Call to Order / Welcome
Approval of Minutes
Item E.1.
Certificate of Appropriateness:
CA-20-21-14, 829 NE 16th Street
• Lincoln Terrace East Historic District
• Lot 2, Block 3, State Capitol 2nd Addition
• Built in 1928
• Owner: Timbercraft Homes LLC (owner since August 2019)
• Representative: David Box – Williams, Box, Forshee & Bullard P.C.
Items for consideration:
1. Construct a 450-square-foot detached garage.
Original Garage, Demolished 2017

CA-20-21-14  829 NE 16th Street
Proposed Garage, South Elevation

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

T.O. PLATE
9' - 0"

FIRST FLOOR
0' - 0"

8" SIDING

CA-20-21-14  829 NE 16th 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 16th Street
Proposed Garage, East (Side) Elevation
Proposed Garage, West (Side) Elevation

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

T.O. PLATE
9' - 0"

FIRST FLOOR
0' - 0"

CA-20-21-14  829 NE 16th Street
Garage Floor Plan
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
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.
Jeld-Wen 2500 Series aluminum-clad wood double hung windows

Double hung windows, 6 over 1

CA-20-21-14  829 NE 16th Street
Jeld-Wen 2500 Series aluminum-clad wood windows

Double Hung Window, 1 over 1

1 Casement Window

CA-20-21-14  829 NE 16th Street
South Elevation
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

- 24" Minimum Clear
- 5.7 SQ. FT. Minimum Openable Area
- 44" Maximum Sill Height above Finished Floor
East Elevation – Front Bedroom
East Elevation
East Elevation
East Elevation, Interior
North Elevation
North Elevation, Interior
West Elevation
West Elevation, Interior
West Elevation, Interior
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.
Item E.2.
Certificate of Appropriateness:
CA-20-21-16, 701 Culbertson Drive

Signage Proposal
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

South Elevation
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
MASTERPLAN KEY:
1. NEW ROLLING ENTRY / EXIT GATE
2. MONUMENT SIGN (PRIMARY, DIRECTIONAL) ADDRESSED IN SEPARATE APPLICATION
3. DUMPSTER ENCLOSURE
4. RESURFACED & RESTRIPED 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. (4) 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 SHARK
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

701 Culberton Mas
701 Culbertso
Oklahoma City, OK

scale: 1" = 8'-0"
October 7th, 2020
701 Culbertson Drive
Proposed Primary Identification Sign

ENTRY SIGNAGE

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

SIGN BODY OUTLINE
STUCCO SIGN BODY

4' 8''
3' 10''

BACKLIT CHANNEL LETTERS

7 0 1 N C U L B E R T S O N D R
701 Culbertson Drive
Proposed Directional Sign

EXIT SIGNAGE

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

BACKLIT CHANNEL FORM
BACKLIT CHANNEL LETTERS

EXIT ONLY
Item E.3.
Certificate of Appropriateness:
CA-20-21-17, 701 Culbertson Drive

Trash Enclosure Proposal
Item for consideration:
1. Installation of a trash enclosure as shown on the submitted application and plans

Proposed Enclosure
EXISTING DUMPSTER LOCATION

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

CULBERTSON

47' Public Street
Right of Way

Asphalt Public Street

ACCESS

DRIVE

Large "x" On Curb Found In Place
Found Small "x" 0.15' East
& 0.77' South

11
12
13

90°00'00"W. - 117.50'
92.50'

.35' Building Line (Item No. 7)

Asphalt Drive And Asphalt Parking Lot

Sidewalk

Mail Boxes

Concrete Area

Gassy

Gassy

Gassy

Gassy

Concrete Area

Concrete Area

Sidewalk

Sidewalk

Sidewalk

Sidewalk

Sidewalk

Sidewalk

Gassy Area

Grassy Area

Grassy Area

Grassy Area

Grassy Area

Grassy Area

26.5'

8.2'

90.5'

2 Story Brick

148.00'
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 16th Street

Garage demolition request
(Dilapidated and abandoned structure)
Item for consideration:
1. Demolition of detached garage due to dilapidation
410 NE 16th Street – Existing Garage
410 NE 16th Street – Existing Garage
410 NE 16th Street – Existing Garage
410 NE 16th Street – Existing Garage
410 NE 16th Street – Existing Garage
410 NE 16th Street – Existing Garage
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
Adjournment

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