CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, March 02, 2026 at 5:30 PM

AGENDA

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. 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 26-01) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 533 S. LAHOMA AVENUE, FOR THE FOLLOWING MODIFICATIONS: A) INSTALLATION OF A DETACHED ACCESSORY DWELLING UNIT; B) INSTALLATION OF A PARKING PAD IN THE REAR YARD. (This item was postponed from the February 2, 2026, meeting.)

3. (HD 26-03) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 452 S. LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) REPLACEMENT OF 21 NON-ORIGINAL METAL WINDOWS ON THE SECOND STORY OF THE PRINCIPAL STRUCTURE.

4. (HD 26-04) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 720 S. LAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS TO THE PRINCIPAL STRUCTURE: A) REPLACEMENT OF WINDOWS; B) REPLACEMENT OF EXTERIOR DOORS; C) REPLACEMENT OF EXTERIOR SIDING, SOFFIT, AND TRIM; D) ENCLOSURE OF THE REAR PATIO TO PROVIDE ADDITIONAL LIVING SPACE.

REPORTS/UPDATES

5. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE JANUARY 5, 2026.

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

7. 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, t 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: March 2, 2026

REQUESTER: Power Construction on behalf of Brian Moddelmog

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-01) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 533 S. LAHOMA AVENUE, FOR THE FOLLOWING MODIFICATIONS: A) INSTALLATION OF A DETACHED ACCESSORY DWELLING UNIT; B) INSTALLATION OF A PARKING PAD IN THE REAR YARD. (This item was postponed from the February 2, 2026, meeting.)

Background

Historical Information

1988 Chautauqua Historic District Nomination Survey Information:

533 S. Lahoma Ave., *Ca. 1922. Prairie School. This noncontributing, two-story, weatherboard single dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are hung, nine-over-one and twelve-over-one, some with metal storms. The wood door is glazed paneled. The partial porch has been fully enclosed with fixed windows on the front and double windows flanking a single door on the south. The porch has a one-story, asphalt-covered, hipped roof. Other exterior features include a hipped roof over the south side entry and a brick interior chimney. Decorative details include wide boxed eaves, double windows and decorative wood shutters. To the rear, there is a flat-roofed, metal carport and an old garage in disrepair. The house is noncontributing due to a loss of integrity.*

Sanborn Insurance Map Information

The principal structure is located at its present site and has the same basic configuration as shown on the 1925 and 1944 Sanborn Insurance Maps.

Previous Actions

November 1, 2010 – A Certificate of Appropriateness was approved for the following modifications: restoration of enclosed front porch to original-style form, replacement of front, relocation of two windows on north elevation, modification of two windows on east elevation; removal of a second floor door, construction of a 750 square foot addition to the rear of the house and a wood deck, construct an unattached, two-car garage on the alley, installation of a front sidewalk and removal of an existing sidewalk at the northwest corner of the lot,

replacement of existing driveway, and addition to driveway, all as submitted. It appears this approved work was not installed.

OVERALL PROJECT DESCRIPTION
This COA request proposes a 575-square-foot accessory dwelling unit (ADU) with Hardie siding and aluminum-clad wood windows. The request also proposes replacing and expanding the existing gravel parking area off the alleyway into an 850-square-foot concrete parking pad with five parking spaces.

REQUEST

a) Installation of a detached accessory dwelling unit.
Project Description:
The City of Norman passed an Accessory Dwelling Unit (ADU) Ordinance in 2024 that allows for either an attached or detached ADU in the R-1, Single-Family Dwelling District.

The ADU Ordinance limits the maximum square footage for an ADU to 650 square feet, while the Preservation Guidelines limit secondary accessory structures to a maximum of 50% of the principal structure's footprint or 575 square feet, whichever is greater.

The applicant proposes to construct a 575-square-foot ADU in the rear yard with materials that similiar the existing principal structure, including Hardie siding, aluminum-clad wood windows, and a wood entrance door. The proposed windows will be in nine-over-one, six-over-one, and four-over-one configurations to match the principal structure. The ADU is proposed at the rear of the property, with limited visibility from the front streetscape. The planned five-space parking pad is proposed to be located adjacent to the alleyway behind the ADU. The ADU will set back 21 feet from the rear property line, five feet from the north property line, and 16.5 feet from the south property line.

Reference
Historic District Ordinance
36-535.a.2(g): *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.*

36-535.c: *Changes to rear elevations do require a COA; however, the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances.*

36.535.g.(9).c.3: Reviewing non-contributing structures. *Non-contributing structures should be controlled only to the degree necessary to make them compatible with the general atmosphere of any district with regard to exterior alteration, additions, signs, site work, and related activities.*

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

***.1 Secondary structures**. Secondary structures are accessory structures with a footprint of 400 square feet or greater and/or taller than one-story, examples of secondary structures are garage apartments, studios, workshops and cabanas.*

***.6 Make New Construction Compatible.** Secondary accessory structures are to be compatible with the principal structure and surrounding district and in no case overwhelm the principal structure. Construction of secondary accessory structures will utilize the following criteria for new construction:*

a. Match in design, style, and material to the principal historic structure and the surrounding historic neighborhood.

b. Compatible with the principal historic structure and/or the district in regards to materials, size, scale, height, form, massing, proportions, spacing and size of window and door openings, window to wall proportions and traditional setbacks seen in the neighborhood.

***.7 Size of New Secondary Structures.** New secondary accessory structures are to be subservient to the principal structure in no case will the secondary structure be taller, wider or deeper than the principal structure. The size of a secondary structure is limited to 575 square feet or 50% of the principal structure footprint. The cumulative of square footages for all accessory structures and garages on the lot, shall be no greater than the footprint of the principal structure.*

***.8 Location and Setbacks of Secondary Structures.** New secondary structures are to maintain traditional locations and setbacks seen in the neighborhood. Locations are to be in the rear yard, with limited or no visibility from the front right-of-way, unless there historical indications of a different location. Corner lots are considered to have two front elevations.*

***.9 Windows and Doors for Secondary Accessory Structures.** Select doors and windows for new secondary accessory buildings that are compatible in material, proportion, pattern, and detail with the doors and windows of historic buildings in the district. See Windows and Door Guidelines.*

***.10 Materials.** Select materials and finishes for proposed new buildings that found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco and wood. Cement fiberboard will be considered on a case-by-case basis for those structures located behind the back elevation of the principal structure, but with limited visibility from the front right-of-way. Metal and vinyl exterior materials are prohibited.*

***.11 Avoid False Historical Appearance.** New secondary accessory structures are to be compatible with the style, age and character of the principal structure and district without creating a false historical appearance. New structures are to be of their own time and differentiated from the historic structure while maintaining compatibility with the principal structure and the character of the neighborhood.*

3.12 Guidelines for Windows

***.11 New Primary and Secondary Accessory Structures.** Windows in new construction are to compatible with adjacent historic structures in terms of size, profile, design, proportions, and material. Wood and aluminum-clad windows are acceptable for use in new construction.*

3.14 Guidelines for Doors

***.10 New Primary and Secondary Accessory Structures.** Doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. Aluminum-clad and fiberglass doors with limited or no visibility from the front façade can be considered on a case-by-case basis.*

Considerations/Issues:
The proposed ADU meets the Zoning Ordinance requirements for size, setback, height, and impervious surface coverage.

The property's principal structure is non-contributing to the Chautauqua Historic District because of a lack of historic integrity due to alterations.

The proposed ADU, situated at the rear of the property, offers limited visibility from the front streetscape which meets the location requirements outlined in the *Guidelines for Secondary Structures.*

The *Guidelines for Secondary Structures* also state that new construction must be compatible with the principal structure and the surrounding district in terms of design, materials, size, scale, and height.

The applicant proposes an ADU with a simple modern design that is compatible with the principal non-contributing structure. The ADU features Hardie siding, aluminum-clad windows that match the principal structure's window configuration, and a wood entrance door. The *Preservation Guidelines* allow cement fiberboard for exterior wall material when the secondary structure has limited visibility from the front streetscape, as is the case with this proposed ADU. The *Guidelines* also allow for aluminum-clad windows in new construction. The proposed ADU will have nine-over-one, six-over-one, and four-over-one windows, as found on the principal structure. A wood entrance door is proposed. The proposed ADU meets the *Guidelines* for materials.

The proposed one-story structure is in scale with the two-story historic principal structure. It is also compatible with the Chautauqua Historic District, where one-story accessory structures in rear yards are commonplace.

The *Guidelines for Secondary Structures* state that secondary structures are to be no greater than 50% of the principal structure's footprint or 575 square feet, whichever is greater. The principal structure has a footprint of 1,158 square feet, allowing a maximum secondary structure footprint of 579 square feet. The proposed ADU is 575 square feet which meets the footprint size requirement in the *Preservation Guidelines*.

The *Guidelines for Secondary Structures* state that new structures must be compatible in form, massing, proportions, spacing, window-to-wall ratios, and the traditional setbacks observed in the neighborhood. The ADU will have a similar window-to-wall ratio to that of the principal structure. The proposed one-story ADU is compatible in massing with the two-story principal structure. The structure is proposed to be setback five feet from the north property line and 16.5 feet from the south property line. Typical side setbacks in the Chautauqua Historic District are three to five feet on one side while the other side will be greater than five feet to accommodate a driveway. The ADU has traditional side setbacks found in the surrounding District.

The proposed ADU is compatible with the principal structure and meets the *Guidelines* with its simple design, similar materials, and an inconspicuous location in the rear yard. The proposed

ADU meets the *Guidelines* for size, massing, and window-pane configuration. It will be differentiated from the historic structures in the Chautauqua District by its contemporary design and use of aluminum-clad wood windows, thereby avoiding a false sense of history.

The Commission has approved four ADUs over the last year as follows:

505 Chautauqua Ave – an attached ADU approved on September 9, 2024. Under construction.
1320 Oklahoma Ave – a detached ADU approved on March 3, 2025. Not under construction yet.
467 College Ave – a detached ADU approved on August 4, 2025. Not under construction.
508 Chautauqua – a detached ADU was approved on December 1, 2025. Not under construction.

The Commission would need to determine whether the proposed ADU meets the *Guidelines* and is compatible with the historic principal structure and the district.

Commission Action: (HD 26-01) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 533 S. Lahoma Avenue for the following modification: a) installation of a detached accessory dwelling unit.

b) Installation of a parking pad in the rear yard.

Project Description:

To provide parking for the ADU and the principal structure, the applicant proposes replacing the existing gravel parking area off the alleyway with an 850-square-foot parking pad with five parking spaces. The proposed parking pad will be 42 feet 6 inches in width and 20 feet in depth.

Reference

Historic District Ordinance

36-535.a.2(g): *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

2.9 Guidelines for Sidewalks and Driveways

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

.10 New Paved Areas. *New paved areas should not directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a rear or side yard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas. They shall be designed to be compatible in location, patterns, spacing, configurations, dimensions, and materials with existing walkways and driveways. Paved areas shall not overwhelm the principal structure.*

.11 Rear Yard Area. *New parking areas are permitted off alleyway with no visibility or limited visibility from the front right-of-way(s). Corner lots are considered to have two front elevations. Rear-yard parking must comply with Norman City Codes.*

.12 Side Yard Parking Area. *The establishment of parking areas adjacent to the side of historic structures is not allowed.*

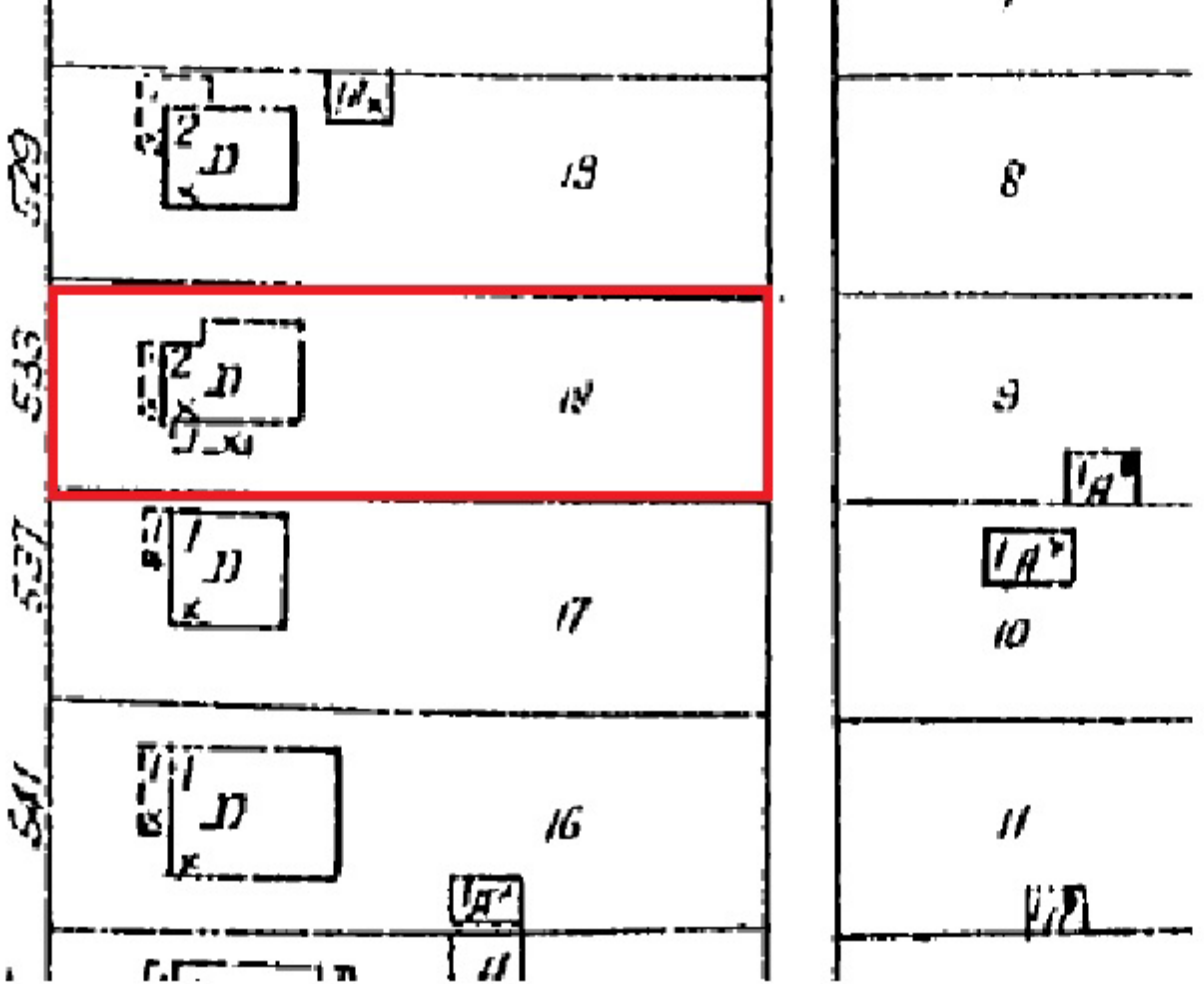
.13 Front Yard Parking Area*. Parking areas in the front yard of the property are prohibited except within an existing driveway.*

Considerations/Issues:
The Core Area Parking regulations in the Zoning Ordinance require that any new parking areas be installed in the rear yard and accessed from the alleyway, as is the case with this request. The proposed driveway meets the Core Area Parking regulations. The *Guidelines for Driveways and Parking* encourage new driveways and parking pads to be in the rear yard off the alleyway, as with this request.

The proposed parking pad at 850 square feet will be larger than the proposed ADU footprint and will exceed half of the principal structure's footprint. At this size, there is potential for the parking pad to overwhelm the rear yard and the principal structure. However, it should be noted that the parking pad is located at the very rear of the property and takes access off the alleyway as required by the *Guidelines.* Additionally, the parking pad will have limited visibility from the front streetscape.

The Commission needs to determine whether the parking pad meets the *Guidelines* and is compatible with this historic property and the district.

Commission Action: (HD 26-1) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 533 S. Lahoma Avenue for the following modification: b) installation of a parking pad in the rear yard.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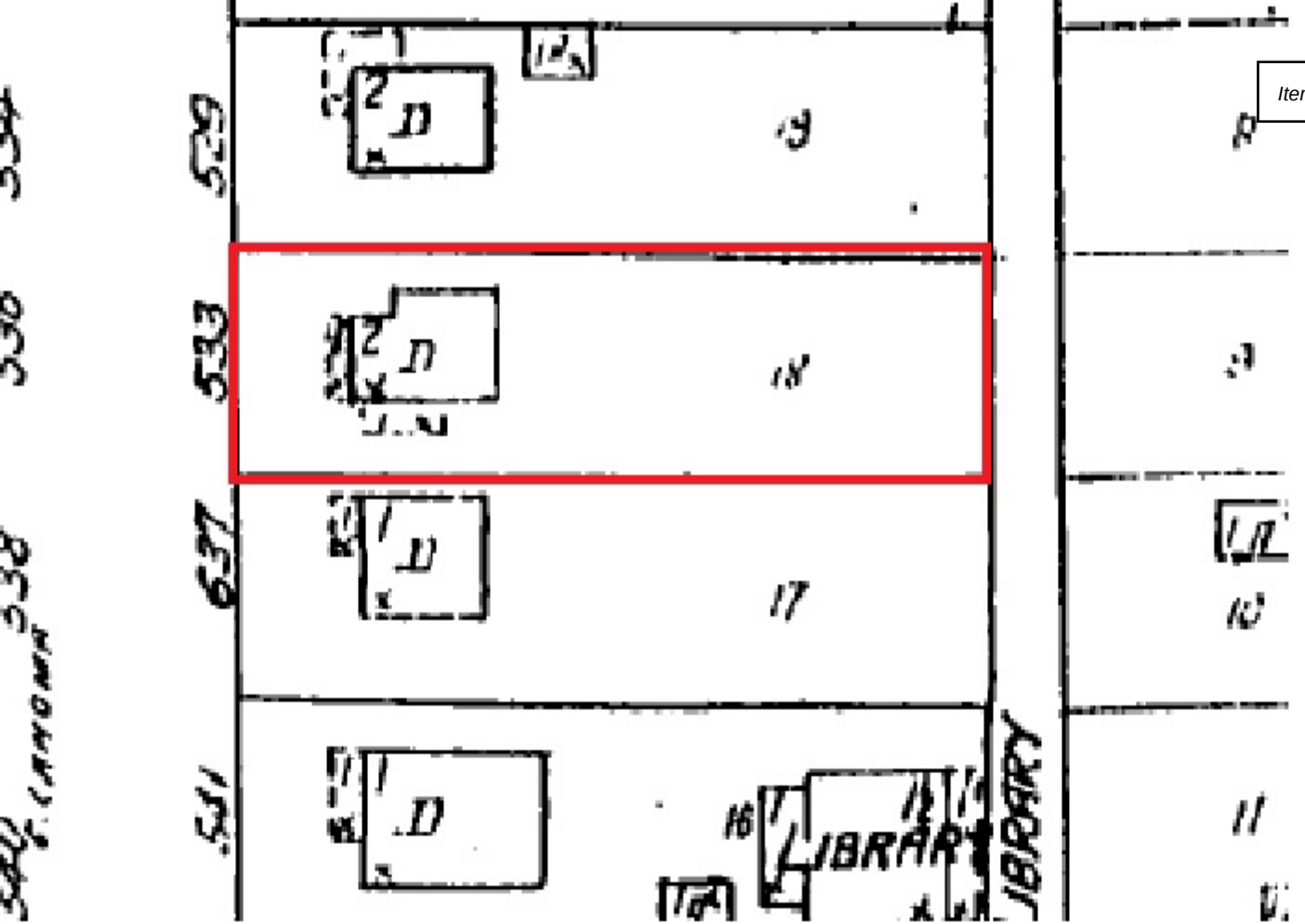
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The City of Norman Historic District Commission

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Staff Only Use:	
HD Case #	
Date	
Received by:	

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:	533 S Lahoma Ave.

Applicant's Contact Information:

	Applicant's Name: Tyler Burns	
	Applicant's Phone Number(s): [redacted]	
	Applicant's E-mail address: [redacted]	
	Applicant's Address [redacted]	
	Applicant's relationship to owner:	☐X Contractor ☐ Engineer ☐ Architect

Owner's Contact Information: (if different than applicant)

	Owner's Name: Brian Moddelmog
	Owner's Phone Number(s): [redacted]
	Owner's E-mail [redacted]

Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)

1) New Construction ADU

2) Parking Pad

3)

4)

Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.

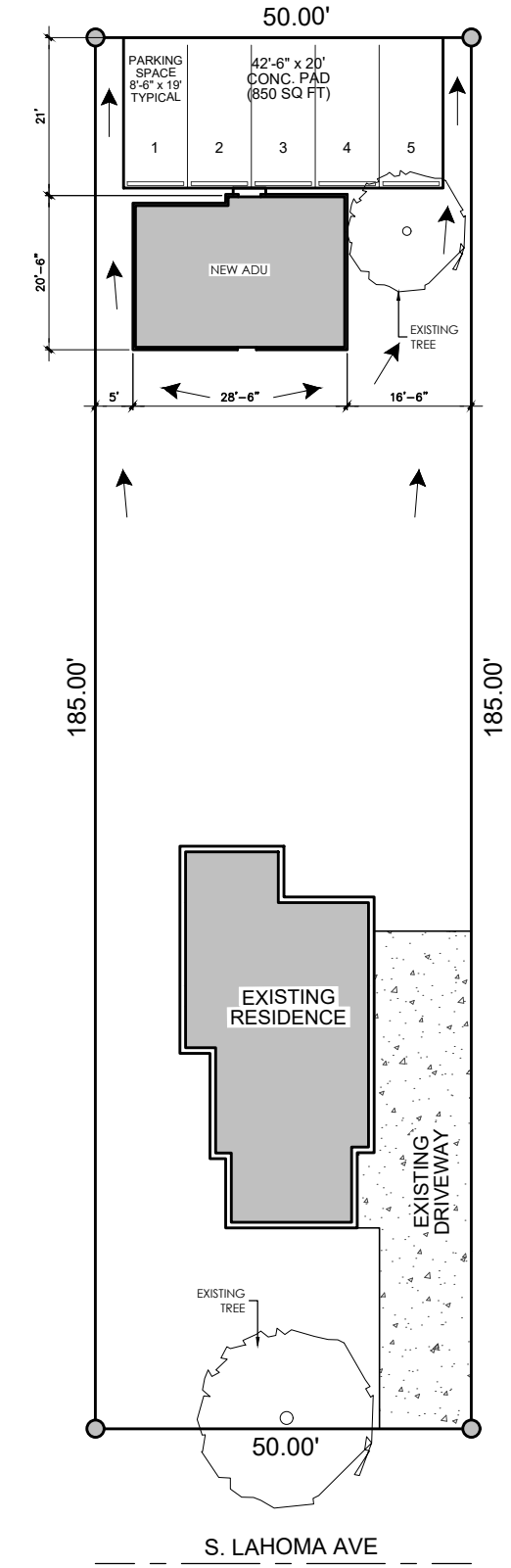
Authorization:

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: DocuSigned by: Brian Moddelmog 454C518061DC4EE...	**Date:** 9/10/2025

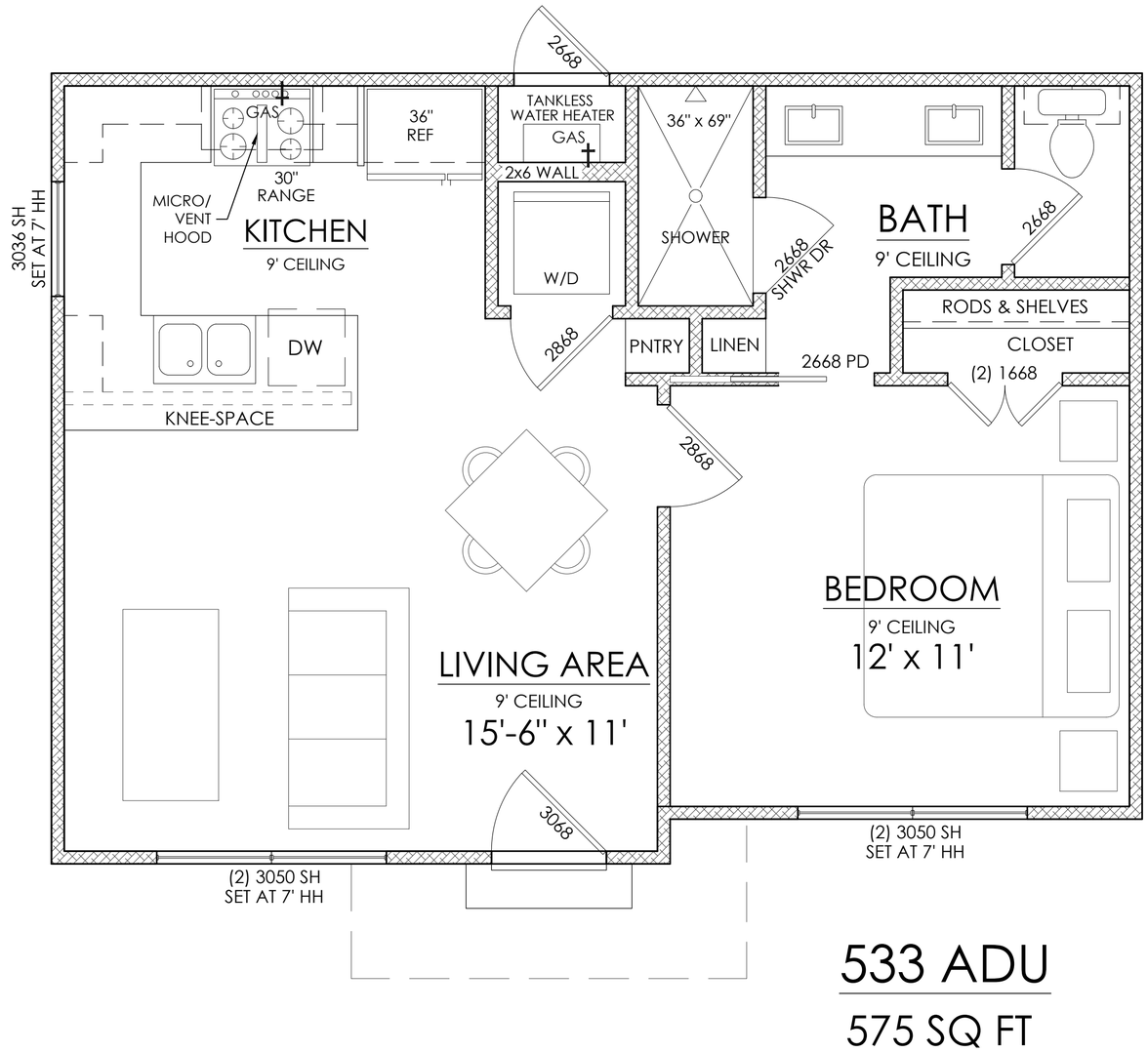
[redacted] (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Authorized Representative's Printed Name: Tyler Burns	
Authorized Representative's Signature:	**Date:** 08/25/2025



1 **SITE PLAN**
SCALE: 1" = 25'

533 S. LAHOMA AVE
CLEVELAND COUNTY
NORMAN, OKLAHOMA

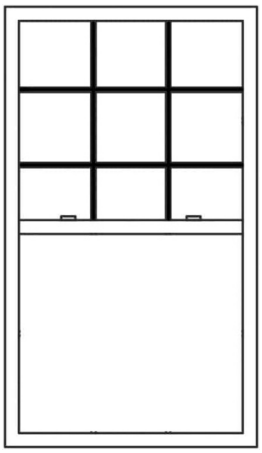


533 ADU

575 SQ FT

533 S LAHOMA ADU – DOORS AND WINDOWS

New ADU Front Door
Greatview, solid wood
Craftsman style, clear glass, 6 lite
Painted to match trim



New ADU Windows
Windsor Aluminum Clad w/ Wood Interior
White, grid pattern shown above
Single hung

New ADU Back Door
Greatview, solid wood
Craftsman style, clear glass, 6 lite
Painted to match trim

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: 3/2/2026

REQUESTER: Marcia Hoos-Reinke

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (**HD 26-03**) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 452 S. LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) REPLACEMENT OF 21 NON-ORIGINAL METAL WINDOWS ON THE SECOND STORY OF THE PRINCIPAL STRUCTURE.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

542 S. Lahoma Ave. *Circa 1916. Prairie School. This noncontributing, two-story brick dwelling has an asphalt-covered, hipped roof and a concrete foundation. The wood windows are one-over-one hung and the wood door is glazed paneled with sidelights and a glazed slab storm. The wraparound porch has a low-pitched roof supported by full brick columns, ornamented with concrete cross-work. The porch entry is marked by a front-gabled roof ornamented with gable returns. Other exterior features include a red brick interior chimney and a front-gabled dormer. Decorative details include double windows, ribbon windows and boxed eaves. Immediately to the side of the house is a tall brick wall which blocks much of the large, brick, non-historic, multi-car garage. The garage has a side-gabled, asphalt-covered roof and multiple paneled overhead doors.*

Sanborn Insurance Map Information

The principal structure appears on the 1918, 1925, and 1944 Sanborn Insurance Maps in the same location and configuration as seen today. The current four-car garage does not appear on the maps, indicating that it was constructed after 1944.

Previous Actions

June 5, 2006 – A COA was granted for the replacement of the existing metal patio cover with a wood patio cover and for the replacement of a deck.

REQUEST

a) Replacement of 21 non-original windows on the second story of the principal structure.

Project Description:

The applicant is requesting in-kind replacement of 21 metal windows on the second floor. The existing metal windows are not original to the house and were installed before the Chautauqua Historic District was established in 1997. At the time of the window installation, the interior trim was fitted to match the metal windows. The windows have deteriorated, and the applicant wishes to install new windows without destroying the interior trim. She has obtained a quote from a window company that can provide a window with a similar shallow profile to the existing window, allowing her to retain the interior woodwork.

Reference - Historic District Ordinance

36-535.a.2.g: *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. (O-0910-12).*

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.*

.8 Retain Original Metal Windows*. Replace original metal casement windows only as a last resort after weatherization measures have proven unsuccessful.*

.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 *Preservation Guidelines for Windows* require the retention of historic windows. The *Guidelines* allow windows on non-contributing structures to be replaced in-kind or with wood, aluminum-clad wood, or fiberglass windows. In this case, the applicant proposes replacing existing metal windows with aluminum windows of the same size and pane configuration. While the *Guidelines* do not address this replacement specifically, the Commission has historically allowed in-kind replacement of non-original materials, as requested here.

The Commission would need to determine whether the proposed replacement of 21 metal windows with aluminum windows meets the *Preservation Guidelines* and is compatible with the Chautauqua Historic District.

Commission Action: (HD 25-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 452 S. Lahoma Avenue for the following: a) the replacement of 21 non-original metal windows on the second story 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:

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: 452 S. Lahoma Ave.

Applicant's Contact Information:

Applicant's Name:	Marcia Hoos-Reinke
Applicant's Phone Number(s):	[redacted]
Applicant's E-mail address:	[redacted]
Applicant's Address:	[redacted]
Applicant's relationship to owner:	☐ Contractor ☐ Engineer ☐ Architect

Owner's Contact Information: (if different than applicant)

Owner's Name:	Allen / Karen Hoos
Owner's Phone Number(s):	[redacted]
Owner's E-mail:	[redacted]

Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)

1) replacement of windows (21 upper windows) - non original aluminum
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

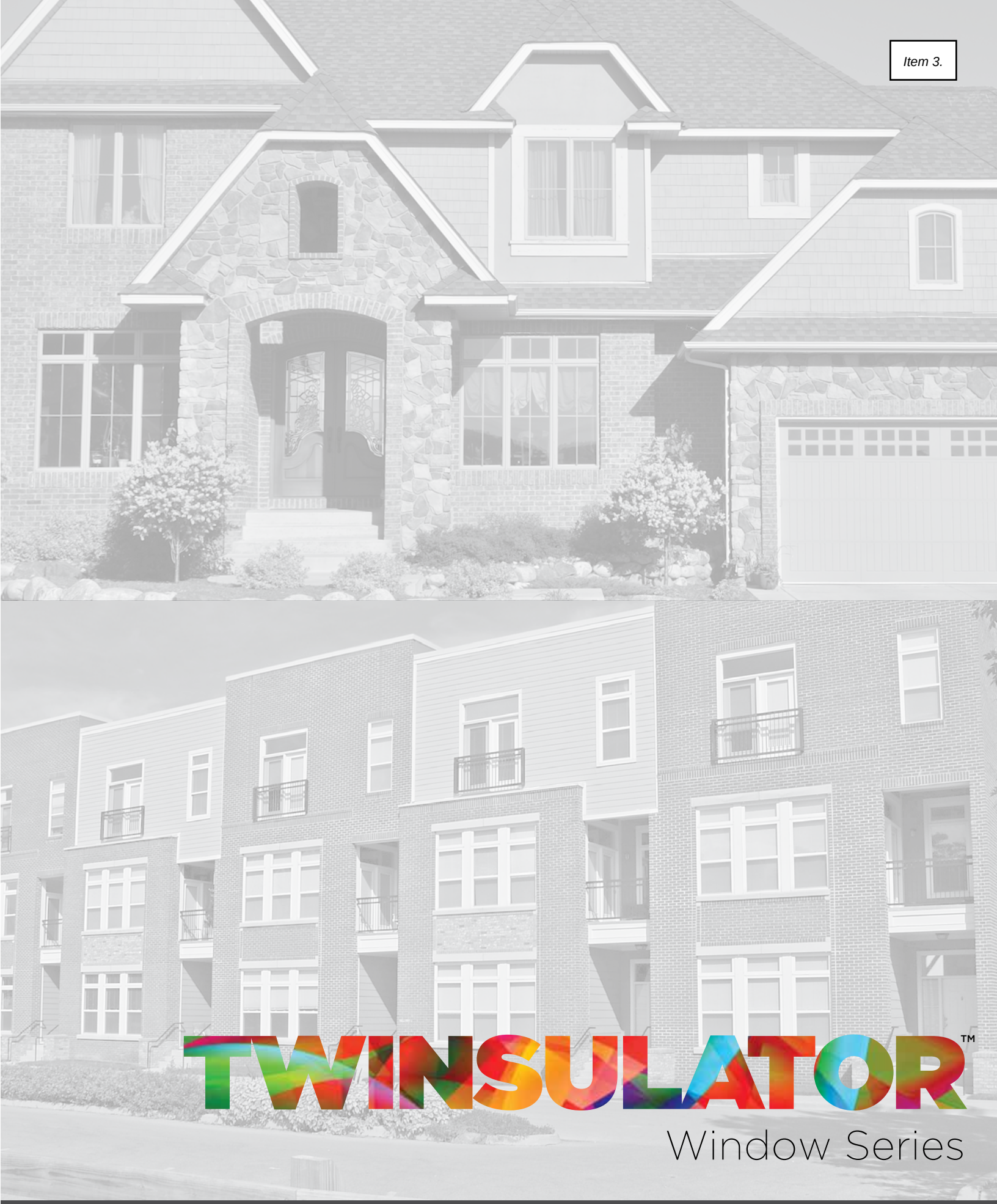
Property Owner's Signature: Karen Hoos **Date:** 8-10-25

☒ (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: Marcia Hoos Reinke

Authorized Representative's Signature: MHoos-Reinke **Date:** 8/8/25


452



TWINSULATOR™

Window Series

NT window®

Residential • Commercial

Our Twinsulator™ Series windows offer extreme strength, durability and state of the art thermal performance. Designed for use in any climate, Twinsulator windows are engineered for a lifetime of worry-free operation and performance. Available in Single Hung, Slider, and Picture styles, Twinsulator windows offer just the right style for any type of home or light commercial project.

RESIDENTIAL
GOOD FOR YOUR HOME

Twinsulator Windows offer homeowners the very best in aluminum window construction. Designed for energy savings, extreme weather protection and thermal performance, Twinsulator is the only choice for many homeowners looking for quality and value.

Twinsulator Windows offer homeowners the following benefits:

- Condensation resistance
- High performance in extreme weather
- Heavy-duty aluminum frame and sash for a strong and durable window system
- Lower heating and cooling costs
- Years of Worry-Free window operation
- No Hassle, Lifetime Limited Warranty

COMMERCIAL
QUALITY & PERFORMANCE

Twinsulator Series Windows are also designed for the following light commercial applications:

- Multi-Family Projects
- Military / Government Buildings
- Schools / Education K-12
- University Housing
- Hotels / Motels
- Office Buildings
- Industrial Warehouse Spaces
- Public Housing

Not only are Twinsulator windows engineered to perform for a lifetime, but your new Twinsulator windows are also certified by the following third party verifiers for efficiency, safety, and performance.

ENERGY STAR

NFRC National Fenestration Rating Council®

FGIA Fenestration & Glazing Industry Alliance

Twinsulator - Engineered to Perform

Made of heavy aluminum extrusions, Twinsulator Series offers exceptional performance even under extreme conditions.

A. Powder Coated Aluminum Extrusions

B. ThermaProtect™ Thermally Improved Frame and Sash

C. Dual Glaze Unix IQ featuring Quad LoE-452+ Glass

D. Warm Edge Super Spacer®

Take a Break From Mother Nature's Extremes with ThermaProtect™

For maximum insulation, our exclusive ThermaProtect™ insulation barrier offers superior thermal protection from the elements. On its own, aluminum is known as a highly conductive material, allowing energy to flow freely through the metal. But because of its intrinsic strength and durability, aluminum is the material of choice for building applications all over the world. Take that inherent strength and combine it with a technologically advanced application of a unique thermal barrier and you have the perfect design for window construction.

In order to reduce the flow of heat or cold through aluminum, we have designed the ThermaProtect insulation barrier that improves the window's performance while allowing homeowners to take advantage of the long term durability of their new windows.

For illustration purposes.

Our ThermaProtect™ barrier technology provides exceptional thermal performance for the life of your Twinsulator Windows.

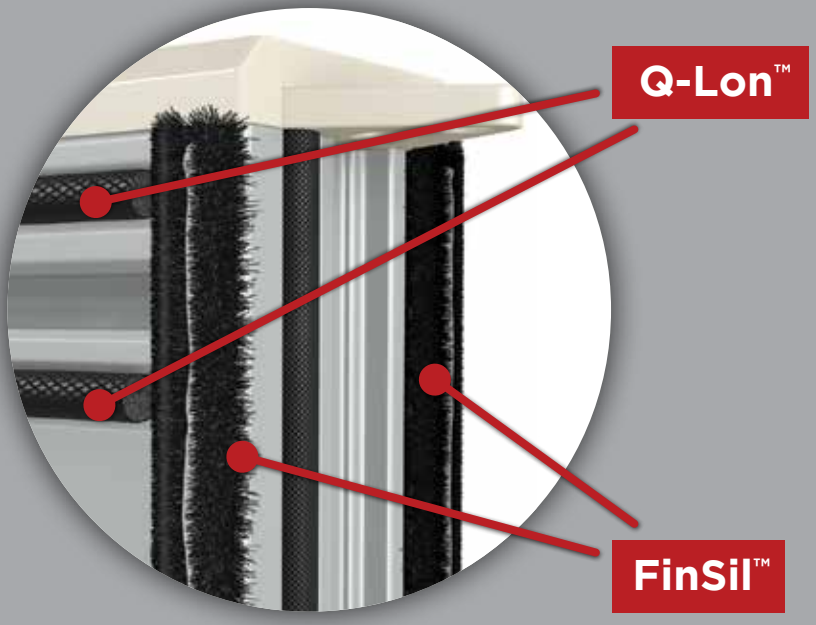
Enjoy a Lifetime Limited, No Hassle Warranty* with Your Twinsulator Purchase

We all know that a warranty is only as good as the company behind it. The Twinsulator Series is backed by an industry leading Top 100 Window & Door Manufacturer. All of us at NT Window pride ourselves on offering the very best in home improvement products and unparalleled customer service.

*This warranty refers to the Twinsulator Series Residential Product Warranty

SINGLE HUNG WINDOWS

Commercial Application



Four Layers of Weatherstripping Protection - dual FinSil & dual Q-Lon for maximum Wind and Weather Protection.

Secondary safety latch for added peace of mind.

Easy to use sweep lock for smooth operation.

Single Hung Features

- ThermaProtect™ insulation barrier throughout the frame and sash for enhanced thermal protection from the elements
- Powder coated aluminum extrusions
- 3/4" dual glaze Unix IQ featuring Quad LoE-452+ glass system with a Neat+ coating that helps break down organic debris for an easier clean
- Warm Edge Super Spacer® for increased efficiency
- Composite sweep lock for added strength
- Secondary spring latch for added peace of mind
- Two layers of weatherstripping protection with dual FinSil™ for maximum fortification
- Bottom sash tilts in for easy cleaning
- Quick tilt constant force balance
- FlexScreen™ – standard

Additional Options:

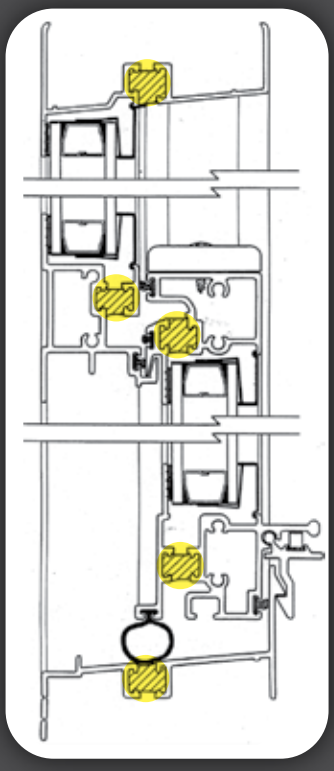
- Double Cardinal LoE-452+
- Cardinal LoE-340
- Laminated .030 Glass
- Tinted Glass
- New construction nailing fin

Twinsulator tilt-latch with an added safety feature.

Colors:

White Bronze Black

T110 PROFILE



For maximum insulation, our exclusive ThermaProtect™ insulation barrier offers the very best in thermal protection from the elements.

TWINSULATOR SERIES GLASS PERFORMANCE OPTIONS

Glass Package	Single Hung Without Grids
Unix IQ Core I Quad LoE-452+/Clear	
U-Factor	0.40
Solar Heat Gain Coefficient	0.19
Unix IQ Design I Cardinal LoE³-340/Clear	
U-Factor	0.41
Solar Heat Gain Coefficient	0.15

SINGLE HUNG - T110 SPECS AT A GLANCE

Frame Depth - 2 5/8"	AAMA Rating - LC30*

*Window size 56" x 91"

Sliding & Picture Window Features

- ThermaProtect™ insulation barrier throughout the frame and sash for enhanced thermal protection from the elements
- Powder coated aluminum extrusions
- 3/4" dual glaze Unix IQ featuring Quad LoE-452+ glass system with a Neat+ coating that helps break down organic debris for an easier clean
- Warm Edge Super Spacer® for increased efficiency
- Two layers of weatherstripping protection with dual FinSil™ for maximum fortification
- Integral weep system for improved drainage away from the home

Additional Options:

- Double Cardinal LoE-452+
- Cardinal LoE-340
- Laminated .030 Glass
- Tinted Glass
- New construction nailing fin

Colors:

White Bronze Black

SLIDING

PICTURE

TWINSULATOR SERIES GLASS PERFORMANCE OPTIONS

Glass Package	Slider Without Grids
Unix IQ Core I Quad LoE-452+/Clear	
U-Factor	0.40
Solar Heat Gain Coefficient	0.19
Unix IQ Design I Cardinal LoE³-340/Clear	
U-Factor	0.41
Solar Heat Gain Coefficient	0.15

SLIDING - T140 SPECS AT A GLANCE

Frame Depth - 2 5/8"	AAMA Rating - C40*

*Window size 72"x 60"

TWINSULATOR SERIES GLASS PERFORMANCE OPTIONS

Glass Package	Picture Without Grids
Unix IQ Core I Quad LoE-452+/Clear	
U-Factor	0.32
Solar Heat Gain Coefficient	0.20
Unix IQ Design I Cardinal LoE³-340/Clear	
U-Factor	0.33
Solar Heat Gain Coefficient	0.17

PICTURE - T150 SPECS AT A GLANCE

Frame Depth - 2 5/8"	AAMA Rating - C50*

*Window size 72"x 72"

OPTIONS

Glass:

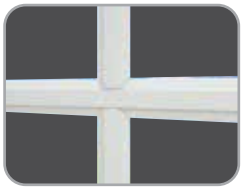

Rain

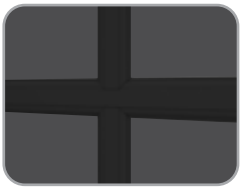

Obscure


Satin

Grids:


Flat - Internal


Contoured - Internal
(Not Available in Black)


Simulated - External
(Available in Black Only)
*See Option Chart for Details.

Warranty

Lifetime Limited Warranty*

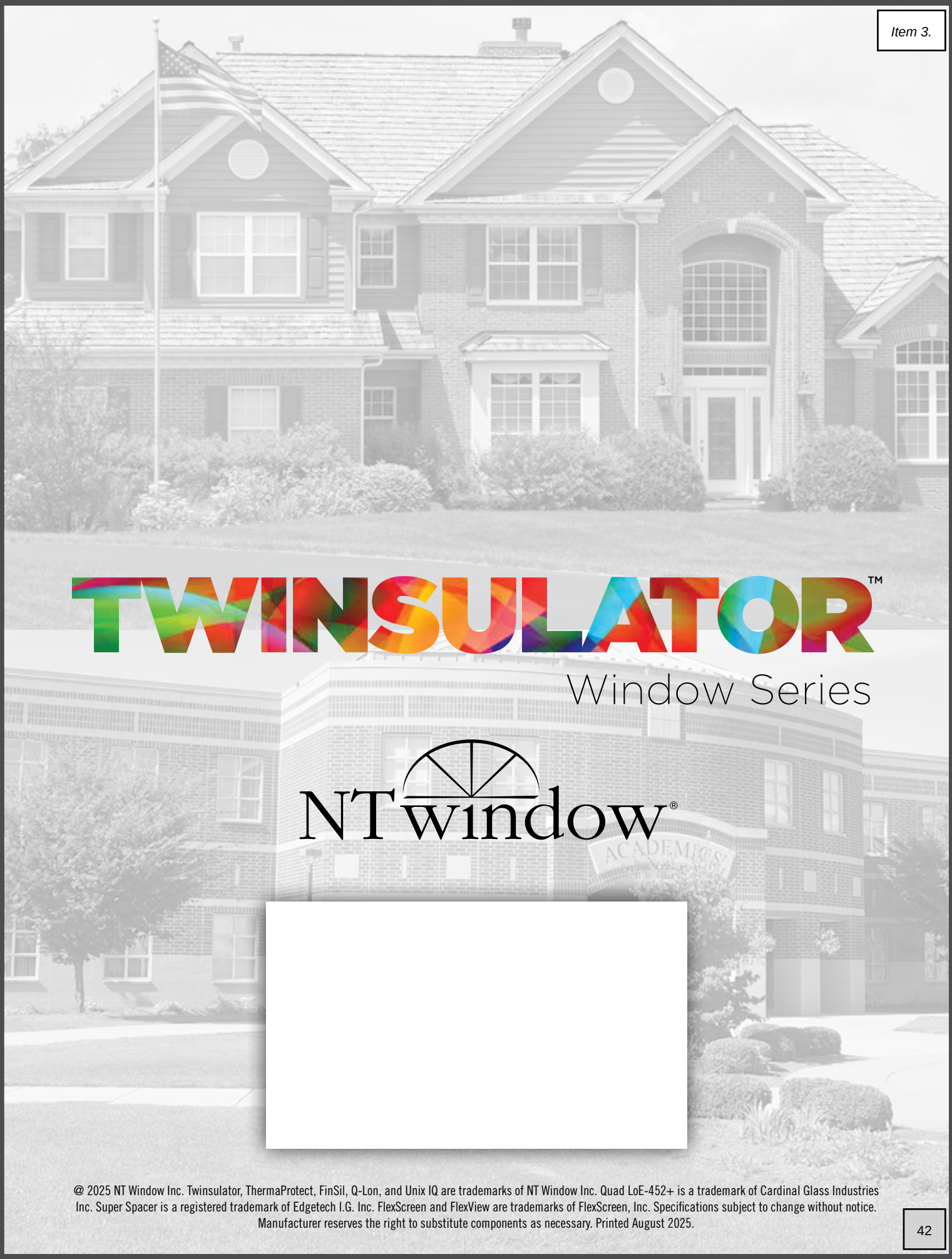
Enjoy peace of mind and worry-free operation of your Twinsulator Windows with our Lifetime Limited Warranty*. No hassles, no small print, no registration - Just excellent coverage for your new windows.

*See printed warranty for specific details.

TWINSULATOR WINDOW SERIES SPECIFICATIONS

Features/Options	Single Hung	Slider	Picture Window
COLOR:			
Powder Coat Finish White	X	X	X
Powder Coat Finish Bronze	X	X	X
Powder Coat Finish Black*	X	X	X
*AAMA 2604 Powder Coating			
FRAME:			
2 5/8″	X	X	X
Thermally Improved Frame	X	X	X
Thermally Improved Sash	X	X	
Constant Force Balance	X		
New Construction Fin	Optional	Optional	Optional
SAFETY:			
Structural Rating	LC-30	LC-40	C-50
Forced Entry	Grade 10	Grade 10	
GLASS PACKAGES:			
3/4″	X	X	X
Cardinal 452+	X	X	X
Cardinal 340	Optional	Optional	Optional
Super Spacer®	X	X	X
Double Low-E	Optional	Optional	Optional
Argon	X	X	X
Laminated Glass	Optional	Optional	Optional
Obscured	Optional	Optional	Optional
Rain	Optional	Optional	Optional
Bronze / Gray Tints	Optional	Optional	Optional
Double Strength Glass	X	X	X
Interior Glazed	X	X	

Features/Options	Single Hung	Slider	Picture Window
GRIDS:			
Flat	Optional	Optional	Optional
Contoured (Not available in Black)	Optional	Optional	Optional
Simulated (Available in Black Only)	Optional	Optional	Optional
*Linear, Straight Patterns Only			
LOCKS/HARDWARE:			
Composite Sweep Lock	X	X	
Secondary Security Spring Latch	X		
Tilt Latch w/ Safety Adjustment	X		
SCREEN OPTIONS:			
FlexView™ Clean and Clear	X	X	
FlexScreen™	X	X	
Roll Form Frame	Optional	Optional	
WARRANTY:			
Residential Applications	Limited Lifetime	Limited Lifetime	Limited Lifetime
Commercial Applications	10 Year	10 Year	10 Year



TWINSULATOR™

Window Series

NT window®

QUOTE

INVOICE INFORMATION

Sooner State Windows
4520 Enterprise Pl
Oklahoma City, OK 73128

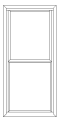
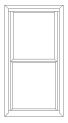
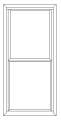
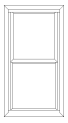
SHIPPING INFORMATION

Sooner State Windows
4520 Enterprise Pl
Oklahoma City, OK 73128

SHIP VIA:

ROUTE: A

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
310616	9/23/2025			

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=22.75" | H=20.69" | SF=3.27 ft² Upstairs south west bedroom	6	27 W X 57 H			
2	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, DG TEMPERED INSULATED (ALL), DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.41, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=19.25" | H=14.69" | SF=1.96 ft² Upstairs bathroom	1	23 1/2 W X 45 H			
3	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=22.75" | H=20.69" | SF=3.27 ft² Office	2	27 W X 57 H			
4	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=17.75" | H=12.69" | SF=1.56 ft² Office closet	1	22 W X 41 H			

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
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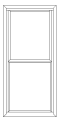
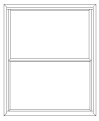
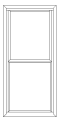
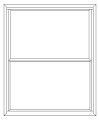
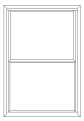
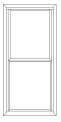
5	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=22.75" | H=20.69" | SF=3.27 ft² Master closet	2	27 W X 57 H			
6	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=42.75" | H=20.69" | SF=6.14 ft² Fireplace corner	2	47 W X 57 H			
7	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=22.75" | H=20.69" | SF=3.27 ft² Master bed 2	2	27 W X 57 H			
8	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=42.75" | H=20.69" | SF=6.14 ft² Corner side of master bath	2	47 W X 57 H			
9	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=34.75" | H=20.69" | SF=4.99 ft² Master bed side of bath	1	39 W X 57 H			
10	**T110 - TWINSULATOR THERMAL BREAK SH** WHITE, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, EQUAL SASH, ANNEALED INSULATED, DUAL GLAZED, LOWE 452+ / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM, FLEXVIEW CLEAN & CLEAR, PG30 (56 x91), GLASS BREAKAGE WARRANTY NFRC: UF=0.4, SHG=0.19, VT=0.42, AL≤0.3 CLEAR OPENING: W=22.75" | H=20.69" | SF=3.27 ft² Master bath	2	27 W X 57 H			

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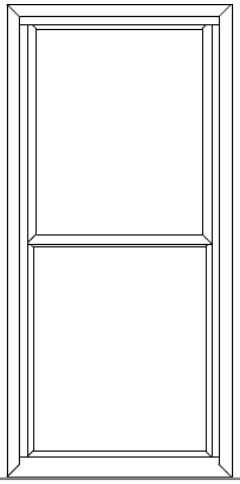
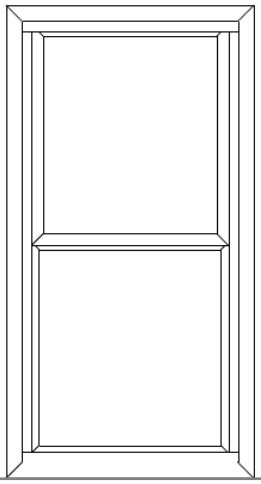
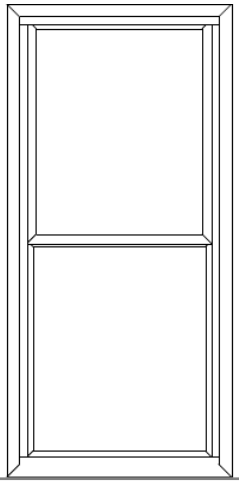
		TOTAL:	

Drawings - Order: 310616

ITEM 1	ITEM 2	ITEM 3
		
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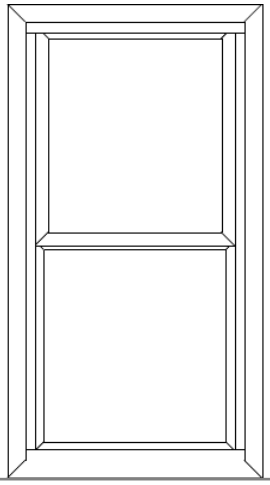
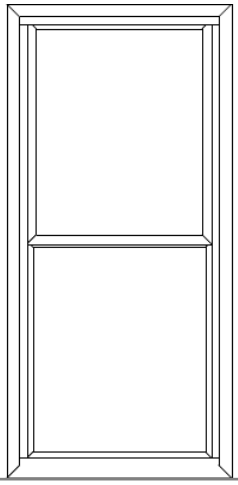
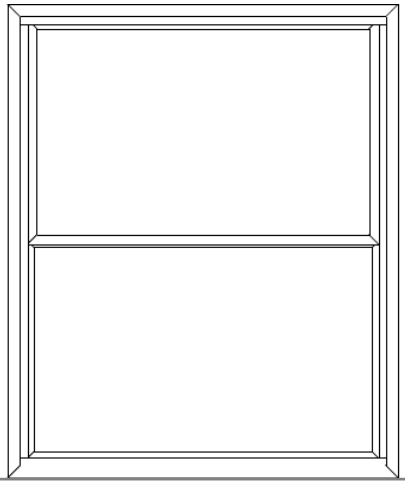
ITEM 4	ITEM 5	ITEM 6
		
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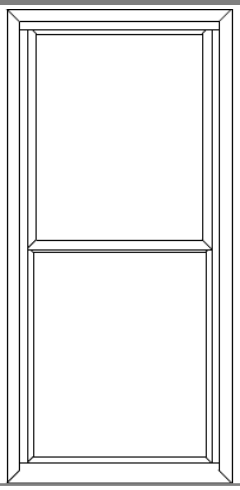
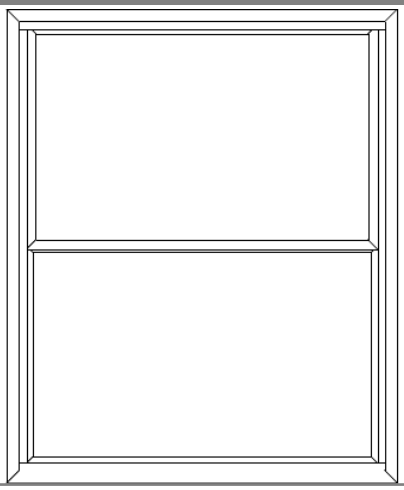
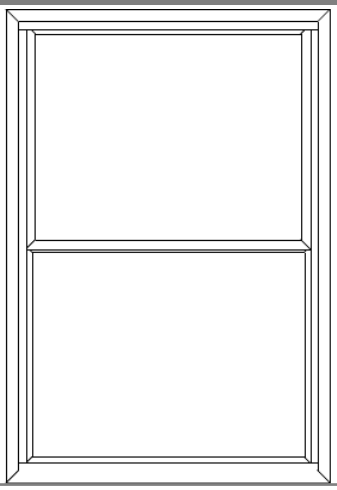
ITEM 7	ITEM 8	ITEM 9
		
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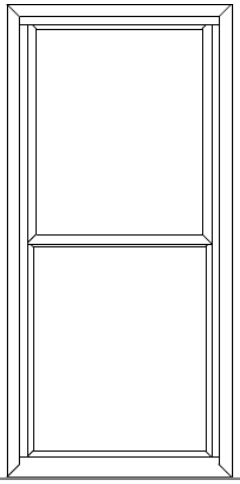
ITEM 10		
		
T110 - TWINSULATOR THERMAL BREAK SH **27 W X 57 H** **QTY: 2**		

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: March 2, 2026

REQUESTER: Devon Miller

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-04) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 720 S. LAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS TO THE PRINCIPAL STRUCTURE: A) REPLACEMENT OF WINDOWS; B) REPLACEMENT OF EXTERIOR DOORS; C) REPLACEMENT OF EXTERIOR SIDING, SOFFIT, AND TRIM; D) ENCLOSURE OF THE REAR PATIO TO PROVIDE ADDITIONAL LIVING SPACE.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

Chautauqua Historic District Nomination Survey Information:

720 S. Lahoma Avenue. *Circa 1950. Modern. This noncontributing, one-story, asbestos-sided single dwelling has a combination flat and shed roof. The foundation is concrete. The metal windows are casement. The wood door is a slab with a wood screen. The partial porch features a flat roof supported by metal braces, creating a carport as well. Other exterior features include a broad brick chimney on the rear. Decorative details include ribbon windows and a stone veneer wainscoting under the porch. The house is noncontributing due to insufficient age.*

Sanborn Insurance Map Information

This parcel is vacant on the 1944 Sanborn Insurance Map, indicating the present structures were built after 1944.

Previous Actions

July 5, 2022 – A COA was granted for the repair and/or restoration of all existing windows, glass, glazing, and hardware, or replacement with steel casement windows with the same profile and windowpane configuration, and for the demolition of an existing shed and replacement with a free-standing covered patio as submitted. It should be noted that the shed was demolished, while the remaining approved COA-requested items were not installed.

November 3, 2025 – A COA was granted for the installation of a covered pergola in the rear yard.

Overall Project Description:

The applicant is proposing to renovate the entire exterior of the structure by replacing the windows, doors, siding, soffit, and trim in-kind. Also proposed is enclosing the rear patio to create additional living space.

REQUEST

***a)* Replacement of windows**

Project Description:

The applicant proposes replacing the existing metal casement windows and clerestory windows with aluminum windows. As noted in the "Previous Actions" section of this report, the applicant received approval to replace the windows in 2022 but did not proceed with the replacement. The applicant wishes to improve energy efficiency and safety for all the windows. Additionally, for the side and rear windows, the applicant is seeking to reduce outside noise. For these reasons, the applicant proposes replacing the front façade windows with custom metal windows that match the size, windowpane configuration, and profile of the existing windows. For the side and rear windows, the applicant proposes a metal double-pane window that matches the existing window openings. The applicant also proposes replacing the nine north-facing clerestory windows with double-pane aluminum windows that did not match the profile or configuration of the existing windows. The existing clerestory windows are glass installed in a opening without a frame.

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.*

36.535.g.(9).c.3: Reviewing non-contributing structures. *Non-contributing structures should be controlled only to the degree necessary to make them compatible with the general atmosphere of any district with regard to exterior alteration, additions, signs, site work, and related activities.*

36.535.(3).c.: *Changes to rear elevations do require a COA; however, the rear elevation of a historic structure is considered a secondary elevation and is, therefore, regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances.*

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.*

.8 Retain Original Metal Windows*. Replace original metal casement windows only as a last resort after weatherization measures have proven unsuccessful.*

.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.*

Considerations/Issues:
The *Guidelines for Windows* allow aluminum or metal windows to be considered for the replacement of metal casement windows on a case-by-case basis. However, the *Guidelines* lack guidance as to whether the replacement windows must match the existing window profile or pane configuration.

In recent years, the Commission has approved the replacement of metal and aluminum windows on non-contributing structures on five previous requests. The Commission approved the replacement of metal casement windows on non-contributing structures at 415 S Lahoma, 1320 Oklahoma Avenue, 727 Chautauqua, 713 Cruce, and 627 Okmulgee. For the properties at 713 Cruce and 627 Okmulgee, the Commission required retaining the original casement windows on the front of the non-contributing structure while allowing the replacement of the side and rear windows with metal double-pane windows of a different profile from the existing windows.

The Commission needs to determine whether replacing the existing metal casement and clerestory windows with metal windows on this noncontributing structure meets the *Preservation Guidelines* and is compatible with the Chautauqua Historic District.

Commission Action: **(HD 26-04)** Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 720 S. Lahoma Avenue for the following modification: a) replacement of windows.

REQUEST
b) **Replacement of exterior doors**
Project Description:
The applicant proposes replacing all doors on the principal structure to enhance safety and functionality and improve the exterior appearance. The applicant would like all exterior doors to match, and his preferred Option A proposes black aluminum doors as shown in the submitted specification information. An alternative option is proposed in Option B, with the applicant requesting black aluminum doors for the rear of the house, while the front door is proposed to be a Mahogany door with 1950s design elements.

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.*

36.535.g.(9).c.3: Reviewing non-contributing structures. *Non-contributing structures should be controlled only to the degree necessary to make them compatible with the general atmosphere of any district with regard to exterior alteration, additions, signs, site work, and related activities.*

36.535.(3).c.: *Changes to rear elevations do require a COA; however, the rear elevation of a historic structure is considered a secondary elevation and is, therefore, regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances.*

Preservation Guidelines

3.14 Guidelines for Doors

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

.1 Retain and Preserve Original Doors. *Retain and preserve the original doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware, on front doors and side doors visible from the street.*

.2 Replace Only Deteriorated Features. *If replacement of a deteriorated door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit.*

.3 Retain and Preserve Transoms and Sidelights. *Transoms and sidelights should be retained and preserved. Avoid altering transoms and sidelights as it distorts the strong vertical proportions of the windows and doors and changes the character of the residence.*

.4 Retain Historic Glass*. Retain original glass in historic doors. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

.5 Glass Variations

a. *Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.*
b. *Beveled glass in doors is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.*
c. *Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.*

.6 Wood Doors. *Wood doors are required unless there is documentation that other materials were historically used on a particular structure. Keep wood doors appropriately stained or painted to protect from weather.*

.7 Replacement Doors. *Replacement doors on a historic structure are to be wood and in appropriate design, size and details in keeping with the style of the house. Installation of steel doors on the front of a historic structure is prohibited. Aluminum clad doors are permissible on rear of the structure upon review on a case-by-case basis.*

.8 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 door sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic doors for that structure in proportion, shape, location, pattern, size, materials, and details.*

.9 Materials. *Wood is allowable for in-kind replacement of doors. Fiberglass and aluminum–clad doors can be considered on non-contributing resources and on rear elevations*

of historic structures when not visible from the front right-of-way. Vinyl is prohibited for historic and non-contributing structures.

Considerations/Issues:
he Guidelines for Doors state that original doors on contributing structures are to be preserved. While the current front door is wood, it is not the original front door for the structure. It should also be noted that this structure is a non-contributing structure to the Chautauqua District due to insufficient age.

The *Guidelines* further state that wood is an allowable material for replacement doors, while aluminum-clad and fiberglass doors can be considered on non-contributing structures. However, the Historic District Ordinance states that proposed alterations are to be compatible with the surrounding district. Wood front doors are typical of the surrounding historic structures. The rear door has no visibility from the front streetscape and could be allowed a metal door without impacting the surrounding district.

The Commission needs to determine whether either Option A or Option B, as submitted, meets the *Preservation Guidelines* and is compatible with the Chautauqua Historic District.

Commission Action: **(HD 26-04)** Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 720 S. Lahoma Avenue for the following modification: b) replacement of exterior doors.

REQUEST
C) **Replacement of exterior siding, soffit, and trim**
Project Description:
Currently, the structure contains a mixture of exterior siding materials. To provide cohesiveness, the applicant proposes replacing the existing siding with cedar beveled siding. The applicant was unable to find wood siding with an identical width and profile to the existing siding. The applicant is therefore requesting to use a 10” cedar lap siding instead of the 9 5/8” currently found on this non-contributing structure. Additionally, the applicant wishes to replace the soffit and trim with wood of the same dimensions and design as the existing ones.

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.*

36.535.g.(9).c.3: Reviewing non-contributing structures. *Non-contributing structures should be controlled only to the degree necessary to make them compatible with the general atmosphere of any district with regard to exterior alteration, additions, signs, site work, and related activities.*

36.535.(3).c.: *Changes to rear elevations do require a COA; however, the rear elevation of a historic structure is considered a secondary elevation and is, therefore, regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances.*

Preservation Guidelines

3.1 Standards for Administrative Bypass for Exterior Walls

The following items can receive a Certificate of Appropriateness (COA) through the Administrative Bypass process if they meet the criteria listed. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review.

.1 Removal of wall materials. Removal of non-original or contemporary synthetic materials to reveal existing historic materials is permitted. If existing historic siding material underneath the non-original or contemporary synthetic materials has been removed, the reinstallation of appropriate/compatible material requires review by the Historic District Commission.

3.2 Guidelines for Exterior Walls

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

.1 Preserve Original Walls. Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including functional and decorative features and details.

.2 Retain Original Building Materials. Retain and preserve exterior wall materials that contribute to the overall historic character of a building.

.3 Replace Only Deteriorated Portions. If replacement of a deteriorated wall or feature is necessary, replace only the deteriorated portion in-kind rather than the entire feature. Match the original in material, design, dimension, detail, texture, and pattern. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.

.4 Avoid Covering Original Materials. Building materials and decorative elements are important character-defining components of historic buildings. It is not appropriate to remove or cover any wall material or detail with coatings or contemporary substitute materials. Vinyl and aluminum siding is not appropriate for use in historic districts.

.5 Replace Missing Features. When replacing an exterior wall or feature, replace it with a new wall or feature based on accurate documentation of the original or a new design that is compatible with the historic character of the building and the district. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.

.6 Avoid False Historical Appearances. Features or details of walls and fences that are introduced to a property shall reflect its style, period, and design. Fences and walls features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.

.7 Substitute Materials. Cement fiberboard (e.g. Hardiplank® siding) will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.

Considerations/Issues:

The Historic District Ordinance states non-contributing structures are to be controlled only to the degree necessary to make them compatible with the general atmosphere of the district with regard to exterior alterations. The *Preservation Guidelines for Exterior Walls* state that the original wall materials should be preserved if possible. In this case, some of the original wood siding on this non-contributing structure has been replaced with other siding material. The applicant wishes to replace all exterior siding with a single material to give the structure a cohesive exterior. Wood siding is an allowable replacement material.

The Commission needs to determine whether replacing the exterior siding, soffit, and trim with wood meets the *Preservation Guidelines* and is compatible with the Chautauqua Historic District.

Commission Action: **(HD 26-04)** Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 720 S. Lahoma Avenue for the following modification: c) replacement of exterior siding, soffit, and trim.

REQUEST

d) **Enclosure of the patio to provide additional living space.**

Project Description:

The applicant proposes enclosing the rear patio, which is approximately 16'2" x 12'8", to create an additional 205 square feet of living space. The applicant provided renderings illustrating the proposed enclosure and a description in the submitted narrative. Exterior materials are to match the previously requested materials, including 10" cedar siding, black aluminum double-pane windows of the same size as those on the existing south elevation, and a black aluminum sliding door for access to the rear yard.

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.*

36.535.g.(9).c.3: Reviewing non-contributing structures. *Non-contributing structures should be controlled only to the degree necessary to make them compatible with the general atmosphere of any district with regard to exterior alteration, additions, signs, site work, and related activities.*

36.535.(3).c.: *Changes to rear elevations do require a COA; however, the rear elevation of a historic structure is considered a secondary elevation and is, therefore, regulated to a lower standard to allow flexibility for additions or other modern-day appurtenances.*

Preservation Guidelines

4.4 Guidelines for Additions

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

.1 Make Additions Compatible*. Additions shall be compatible with the historic building in size, scale, mass, materials, proportions and the pattern of windows and doors to solid walls.*

.2 Locate Addition Inconspicuously*. Locate a new addition on an inconspicuous façade of the historic building, usually the rear one. Additions that alter the front façade are generally considered inappropriate for a historic structure.*

.3 Limit Size and Scale*. The footprint of the addition shall not exceed 50% of the footprint of the existing structure or 750 square feet, whichever is greater. Exterior dimensions of the addition shall not exceed the exterior dimensions of the existing structure, including height, width, and depth. An addition which does not increase the footprint of the existing structure may be allowed to increase roof height and will be reviewed on a case-by-case basis.*

.4 Preserve the Site*. Design new additions so that the overall character of the site, character-defining site features, and trees, are retained.*

.5 Avoid Detracting from the Principal Building*. It is not appropriate to construct an*

addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features of the historic buildings are not destroyed, damaged, or obscured.

Considerations/Issues:
The *Preservation Guidelines for Additions* state that additions are to be located on an inconspicuous elevation. The proposed patio enclosure is located at the rear of the structure and will have limited visibility from the front streetscape.

The *Guidelines* also state that additions are to be compatible with the existing structure. The applicant proposes to match the materials submitted with this COA request including cedar siding, black aluminum windows, and black aluminum doors. The proposed windows will match the opening sizes of the existing windows on the south side. The proposed sliding glass door will provide access to the rear yard, and is a common modern-day convenience allowed by the *Historic District Ordinance*.

The *Guidelines* set a maximum square footage for the addition at no more than 50% of the footprint of the existing structure. In this case, the existing structure has a footprint of approximately 1,554 square feet. The proposed addition of 250 square feet is below the maximum size allowed for additions.

The Commission needs to determine whether the rear patio enclosure meets the *Preservation Guidelines* and is compatible with the Chautauqua Historic District.

Commission Action: **(HD 26-04)** Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 720 S. Lahoma Avenue for the following modification: d) enclosure of the patio to provide additional living space.

720 S Lahoma Proposed Alterations Narrative

1. Windows

The application proposes the following:

Replace all the windows in the house. Replace front windows with custom Black Badge steel windows. Window replacement was previously approved with COA in 2022. Replace all front facing windows Black Badge like-for-like or in-kind, same size and dimension, windowpane configuration. Black Badge has confirmed they can create the profile and the configuration to match the existing windows. Reference - page 11 of attached Black Badge Catalog "Double Casement Window" for front facing windows.
List of Front Windows (Reference- Windows Pics Attachment and Floor Plan Attachment):

- East Elevation Bedroom Window
- Door Side Lite
- Front and Side Kitchen Windows

Replace side, rear, and clerestory windows with high end aluminum frame double pane low-e glass. See attached information sheet on the Twinsulator aluminum windows.

2. Doors

Rear doors: Replace side and rear doors with high end aluminum frame double pane low-e glass. Replace 1 slider door at the rear of the house that is currently vinyl and 2 doors that are 32" inswing doors (which are currently fiberglass) with metal Black Badge doors: Ref: Page 10- "Entry Doors" **Front Door:**

Option A: (preferred Option): Replace all doors with Black Badge Steel and Glass door- Ref. Page 10- "Entry Doors"

Option B: Replace all doors with Black Badge Steel and Glass door - Ref. Page 10- "Entry Doors" EXCEPT for the front door. I have provided an alternative for the front door that is wood-clad door option but really would like it to match the other replacement doors and windows. Alternate front door attachment – "Front Door Spec Sheet" "Mahogony Door".

3. Soffit, siding and trim replacement:

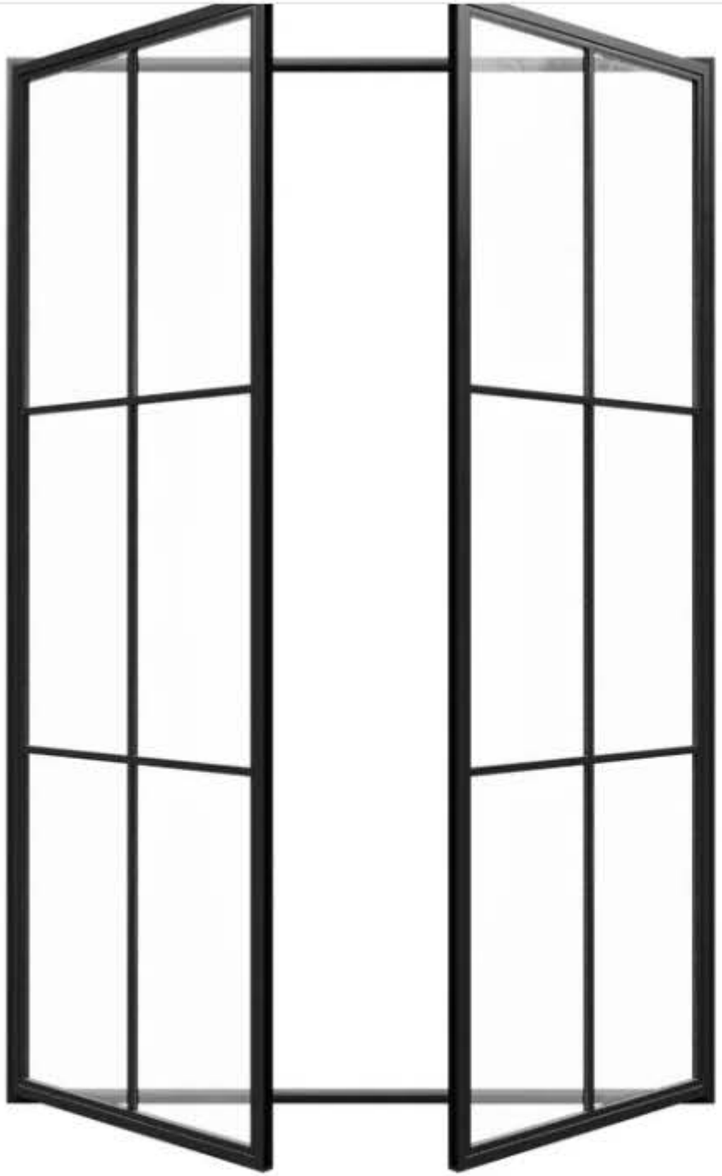
Replace all the wall siding and trim on the side and rear of the house, and all soffit with smooth red cedar ~10" beveled edge (Reference - "Siding" attachment) to match existing front facade and return to it to the original look of the house. The front of the house has original cedar lap

siding while the rest of the house has a mixture of replacements. I would like to return it all 10' cedar siding to match the original. I would like lenience for reveal as it has been very difficult to source the exact reveal found on the existing house.

4. Addition/ Patio Enclosure

Close in patio on back of house approximately 16'2" x 12'8". Add 2 windows with the same size and height of windows approved for replacement in replacement window above (Twinsulator aluminum windows). The 2 windows are on the south elevation and will match other new windows for the rest of the house. Install full height ~8' wide Black Badge sliding glass door on West (back) side of the enclosed patio area. Siding and trim to match/ continue with new replacement siding. To be completed prior to final new window and siding install so that it is seamless and looks as if original. Renderings to scale provided. Renderings do not show glass/ door details. Please refer to Black Badge Catalog and attachments. ALL MATERIALS TO MATCH CURRENT/ AND/ OR APPROVED REPLACEMENTS EXACTLY.

REF- DOUBLE CASEMENT WINDOW



WINDOW

INQUIRE

SHARE

All steel, metal construction double casement window. Fully insulated with foam, double pane glass and argon gas. **Made to order.**

- **All Steel Metal Construction**
- **Insulated with Foam**
- **Double Pane Tempered Glass**
- **Argon Gas Filled (for Insulation)**
- **Grille Customization**

Ships anywhere in USA!

FASTEST LEAD TIMES IN THE INDUSTRY! Current lead times 16-18 weeks!

Picture Window features the best in modern window design, perfect for any home. Constructed with all-metal frame steel, double-paned glass, and filled with energy-efficient argon gas, this window is designed to keep your home comfortable in any climate. Enjoy superior energy savings and peace of mind with a picture window from Black Badge Doors.

The City of Norman Historic District Commission

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Staff Only Use:	
HD Case #	
Date	
Received by:	

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:	720 S Lahoma Ave, NORMAN OK

Applicant's Contact Information:

Applicant's Name:	DEVON MILLER
Applicant's Phone Number(s):	[redacted]
Applicant's E-mail address:	[redacted]
Applicant's Address:	[redacted]
Applicant's relationship to owner:	☐ Contractor ☐ Engineer ☐ Architect

Owner's Contact Information: (if different than applicant)

Owner's Name:	Devon Miller
Owner's Phone Number(s):	[redacted]
Owner's E-mail:	[redacted]

Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)

1) Replace windows

2) Addition/ Patio Enclosure- Enclose current patio to AC space

3) Replace All Doors

4) Replace Siding, Soffit and Trim with same materials and design.

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:** 2/2/2026

☐ (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:	**Date:**

BLACK **BADGE**

STEEL WINDOWS & DOORS

Steel Windows

Step into a world where craftsmanship meets clarity—where steel becomes art and every line serves a purpose. At Black Badge Doors, we don't just build windows and doors—we frame views, invite light, and create lasting impressions.

Pictured here: a handcrafted thermally broken steel casement window, engineered to brave cold climates without compromising elegance. Its thin sightlines, solid feel, and flawless movement are more than functional—they're breathtaking. The kind of detail that quietly transforms a space.

Founded by Jennifer Yanyuk, Black Badge Doors is built on a simple but powerful vision: offer the most beautiful, durable, and efficient steel systems in North America. From luxury homes to legacy barns, modern storefronts to lakeside studios—our steel is made to last, and made to be seen.

Whether you're restoring a historic farmhouse or designing a minimalist retreat, Black Badge Doors offers solutions that honor the character of your space while elevating it with modern performance. Every piece is thoughtfully designed, meticulously crafted, and rigorously tested to withstand the harshest elements—without losing the delicate beauty that defines it.

Our systems marry form and function: the strength of solid steel with the subtlety of refined detailing. From thermally broken profiles that meet today's energy standards to artisan finishes that tell a story, every Black Badge product is a balance of innovation and tradition.

We partner with architects, builders, and homeowners who demand more—more durability, more design freedom, and more presence. Because a door isn't just a threshold, and a window isn't just an opening—they are statements. Of taste. Of intent. Of what's to come.

and above all,
they're made for you.

by Jennifer Yanyuk
Black **Badge** Founder

Welcome to
the kind of steel you've never seen.

Browse our available steel profiles
made for every climate.

HOLLOW STEEL

ANY RAL COLOR

Crafted from 2 mm galvanized steel with a sleek 50 mm profile, this minimalist system is tailored for interior spaces and non-thermally rated exterior installations.

BASIC 50
MOGS 2MM
PRICE : $

HOLLOW STEEL THERMAL BREAK

ANY RAL COLOR

Crafted from solid 2 mm steel with a thermal break and a slim 18 mm sightline, this frame is engineered for energy-efficient openings with minimal visual interruption.

M65 TB
MOGS 2MM TB
PRICE : $$

SOLID STEEL

ANY RAL COLOR

Crafted using original 19th-century hot-rolling techniques, this frame evokes the timeless elegance of early 20th-century steel windows. From hinged to pivoting, sliding, and folding.

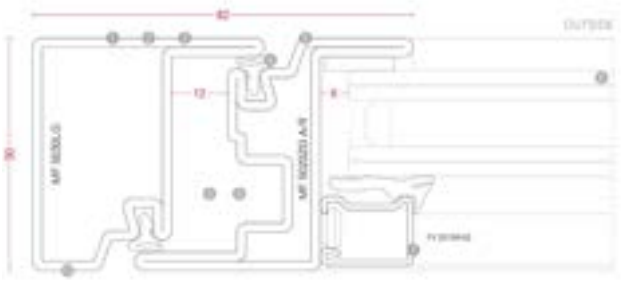
W40
FERROFINESTRA
PRICE : $$$

SOLID STEEL THERMAL BREAK

ANY RAL COLOR

Preserving the iconic aesthetic of the original hot-rolled solid steel system but introduces a thermal break with high-density polyurethane for enhanced energy efficiency.

W50 TB
FERROFINESTRA
PRICE : $$$$

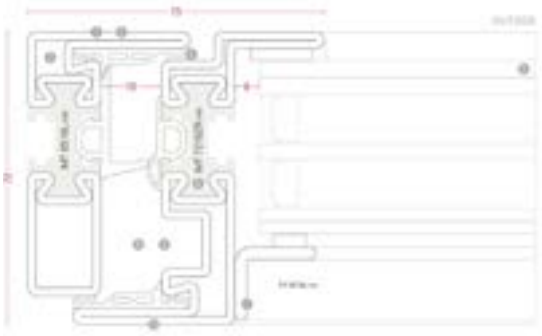


HOLLOW STEEL

INTERIORS, BARNS, SHEDS, POOL HOUSES

Crafted from 2 mm galvanized steel with a sleek 50 mm profile, this minimalist system is tailored for interior spaces and non-thermally rated exterior installations.

BASIC 50
MOGS 2MM
PRICE : $

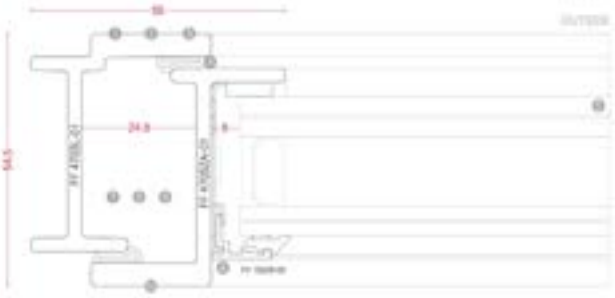


HOLLOW STEEL THERMAL BREAK

HOMES, BARNS, CABINS, STUDIOS

Crafted from 2 mm galvanized steel with a sleek 50 mm profile, this minimalist system is tailored for interior spaces and non-thermally rated exterior installations.

M65 TB
MOGS 2MM TB
PRICE : $$

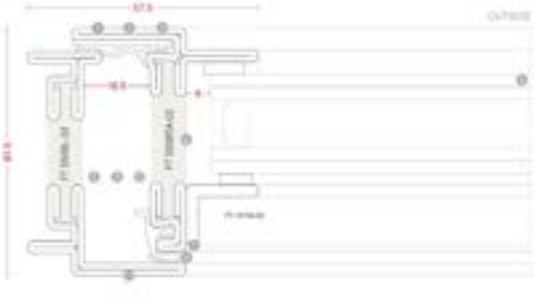


SOLID STEEL

EXTERIORS & COMMERCIAL BUILDINGS

Hot-rolled solid steel system for exterior windows and doors, featuring 3–5 mm thick profiles, compatible with insulating glass and all concealed or exposed opening types.

W40
FERROFINESTRA
PRICE : $$$

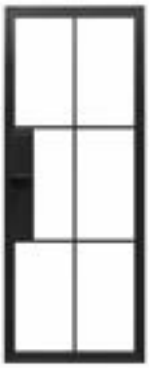


SOLID STEEL THERMAL BREAK

ENERGY-EFFICIENT EXTERIORS

Thermally broken galvanized steel system for exterior windows and doors, cold-formed from 1.5 mm steel. High-density polyurethane and a wide range of exclusive fittings and finishes.

W50 TB
FERROFINESTRA
PRICE : $$$$



ENTRY DOORS

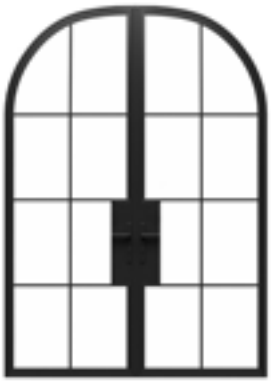
ANY STYLE

Custom steel entry doors designed to impress—crafted in any size or style with your choice of simulated or true divided lites. Built for strength, security, and timeless curb appeal, each door is a bold first impression made to last.

FULL ARCH DOORS

ANY STYLE

Elegant steel French doors with thin sightlines, perfect for both interiors and exteriors in residential or commercial spaces. Available in customizable configurations with clear or divided tempered glass. Beautiful and durable.



ARCHED DOORS

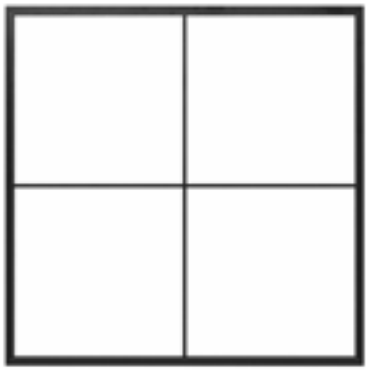
ANY STYLE

Striking arched steel doors that make a true architectural statement. Offered in full or mini arches, as single or double doors. Whether bold and grand or subtle and refined, each piece is custom-crafted with timeless elegance.

SLIDING & BIFOLD DOORS

ANY STYLE

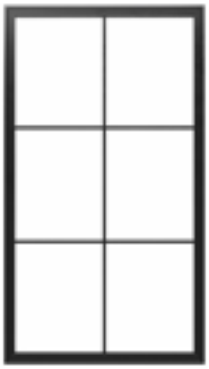
Steel sliding and bifold doors that blur the line between indoors and out—engineered for smooth function and minimalist design. Custom-built with slim profiles and large glass to invite light and expand views.



FIXED PICTURE WINDOWS

ANY STYLE

Fixed steel picture windows with the thinnest frames, made possible by their non-operable design. Customizable with any grid pattern and built to perform in any climate while maximizing light and views.



CASEMENT WINDOWS

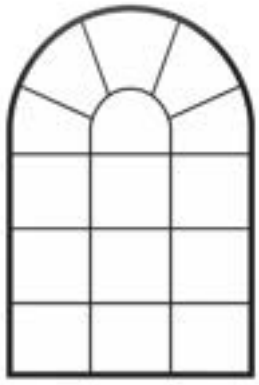
PUSH-OUT OR CRANK

Steel casement windows with slim, elegant profiles and timeless appeal—available in push-out or crank operation. Can be customized with any grid pattern to suit both traditional and modern spaces. Durable and efficient.

DOUBLE CASEMENT WINDOWS

PUSH-OUT OR CRANK

Steel double casement windows offer classic symmetry with ultra-slim profiles—available in push-out or crank operation for smooth, full-span ventilation. They blend timeless design with modern performance.



CUSTOM WINDOWS

YOUR DREAM

Custom steel windows crafted to fit any vision—whether it's awnings, transoms, arched tops, or unique multi-panel combinations. If it can be welded in steel, we can build it—with endless glass and grid options.

Custom made
to order, any way
you want.

FOUNDER

Jennifer Yanyuk

PHOTOGRAPHERS & GRAPHICS

NAINOA
Alex Tsvor
Vitaliy Melnik
BD3D

STEEL PROFILES

OTTOSTUMM S.R.L., Italy

ADDRESS

40 Main Street
Westfield, MA 01085

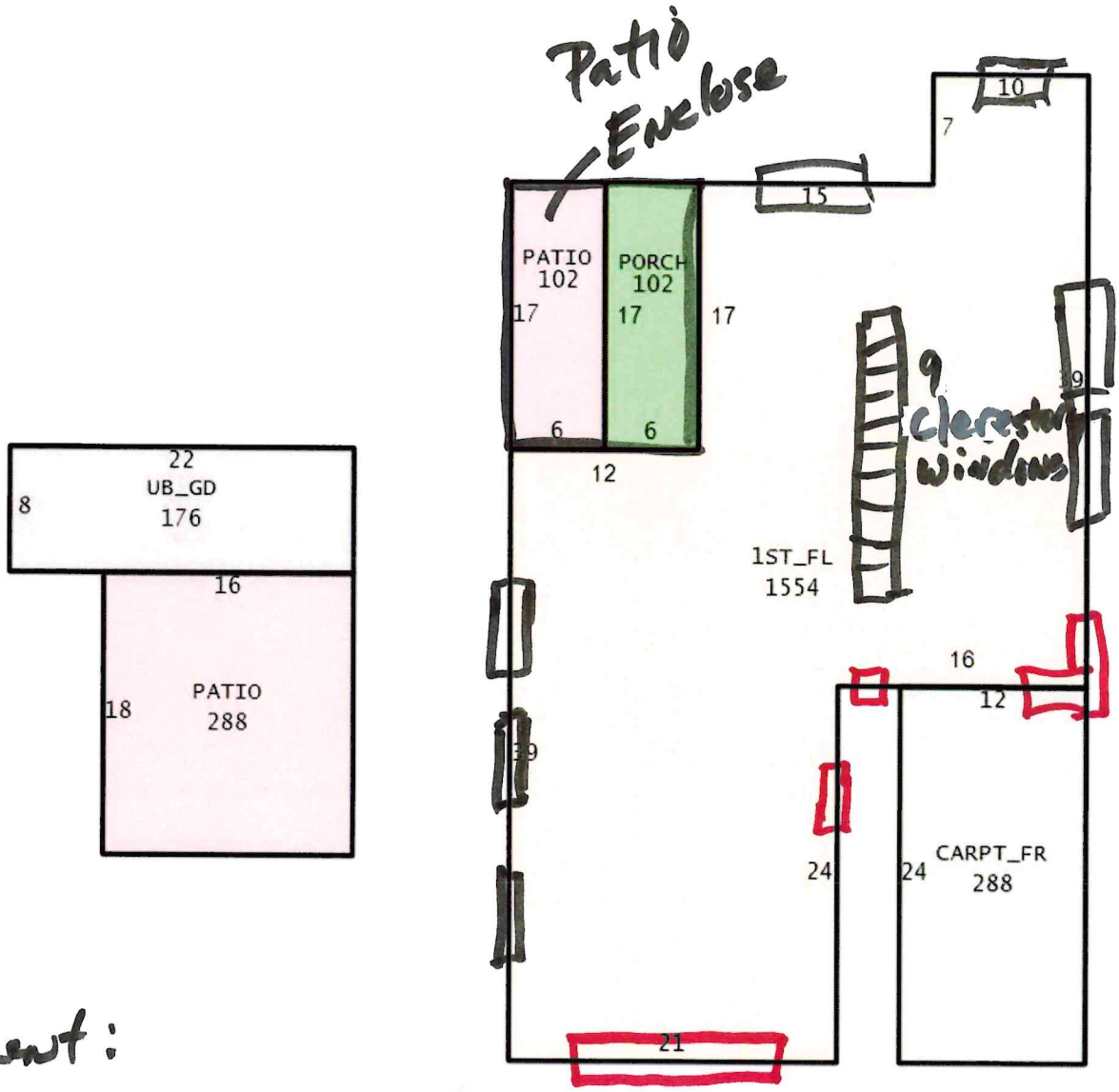
ONLINE / CONTACT

www.blackbadgedoors.com
877-222-2657

sales@blackbadgedoors.com

founded by
Jennifer Yanyuk

Floor Plan
Window Replacement



Replacement:

- ☐ Custom Black Badge Windows
- ☐ Aluminum Windows

720 S Lahoma


East Elevation - Front of House


EAST ELEVATION FRONT BEDROOM WINDOW

EAST ELEVATION - BEDROOM WINDOW CLOSE UP


NORTH ELEVATION
FRONT DOOR
720


NORTH ELEVATION CLOSE UP


BATHROOM WINDOW NORTH ELEVATION


720
EAST ELEVATION- FRONT DOOR AND FRONT KITCHEN WINDOW


INTERIOR FRONT DOOR AND SIDELITE


NORTH ELEVATION


EAST ELEVATION FRONT KITCHEN WINDOW
WARNING
Security
Cameras In Use


EAST AND NORTH ELEVATION FRONT AND SIDE KITCHEN WINDOW

NORTH ELEVATION KITCHEN WINDOW


SOUTH ELEVATION- 3 existing windows. Proposed Addition adds 2 more matching windows


SOUTH ELEVATION


WEST REAR ELEVATION


WEST ELEVATION BEDROOM WINDOW


Patio to be converted to addition


VINYL DOOR TO BE REMOVED IN ADDITION
RTIC


WEST ELEVATION BEDROOM
DOOR REPLACED WITH BLACK
BADGE DOOR


WEST ELEVATION BEDROOM DOOR INTERIOR


WEST ELEVATION


NORTH ELEVATION LAUNDRY WINDOW

P.O. BOX 83349
OKLAHOMA CITY, OK 73108
PH: 405-631-3033
FX: 1-405-631-3113

ORDER: 194974
ORDER DATE: 5/17/2022
ORDER CONTACT:

QUOTE

INVOICE INFORMATION

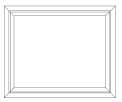
DEVON MILLER
720 S LAHOMA AVE
NORMAN, OKLAHOMA
PH: 918-791-8589

SHIPPING INFORMATION

DEVON MILLER
720 S LAHOMA AVE
NORMAN, OKLAHOMA
PH: 918-791-8589

SHIP VIA: OUR TRUCK **ROUTE:** A

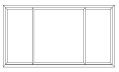
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
194974	5/17/2022			50% DOWN

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	**T150 - TWINSULATOR SH THERMAL BREAK PW** BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, PG50 (72 X 72) NFRC: UF=0.33, SHG=0.25, VT=0.58, AL≤0.3	9	34 W X 28 H	$329.39	$2,964.51	
	ROOF WINDOWS					
2	**T100-TWINSULATOR THERMAL BREAK SH-CUSTOM MULL UNIT** BLACK, FIELD MULL, EXACT SIZE - NO DEDUCT	1	148 W X 26 H	$1,535.72	$1,535.72	
	FRONT					
2.1	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60), FIELD MULL NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.72" | H=21.13" | SF=2.16 ft²	1	36 7/8 W X 26 H			
2.2	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60), FIELD MULL NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.72" | H=21.13" | SF=2.16 ft²	1	36 7/8 W X 26 H			
2.3	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60), FIELD MULL NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.72" | H=21.13" | SF=2.16 ft²	1	36 7/8 W X 26 H			

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
194974	5/17/2022			50% DOW

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
2.4	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60), FIELD MULL NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.72" | H=21.13" | SF=2.16 ft²	1	36 7/8 W X 26 H		
2.5	**VERTICAL ALUMINUM MULL - CUT TO LENGTH** BLACK	1	1/8 W X 26 H		
2.6	**VERTICAL ALUMINUM MULL - CUT TO LENGTH** BLACK	1	1/8 W X 26 H		
2.7	**VERTICAL ALUMINUM MULL - CUT TO LENGTH** BLACK	1	1/8 W X 26 H		
3	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.75" | H=34.13" | SF=3.50 ft² FRONT	1	37 W X 39 H	$421.25	$421.25
4	**T150 - TWINSULATOR SH THERMAL BREAK PW** BLACK, EXACT SIZE - NO DEDUCT, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, PG50 (72 X 72) NFRC: UF=0.33, SHG=0.25, VT=0.58, AL≤0.3 FRONT	1	14 W X 60 H	$358.46	$358.46
5	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.75" | H=34.13" | SF=3.50 ft² FRONT	1	37 W X 39 H	$421.25	$421.25
6	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.75" | H=34.13" | SF=3.50 ft² RIGHT	1	37 W X 39 H	$421.25	$421.25

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
194974	5/17/2022			50% DOW

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
7	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=22.75" | H=46.13" | SF=7.29 ft² RIGHT	1	53 W X 51 H	$572.47	$572.47	
8	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, PG40 (72 X 60) NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=14.75" | H=34.13" | SF=3.50 ft² RIGHT	1	37 W X 39 H	$421.25	$421.25	
9	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=33.25" | H=46.13" | SF=10.65 ft² LEFT	1	74 W X 51 H	$680.49	$680.49	
10	**T140 - TWINSULATOR THERMAL BREAK XOX** OVERSIZED (OVER 132 UI), BLACK, EXACT SIZE - NO DEDUCT, .25/.50/.25, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=19.72" | H=46.13" | SF=6.32 ft²	1	92 W X 51 H	$1,178.60	$1,178.60	
11	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=33.25" | H=46.13" | SF=10.65 ft² LEFT	1	74 W X 51 H	$680.49	$680.49	
12	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=33.25" | H=46.13" | SF=10.65 ft² BACK	1	74 W X 51 H	$680.49	$680.49	

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
194974	5/17/2022			50% DOW

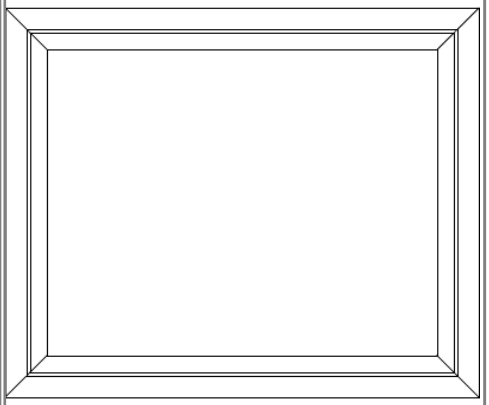
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
13	**T140 - TWINSULATOR THERMAL BREAK SLIDER** BLACK, EXACT SIZE - NO DEDUCT, XO - LEFT TO RIGHT (FROM OSLI), EQUAL SASH, NO NAILING FIN, FLAT SILL, DUAL GLAZED, LOWE 366 / CLEAR, 1/8 GLASS, ARGON FILL, HALF SCREEN, ROLL FORM , CHARCOAL FIBERGLASS, WINDOW EXCEEDS SIZE TESTED NFRC: UF=0.39, SHG=0.23, VT=0.52, AL≤0.3 CLEAR OPENING: W=33.25" | H=21.13" | SF=4.88 ft² BACK	1	74 W X 26 H	$540.08	$540.08
14	**LABOR / SERVICE**	1		$8,134.50	$8,134.50

TOTALS:	22	**SUBTOTAL:**	$19,010.81
		TAX 1 9%:	$978.87
		TOTAL:	**$19,989.68**

COMMENT:

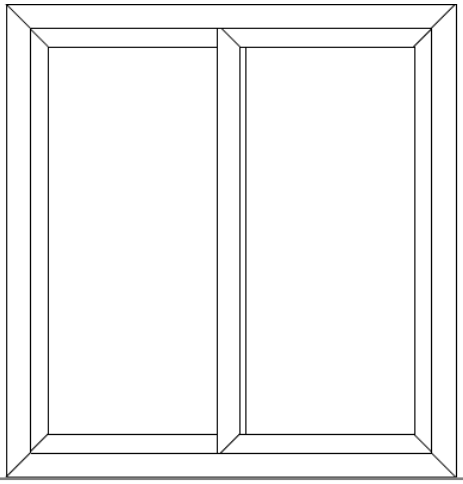
Drawings - Order: 194974

ITEM 1



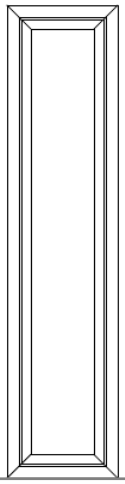
T150 - TWINSULATOR SH THERMAL BREAK PW
34 W X 28 H
QTY: 9

ITEM 3



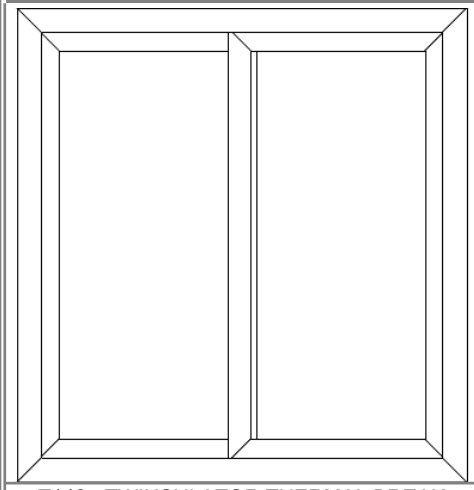
T140 - TWINSULATOR THERMAL BREAK SLIDER
37 W X 39 H
QTY: 1

ITEM 4



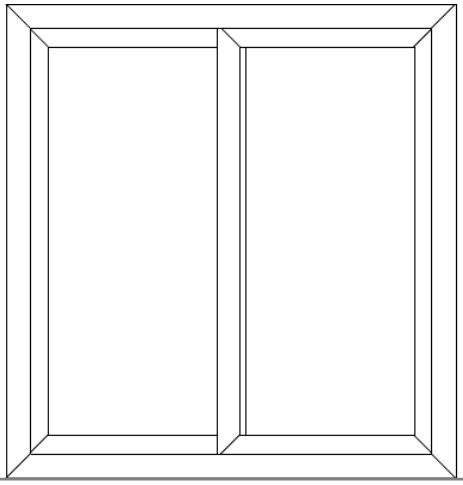
T150 - TWINSULATOR SH THERMAL BREAK PW
14 W X 60 H
QTY: 1

ITEM 5



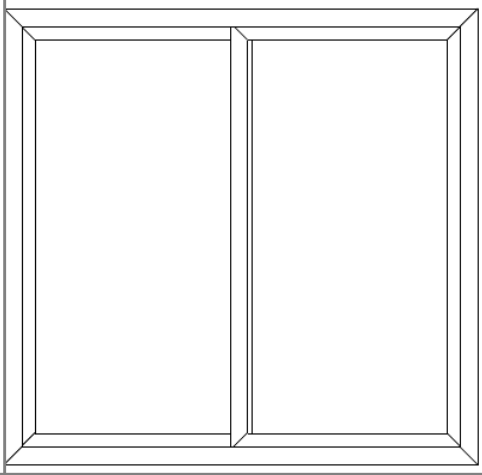
T140 - TWINSULATOR THERMAL BREAK SLIDER
37 W X 39 H
QTY: 1

ITEM 6



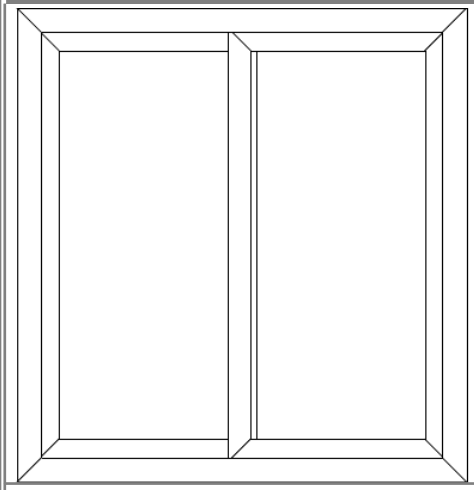
T140 - TWINSULATOR THERMAL BREAK SLIDER
37 W X 39 H
QTY: 1

ITEM 7



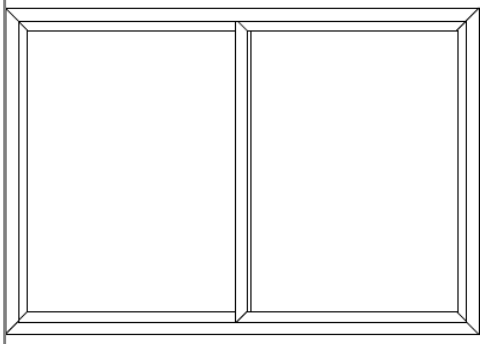
T140 - TWINSULATOR THERMAL BREAK SLIDER
53 W X 51 H
QTY: 1

ITEM 8



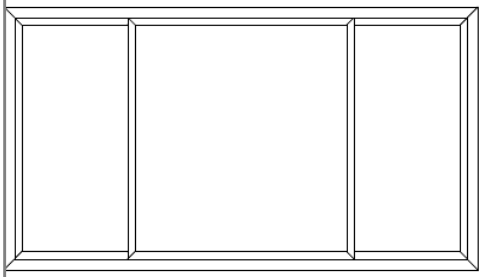
T140 - TWINSULATOR THERMAL BREAK SLIDER
37 W X 39 H
QTY: 1

ITEM 9

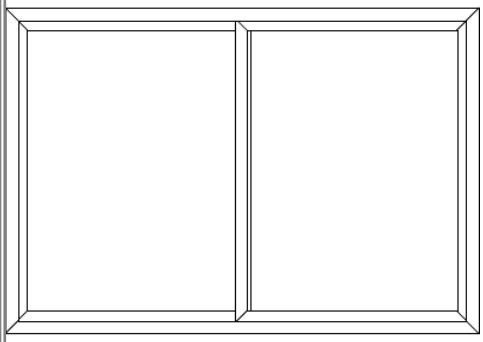
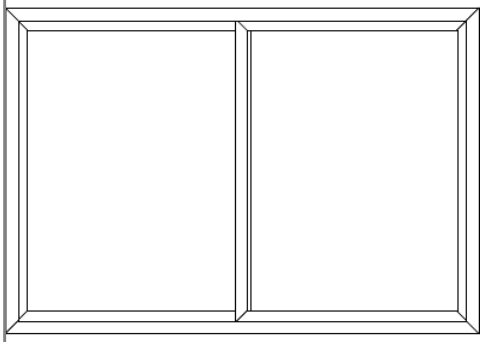
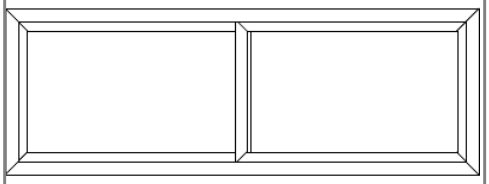


T140 - TWINSULATOR THERMAL BREAK SLIDER
74 W X 51 H
QTY: 1

ITEM 10

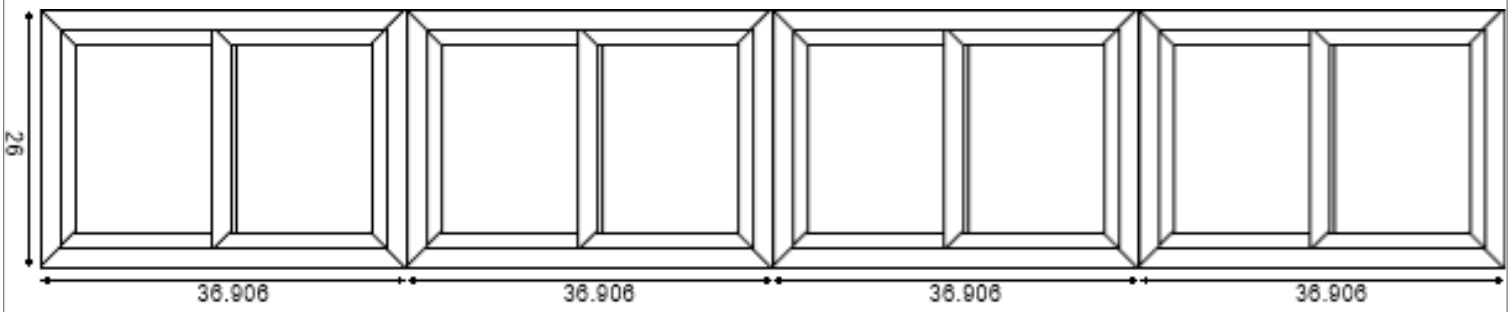


T140 - TWINSULATOR THERMAL BREAK XOX
92 W X 51 H
QTY: 1

ITEM 11	ITEM 12	ITEM 13
		
T140 - TWINSULATOR THERMAL BREAK SLIDER **74 W X 51 H** **QTY: 1**	T140 - TWINSULATOR THERMAL BREAK SLIDER **74 W X 51 H** **QTY: 1**	T140 - TWINSULATOR THERMAL BREAK SLIDER **74 W X 26 H** **QTY: 1**

Drawing

194974-2



148 W X 26 H

Product Description for

80" tall modern Mahogany exterior door with 4 Lites

- 80" tall modern Mahogany exterior door with 4 Lites
- Mahogany is a red brown hardwood that will vary from rich golden to deep red brown colors and has a beautiful finish when stained and sealed
- All door parts are hand matched to ensure consistent appearance and performance
- Stave lumber core construction of stiles and rails virtually eliminates warping
- Double thick veneer layer on both sides of the door
- Authentic cope and stick plus dowel construction
- 3 layer thick raised panel construction
- Prefinish optional
- Picture illustrates a finished door unit with Sierra Brown finish and Rain glass texture
- Priced per door
- 1 year limited warranty for unfinished and factory finished doors

SPECS:

Door Type:	**Exterior**
Door Style:	**Square Top, Contemporary**
Wood Species:	**Mahogany**
Core:	**Mahogany**
Door Thickness:	**1-3/4"**
Finished:	**Optional**
FSC Certified:	**No**
Warranty:	**1 Year Limited Manufacturer Warranty**

Save

REF- SIDING

3/4 x 10 x 16' Red Cedar Bevel Siding Lumber

$68.91

- Smooth Face, Rough Sawn Back
- Actual Dimensions: 3/4" Butt End Tapering down to 5/32". 9-1/2" W x 16' L
- Actual Exposure: 8-1/2" with 1" Overlap
- Coverage Per Piece: 11.27 sq/ft
- No two pieces are the same
- Readily Accepts Stain or Paint
- Naturally Resistant to Rot, Decay and Insects
- In stock and ready for local delivery or in store pickup

Nationwide Shipping Available

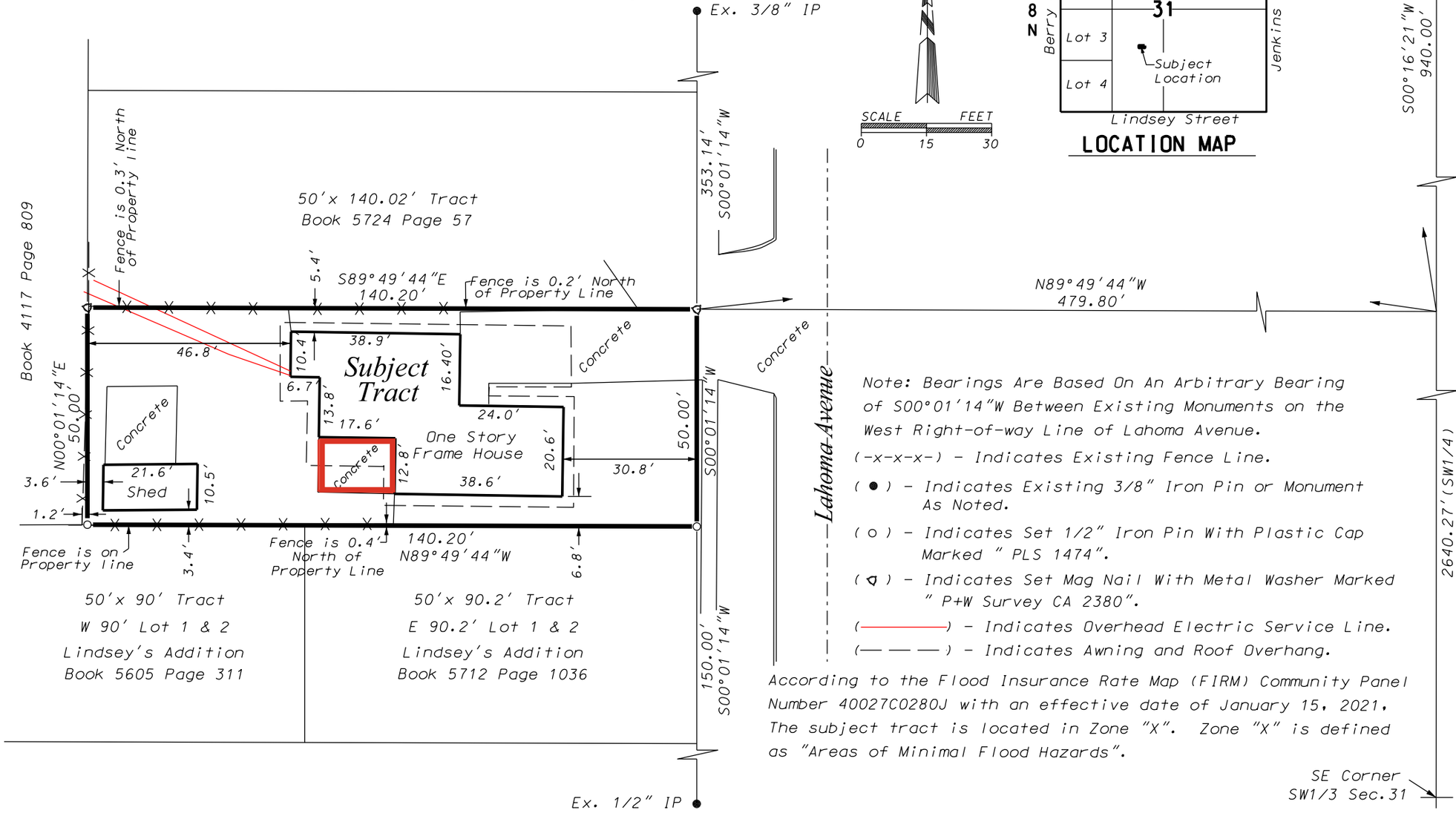
in stock

Location	Quantity Available
Schillings St. John, IN 8900 Wicker Ave.	142
Schillings Mokena, IL 9900 191st Street	0
Schillings Valparaiso, IN 2202 Laporte Ave.	0

Additional Sizes +

CERTIFICATE OF SURVEY

PART OF THE SW1/4 OF SECTION 31, T9N, R2W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA (720 LAHOMA AVENUE)



Note: Bearings Are Based On An Arbitrary Bearing of S00°01'14"W Between Existing Monuments on the West Right-of-way Line of Lahoma Avenue.

(-x-x-x-) - Indicates Existing Fence Line.

(●) - Indicates Existing 3/8" Iron Pin or Monument As Noted.

(o) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked " PLS 1474".

(◁) - Indicates Set Mag Nail With Metal Washer Marked " P+W Survey CA 2380".

(————) - Indicates Overhead Electric Service Line.

(— — —) - Indicates Awning and Roof Overhang.

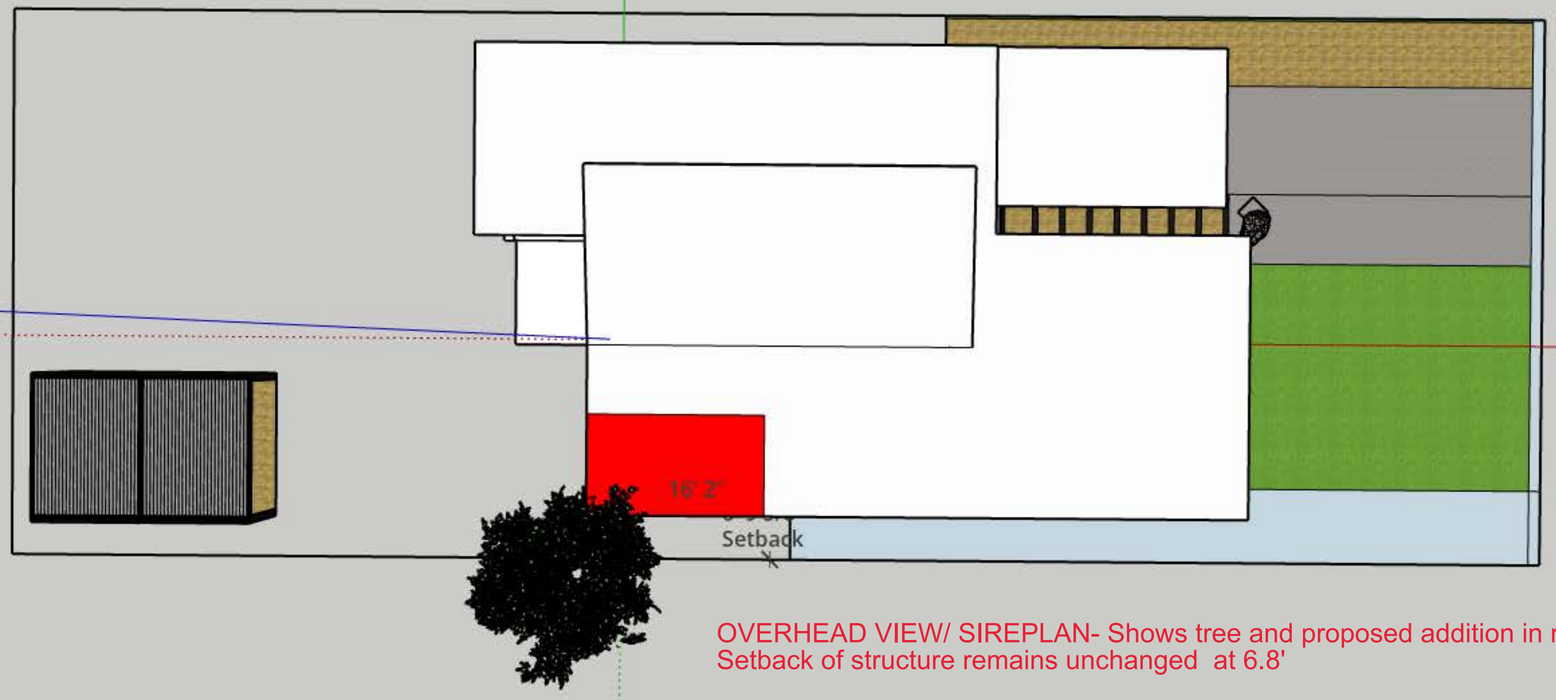
According to the Flood Insurance Rate Map (FIRM) Community Panel Number 40027C0280J with an effective date of January 15, 2021, The subject tract is located in Zone "X". Zone "X" is defined as "Areas of Minimal Flood Hazards".

Revised: 01/04/2023 Added Dimensions

Devon Miller
Certificate of Survey
Part of SW1/4 of Section 31, T9N, R2W, IM
Norman, Cleveland County, Oklahoma
December 28, 2022 | Drawn By:T.Pollard
File: 31-9n2w.dgn | Sheet 1 of 2

POLLARD & WHITED SURVEYING, INC.
2514 Tee Drive Norman, OK 73069
405-366-0001 tim@pwsurveying.com
CA 2380 exp.6-30-23

WEST ELEVATION -All red is added structure with exception of glass door above. Current Rock wall with square holes will remain and glass block to be installed inside holes.

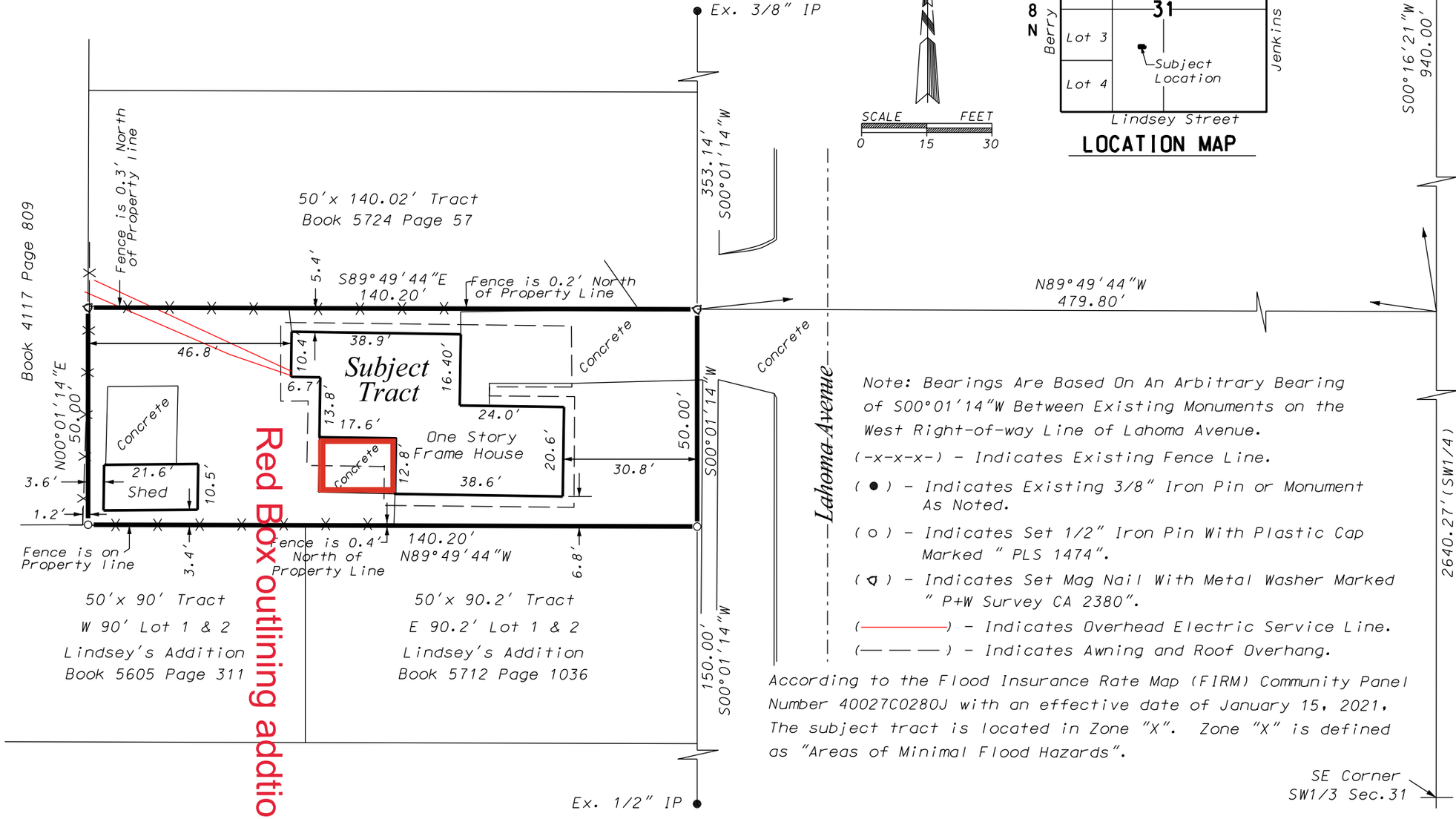


OVERHEAD VIEW/ SIREPLAN- Shows tree and proposed addition in red.
Setback of structure remains unchanged at 6.8'

SOUTH ELEVATION- Addition shown in red with 2 new windows to match all other windows (design and proportions) of other windows on the South side.

CERTIFICATE OF SURVEY

PART OF THE SW1/4 OF SECTION 31, T9N, R2W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA (720 LAHOMA AVENUE)



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Red Box outlining addition

Revised: 01/04/2023 Added Dimensions

Devon Miller
Certificate of Survey
Part of SW1/4 of Section 31, T9N, R2W, IM
Norman, Cleveland County, Oklahoma
December 28, 2022 | Drawn By:T.Pollard
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POLLARD & WHITED SURVEYING, INC.
2514 Tee Drive Norman, OK 73069
405-366-0001 tim@pwsurveying.com
CA 2380 exp.6-30-23

REF- From NE CORNER- FRONT OF HOUSE
Gate 4' cedar. Replace existing 6' cedar fence with new 6' cedar fence


Entity Info
Outliner
Instructor
3D Warehouse
Materials
Styles
Tags
Shadows
Scenes
Display
Soften / Smooth
Model Info
Solid Inspector
REF- SE CORNER/ FRONT OF HOUSE
New Windows to replicate current windows by Black Badge
on all front facing elevations.