

MINUTES
HISTORICAL PRESERVATION COMMISSION
NEW CITY HALL
212 SW 9TH STREET
LAWTON, OKLAHOMA
MARCH 1, 2017

The meeting was called to order by Debra Jones, Chair, at 4:00 p.m. in the New City Hall. Notice of meeting and agenda were posted on the City Hall notice board as required by law.

ROLL CALL:

PRESENT: Denham, David (entered late); Jester, Kent; Jones, Debra; Jones, John; Michener, Paige; Phillips Cherry; Ross, Bob; Smith, Richard.

ABSENT: Crawford, Suzanne.

OTHERS PRESENT: Debbie Dollarhite, Planning Department; Denise Ezell, City Clerk's Office.

3. Elect a Chair and Vice-Chair.

Motion by Phillips, Second by Jones J. to nominate Debra Jones as Chair. **Aye:** Jester; Jones D; Jones J; Michener; Phillips; Ross; Smith. **Nay:** None. **Motion Passed.**

Motion by Jones D, Second by Ross. to nominate David Denham as Vice Chair. **Aye:** Jester; Jones D; Jones J; Michener; Phillips; Ross; Smith. **Nay:** None. **Motion Passed.**

4. Approve minutes of April 29, 2014.

Motion by Jones D, Second by Michener. to approve the minutes of April 29, 2014. **Aye:** Jester; Jones D; Jones J; Michener; Phillips; Ross; Smith. **Nay:** None. **Motion Passed.**

5. Hold a public hearing and consider a request for a change of zoning to place Historical Preservation Overlay District on property located at 702 SW C Avenue.

Dollarhite stated we received a request to place the HP overlay on Lot 1, Block 27, Original Townsite. This is the site of the York Rite Masonic Temple. In your packet you received the Letter of Basis for Designation that was submitted with the application. The zoning of the surrounding area is C-5 to the north, south and west and Central Business District to the east. The land uses are Liberty National Bank ATM and office to the north, First Christian Church to the south, parking lot and McMahan Foundation Offices to the east and a funeral home to the west. This property is zoned C-5 and the standard guidelines for the Original Townsite would be applied. Notice of public hearing was mailed to 27 property owners within 300 feet of the requested area on February 9, 2017 and notice was published in the Lawton Constitution on February 13, 2017. No calls or letters for or against the request have been received. Section 18-10-1-1012 of the Lawton City Code list the criteria for designation within three categories: Historical/Cultural, Architectural/Engineering, and Archeological. The Letter of Basis for Designation addresses how this request meets the criteria of Historical/Cultural and

Architectural/Engineering significance. In accordance with Article 18-10, Historical Preservation Overlay District, of the Lawton City Code. The Historical Preservation Commission shall hold a public hearing on the request and make a recommendation to the City Planning Commission. The City Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will hold a public hearing and make the final decision. The Historic Preservation Commission must state in writing the attributes of the property proposed for designation or the degree to which such attributes relate to and comply with the review criteria. You have to find whether or not designation would be in compliance with prior action of the City Council proving plans, programs or authorizations for public trust, agencies or authorities of the city. The proposed design guidelines for applying the criteria for review of Certificates of Appropriateness to the district and the recommendation as to appropriate permitted uses, uses permitted on review, height and area regulations, sign regulations and parking regulations necessary are appropriate to the preservation of the district proposed for designation. In 2015, the Historical Preservation Overlay District was approved for the property at 623 SW D Avenue (Central Fire Station). The guidelines submitted with the application are the guidelines for Lawton Original Townsite. This property is located immediately west of the Downtown Lawton Overlay District and the Mixed Use Sub-District and the uses permitted within the C-5 district are similar to the uses permitted in the Mixed Use District. The request for HP Overlay District is to preserve the historical and architectural characteristics of the building.

Jones D stated we will now open the public hearing. Anyone wishing to speak for or against this item please come to the podium and stated your name and address for the record.

Public Hearing Opened

Johnson stated I'm Yvonne Johnson and I'm here on behalf of the Lawton Heritage Association. We are here to speak for the approval to designate the Triangle Masonic Lodge as a historical district. As you read the history of this building you see this is extremely significant to the history of Lawton. In 1901 the Congregational Church was started and like many churches in Lawton it was a tent building. They built a wooden structure which deteriorated around 1913 and then they built another structure. Revered Mark Wallock was born in Austria and came to the United States as a small child. He grew up in Chicago and had a reputation for his good works. He moved to Lawton in 1924. He was a person of benefactor and very well respected in the city. He held Sunday school lessons in Medicine Park and decided it would be good to have a reenactment of the Easter Padgett. In the 1930's the federal government donated 160 acres for that purpose. In the 1930's the present building had problems so they simply removed the roof. They used the underground church and then rebuilt it with the native flagstone that you now see. When Reverend Wallock died in 1948 it went into other hands. It came into the hands of the Masonic Triangle Lodge in the 1960's when it was endangered of being torn down due to Urban Renewal. It has remarkable historic significance on both the local and state level. Melvena Heisch the director of the State Historical Preservation Society believes it qualifies to be admitted to the National Register. I urge you to vote for this proposal. Thank you.

Jones D asked is there anyone else that would like to address the issue. Seeing none we will close the public hearing.

Public Hearing Closed

Jones D asked are there any comments from the Commission. They are trying to meet the criteria of Historical/Cultural and I think they have submitted good information that qualifies it for this category.

Smith stated the Letter of Basic Designation list 4 names. For the Application of Designation would it be more appropriate to list it as the First Congregational Church.

Jones D stated I think we probably have to list it by the current ownership. We could show it as Masonic Lodge formally known as the First Congregational Church of Lawton.

Smith stated historical designation would be First Congregational Church.

Jones D stated we will have Dollarhite put that in the ordinance when she sends it to the Planning Commission.

Denham asked does the Lawton Heritage Association have any preference.

Regan stated my name is Laverne Regan and I'm from Chickasha. It belongs to Lawton Chapter #18 of Knights Temple. Chapter #21, Council #44 and Masonic Lodge #548 all meet there.

Jones D asked does the deed not reflect the ownership.

Regan stated I have no idea.

Jones D stated we will have Dollarhite research this and she can use the legal name from the deed. I think we should say formally known as the First Congregational Church because that ties it back to the historical significance of the piece of property.

Phillips asked does this just cover that one piece of property.

Jones D stated yes.

Denham stated I was reading through the guidelines and they seem to be very vague. If there were to be any changes or damages you would have to bring it back to Rogalski at the first level and the committee at the second level. This is a lot more work to find out if a Certificate of Appropriateness will be in place. Don't get me wrong I'm glad they are that vague.

Jones D stated for the owner it should be noted that we have a short form process for a Certificate of Necessity for the exterior only. To try and not prolong the process of getting a building permit we have a committee we use. If the committee doesn't have sufficient information then it comes back to the Commission to interpret the request and the guidelines. When making your motion you need to include the following language: this designation would

be in compliance with prior actions of the city council proving plans, program or authorizations of public trust, agencies or authorities of the city; the proposed design guidelines for applying the criteria for review of certificates of appropriateness to the district proposed for designation; and the recommendation as to the appropriate permitted uses, uses permitted on review, height and area regulations , sign regulations and parking regulations necessary or appropriate to the preservation of the district. The underlying zone is a C5 zone so those particular requirements will prevail and then on top of them obviously comes the HP overlay which has an additional set of restrictions covered in their guidelines so both would be applicable.

Motion by Phillips, Second by Denham, approve a request for a change of zoning to place Historical Preservation Overlay District on property located at 702 SW C Avenue. This designation would be in compliance with prior actions of the city council proving plans, program or authorizations of public trust, agencies or authorities of the city; the proposed design guidelines for applying the criteria for review of certificates of appropriateness to the district proposed for designation; and the recommendation as to the appropriate permitted uses, uses permitted on review, height and area regulations , sign regulations and parking regulations necessary or appropriate to the preservation of the district. **Aye:** Jones D; Jones J; Michener; Phillips; Ross; Smith; Denham; Jester. **Nay:** None. **Motion Passed.**

6. Chairman and Committee Member report and comments.

Jones stated I welcome Kent Jester and Bob Ross to the Commission. I think they will be a great asset and we really appreciate you volunteering for any board or commission.

7. Adjournment.

There being no further business the meeting adjourned at 4:20 p.m.

Motion by Denham, Second by Jones J, to adjourn. **Aye:** Jones J; Michener; Phillips; Ross; Smith; Denham; Jester; Jones D. **Nay:** None. **Motion Passed.**