



The City of  
**OKLAHOMA CITY**

**Staff Only:** \_\_\_\_\_ **Date Stamp** \_\_\_\_\_

Zoning: HP or HL

District: JP

HPCA- 23-00090

Received by: [Signature]

# 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): 436 NW 30th Street / Oklahoma City, OK 73118

Legal Description of Property (lot, block, addition): Block 25, Lot 16

Year built: 1924 Exterior wall material: Wood siding Floor area: 1410 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) Drive, parking ☐ Renovation (specify) \_\_\_\_\_
- ☒ Work not specified above Accessible pedestrian ramps and walks, landscaping

## 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) Mumtaz Khan

Address 17109 Wales Green Ave.

City, State, Zip Edmond, OK 73012

I prefer to be: ☐ Mailed or ☒ Emailed.

Representative Signature [Signature]

Name (printed) Jocelyn Lupkin

Address 2927 Paseo

City, State, Zip Oklahoma City, OK 73103

I prefer to be: ☐ Mailed or ☒ Emailed.

Contact: ☒ Owner ☒ Representative

Date 6/6/23

Organization Maika LLC

Phone (405) 400-5000

Email kmtz.ok@gmail.com

Date 6/6/23

Organization Robison & Associates

Phone (405) 524-4544

Email robisonandassociates@gmail.com

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.

436 N.W. 30th Street  
Oklahoma City, OK 73118

Attachment A.1 - Scope of Work:

1. Eliminate parking on north. Construct off-street parking on south.
2. Eliminate non-historic east door, ramp and stair. Provide infill at east door opening to match existing.
3. Construct driveway (re: Case #14902 "Grant of Variance" from Board of Adjustment) and bike rack area adjacent to driveway.
4. Install landscape beds at driveway and parking lot.
5. Construct accessible ramp, landing, and railing at north entrance. (re: Revocable Permit REVO-2021-02228)
6. Install raised planter and landscape bed at on north. (re: Revocable Permit REVO-2021-02228) Install sidewalk, grass and tree north of planting bed and raised planter.
7. Construct accessible ramp, landing, and railing on south, adjacent to accessible parking space.
8. Install trash enclosure.
9. Install fence.
10. Remove and reinstall existing north entry door to swing out. Provide code and ADA compliant hardware.
11. Construct sidewalk on west side of property to replace alley in poor condition. ✱
12. Install wood railing on east and south sides of wood platform at southeast door.





Previously Existing Front Facade and Fence





- will be replaced



436 N.W. 30th St., Oklahoma City, OK 73118

B. Documentation



Non-historic concrete  
ramp, steps, metal  
railings, and east door to  
be removed.



436 N.W. 30th St., Oklahoma City, OK 73118

B. Documentation

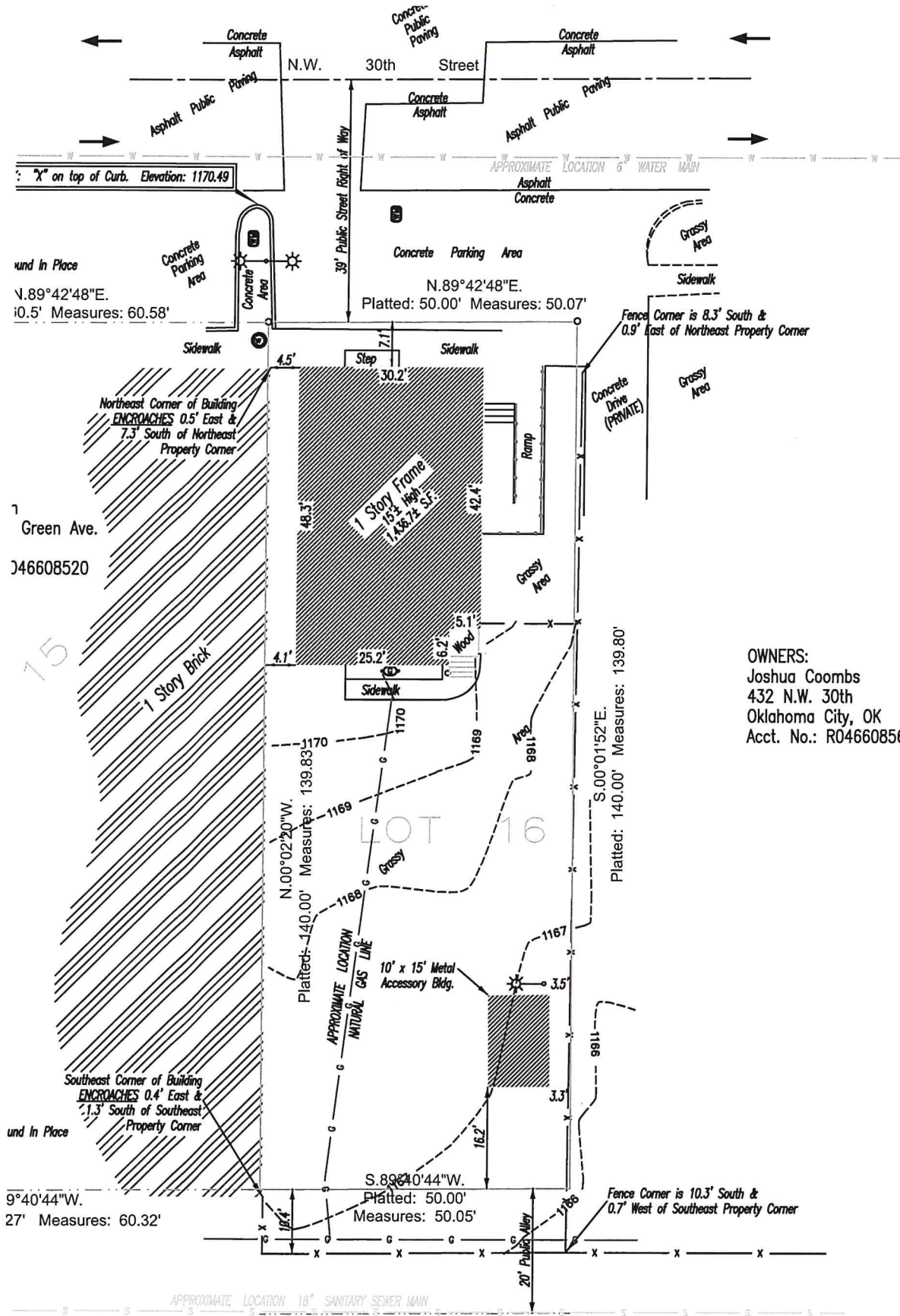


South backyard view facing south



South elevation facing north





OWNERS:  
 Joshua Coombs  
 432 N.W. 30th  
 Oklahoma City, OK  
 Acct. No.: R046608560

OWNERS:  
 Maika LLC  
 17109 Wales Green Ave.  
 Edmond, OK  
 Acct. No.: R046608480

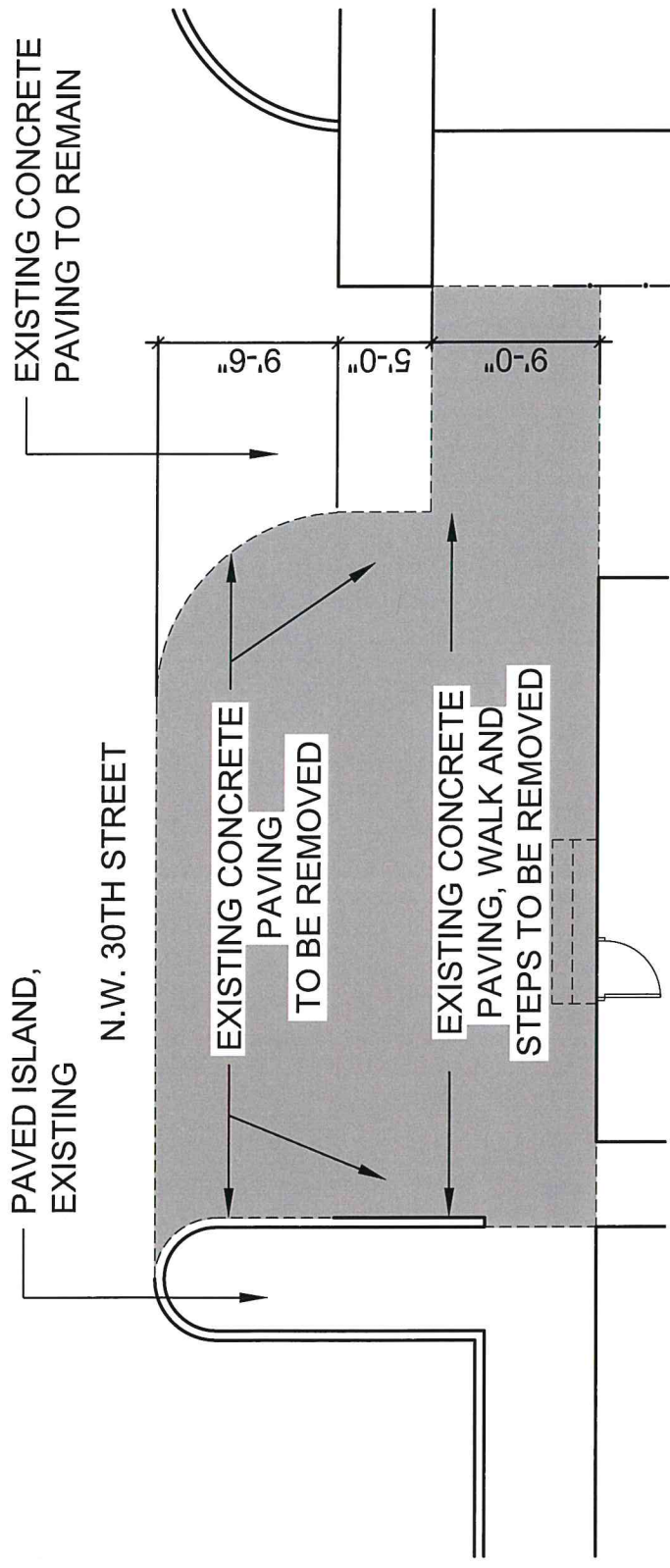
OWNERS:  
 Maika LLC  
 17109 Wales Green Ave.  
 Edmond, OK  
 Acct. No.: R046608460

OWNERS:  
 Jacqueline M. Burrows  
 433 N.W. 29th  
 Oklahoma City, OK  
 Acct. No.: R046608440

## C.1 EXISTING SITE PLAN

### NTS



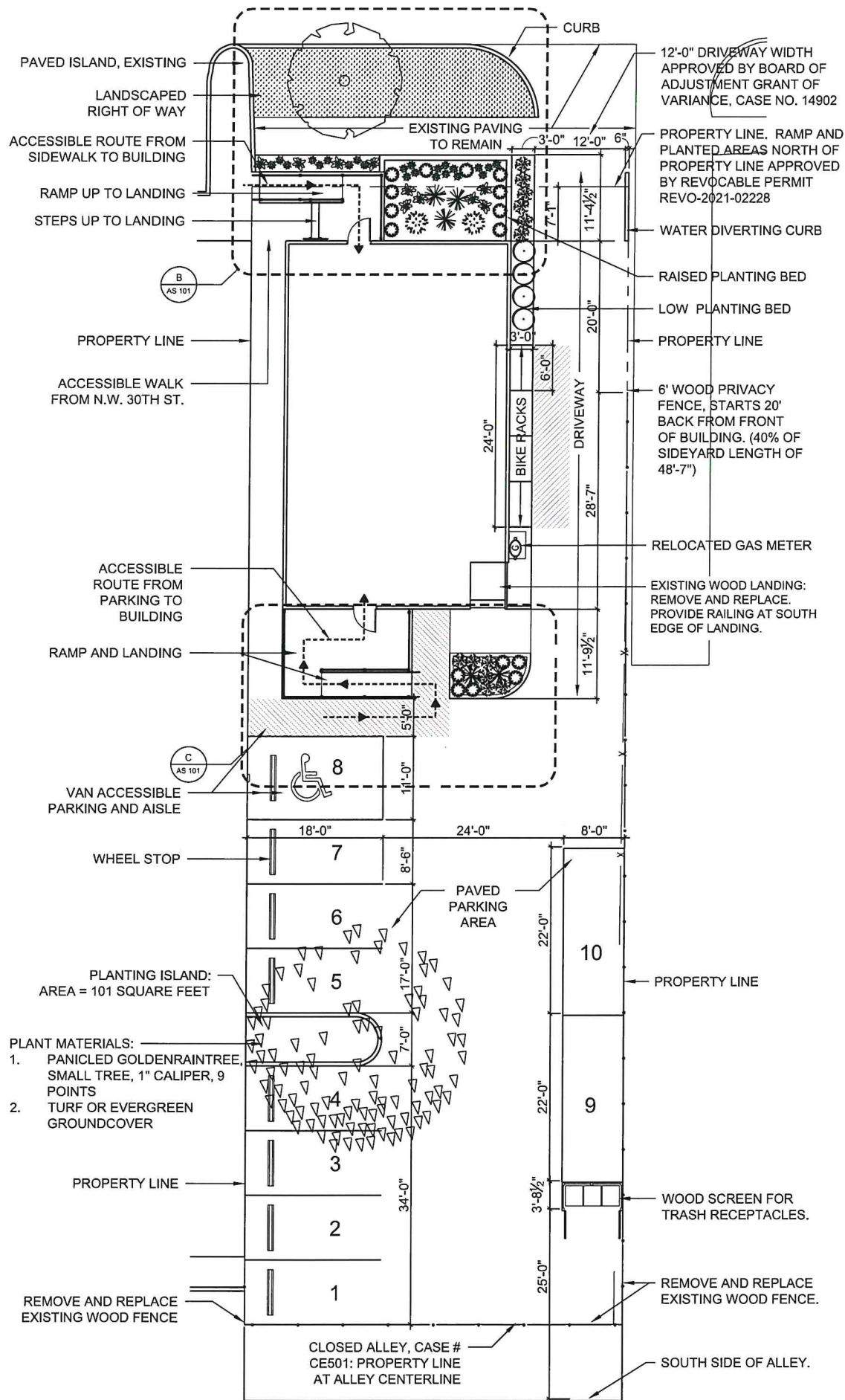


## PARTIAL DEMOLITION SITE PLAN

SCALE: 1"=10'-0"

C.2





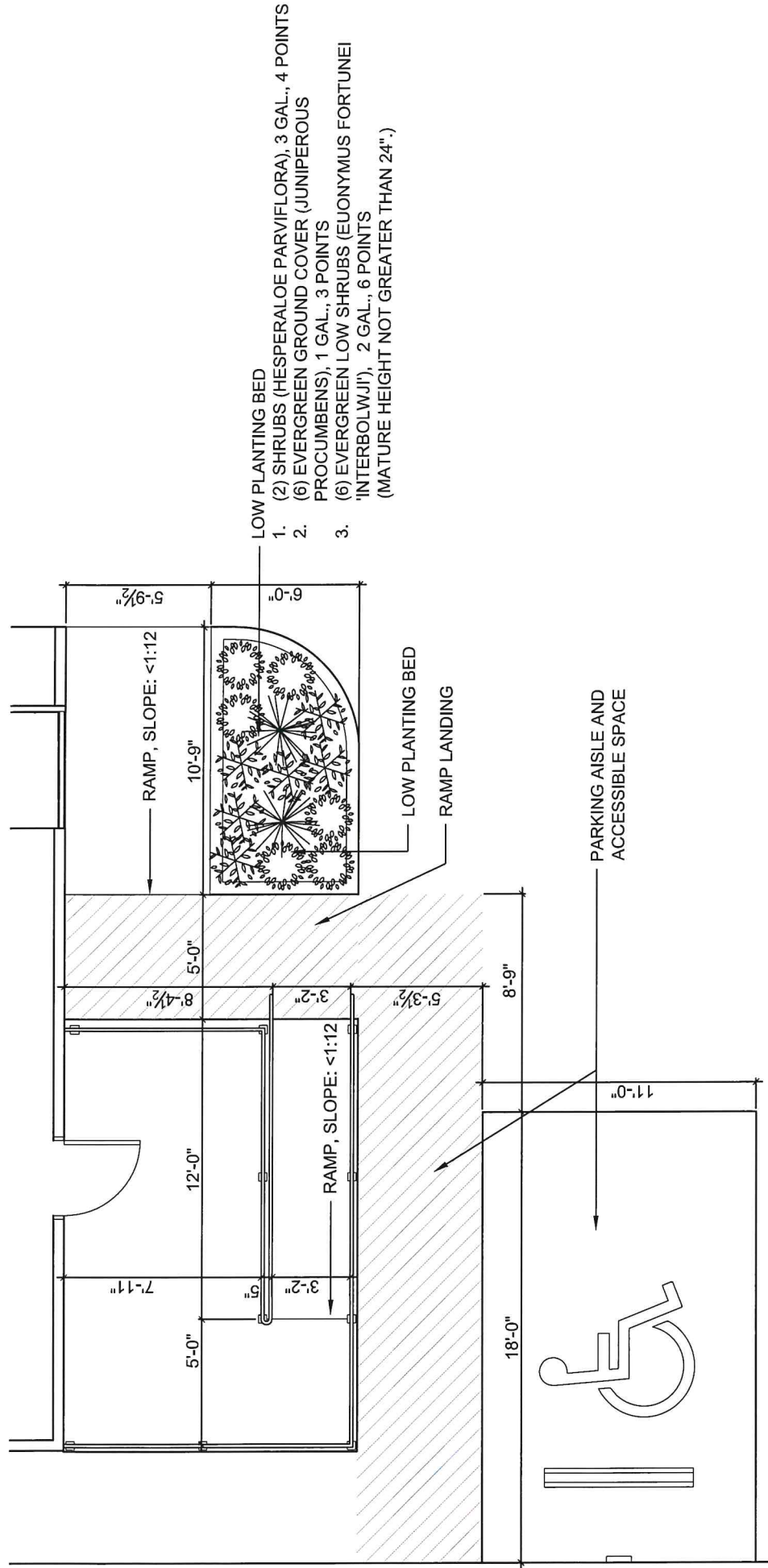
### C.3 ARCHITECTURAL SITE PLAN

NTS









## C.5 SOUTH ACCESSIBLE ENTRY IMPROVEMENTS

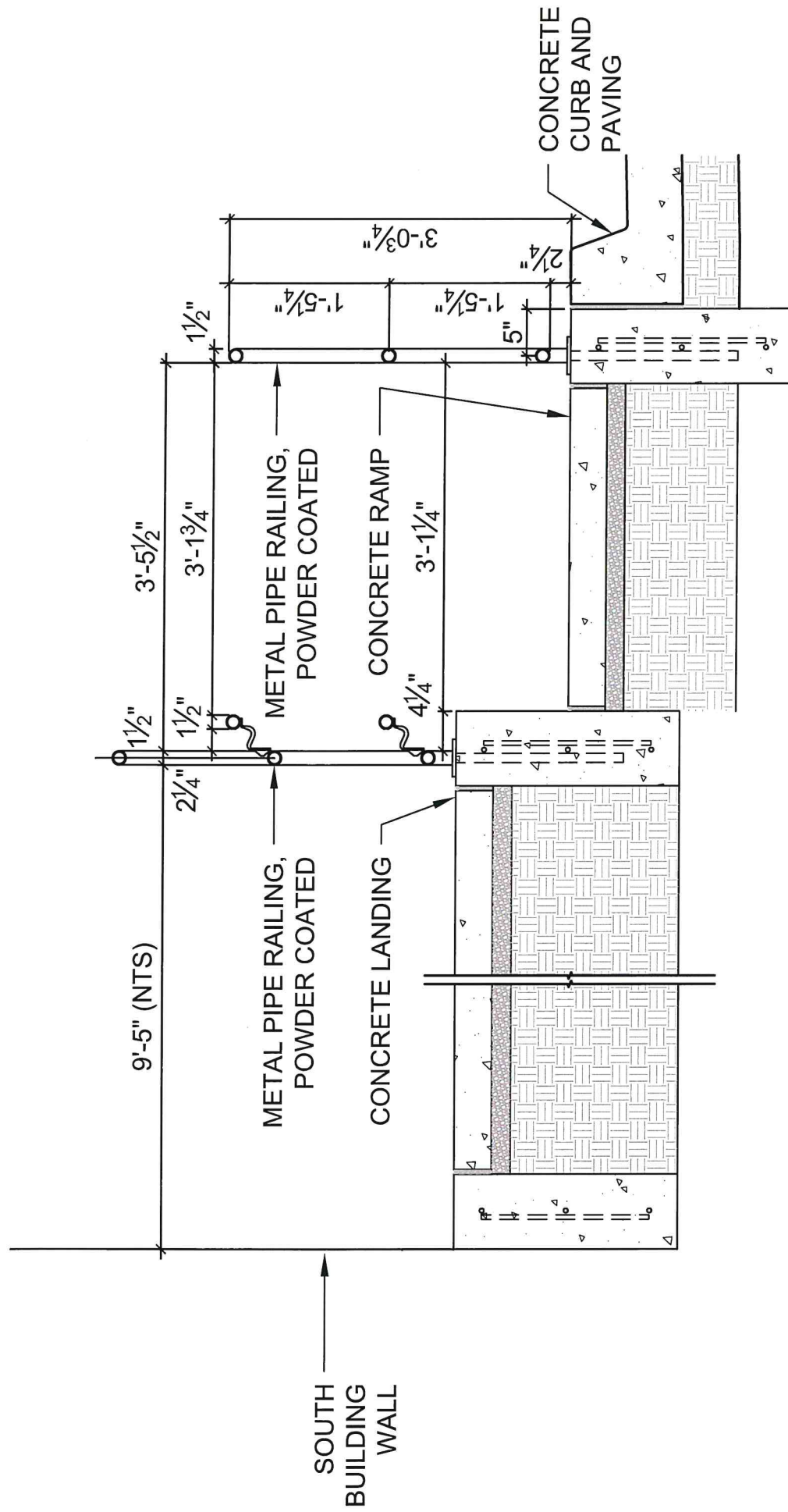






**SCALE: 3/4"=1'-0"**

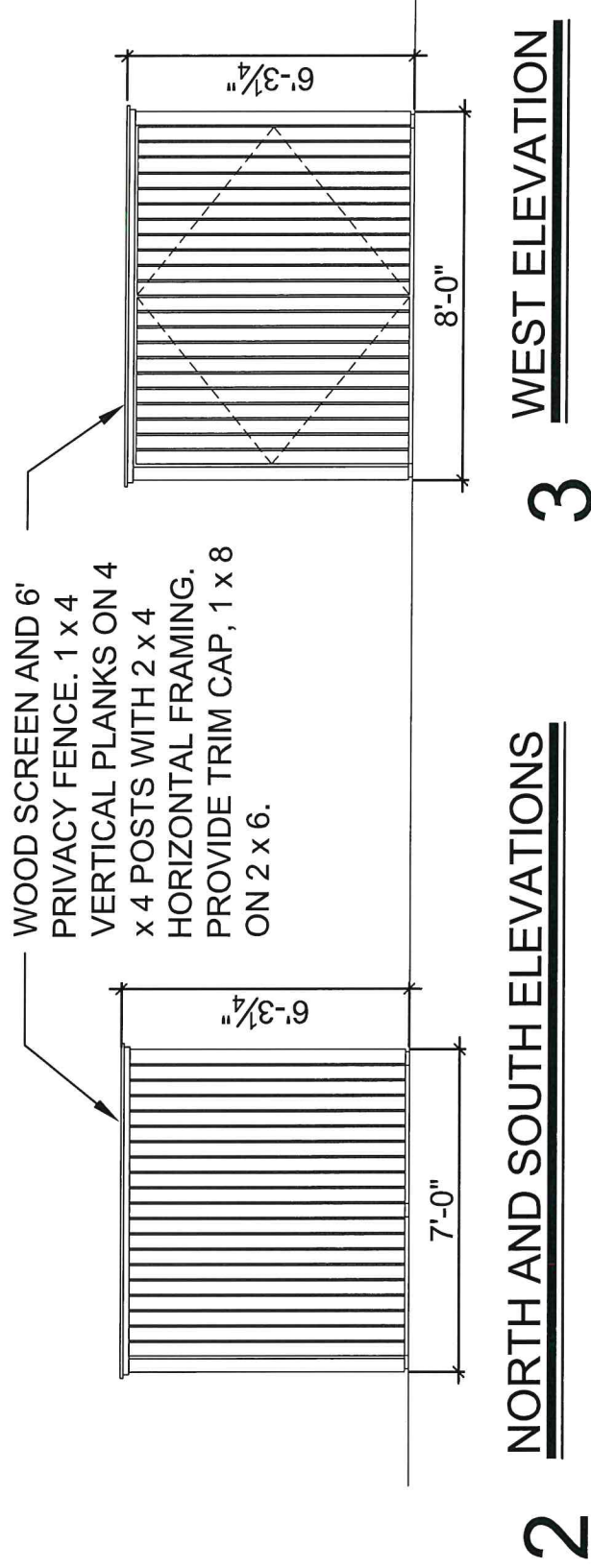
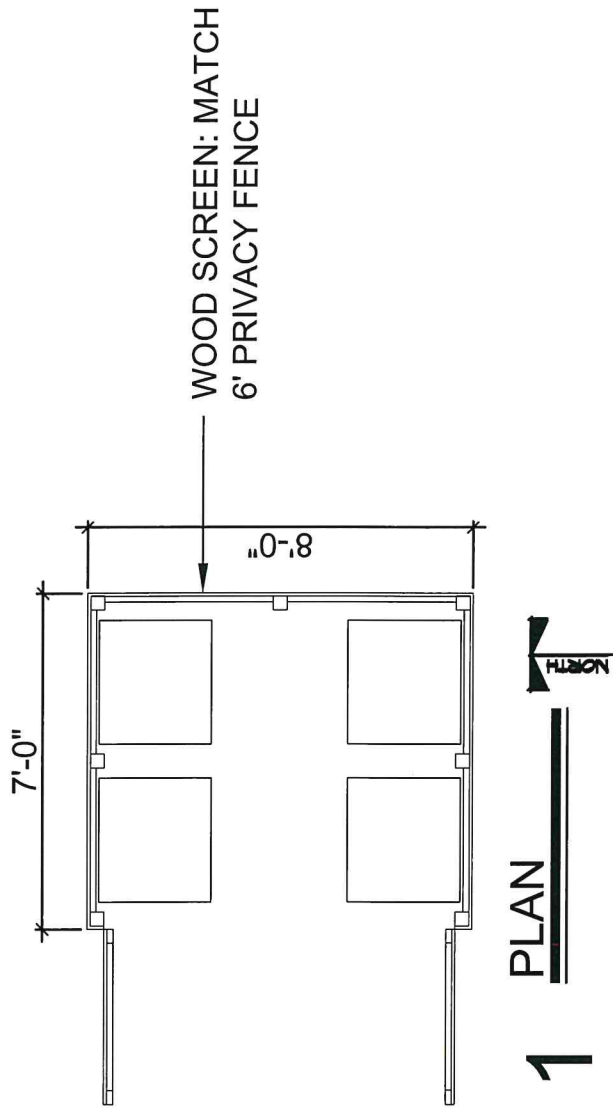
PROJECT #HPCA-21-00061  
436 N.W. 30TH STREET



## C7 SOUTH RAMP, LANDING, AND RAILING SECTION

SCALE: 3/4"=1'-0"



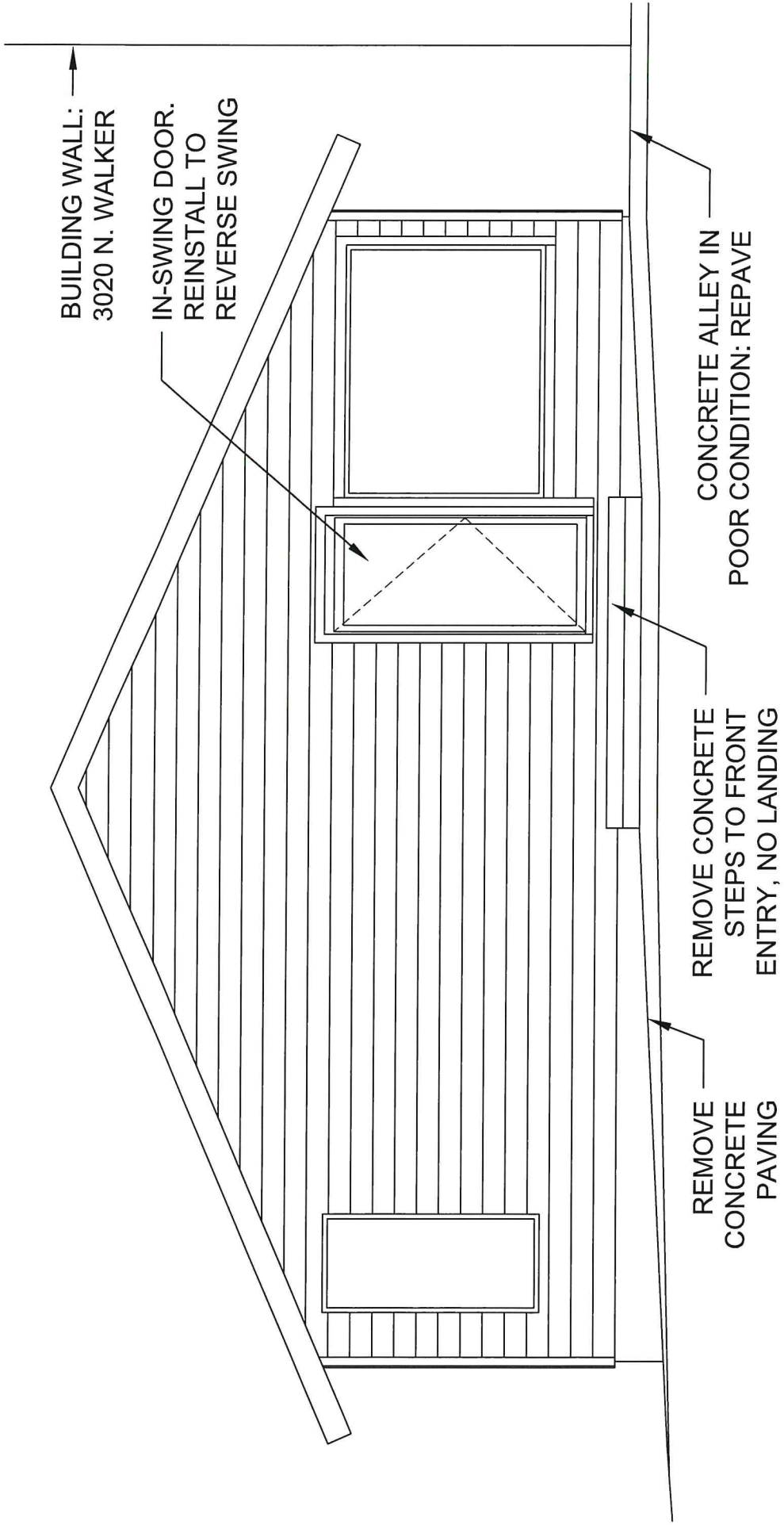


**C.8 TRASH RECEPTACLE SCREEN AND FENCE**

SCALE: 1/4"=1'-0"

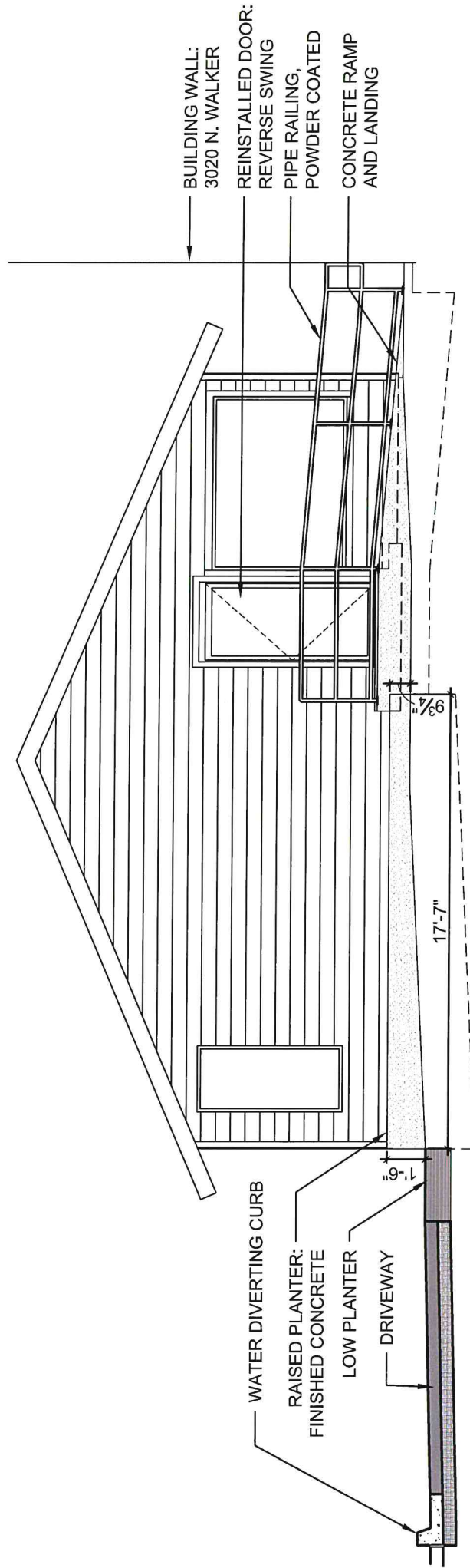
**4**





# D.1 EXISTING NORTH ELEVATION

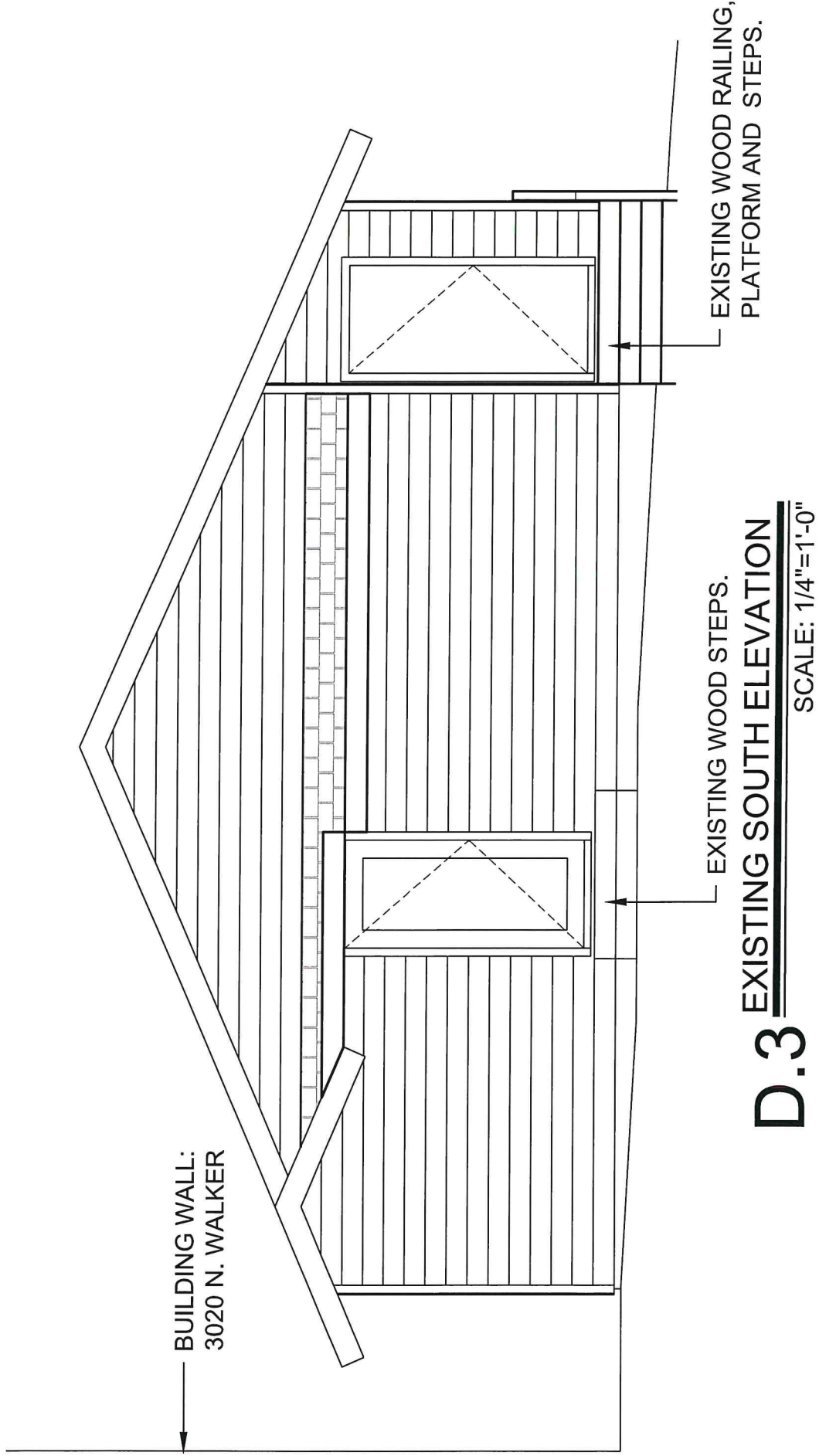
SCALE: 1/4"=1'-0"

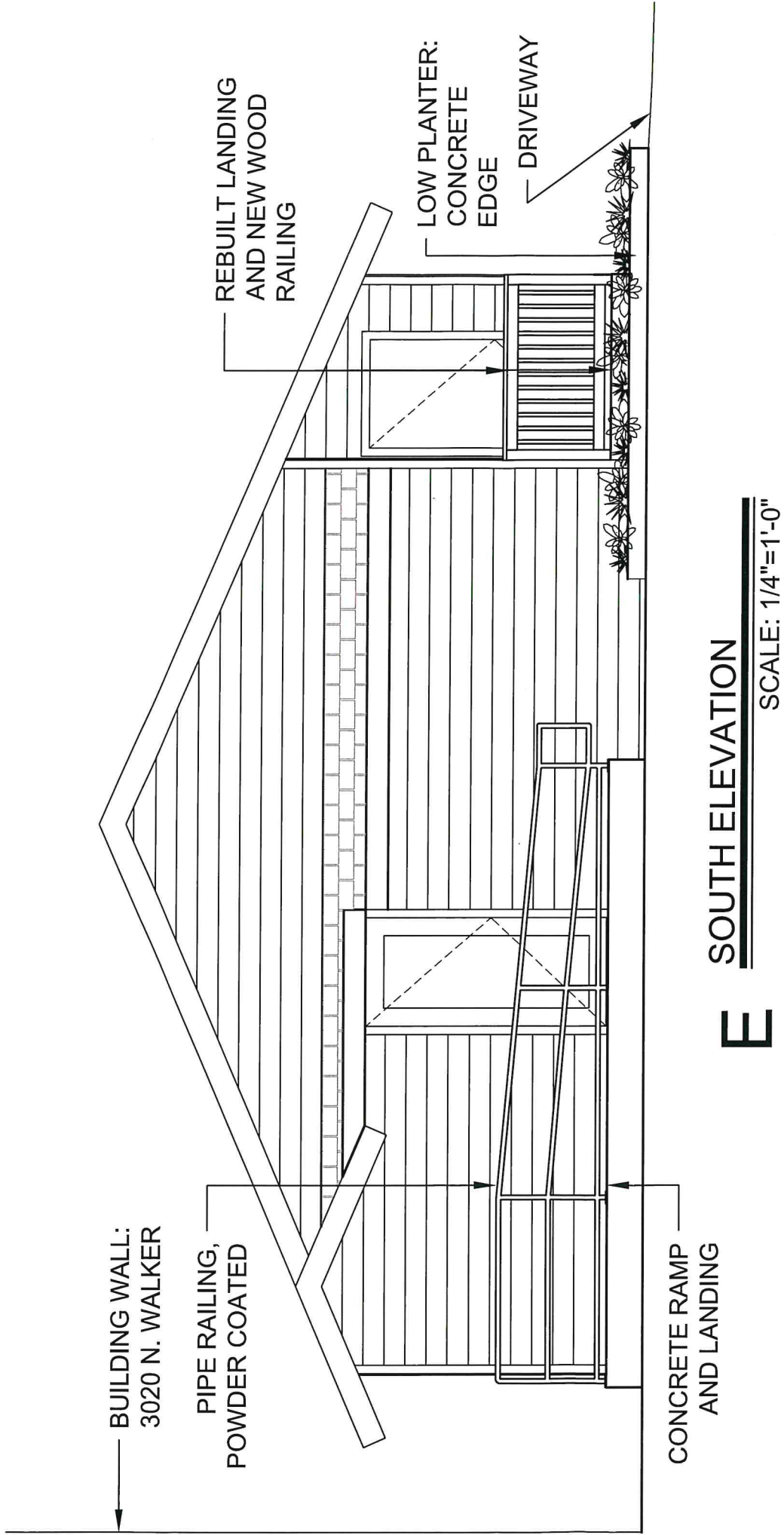


**D.2** NORTH ELEVATION

NTS









## INFORMATION ON THIS SHEET:

1. ARCHITECTURAL SITE PLAN.
2. ENLARGED PLANS AT NORTH AND SOUTH ENTRIES.

## GENERAL NOTES:

1. ALL WORK TO COMPLY WITH GOVERNING CODES, ORDINANCES, AND THE AMERICANS WITH DISABILITIES ACT (ADA).
2. VERIFY EXISTING CONDITIONS. NOTIFY OWNER OF ANY DISCREPANCIES AFFECTING THE WORK. OBTAIN OWNER'S APPROVAL BEFORE ANY INTERRUPTION OF SERVICE TO, OR USE OF, ANY ADJOINING PREMISES.
3. TYPICAL PARKING SPACE DIMENSIONS TO BE 8'-6" x 18'-0" UNLESS NOTED OTHERWISE.
4. NUMBER OF PARKING SPACES REQUIRED:
  - 4.1. BUILDING AREA: 1330 S.F.
  - 4.2. PARKING SPACE REQUIREMENTS FOR INTENDED USE: 1 PER 100 S.F.
  - 4.3. 14 PARKING SPACES REQUIRED. 10 PARKING SPACES PROVIDED.
    - 4.3.1. PARKING REDUCTIONS: UP TO 25% OF 14 OR 4 PARKING SPACES.
    - 4.3.2. BIKE RACKS: 4 BIKE RACKS = 2 SPACE PARKING REDUCTION.
    - 4.3.3. LANDSCAPING: REQUIRED POINTS: 56
      - 4.3.3.1. LANDSCAPING REDUCTION: REDUCTION OF 2 PARKING SPACES ALLOWED FOR 24 POINTS IN EXCESS OF REQUIRED LANDSCAPING POINTS.
      - 4.3.3.2. 85 LANDSCAPING POINTS SHOWN, OR 29 POINTS IN EXCESS OF REQUIRED POINTS = 2 SPACE PARKING REDUCTION
5. ALL PAVING TO BE PORTLAND CEMENT CONCRETE.
6. ALL WORK TO COMPLY WITH OKLAHOMA CITY STANDARDS.
7. PROVIDE AUTOMATIC IRRIGATION OR HOSE BIBBS WITHIN 100 FEET OF ALL PLANT MATERIAL.



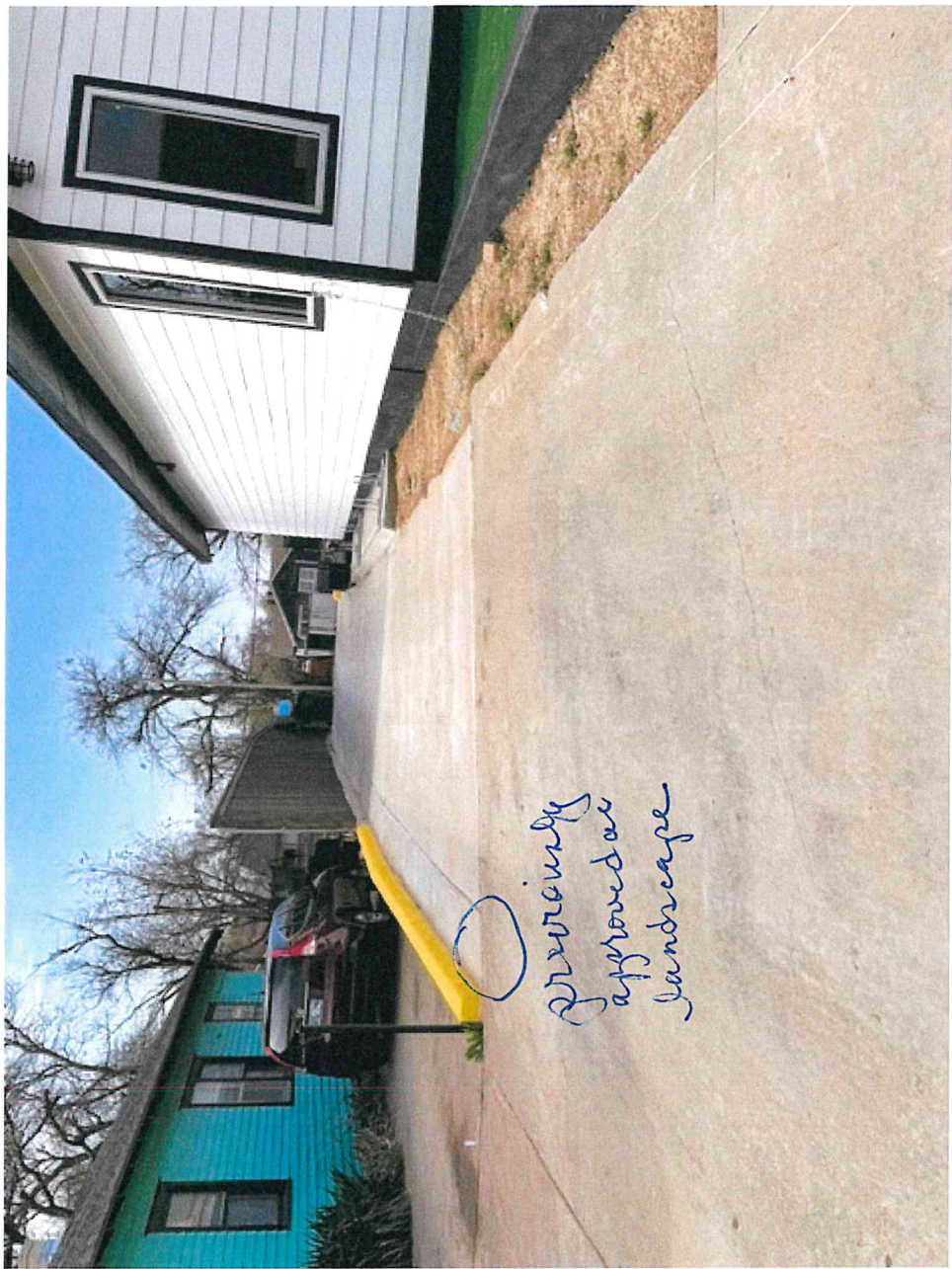
















Remove and infill

North  
Facade

Removal



