



CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, February 02, 2026 at 5:30 PM

AGENDA

AMENDED

THIS MEETING AS BEEN CANCELLED DUE TO WITHDRAWN APPLICATION

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

ROLL CALL

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF JANUARY 5, 2026.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 25-38) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 549 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) REINSTALLATION OF TWO WOOD WINDOWS ON THE NORTH SIDE OF THE PRINCIPAL STRUCTURE. (*This item was postponed from the January 5, 2026, meeting.*)

The applicant has withdrawn their application.

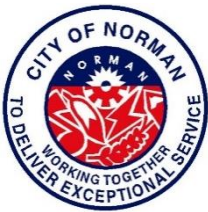
REPORTS/UPDATES

3. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE JANUARY 5, 2026.
4. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2025-2026 CLG GRANT PROJECTS.

5. DISCUSSION & CONSIDERATION OF PROJECTS FOR 2026-2027 CERTIFIED LOCAL GOVERNMENT CLG FUNDS.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING - AMENDED

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, January 05, 2026 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Council Chambers at the Municipal Building, on Monday, January 05, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Michael Zorba called the meeting to order at 5:39 p.m.

ROLL CALL

PRESENT

Commissioner Mitch Baroff
Commissioner Michael Zorba
Commissioner Jo Ann Dysart
Commissioner Karen Thurston
Commissioner Gregory Heiser
Commissioner Tyler Burns

ABSENT

Commissioner Kendel Posey
Commissioner Susan Skapik
Commissioner Kayla Molina

STAFF PRESENT

Anais Starr, Planner II/Historic Preservation Officer
Jeanne Snider, Assistant City Attorney III
Whitney Kline, Admin Tech IV
Bailey LaChance, Admin Tech III

MINUTES

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:
HISTORIC DISTRICT COMMISSION MEETING MINUTES OF DECEMBER 1, 2025.

Motion made by Commissioner Dysart, Seconded by Commissioner Thurston.

Voting Yea: Commissioner Baroff, Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Heiser, Commissioner Burns

December 1, 2025 Historic District Commission Meeting Minutes were Approved.

ACTION ITEMS

2. ELECTION OF CHAIR AND VICE CHAIR

Motion made by Commissioner Baroff to approve Michael Zorba as Chair and Karen Thurston as the Vice Chair, Seconded by Commissioner Burns.

Voting Yea: Commissioner Baroff, Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Heiser, Commissioner Burns

Election of Chair and Vice Chair was approved.

CERTIFICATE OF APPROPRIATENESS REQUESTS

3. (HD 25-39) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE AMENDMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 467 COLLEGE AVENUE FOR THE FOLLOWING MODIFICATION: A) RELOCATION OF THE ACCESSORY DWELLING UNIT.

Commissioner Tyler Burns recused himself due to a conflict of interest as the applicant for this Certificate of Appropriateness (COA) request.

Motion made by Commissioner Baroff to approve (HD 25-39) as submitted, Seconded by Commissioner Thurston.

Staff Presentation

Anais Starr, Planner II/Historic Preservation Officer, presented the staff report.

Commissioner Baroff sought clarification on the two-story dwelling in the background of one of the pictures in the PowerPoint presentation.

Ms. Starr clarified the structure in the pictures is located on the adjacent property, not on the applicant's property.

Applicant Presentation

Tyler Burns, the applicant, explained the proposed project.

Tyler Burns explained the project previously received approval and completed the building permit process; however, an OG&E pole in the backyard did not appear on earlier plot plans. OG&E advised the pole, which serves homes to the north and south of the subject property cannot be relocated. Mr. Burns requested relocation of the already approved Accessory Dwelling Unit (ADU) to prevent the OG&E line laying on the roof of the proposed ADU. Mr. Burns then stated that, with the ADU's revised placement, it is barely visible from the front streetscape and that only the back corner may be seen from certain angles.

Commissioner Thurston asked whether burying the line was an option.

Mr. Burns stated OG&E advised the neighboring houses would need to pay, since the pole services their power.

Public Comments

The Commissioners commented that the proposed new location met the *Preservation Guidelines* for placement. The proposed new location would have very limited visibility from the front streetscape.

There were no public comments.

Commission Discussion

Commissioner Zorba requested clarification on whether the previously approved ADU will remain in the same design, with only its location moving closer to the house.

Mr. Burns confirmed there is no change in use or design, only the relocation of the structure.

Voting Yea: Commissioner Baroff, Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Heiser

Commissioner Burns did not vote as was recused from the item.

HD 25-39 was approved.

4. (HD 25-38) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 549 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) REINSTALLATION OF TWO WOOD WINDOWS ON THE NORTH SIDE OF THE PRINCIPAL STRUCTURE.

The applicant requests postponement to the February 2, 2026 Historic District Commission meeting.

Motion made by Commissioner Thurston, Seconded by Commissioner Burns.

Voting Yea: Commissioner Baroff, Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Heiser, Commissioner Burns

Postponement of HD 25-38 was approved.

5. (HD 25-40) CONSIDERATION OF FEEDBACK FOR THE ADDITION OF SHUTTERS FOR THE PROPERTY LOCATED AT 301 E KEITH STREET.

Applicant was not present at the meeting.

REPORTS/UPDATES

6. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE DECEMBER 1, 2025.

Anais Starr reported on active COAs as follows:

- 549 S. Lahoma Avenue – Applicant has submitted a COA request for the north windows.
- 904 Classen Avenue - Applicant is in the process of installing windows and siding on the north side of the house. No change from last month.
- 607-609 S. Lahoma Avenue - New wood front windows installed. They have until 6/5/2028 to install remaining windows. No change from last month.
- 1320 Oklahoma Avenue – Vacant lot. No building permit submitted. No change since last month.
- 505 Chautauqua Avenue - Work continues.
- 643 Okmulgee Street - Work on the house is complete. Rear fence complete. Expansion of the driveway with an additional parking space has not started. No change from last month.
- 424 College Avenue – Parking pad installed. Stairs moved onto the rear of the house and door replaced with windows. Work i
- 510 Shawnee Street – Dumpster removed and demolition complete. No change from last month.
- 467 College Avenue - Work on covered patio continues.
- 325 Keith Street – Building permit approved. Work has not started.
- 485 College Avenue – Building permit submitted. Work has not started.
- 742 S. Lahoma Avenue – Building permit issued. Work complete!
- 630 Okmulgee Street – Work is complete!
- 315 Castro Street – Building permit issued. Work has not started.
- 502 Macy Street- Work has not started.
- 720 S. Lahoma Avenue – Work has not started.
- 301 E. Keith Street – Shutters have been removed.
- 508 Chautauqua Ave – Work has not started.

Anais Starr reported on Administrative Bypass issued since December 1, 2025.

- 720 Miller Avenue – replacement of front screen door in-kind.

7. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2025-2026 CLG GRANT PROJECTS.

Anais Starr discussed the progress report regarding FYE 2025-2026 CLG Grant Projects.

25-26 CLG Grant Projects

PROJECT 1: Educational Training - \$3,000

PROJECT 2: Memberships Dues for NAPC - \$150

PROJECT 3: Historic Tour Mobile App Maintenance - \$1,725

PROJECT 4: Lunch and Learn Windows Programs \$1,200

PROJECT 5: Biannual Education Postcard - \$1,800

TOTAL BUDGET OF CLG FUNDS - \$7,875

Ms. Starr explained that the Southridge Tour App postcards were mailed in mid-December, the tour program maintenance fee will be paid soon, and the Lunch and Learn Program is scheduled for February 27, and March 27, 2026.

MISCELLANEOUS COMMENTS

Commissioner Zorba announced Commissioner Greg Heiser resignation and thanked him for his time and service. He noted that tonight's meeting would be Commissioner Heiser's last meeting.

ADJOURNMENT

The meeting was adjourned at 6:12 p.m.

Passed and approved this _____ day of _____ 2026.

Historic District



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: February 2, 2026

REQUESTER: Fred Buxton, Attorney representing property owner Kevin Easley

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 25-38) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 549 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) REINSTALLATION OF TWO WOOD WINDOWS ON THE NORTH SIDE OF THE PRINCIPAL STRUCTURE. (*This item was postponed from the January 5, 2026, meeting.*)

Background

Historical Information

2004 Chautauqua Historic District National Registry Nomination Survey states:
549 S Lahoma Ave. Ca. 1924. Bungalow/Craftsman. *This contributing, one-story, weatherboard single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one hung and the wood door is slab with a glazed slab storm. The partial porch is sheltered by an off-set, front-gabled roof supported by short wood piers on stucco columns. Decorative details include triangular knee braces, exposed rafters, double and triple windows, and open stickwork in the gable ends.*

History of Legal Proceedings

Kevin Easley, Kevin Easley, Jr., and Kilmyn Graf purchased 549 South Lahoma from David and Christina Sooter on June 10, 2011. Shortly thereafter, the new owners replaced five (5) wood windows with modern gas-filled windows without obtaining a certificate of appropriateness.¹ A post replacement certificate of appropriateness was granted for three

¹ Window No. 6 is an upstairs bedroom window that was not a part of the original structure, not wooden, and was not large enough to comply with the Fire Code adopted by the City. Its replacement was approved by administrative bypass, but the property owner had not replaced it when he submitted his initial application for a certificate of appropriateness.

(3) of these windows by administrative bypass – i.e., Window Nos. 2, 3, and 6 were not part of the original structure, were not wooden, and were replaced “like with like.” The Historic District Commission denied a certificate of appropriateness for the remaining windows – i.e., Window Nos. 1, 4, and 5. See Figure 1.

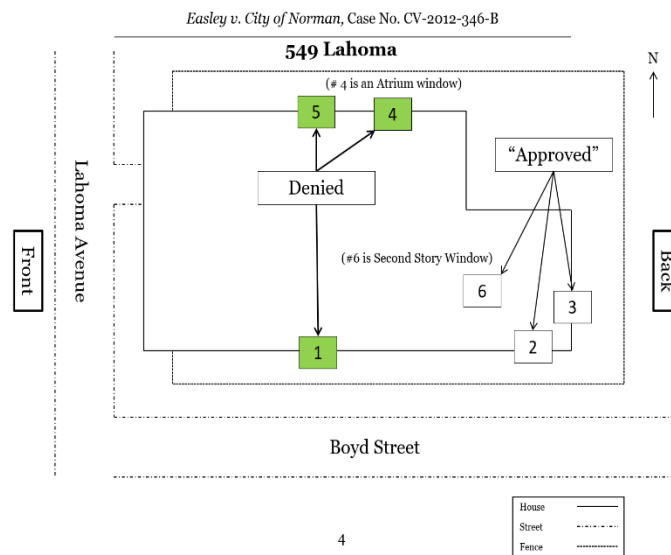


Figure 1

- Window No. 1 was a pair of one-over-one wood windows. These windows were replaced with one large gas-filled picture window.
- Window No. 4 was a pair of one-over-one wood windows. These windows were replaced with a gas-filled projecting atrium window.
- Window No. 5 was a single-pane wood window. This window was replaced with a one-over-one, gas-filled window.

Whether the property owner is entitled to a certificate of appropriateness that would allow Window Nos. 1, 4, and 5 to remain “as is” has been the subject of the following proceedings:

A. Historic District Commission

1. November 7, 2011 (Original COA request)
2. July 15, 2021 (second COA request – Window No. 1)

B. City Council

On October 4, 2021, the HDC granted the property owner a certificate of appropriateness that authorized restoring Window No. 1 to a pair of one-over-one wood windows. Window No. 1 is no longer at issue.

3. January 10, 2012 (appeal of November 7, 2011, HDC decision)
- C. Board of Adjustment
4. December 4, 2019 (appeal of January 10, 2012, Council decision)
 5. July 27, 2022 (appeal of July 15, 2021, HDC decision)
- D. Cleveland County District Court
6. March 28, 2012 – *Easley v. City of Norman*, Case No. CV-2012-346 TS (appeal of January 10, 2012, Council decision)
 7. January 3, 2020 – *Easley v. City of Norman*, Case No. CV-2012-346 MT (appeal of December 4, 2019, BOA decision)
 8. August 4, 2022 – *Easley v. City of Norman*, Case No. CV-2022-2830 MT (appeal of July 27, 2022, BOA decision)
- E. Oklahoma Court of Civil Appeals
9. February 27, 2017 – *Easley v. City of Norman*, Case No. DF-115,811 *cert. denied* (first appeal of CV-2012-346)
 10. July 15, 2021 – *Easley v. City of Norman*, Case NO. SD-119,536 *cert denied* (second appeal of CV-2012-346)
 11. August 10, 2023 – *Easley v. City of Norman*, Case No. SD-121,511 *cert. denied* (appeal of CV-2022-2830)

In each of these proceedings, the City argued that the property owner is not entitled to a certificate of appropriateness that would allow Window Nos. 4 and 5 to remain “as is” and the property owner argued that he is entitled to such a certificate. In each of these proceedings, the City prevailed.

The final district court decision regarding Window Nos. 4 and 5 provides as follows:

2. The doctrine of claim preclusion bars petitioner from relitigating whether Window Nos. 4 and 5 should remain as is. Petitioner is estopped from raising the issues raised by the doctrine of claim preclusion. Said issues were or could have been litigated by Petitioner in actions that are final;
3. Petitioner is not entitled to a variance because he cannot establish all of the essential elements established by statute. The record in this case does not establish a valid basis for a variance from or exception to the City's Historic District Ordinance because the hardship to Petitioner, if any, was created by Petitioner.

Moreover, Window Nos. 4 and 5 do not constitute a particular hardship; and

4. The City is entitled to injunctive relief under 11 O.S. § 43-107. The Court permanently enjoins Petitioner from maintaining 549 South Lahoma in violation of Chapter 22, Section 429.3(3)(b) of the City's Ordinances. Further, the Court enters a mandatory injunction requiring Petitioner to correct or abate the violations of Chapter 22, Section 429.3(3)(b) of the City's Ordinances that currently exist at 549 South Lahoma.²

July 11, 2023, Journal Entry in *Easley v. City of Norman*, Case No. CV-2022-2830 MT at 1-2. Judge Tupper's ruling was affirmed by the Oklahoma Court of Civil Appeals in its January 30, 2024 Opinion on Rehearing. See January 30, 2024, Opinion on Rehearing in *Easley v. City of Norman*, Case No. 121,511. The Oklahoma Supreme Court declined Mr. Easley's request for further review, and thus Judge Tupper's July 11, 2023, rulings are final.

The only remaining issue before the HDC is whether the current proposal corrects or abates the violations identified by Judge Tupper. The pending Application for a Certificate of Appropriateness describes the proposed work as "replace two non-conforming windows with historical windows." Although the term "historical windows" is not defined, City staff has no objection if the proposal restores Window No. 4 to two one-over-one wood windows and Window No. 5 to a wood window. If the proposal differs from this restoration or otherwise leaves the windows "as is," the City reserves the right to respond upon disclosure of any alternative proposal.

Sanborn Insurance Map Information

The 1925 and 1944 Sanborn Insurance Maps show the principal structure in the current location without a rear addition.

² Section 429.3(3)(b) states as follows:

3. District Regulations. The following regulations shall be applicable to the HD, Historic District, and shall control the use of all properties within such district:

* * *

- (b) The erection, moving, demolition, removal, rehabilitation, reconstruction, restoration, or alteration of the exterior of any structure is prohibited unless a Certificate of Appropriateness (COA) is granted by the Historic Commission of the City of Norman, unless such Certificate is not required by Subsection 8.

Subsection 8 governs demolitions. Section 429.3(3)(b) has been renumbered to § 36-535(c)(2).

Previous COA Requests

November 7, 2011 – A Certificate of Appropriateness (COA) was denied for the *ex post facto* replacement of three windows:

- Large picture window—replaced a pair of original, 1-over-1 wood (i.e. one pane of glass over one pane of glass) windows on the south side of the house.
- Projecting atrium window—replaced a pair of original, 1-over-1 wood windows on the north side of the house.
- Single, clad 1-over-1 window—replaced a single, original 1-over-1 wood window on the north side of the house.

December 3, 2011 – An appeal of the Historic District Commission denial decision was rejected by the City Council. The property owner filed an appeal through the civil court system.

September 21, 2021 – A COA by Administrative Bypass for the replacement of wood sash for ten one-over-one wood windows.

October 4, 2021 – A COA was issued for the reinstallation of a pair of wood windows on the south side of the structure.

December 1, 2021 – Property owner filed an appeal of the October 4, 2021, Historic District Commission's decision for the reinstallation of a pair of wood windows on the south side of the structure. The Board of Adjustment denied the appeal. The applicant sought relief in the civil court system.

January 5, 2026 – The applicant attorney requested a postponement of the COA request to the February 5, 2026, Historic District Commission meeting.

REQUEST

a) Reinstallation of two wood windows on the north side of the principal structure.

Project Description:

The property owner sought relief in civil court in 2011 from the denial of a Certificate of Appropriateness request for the replacement of windows without a COA. The civil court process concluded in 2021. The applicant then requested a COA for the reinstallation of a pair of wood windows in place of a metal picture window installed on the south side of the principal structure. The Historic District Commission approved this COA request on October 4, 2021. The applicant appealed the Commission's decision to the Board of Adjustment, which denied the appeal. The applicant filed an appeal in the civil court system for the windows on the north side of the structure. The civil court process concluded earlier in 2025. The applicant submitted a COA request for the January 5, 2026, Historic District Commission meeting to replace the two non-compliant windows on the north elevation of the structure. The applicant's attorney requested to postpone the request to the February 2, 2026, Historic District Commission meeting.

The COA request before the Commission at the February 2, 2026, Historic District Commission meeting is for the reinstallation of two wood windows on the north elevation of the principal structure. The request is specifically for the reinstallation of a pair of one-over-one wood windows in place of the existing non-compliant metal atrium window, and for the reinstallation of a single one-over-one wood window in place of the existing non-compliant metal window. Both windows are located on the back portion of the north elevation of the structure. The applicant has submitted a floor plan indicating the windows to be replaced, along with pictures of the existing windows. The applicant has also submitted a drawing and a specification sheet illustrating the design of the proposed windows. The applicant intends to hire Restor Wood Windows, a local contractor, to custom-build and install the one-over-one wood windows. The applicant did not provide a drawing to illustrate the north elevation with the proposed windows.

Reference - Historic District Ordinance

36-535.a.2.g: Purpose. *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern-day uses and conveniences for their residents.*

Preservation Guidelines

3.12 Guidelines for Windows

A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):

.1 Retain Original Windows. *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

.7 Window Replacement. *An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:*

- a. Shall have a wood exterior, unless replacing a metal casement window.*
- b. Light patterns same as the original.*
- c. Size and dimension the same as the original.*
- d. Double-pane simulated divided lights with wood muntins on the exterior and interior, and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.*

.9 Preserve Original Openings. *Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock window sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic windows for that structure in proportion, shape, location, pattern, size, materials, and details.*

.10 Materials. *Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.*

Issues and Considerations

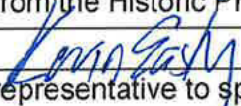
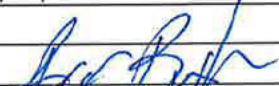
The applicant is requesting the replacement of two windows installed in 2011. He proposes replacing the existing metal windows with one-over-one wood windows, thereby restoring them to their original state. The proposed windows will have the same design, size, and material as the existing windows found in the remainder of the structure.

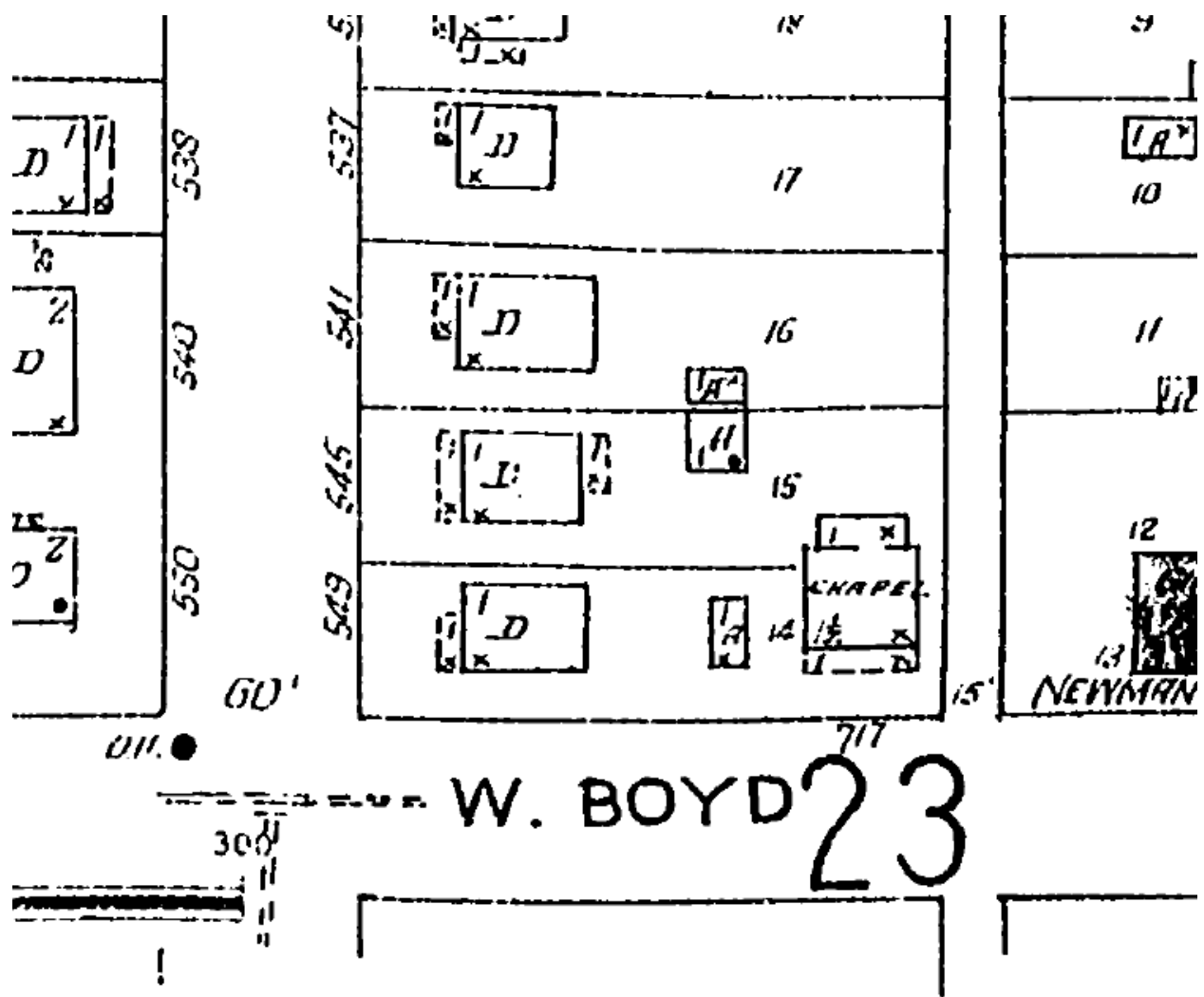
The window framing is proposed to be the same as the rest of the structure's window openings. However, an illustration of the north elevation of the principal structure showing the proposed windows was not submitted.

The proposed one-over-one wood windows are typical and commonly found in historic homes of this era. The windows will match the material and configuration of this historic structure. The proposed reinstallation of wood one-over-one windows meets the *Preservation Guidelines for Windows*.

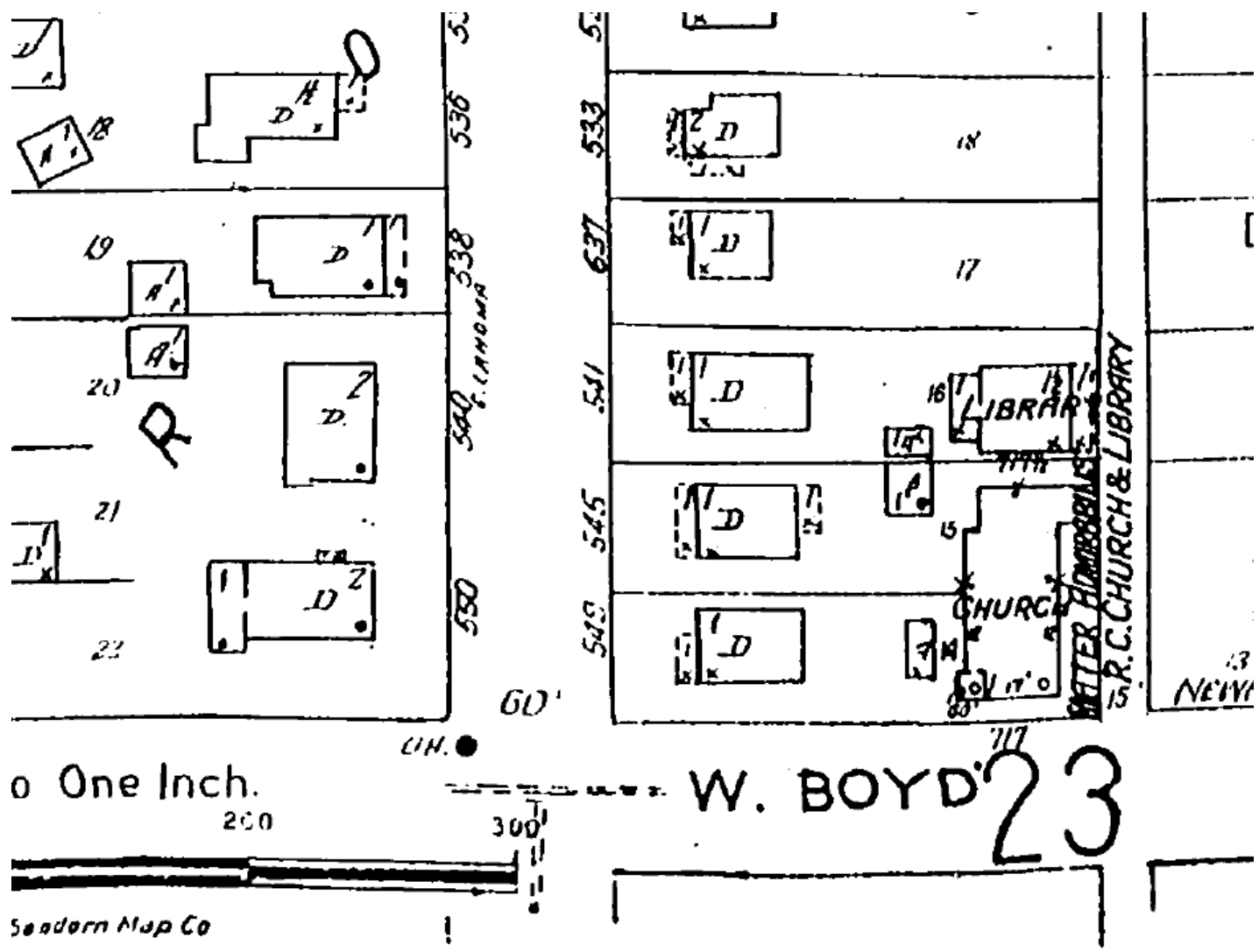
The Commission needs to determine whether the proposed reinstallation of two wood windows on the north side of the principal structure meets the *Preservation Guidelines* and is compatible with this historic contributing structure and the Chautauqua Historic District.

Commission Action: (HD 25-38) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 549 S. Lahoma Avenue for the following modification: a) reinstallation of two wood windows on the north side of the principal structure.

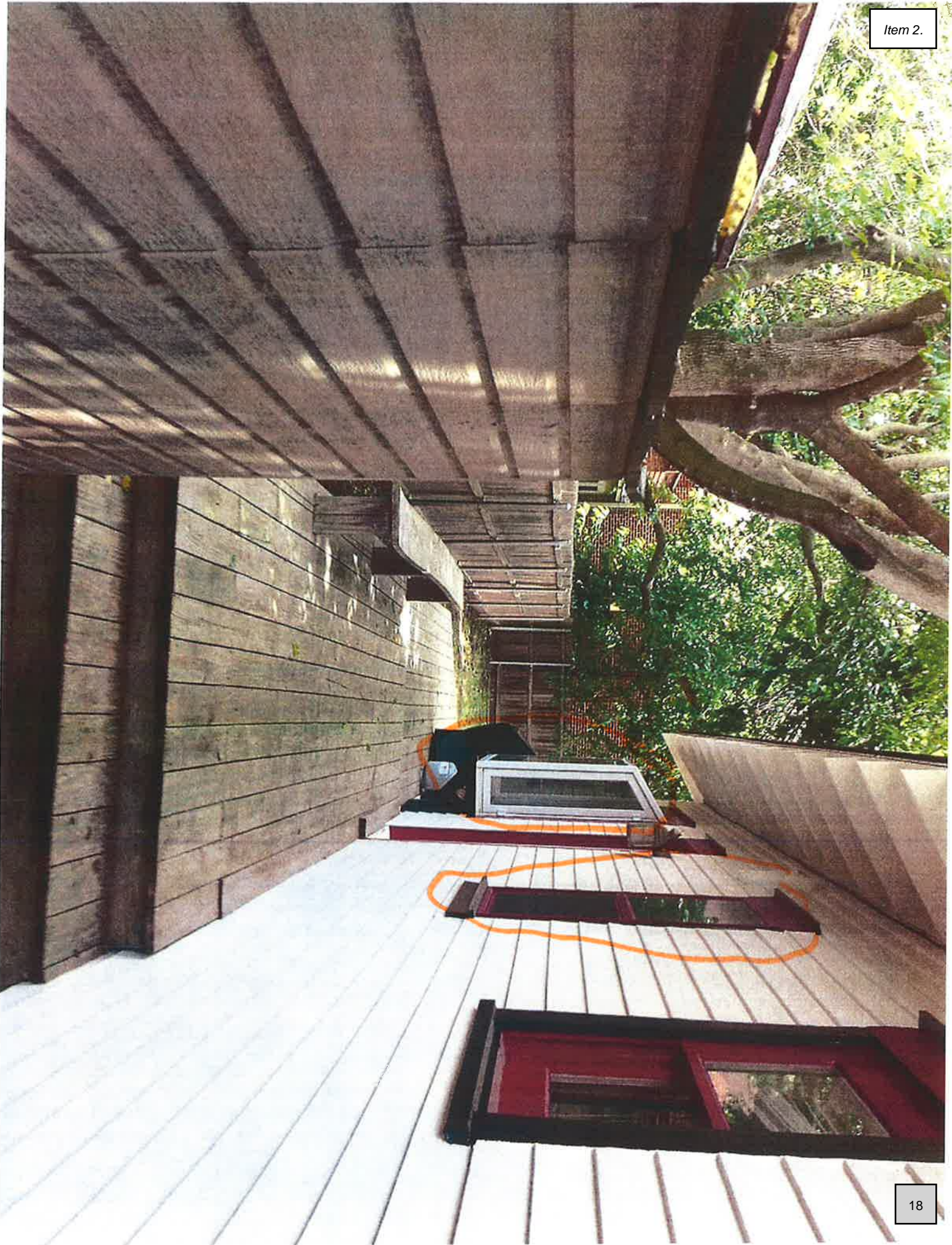
The City of Norman Historic District Commission APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)		Staff Only Use: HD Case # _____ Date _____ Received by: _____	Item 2.
Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office 405-366-5311.			
Address of Proposed Work:		549 S. Lahoma	
Applicant's Contact Information:			
Applicant's Name:	Fred Buxton		
Applicant's Phone Number(s):	[REDACTED]		
Applicant's E-mail address:	[REDACTED]		
Applicant's Address:	[REDACTED]		
Applicant's relationship to owner:	<input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input type="checkbox"/> Architect		
Owner's Contact Information: (if different than applicant)			
Owner's Name:	Kevin Easley		
Owner's Phone Number(s):	[REDACTED]		
Owner's E-mail:			
Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)			
1)	replace two non-conforming windows with historical windows		
2)			
3)			
4)			
Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.			
Authorization: I hereby certify that all statements contained within this application, attached documents 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 the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of observing and photographing the project for the presentations and to ensure consistency between the approved proposal and the completed project. I understand that no changes to approved plans are permitted without prior approval from the Historic Preservation Commission or Historic Preservation Officer			
Property Owner's Signature: 			Date: 11/3/2025
<input type="checkbox"/> (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.			
Authorized Representative's Printed Name:			
Authorized Representative's Signature: Fred Buxton 			Date: 11/3/2025



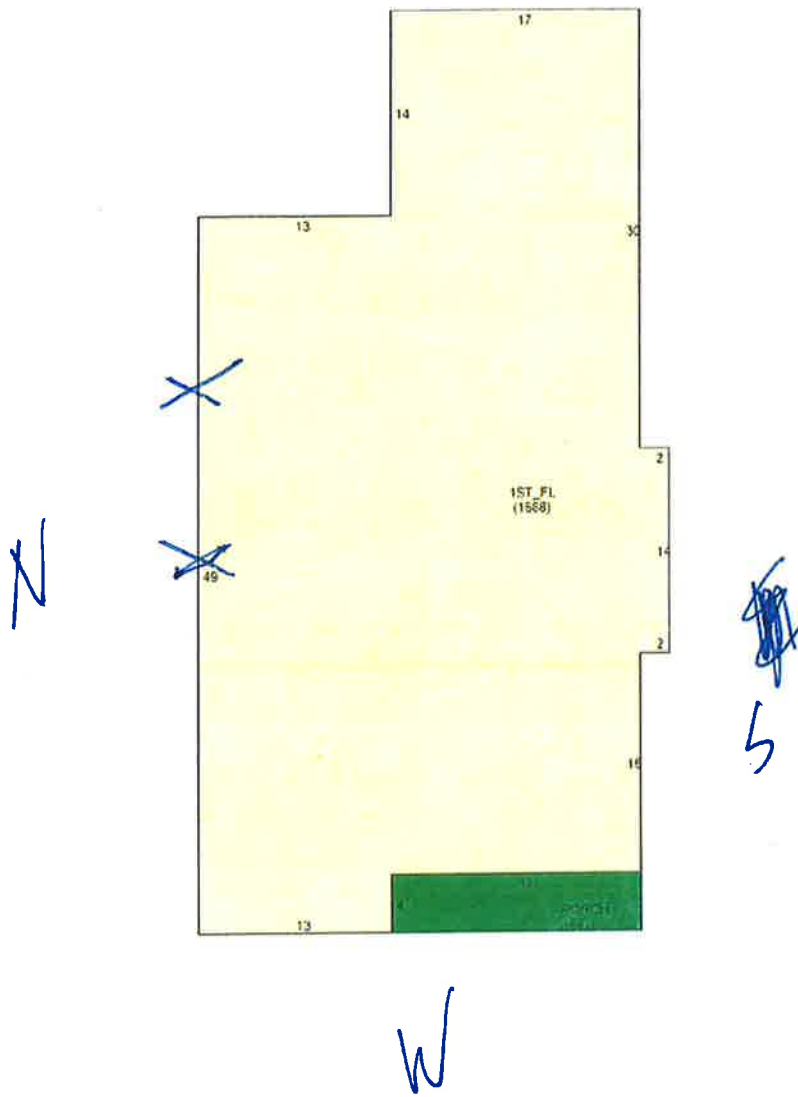
1925 Sanborn Insurance Map



1944 Sanborn Insurance Map



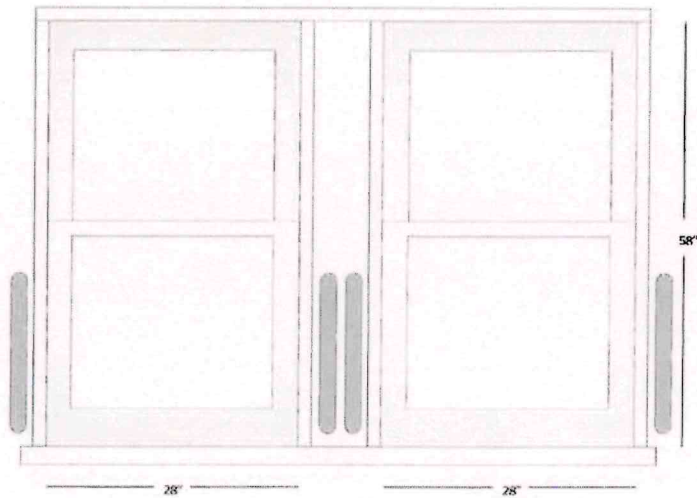




Data last updated: 06/08/2021



Project: Double Window Replacment



Materials:
Cypress Select

Glaze:
Sarco Type M Glazing Putty

Weights:
Reclaimed historic cast iron

For more information, please visit our website
www.RestorWoodWindows.com



RESASH

wood windows

It's not just our name. It's wh 22 do.



When we began to produce our own version of the authentic wood windows you see across the country in historic neighborhoods, we wanted to make sure we kept the traditions of materials and craftsmanship as close to the original as possible. We wanted to focus on replicating the look and feel of the original wood windows. To reproduce a wood window that would blend in with the existing wood windows in the home.

The end result was the creation of ReSash Wood Windows.

QUALITY MATERIALS

The first step in creating a wood window that matches the existing quality of historic wood windows is building them with quality materials. After receiving input from experts in the field of restoration, we decided that these were the materials that were best suited for building our ReSash Wood Windows.



ACCOYA / CYPRESS SELECT

Depending on the needs and budget of the project, we offer Accoya or Cypress Select as the two exclusive grades of lumber for our historic replica wood window sashes. Both provide a high quality finish, strength and durability that will allow the new windows to last for years and years to come.



SARCO TYPE M GLAZING PUTTY

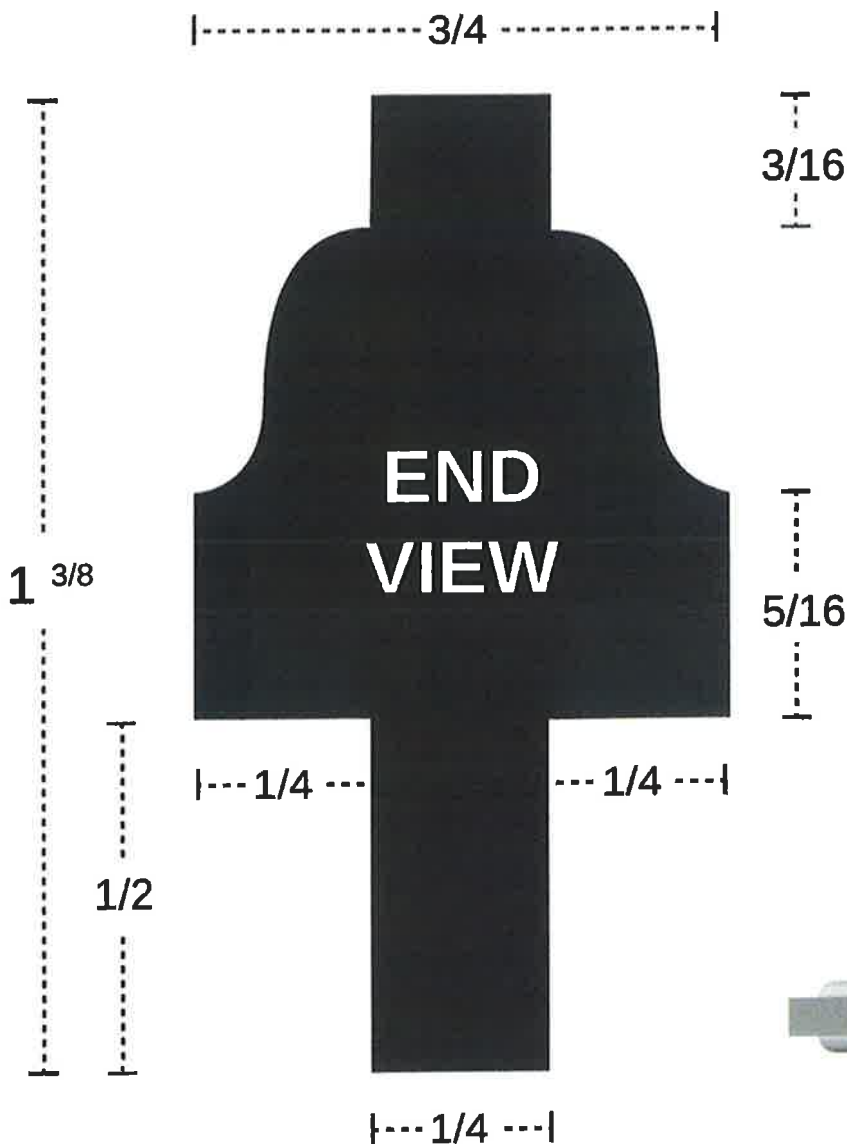
Multi-Glaze Type M Putty retains its elasticity which allows it to expand and contract while maintaining its adherence and watertight bond between the glass and wood window sash. Since 1943, Sarco has been manufacturing the nation's top glazing putty in the restoration industry.

It's not just our name. *It's what we do.*



MUNTIN DIAGRAMS

Completing the look of any historic reproduction is the muntin for creating divided lites. Here are some of the diagrams that show the Roman Ogee we utilize in our ReSash Wood Windows.



HISTORIC WOOD WINDOW MUNTINS

MEASUREMENTS & CONFIGURATIONS

Diagonal 3D



Top View

