



# The City of OKLAHOMA CITY

## HISTORIC DISTRICT AND HISTORIC LANDMARK CERTIFICATE OF APPROPRIATENESS HPCA-23-00087

**Owner:** BMG Properties LLC  
Brian Walz  
22322 Cedar Ridge Rd  
Edmond, OK 73025

On HPCA-23-00087, Planning Department staff received your request for a Historic Preservation Certificate of Appropriateness for the property located at **717 NW 16th Street**.

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:

**3) Replace sidewalk (elective); and 4) Replace fence (elective).**

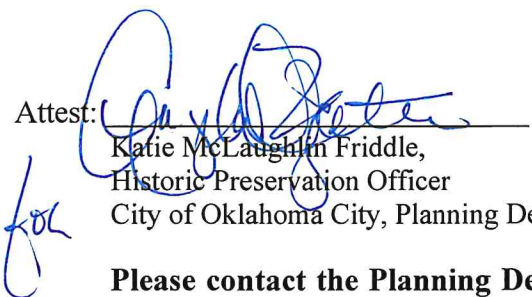
Approved: July 10, 2023

Effective: July 25, 2023

Expiration: July 25, 2024

The enclosed 5 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:

Zoning: HP or HL

District: MP

HPCA-23 - 00087

Received by: DC

Date Stamp



# 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): 717 NW 16th Street, OKC OK 73103

Legal Description of Property (lot, block, addition): Lots 20-21, Block 017, University Addition

Year built: 1905 Exterior wall material: Frame Floor area: 2239 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) sidewalk ☐ Renovation (specify) \_\_\_\_\_

☒ Work not specified above 1 & 2

1. Get rid of 2nd floor exterior door (exhibit 1), 2. Replace windows (exhibit 2&3)

3. Repour concrete to replace cracked sidewalk (exhibit 4), 4. Replace fence (exhibit 5)

## 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) Brian Walz

Address 22322 Cedar Ridge Rd

City, State, Zip Edmond, OK 73025

I prefer to be: ☐ Mailed or ☒ Emailed.

Representative Signature \_\_\_\_\_

Name (printed) \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

I prefer to be: ☐ Mailed or ☒ Emailed.

Contact: ☒ Owner ☐ Representative

Date 6/27/2023

Organization BMG Properties, LLC

Phone 405 204-7603

Email bmgproperties08@gmail.com

Date \_\_\_\_\_

Organization \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

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? NO

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.

## Certificate of Appropriateness

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Effective: 7/25/23 Expiration: 7/25/24

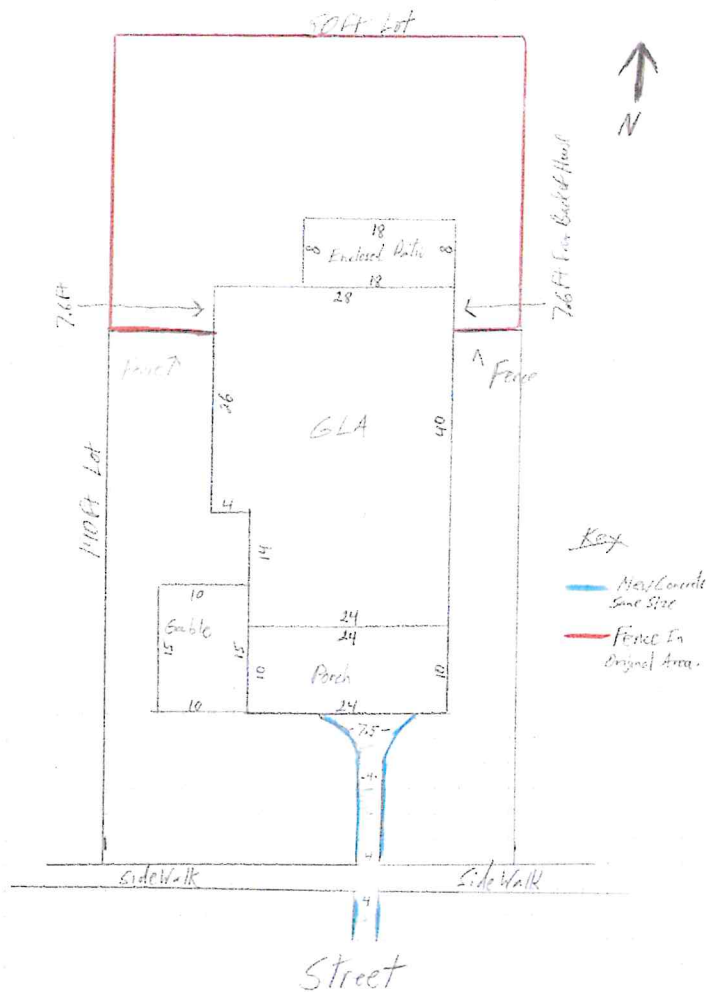
Notes: \_\_\_\_\_

By: DC



EXHIBIT 4: Replace cracked sidewalk.

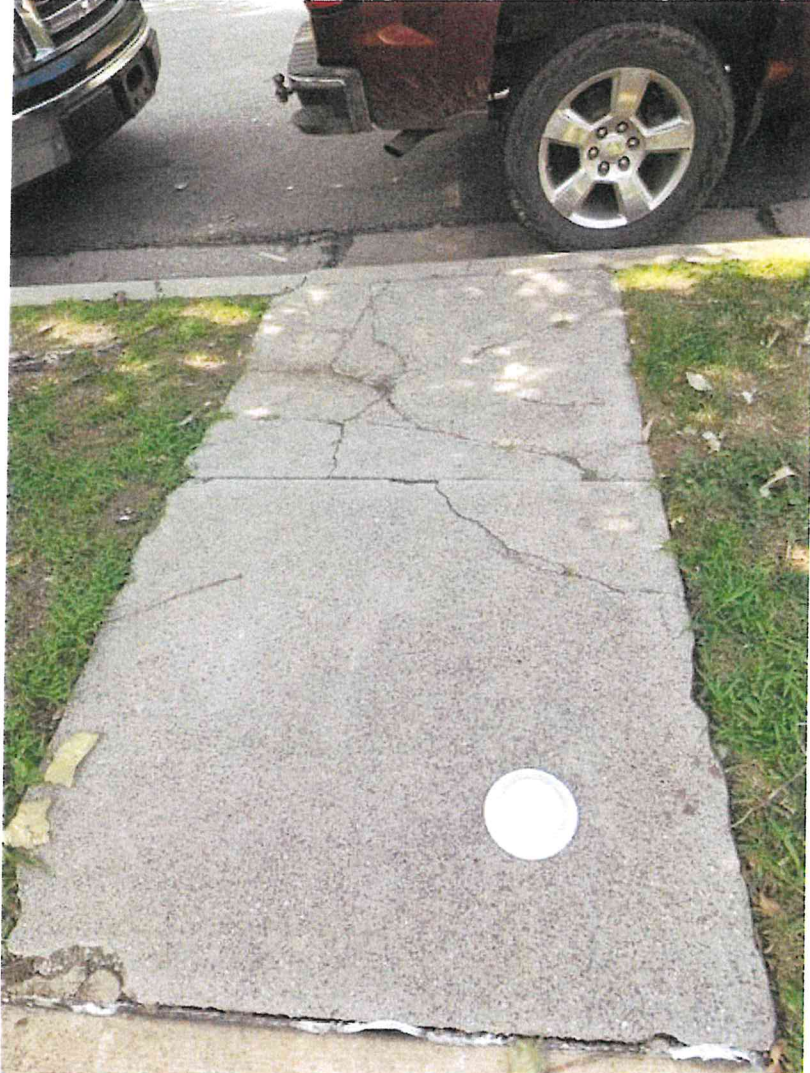
-replace exact dimensions as existing (see blue section on diagram)



**Certificate of Appropriateness**  
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Notes \_\_\_\_\_  
By: [Signature]



Sidewalk-picture 1



**Certificate of Appropriateness**  
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Notes: \_\_\_\_\_  
By: AG DC

Sidewalk- picture 2



### Certificate of Appropriateness

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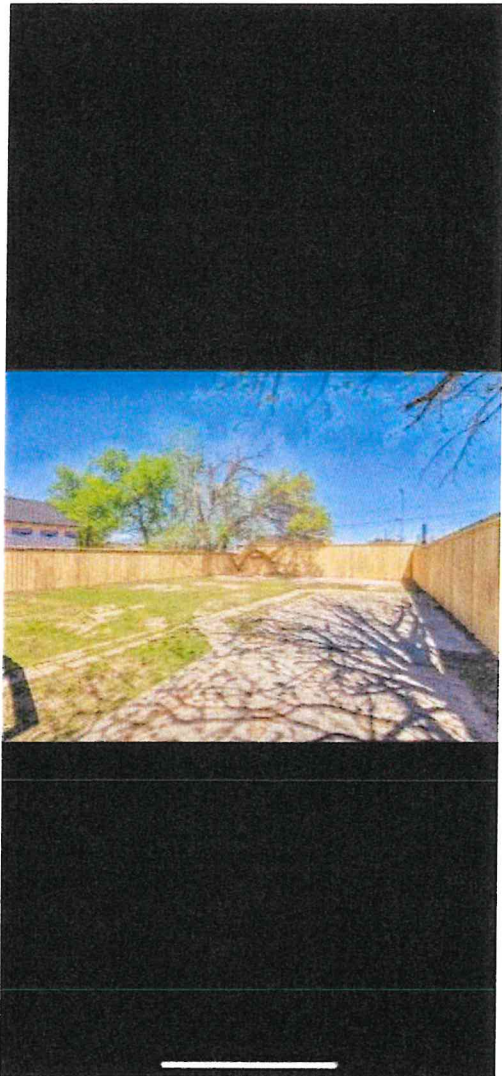
Notes match caged appearance  
existing finish - typical  
treatment By: CC 90

appropriate if it  
turns out bright  
white which not  
supported CC





Picture of fence in our proposal will look like this.



**Certificate of Appropriateness**  
HPCA - 23-00087 Page 6 of 6 pages  
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Notes: Not to exceed Left on sider or  
front facing By: WJ  
Not to exceed  
on rear - finished side to  
face street or alley