



Historic Preservation Commission

Chair: Erin Brown:

Commission Members: Lyn Bilodeau, Joe Chappell, Patrick Kerr, Amy Loch, Ludd Lentz, James Long, ex-officio Ed Wood.

HISTORIC PRESERVATION COMMISSION MEETING
Monday, September 11, 2017 at 5:30 PM
City Hall – Council Chambers
101 North Second Street, Guthrie, Oklahoma 73044

1. Call to order
2. Public comments
3. Approval of previous minutes from the regular meeting of August 7, 2017.
4. Discussion and possible action concerning new façade changes (door and windows) located at 107 W. Harrison Avenue.
5. Discussion and possible action concerning new signage located at 110 West Harrison Avenue.
6. Staff comments
7. Commission comments
8. Adjournment

Agenda posted on the bulletin board in the lobby of City Hall by 5:00 PM on Thursday, September 7, 2017. The City of Guthrie encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the city clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48 hours rule if signing is not the necessary accommodation.

HISTORIC PRESERVATION COMMISSION MINUTES

August 7, 2017

The regular meeting of the Historic Preservation Commission was posted August 3, 2017 before 5:00 PM. The meeting was held August 7, 2017 at Guthrie City Hall.

Members: Erin Brown, Chair
Lynn Bilodeau
Joe Chappell
Patrick Kerr
Amy Loch
James Long Absent
Ed Wood, Ex-Officio

Also Present: Lynda Ozan, Clairen Reese, Julie Lewellyn, Derrick Hamilton, Brad Thomas, Terry Hixon, Ivan & Marina Sproove.

Call to Order

The meeting was called to order on Monday, August 7, 2017 at 5:30 PM. Commission members were present and a quorum declared.

Public Comments

None

Approval of Previous Minutes

A motion was made by Commissioner Loch and seconded by Commissioner Bilodeau to approve the minutes of June 5, 2017 as written. All voted aye.

Discussion Item 1

Discussion was held regarding the size, color and location of the proposed request to install a new signage on property located at 104 E. Oklahoma Avenue. A decision was made to approve the application with the modification to use the same font style on all signage, no script to be used.

A motion was made by Commissioner Chappell and seconded by Commissioner Kerr to approve the application with Modifications. All voted aye.

Discussion Item 2

Discussion was held regarding the nomination of the Benedictine Heights Hospital to the National Register of Historic Places. Ms. Lynda Ozan gave the Commission a slide presentation and a narrative regarding the History of the Old Benedictine Hospital and its application for the National Register of Historic Places.

A motion was made by Commissioner Lentz and seconded by Commissioner Chappell to approve the application as submitted. All voted aye.

Discussion Item 4

Staff Comments

City staff welcomes new Commissioner Ludd Lentz.

Commission Comments

Commissioners also welcome Ludd Lentz.

Adjournment

The meeting adjourned at 5:55 PM.

Jim Hanke
Building Official

**GUTHRIE HISTORIC PRESERVATION
COMMISSION REPORT**

TO: THE GUTHRIE HISTORIC PRESERVATION COMMISSION
FROM: JIM HANKE, Building Official
DATE: September 11, 2017
SUBJECT: APPLICATION NO. CA# 2017-20114471

BACKGROUND:

The applicant (Mr. Chris DeFreese), requests approval of new front windows, and new wooden framed glass doors.

The applicant requests to remove the existing closed shutters and install new glass windows to the front facade, of the Building at 107 West Harrison Avenue (Guthrie News Leader). The applicant requests to remove the existing solid wooden double entry doors, and replace them with wooden framed glass doors, as well as a new wooden framed glass entry door on the East side of the building, which leads to the second floor.

An illustration of the proposed changes have been included in your packet for review.

The applicant will be present for any specific questions.

MOTION REQUESTED:

Staff recommends Approval.



Jim Hanke
Building Official
City of Guthrie

City of Guthrie - (405) 282-0492
P.O. Box 908
101 N. 2nd
Guthrie, OK 73044

INC. AHP OF OKLAHOMA
C/O GUTHRIE NEWSPAPER INC.
GUTHRIE, OK 73044

City of Guthrie - (405) 282-0492 Historic Preservation Commission

Owner:	INC. AHP OF OKLAHOMA	Number:	2017-20114471
Permit Address:	107 W HARRISON	Issue Date:	8/25/2017
	GUTHRIE PROPER LOT 4-5 BLOCK 58	Expiration Date:	
Parcel ID	420001425	Fee Amount:	\$50.00
Project:	Mr. Chris DeFreese/News Leader Building		
Work Description:	HPC Application and Review: Paid w/Check #1078		

Guthrie - (405) 282-0492 Historic Preservation Commission Permit

Owner:	INC. AHP OF OKLAHOMA	Number:	2017-20114471
Permit Address:	107 W HARRISON	Issue Date:	8/25/2017
	GUTHRIE PROPER LOT 4-5 BLOCK 58	Expiration Date:	
Parcel:	42-00-014-25 - -	Fee Amount:	\$50.00
Project:	Mr. Chris DeFreese/News Leader Building	Payment Date:	8/17/2017
Work Description:	HPC Application and Review: Paid w/Check #1078		



HISTORIC PRESERVATION APPLICATION

The Historic Preservation Commission meets the first Monday of each month. Applications must be submitted to Community Development at least 14 days prior to the meeting. Required drawings, photos, samples, and related materials must be filed with the application.

Business and property owners within the historic district must have approval for any alteration, new construction, or demolition before work is started. Fees double for work started without approval.

Property

Present Name of Building News leader Historic Name of Building _____ Date Built 1891

Address of proposed work 107 W Harrison RD Guthrie

Property Owner

Name Chris DeFreese Daytime Phone 405 812-4259

Mailing Address 6800 W Simpson RD Edmond OK 73025

Applicant

Name Chris DeFreese Daytime Phone 405 812-4259

Mailing Address _____

Application Type:

- Sign
- Paint (to apply or to remove)
- Awning
- Window
- Door
- Façade Change (minor major)
- New Construction
- Demolition

Other _____

Brief description of proposed project
(attach more pages if needed)

See Attached sheets
APPLICATION
20114471

The applicant or a representative for the applicant must be present at the meeting.

Applicant Signature [Signature]

Date 16 Aug 17

The News Leader BLDG Proposed Project

Chris DeFreese

405 812-4299

Owner/Manager

1). Replace Windows upstairs and down stairs with double pained glass with wood trim on the exterior

2) Replace lower double doors with new glass doors with wood trim

3) Remove News Leader 12 foot sign//// we do not have a sign to replace that sign at the moment but will submit to the board for approval prior to creating or displaying

4. Add new "36"/"96" door (White with Glass insert in the middle) to the left side of the BLDG closest to Division Street that replicates the door on the right side of the BLDG closest to Stacy's Restaurant. This new entry way will create an easy direct access to the upstairs of the bldg.

Our current plan is for a mixed use BLDG perhaps Offices, or Retail Space, with the possibility of placing 4 apartments upstairs. We plan to speak to local Realtors/Architects to do a feasibility study and cost analysis prior to moving forward with any apartment plans. We also understand we would need to submit architectural type drawings for prior approval of the board prior to embarking on such an undertaking.

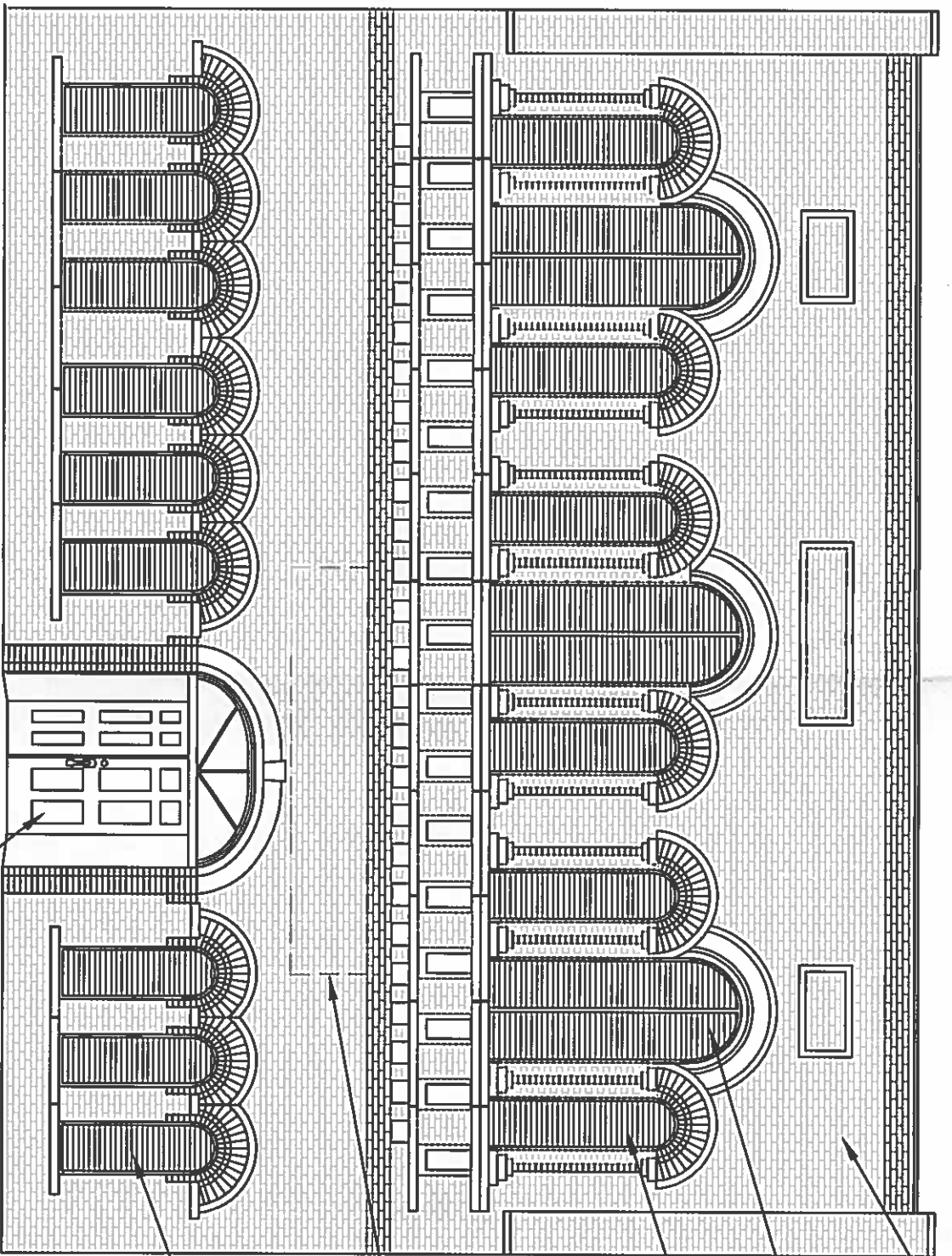
We believe this project is approved would make the Façade of the BLDG much more appealing and a much more attractive retail/Multi-Use facility for business entities to want to lease.

Thank you in advance for your consideration of this proposal.



Chris DeFreese

Owner, Blast from the Past LLC



EXISTING BRICK &
CAST STONE
FACADE WALL

EXISTING SHUTTERS

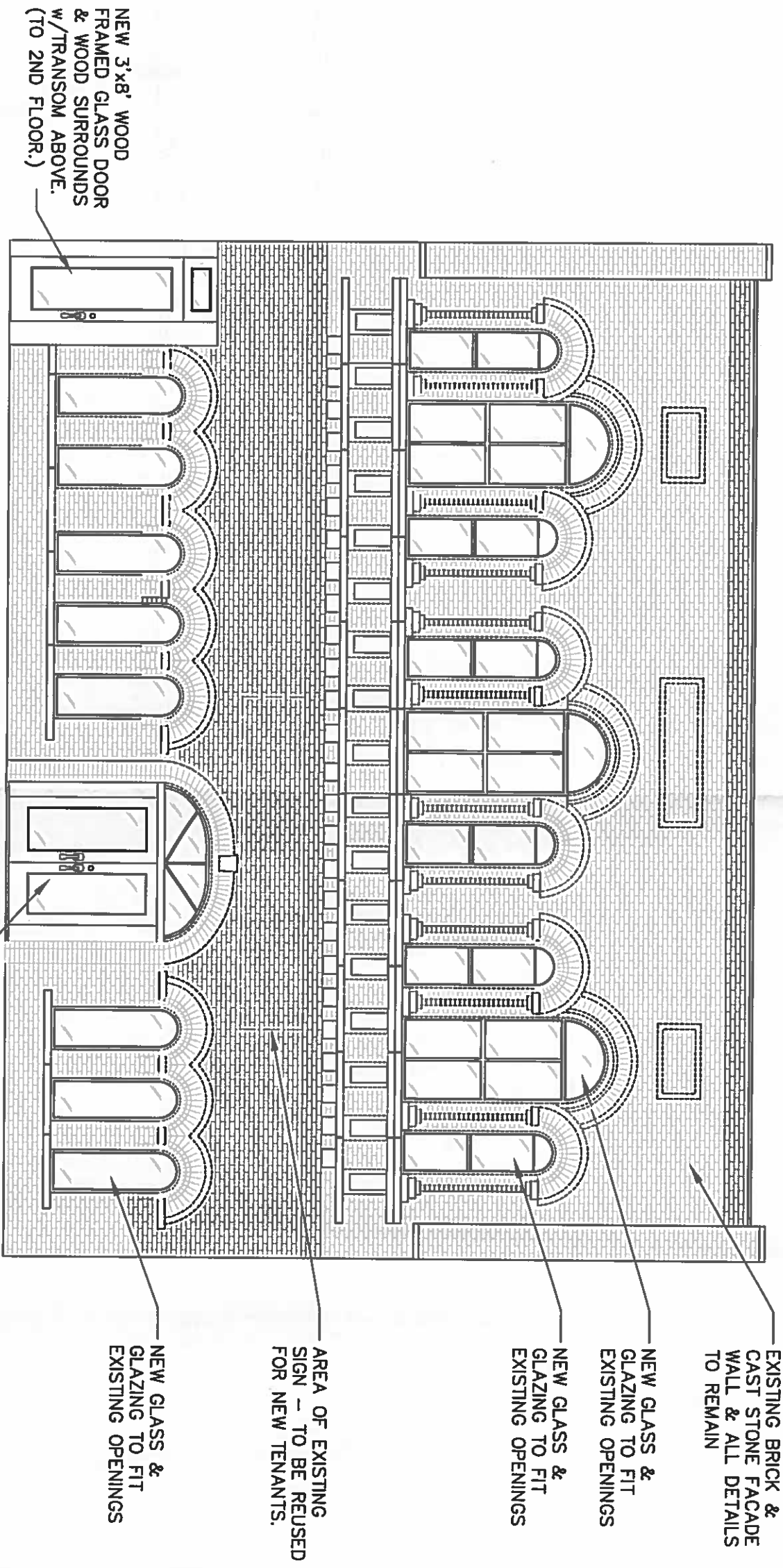
EXISTING SHUTTERS

AREA OF EXISTING
NEWS LEADER SIGN

EXISTING SHUTTERS

EXISTING WOOD DOORS

EXISTING - NORTH ELEVATION



EXISTING BRICK & CAST STONE FACADE WALL & ALL DETAILS TO REMAIN

NEW GLASS & GLAZING TO FIT EXISTING OPENINGS

NEW GLASS & GLAZING TO FIT EXISTING OPENINGS

AREA OF EXISTING SIGN - TO BE REUSED FOR NEW TENANTS.

NEW GLASS & GLAZING TO FIT EXISTING OPENINGS

NEW WOOD FRAMED GLASS DOORS & WOOD SURROUNDS.

NEW 3'x8' WOOD FRAMED GLASS DOOR & WOOD SURROUNDS w/TRANSOM ABOVE. (TO 2ND FLOOR.)

PROPOSED - NORTH ELEVATION

HISTORIC PRESERVATION APPLICATION REQUIREMENTS

SIGN APPLICATIONS

Applications for construction, alteration, restoration or removal of any sign (including glass, window, door, and sandwich board signs) must be submitted with the following materials:

- ___ a. Photo of façade or site showing placement of proposed sign(s).
- ___ b. Detailed drawings of proposed sign(s) with dimensions, design, size of lettering, type of lettering, materials, textures, colors, and means of illumination.
- ___ c. Paint samples of proposed colors from the historic color palette.

If approved, a sign permit from the building department will cost \$50.00 (including inspection). Fees double for signs installed without approval.

ALL OTHER APPLICATIONS

Applications must be submitted with the following materials:

- ___ a. An elevation of all sides of proposed change(s) as seen from the street or alley that show all materials, textures, and colors to be used from the historic color palette.
- ___ b. Samples of all materials.
- ___ c. Copies of old photos or historical site records, if available.

FEE SCHEDULE

Permanent Sign	\$ 25.00
Paint (to apply or to remove)	\$ 25.00
Awning	\$ 25.00
Façade Change	
minor*	\$ 25.00
major**	\$ 50.00
New Construction	\$ 50.00
Demolition	\$250.00
(If approved, a \$50.00 refund is made to the applicant.)	
Certificate of Economic Hardship	\$ 50.00
Certificate of Unusual and Compelling Circumstances	\$ 50.00
Designation/Amendment of Landmark	\$ 50.00
Designation/Amendment of Historic District	\$ 10.00 per property
20 or fewer properties - \$200 minimum	
75 or more properties - \$750 maximum	
Notice of Appeal to City Council	\$ 50.00

* Minor façade changes include new doors, windows, and exterior paint/trim color.

** Major façade changes include at-risk properties (as identified by the Commission), and structural changes that alter the appearance of the site.

**GUTHRIE HISTORIC PRESERVATION
COMMISSION REPORT**

TO: THE GUTHRIE HISTORIC PRESERVATION COMMISSION
FROM: JIM HANKE, Building Official
DATE: September 11, 2017
SUBJECT: APPLICATION NO. CA# 2017-20114472

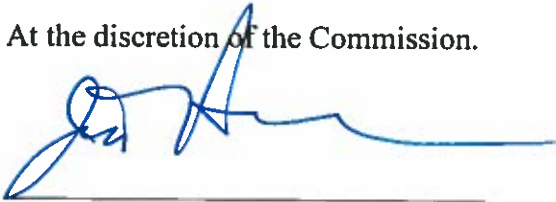
BACKGROUND:

The applicant (Patricia Taylor), requests approval of a new building sign at 110 West Harrison Avenue (Acton Building). The applicant has provided a drawing depicting the sign size and location, and materials to be used. A color chart has also be included to show the proposed sign colors, which has been included in your packet for review.

The applicant will be present for any specific questions.

MOTION REQUESTED:

At the discretion of the Commission.



Jim Hanke
Building Official
City of Guthrie



HISTORIC PRESERVATION APPLICATION

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Property

Present Name of Building ACTON Historic Name of Building Date Built 1915

Address of proposed work 110 W. HARRISON

Property Owner HOME SWEET HOME Name PATRICIA TAYLOR ON THE RANGE, LLC Daytime Phone 405-517-2523

Mailing Address P.O. BOX 1991 EDMOND, OK 73083

Applicant

Name PATRICIA TAYLOR Daytime Phone 405-517-2523

Mailing Address P.O. BOX 1991 EDMOND, OK 73083

Application Type:

- Sign
Paint (to apply or to remove)
Awning
Window
Door
Façade Change (minor/major)
New Construction
Demolition
Other

Brief description of proposed project (attach more pages if needed)

SEE ATTACHMENT

CA# 20114472

The applicant or a representative for the applicant must be present at the meeting.

Applicant Signature Patricia Taylor Date 8-21-2017

HISTORIC PRESERVATION APPLICATION REQUIREMENTS

SIGN APPLICATIONS

Applications for construction, alteration, restoration or removal of any sign (including glass, window, door, and sandwich board signs) must be submitted with the following materials:

- a. Photo of façade or site showing placement of proposed sign(s).
- b. Detailed drawings of proposed sign(s) with dimensions, design, size of lettering, type of lettering, materials, textures, colors, and means of illumination.
- c. Paint samples of proposed colors from the historic color palette.

If approved, a sign permit from the building department will cost \$50.00 (including inspection). Fees double for signs installed without approval.

ALL OTHER APPLICATIONS

Applications must be submitted with the following materials:

- a. An elevation of all sides of proposed change(s) as seen from the street or alley that show all materials, textures, and colors to be used from the historic color palette.
- b. Samples of all materials.
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FEE SCHEDULE

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Certificate of Unusual and Compelling Circumstances	\$ 50.00
Designation/Amendment of Landmark	\$ 50.00
Designation/Amendment of Historic District	\$ 10.00 per property
20 or fewer properties - \$200 minimum	
75 or more properties - \$750 maximum	
Notice of Appeal to City Council	\$ 50.00

* Minor façade changes include new doors, windows, and exterior paint/trim color.

** Major façade changes include at-risk properties (as identified by the Commission), and structural changes that alter the appearance of the site.



1.3 Historic Background

In 1889, Guthrie was the location of the United States Land Office for claims from the eastern district of the newly opened lands of Oklahoma Territory. Subsequently, Guthrie served as the capital of Oklahoma Territory from 1890 until statehood in 1907 and, also, as the Oklahoma state capital until 1910.

The Guthrie Historic District was placed on the National Register of Historic Places in 1974. In the "Statement of Significance" from the National Register nomination, the Guthrie Historic District is described as containing "...the largest and best preserved collection of pre-statehood commercial, residential and cultural buildings in the state" of Oklahoma.

One of the most notable areas within the Guthrie Historic District is the CTHD. The Capitol Townsite Historic District possesses an outstanding collection of masonry commercial buildings. Most of these buildings were constructed between 1889 and 1910. This period of significance starts from the opening of Oklahoma Territory, extends through the founding of Guthrie, and ends at the time that the state capitol was moved from Guthrie to Oklahoma City.

In a report by the Historic American Buildings Survey (HABS), the original commercial area of Guthrie is described:

"By the time of statehood, 1907, 18 years after its founding, it had taken on a solid, stable, and even impressive look...In all this a certain homogeneity began to arise, due in part to the nature of available materials, brick, sheet metal, and especially sandstone of a characteristically dull red color. A 'commercial style' arose, a style of long narrow buildings on deep lots, of two to three storeys...The variations on the theme were rich, but it is difficult to imagine a building district with a more cohesive physical aspect and visual character."

The first Guthrie Historic Preservation Ordinance was written in 1978. This law was designed to preserve the CTHD.

In addition to its National Register status, a portion of the CTHD has the added distinction of being listed as a National Historic Landmark. Guthrie's CTHD is a unique and beautiful place, and it is of primary importance to preserve its historic integrity. Because signs are a prominent and necessary element on commercial buildings, their design and location has a great impact on the the CTHD.



HISTORIC PRESERVATIO APPLICATION

This application is for new signage and paint colors for the front of the Acton building at 110 W. Harrison, Guthrie, OK 73044.

1. Sheet metal as designated on page SG-2 of the Historic Preservation Guidelines: 24' x 5'
2. Sign on 1 inch wood 21' x 2.5' mounted on sheet metal; background color Scone D17-2, letter color Rio Grande D42-7. Font Impact (example below), letters 15-24 inches high.
3. Wicker D17-5 which matches the brick trim around the brick façade front.
4. Rio Grande D42-7 to match lettering on the sign.

Illuminated by solar powered spot lights from canopy.

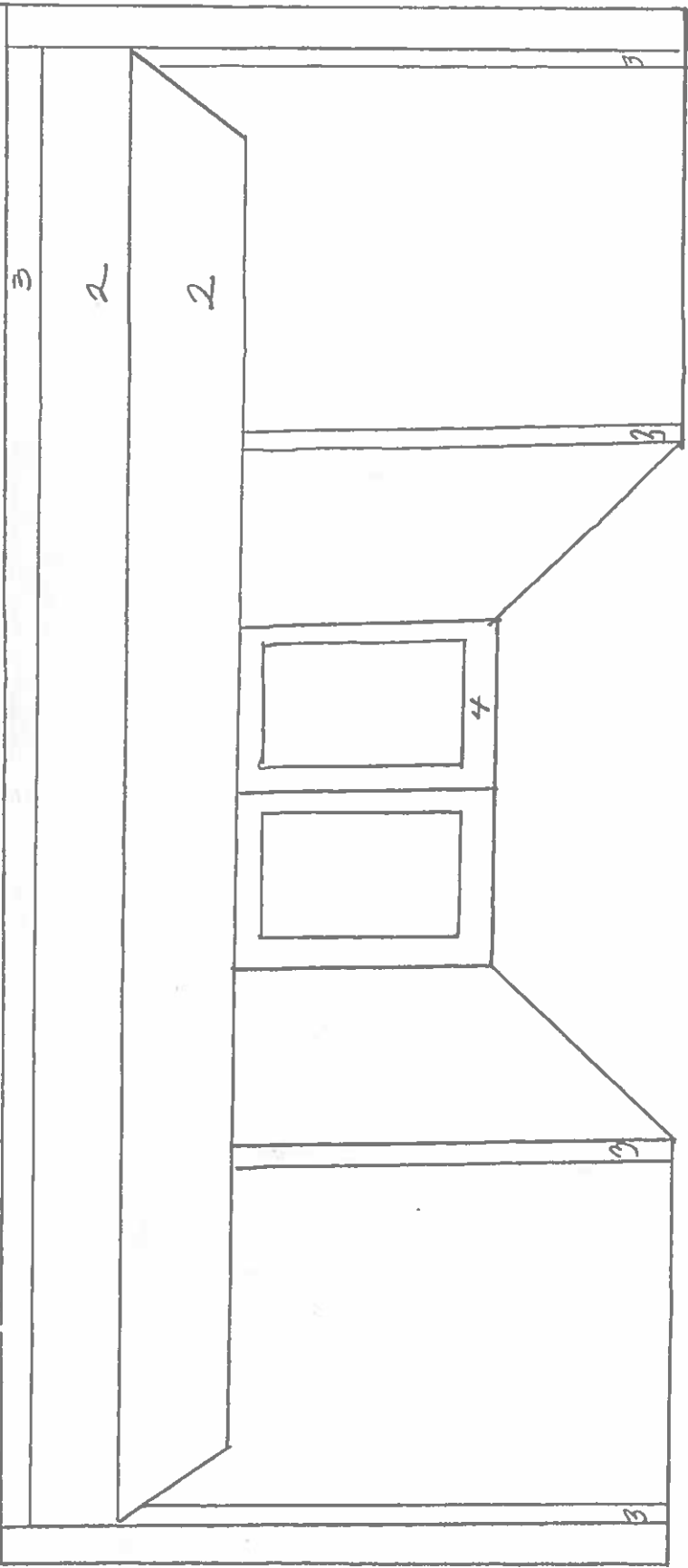
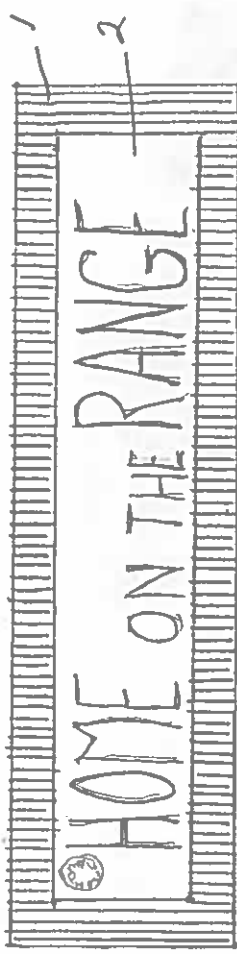
Respectfully submitted,

Patricia Taylor

HOME ON THE RANGE

ACTON

HOME ON THE RANGE



City of Guthrie - (405) 282-0492
P.O. Box 908
101 N. 2nd
Guthrie, OK 73044

BETTY J. TRUSTEE ACTON
BETTY J. ACTON REV. TR. AGREE.
GUTHRIE, OK 73044

City of Guthrie - (405) 282-0492 Historic Preservation Commission

Owner:	BETTY J. TRUSTEE ACTON	Number:	2017-20114472
Permit Address:	110 W HARRISON	Issue Date:	8/25/2017
	GUTHRIE PROPER LOT 19 & 20 BLOCK 57	Expiration Date:	
Parcel ID	420001420	Fee Amount:	\$25.00
Project:	Home Sweet Home On The Range LLC		
Work Description:	New Sign: Paid Check #101		

Guthrie - (405) 282-0492 Historic Preservation Commission Permit

Owner:	BETTY J. TRUSTEE ACTON	Number:	2017-20114472
Permit Address:	110 W HARRISON	Issue Date:	8/25/2017
	GUTHRIE PROPER LOT 19 & 20 BLOCK 57	Expiration Date:	
Parcel:	42-00-014-20 - -	Fee Amount:	\$25.00
Project:	Home Sweet Home On The Range LLC	Payment Date:	8/25/2017
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Birch Tree D14-1



Dark Earth D16-7

Biscotti B15-3



Cedar Crest C57-4



Walls: Sundance B23-5, Trim: Birch Park D22-4

facia



Wicker D17-3



Rhubarb B9-7

2



Emerald Village D33-7

canopy + trim



Sundance B23-5



Earth Tone C19-5



Canvas Cloth C17-2



Treehouse D27-6



Birch Park D22-4



Rio Grande D42-7

DOOR 4

staircase



Michigan Drive C22-4



Outpost B16-7



All Mode C25-1



Blithe Spirit C27-7



Emerald Park C16-4



Gio Gio Green D31-6



* To view our complete color palette, visit us at www.farrowballentine.com