



# The City of OKLAHOMA CITY

## HISTORIC DISTRICT AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS HPCA-24-00120

**Owner:** Theresa Graif  
2203 N Hudson Avenue  
Oklahoma City, OK 73103

**Representative:** Chris Chappell  
3109 NW 22nd Street  
Oklahoma City, OK 73107

On HPCA-24-00120, Planning Department staff received your request for a Historic Preservation Certificate of Appropriateness for the property located at **2203 N Hudson Avenue**.

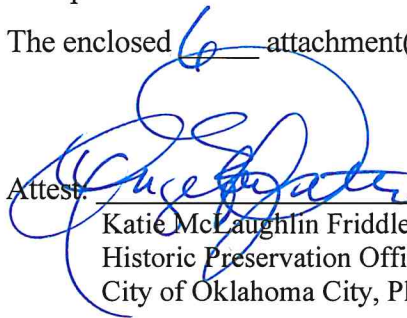
In accordance with the §59-4250.4.J of the City of Oklahoma City Municipal Code, also known as the Historic Preservation Ordinance, Planning Department staff has reviewed in detail the application and determined that the following items are in conformance with the provisions of the Historic Preservation Ordinance and Design and Sustainability Standards and Guidelines for Oklahoma City Historic Districts:

### 1) Replace fence (elective).

Approved: November 4, 2024  
Effective: November 20, 2024  
Expiration: November 20, 2025

The enclosed 6 attachment(s) must remain attached for this document to be valid.

Attest:

  
Katie McLaughlin Friddle,  
Historic Preservation Officer  
City of Oklahoma City, Planning Department

**Please contact the Planning Department (405/297-1831) for final inspection of your design review project upon completion.**

*Your project may require a permit. Please check with the Plan Review section of the Development Services Department, 8th Floor, 420 W Main St (405/297-2525), for details. To obtain a permit, please submit the Certificate of Approval with the original attachments stamped "approved." Please contact the Planning Department (405/297-1831) for inspection of your design review project upon completion.*



The City of  
OKLAHOMA CITY

Staff Only:

Date Stamp

Zoning: HP or HL

District: 44

HPCA- 24-00120

Received by: aq

10/21/24

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NOTE: any relevant permits must be applied for and paid for separately in the Development Services Dept.

NOTE: Contact Historic Preservation Staff for final design inspection when work is complete.

Please select: ☐ New Project ☒ Revision ☐ Extension ☐ Violation Notice Issued

Location of Proposed Work (Address): 2203 N. HUDSON AVE

Legal Description of Property (lot, block, addition): \_\_\_\_\_

Year built: 1927 Exterior wall material: BRICK Floor area: 4516 sq.ft.

Itemized Work Items (List EACH ITEM proposed. Work not listed here will NOT be reviewed):

☐ New Construction ☐ Addition ☒ Fence ☐ Demolition (specify structure) \_\_\_\_\_

☐ Paving (specify) \_\_\_\_\_

☐ Work not specified above

**Certificate of Appropriateness**

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Effective: 11/20/24 Expiration: 11/20/25

Notes: \_\_\_\_\_

## Owner's Authorization

I hereby certify that all above statements and statements contained in By [Signature] and transmitted exhibits are true to the best of my knowledge and belief. In the event 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 City of Oklahoma City 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.

☒ (If applicable): I authorize my representative to speak for me in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Owner's Signature

[Signature]

Date

10/19/24

Name (printed)

Theresa Graif

Organization

Address

2203 N Hudson Ave

Phone

507 301 9600

City, State, Zip

OKC, OK 73103

Email

tgraif@gmail.com

I prefer to be:

☐ Mailed or ☒ Emailed

Representative Signature

[Signature]

Date

10/19/24

Name (printed)

CHRIS CHAPPELL

Organization

Address

3109 NW 22nd St.

Phone

405-604-7554

City, State, Zip

OKC, OK 73107

Email

chrischappell@gmail.com

I prefer to be:

☐ Mailed or ☒ Emailed.

Contact: ☐ Owner ☒ Representative

Is Federal money, 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, telephone the State Historic Preservation Office at (405) 522-4479).

NOTE: Specific deadlines apply to submission of additional documentation or requests for appeals. Should your project be continued or denied, you are responsible for compliance with those deadlines.

## Historical Preservation Fence Application

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2203 N. Hudson  
Oklahoma City, OK.

Page 1 - Scope of work

Page 2- Site Plan

Page 3- Existing Conditions

Page 4- Fence Design/ Materials

### Certificate of Appropriateness

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By: 

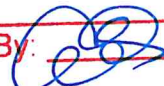
## Historical Preservation Fence Application

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2203 N. Hudson Ave  
Oklahoma City, OK.

The Scope of work at the property is to demo the existing east and north side fence of the property and remove all the mature vines from the fence line. We will install a cedar fence along the existing fence line with a decorative cap.

**Certificate of Appropriateness**

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Notes: \_\_\_\_\_  
\_\_\_\_\_  
By: 

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Scope of Work



**2203 N. Hudson Ave  
Oklahoma City, OK.**



**NORTH**

**Scale 1"=20'**

## Certificate of Appropriateness

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Notes:

By

## Historical Preservation Fence Application

2203 N. Hudson Ave  
Oklahoma City, OK.



Southeast corner of fence

The majority of the existing fence has been damaged due to irrigation water and invasive vine growth. 75 percent of the wooden posts are rotten at ground level. The vines have separated connections and pulled off the fence cap that is now unconnected from fence and entwined in mature vine branches.



North Fence



North Fence

Existing Fence

## Certificate of Appropriateness

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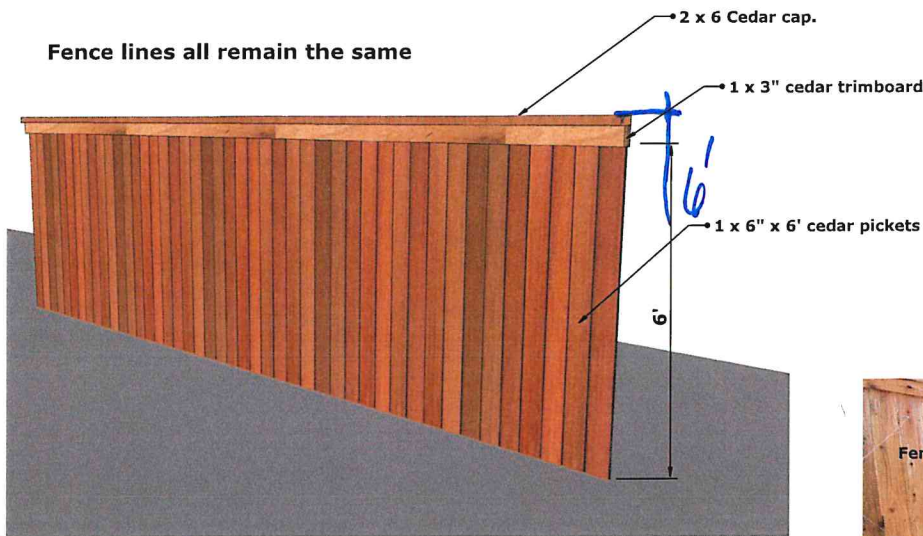
By: \_\_\_\_\_

## Historical Preservation Fence Application

2203 N. Hudson Ave  
Oklahoma City, OK.

Interior post will be 2 3/8" x 8' in 2' of concrete. Metal post but will be wrapped with rough cedar material. Metal post will not be visible from either side of fence

Fence lines all remain the same



Proposed fence

The proposed fence would be constructed on 2 3/8" metal post that would be on the inside of the fence not visible to neighbors or the street. The fence framing will be done with treated 2x4. The fence pickets would be 1 x 6" x 6'. The fence cap will be a rough cedar 2x6 and there will be a 1 x 3" cedar trim that runs under the



Proposed Fence

## Certificate of Appropriateness

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Notes: \_\_\_\_\_

By: \_\_\_\_\_