

# JEFFERSON PARK NEIGHBORS ASSOCIATION

PO BOX 60612 OKLAHOMA CITY OK 73146



December 30, 2023

Historic Preservation Commission  
City of Oklahoma City

To: Commissioners

Re: 416 NW 29<sup>th</sup> Street Case Number: C-23-72638

Please be advised that Jefferson Park Neighbors Association is very much in favor of the above single family residence being demolished. This property has been neglected for over a decade with no attempt from the property owner to address any of the neighborhood concerns for appropriate maintenance. There is no historic significance for this building.

The neighborhood has been negatively affected by this dilapidated building that has lowered property values and has adversely affected the neighbors for years.

This is one of the rare instances that Jefferson Park encourages the demolition of a structure. Years of neglect cannot be reversed on this building and the only relief is demolition.

*David Bigham*

David Bigham

President

Jefferson Park Neighbors

# JEFFERSON PARK NEIGHBORS ASSOCIATION

PO BOX 60612 OKLAHOMA CITY OK 73146



December 30, 2023

Historic Preservation Commission

City of Oklahoma City

To: Commissioners

Re: 408 NW 30<sup>th</sup> Street SPUD-01581

Please be advised that Jefferson Park Neighbors Association is opposed to multiple specifications found in the above referenced SPUD application.

Jefferson Park has many multi-unit buildings that have been in the neighborhood for over a hundred years. The apartment buildings in Jefferson Park were originally built to house workers in the early 1900's and are some of the prettiest apartment buildings in the city. The mix of historic single-family bungalows, duplexes, quadplexes and eightplexes has shaped Jefferson Park into a diverse, thriving neighborhood. Our existing multifamily buildings have features and setbacks that match the adjacent structures and blend in well with single-family homes. I cannot think of a single building in Jefferson Park that is more than one story taller than adjacent structures. The above spud specifies a density that would put three-story structures next to single story bungalows. These three-story structures would dwarf the neighboring bungalows creating an undesirable street scape and casting a large shadow that would last into late morning for its neighbors.

Parking is an issue in Jefferson Park and any new project should include sufficient parking as per the guidelines and not rely on street parking to satisfy the requirement. The living units in this spud rely on street parking to meet their requirements, plus the SPUD also allows commercial usage including sit down eating, alcohol and retail sales as permitted occupancies. Parking for these uses must also be included if they are allowed. Many guests and customers of this project will undoubtedly drive to the property and it is not fair to rely on the neighborhood streets for parking.

In summary, the SPUD will allow for new construction that will dwarf the surrounding dwellings and take away from the 100 plus year character of the existing single family, duplexes and quadplexes that exist in Jefferson Park. The height and set backs are against HP guidelines as referenced in this section of the HP guideline: ***Development or redevelopment of vacant lots must respect the historical development of property and district in terms of lot size and relationship between public and private spaces.*** The size proposed for these buildings will definitely interrupt the rhythm of the street and have a strong negative affect to the visual elements of the neighborhood.

David Bigham

President, Jefferson Park Neighbors

**From:** [Tammy Donnell](#)  
**To:** [cpud](#)  
**Subject:** Spud-01581  
**Date:** Monday, January 1, 2024 3:56:04 PM

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Hello, I would like to express my disapproval of the proposed development on the corner of N.W 30th and Hudson, 408 N.W 30th. This is too large of a development for a small historic piece of land. The historic homes around it will be overshadowed by it and there will not be enough parking. Noise will be a problem. Please vote against this proposed SPUD.  
Thank you.

## Daniels, Keith

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**From:** Ann Parrish <[REDACTED]>  
**Sent:** Wednesday, December 27, 2023 1:48 PM  
**To:** Friddle, Kathryn M; Yetter, Angela D  
**Subject:** SPUD-01581

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Ms. Friddle and Ms. Yetter,

I own and live in a home on 32nd Street in Edgemere Park. I would like to voice my opposition to the current SPUD-01581 application to develop the corner of NW 30th and Hudson St. into a 27-unit housing complex.

My objections are to the following issues in the application as it currently stands:

1. 27 units is a far greater density than the surrounding housing in the area.
2. The proposed parking is inadequate, and will result in more cars parking on the streets - specifically 30th Street, which is a major through-street and will be the closest place to most of the proposed units.

I believe it would be a better reflection of the area to reduce the number of units, increase the number of parking spaces to at least one per 1 br unit and 2 per 2 br unit, and provide more open space area. I think this would be a reasonable compromise between the current owners and residents of the neighborhood, the developers, and the historic nature and value of the area.

Thank you,  
Ann Parrish  
232 NW 32nd Street  
OKC, OK 73118

## Daniels, Keith

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**From:** Denise Waters <[REDACTED]>  
**Sent:** Monday, January 1, 2024 12:58 PM  
**To:** Friddle, Kathryn M  
**Subject:** FW: Proposed Development of 27-unit Apartment Complex at NW 30th and Hudson

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**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

Hello Katie,

I totally agree with Jann Hook, I oppose putting a 27-unit three story apartment complex at NW 30<sup>th</sup> & Hudson is not appropriate for our historic neighborhood. All of us living in a HP neighborhood have to comply with all the rules to preserve our neighborhoods original character. It would be inappropriate to put a large three story apartment complex in our beautiful historic neighborhoods. Not to mention inadequate parking for that many units. Parking is already a problem along our neighborhood streets. Please relay my opposition to the Historic Preservation Commissioners.

Regards,

Denise Waters

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**From:** Jann Hook [REDACTED]  
**Sent:** Tuesday, December 26, 2023 5:16 PM

**Subject:** Proposed Development of 27-unit Apartment Complex at NW 30th and Hudson

Dear Friends and Neighbors,

If you are not already aware, the site of the former church at NW 30th and Hudson is under new ownership and the owners are attempting to rezone the property from it's current R-2 (medium low density, like duplexes) zoning to R-4 (general residential district) by using a re-zoning tool called a Simplified Planned Unit Development or SPUD. The site is currently three lots, each 50 ft by 140 ft. The SPUD would allow them to develop the entire site with designs and uses not allowed in Historic Preservation districts. Specifically they are proposing to build a three story, 27-unit apartment complex with one and two bedroom units and only one parking space per unit. This is an exception to the City's parking regulations, which would require

them to provide 45 parking spaces for that number of apartments. Obviously they expect many of the residents and all visitors to park on the street. In addition, they are requesting an exception to permit encroachment into the sight triangle on the corner. The SPUD as they have written it would also allow commercial establishments (restaurants and bars, retail sales and services), none of which are allowed in HP districts.

There are numerous problems with this proposal including that it is completely out of scale with any existing buildings in Jefferson Park or Edgemere Park, has far greater density and far less open space than any other lots in the neighborhoods, and will cause parking and safety issues on the surrounding streets. This developer is attempting to get a return on his investment at the neighborhoods' expense.

This SPUD application will be on the Historic Preservation Commission agenda on January 3 and on the Planning Commission agenda January 11. The HP Commission is required to make a recommendation to the Planning Commission to approve or deny the application. This is the first step in the process. You can review the agenda and proposed plan on the City's public meeting portal:

<https://okc.primegov.com/public/portal>

SPUD-01581 is item VII. A. under Other Business. Click on the item and there will be a list of the supporting documents.

Widespread neighborhood support will be needed to defeat or modify the parameters of the SPUD's proposed Master Design Statement. If you believe this development is not compatible and detracts from the character of the Jefferson Park and Edgemere Park Historic Districts, please submit a letter of protest to Historic Preservation Commissioners. You can send by email to HP staff Katie Friddle [kathryn.friddle@okc.gov](mailto:kathryn.friddle@okc.gov) and Angela Yetter [angela.yetter@okc.gov](mailto:angela.yetter@okc.gov) at least 24 hours before the January 3, 2:00 pm meeting.

Thank you. Please let me know if you have questions and share with other concerned neighbors.

Jann Hook



## Daniels, Keith

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**From:** Jann Hook [REDACTED]  
**Sent:** Monday, January 1, 2024 11:56 PM  
**To:** Friddle, Kathryn M; Yetter, Angela D; DS, Subdivision and Zoning; Ward2  
**Subject:** Opposition to SPUD-1581 at 408 NW 30th Street  
**Attachments:** Opposing SPUD-1581 408 NW 30th.pdf

WARNING: The sender of this email could not be validated and may not match the person in the "From" field..

Katie and Angela,

Attached is our letter of opposition to the proposed SPUD as well as some photos. Please distribute to the Commissioners.

Thank you,  
Jann and Terry Hook  
3101 N Harvey Parkway













## Daniels, Keith

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**From:** JoAnn Holden [REDACTED]  
**Sent:** Friday, December 29, 2023 4:04 PM  
**To:** Friddle, Kathryn M  
**Subject:** Rezoning of area at NW30th and Hudson Ave.

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Katie: I am adding my voice to those who oppose the rezoning of NW30th and Hudson Ave to allow for an apartment building on that vacant site. Through the years much time and expense has been devoted to maintaining 'Edgemere Park as the mid-city treasure that it is, and this is not the first time that a developer has sought adjacent land for a commercial project, City planners have always rejected those offers.

Aside from the inappropriate look of a large building adjoining a neighborhood on the National Register of Historic Places, there is the matter of too many cars in too small a space. Trinity School occupies the old Edgemere Grade School building at 32nd and Harvey Ave. At school pick-up time cars are lined-up as far East on 30th Street as Harvey Parkway Blvd. ( 2 blocks going East of the school, running past the proposed apartment building ). 30th Street is already busy with traffic and during the times when one lane is occupied by cars picking up Trinity students only one lane is left for moving vehicles. Add cars connected to the new apartments, and you would have a real traffic jam.

I have lived in Edgemere Park for 53 years...even before the Historic Preservation designation was achieved, and I know: even with that designation we cannot maintain the quality of our neighborhood without protective zoning, so please save us from this current applicant and vote NO on rezoning NW 30th and Hudson.

JoAnn Holden  
3300 North Harvey Parkway

## Daniels, Keith

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**From:** Kelley Smith [REDACTED]  
**Sent:** Saturday, December 30, 2023 8:48 AM  
**To:** Friddle, Kathryn M; Yetter, Angela D  
**Cc:** Lindsey Pever

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

Below I have captured an item of great concern that will be heard on the 1-3-24 meeting. In addition to not being historically proper, this project is completely out of scale with any existing building in Jefferson or Edgemere Park. It would cause parking and safety issues on the surrounding streets. PLEASE do not entertain this re-zoning proposal.

Thank you,  
Kelley Smith  
3208 N. Hudson Ave., OKC

VII. Other Business A. SPUD01581 at 408 NW 30th Street (Jefferson Park, Ward 2). Consideration and possible action on application by Kaitlyn Turner, Williams, Box, Forshee & Bullard PC, for SFR-WR LLC, to request a recommendation from the Historic Preservation Commission to the Planning Commission regarding a request to rezone the property at 408 NW 30th to a Simplified Planned Unit Development (SPUD), in accordance with the regulations of the R4 Residential District, Historic Landmark (HL) District, and Jefferson Park Urban Conservation Zoning District (UCD), except with the restrictions and uses as called out within the proposed SPUD

## Daniels, Keith

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**From:** Lindsey Pever [REDACTED]  
**Sent:** Sunday, December 31, 2023 1:02 PM  
**To:** Friddle, Kathryn M; Yetter, Angela D  
**Subject:** Please deny SPUD 1581

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Good afternoon, Katie and Angela,

I ask that my plea to deny this SPUD please be shared with the HP Commission ahead of the 1/3 meeting.

Even per the staff report, it is far more dense than it should be, too tall - taller than any building around this area, and there is a complete lack of adequate parking.

The staff report and the MDS conflict on several major issues, the setbacks are downright offensive to HP required setbacks, including the request to be exempt from the sight triangle! Why would we put human life at risk for the sake of a denser development? There have already been accidents in this area, including at least one that was fatal. This developer is completely attempting to circumvent the current zoning, the HP guidelines, and the Comp Plan. The very definition of SPUD in the code indicates it is use is not intended for nearly all of the elements of this proposed development, as described above.

I ask that Commission members please take a moment to drive north on Hudson and attempt to turn left (west) onto NW 30th St. Not only do the small trees currently in place block the view of someone trying to turn, but there are very often pedestrians-including runners, dog walkers, cyclists- in this area, as well as any number of cars either parked on the side of this narrow two-lane road, or, speeding down it. The situation is far worse on evenings and weekends.

It would be great to see a development on these lots that is appropriate in height, scale, design, setbacks, and one that respects, or even gives some - *any* - consideration to the Comprehensive plan, the zoning, and HP guidelines in place.

Sincerely,

Lindsey Pever  
President, Edgemere Park Preservation Inc.

## Daniels, Keith

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**From:** Margaret Donnelly [REDACTED]  
**Sent:** Monday, January 1, 2024 6:27 PM  
**To:** Friddle, Kathryn M; Yetter, Angela D  
**Subject:** 30th/Harvey

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Katie and Angela - this email was sent from Mary Monfort (3203 Harvey Pkwy) to me by mistake. Mary is out of the country and seemed to misunderstand that emails of concern should be sent to you. I'm forwarding it along.

Katie, please, please do not accept this SPUD application. There are way too many units, not enough parking and not adherent to HP regulations. I am totally against this development for many reasons. I am vacationing in Africa and got Jann Hook's email today. This is so important to the well being of our HP neighborhood.

Thank you,

Mary

Happy New Year to all of you, it is 8:00 PM in Zimbabwe.

Sent from my iPhone

## Daniels, Keith

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**From:** Mary Monfort [REDACTED]  
**Sent:** Sunday, December 31, 2023 11:44 AM  
**To:** Friddle, Kathryn M  
**Subject:** SPUDE

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Katie, please, please do not accept this SPUD application. There are way too many units, not enough parking and not adherent to HP regulations. I am totally against this development for many reasons. I am vacationing in Africa and got Jann Hook's email today. This is so important to the well being of our HP neighborhood.

Thank you,

Mary

Sent from my iPhone

## Daniels, Keith

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**From:** Nicole Bondurant [REDACTED]  
**Sent:** Monday, January 1, 2024 8:28 PM  
**To:** Friddle, Kathryn M  
**Subject:** SPUD-1581 30th Hudson

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Hi Katie,

I'm emailing to let you know I think building a 27 unit on the corner of 30th and Hudson is a terrible idea. The lot is not large enough for all the parking alone. There are certainly better ideas for this property that would add to the beauty of our historic neighborhood. I own a house on Hudson just North of this lot. I am upset with the possibility of an apartment being built on this lot for several reasons. I hope to make the meeting on Wednesday. Please let the board know I am VERY against this proposal.

Thank you,  
Nicole Bondurant