESCRIPTION OF WORK:

New site layout and improvements including improved path circulation, landscaping, plantings, site amenities,  hedge, traffic control, and dumpster screening at 727 Culbertson Drive. Building excluded from scope of work (site only). All plantings to be irrigated.

ITEMIZED LIST OF WORK:

1. **New Rolling Traffic Gate:** one (1) 3'-0" foot tall rolling gate with respective motor (concealed behind monument sign), composed of vertical rail style gate/fencing.
2. **Dumpster Enclosure:** one (1) horizontal wood plank fence on metal structure dumpster enclosure located on "build-to" line for adequate waste management vehicle access.
3. **Screening Vegetation:** evergreen boxwood shrubs to screen courtyard and neighboring properties. All hedging visible from right of way to be kept at 36" in height except for screening hedges along the courtyard which shall be maintained at 48" in height. All screening vegetation to have irrigation supply.
4. **Large Trees:** Male Ginkgo Biloba (non-littering) with irrigation supply.
5. **Perimeter Landscaping / Plantings:** General groundcover and decorative plants to be incorporated into landscaping with a mulch bed base. 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.
6. **Driveway Curbs:** new six (6) inch concrete curbs for separation from lawn.
7. **Resurface driveway:** provide new asphalt surface to match existing.
8. **Plantings / Groundcover:** General groundcover and decorative plants to be incorporated into landscaping with a mulch bed base. Turf grass to constitute general lawn area.
9. **Repair Masonry Wall**
10. **Repair degraded curb cuts:** existing curbs are in extreme disrepair and need to be addressed.

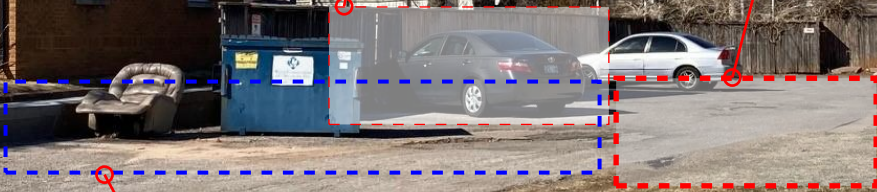
11.  **Monument Signage:** ~~two (2) masonry monument signs denoting building name and address with illuminated channel letters. Exact dimensions and letter/graphic design to be determined.~~
12. **Reconfigure Concrete Paths:** demolish and repour new 60" wide concrete paths color matched to historic tan concrete.
13. **Decomposed Granite Screening:** tan gravel path/root cover.
14. **Courtyard Patio:** small concrete pad surrounded by gravel screening and plantings to serve as shared tenant amenity.
15. **Grill:** gas grill provided for tenant use less than 48" in height.
16. **New Masonry Retaining Wall:** install masonry retaining wall (match building) along property line to form a decorative separation from the ROW. Top of wall to be even with higher grade.
17. **Relocate Mailboxes:** remove pedestal mailbox from public ROW and install individual mailboxes in each apartment foyer.
18. **Site Bollard Lighting:** remove existing pole lights and provide 40" tall area/path downlight bollards for pedestrian safety and navigation.
19. **Optional – Extend Sidewalk to southern path.**
20. **Decorative Uplighting:** Decorative up lighting on chimney stacks. Remove existing wall packs.
21. **Parking Lot Lighting:** provide safety lighting in parking lot, method and fixture TBD.

END OF DESCRIPTION

B : EXISTING CONDITIONS

DUMPSTER
ENCLOSURE BEHIND
"BUILD-TO" LINE

MONUMENT SIGN



REPAIR CURB

NEW TRAFFIC GATE

MASONRY
RETAINING WALLS

REPAIR PAVING AND CURB

REMOVE WALL PACKS



REPAIR WALL



MASONRY RETAINING WALL





East
Culbertson

STOP

MASONRY RETAINING WALL

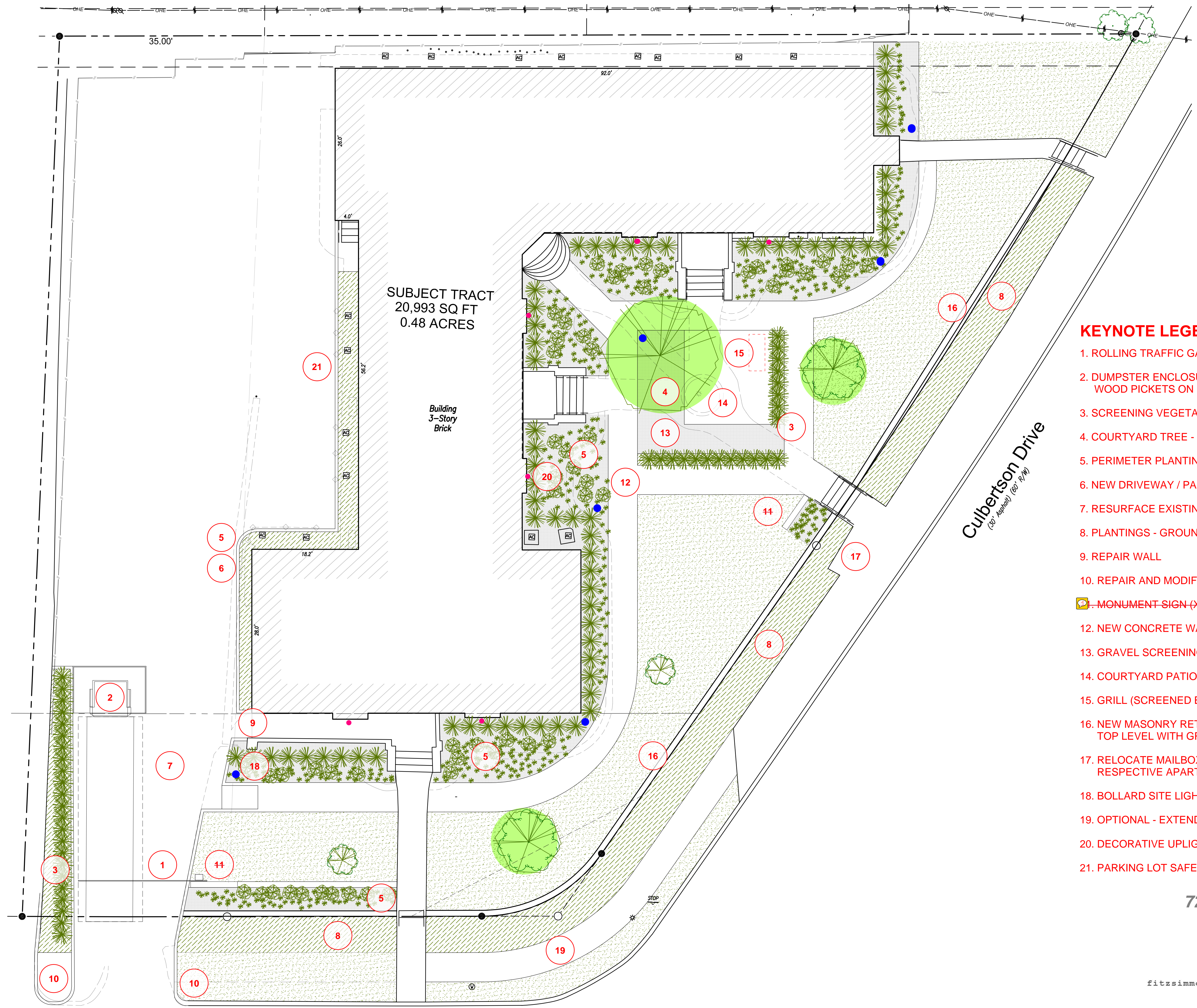


MASONRY RETAINING WALL

RELOCATE MAILBOXES TO
CORRESPONDING APARTMENT FOYERS

DEMO EXISTING PAVING AND PLANTER -
REPLACE WITH LANDSCAPED COURTYARD

**C & D : SITE PLAN AND PROPOSED
FEATURES**

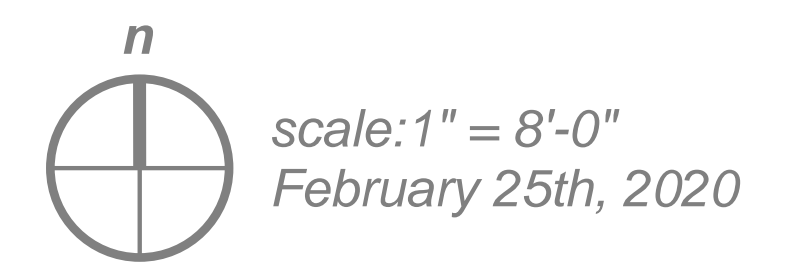


- KEYNOTE LEGEND: WORK ITEMS**
1. ROLLING TRAFFIC GATE
 2. DUMPSTER ENCLOSURE
WOOD PICKETS ON STEEL STRUCTURE
 3. SCREENING VEGETATION - SHRUBS
 4. COURTYARD TREE - GINGKO BILOBA (M)
 5. PERIMETER PLANTINGS - BUSHES / GROUND COVER
 6. NEW DRIVEWAY / PARKING LOT CURBS
 7. RESURFACE EXISTING DRIVEWAY
 8. PLANTINGS - GROUNDCOVER / TURF GRASS
 9. REPAIR WALL
 10. REPAIR AND MODIFY CURB CUT
 11. MONUMENT SIGN (X2)
 12. NEW CONCRETE WALKING PATHS (DEMO EXISTING)
 13. GRAVEL SCREENING
 14. COURTYARD PATIO
 15. GRILL (SCREENED BY SHRUBS)
 16. NEW MASONRY RETAINING WALL
TOP LEVEL WITH GRADE ON PROPERTY
 17. RELOCATE MAILBOXES TO
RESPECTIVE APARTMENT FOYERS
 18. BOLLARD SITE LIGHTING
 19. OPTIONAL - EXTEND SIDEWALK TO NORTH PATH
 20. DECORATIVE UPLIGHTING
 21. PARKING LOT SAFETY LIGHTING

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

fitzsimmons architects

NOTE 1: PROVIDE IRRIGATION TO LANDSCAPE PLANTINGS
 NOTE 2: PROVIDE POWER TO LIGHTS AND SIGNS

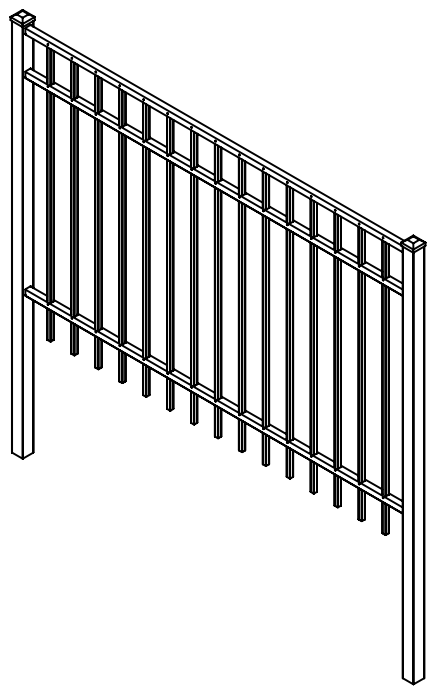
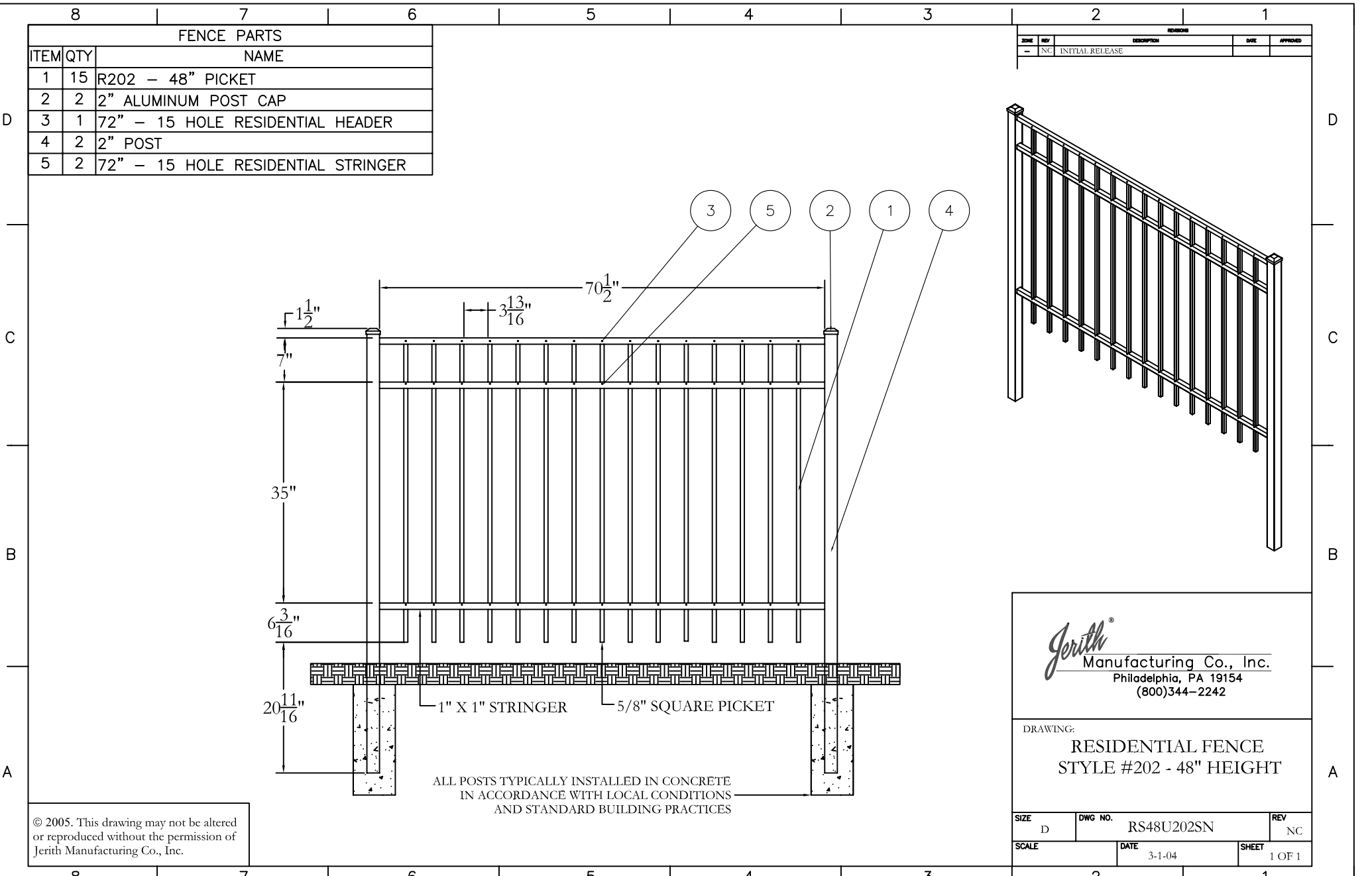


F : PRODUCTS

TRAFFIC GATE: FOR MATERIAL REFERENCE ONLY

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		



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.

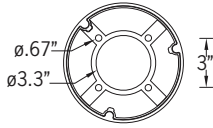
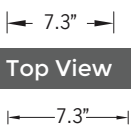
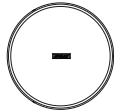
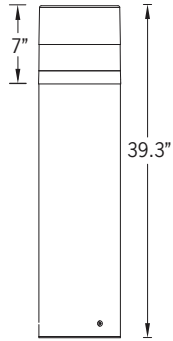
SIZE D	DWG NO. RS48U202SN	REV NC
SCALE	DATE 3-1-04	SHEET 1 OF 1

ULH-10665

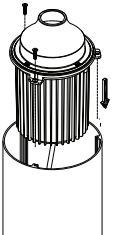
Lightsoft 1 Bollard



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

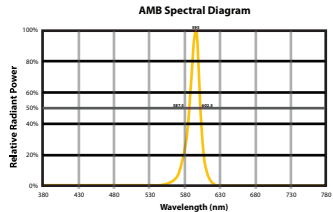


Mounting Detail



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.

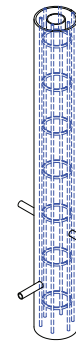
The standard security bollard provides restraint of vehicular traffic in unauthorized areas. Impact calculations shows this bollard will stop a 5,500lb/2.75 tons vehicle, travelling at 30mph. For additional strength, the galvanized pole must be filled with concrete up to the waterproof driver housing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



SB Security Bollard



A12891 K4 Rated Security Bollard



A91591 Lockable In Use CFCE Receptacle Outlet Box



A10831 90° Light Shield



A10731 180° Light Shield

ULH-10665

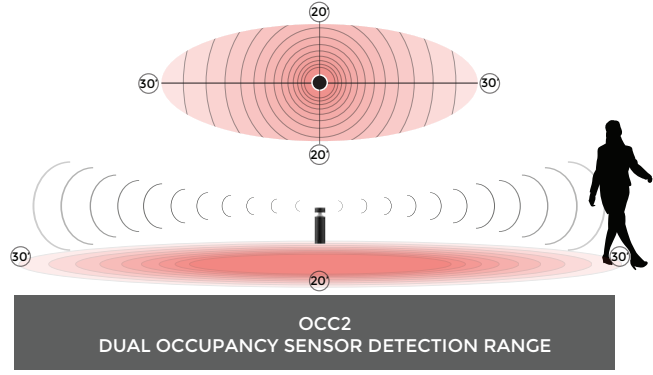
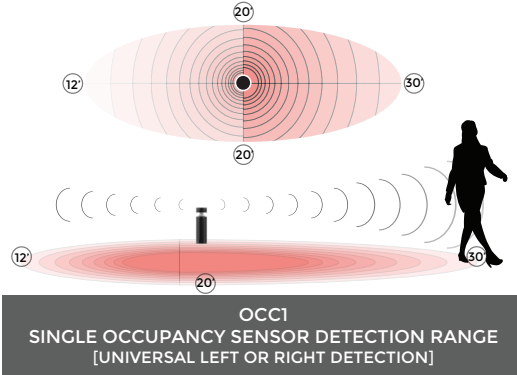
Lightsoft 1 Bollard

PROJECT	<input type="text"/>	DATE	<input type="text"/>
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QUANTITY	<input type="text"/>	TYPE	<input type="text"/>	NOTE	<input type="text"/>
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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	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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LAMP

27w LED
1188 Lumens

LED COLOR

- W27 - 2700K**
- W30 - 3000K
- W35 - 3500K
- W40 - 4000K

FINISH COLOR

- 01 - BLACK RAL 9011**
- 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

- INSPIRED BY NATURE FINISHES**
- SW01 - OAK FINISH
 - 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

VOLTAGE

120/277v
Other - Specify

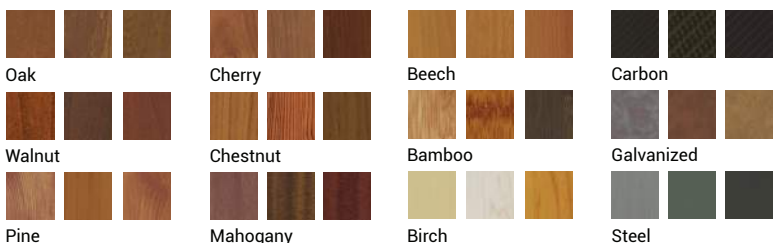
ADDITIONAL OPTIONS

- 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

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times





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 3/9/2021 2:26:36 PM

Account: R034677400	Type: Commercial		Location:	727 E CULBERTSON
Building Name/Occupant:	HIGHFILL COURT APARTMENTS	<input type="button" value="Map Parcel"/>		OKLAHOMA CITY
Owner Name 1:	727 CULBERTSON LP	1/4 section #:		2705
Owner Name 2:		Parent Acct:		
Billing Address 1:	PO BOX 54827	Tax District:		<input type="text" value="TXD 200"/>
Billing Address 2:		School System:		Oklahoma City #89
City, State, Zip	OKLAHOMA CITY, OK 73154	Land Size:		22,216.00 Acres
Country: (If noted)		Lot Dimensions:		Width Depth
<input type="button" value="Personal Property"/>	Land Value: 49,770	<input type="button" value="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 E35FT OF LOT 16 & ALL OF LOT 17

<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.

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	660,311	534,492	58,794	0	58,794	119.08	7,001.20	1,648.08
2019	509,040	509,040	55,994	0	55,994	119.00	6,663.33	0.00
2018	509,040	493,146	54,246	0	54,246	113.44	6,153.67	198.33
2017	509,040	469,663	51,662	0	51,662	113.35	5,855.99	490.97
2016	509,040	447,299	49,202	0	49,202	113.43	5,581.08	770.36

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
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No adjustment/exemption records returned.

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

Date	Type	Book Page	Price	Grantor	Grantee
10/13/2020	> Deeds	14509 373	900,000	LA PARTNERS CULBERTSON LLC ETAL	727 CULBERTSON LP
10/17/2017	> Hmstd Off &	13567 854	0	CULBERTSON PARTNERS GENERAL PARTNERSHIP	LA PARTNERS CULBERTSON LLC ETAL
10/11/2017	> Hmstd Off &	13563 1837	0	F3H MULTI FAMILY LLC	CULBERTSON PARTNERS GENERAL PARTNERSHIP
12/27/2012	> Hmstd Off &	12284 447	0	727 CULBERTSON LLC	F3H MULTI FAMILY LLC
12/5/2011	> Deeds	11792 1663	535,000	TRIPLE C RANCH LLC	727 CULBERTSON LLC

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

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

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2020	03/16/2020	660,311	534,492	58,794	0	58,794
2019	04/05/2019	509,040	509,040	55,995	0	55,995
2018	04/18/2018	509,040	493,146	54,246	0	54,246
2017	03/20/2017	509,040	469,663	51,662		
2016	03/14/2016	509,040	447,299	49,202	0	49,202

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Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
11/21/2002	10189246	OKLAHOMA CITY	1	Remodeled	495,000	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	Multiple - Residential	1927	11,312	2 Stories