

MINUTES
HISTORICAL PRESERVATION COMMISSION
NEW CITY HALL
212 SW 9TH STREET
LAWTON, OKLAHOMA
APRIL 29, 2015

The meeting was called to order by Debra Jones, Chair, at 5:30 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: Crawford, Susan; Denham, David; Jones, Debra; Jones, John; Michener, Paige; Newcombe, Steve; Phillips Cherry; Smith, Richard.
ABSENT: Hagler, Joey.
OTHERS PRESENT: Richard Rogalski, Planning Department; Denise Ezell, City Clerk's Office.

3. Approve minutes of October 15, 2014.

Motion by Denham, Second by Crawford, to approve the minutes of October 15, 2014.
Aye: Denham; Jones D; Jones J; Michener; Newcombe; Phillips; Smith; Crawford. **Nay:** None.
Motion Passed.

4. Hold a public hearing and consider a request for a change of zoning to place Historical Preservation Overlay District on property located at 623 SW D Avenue.

Rogalski stated this request is for an HP overlay for Lots 19-21, Block 38, Original Townsite, also known as 623 SE D Avenue. This is where the Central Fire Station is located. The letter attached to the request discusses the historical and architectural significance of this site. The building was built in 1931 and was the original fire station. The building meets the criteria for an HP overlay. The zoning surrounding the building is Central Business District with uses of a funeral home, offices, and the Leslie Powell Gallery. It is located within the Mixed Use District of the Downtown Urban Renewal Plan. With an HP overlay zoning there are guidelines placed upon the property. This body has put together some standard guidelines that have been requested to be used on this site. These guidelines will decide how the property may be modified in the future. Notice of Public Hearing was mailed to 23 property owners within 300 feet of the requested area and published in the Lawton Constitution on April 23, 2015. We have received no calls for or against the overlay. Section 18-10-1-1012 of the Lawton City Code list the criteria for designation. The three (3) different criteria's are historical/cultural, architectural/engineering or archeological. This designation is based on the first two (2) criteria's. Section 18-10 requires a public hearing be held before this body, the Planning Commission and City Council in order for the overlay zone to be placed. As part of the HP Commission's recommendation to the City Planning Commission the HP Commission must state in writing the attributes of the property proposed for designation. In addition the Commission shall state in writing:

a. Whether or not, in its review, designation would be in compliance with prior actions of the City Council proving plans, programs or authorization for public trust, agencies or authorities of the city;

b. The proposed design guidelines for applying the criteria for review of Certificates of Appropriateness to the districts proposed for designation;

c. The recommendation as to 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 proposed for designation.

In this case you do have an existing building so I believe that we are covered.

Denham asked does the city own this property.

Rogalski stated yes.

Denham asked will the city be responsible for maintaining the property.

Rogalski stated yes.

Denham stated a new fire station will eventually replace this one and it will be a vacant property. Is the city going to maintain the vacant property and will they have to follow all the codes without exemptions?

Rogalski stated yes. Regardless of what happens in the future the overlay protects the building. There is a strong likelihood the building will remain a public structure. There has been some discussion of creating a fire museum and a restaurant. If the building is handed to private hands they would have to follow the guidelines. The zoning regulations are very strong. As long as this zoning exists it is very strong.

Jones J stated to reuse the building you will have to do something to the facade. Do we allow for that? Changing of the overhead doors will be a significant change.

Rogalski stated this Commission has to approve a Certificate of Appropriateness for any changes. If changes are done correctly they will be done to match the building. There is a way to modify the overhead doors. Future use needs to be well thought out so that it matches the building and architect of the structure.

Jones D asked are there any more questions of Rogalski. Seeing none we will open the public hearing. Anyone wishing to speak please come to the podium and state your name and address for the record.

Public Hearing Opened

Page M stated Lawton Heritage was approached by the City about placing this building in a Historic District. If the building is placed in a district you can do anything to the inside but not to the exterior. We are in the process of having the building listed on the National Historical

register. We have made application to SHIPPO and have been notified we are eligible. We want the protection both ways. This is the last original building that is still standing of the Original Lawton Townsite. So for Lawtonian's it is important to preserve the building. It is also an asset to the City to have something like this. Let me introduce my committee: Phyllis Young, Dr. Yvonne Johnson and Debra Borrow. We would certainly appreciate your consideration. There are several districts in Lawton and we would like to see some signage as you enter those district. If you have any questions I would be happy to answer them.

Denham stated we have talked about signage in the past. I do hope this request is approved but I'm concerned as to who is going to pay to maintain it.

Page M stated after a conversation with the City Manager and Planning they do have plans.

Denham stated I thought maybe the Heritage Association was going to.

Page M stated no. This is a city owned building and it isn't going to change ownership.

Rogalski stated there are plans for a Fire Museum and could be maintained by the Union.

Jones D stated Town Hall has been maintained by the City for 30 years.

Page M stated that building has been on the register since the 70's. First Christian, Centenary Methodist and Little Chapel are all on the National Register and the Masonic Lodge needs to be. Thank you for allowing us to be here today.

Jones D asked are there any other speakers to this issue. Seeing none we will close the public hearing.

Public Hearing Closed

Motion by Phillips, **Second** by Jones J, to approve the request for a change of zoning to place Historical Preservation Overlay District on property located at 623 SW D Avenue. The designation would be in the compliance with the plan for the downtown area and the proposed designed guidelines to be used for applying the criteria for review of Certificate of Appropriateness is the standard guidelines established by the Historical Preservation Commission and the use of the property to be the uses permitted in the Mixed Use District of the Downtown I Urban Renewal Plan and all other regulations pertaining to zoning to those of the underlying zoning district. **Aye:** Jones D; Jones J; Michener; Newcombe; Phillips; Smith; Crawford; Denham. **Nay:** None. **Motion Passed.**

Jones D asked do we know when this will go before the Planning Commission.

Dollarhite stated May 28th.

5. Chairman and Committee Member report and comments.

Phillips stated I spoke with the City Attorney and he has informed me that I may continue to serve on this Commission.

Jones D stated a month ago we had our first Design Committee meeting to consider a Certificate of Appropriateness. The proper materials were submitted and it was approved.

Rogalski stated now that we have several district it is time to get some signage. In your packets you received several different designs. The top one is a standard street sign. The middle one is a different color with something on top and the bottom one is a normal street with a plaque on top. The other two (2) would be appropriate for placing on a building. We would want the street sign and building sign to match. What are your thoughts?

Phillips asked did you say the Yam Hill included the street sign and the historic district sign.

Rogalski stated yes and I like that one.

Crawford stated I would think that the first and second one would be less expensive. People look at street signs and the only thing we need to do is make the print large enough to read.

Denham stated I like the contrast better. I'm concerned about a potential buyer going into a neighborhood and not knowing they are in a historic district. If the sign stands out it will give a clearer picture of the situation.

Jones D asked can Public Works order this template.

Rogalski stated they will have to have those printed separately. They can make a street sign with the brown background and white lettering.

Phillips asked did you say the building mounted and the street sign should coordinate.

Rogalski stated yes. We need to pin down the color and nature of the sign and if we are going to put a symbol on the sign. These will be common to every sign. The building sign will be shaped differently with the same characteristics. Do we have a consensus on which way to go? Before a final decision is made we will bring it back to the Commission for your approval. We need some direction on which way to go with the final version.

Phillips stated I like the middle one on the left.

Rogalski stated remember that one will be a little more expensive.

Jones D stated I think this is a special district and it should stand out.

Rogalski stated we will bring back some different versions with the cost and then you can make a decision.

Page stated I would like to thank the Commission for your support. I'm excited to see this Commission working and progressing. Thank you for your service and your support.

6. Adjournment.

There being no further business the meeting adjourned at 6:00 p.m.

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