

# Historical Preservation and Landmark Board of Review

March 4, 2021

Virtual Video Conference Meeting



**OKLAHOMA**

# Call to Order / Welcome



**OKLAHOMA**

# Approval of Minutes



**OKLAHOMA**

Item E.1.

Certificate of Appropriateness:  
CA-20-21-14, 829 NE 16<sup>th</sup> Street



**OKLAHOMA**



- Lincoln Terrace East Historic District
- Lot 2, Block 3, State Capitol 2<sup>nd</sup> Addition
- Built in 1928
- Owner: Timbercraft Homes LLC (owner since August 2019)
- Representative: David Box – Williams, Box, Forshee & Bullard P.C.

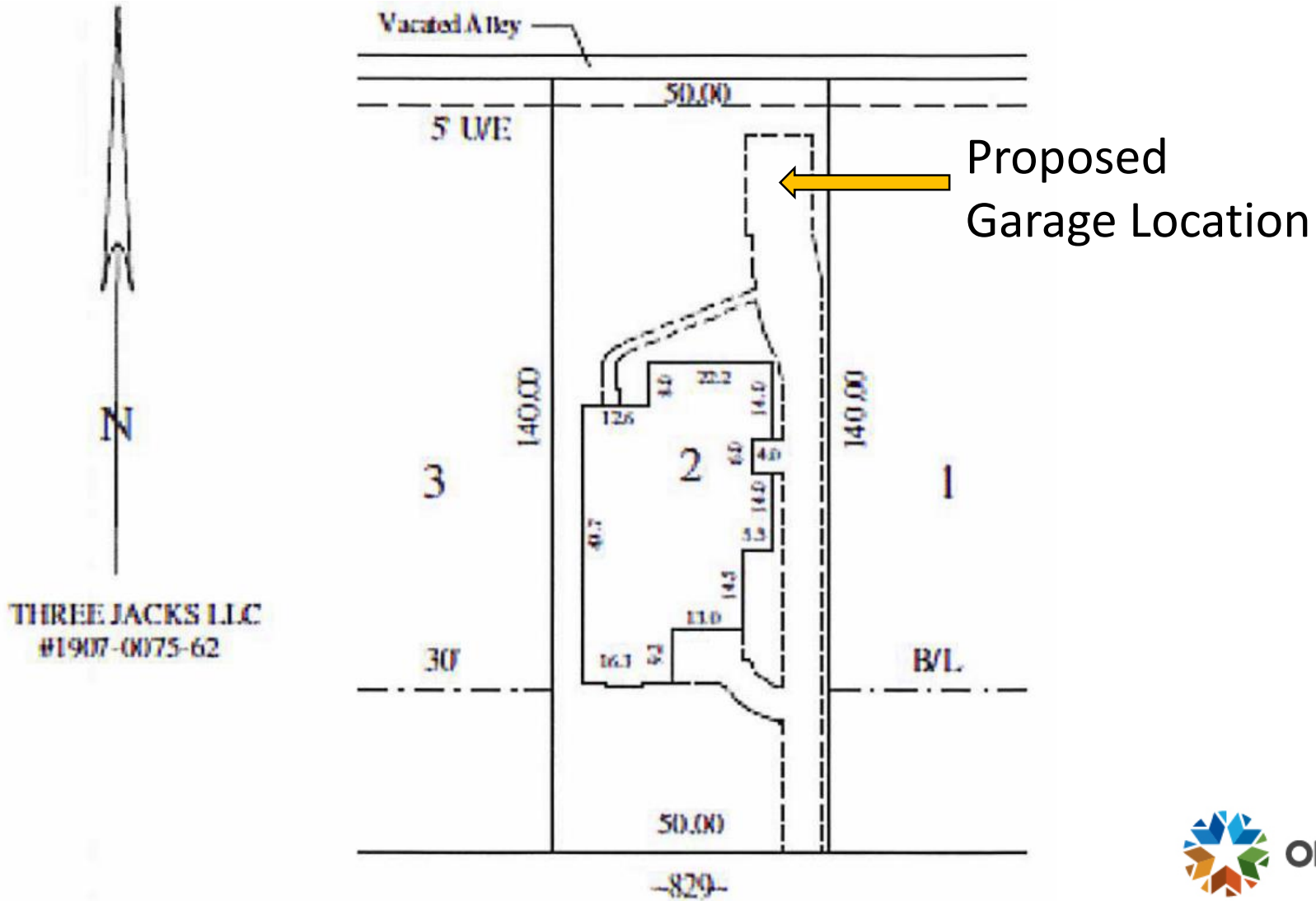
CA-20-21-14

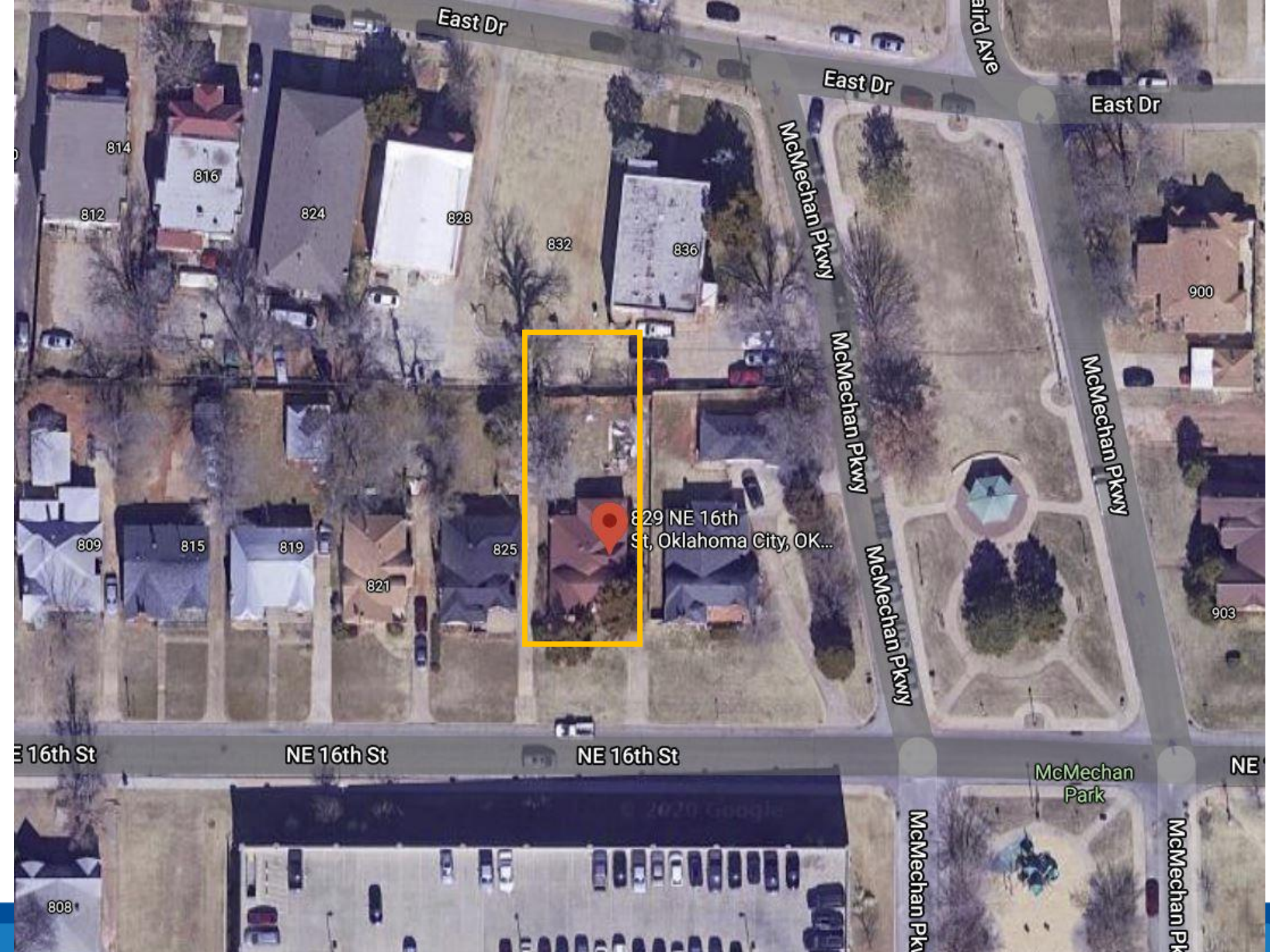
829 NE 16<sup>th</sup> Street

*SOUTH ELEVATION*

# Items for consideration:

1. Construct a 450-square-foot detached garage.





East Dr

aird Ave

East Dr

East Dr

McMechan Pkwy

McMechan Pkwy

McMechan Pkwy

McMechan Pkwy

829 NE 16th St, Oklahoma City, OK...

E 16th St

NE 16th St

NE 16th St

McMechan Park

NE

McMechan Pkwy

McMechan Pkwy

814

816

824

828

832

836

812

900

809

815

819

825

821

903

808

# Original Garage, Demolished 2017



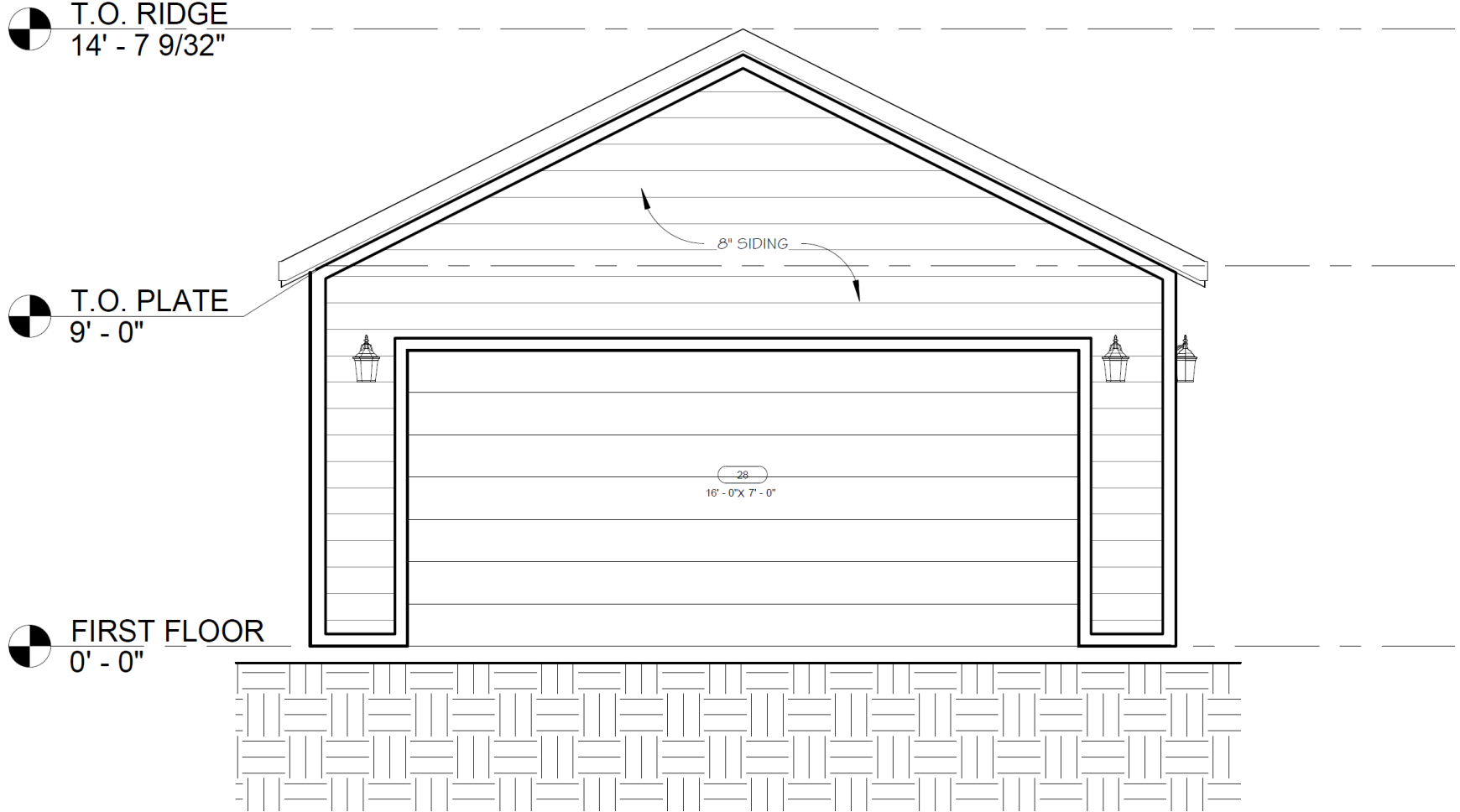
CA-20-21-14 829 NE 16<sup>th</sup> Street







# Proposed Garage, South Elevation



CA-20-21-14 829 NE 16<sup>th</sup> Street



# Proposed Garage, North (Rear) Elevation



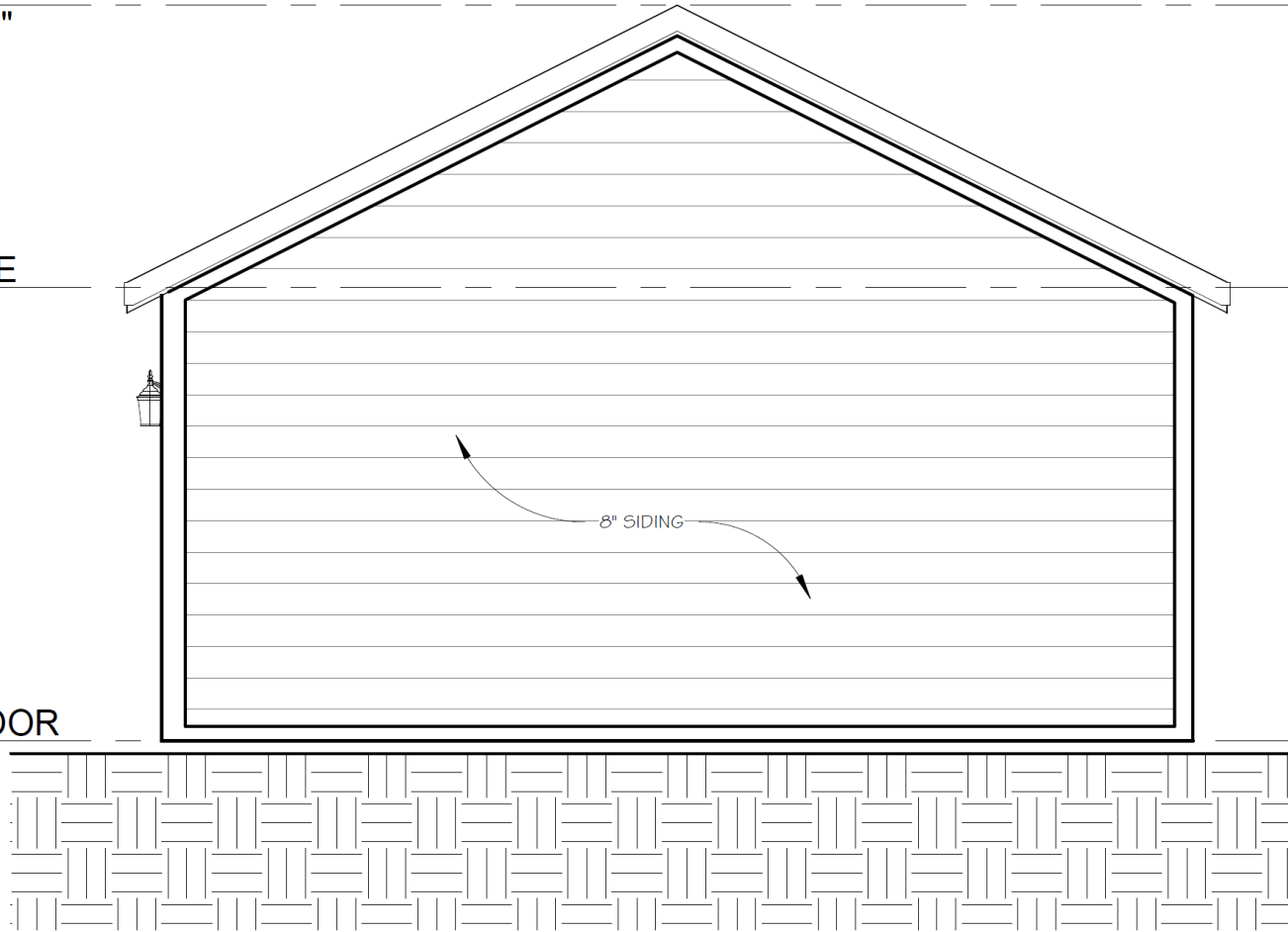
T.O. RIDGE  
14' - 7 9/32"



T.O. PLATE  
9' - 0"



FIRST FLOOR  
0' - 0"



CA-20-21-14 829 NE 16<sup>th</sup> Street



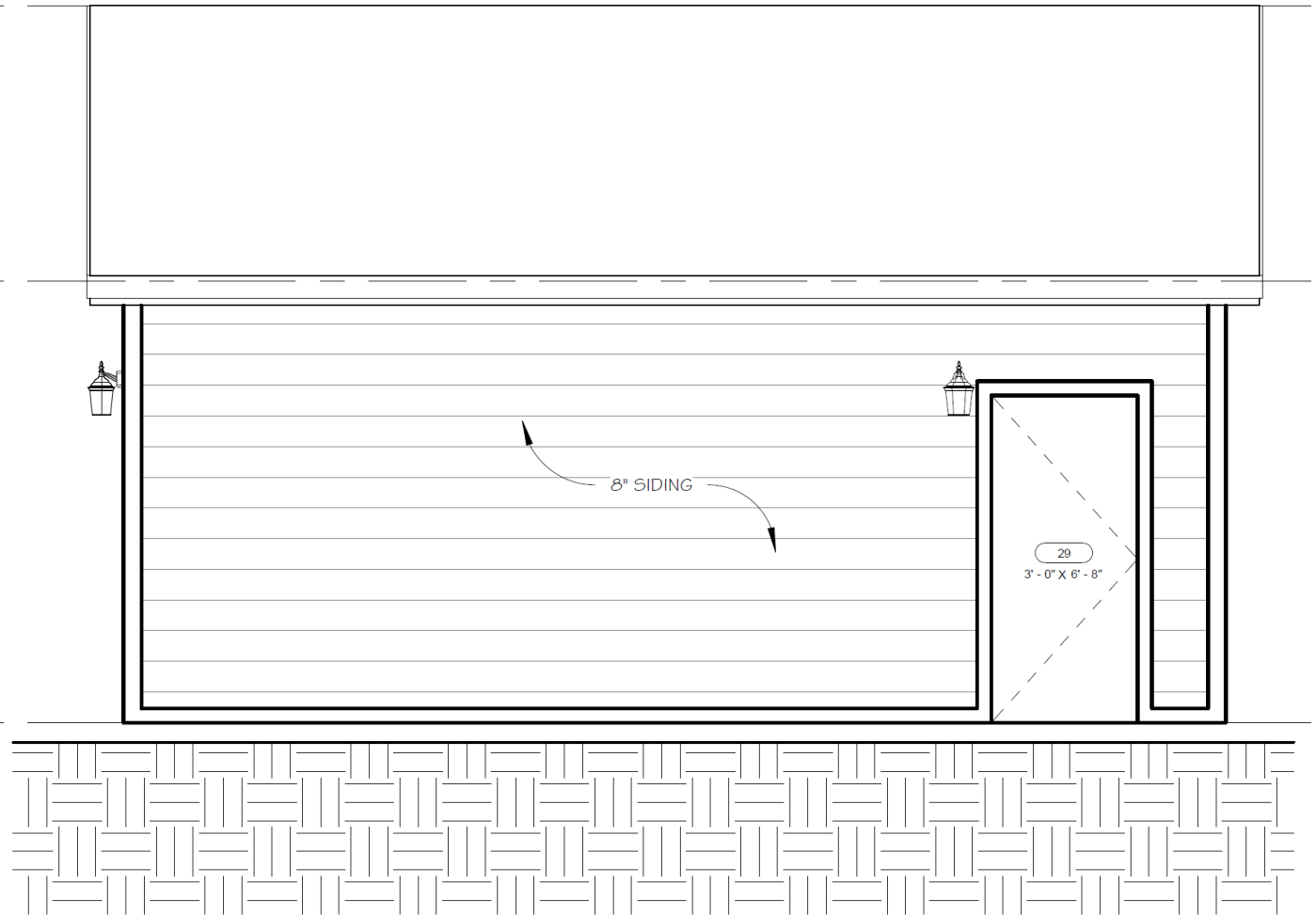
OKLAHOMA

# Proposed Garage, East (Side) Elevation

T.O. RIDGE  
14' - 7 9/32"

T.O. PLATE  
9' - 0"

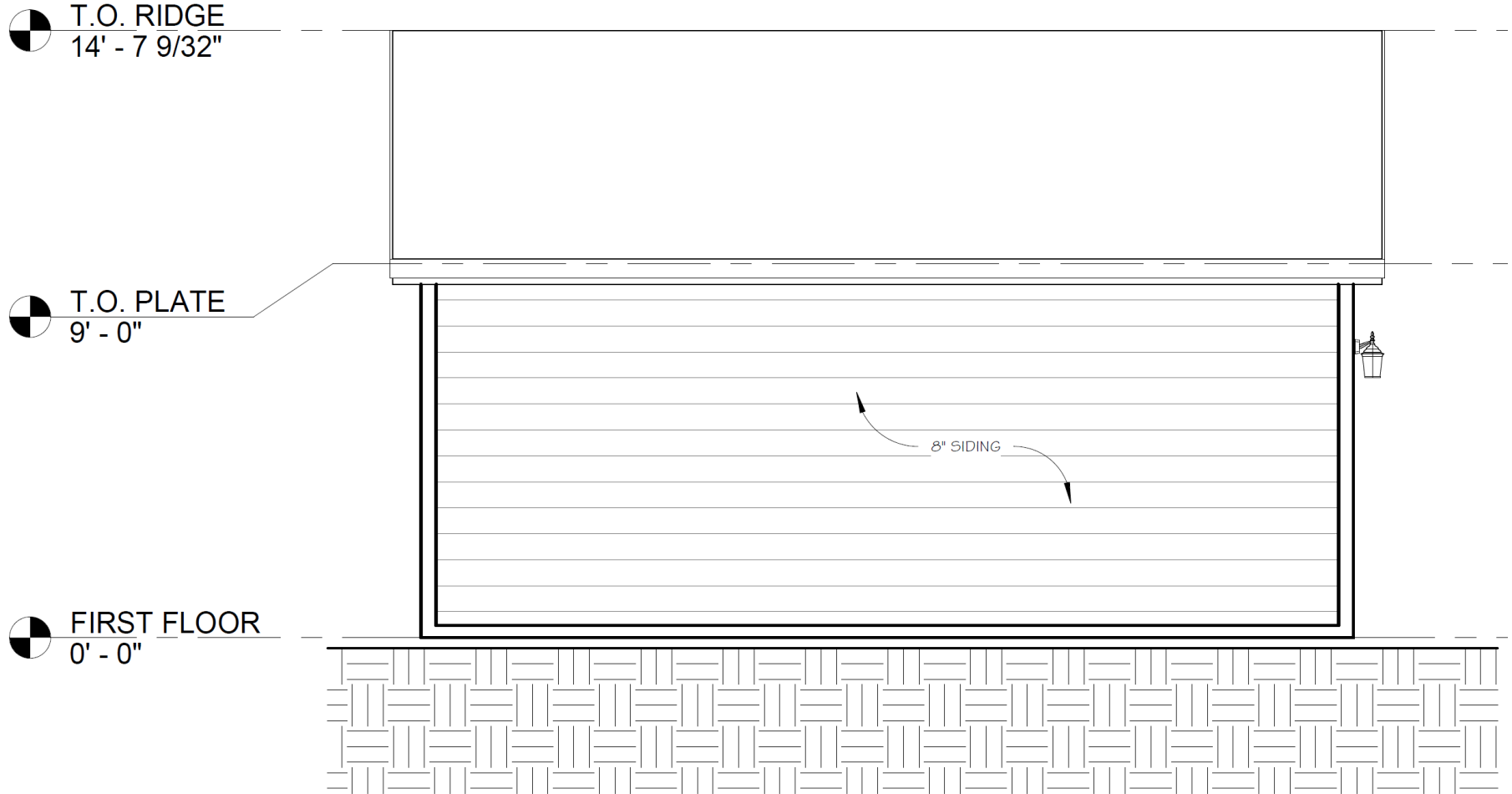
FIRST FLOOR  
0' - 0"



CA-20-21-14 829 NE 16<sup>th</sup> Street



# Proposed Garage, West (Side) Elevation



CA-20-21-14 829 NE 16<sup>th</sup> Street





# Garage Exterior Materials

## ➤ Roofing:

- Composite architectural shingles to match the home

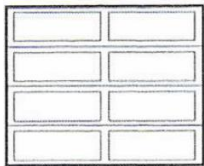
## ➤ Siding:

- Hardie Board smooth fiber cement board lap siding

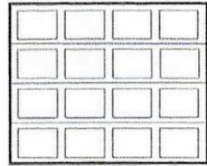
## ➤ Overhead Door:

- Fiberglass door with smooth plywood veneer

### Framed Panel designs



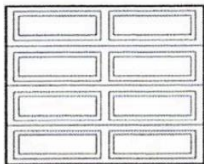
4-2



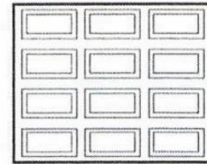
4-4

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

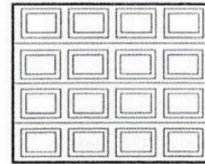
### Raised Panel designs



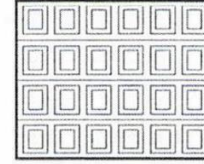
4-2



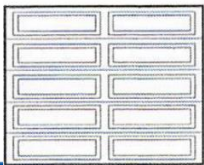
4-3



4-4



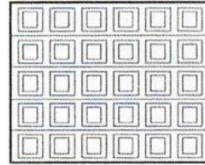
4-6



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.



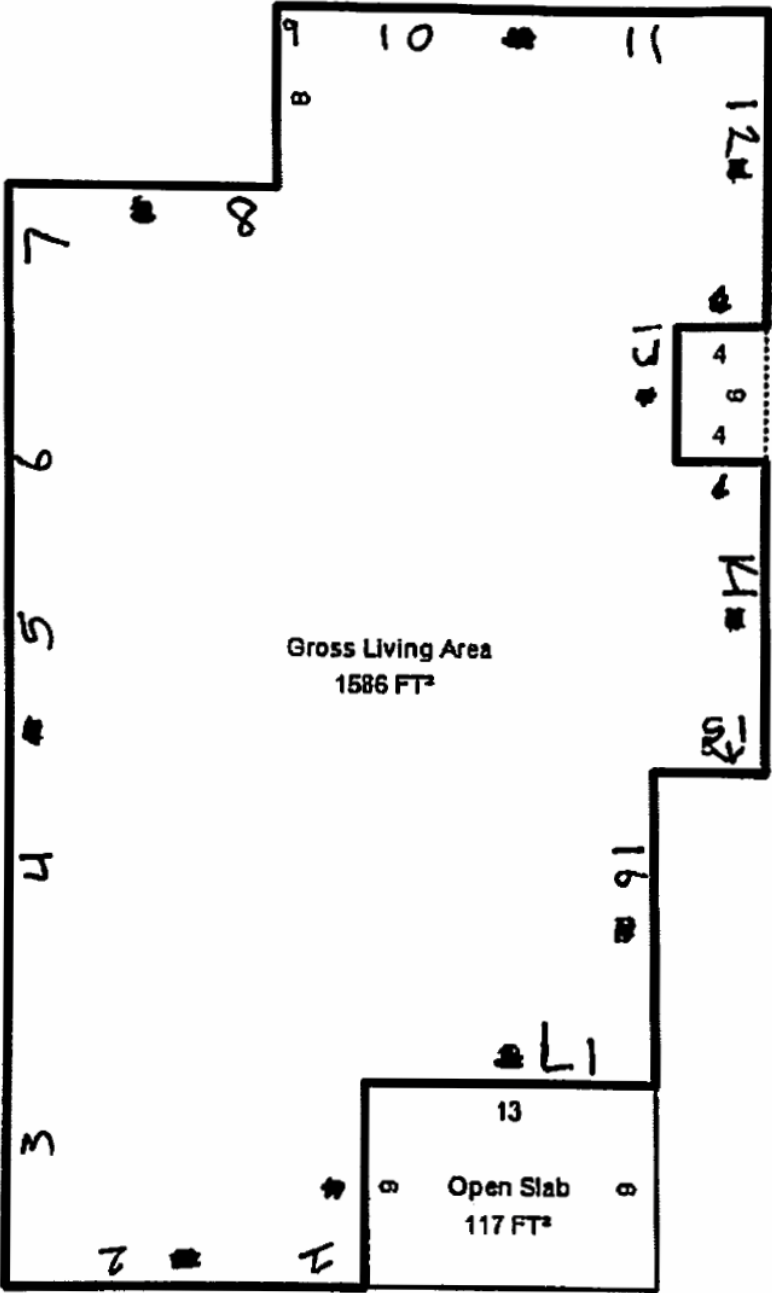
OKLAHOMA

## Items for consideration:

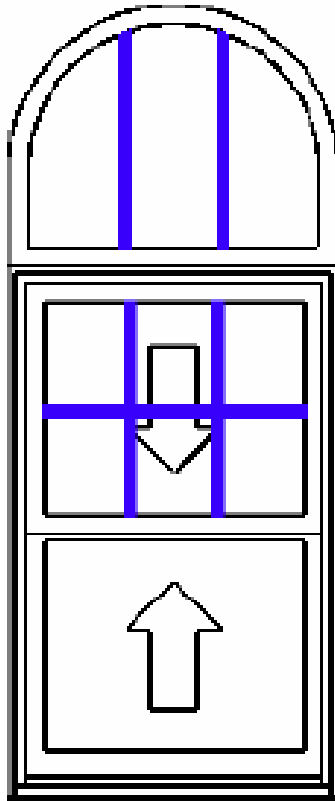
2. Replace all existing wood windows on the home with JeldWen 2500 Series Traditional aluminum clad wood double hung windows with 6-over-1 and 1-over-1 divided light patterns matching the original window configurations, except for the east-facing window on the front bedroom, where two windows would be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



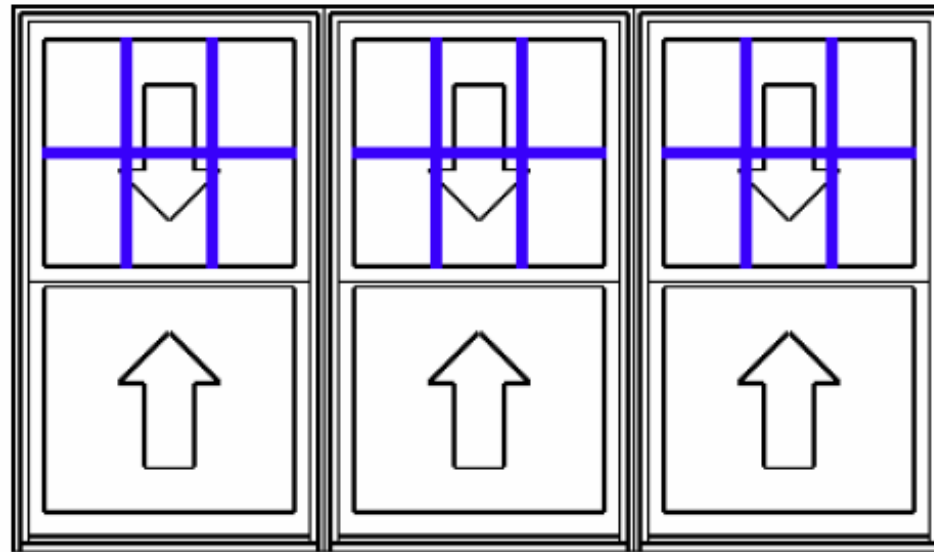
# Window Key



# Jeld-Wen 2500 Series aluminum-clad wood double hung windows



Double hung windows, 6 over 1

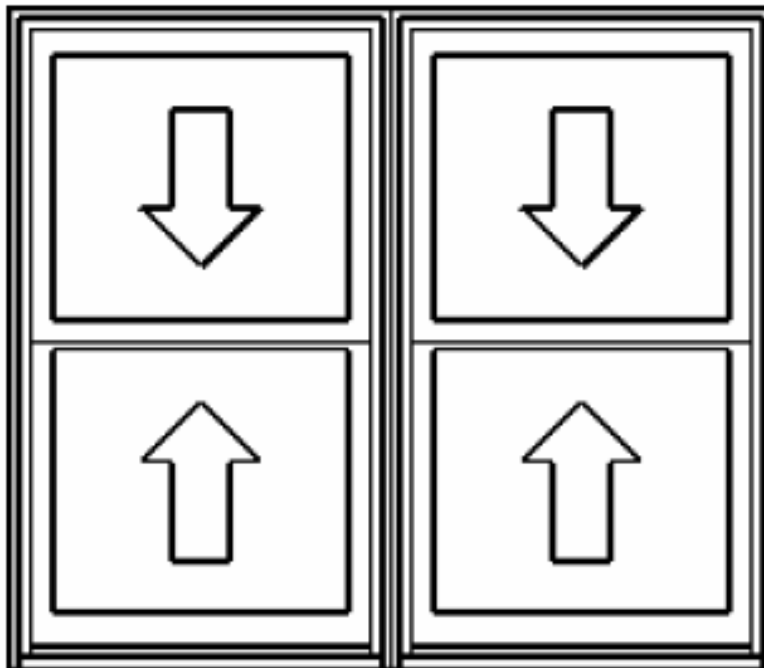


CA-20-21-14 829 NE 16<sup>th</sup> Street

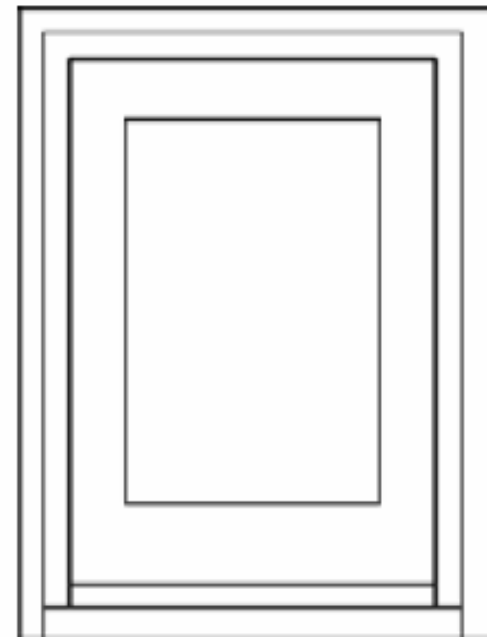


# Jeld-Wen 2500 Series aluminum-clad wood windows

Double Hung Window, 1 over 1



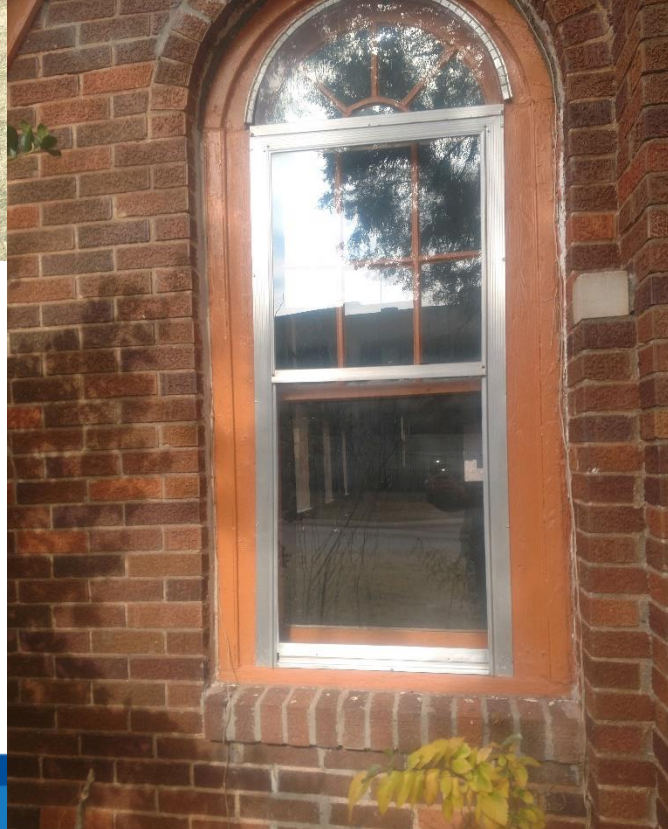
1 Casement Window



CA-20-21-14 829 NE 16<sup>th</sup> Street



# South Elevation



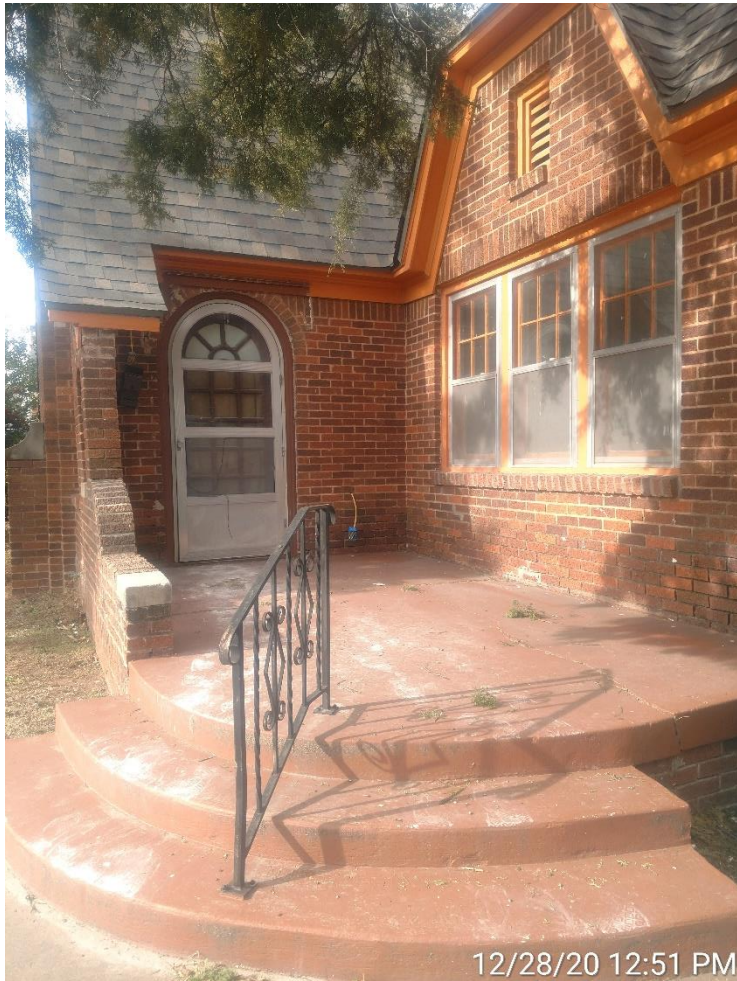


South  
Elevation  
Interior



South  
Elevation  
Interior

# South Elevation – Front Porch



# South Elevation, Interior





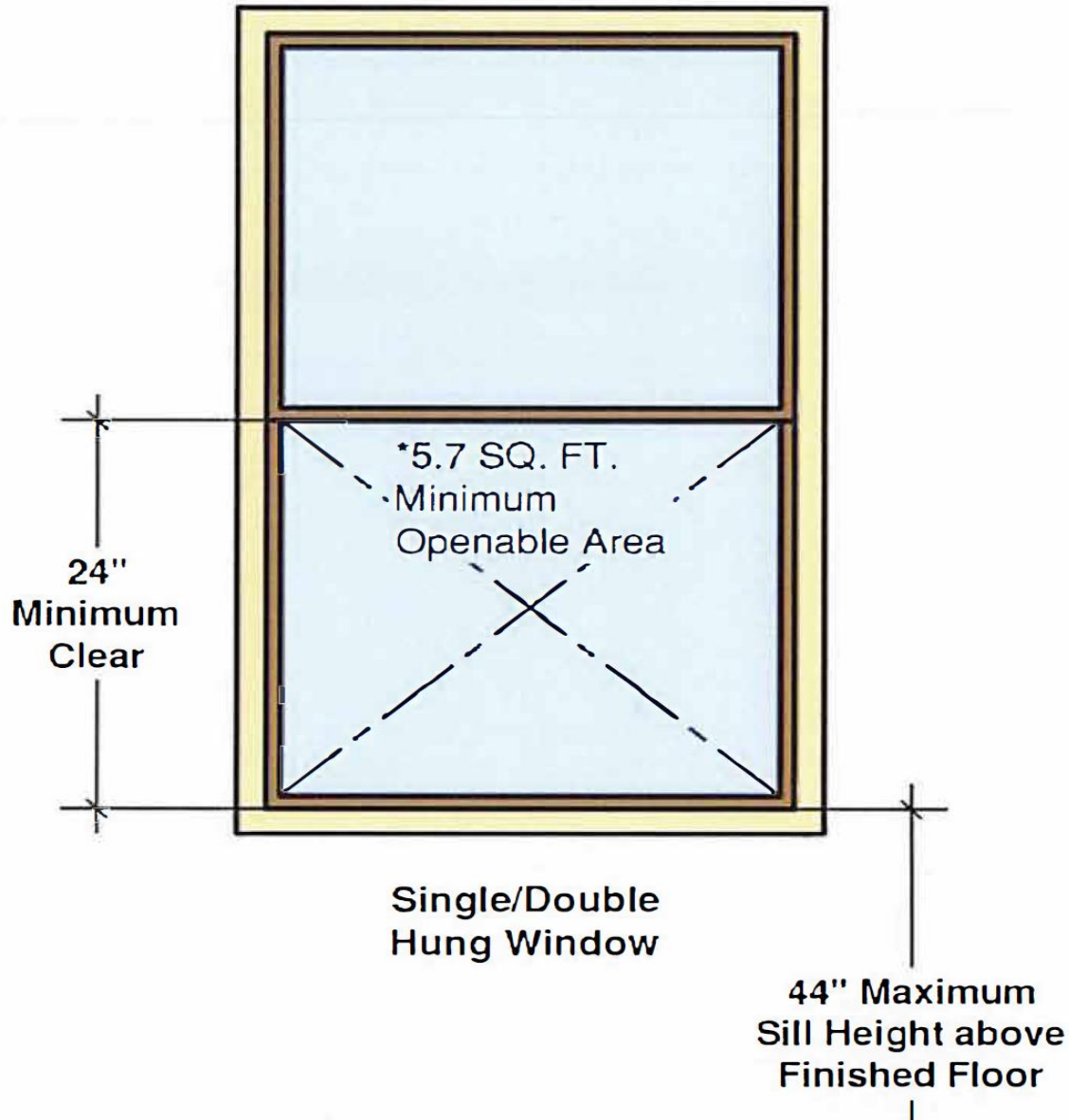
East Elevation –  
Front Bedroom



# South-Facing Window on East Side of Home



# Building Code Requirement for Window Egress





## East Elevation – Front Bedroom

# East Elevation



12/28/20 12:52 PM



12/28/20 12:53 PM

# East Elevation, Interior



# East Elevation



# East Elevation, Interior



# North Elevation



12/28/20 12:56 PM



# North Elevation



12/28/20 12:57 PM

# North Elevation, Interior



# North Elevation, Interior



# West Elevation



12/28/20 12:59 PM



12/28/20 12:59 PM

# West Elevation, Interior



# West Elevation, Interior



# West Elevation



# West Elevation, Interior





## Staff recommendation:

- Approve CA-20-21-14, Items 1-2, with the following **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.

CA-20-21-14 829 NE 16<sup>th</sup> Street



Item E.2.

Certificate of Appropriateness:  
CA-20-21-16, 701 Culbertson Drive

Signage Proposal



**OKLAHOMA**

# 701 Culbertson Drive

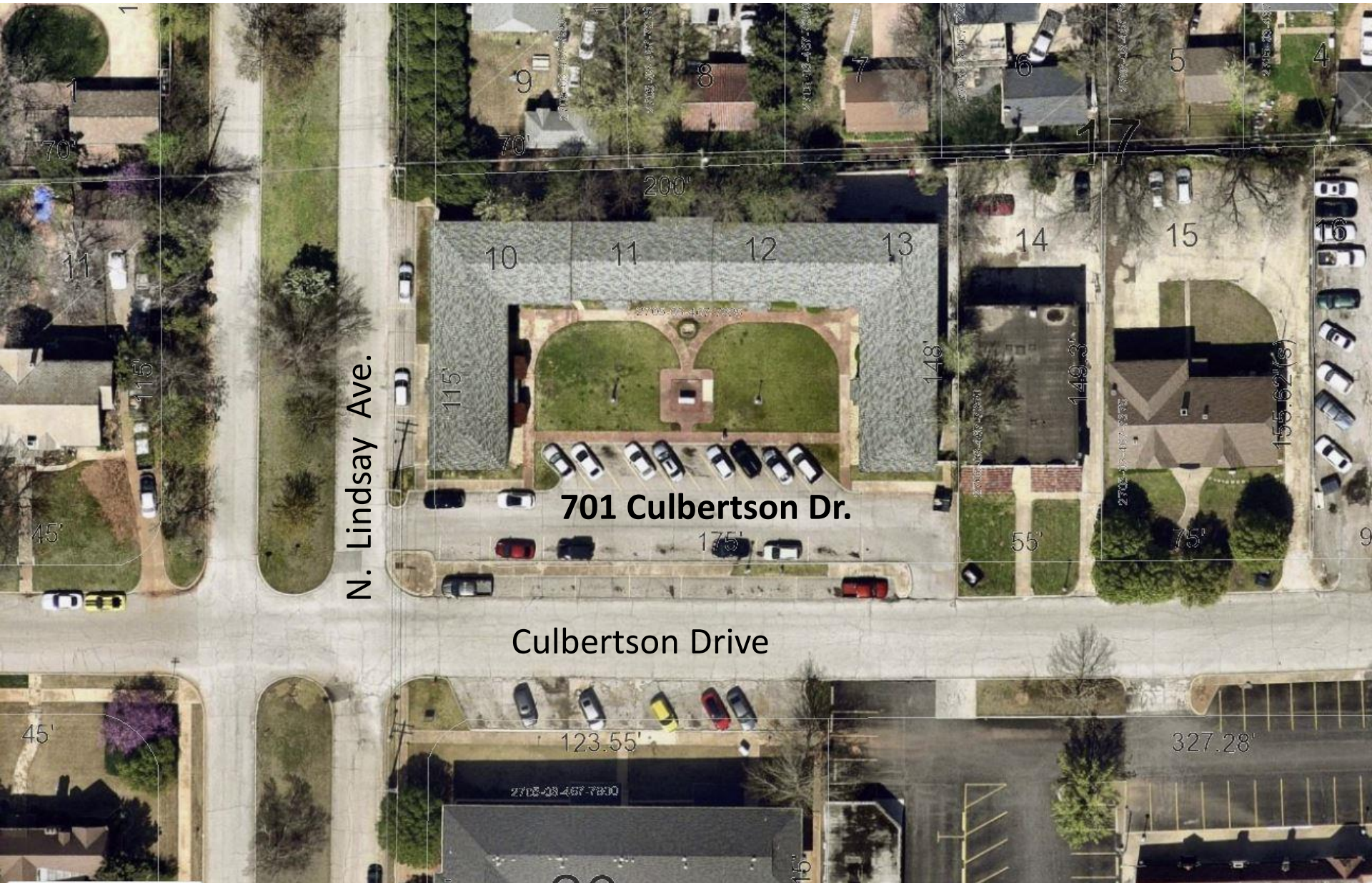


## South Elevation

- Lincoln Terrace East Historic District
- Lots 10-13, Block 17, Lincoln Terrace Addition
- Built in 1948
- Owner: 701 Culbertson LC (owner since July 2020)
- Representatives: Brian Fitzsimmons and Spencer Wilson –  
Fitzsimmons Architects



# 701 Culbertson Drive



# 701 Culbertson Drive



South Elevation

# 701 Culbertson Drive



## South and West Elevations

# 701 Culbertson Drive



West Elevation



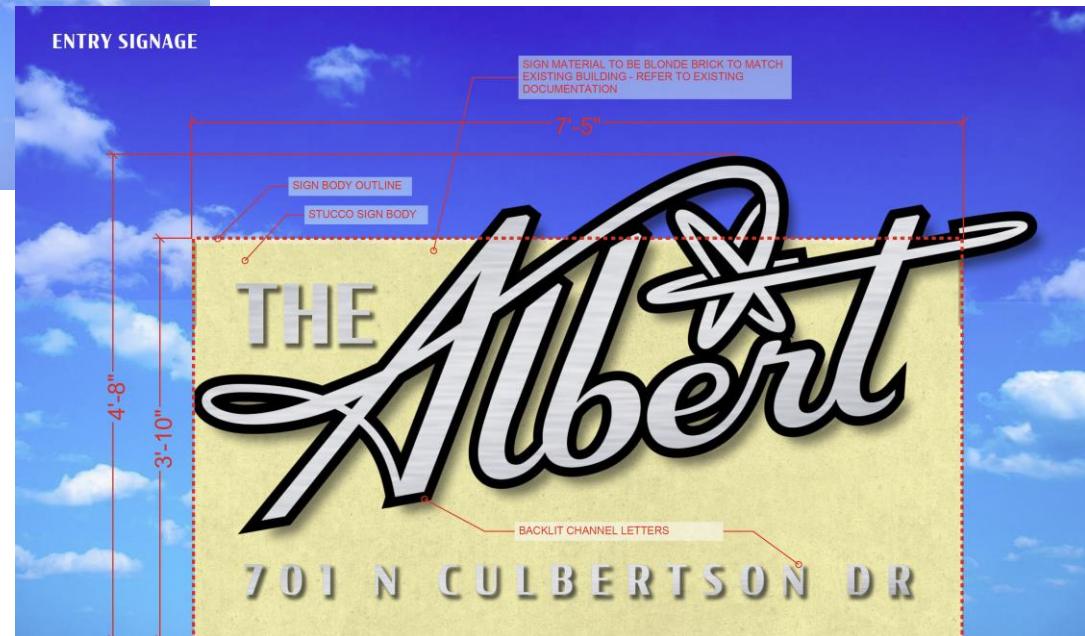
# 701 Culbertson Drive



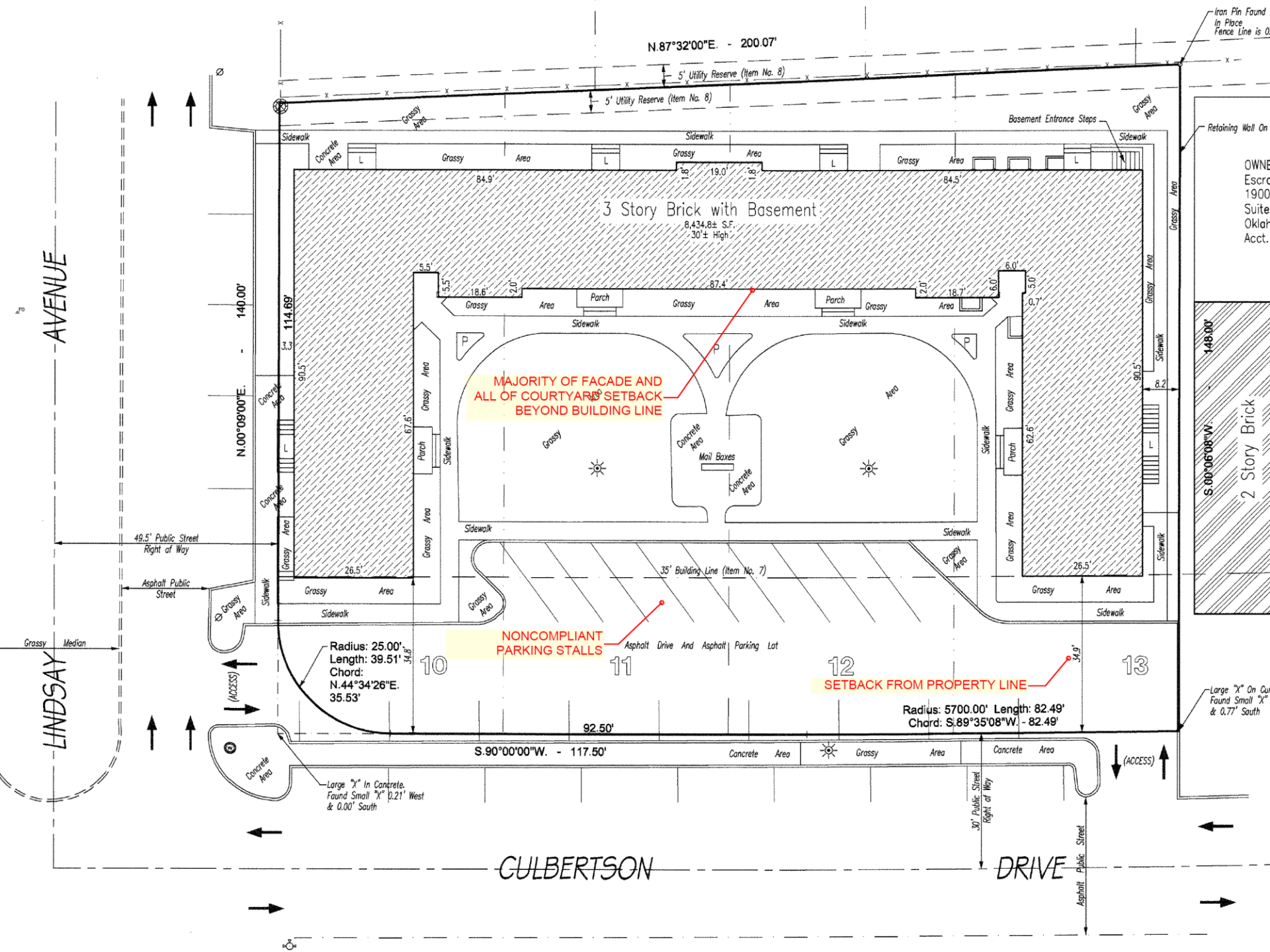
West Elevation

# Items for consideration:

1. Installation of two monument signs (one primary identification sign and one directional sign)



Proposed Signs



LINDSAY AVENUE

LINDSAY AVENUE

CULBERTSON DRIVE

CULBERTSON DRIVE

N.87°32'00"E. - 200.07'

140.00'

N.00°09'00"E.

114.89'

84.9'

19.0'

84.5'

5.5'

18.6'

2.0'

87.4'

2.0'

18.7'

6.0'

5.0'

0.7'

MAJORITY OF FACADE AND ALL OF COURTYARD SETBACK BEYOND BUILDING LINE

NONCOMPLIANT PARKING STALLS

SETBACK FROM PROPERTY LINE

Radius: 25.00'  
Length: 39.51'  
Chord: N.44°34'26"E - 35.53'

Radius: 5700.00' Length: 82.49'  
Chord: S.89°35'08"W - 82.49'

S.90°00'00"W. - 117.50'

Iron Pin Found in Place Fence Line is 0.

Retaining Wall On

OWNERS Escrow 1900 Suite Oklahoma Acct.

148.00'

S.00°06'08"W.

2 Story Brick

Large "X" On Cur Found Small "X" & 0.77" South

(ACCESS)

(ACCESS)

30' Public Street Right of Way

Asphalt Public Street

49.5' Public Street Right of Way

Asphalt Public Street

Grassy Median

Large "X" In Concrete. Found Small "X" 0.21' West & 0.00' South

35' Building Line (Item No. 7)

Basement Entrance Steps

P

P

P

Mail Boxes

Concrete Area

Concrete Area

Concrete Area

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**MASTERPLAN KEY:**

1. NEW ROLLING ENTRY / EXIT GATE
2. MONUMENT SIGN (PRIMARY, DIRECTIONAL)  
**ADDRESSED IN SEPARATE APPLICATION**
3. DUMPSTER ENCLOSURE  
**ADDRESSED IN SEPARATE APPLICATION**
4. RESURFACED & RESTRIPE 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 GINKGO BILOBA\*
16. TREES – CREPE MYRTLE / ROSE OF SHARON\*
17. SEATING / BENCHES
18. REPAIR ENTRY STEPS / INSTALL HANDRAIL
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

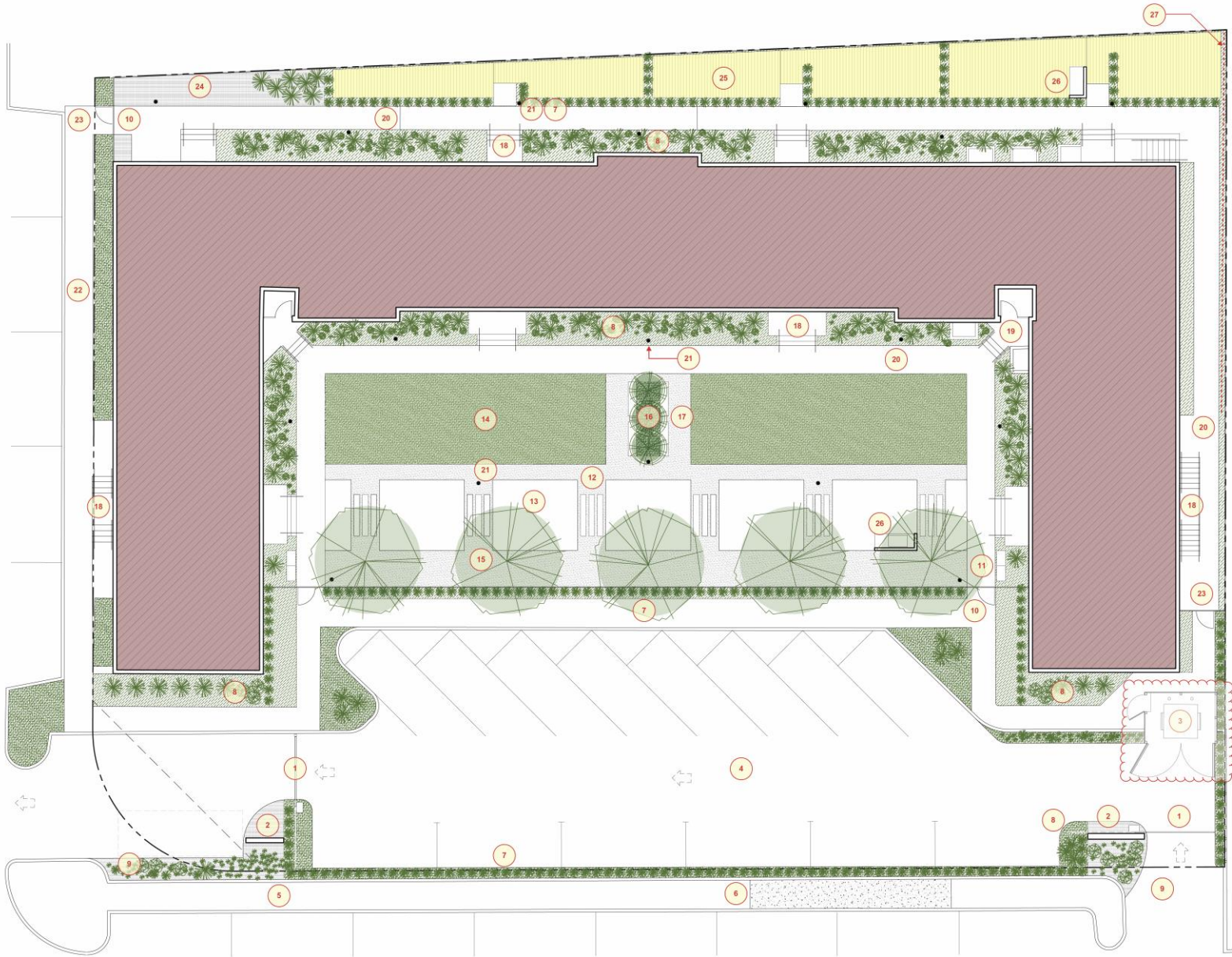
ADDRESSED IN SEPARATE APPLICATION

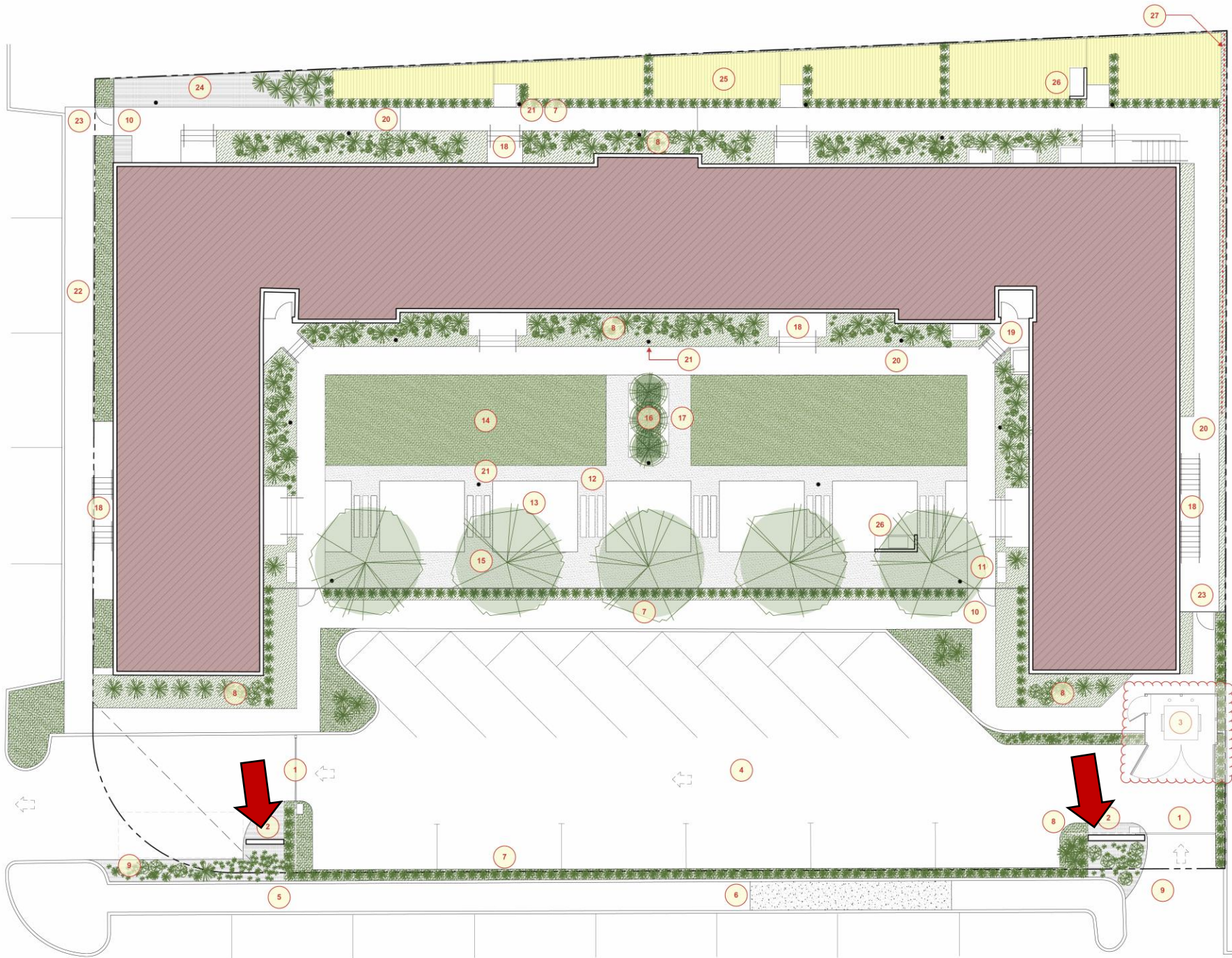
**701 Culberton Mas**  
701 Culbertso  
Oklahoma City, OK

fitzsimmons architects



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







DUMPSTER ENCLOSURE  
SEPARATE APPLICATION

36" TALL PARKING  
SCREENING VEGETATION

3'-10" x 7'-5" MONUMENT SIGN

BAR FENCE ROLLING GATE

SCREENING VEGETATION

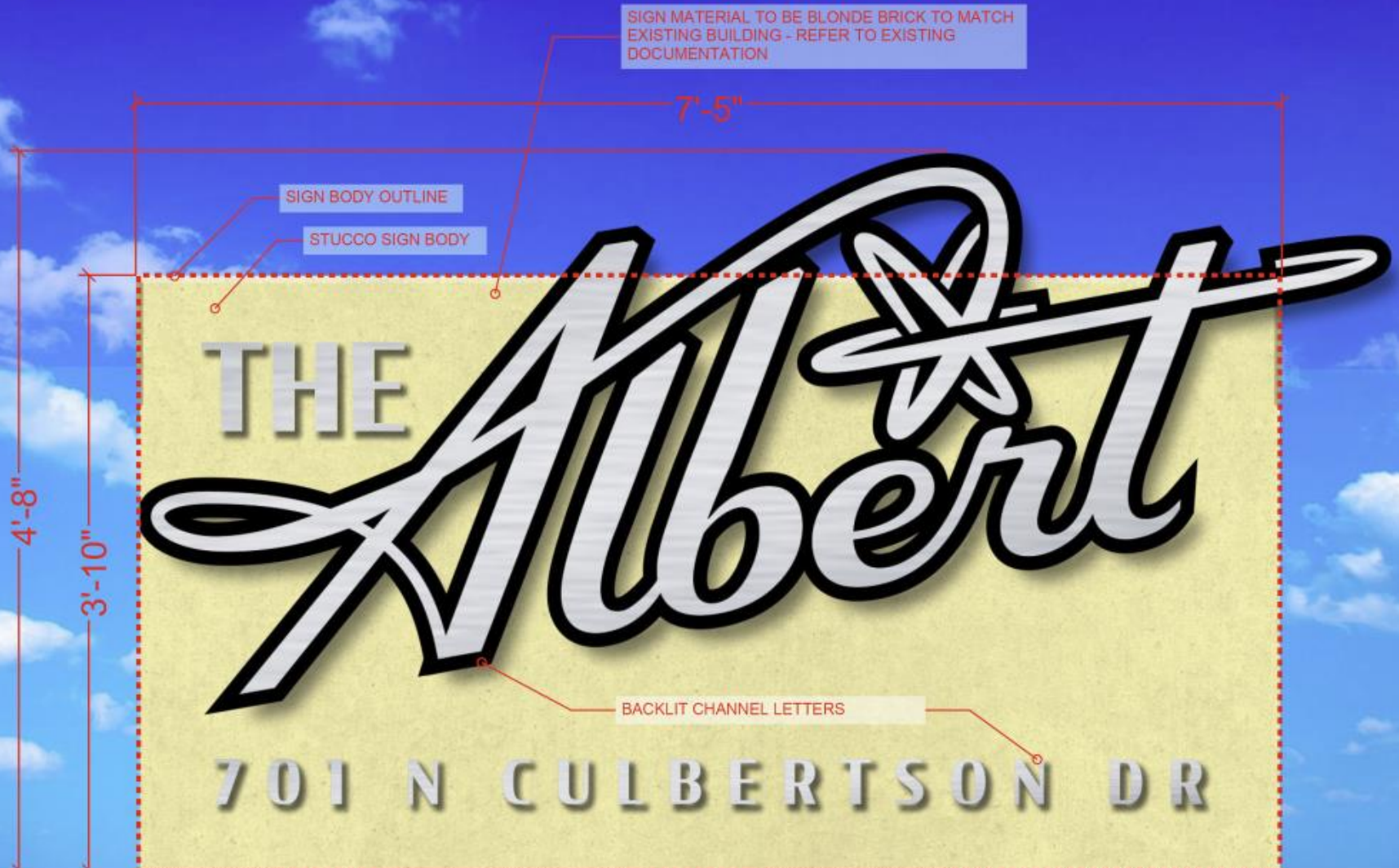
COURTYARD CONTROLLED  
ACCESS GATES

ROLLING EXIT GATE (VEHICULAR ACCESS CONTROL)

3' x 5'-2" MONUMENT SIGN  
(DIRECTIONAL SIGN)

# 701 Culbertson Drive Proposed Primary Identification Sign

## ENTRY SIGNAGE





# 701 Culbertson Drive Proposed Directional Sign

## EXIT SIGNAGE



Item E.3.

Certificate of Appropriateness:  
CA-20-21-17, 701 Culbertson Drive

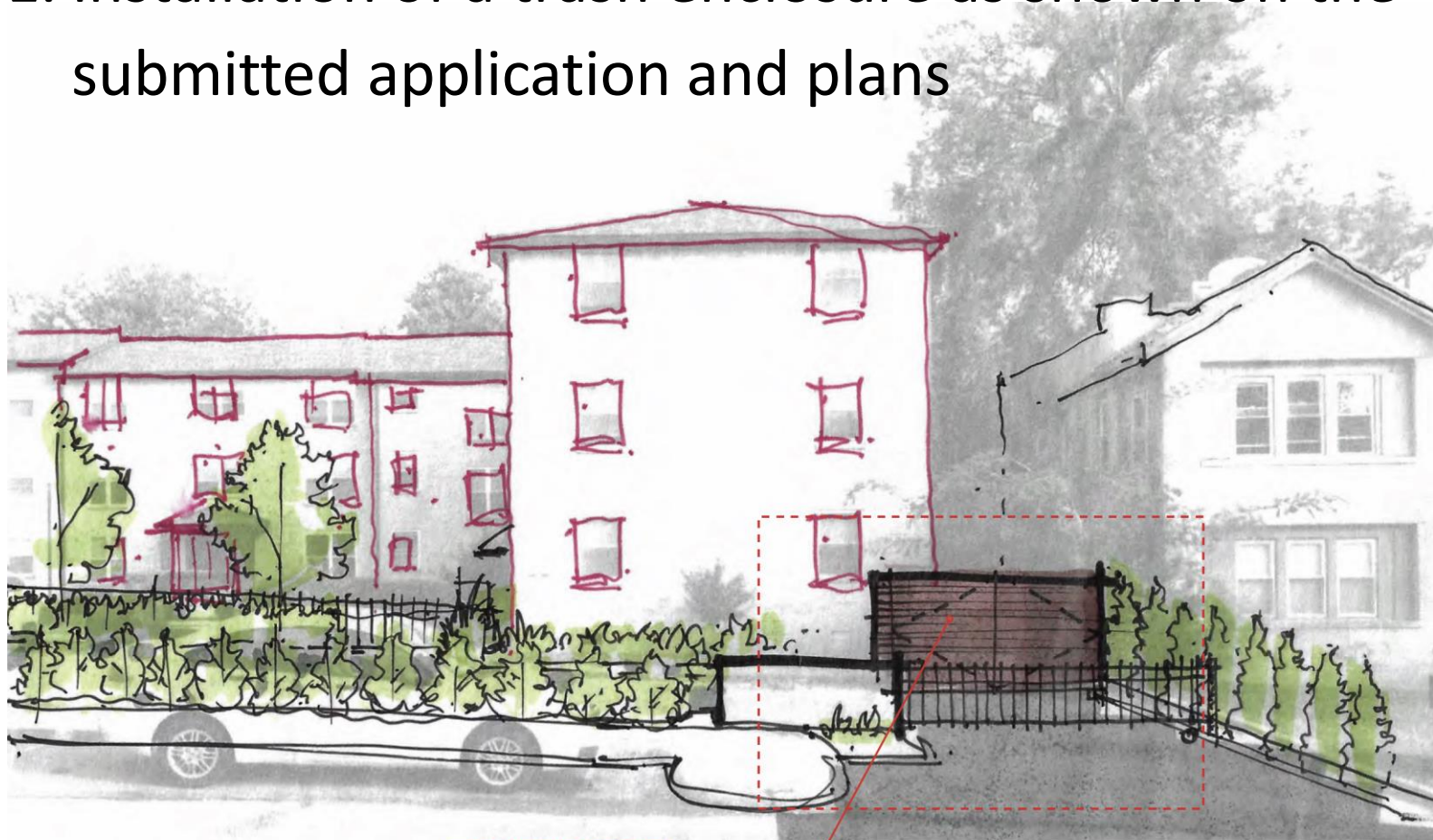
Trash Enclosure Proposal



**OKLAHOMA**

# Item for consideration:

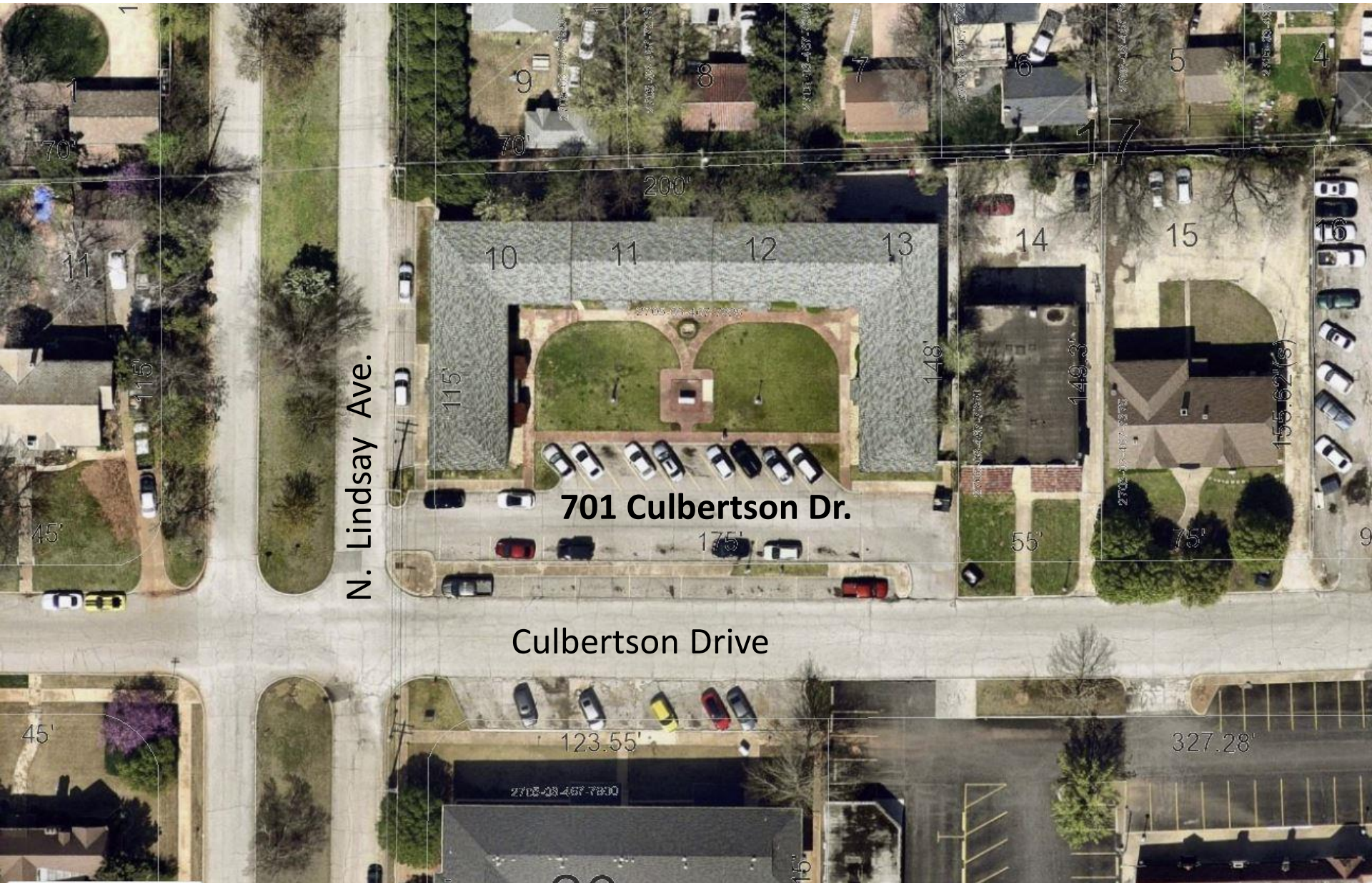
1. Installation of a trash enclosure as shown on the submitted application and plans



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

## Proposed Enclosure

# 701 Culbertson Drive









DUMPSTER VISIBLE  
FROM STREET

WASTE MANAGEMENT VEHICLES  
LIMITED TO ONE APPROACH DRIVEWAY

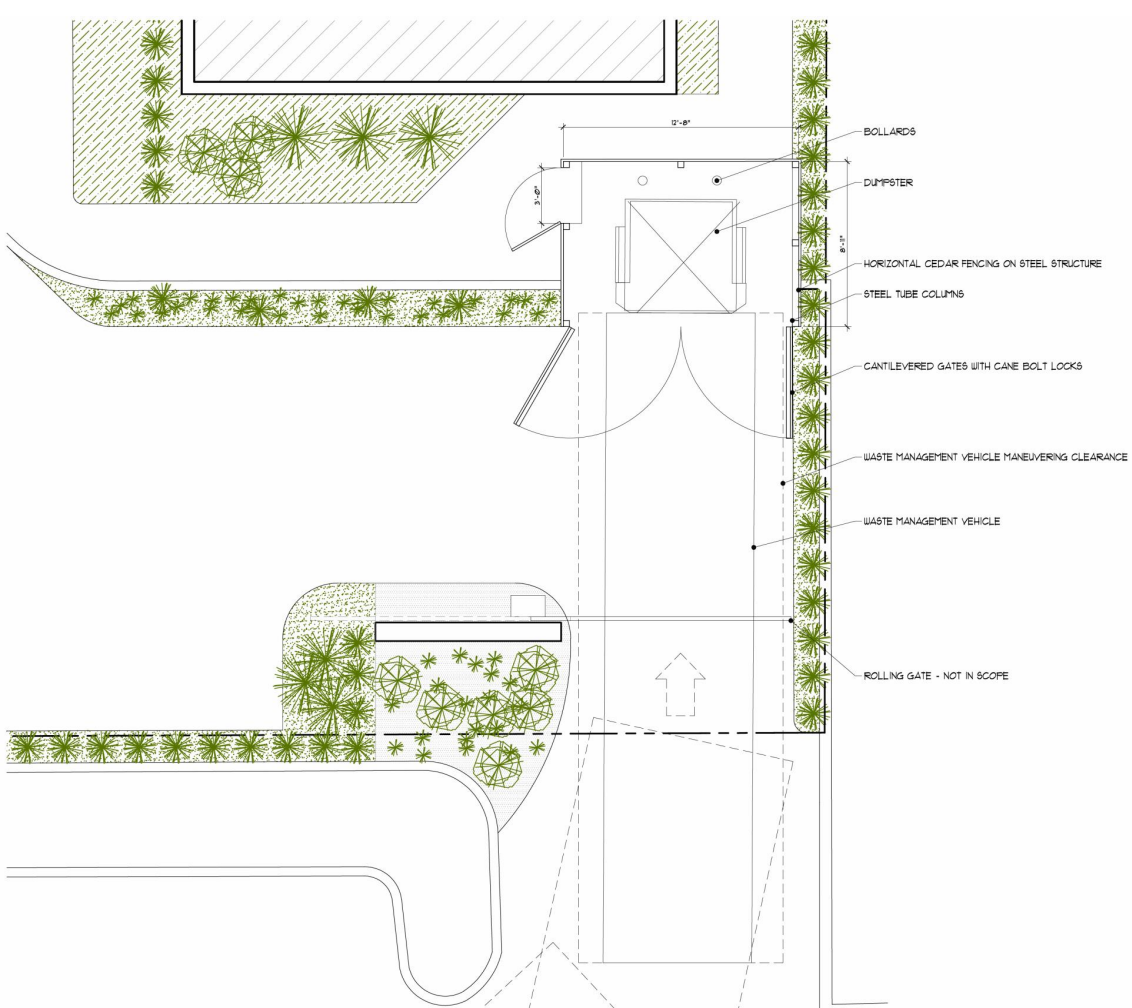


VISIBLE DUMPSTER

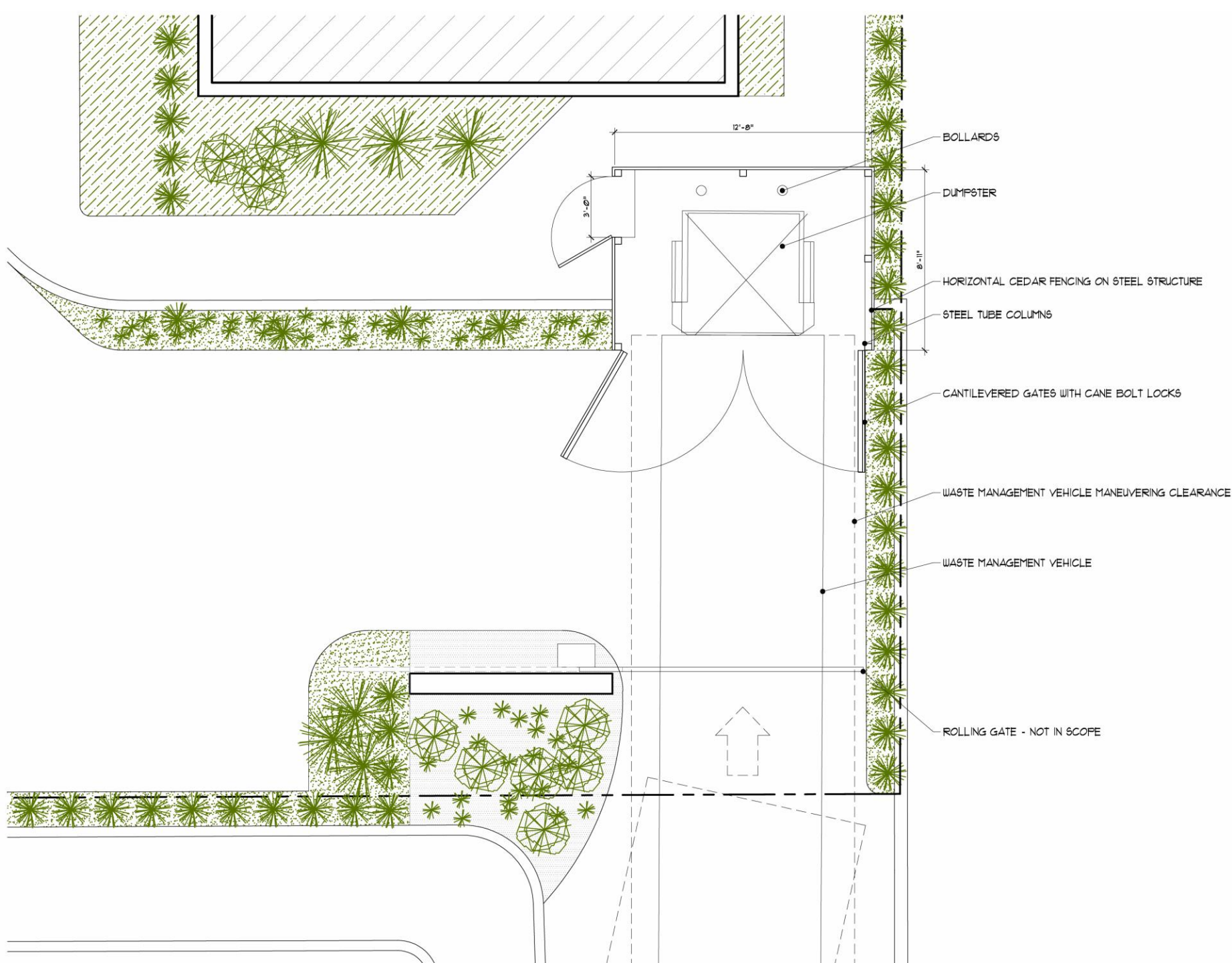


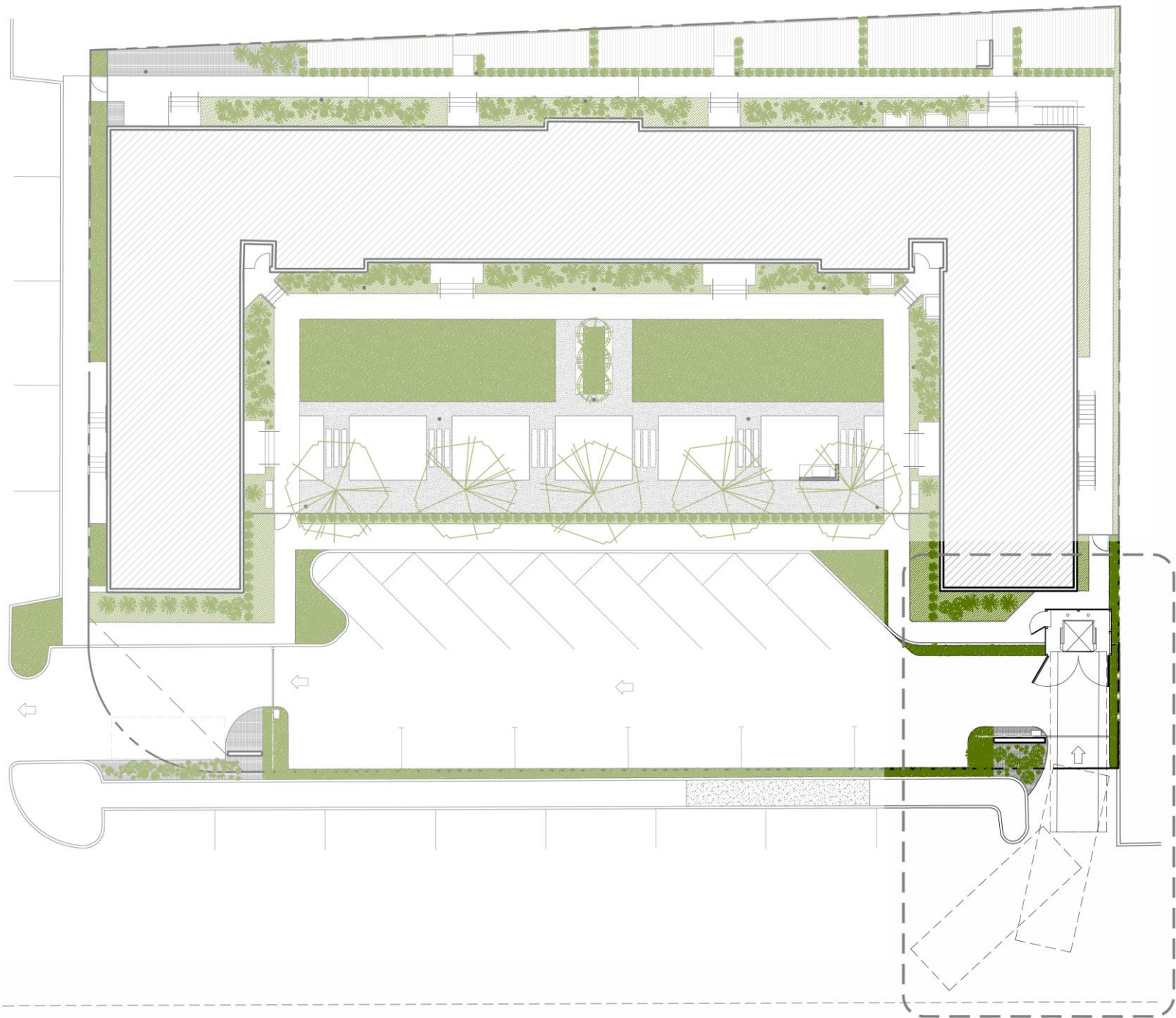


DUMPSTER ENCLOSURE  
6'-8" TALL, CEDAR PLANK  
ON STEEL STRUCTURE



**NECESSARY APPROACH AND  
REVERSE PATH**





## Staff recommendation:

- Approve CA-20-21-16 (sign installation) and CA-20-21-17 (trash enclosure installation) with the following **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.

Item E.4.

Certificate of Appropriateness:  
CA-20-21-25, 410 NE 16<sup>th</sup> Street

Garage demolition request  
(Dilapidated and abandoned structure)



**OKLAHOMA**

## Item for consideration:

1. Demolition of detached garage due to dilapidation







410 NE 16<sup>th</sup> Street – Aerial View, 2020



410 NE 16<sup>th</sup> Street – Aerial View, 2020

# 410 NE 16<sup>th</sup> Street – Existing Garage





410 NE 16<sup>th</sup> Street – Existing Garage  OKLAHOMA



410 NE 16<sup>th</sup> Street – Existing Garage  OKLAHOMA



410 NE 16<sup>th</sup> Street – Existing Garage  OKLAHOMA




410 NE 16<sup>th</sup> Street – Existing Garage  OKLAHOMA



410 NE 16<sup>th</sup> Street – Existing Garage  OKLAHOMA





410 NE 16<sup>th</sup> Street – Existing Garage  OKLAHOMA

## Staff recommendation:

- Table CA-20-21-25 to the April 1, 2021 Board meeting and direct the owner, in the meantime, to:
  - a. Begin stabilizing and repairing the garage.
  - b. 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.

Item G.1.

Historical Preservation and Landmark  
Board of Review Vacancy:

Historic Preservation District Resident  
Position

Information only



**OKLAHOMA**

# Adjournment

Next Virtual Meeting:  
4:00 p.m., April 1, 2021



**OKLAHOMA**