



The City of OKLAHOMA CITY

HISTORIC DISTRICT AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS HPCA-21-00075

Owner: Joshua Bowles
427 NW 20th Street
Oklahoma City, OK 73103


On 4/27/2021, Planning Department staff received your request for a Historic Preservation Certificate of Appropriateness for the property located at **427 NW 20TH ST.**

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 chain-link fence (elective).

Approved: May 3, 2021
Effective: May 18, 2021
Expiration: May 18, 2022

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: _____
HPCA- -
Received by: _____

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): 427 NW 20th St.

Legal Description of Property (lot, block, addition): Lot 014 Block 010 Winans Highland Terr

Year built: 1918 Exterior wall material: wood Floor area: 2102 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) _____ ☐ Renovation (specify) _____
☐ Work not specified above _____

Owner's Authorization

I hereby certify that all above statements and statements contained in all attached 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

Name (printed) Joshua Daven Bowles Date 4-26-2021
Address 427 NW 20th St. Organization SELF
City, State, Zip Oklahoma City, OK 73103 Phone 405-590-4953
I prefer to be: ☐ Mailed or ☒ Emailed. Email daven.bowles@gmail.com

Representative Signature

Name (printed) _____ Date _____
Address _____ Organization _____
City, State, Zip _____ Phone _____
I prefer to be: ☐ Mailed or ☐ Emailed. Email _____

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? N/A

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.

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Notes: _____

By: 


427 NW 20th St. OKC, OK 73103 CA Request-Fencing
Joshua Deven Bowles
April 26th, 2021

- A) Scope of Work-** Replace approximately 131' of chain link fencing that was destroyed during the October 2020 ice storm. The fence line denoted in the attached site plan (Exhibit A) conforms exactly to the original fence line. The proposal is to construct 125' (75' along the western property line and 50' along the northern property line) of red cedar wood fencing and another approximately 6' (street facing) of wrought iron fencing.
- B) Site Plan-** Attached as Exhibit A
- C) Photos-** Attached as Exhibits B & C are photos of the proposed red cedar replacement fencing exactly as constructed by the Basinger family at 200 NW 19th St. The fence will be 6' tall, board on board, built using 1" by 6" cedar planks with a 2" by 6" cap. The contractor constructing the proposed fence is the one who installed the fence at 200 NW 19th St.

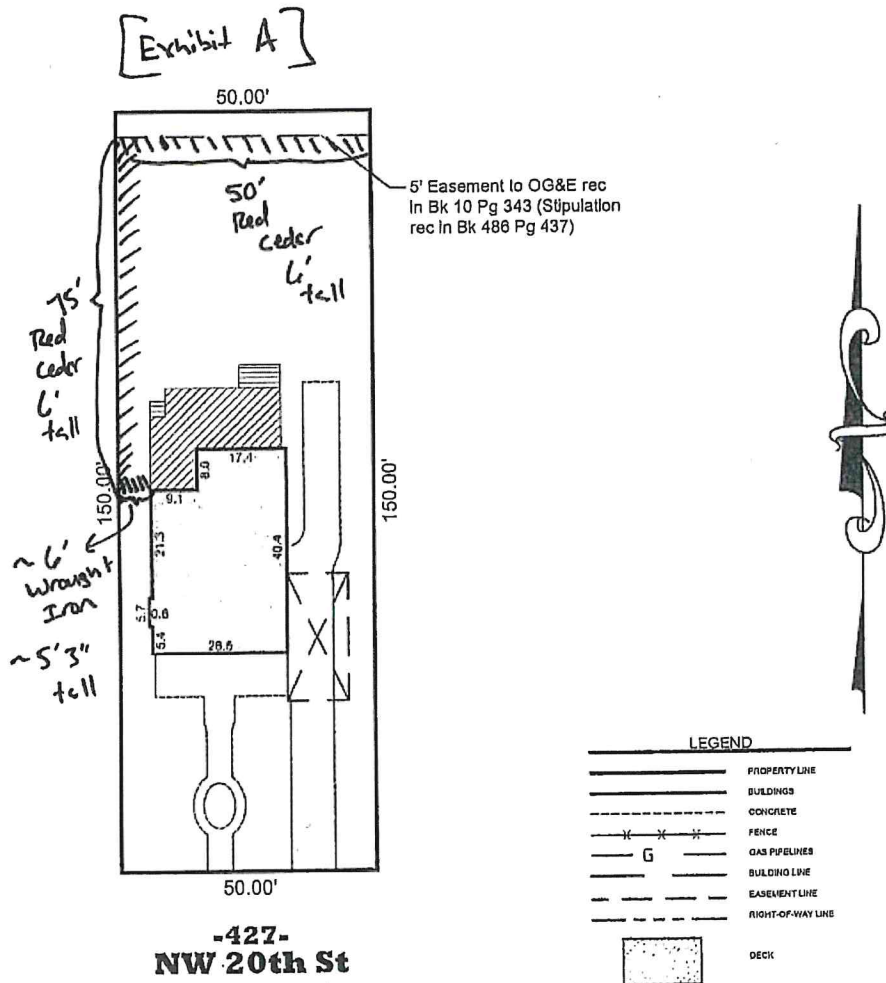
Also attached as Exhibits D & E are photos of the proposed wrought iron fencing that will run west to east approximately 6' and face the street. The fence will be approximately 5' and 3" tall with a latched gate constructed in an identical manner to what is reflected in the photos.

Best,
Joshua Deven Bowles
Cell: 405-590-4953

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By: 

NOTE: The Airport Zoning Rules & Regulations recorded in Book 3085, Page 621, the Ordinance No. 12,382 recorded in Book 4333, Page 1125, Book 4335, Page 1126, Book 4335, Page 1136 & Book 4341, Page 61, the Ordinance No. 14,782 recorded in Book 4393, Page 893, the Ordinance No. 17,191 recorded in Book 5080, Page 328, the Ordinance No. 17225 recorded in Book 5066, Page 83, the Ordinance No. 20,164 recorded in Book 7296, Page 267, the Ordinance No. 21,204 recorded in Book 9009, Page 346, the Public Notice recorded in Book 9009, Pages 343 & 347, the Agreements recorded in Book 7818, Page 1193 and in Book 9596, Page 942 affects subject property as stated in filed instrument... The Right-of-Way recorded in Book 73, Page 53 affects the entire Quarter Section, however as of date of survey there is no visible evidence of pipeline crossing the subject property.... The Ordinance No. 2130 recorded in Book 2928, Page 218 and the Easement recorded in Book 6019, Page 1486 do not cross the subject property...



Mortgage Inspection Report

I, Curtis Lee Hale, a Registered Land Surveyor, do hereby state that a careful inspection has been made under my supervision on the following described property, to wit:

Lot Fourteen (14), in Block Ten (10), of BLOCKS 9 TO 22, Inclusive, of Winans Highland Terrace Addition, to Oklahoma City, Oklahoma, according to the recorded plat thereof. Known as 427 NW 20th St...

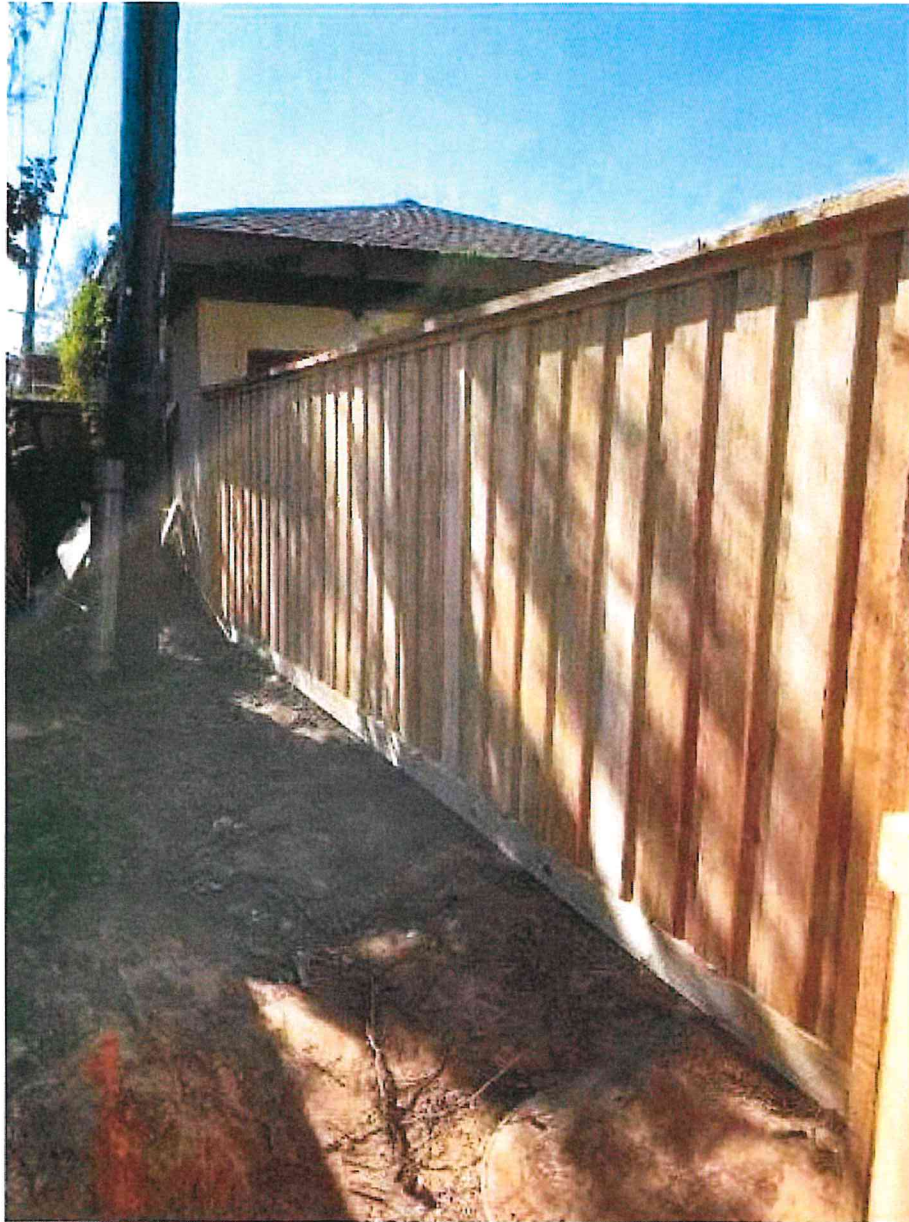
as shown on the annexed sketch hereto and there are no encroachments of dwelling structures except if shown hereon. This Mortgage Inspection report has been prepared for identification purposes for the Mortgagee in connection with a new loan and mortgage and is not intended or represented to be a land or property line survey. No corners were set. Do not use this sketch for establishing fence or building lines. The accompanying sketch is a true representation of the conditions that were found at the time of inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted. This inspection was made for loan purposes only and no other responsibility is hereby extended to the land owner or occupant. Dated at Oklahoma City, Oklahoma on this 4th of October, 2017.

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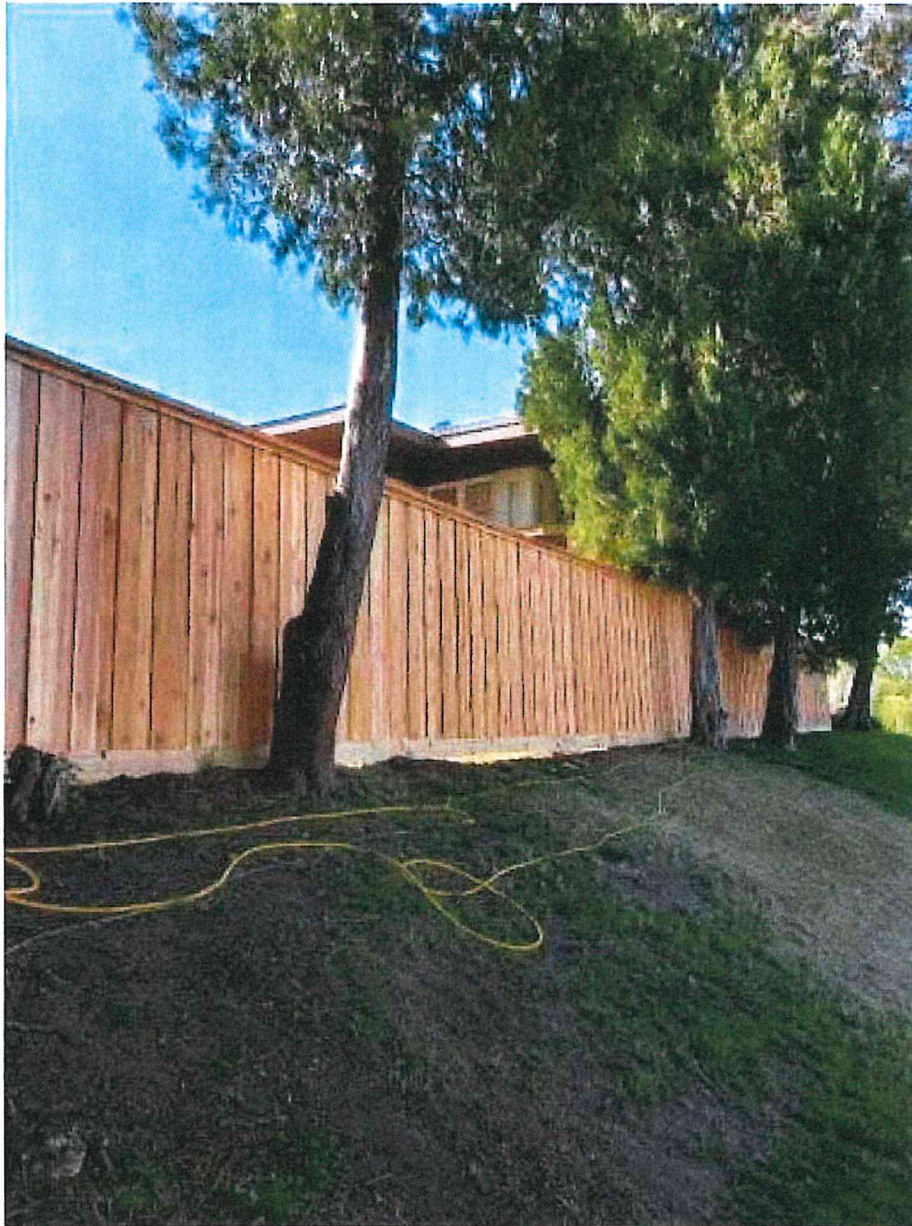
By: [Signature]

Exhibit B



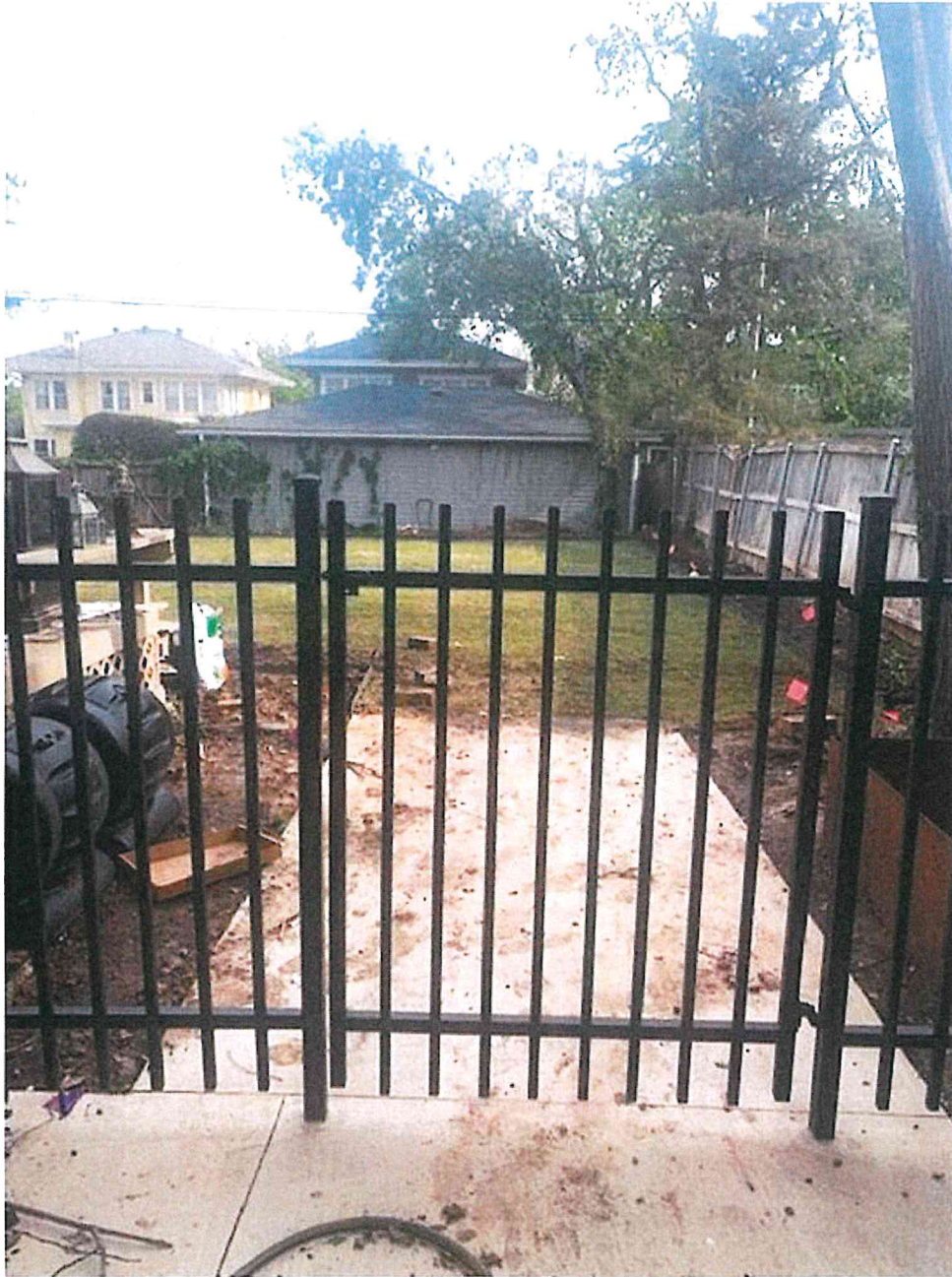
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Notes: Not to exceed left lot
By: [Signature]

Exhibit C



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Effective: 5/18/21 Expiration: 5/18/22
Notes: Not to exceed 6' tall
By: [Signature]

Exhibit D



Certificate of Appropriateness

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Effective: 5/18/21 Expiration: 5/18/22

Notes: not to exceed 6 ft 6 in

By: [Signature]