



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 MARCH 5, 2026.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 26-06) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENTS TO CERTIFICATES OF APPROPRIATENESS 24-08 AND 25-04 FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING: A) MODIFICATIONS TO THE CONCRETE PATIO AND COVERED PERGOLA; B) MODIFICATIONS TO THE FRONT WALKWAY AND YARD; C) EXTENSION OF THE RETAINING WALL; D) CHANGE IN THE EXTERIOR WALL MATERIALS; E) THE ADDITION OF TWO EXTERIOR DOORS ON THE SOUTH SIDE OF THE STRUCTURE; F) MODIFICATIONS TO THE GARAGE DOOR DESIGN; G) MODIFICATIONS TO THE WINDOWS.

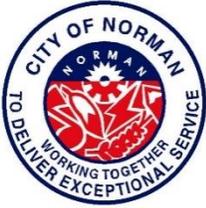
REPORTS/UPDATES

3. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE MARCH 2, 2026.
4. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2025-2026 CLG GRANT PROJECTS.

5. DISCUSSION AND RECOMMENDATION OF THE APPLICATION FOR FUNDS FOR THE FYE 2026-2027 CLG PROGRAM WITH THE OKLAHOMA STATE HISTORIC PRESERVATION OFFICE.

MISCELLANEOUS COMMENTS

ADJOURNMENT



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

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Monday, March 02, 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.

ROLL CALL

PRESENT

Commissioner Michael Zorba
Commissioner Jo Ann Dysart
Commissioner Karen Thurston
Commissioner Kendel Posey
Commissioner Susan Skapik
Commissioner Tyler Burns

ABSENT

Commissioner Mitch Baroff
Commissioner Kayla Molina

STAFF PRESENT

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

GUESTS PRESENT

Marcia Hoos Reinke, 452 S Lahoma Ave, Norman, OK
Jerrold Geiger 2220 E St, Hwy 9, Norman, OK
Lee Hall, 648 S Lahoma Ave, Norman, OK
Ryan Rachal, 824 Cruce St, Norman, OK

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF JANUARY 5, 2026.

Motion made by Commissioner Dysart, **Seconded** by Commissioner Thurston.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik, Commissioner Burns

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.)

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 Dysart to approve HD 26-01 item A) Installation of detached accessory dwelling unit, as submitted; **Seconded** by Commissioner Thurston.

Staff Report

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

Applicant Presentation

Ryan Rachal, the applicant’s project manager, presented the proposed project.

Commissioner Thurston sought clarification on whether the fence blocks the view of the ADU from the street and how much fencing currently exists around the property. Mr. Rachal confirmed the fence blocks the view of the ADU from the street and stated the entire property is fenced, though the rear fence will be modified to accommodate the new structure.

Commissioner Zorba asked for clarification on the maximum height of the proposed ADU. Mr. Rachal confirmed the ADU will be shorter than the two-story structure located in front of it.

Commissioner Skapik sought clarification on the location of the ADU and the required setbacks. Mr. Rachal stated the ADU will be similarly located as the ADU on the parcel immediately south of this property.

Public Comments

There were no public comments

Commission Discussion

Commissioner Zorba stated he believed the ADU met the Guidelines and did not see any issues at this time but sought clarification on the size of the Hardie Siding and whether it would match the existing structure. Mr. Rachal replied that the existing structure has approximately a four- or five-inch lap siding.

Commissioner Skapik stated she would like to see the Hardie Board on the new ADU match the size used on the existing structure. She then sought clarification on the size of the ADU.

Commissioner Zorba stated the height was around 14 feet. Commissioner Thurston expressed concern about the height, stating that if the drawing was to scale, it appeared the structure could be taller than 14 feet.

Commissioner Zorba agreed, noting the drawing appeared to show four-to-five-inch Hardie Siding, which would place the structure around 14 feet, but if wider siding was proposed then, structure could be taller.

Commissioner Thurston noted the plans show a significant amount of space between the primary residence and the proposed ADU and expressed concern that if the structure is too tall it may be visible from the street.

Commissioner Zorba stated the structure appeared to be less than two stories and therefore should not be visible from the street, but he would like confirmation of the exact height from the applicant’s representative. He then asked whether the applicant would be willing to match the size of the Hardie Board to the primary structure.

Mr. Rachal stated that should not be a problem. He also confirmed the height was left off the drawing but stated the structure will be 14 feet tall.

Commissioner Thurston asked whether there was only one door entryway into the structure. Mr. Rachal stated there are two doors, one providing access to the ADU and the other serving as a maintenance door for the water heater.

Motion by Commissioner Dysart to amend the original motion to add matching the Hardie Board siding size on the ADU to the existing structure within an inch width; **Seconded** by Commissioner Thurston.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik

Voting Abstaining: Commissioner Burns

The motion to amend HD 26-01 item A was approved.

Motion by Commissioner Dysart to approve HD 26-01 item A as amended; **Seconded** by Commissioner Thurston

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik

Voting Abstaining: Commissioner Burns

The motion for HD 26-01 item A was approved.

Motion made by Commissioner Dysart to approve HD 26-01 item B) Installation of parking pad in rear yard, as submitted; **seconded** by Commissioner Thurston.

Staff Report

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

Commissioner Dysart sought clarification on whether the parking was for just the ADU or both the ADU and the existing structure. Ms. Starr stated the proposed use was parking for both the ADU and existing structure.

Applicant Presentation

Ryan Rachal, the applicant’s project manager, presented the proposed project.

Mr. Rachal addressed Commissioner Dysart’s question and confirmed the planned use of the proposed paving is to relieve congestion in the front driveway.

Commissioner Zorba asked whether the existing driveway will remain. Mr. Rachal confirmed it will remain, noting the additional paving in the rear is intended to provide extra parking due to the limited size of the driveway.

Ms. Starr added that the zoning ordinance states new paving cannot be added to the existing driveway until the maximum allowable paving has been utilized off the alleyway.

Public Comments

No public comments

Commission Discussion

Commissioner Thurston stated she was concerned about the size of the proposed concrete slab off the alleyway, noting it is much wider than the proposed ADU structure. Commissioner Skapik agreed.

Commissioner Zorba acknowledged the reasoning and asked staff if the proposal meets the 65% requirement. Ms. Starr confirmed it does.

Commissioner Skapik expressed concern about congestion in the alleyway, as the proposal includes five new parking spaces. Ms. Starr noted that typical rear-yard parking pad request is for 400 sq. ft., and she further stated she could not remember any recent requests for a parking pad with more than 440 sq. ft.

Commissioner Zorba asked for the square footage of the proposed pad. Ms. Starr stated it is approximately 850 sq. ft. Commissioner Thurston noted the existing gravel pad in the back and stated the proposed size feels excessive.

Ms. Starr requested feedback from other Commissioners to allow the applicant the option to postpone or withdraw. Commissioner Zorba suggested reducing the number of spaces to four and shared an aerial view to illustrate the available area.

Lee Hall, 648 S Lahoma Ave, stated that a 550 sq. ft. ADU to the south has a gravel parking space in front of it, located off the alleyway, which is approximately one car width, helping confirm the scale of the proposed pad.

Commissioner Dysart stated the proposal does not violate Guidelines but agreed with reducing the number of spaces to four.

Commissioner Thurston expressed concern that five concrete parking spaces would significantly alter the landscaping and asked how many cars fit in the existing driveway. Mr. Rachal stated approximately three cars and noted the house has a 2,000 sq. ft. footprint.

Commissioner Zorba asked if cars could be ticketed for parking on non-approved parking surfaces. Ms. Starr confirmed that was correct. He noted that a parking pad could help residents find appropriate parking on the property.

Commissioner Skapik stated she leaned toward Commissioner Thurston’s concern, noting that five parking spaces seem excessive.

Commissioner Thurston asked about the number of bedrooms in the structure. Mr. Rachal stated there were four bedrooms. She noted that with three cars in the front driveway and five in the rear, there could be space for eight to nine cars, which feels excessive for the area.

Ms. Starr asked if the applicant would be willing to reduce the number of parking spaces to three or four. Mr. Rachal confirmed four parking spaces would be acceptable.

Commissioner Zorba agreed with four spaces.

Commissioner Thurston maintained that four parking spaces still feel excessive and not historically appropriate.

Commissioner Posey noted that there are already two parking spaces in the back, so adding two more for a total of four would help reduce front-yard parking without a major impact on the property.

Commissioner Zorba confirmed the applicant agreed to amend the motion, reducing the parking pad to 680 sq. ft. to accommodate only four spaces. Mr. Rachal confirmed.

Motion by Commissioner Dysart to amend the COA request to a 680 sq. ft. parking pad to accommodate only 4 parking spaces; **Seconded** by Commissioner Posey.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik

Voting Abstaining: Commissioner Burns

The motion to amend HD 26-01 item B was approved.

Motion by Commissioner Posey to approve HD 26-01 item B) installation of a parking pad in the rear as amended to 680 sq. ft. to accommodate only four parking spaces; **Seconded** by Commissioner Dysart.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Posey,

Voting Against: Commissioner Thurston, Commissioner Skapik

Voting Abstaining: Commissioner Burns

The motion for HD 26-01 item B was approved as amended.

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.

Commissioner Burns rejoined the Commission.

Motion made by Commissioner Skapik to approve HD 26-03, replacement of 21 non-original metal windows on the second story of the principal structure, as submitted; **Seconded** by Commissioner Posey.

Staff Report

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

Commissioner Zorba sought clarification on if this proposal was for just the second story windows. Ms. Starr confirmed.

Applicant Presentation

Marcia Hoos-Reinke, the applicant, presented the proposed project.

Commissioner Skapik sought clarification on whether the interior woodwork was rebuilt when the windows were last replaced. Ms. Hoos-Reinke stated the replacement occurred approximately 20–30 years ago and assumed the interior work was done at that time, noting the windows are not original.

Commissioner Zorba asked about photos of the proposed window product. Ms. Starr stated the images were included in the meeting agenda packet.

Commissioner Burns asked whether the photo of the window corner shown was from the upstairs or downstairs window. Ms. Hoos-Reinke confirmed it was from the downstairs window and noted that all windows in the house are the same.

Ms. Starr asked for confirmation if the window replacements would still be completed in phases. Ms. Hoos-Reinke confirmed.

Commissioner Posey asked whether screens or storm windows would be used. Ms. Hoos-Reinke stated that screens will be used.

Commissioner Thurston noted the packet states the windows are wood, but the photo makes them appear otherwise. Ms. Starr clarified that the information was pulled from the 2004 Historic Survey, which may not always reflect the current condition of the structure.

Commissioner Thurston asked for confirmation that the windows are metal rather than wood. Ms. Starr confirmed.

Commissioner Burns asked if the replacement window sashes and the trim would remain white as they are currently painted. Ms. Hoos-Reinke confirmed.

Public Comments

There were no public comments

Commission Discussion

Commissioner Thurston stated the proposed window replacement appears to be a like-for-like replacement, noting the existing windows are not historically accurate but have not been for some time.

Commissioner Skapik stated that restoring the windows to wood would be ideal but acknowledged that doing so may not be feasible.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik, Commissioner Burns

HD 26-03 was approved.

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.

Motion made by Commissioner Dysart to approve HD 26-04 item A) Replacement of windows, as submitted; **Seconded** by Commissioner Burns.

Staff Presentation

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

Commissioner Burns asked for clarification regarding the previous Certificate of Appropriateness (COA) issued for the property and whether the current request was an addition to that COA or a new request. Ms. Starr clarified the previous COA expired because the approved work was never initiated.

Commissioner Zorba asked for clarification on the type of windows being requested. Ms. Starr stated there are two different window types proposed for replacement of the throughout the project and deferred to the applicant's representative to explain their locations.

Commissioner Zorba also asked for clarification of the material of the clerestory windows. Ms. Starr stated the applicant informed her the clerestory windows are pieces of glass with no frame, set directly into the opening, and are inoperable.

Commissioner Burns asked how many clerestory windows there are. Ms. Starr stated there are approximately eight or nine. The applicant representative could clarify.

Commissioner Dysart asked why replacement windows are reviewed on a case-by-case basis. Ms. Starr explained the Guidelines allow flexibility because replacing metal casement windows with historically appropriate options can be difficult. For this

reason, the Guidelines allow the Commission to evaluate casement window replacement on a individually to determine compatibility with the house and the surrounding historic neighborhood.

Applicant Presentation

Jarrod Geiger, the applicant's representative, presented the proposed project.

Commissioner Zorba asked whether the Black Badge windows will be operable and if they will have the same number of lights. Mr. Geiger confirmed they will be operable. Commissioner Zorba also asked whether the windows shown in black on the submitted drawings are aluminum and if they will be operable. Mr. Geiger stated those windows will be crank style.

Commissioner Burns asked whether the applicant's representative had a clearer image of what the proposed aluminum windows. Ms. Starr stated the quote shown in the PowerPoint presentation was the only information staff received regarding the windows.

Commissioner Dysart asked whether all replacement windows will be the same size as the existing windows. Mr. Geiger confirmed they will be.

Commissioner Skapik noted that the windows shown in the Black Badge catalog appear different from the layout of the existing windows. Ms. Starr clarified that the window shown in the PowerPoint represents the design of the custom windows to be installed.

Commissioner Skapik sought clarification on whether the company will custom fabricate the windows to match the existing dimensions. Mr. Geiger confirmed they will.

Commissioner Thurston noted the windows on the south elevation appear visible from the street and expressed concern that the applicant's representative described them as not visible. Mr. Geiger stated he believes they are not visible due to foliage and trees blocking the view.

Commissioner Thurston expressed concern that the proposal replaces some windows like-for-like where visible from the street while using aluminum windows elsewhere on the house, which could alter the style and appearance of the structure.

Commissioner Burns asked what room is located on the southeast corner of the structure. Mr. Geiger stated there are two bedrooms at the front of the house.

Commissioner Thurston noted the replacement window specification sheets do not appear to the same dimensions as the current windows on the front and side of the house. Mr. Geiger stated the replacement window request for the front and sides will not match the existing windows exactly in that area. Commissioner Thurston then asked which windows the applicant is proposing for that area. Mr. Geiger stated the proposed replacements are the Twinsulator windows. Commissioner Thurston asked for clarification on the specific design from that product line. Mr. Geiger stated he was unsure which design the applicant intended to use. Ms. Starr added that the

information submitted by the applicant does not specify which window configuration will replace each existing window.

Commissioner Zorba stated the Commission needs more specific information from the applicant to decide on the request, as the specification sheet shows multiple window types without identifying where each would be installed.

Commissioner Burns agreed and stated it would be easier to evaluate the request if the same windows were proposed for the entire house.

Commissioner Thurston agreed that additional information is needed.

Mr. Geiger asked for clarification on whether sliding windows would be acceptable or if the Commission would have concerns.

Ms. Starr suggested the Commission provide feedback that Mr. Geiger could relay to the applicant.

Public Comments

Lee Hall, 648 S Lahoma, stated her opposition to changing the window configuration on the front or side of the house.

5-minute break

Mr. Geiger stated he talked with the applicant during break and confirmed the side windows would be four individual panes of glass.

Commission Discussion

Commissioner Zorba stated it would be helpful for the applicant to provide a labeled elevation drawing or other labeled document identifying the location of the proposed windows. He also expressed concern with the proposed windows on the south elevation, noting that landscaping should be considered temporary and that if the foliage were removed it would expose that side of the house. He stated he would prefer that side also be replaced with custom Black Badge windows if replacement is necessary. Commissioner Zorba also requested clarification on the condition of the existing windows. Mr. Geiger stated the windows are currently screwed shut because they are inoperable. Commissioner Zorba noted that additional documentation of the window condition would be helpful for the Commission's review.

Commissioner Thurston stated it would be helpful to know whether the windows were originally installed as non-operable or if they were once operable but have since deteriorated.

Commissioner Skapik expressed concern that the windows are a defining feature of the house and that replacements could significantly alter its appearance. She emphasized the value of preserving original windows when possible, noting that restoration can improve curb appeal and maintain the home's value. She referenced 627 Okmulgee as an example of a home where window restoration, with similar windows to the windows in this home, had been successful.

Commissioner Burns agreed that additional information is needed regarding the location of the proposed windows and stated he supports restoring the existing windows where possible. He also requested additional information and images of the clerestory windows to better understand their current condition and the proposed replacements.

Mr. Geiger asked for postponement of item A.

Motion by Commissioner Thurston to postpone HD 26-04 item A to undetermined date; **Seconded** by Commissioner Skapik.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik, Commissioner Burns

HD 26-04 item A was postponed.

Motion made by Commissioner Skapik to approve HD 26-04 item B) Replacement of exterior doors, as submitted; **Seconded** by Commissioner Posey.

Staff Presentation

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

Commissioner Zorba sought clarification on the location of the proposed doors. Ms. Starr stated Option A is for replacement with all Black Badge glass doors, while Option B includes Black Badge glass doors for the rear elevations while the front door would be the mahogany door as the submitted specification sheet shows.

Applicant Presentation

Jarrod Geiger, the applicant's representative, presented the proposed project.

Commissioner Zorba asked whether specifications were available for the Option A Black Badge glass doors.

Commissioner Burns stated he preferred the mahogany door shown in Option B but noted the Commission would need more detailed information on the other proposed doors.

Public Comments

No public comments

Commission Discussion

Commissioner Zorba stated the request presents a similar issue to the window discussion, noting the Commission needs more detailed information in order to make a decision.

Mr. Geiger stated the applicant informed him the door is shown on page 68 of the agenda packet and is from the Black Badge catalog.

Commissioner Zorba asked whether the dividers are between the panes of glass or applied to the front or back of the glass. Mr. Geiger stated he was unsure but noted the applicant indicated the door shown has six panes that could be modified to different sizes.

Commissioner Posey commented that the doors appear more modern in style.

Commissioner Thurston stated the commission must follow the Guidelines to ensure replacement features remain compatible with the historic neighborhood.

Commissioner Zorba read from the Guidelines stating doors may be replaced with a wood door of an appropriate design for the house and the historic district.

Commissioner Posey stated the Option B door appears to meet that guideline.

Commissioner Burns asked for clarification on the location of the other proposed doors on the house. Mr. Geiger pointed out their locations on the presentation slides.

Commissioner Zorba stated he would be comfortable with Option B, which includes the mahogany front door and Black Badge glass doors for the remaining doors.

Motion by Commissioner Dysart to amend to approve option B; **Seconded** by Commissioner Skapik.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik, Commissioner Burns

Motion by Commissioner Burns to approve as amended to Option B; **Seconded** by Commissioner Posey.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik, Commissioner Burns

HD 26-04 item B was approved as amended.

Motion by Commissioner Burns to approve HD 26-04 item C) replacement of exterior siding, soffit, and trim as presented; **Seconded** by Commissioner Posey.

Staff Presentation

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

Commissioner Thurston asked about the current siding exposure. Ms. Starr stated the existing lap siding is approximately nine-inch width.

Commissioner Zorba asked if staff knew whether the proposed material would be cedar or unfinished wood. Ms. Starr stated the attached specification sheet was the only information provided.

Commissioner Burns asked whether a specification sheet for the soffit was included. Ms. Starr stated none had been submitted.

Applicant Presentation

Jarrold Geiger, applicant representative, presented the proposed project.

Commissioner Zorba asked for more information about the condition of the existing siding.

Commissioner Burns noted the south side appears to be replaced due to the enclosure and installation of new windows. He also asked whether the existing soffit vent would remain. Mr. Geiger stated he did not believe there were plans to remove it.

Commissioner Dysart asked whether the smooth or rough side of the cedar would be visible. Mr. Geiger stated the smooth side would be visible.

Commissioner Thurston requested additional specifications for the soffit. Mr. Geiger asked if she was referring to the type of wood. Commissioner Burns added that the Commission would like clarification on siding details, including whether the material will be smooth plywood or a wood-grain product such as Smart Lap, and whether the existing solid vent around the house will remain or be replaced with new netting. Mr. Geiger confirmed through communication with the applicant that the soffit material would be the same smooth cedar.

Commissioner Burns stated the commission would still like to see formal specifications submitted, noting that without documentation the materials could potentially be changed after approval.

Commissioner Zorba stated he could not find the specifications referenced in the proposed alterations narrative in the meeting agenda packet and requested more specific information from the applicant before approval.

Commissioner Zorba recommended a postponement of item C. Mr. Geiger agreed to postponement.

Motion by Commissioner Thurston to postpone HD 26-04 item C) replacement of exterior siding, soffit, and trim; Seconded by Commissioner Skapik

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik, Commissioner Burns

HD 26-04 item C was postponed.

Motion by Commissioner Thurston to approve HD 26-04 item D) enclosure of rear patio to provide additional living space, as submitted; Seconded by Commissioner Burns.

Staff Presentation

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

Commissioner Zorba stated part of the addition is to add two more windows like the other windows presented but that item was postponed and for this reason this item might need to be postponed as well.

Applicant Presentation

Jarrold Geiger, applicant representative, presented the proposed project.

Commissioner Burns asked whether the applicant plans to demolish the retaining wall and concrete pad shown in the photo of the rear patio area. Mr. Geiger stated he believes the plan is to demolish them.

Commissioner Zorba stated it would be helpful to have a demolition plan identifying which elements will be removed and which will remain, as it is difficult to determine the scope of work from the information provided.

Ms. Starr stated the Commission would need to recommend postponement of the item, noting that waiting for text message responses from the applicant during the meeting was taking too much time and the meeting needed to proceed.

Mr. Geiger agreed to postponement of the request.

Motion by Commissioner Posey to postpone HD 26-04 item D) enclosure of rear patio to provide additional living space; Seconded by Commissioner Thurston.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik, Commissioner Burns

HD 26-04 item D was postponed.

REPORTS/UPDATES

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

Anais Starr reported on active COAs as follows:

- 549 S. Lahoma Avenue - Applicant has submitted a COA request for the north windows, but it was subsequently withdrawn prior to the February meeting. No change from last month.
- 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 have been 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.
- 315 Castro Street - Building permit issued. Work has 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 January 5, 2026:

- 508 Chautauqua - Addition of walkway in rear yard

6. 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 Lunch and Learn postcards were mailed out at the beginning of February. First Lunch and Learn took place on February 27. She encouraged Commissioners who could not attend the first program to attend the second one being held on March 27.

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

Anais Starr discussed projects for FYE 2026-2027 CLG Grant Projects. Ms. Starr stated 2026-27 CLG funding is anticipated to be released in the first week of March.

Staff proposes to apply for the “basics” when CLG funding is available:

- 2-3 Postcard mailings - \$1,800
- NAPC Membership for Commissioners \$150
- Tour App host software maintenance fee - \$1,725
- Conference training - \$3,000
- Lunch and Learn type workshops - \$1,500 each

Total \$8,700 approximately

Commissioner Thurston asked if other types of projects could be funded. Ms. Starr explained the CLG projects must be either education-based project or historic survey projects. She further indicated that historic surveys had become expensive in recent years.

Motion made by Commissioner Skapik to approve application projects for FYE 26-27 CLG funding; **Seconded** by Commissioner Posey.

Voting Yea: Commissioner Zorba, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Skapik, Commissioner Burns

MISCELLANEOUS COMMENTS

ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

Passed and approved this _____ day of _____ 2026.

Historic District



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/6/2026

REQUESTER: Edwin Amaya

PRESENTER: Anais Starr, Planner II/Historic District Preservation Officer

ITEM TITLE: (HD 26-06) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AMENDMENTS TO CERTIFICATES OF APPROPRIATENESS 24-08 AND 25-04 FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING: A) MODIFICATIONS TO THE CONCRETE PATIO AND COVERED PERGOLA; B) MODIFICATIONS TO THE FRONT WALKWAY AND YARD; C) EXTENSION OF THE RETAINING WALL; D) CHANGE IN THE EXTERIOR WALL MATERIALS; E) THE ADDITION OF TWO EXTERIOR DOORS ON THE SOUTH SIDE OF THE STRUCTURE; F) MODIFICATIONS TO THE GARAGE DOOR DESIGN; G) MODIFICATIONS TO THE WINDOWS.

Background

Historical Information

2014 Southridge Historic District Nomination Survey Information:

1320 & 1320 ½ Oklahoma Ave. Circa 1959. No architectural style. The two-story, asbestos-sided, garage apartment has a moderately pitched, asphalt-covered, side-gabled roof and a concrete foundation. The entire first floor has been converted to a living space with double windows, likely replacing the garage doors. Large metal-shed roofed carport extends over a double-car concrete drive. The second-floor side entry porch is uncovered. Decorative wood shutters on the second floor were removed, and the building was painted in recent years. (The structure was demolished in October 2024.)

Sanborn Insurance Map Information

This section of the Southridge Historic District does not appear on the Sanborn Insurance Maps.

Previous Actions

July 1, 2024 – A COA was granted for the demolition of the carport; demolition and replacement of an existing entry canopy on the first floor; installation of a new entry

canopy on the second floor; replacement of the existing siding with alternative siding material; replacement of all existing windows; installation of a new storage shed; installation of a side yard fence; expansion of the existing walkways; addition of new windows and/or dormers to attic space; replacement of a retaining wall in rear yard; installation of a side yard fence; elimination of south entry door; replacement of the rear entry door; and installation of a parking pad off the alleyway.

October 14, 2024 – The Historic Preservation Officer visited the site and found the principal structure had been demolished. A Stop Work Order was issued for violation of the Historic District Ordinance.

November 4, 2024 – The Commission heard a COA request for the ex post facto demolition of the existing structure. The Commission postponed the item to December 2, 2024, to allow the applicant time to provide evidence of the structure’s instability.

December 2, 2024 – A COA request for demolition of the existing structure *ex post facto* was reviewed and approved by the Commission.

February 3, 2025 – A COA request for a) construction of a new house with an attached garage; b) construction of a detached accessory dwelling unit; c) construction of a concrete patio with a covered pergola was postponed to allow the applicant time to revise the submittal.

March 8, 2025 – A COA request for a) construction of a new house with an attached garage; b) construction of a detached accessory dwelling unit; c) construction of a concrete patio with a covered pergola was approved as submitted, except for the windows for the house and accessory dwelling unit, which were postponed.

April 7, 2025 – A COA request for a) windows for a proposed new house with an attached garage; b) windows for a proposed detached accessory dwelling unit was approved.

Background Information

This property’s current zoning designation is R-1, Single-Family Dwelling District. This zoning designation allows for a single-family dwelling or a single-family dwelling and an accessory dwelling unit (ADU).

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.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.*

Overall Project Description

The applicant was approved for a new house, accessory dwelling unit, and a covered pergola at the March 8, 2025, Historic District Commission meeting. The applicant is now returning to the Commission to request modifications to the approved design for the property with the following amendments:

- Change the exterior wall material for the house to brick, stone, and cedar accents.
- Request the addition of two exterior doors on the south side of the house.
- Modify windows to accommodate internal programming.
- Modify the proposed garage door design.
- Modify the proposed front walkway and yard with the addition of pavers.
- Modifications to the proposed patio and pergola structure.
- Extend the proposed retaining wall along the south property line.

To meet the maximum impervious surface coverage requirements and provide for more outdoor living space, the applicant has removed the previously approved Accessory Dwelling Unit (ADU) from the plans. Additionally, the applicant will be seeking to install a four-foot wood picket fence in the front yard through the Administrative Bypass process.

The applicant has provided detailed drawings showing the original design and the proposed revisions.

REQUEST

a) Modifications to the concrete patio and covered pergola.

Project Description:

The applicant proposes to increase the size of the concrete pad and pergola sizes, add a support column to the pergola, and change the pergola roof material. The width of the concrete patio is proposed to increase from 19' x 15' with a total of 285 square feet to 26'6" by 13' for a total of 344.5 square feet. The detached wood pergola is proposed to increase from 11' by 17.2' and approximately 246 square feet to 11' by 20.5' and approximately 266.5 square feet. An additional support column is proposed for the pergola. The originally asphalt shingle roof is now proposed to be replaced with a high-impact polycarbonate material. The pergola's roof will slope towards the rear yard, to allow water to drain away from the house. The covered pergola meets the required setbacks of the Zoning Ordinance. This increase in size still meets the maximum impervious surface coverage requirements.

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. (0-0910-12).*

36.535.g.6. Infill construction. *In the case of new or infill construction in Historic Districts, it is not the intent of this chapter to limit new construction to any one period or architectural style, but to preserve the overall integrity of Historic Districts and*

architectural resources and to ensure that new construction is compatible with existing historic and architectural resources.

Preservation Guidelines

2.2 Guidelines for Site Features

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

2.2 Guidelines

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

.1 Garden Structures. *Garden structures, such as pergolas and trellis, larger than 120 square feet, are to be located behind the principal structure with very limited or no visibility from the front right-of-way. A front- or side-yard installation can be considered if documentation shows one existed historically. Structures abutting or attached to the principal structure will be reviewed as a building addition. Structures that have a roof and/or sides will be reviewed as accessory structures.*

.2 Materials. *Structures are to be comprised of wood. Metal, composite wood, or cement fiberboard will be considered on a case-by-case basis. Vinyl is prohibited.*

.3 Height. *The structure shall be no taller than the height of the principal structure.*

Considerations/Issues:

The proposed covered patio meets the Zoning Ordinance setback and impervious surface requirements. This structure meets the *Guidelines for Site Features* in terms of location and height.

While the proposed polycarbonate roof material is not specifically addressed in the *Guidelines*, it is a modern-day material and, due to its characteristics, will not be visible from the front streetscape. The Commission would need to determine if the proposed amendments to the concrete patio and pergola meet the *Preservation Guidelines* and are compatible with the Southridge District.

Commission Action: (HD 25-06) Consideration of approval, rejection, amendment, and/or postponement of amendments to Certificates of Appropriateness 24-08 and 25-04 for the property located at 1320 Oklahoma Avenue for the following: a) modifications to the concrete patio and covered pergola.

REQUEST

b) Modifications to the front walkway and yard.

Project Description:

The applicant proposes expanding the width of the front walkway and installing pavers to create an outdoor space near the house's entryway. The front walkway is proposed to expand from 3.0' in width to 4'4" to create a more formal path to the front door.

Additionally, a small outdoor space on the north side of the walkway is proposed with the addition of pavers and decking.

Historic District Ordinance

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.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

2.9 Sidewalks, Driveways, and Off-Street Parking

.8 Sidewalk Location. *Sidewalks on private property shall be maintained in their traditional location, usually perpendicular to the street, unless there is historical documentation of another location.*

.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.*

Issues and Considerations:

The *Preservation Guidelines* state that walkways are to be in the traditional location found in the neighborhood unless there is historical documentation of another location. In this case, this noncontributing structure has not historically had a walkway in the front yard. However, a walkway from the front door to the driveway received a COA at the July 1, 2024, Historic District Meeting as a practical means to reach the front door from the driveway. The applicant is now proposing to slightly expand the front walkway to provide a more formal entrance path to the house. The proposed walkway expansion is minimal and would have little impact on the historic streetscape of this section of Southridge Historic District.

The applicant is also proposing to add pavers near the front entryway for a seating area. The *Guidelines* state “paved areas should be compatible in location, configuration, and materials with existing walkways” and “shall not overwhelm the principal structure”. A request for a front-yard patio is unusual for the Historic Districts and has not been requested before. However, several factors make this property unique. This parcel is noncontributing due to its construction in 1959, a decade later than most of the remainder of the Southridge neighborhood. Additionally, due to the lot’s configuration, it is the only parcel to front onto Oklahoma Avenue. It should also be noted that the properties located along the east side of Oklahoma Avenue are not within the Southridge Historic District. For these reasons, the addition of a seating area in the front yard may not be impactful to this parcel and will have a limited impact to the streetscape of the Southridge District.

The Commission needs to determine whether the proposed modifications to the walkway and yard meet the *Preservation Guidelines* and are compatible with this structure and the Southridge District.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of amendments to Certificates of Appropriateness 24-08 and 25-04 for the property located at 1320 Oklahoma Avenue for the following: b) modifications to the front walkway and yard.

REQUEST

c) Extension of the retaining wall.

Project Description:

At the July 1, 2024, Historic District Commission meeting, the replacement and expansion of the retaining wall along the west property line was approved. The applicant is now requesting an amendment to the COA to allow expansion of the retaining wall along the south property line. The retaining wall will allow for a level side yard. The wall will be comprised of CMU blocks and will require a building permit. Since a building permit is required, a Certificate of Appropriateness is also required.

Historic District Ordinance

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.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.*

Issues and Considerations:

The *Preservation Guidelines* do not specifically speak to retaining walls. However, the *Guidelines* do allow for the installation of modern-day structures in the rear yard, especially when there is no visibility from the front, as is the case with this proposed retaining wall. The design and material are typical of a modern-day retaining wall.

The Commission will need to determine if the proposed retaining wall meets the *Preservation Guidelines* and whether such proposed work is compatible with the Southridge District.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of amendments to Certificates of Appropriateness 24-08 and 25-04 for the property located at 1320 Oklahoma Avenue for the following: c) extension of the retaining wall.

REQUEST

d) Change in the exterior wall materials.

Project Description:

At the March 8, 2025, Historic District Meeting, a COA was approved for a new house. At that time, the applicant proposed LG Smart lap siding for the exterior walls with a cedar surround for the entryway. The applicant is now requesting an amendment to the COA to replace the lap siding with brick as the main exterior wall material along with a stone surround entryway. A stone wainscot of the same material is also proposed along the bottom of the house. Cedar trim details are proposed above the front and side windows. The applicant has submitted an elevation drawing and a color rendering to illustrate these proposed amendments to the house design.

Historic District Ordinance**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.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**4.5 Guidelines for New Primary Structures**

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

.1 Consider Historic Context. *Design new structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks. Proposals for new construction shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setback and design.*

.3 Select Compatible Finishes. *Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.*

.4 Design. *Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict the proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.*

.7 Avoid False Historical Appearance. *New structures shall be of their own time period and easily distinguishable from the historic structure.*

Issues and Considerations:

The *Preservation Guidelines* state that new primary structures are to use materials compatible with historic structures in the Southridge District. Brick is a traditional material typical of Southridge's historic structure and meets the *Guidelines*. Cedar is also a traditional material; however, its application as a detail above the window is not typical of structures of the Southridge Historic District. This is also true of the proposed stone wainscot and stone front door surround. While stone is found on structures in Southridge, the proposed application and design for this request is not typical of the district. However, the *Guidelines* also state that new primary structures are to be a design of their own time.

The Commission will need to determine whether the proposed exterior wall materials and design meet the *Preservation Guidelines* and are compatible with the Southridge District.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of amendments to Certificates of Appropriateness 24-08 and 25-04 for the property located at 1320 Oklahoma Avenue for the following: d) change in the exterior wall materials.

REQUEST

e) The addition of two exterior doors on the south side of the structure.

Project Description:

The applicant proposes the addition of two exterior doors on the south side of the house. He is requesting to use the same steel door previously approved on the rear of the house. Drawings illustrating the new doors on the south elevation were submitted along with specifications for the door.

Historic District Ordinance

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.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

4.5 Guidelines for New Primary Structures

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

.2 Select Windows and Doors Carefully. *Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.*

.3 Select Compatible Finishes. *Select materials and finishes for proposed new*

buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.

.4 Design. *Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict the proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.*

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):

.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.*

Issues and Considerations:

The *Preservation Guidelines* state doors in new primary structures are to be compatible in material, proportion, pattern, and detail with historic structures in the district.

The placement of two doors adjacent to each other on the side of the house is not typical of historic structures in the district. The Commission has approved the use of a steel door on the rear of a structure with no visibility, and safety is a concern. In this case, the new doors are proposed on the south side of the house and will have limited visibility.

The Commission will need to determine whether the proposed doors meet the *Preservation Guidelines* and are compatible with the Southridge District.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of amendments to Certificates of Appropriateness 24-08 and 25-04 for the property located at 1320 Oklahoma Avenue for the following: e) the addition of two exterior doors on the south side of the structure.

REQUEST

f) Modifications to the garage door design.

Project Description:

The applicant is requesting revisions to the garage door design previously approved. The revisions include increasing the height from 7' to 8' in height and adding window lites at the top of the overhead garage door. The door material remains as previously approved, which is a metal door with composite trim to create the design shown in the submitted drawings.

Historic District Ordinance

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.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

4.5 Guidelines for New Primary Structures

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

.1 Consider Historic Context. Design new structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions, finished floor elevation, size of door and window openings, roof shape, and setbacks.

Proposals for new construction shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setback and design.

.2 Select Windows and Doors Carefully. Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.

.3 Select Compatible Finishes. Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.

.4 Design. Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict the proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.

.7 Avoid False Historical Appearance. New structures shall be of their own time period and easily distinguishable from the historic structure.

2.4 Guidelines for Garages

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

.8 New Garage Materials. The following may be considered on a case-by-case basis for new garages:

- a. Aluminum clad doors and windows are allowed for garages located of an alleyway or behind the rear elevation of the house, with no or limited visibility from the front right-of-way.
- b. Wood, wood composite or metal overhead garage doors with wood/wood

composite trim are allowed.

Issues and Considerations:

The *Preservation Guidelines* state that new primary structures are to use materials compatible with historic structures in the district. The *Guidelines* further state that new garage construction is allowed to request metal with wood composite trim, as is proposed in this case.

The height of the garage door and the addition of a top row of window lites are typical of a modern-day garage. The proposed modifications to the garage door are minimal and maintain the original design intent previously approved.

The Commission will need to determine whether the proposed garage door modifications meet the *Preservation Guidelines* and are compatible with the Southridge District.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of amendments to Certificates of Appropriateness 24-08 and 25-04 for the property located at 1320 Oklahoma Avenue for the following: f) modifications to the garage door design.

REQUEST

g) Modifications to the windows.

Project Description:

The applicant is requesting to amend the previously approved COA to allow adjustments to the quantity, placement, and size of the windows to accommodate changes to the internal programming of the house. The same aluminum windows previously approved by COA will be utilized. The revised sizes and placements are shown on the submitted drawings.

Historic District Ordinance

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.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

4.5 Guidelines for New Primary Structures

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

.1 Consider Historic Context. *Design new structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportions,*

finished floor elevation, size of door and window openings, roof shape, and setbacks. Proposals for new construction shall include streetscape elevation drawings that depict proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setback and design.

.2 Select Windows and Doors Carefully. *Select windows and doors for new buildings that are compatible in material, proportion, pattern, and detail with the windows and doors of historic buildings in the district. See Chapters 3.11 through 3.14.*

.3 Select Compatible Finishes. *Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in historic buildings in the district in terms of composition, scale, pattern, detail, texture, and finish.*

.4 Design. *Design new primary structures to be compatible with historic buildings in the district in terms of size, scale, height, form, massing, proportion, finished floor elevation, size of door and window openings, and roof shape. Proposals for new primary structures shall include streetscape elevation drawings that depict the proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, and design.*

.7 Avoid False Historical Appearance. *New structures shall be of their own time period and easily distinguishable from the historic structure.*

Issues and Considerations:

The applicant proposes the same aluminum windows approved by a previous COA. The applicant is requesting minor modifications to the placement and opening sizes of the previously approved windows on this proposed structure. The requested windows are in harmony with the previously approved windows in terms of size and placement. The requested changes do not appear to significantly alter the exterior design proposed for this new structure.

The Commission will need to determine whether the proposed modifications to the windows meet the *Preservation Guidelines* and are compatible with the Southridge District.

Commission Action:

Consideration of approval, rejection, amendment, and/or postponement of amendments to Certificates of Appropriateness 24-08 and 25-04 for the property located at 1320 Oklahoma Avenue for the following: g) modifications to the windows.



Instructions for Historic District Certificate of Appropriateness Application

City of Norman Planning & Community Development – 225 N. Webster Avenue – Norman, OK 73069 – (405) 307-7112

APPLICATION SUBMITTAL STEPS

- Step 1:** Review the Historic District Preservation Guidelines available at the City of Norman website (<http://www.normanok.gov/planning/historic-preservation>) or by calling (405) 366-5392.
- Step 2:** Contact the Historic Preservation Officer to discuss proposed work at (405) 366-5392 or at anais.starr@normanok.gov
- Step 3:** Submit your application, supporting documents and application fee if applicable, by the deadline. Submission deadline is by the end of the first business day of the month.

REQUIRED DOCUMENTS

Applications will be scheduled for review at the next Historic District meeting only if the completed application and all required materials are submitted through the [online portal](#) by the end of the first business day of the month.

- Certificate of Appropriateness (COA) Application Form (see attached)**
- Property Documentation**
 - Copy of deed showing ownership. If owned by LLC or Trust, documents must be submitted showing the authority to apply.
- Certified Adjacent Property Ownership List**
 - A Certified adjacent property ownership list (using City provided Adjacent Radius Map and certified by an approved professional or the Cleveland County Assessor’s Office) must be provided.
- Site Plan (drawn to scale)**
 - Existing and proposed buildings and site elements (including garages, sheds, fences, walls, sidewalks, driveways, parking areas, patios, decks, pools, and trees).
 - Adjacent property structures shown (for additions or new construction).
- Supporting Documents**
 - Photos documenting existing conditions and materials to be altered or replaced.
 - Illustrations of proposed design, materials, and finishes (photos, drawings, and/or samples)
 - Elevation drawings and floor plan showing dimensions, exterior materials, architectural features, doors, windows, roofs, foundations, porches, steps, ramps, railings, and related elements.
 - Specification sheet for proposed materials.
 - Narrative explaining proposed project.
- Additional Requirements (if applicable)**
 - Tree Preservation Plan for major projects (show existing trees, protection methods, and any removals).
 - New construction or additions: streetscape elevation with adjacent properties shown, site photos (front/side/rear), topography (if grade changes), height and floor comparisons to adjacent properties, façade elevations, and floor plans.
- Application Fee** - \$ 75. If an application is approved by Administrative Bypass, there is no application fee.

WHATS NEXT?

Once your application is submitted, the Historic Preservation Officer will review it for completeness. Complete requests are scheduled for a public hearing at the next Historic District Commission meeting (held the first Monday of each month). A notice sign will be posted on the property, and adjacent owners will be notified by mail. You or a representative must attend the meeting, where the Commission will hear public comments and vote on the request. Denials may be appealed to the Board of Adjustment.



Historic District Certificate of Appropriateness (COA) Application

City of Norman Planning & Community Development – 225 N. Webster Avenue – Norman, OK 73069 – (405) 307-7112

SECTION 1: APPLICANT INFORMATION

Applicant Name: Edwin A. Amaya **Address of Proposed work:** _____

 1320 Oklahoma Ave, Norman OK 73071

Phone number and email of contact person: _____

Applicant relationship to owner: Self Contractor Engineer Architect

Property Owner's name, phone number, and email (if different than applicant): _____

REQUIRED DOCUMENTS

Applications will be scheduled for review at the next Historic District meeting only if the completed application and all required materials are submitted through the online portal by the first business day of the month. Support documents such as site plan, elevation drawings, specification sheets, and narrative must be submitted with the COA application form to be considered complete (see first page for list of required documents).

SECTION 2: PROPOSED WORK

Project(s) proposed (Work not listed here cannot be reviewed): _____
 Requesting the following amendments to the previously approved COA 24-08 and 25-04:
 1- Modifications to the proposed patio and covered pergola; 2- Upgraded proposed front entryway walkway
 3- Extension of proposed retaining wall, 4-Upgrade exterior material to brick and stone
 5- Request two additional exterior doors, 6-Change proposed garage door design
 7- Modify proposed exterior window openings and placement , 8- Removal of ADU
 9- Request new picket fence

SECTION 3: AUTHORIZATION AND SIGNATURES

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 Owners Signature:  **Date:** 03/02/2026

Property Owner's Printed Name: Edwin Amaya

(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 Representatives Printed Name: _____

Authorized Representatives Signature: _____ **Date:** _____



HD 25-04



The City of Norman, Oklahoma

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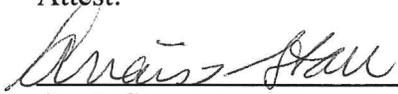
## Historic District Commission Certificate of Appropriateness

**Owner:** Edwin Amaya  
1320 Oklahoma Avenue  
Norman, OK 73071

A Certificate of Appropriateness has been issued for the property located at:  
*1320 Oklahoma Avenue*

**For the construction of a new house with an attached garage, excluding the windows, construction of a detached accessory dwelling unit, as submitted, and the construction of a concrete patio and covered pergola, as submitted.**

  
\_\_\_\_\_  
**Michael Zorba, Chair**  
Historic District Commission

Attest:  
  
\_\_\_\_\_  
**Anaïs Starr**  
Historic Preservation Officer

**Approved:** March 3, 2025  
**Effective Date:** March 13, 2025  
**Expiration Date:** March 13, 2026

*This COA is valid for 12 months. Work must commence by expiration date or be re-reviewed by the Historic District Commission. If you have any questions, please contact the Historic Preservation Officer, Anaïs Starr, at 405-366-5392 or [Anaïs.starr@normanok.gov](mailto:Anaïs.starr@normanok.gov).*

Your project may require a permit. Please check with the Development Services Department located at 225 N. Webster, 405-366-5313. To obtain a permit, please submit a copy of this COA with your request.

# SITE PLAN

### GENERAL INFO

ADDRESS: 1320 OKLAHOMA AVE. NORMAN, OK 73071  
 BLDG TYPE: RESIDENTIAL SINGLE FAMILY HOME  
 BEDROOM COUNT: 5  
 BATHROOM COUNT: 5

### AREAS

LOT SIZE: 4,125.00 SF  
 FOOTPRINT: 1,551.00 SF  
 GROSS AREA: 3,111.00 SF  
 CONDITIONED AREA: 2,423.00 SF

SIDEWALK: 121.03 SF  
 DRIVEWAY: 450.00 SF  
 PATIO: 339.64 SF  
 RET. WALL: 66.22 SF  
 CONDENSER PADS: 18.00 SF  
 TOTAL IMPERVIOUS SF: 2,545.89 SF  
 TOTAL IMPERVIOUS %: .61.72% (MAX. 65%)

### STRUCTURAL

FOOTING: 18" WIDE x 24" DEEP WITH 4 #5 REBAR  
 FRAMING: EXTERIOR WALL 6" WOOD STUD  
 EXTERIOR: BRICK, STONE AND WOOD ACCENTS  
 FINISHED FLOOR: 6" ABOVE PREVIOUS F.F.

### TRACT DESCRIPTION

THE NORTH 55 FEET OF LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), IN BLOCK ONE (1), OF SOUTHRIDGE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

### HISTORICAL DISTRICT:

REQUESTING THE FOLLOWING AMENDMENTS TO THE PREVIOUSLY APPROVED COA 24-08 AND 25-04:

THE F.F. ELEVATION HAS BEEN APPROVED TO BE 6" ABOVE PREVIOUS F.F. ELEVATION

### OTHER:

STRUCTURES: NO STRUCTURES ON SITE  
 TREES: NO TREES ON SITE  
 FLOOD: LOT NOT IN FLOOD AREA - SEE A106

**OKLAHOMA AVE**  
 50' TOTAL R.O.W.



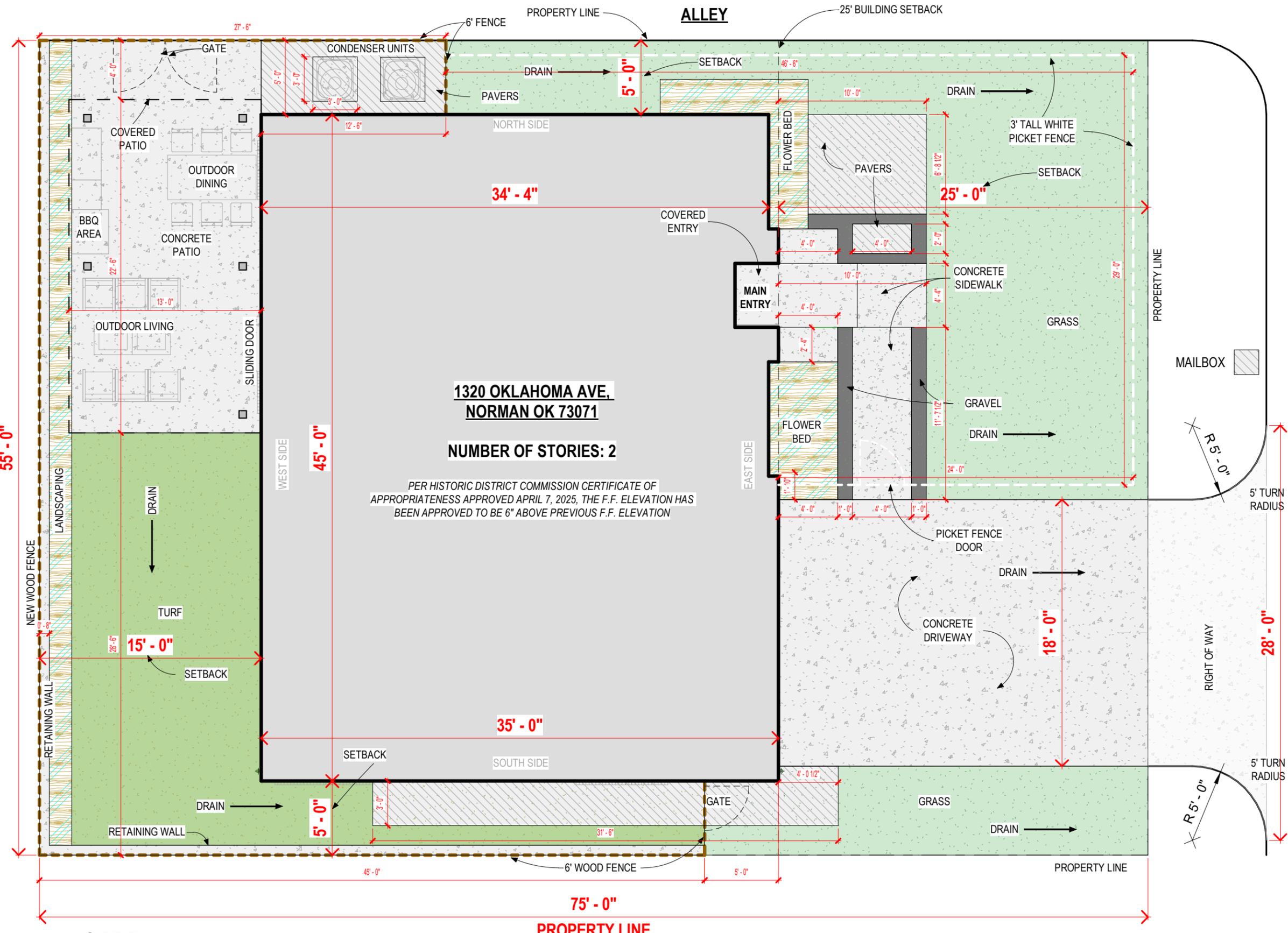
**W.W. HOUSE**  
 1320 Oklahoma Av. Norman OK 73071

**A100**  
 SITE PLAN

Scale: As indicated

34

3/12/2026 3:52:18 PM



1 SITE PLAN  
 1 : 80

Requesting the following amendments to the previously approved COA 24-08 and 25-04:

Item 2.



**Updated  
Garage  
Door**

**Updated  
Covered  
Pergola**

**Updated  
Entry  
Sidewalk**

**Updated  
Materials**

**Requesting the following amendments to the previously approved COA 24-08 and 25-04:**

Item 2.



**Updated Window Openings and Placement**

**New Doors**

**Removal of ADU**

**Updated Retaining Wall - Not visible from street**

**New Fence**

# Requesting the following amendments to the previously approved COA 24-08 and 25-04:

- 1- Modifications to the proposed patio and covered pergola
- 2- Upgraded proposed front entryway walkway
- 3- Extension of proposed retaining wall
- 4- Upgrade exterior material to brick and stone
- 5- Request two additional exterior doors
- 6- Change proposed garage door design
- 7- Modify proposed exterior window openings and placement
- 8- Removal of ADU
- 9- Request new picket fence

# **1- Modifications to the proposed patio and covered pergola**

**+ SAME ARCHITECTURAL STYLE**

**+ NEW COLUMN AND SLIGHTLY BIGGER PATIO**

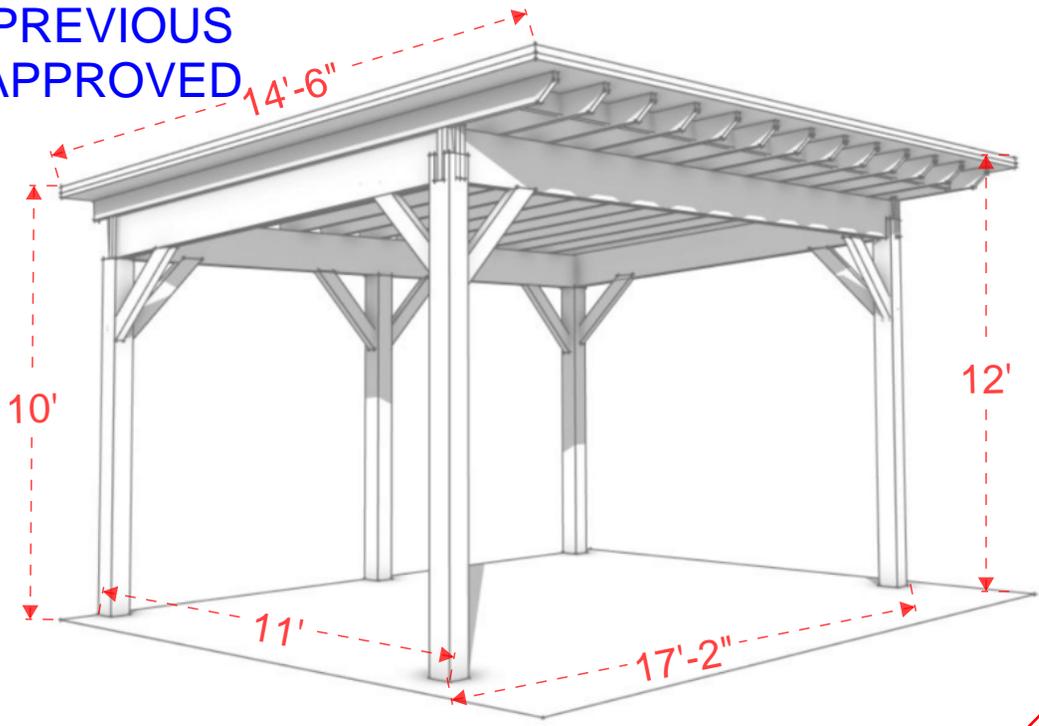
**+ ROOF MATERIAL UPGRADE**

**1**

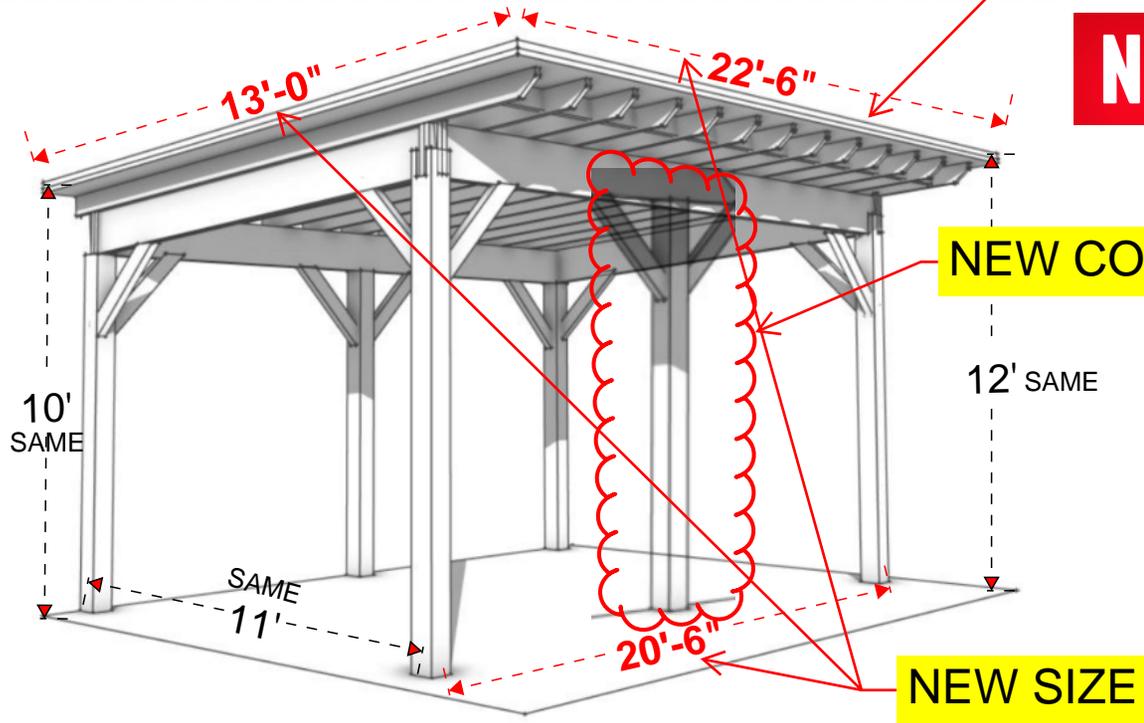
# 1- Modifications to the proposed patio and covered pergola

Item 2.

PREVIOUS APPROVED



No ADU allows more room for pergola

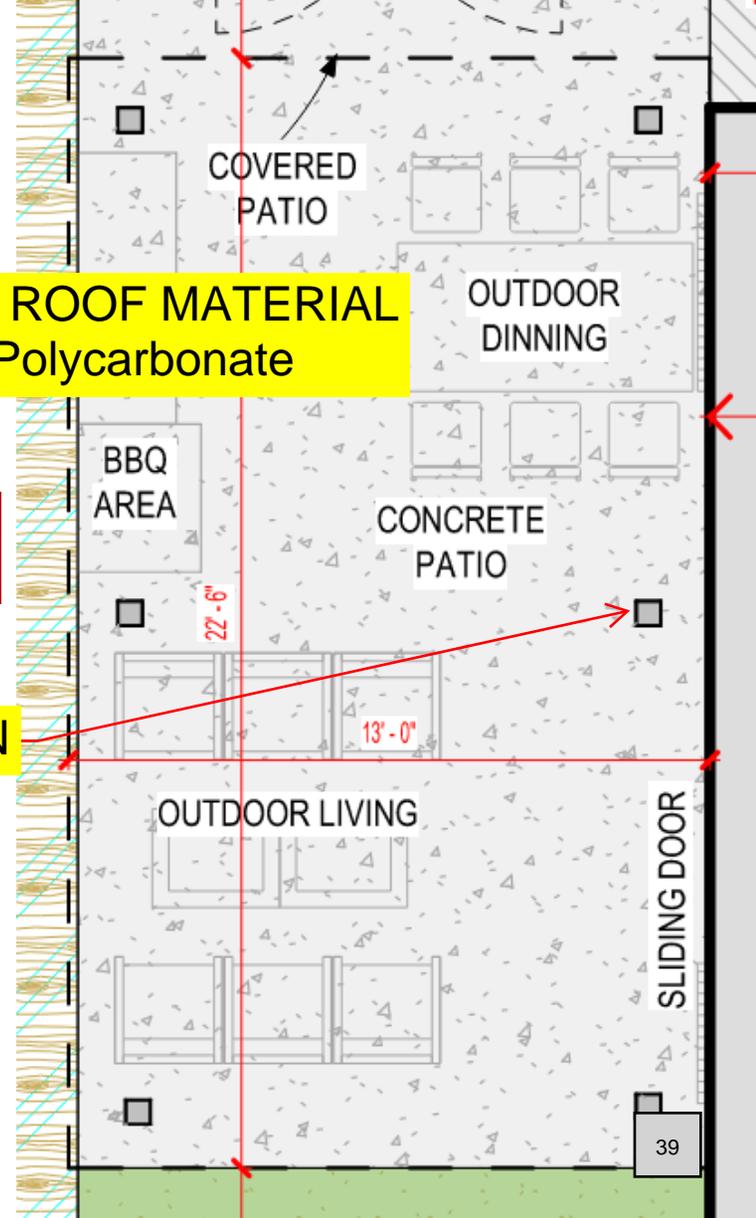


NEW ROOF MATERIAL  
Polycarbonate

NEW

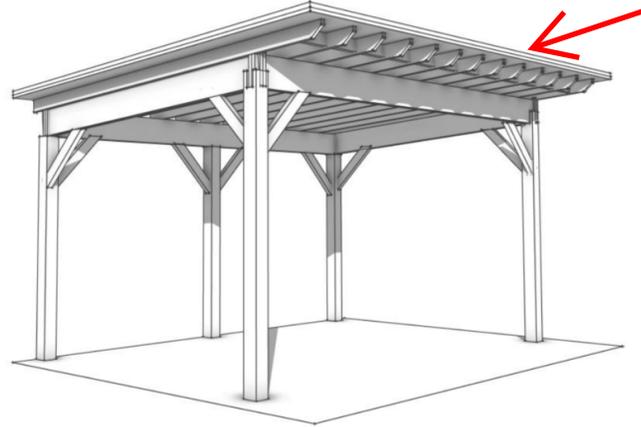
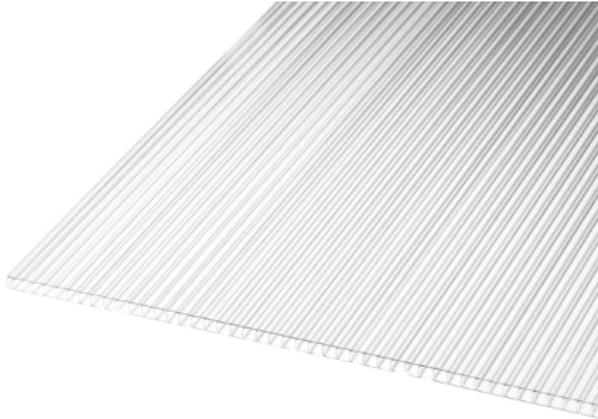
NEW COLUMN

NEW SIZE



# 1- Modifications to the proposed patio and covered pergola

Item 2.



**NEW ROOF MATERIAL FROM ASHPALT SINGLES TO HIGH IMPACT POLYCARBONATE**

**Brand:** AmeriLux International  
**Ref:** MultiLite

**Size:** 4-ft x 8-ft Ribbed Clear Polycarbonate plastic Roof Panel

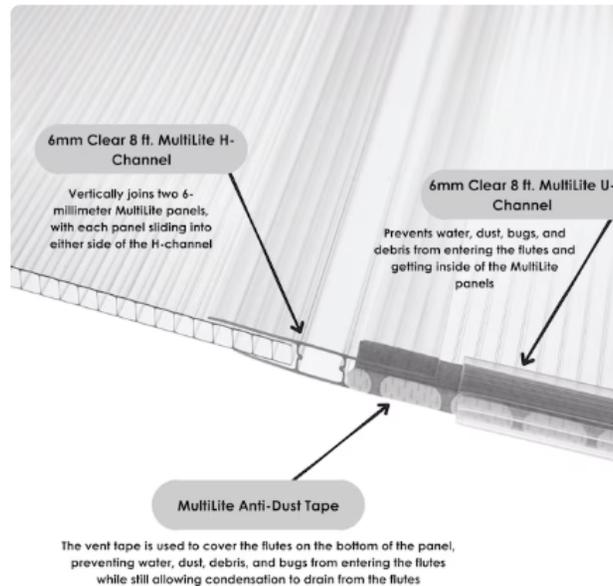
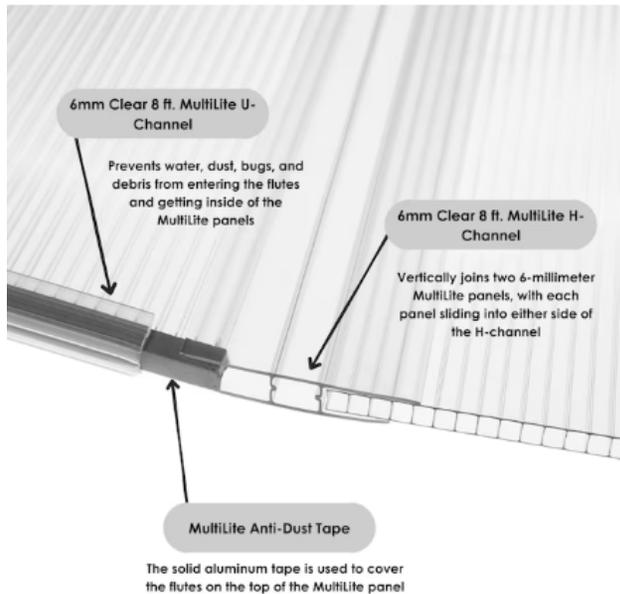
## Key Benefits for Patios

**Light Transmission:** Lets light in without the harsh heat gain

**Weather Protection:** Resistant to wind, snow, and hail.

**UV Filtering:** Co-extruded UV protection on the surface prevents yellowing and protects furniture.

**Lightweight & Durable:** Easy to handle during installation and long-lasting.



## **2- Upgraded proposed front entryway walkway**

**+ MORE CURB APPEAL**

**+ KEEP BELOW REQ' IMPERVIOUS %**

**2**



# 3- Extension of proposed retaining wall

+ SAME HEIGHT

+ ADDITIONAL LENGTH

+ UPDATED STRUCTURE

3

### 3- Extension of proposed retaining wall

Item 2.



# 3- Extension of proposed retaining wall

Item 2.



**Only visible from within property**

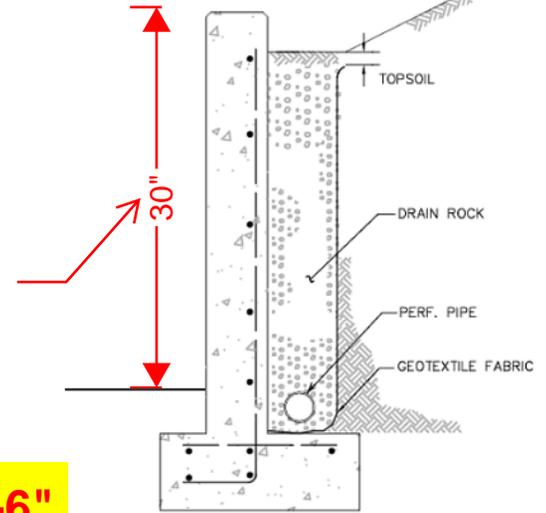
- + Concrete retaining wall**
- + Smooth finish**
- + Concrete footing**
- + Re-bar reinforcement**
- + 9" wide**
- + Concrete 3500 psi**
- + Chamfered edge for safety**
- + Same average height as previously approved, 30"**

# 3- Extension of proposed retaining wall

Item 2.

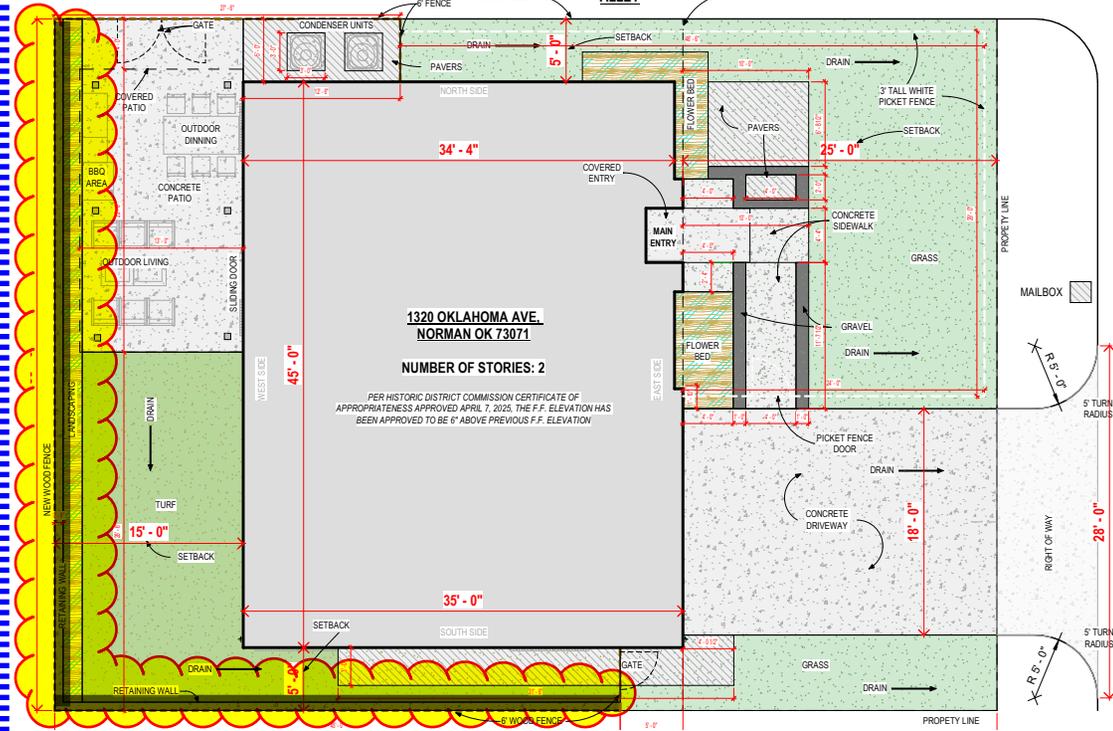
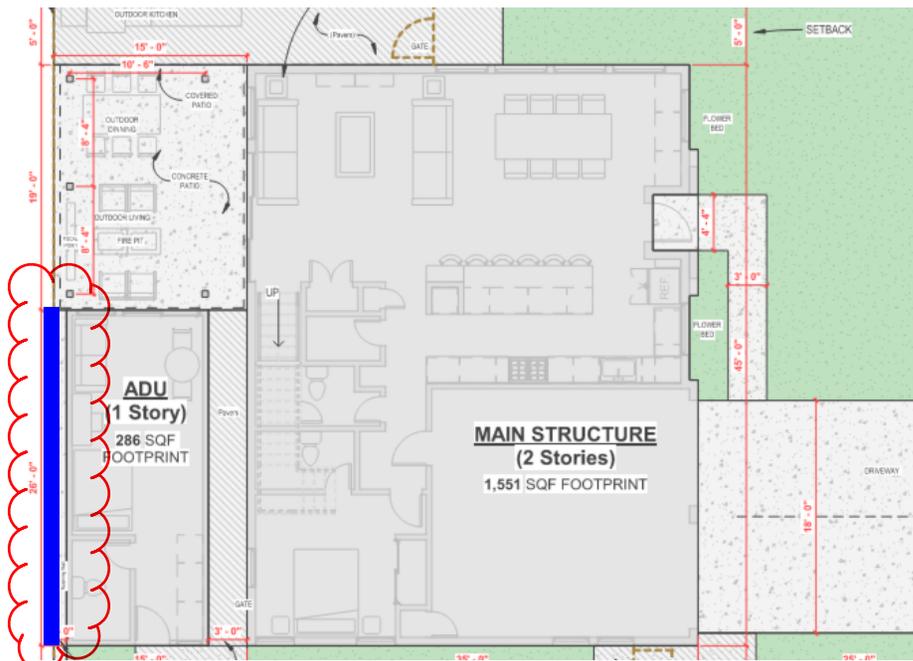
To mitigate water overflow flow the request is to **extend the length** of the retaining wall from **36 feet** to **105 feet**.

Average height over low ground 30"



Prior approval = 36ft

New Requested L: 99'-6"



**NEW**

# **4-Upgrade exterior material to brick and stone**

**+ FROM SIDING TO BRICK**

**+ ADD STONE BASE**

**+ USED APPROVED WOOD FOR WINDOW HEADERS**

**4**

# 4-Upgrade exterior material to brick and stone

Item 2.



**King Size Brick are 9 5/8" L x 2 5/8" H x 2 3/4"**

**Brick upgrade from Siding**

## King Size Brick

**Category:** Columns, Structural Columns, Structural Rebar, Walls

**Family Number:** 042000

**Family:** UNIT MASONRY

Outstanding curb appeal and versatility have made King Size Brick the best selling item in the Acme Brick product line. Furthermore, their face dimensions make them cost-efficient. Compared with standard size brick, Acme King Size brick can lower total brick wall cost by *25% or more*.

King Size Brick are 9 5/8" L x 2 5/8" H x 2 3/4" thru the wall, for a nominal face dimension of 10" x 3" with a standard 3/8" mortar joint. They conform to ASTM C652 and are made at most Acme Brick plants.

Use of Acme King Size Brick results in lower labor cost, lower mortar cost, and faster construction time. Just as important, you can trust Acme Brick Company's record of reliability, color selection, and technical assistance.

### 3.1 Mixture\*

Substances and hazard classification based on dust composition

| Ingredient                   | CAS No.    | % (w/w) | Hazard Classification (GHS-US)                                                                                                                                               |
|------------------------------|------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aluminum silicates (kaolins) | 12141-46-7 | 50 - 85 | <ul style="list-style-type: none"> <li>• Skin Irritation 2, H315</li> <li>• Eye Irritation 2B, H320</li> <li>• STOT-SE<sup>(1)</sup> 3 (Respiratory), H335</li> </ul>        |
| Quartz (silica, crystalline) | 14808-60-7 | 15 - 40 | <ul style="list-style-type: none"> <li>• STOT-SE 3 (Respiratory), H335</li> <li>• Carcinogenicity 1A, H350</li> <li>• STOT-RE 2<sup>(2)</sup> (Respiratory), H372</li> </ul> |
| Chromium oxide compounds     | 1308-38-9  | 0 - 3   | <ul style="list-style-type: none"> <li>• Not classified in this matrix product</li> </ul>                                                                                    |
| Manganese compounds          | 1344-43-0  | 0 - 3   | <ul style="list-style-type: none"> <li>• Not classified in this matrix product</li> </ul>                                                                                    |
| Calcium carbonate (lime)     | 471-34-1   | 0 - 3   | <ul style="list-style-type: none"> <li>• Not classified in this matrix product</li> </ul>                                                                                    |
| Iron oxide compounds         | 1309-37-1  | 0 - 3   | <ul style="list-style-type: none"> <li>• Not classified in this matrix product</li> </ul>                                                                                    |

*fn*<sup>(1)</sup> Specific Target Organ Toxicity – Single Exposure  
*fn*<sup>(2)</sup> Specific Target Organ Toxicity – Repeated Exposure  
 \*This product may contain elements such as aluminum, arsenic, boron, calcium, chromium, cobalt, copper, lead, molybdenum, nickel, tin, titanium, vanadium and zirconium in trace amounts that do not contribute to the hazards of this product.

# 4-Upgrade exterior material to brick and stone

Item 2.



Canyon Sunset – King – Heritage



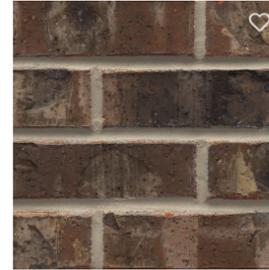
Casa Blanca – King – Heritage



Cloudcroft – King – Heritage



Concordia – King – Heritage



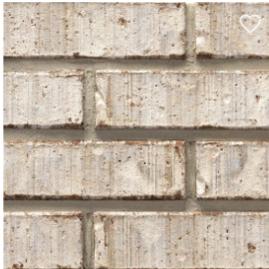
Copperas Cove – King – Heritage



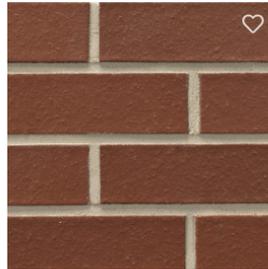
Cottonwood – King – Heritage



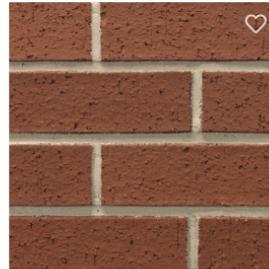
Coventry Cottage – King – Heritage



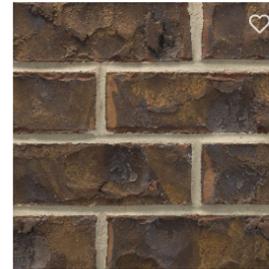
Creedmoor – King – Heritage



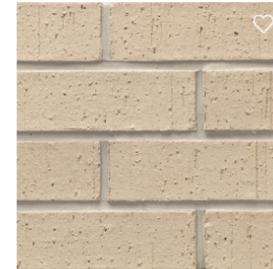
Crimson – King – Smooth



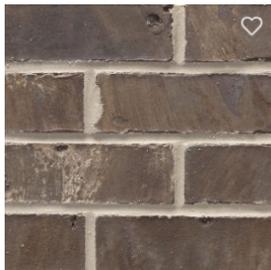
Crimson – King – Velour



Denton Antique – King – Heritage



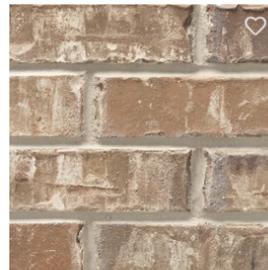
Dove Gray – King – Velour



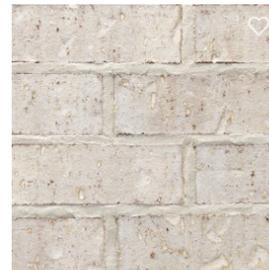
Elderwood – King – Heritage



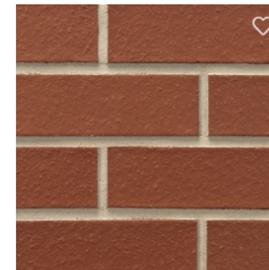
Escalante – King – Heritage



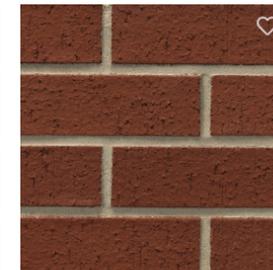
French Chateaux – King – Heritage



Frostwood – King – Heritage



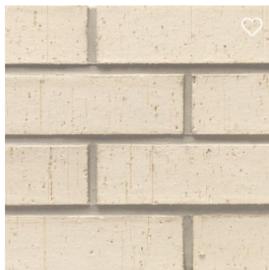
Garnet – King – Smooth



Garnet – King – Velour



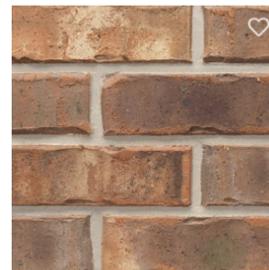
Glacier Bay – King – Heritage



Glacier White – King – Velour



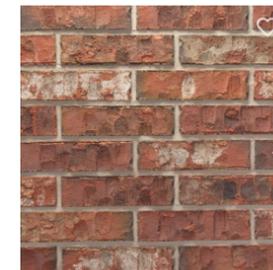
Gray Mist – King – Heritage



Grayson Manor – King – Heritage



Grey Fog – King – Heritage



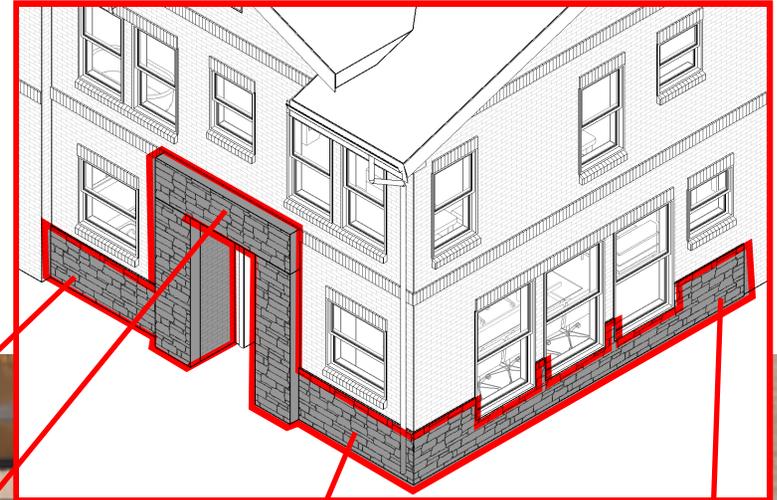
Gunnison River HT – King – Heritage

# 4-Upgrade exterior material to brick and stone

Item 2.

## STONE

+ Entry portal from wood to stone  
+ Add wood base as shown



# 4-Upgrade exterior material to brick and stone

Item 2.

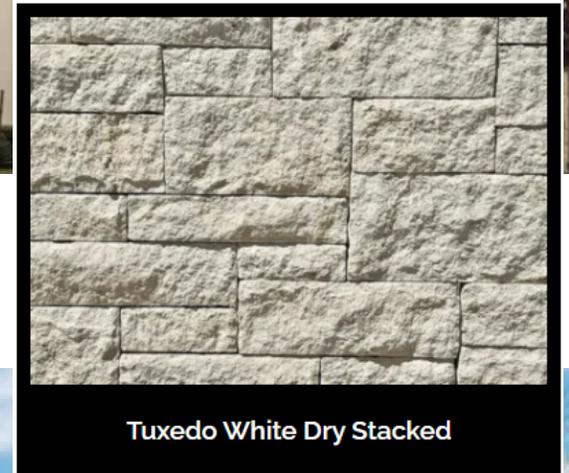
*R* Richburg Stone  
Since 1932

Tuxedo White

Dry Stacked

Available in Building  
Stone

LENGTH: 4"-19" | HEIGHT:  
1.5"-6" | WEIGHT: 7 LBS. |  
THICKNESS: 1.5"



Tuxedo White Dry Stacked



# 4-Upgrade exterior material to brick and stone

Item 2.



+ Using previously approved cedar wood, now the east windows will receive decorative cedar headers

**WOOD**



# **5- Request two additional exterior doors**

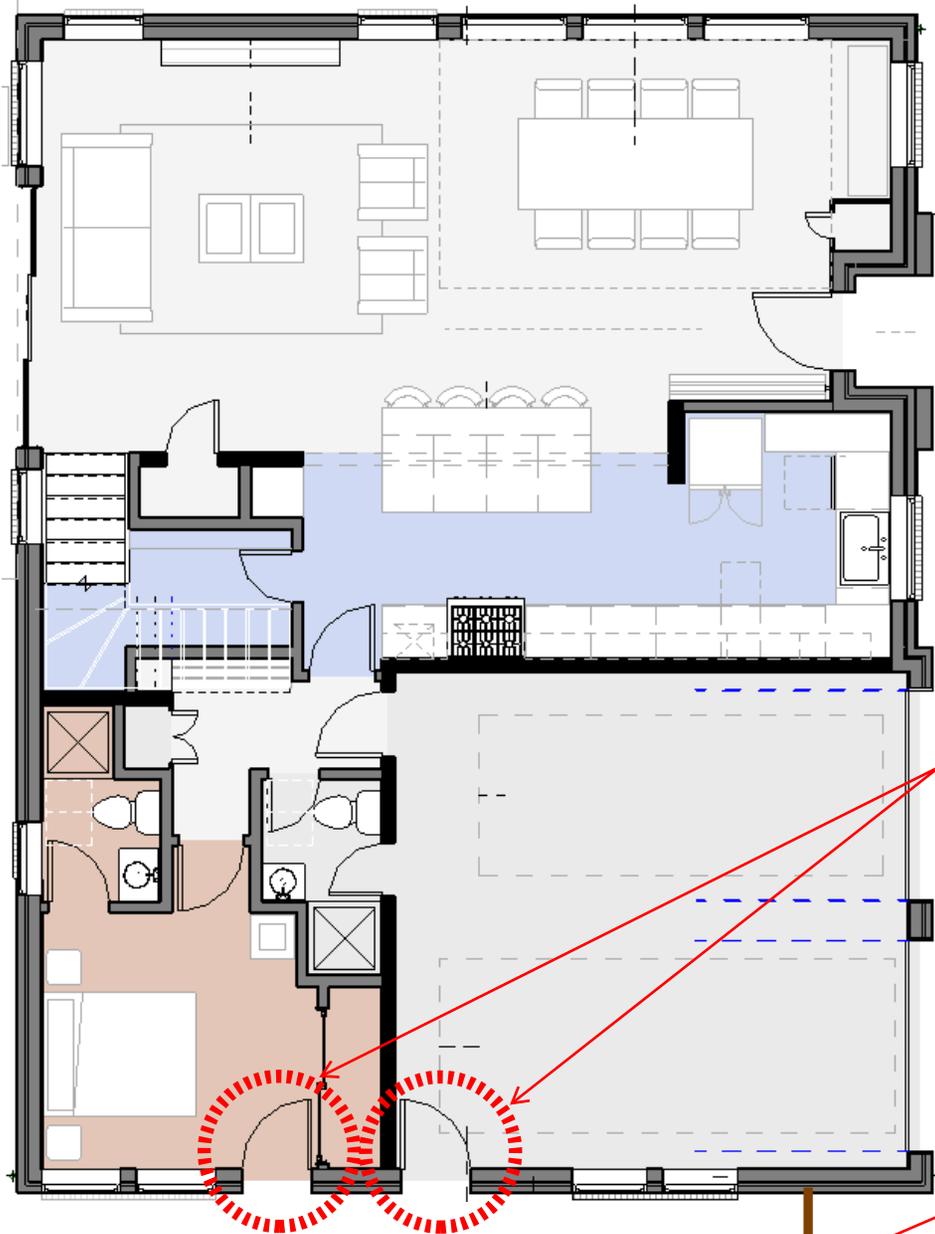
**+ ADD TWO SIDE DOORS**

**+DOOR TYPE PREVIOUSLY APPROVED FOR ADU**

**5**

# 5- Request two additional exterior doors

Item 2.



TWO  
NEW  
DOORS

6' TALL  
FENCE

# 5- Request two additional exterior doors

Item 2.

TWO NEW DOORS WILL BE THE SAME AS PREVIOUSLY APPROVED. EXCEPT THEY WILL BE 8' TALL



Steves & Sons

**32 in. x 80 in. Element Series 9-Lite External Grille Left-Hand White Primed Steel Prehung Front Door**



## Door information:

- Brand: **Steve & Sons**
- Material: **Galvanized steel**
- Type: **Front door with 9-Lite**
- Size: **30"x 96"**
- Panel thickness: **1-3/4"**
- Color: **White**
- Tempered glass

## **Reference:**

- Internet # **205741527**
- Model # **STL9LCPR3280LI**
- Store SKU # **1001250857**

# 6-Change proposed garage door design

+ SAME TYPE AS PREVIOUSLY APPROVED

+ MODIFIED SIZE (INCREASE 1' HEIGHT)

+ ADD GLAZING ON TOP ROW

6

# 6-Change proposed garage door design

Item 2.

RESIDENTIAL

**Recessed Panel 2298**

2298

**AR-BE**  
Garage Doors, Inc.

USING THE DOOR PREVIOUSLY APPROVED AS A BASIS OF DESIGN WITH **TWO UPGRADES:**

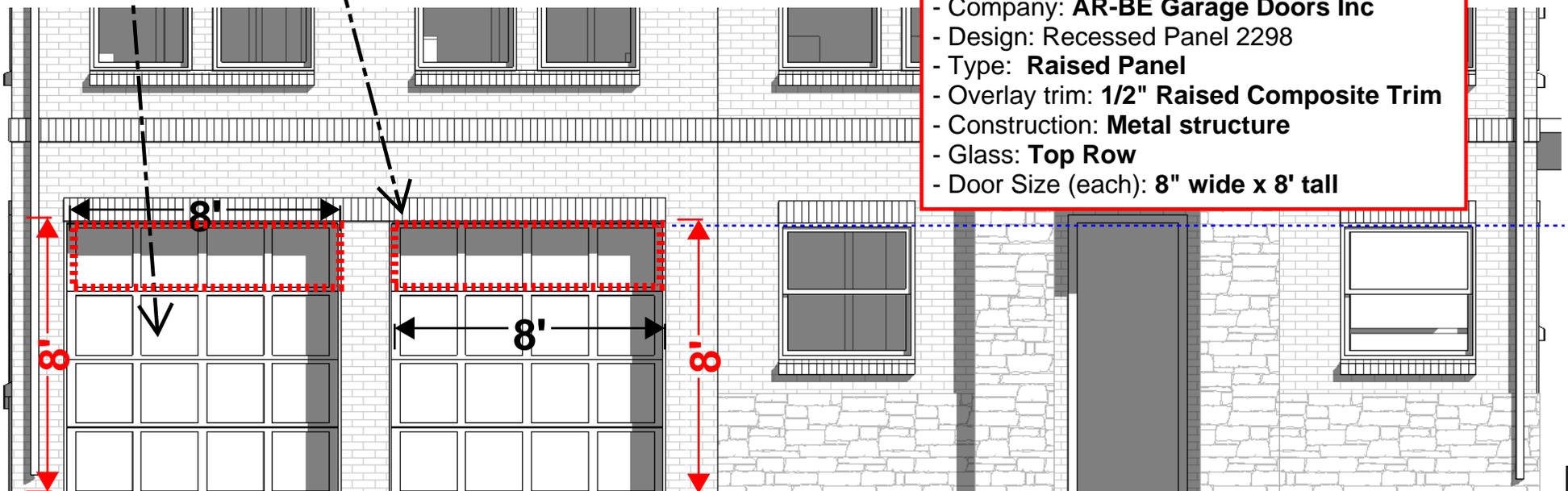
1- GLASS ON TOP ROW

2- INCREASE HEIGHT FROM 7' TO 8' TO MATCH WINDOW HEAD



Door information: Two single doors

- Company: **AR-BE Garage Doors Inc**
- Design: **Recessed Panel 2298**
- Type: **Raised Panel**
- Overlay trim: **1/2" Raised Composite Trim**
- Construction: **Metal structure**
- Glass: **Top Row**
- Door Size (each): **8' wide x 8' tall**



# **7- Modify proposed exterior window openings and placement**

**+ SAME WINDOWS TYPE AS PREVIOUSLY APPROVED**

**+ SAME WINDOWS MATERIAL AS PREVIOUSLY APPROVED**

**+ SAME FRONT AND BACK DOOR TYPES AS PREVIOUSLY APPROVED**

**NEW**

**+ ADDED 3 WINDOWS  
+RE-ORGANIZE OPENINGS  
+SELECTIVE SIZE CHANGES**

**7**



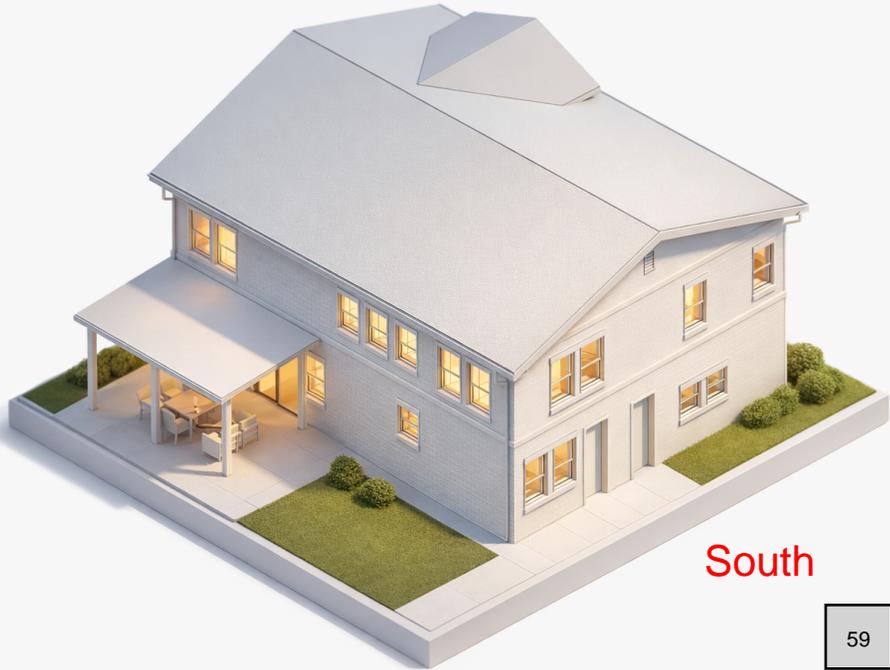
East



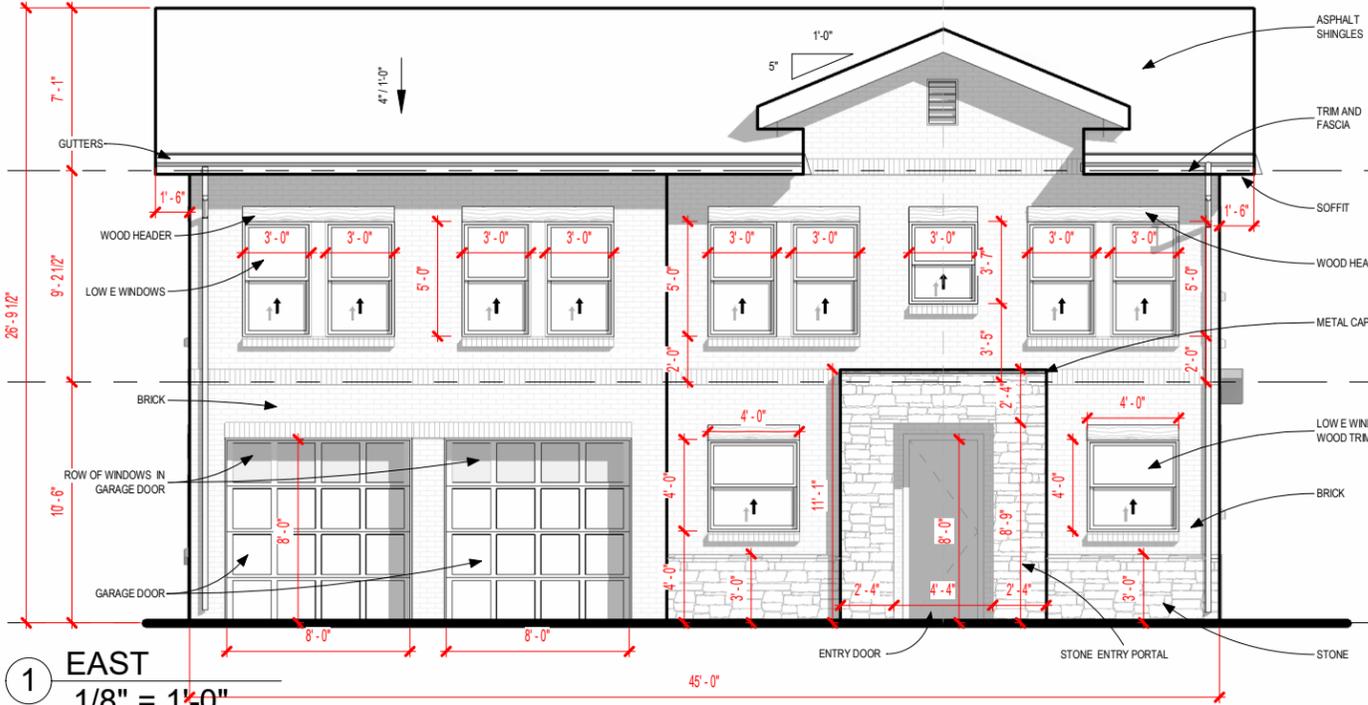
West



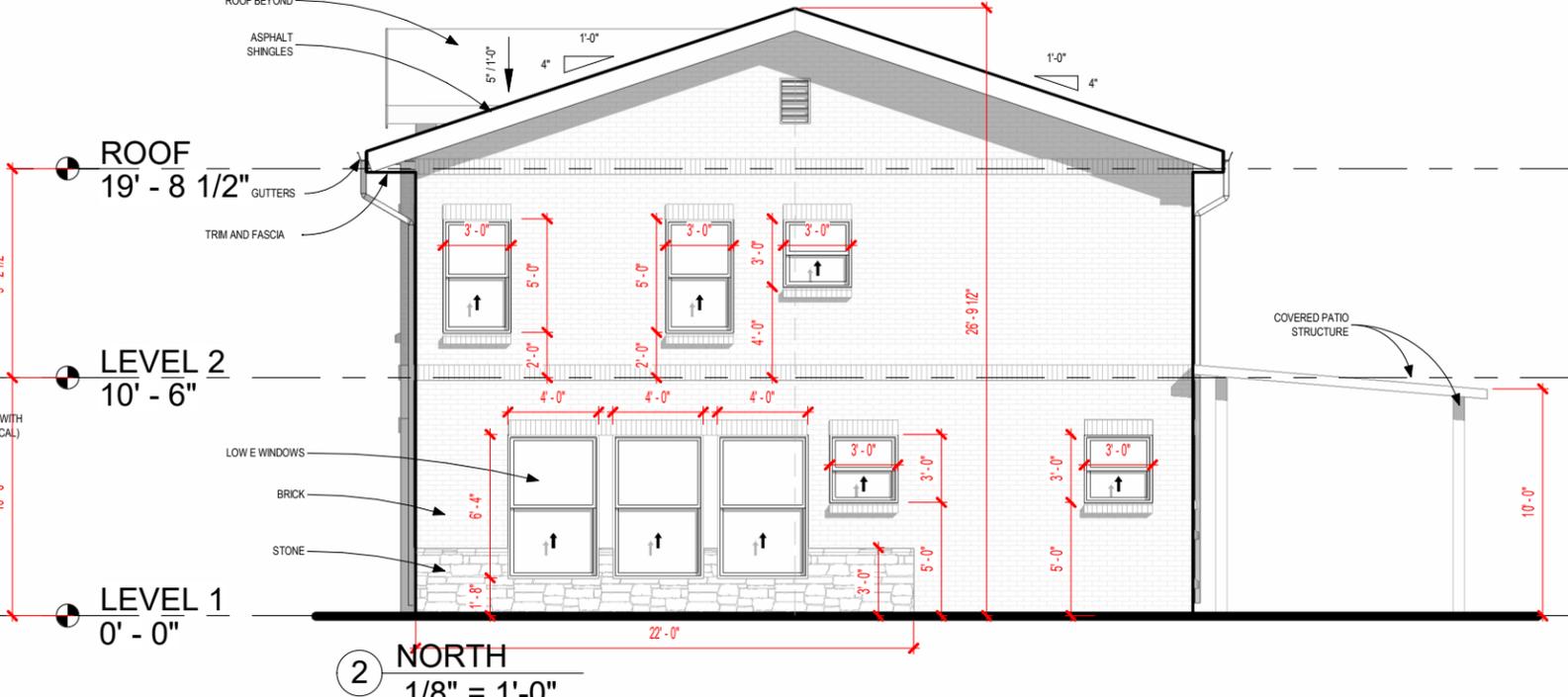
North



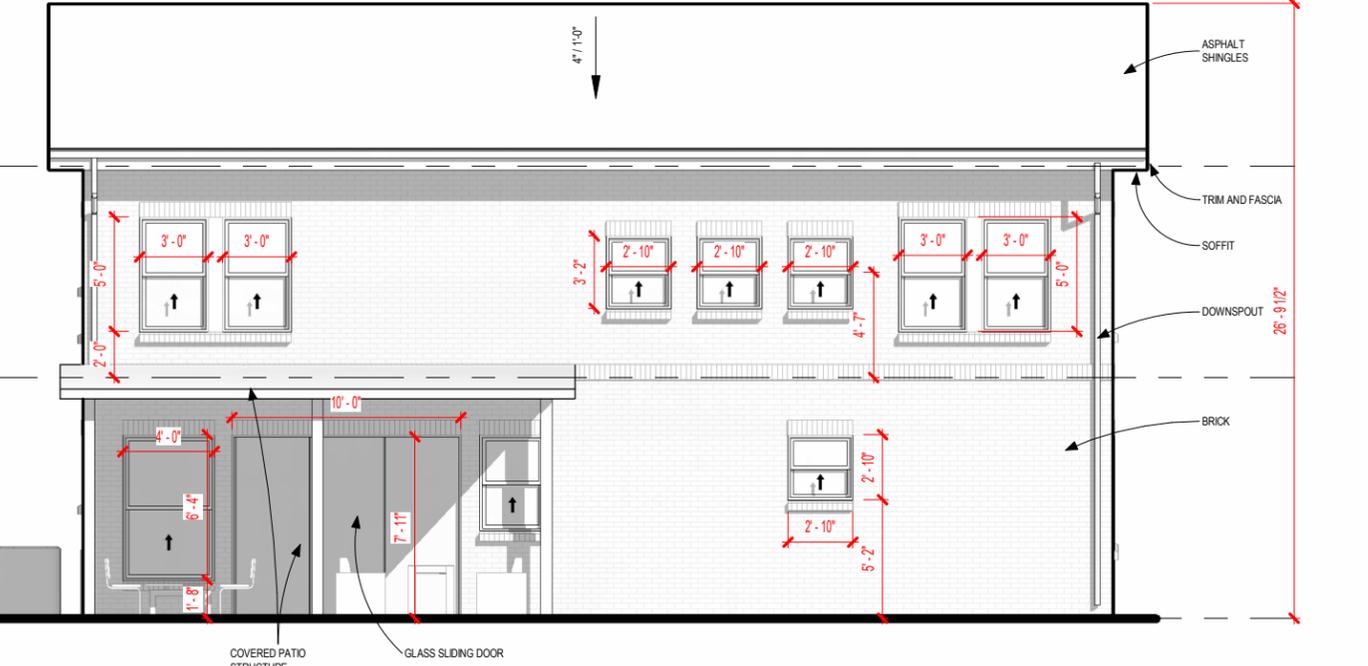
South



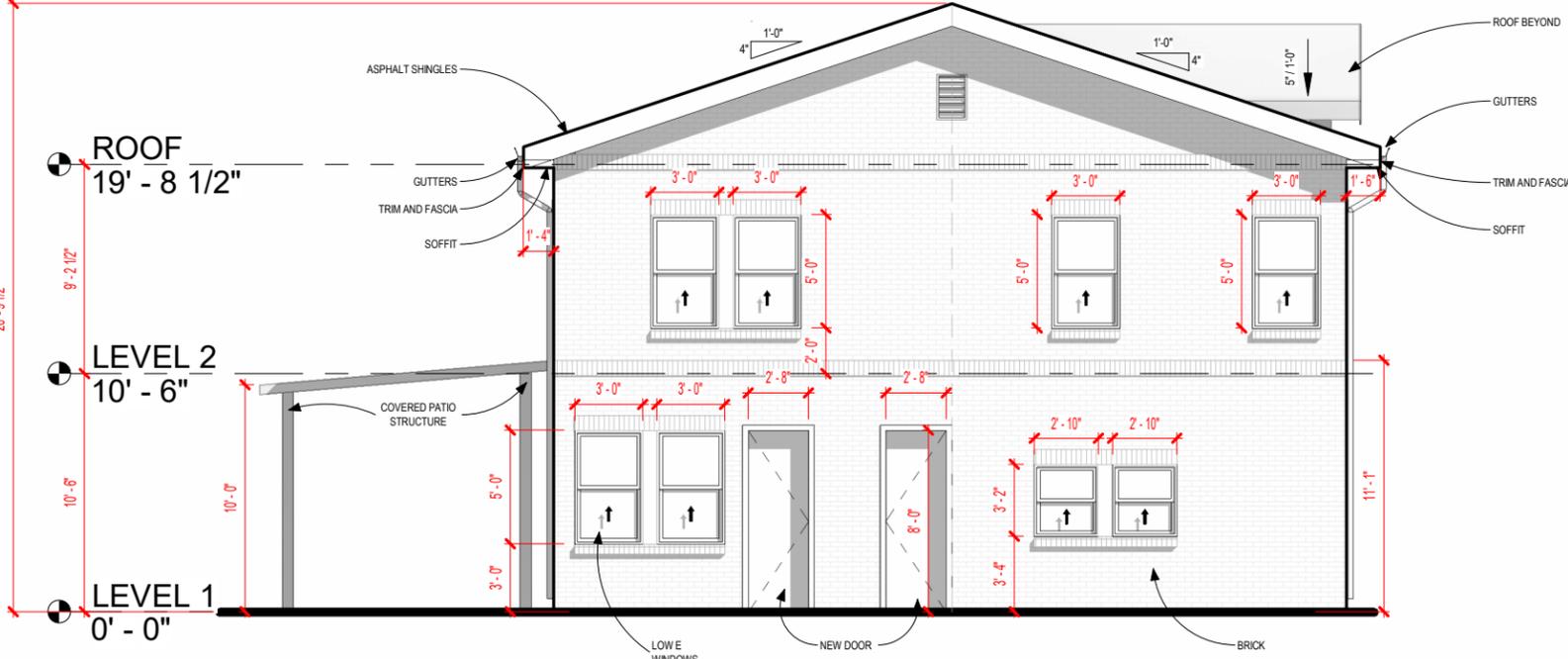
1 EAST  
1/8" = 1'-0"



2 NORTH  
1/8" = 1'-0"



3 WEST  
1/8" = 1'-0"



4 SOUTH  
1/8" = 1'-0"

# FINAL SET OF ELEVATION DRAWINGS

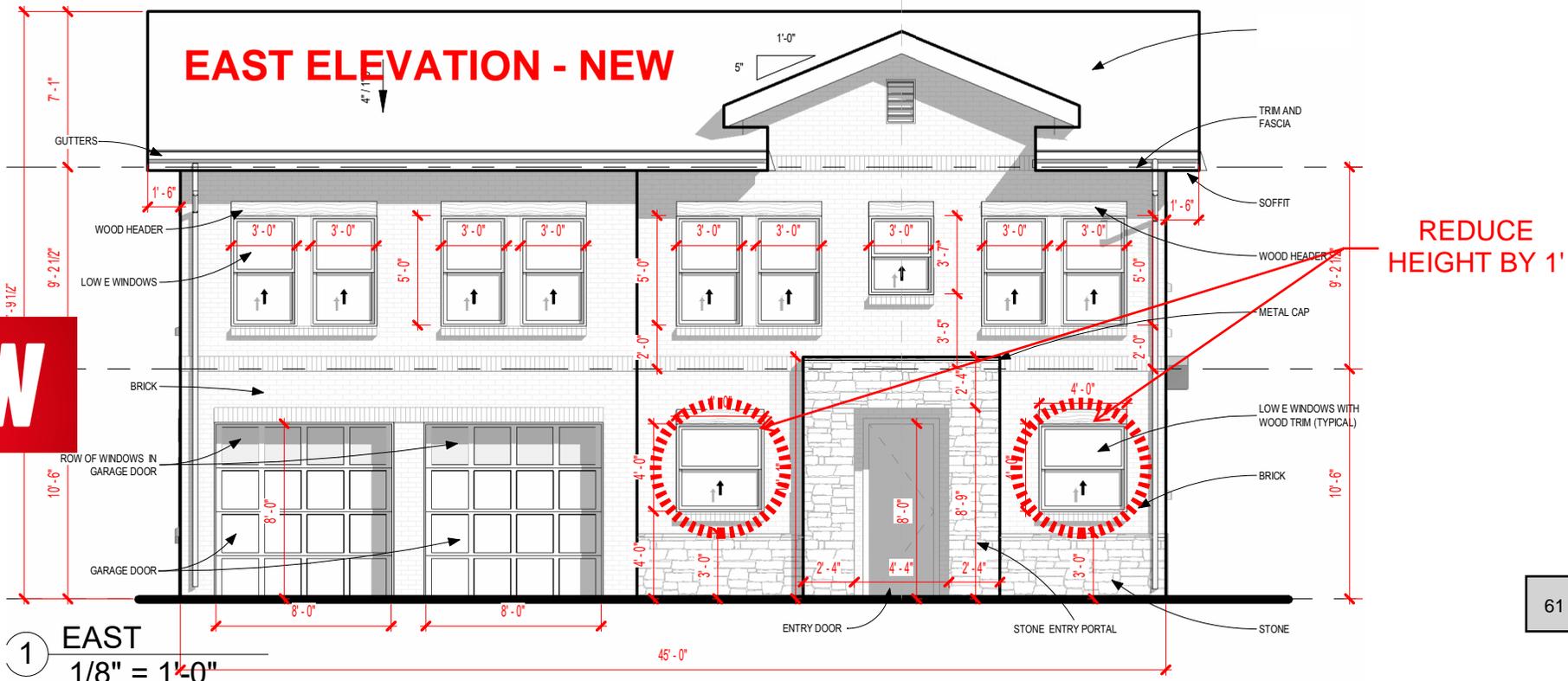
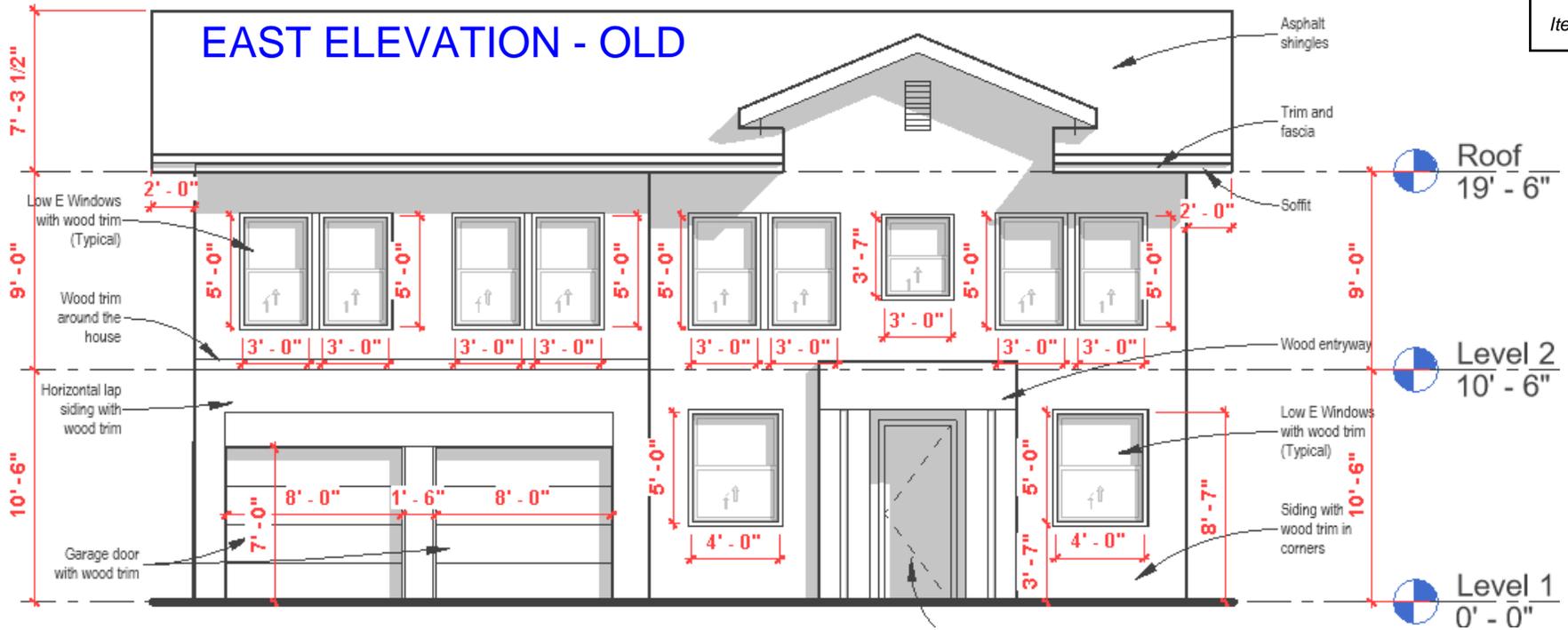
W.W. HOUSE  
1320 Oklahoma Av. Norman OK 73071

**A104**  
ELEVATIONS

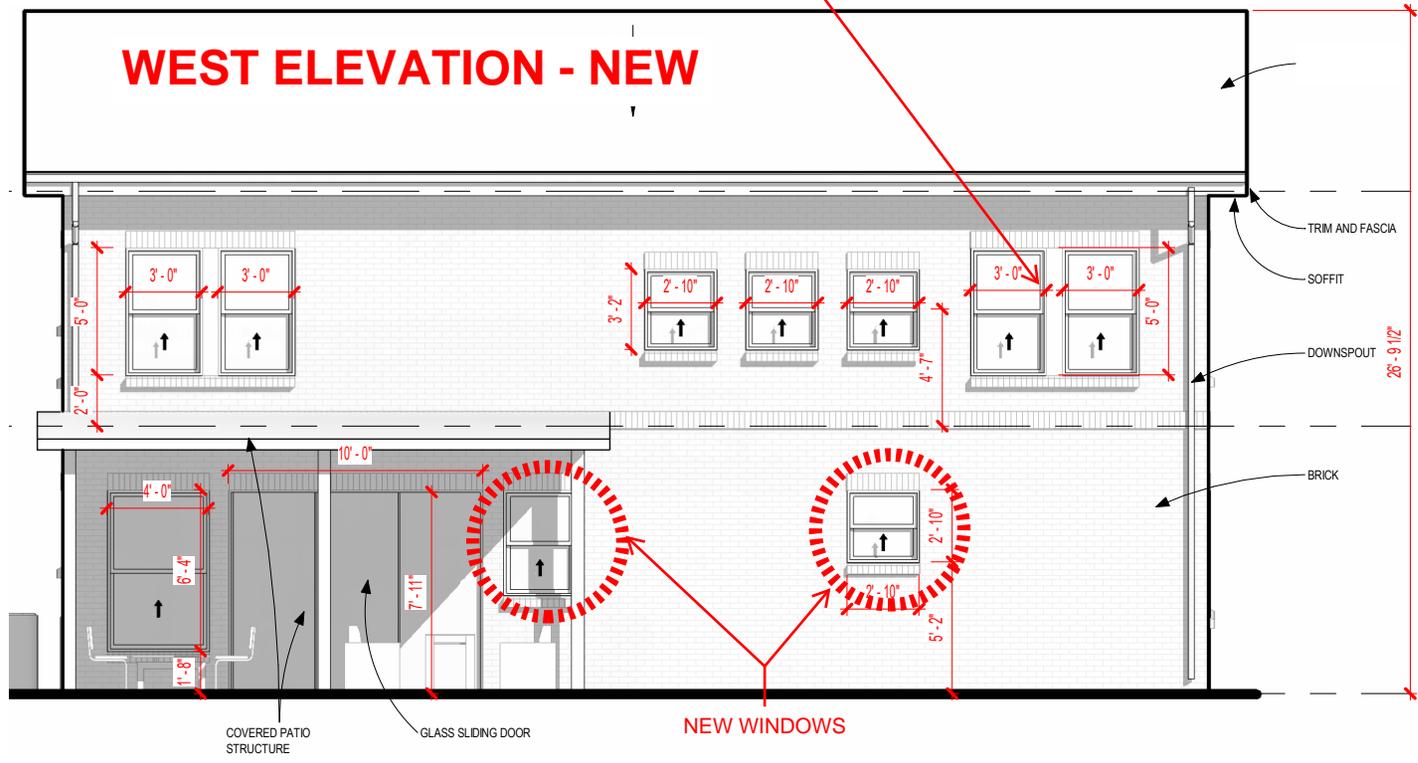
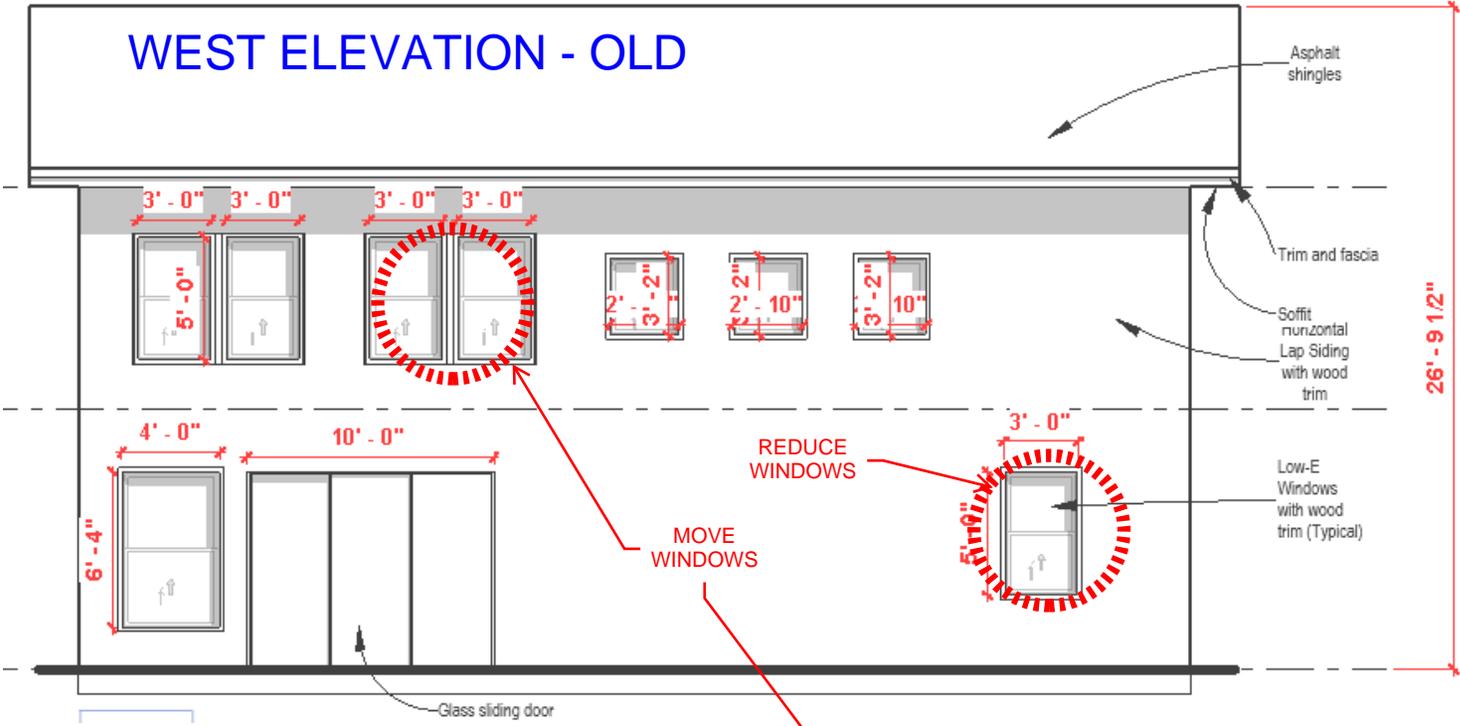
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60

3/12/2026 3:52:24 PM



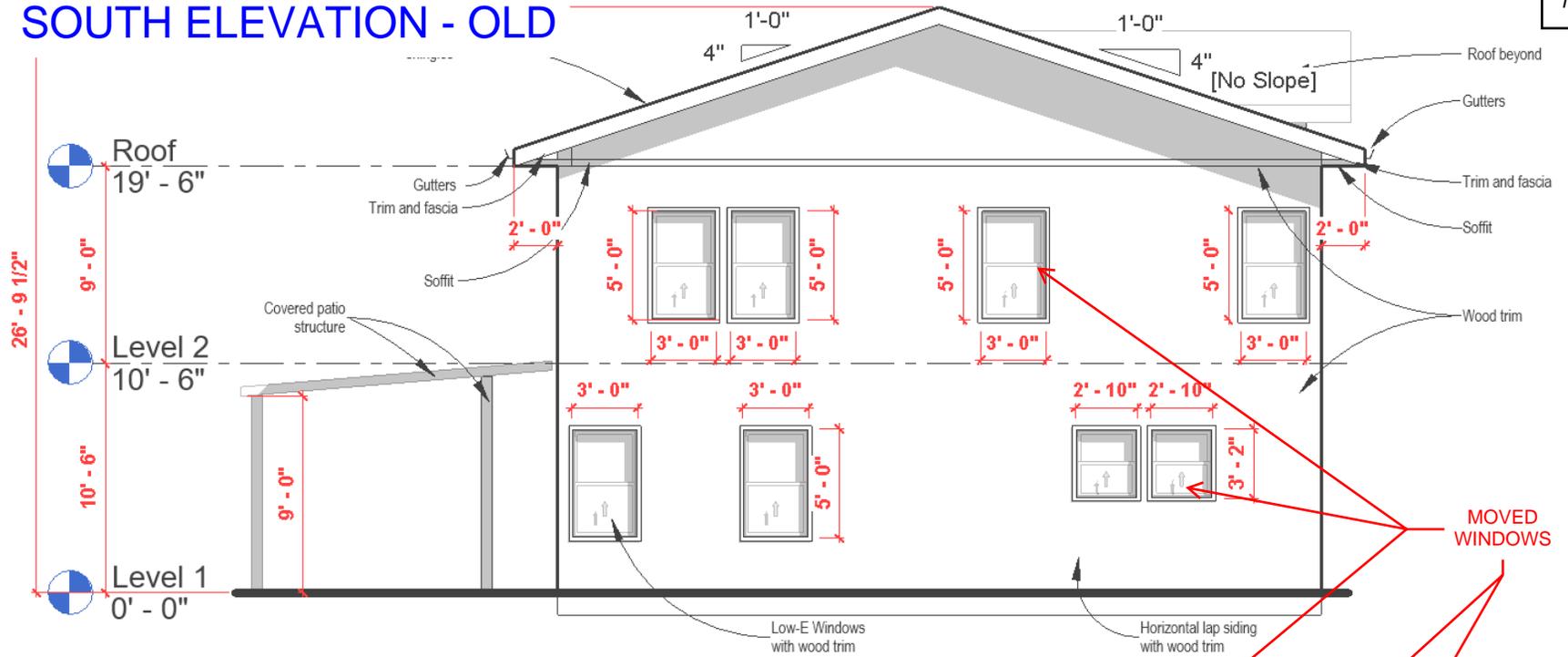
**NEW**



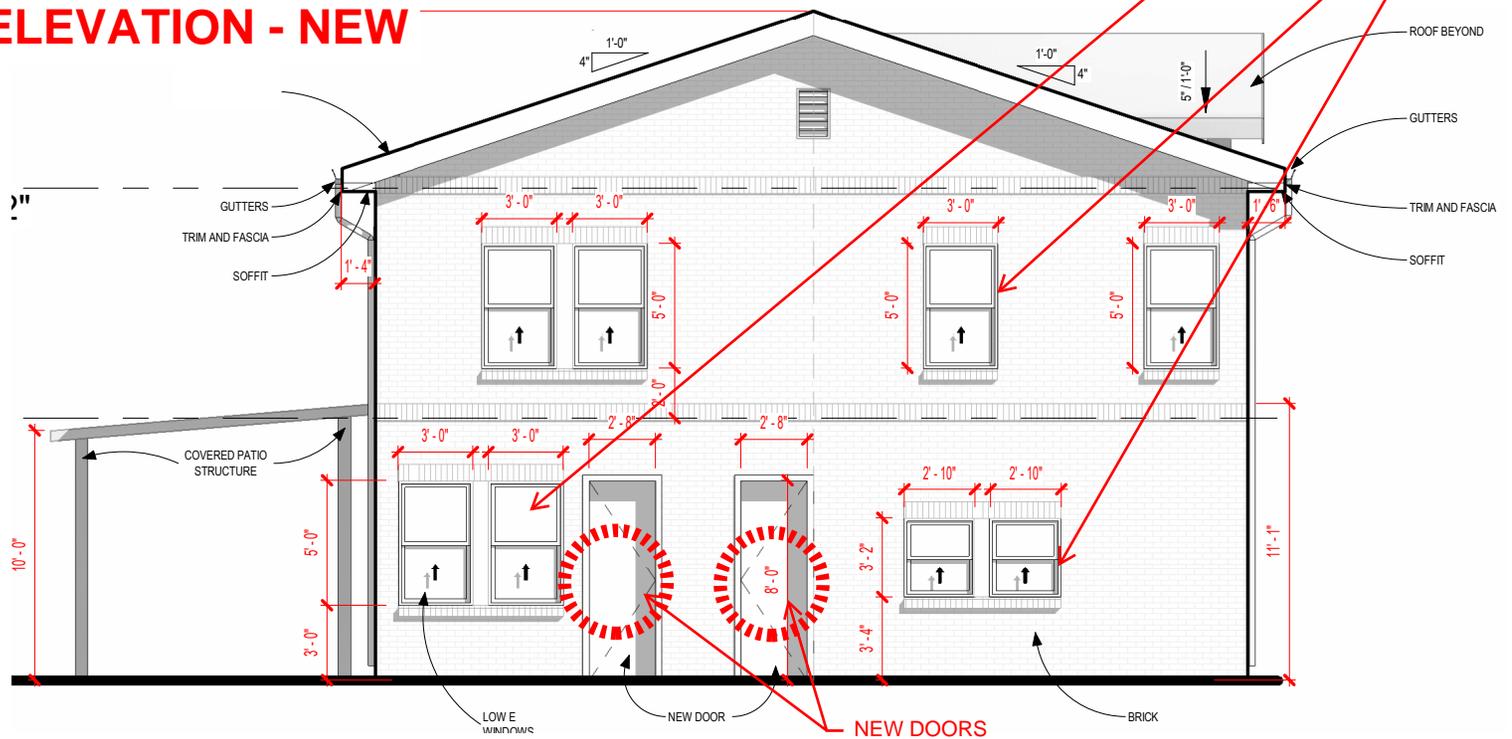
**NEW**



# SOUTH ELEVATION - OLD



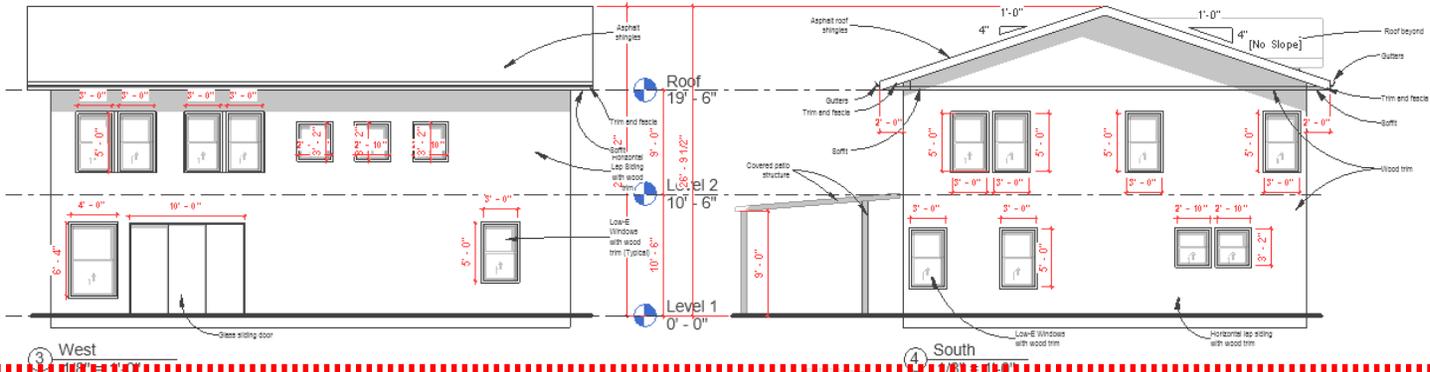
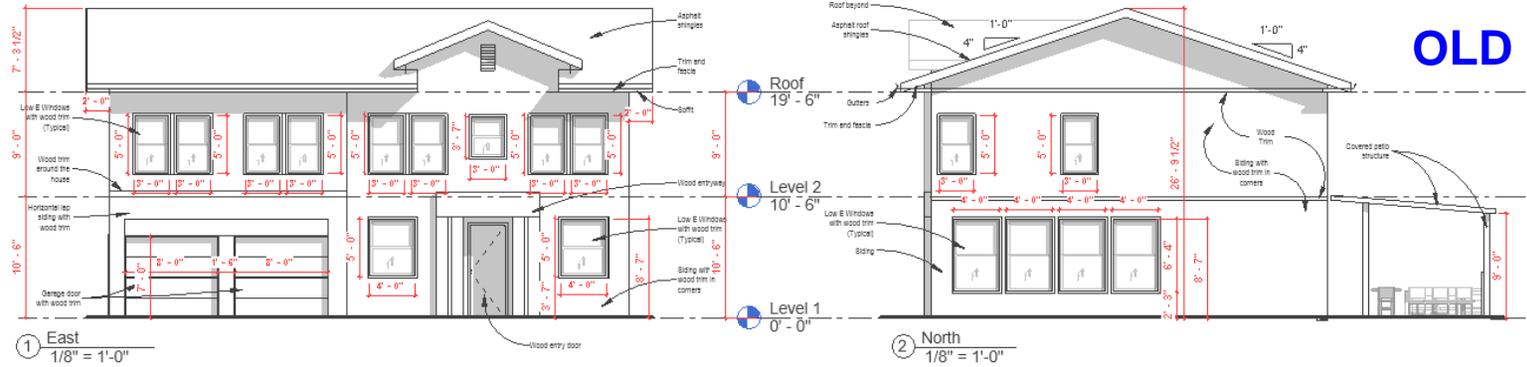
# SOUTH ELEVATION - NEW



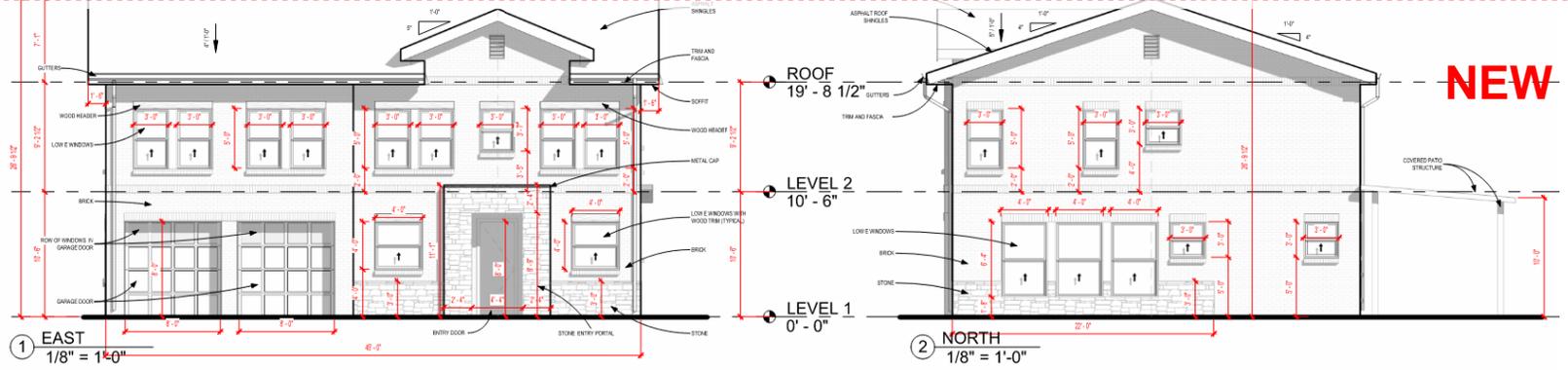
**NEW**

**OLD**

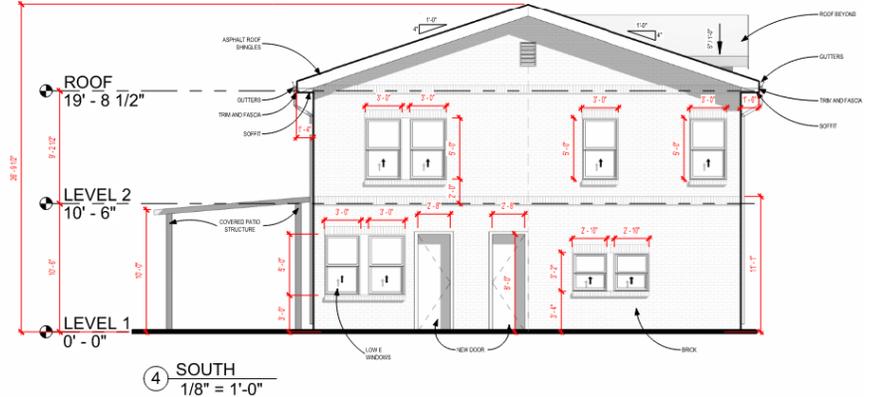
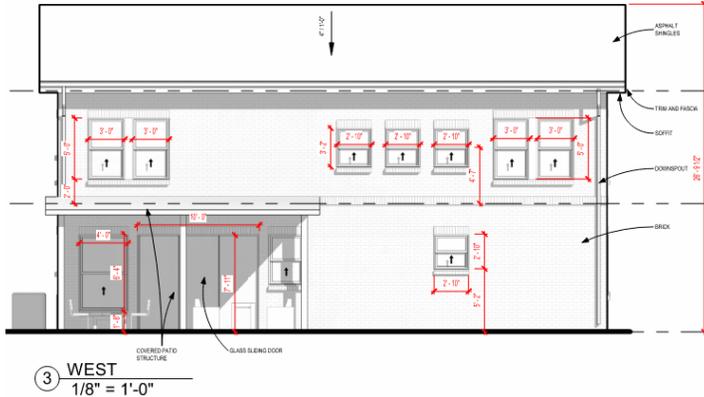
Item 2.



**NEW**



**NEW**



# 8- Removal of ADU

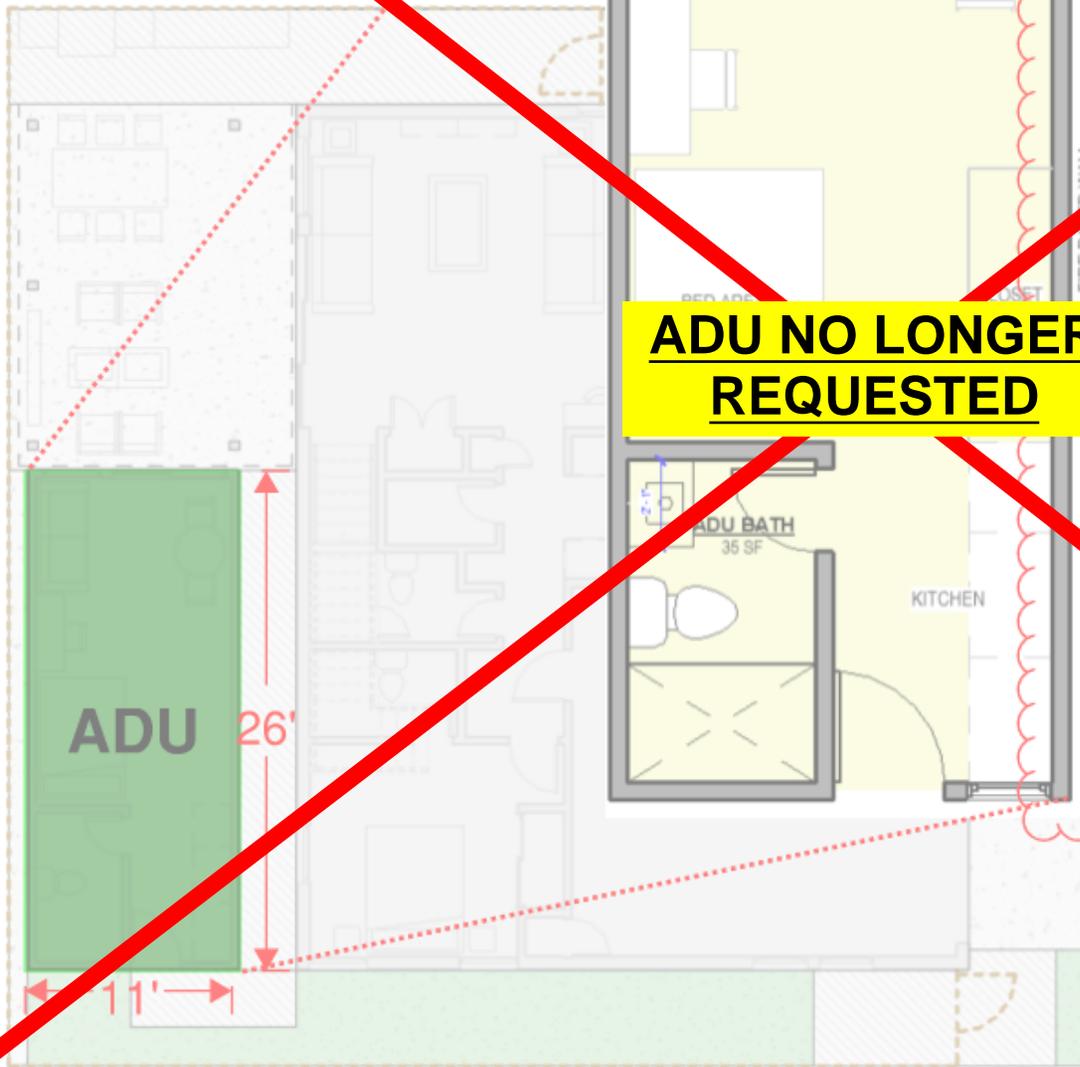
+ NO ADU AT THIS TIME

8

# 8- Removal of ADU

Item 2.

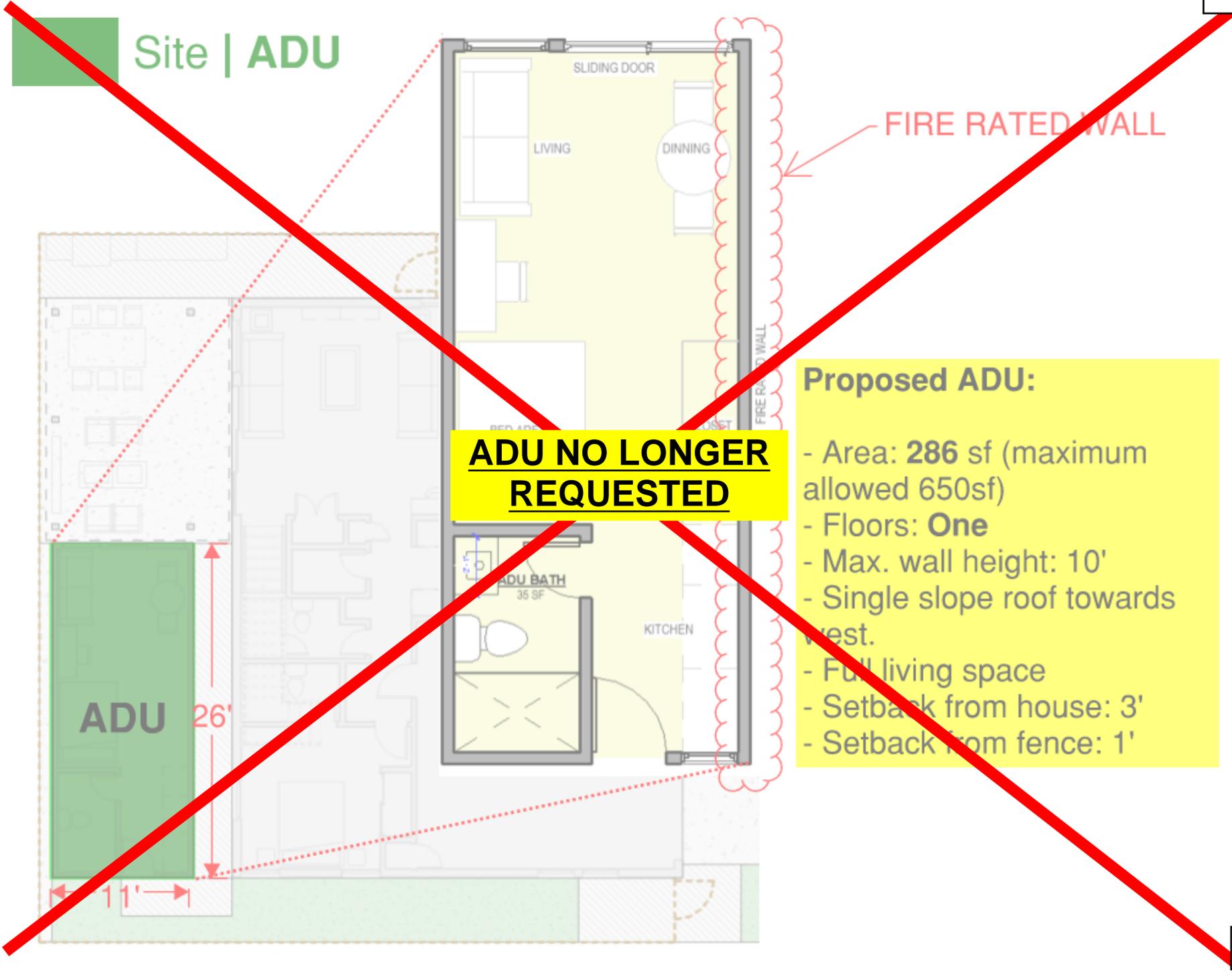
Site | ADU



FIRE RATED WALL

**ADU NO LONGER REQUESTED**

- Proposed ADU:**
- Area: **286 sf** (maximum allowed 650sf)
  - Floors: **One**
  - Max. wall height: 10'
  - Single slope roof towards west.
  - Full living space
  - Setback from house: 3'
  - Setback from fence: 1'





## 9- Request new picket fence

+ NEW FENCE SIMILAR TO WHAT WAS PREVIOUSLY

9

## 9- Request new picket fence

Item 2.



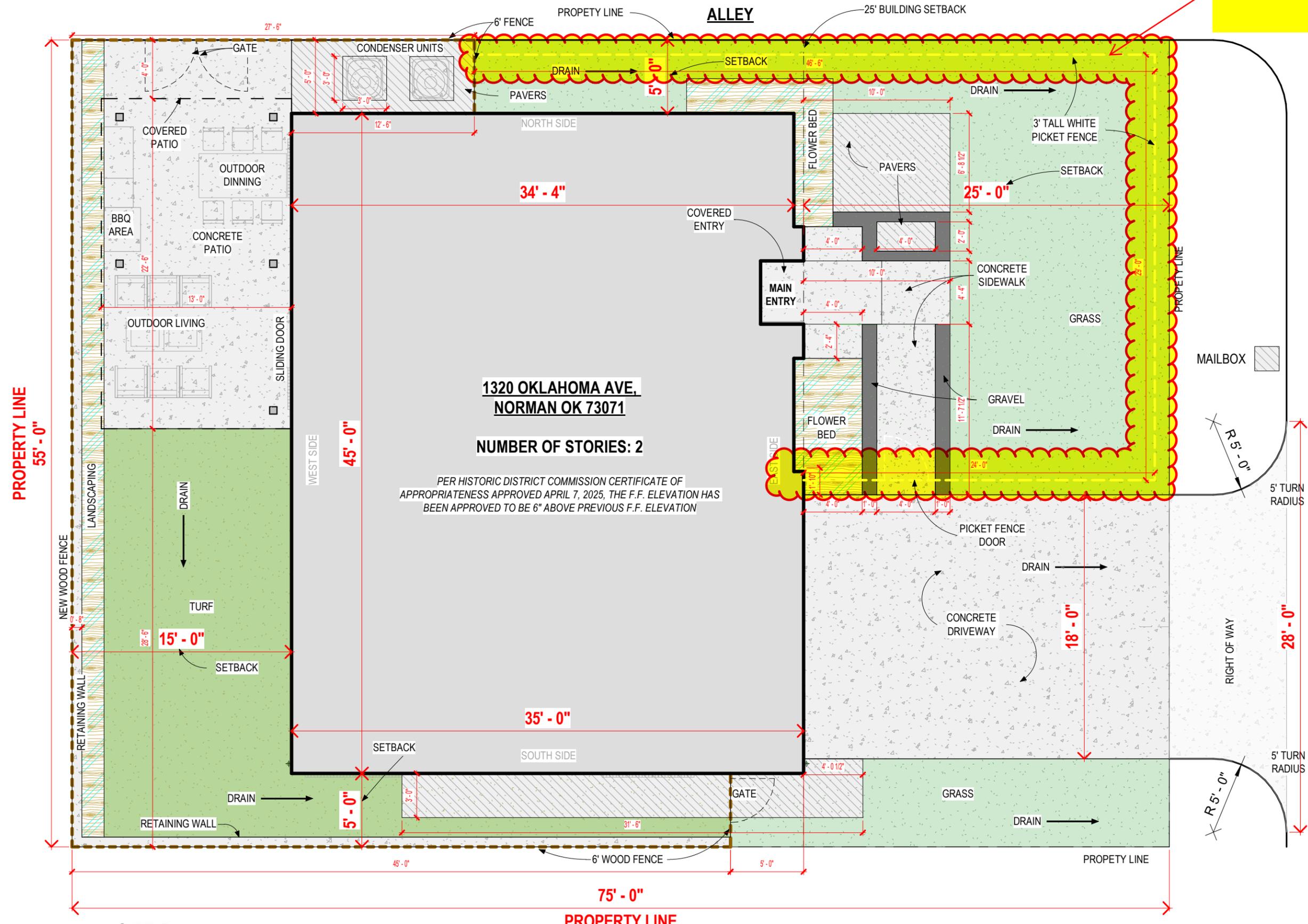
**Total Length= 99'-6**

**Total Height= 3'-0"**

# NEW WHITE PICKET FENCE

Item 2.

## L = 99'-6"



**GENERAL INFO**

ADDRESS: 1320 OKLAHOMA AVE. NORMAN, OK 73071  
 BLDG TYPE: RESIDENTIAL SINGLE FAMILY HOME  
 BEDROOM COUNT: 5  
 BATHROOM COUNT: 5

**AREAS**

LOT SIZE: 4,125.00 SF  
 FOOTPRINT: 1,551.00 SF  
 GROSS AREA: 3,111.00 SF  
 CONDITIONED AREA: 2,423.00 SF

SIDEWALK: 121.03 SF  
 DRIVEWAY: 450.00 SF  
 PATIO: 339.64 SF  
 RET. WALL: 66.22 SF  
 CONDENSER PADS: 18.00 SF  
 TOTAL IMPERVIOUS SF: 2,545.89 SF  
 TOTAL IMPERVIOUS %: .61.72% (MAX. 65%)

**STRUCTURAL**

FOOTING: 18" WIDE x 24" DEEP WITH 4 #5 REBAR  
 FRAMING: EXTERIOR WALL 6" WOOD STUD  
 EXTERIOR: BRICK, STONE AND WOOD ACCENTS  
 FINISHED FLOOR: 6" ABOVE PREVIOUS F.F.

**TRACT DESCRIPTION**

THE NORTH 55 FEET OF LOTS TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), IN BLOCK ONE (1), OF SOUTHRIDGE ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**HISTORICAL DISTRICT:**

REQUESTING THE FOLLOWING AMENDMENTS TO THE PREVIOUSLY APPROVED COA 24-08 AND 25-04:

THE F.F. ELEVATION HAS BEEN APPROVED TO BE 6" ABOVE PREVIOUS F.F. ELEVATION

**OTHER:**

STRUCTURES: NO STRUCTURES ON SITE  
 TREES: NO TREES ON SITE  
 FLOOD: LOT NOT IN FLOOD AREA - SEE A106

1 SITE PLAN  
1 : 80

**OKLAHOMA AVE**  
50' TOTAL R.O.W.

**W.W. HOUSE**  
1320 Oklahoma Av. Norman OK 73071

**A100**  
SITE PLAN

Scale: As indicated

NORTH

71

3/12/2026 12:38:37 PM

# 9- Request new picket fence

Item 2.

Assembly required



## What's Included



## Nantucket Vinyl Picket Gate

This classic picket vinyl gate will make a great entrance into your yard and provide curb appeal.



### Features and Benefits



**WamBam Fence Store**  
**3ft H x 6ft W (1 Panel + 1 Post) No Dig WamBam Newport Fence Kit, White Vinyl Picket Fences, Easy Install Outdoor Fencing for Backyard or Patio, DIY Decorative Border, ZP19002**





**Date:** April 6, 2026  
**To:** Historic District Commissioners  
**From:** Anaïs Starr, Historic Preservation Officer

**Subject:** Discussion and recommendation of CLG FY 2025-2026 Certified Local Government (CLG) Application for Funds with the Oklahoma State Historic Preservation Office.

**Background:**

On April 14, 1998, the Council approved Contract K-9798-108 with the State Historic Preservation Office (SHPO), making Norman a member city in the Certified Local Governments (CLG) Program. The CLG Program is part of the U.S. Department of the Interior's national program for the development and support of local historic preservation programs. Since its initial participation in 1999, the City of Norman has received an approximate annual average allocation of \$15,000 to \$18,000 in CLG grant funds. Over the 27 years that the City has participated in the CLG program, the City has received over \$250,000 in funding.

Designation as a CLG city recognizes Norman's historic preservation efforts and entitles the City to apply for a portion of the education/outreach funding set aside by the SHPO out of each year's budget. Funding is intended for historic research, public education and outreach programs. Over the past 26 years, Norman's CLG funding has created historic preservation educational materials, conducted historic architectural surveys, hosted free hands-on historic home repair workshops and provided training for staff and Commission.

City staff has planned a basic CLG grant application to cover membership renewals, conference attendance, software maintenance fees, and typical printing and postage charges. Staff plans to submit a CLG grant request to cover the routine preservation activities in the amount of \$7,875 for projects listed below.

**DISCUSSION:**

Staff has developed suggested projects for 2026-2027 CLG funds. Staff plans to prepare a funding application that includes project descriptions and a budget showing \$7,875 in proposed expenditures of CLG funds and documentation of matching funds.

The deadline for submission of the CLG grant request to the State Historic Preservation Office is April 10, 2026. The Commission will need to make a recommendation regarding the proposed CLG projects listed. The Commission's recommendation will be forwarded to the April 14, 2026, City Council meeting along with the attached CLG grant application. Staff is seeking a recommendation from the Historic District Commission regarding proposed CLG funded projects listed below.

| CLG PROJECT                                                                           | COST    |
|---------------------------------------------------------------------------------------|---------|
| Attendance/Participation at Planning/Preservation Conferences for Staff/Commissioners | \$3,000 |
| Walking Tour App Maintenance Fee                                                      | \$1,725 |

|                                                    |         |
|----------------------------------------------------|---------|
| Training – Software/Hardware Supplies              | \$200   |
| Training - Historic Preservation Lunch n Learn (2) | \$1,000 |
| Quarterly Postcard Project Printing                | \$800   |
| Quarterly Postcard Project Postage                 | \$1,000 |
| NAPC Membership Renewal                            | \$150   |
| TOTAL                                              | \$7,875 |



Anais Starr, AICP  
Historic Preservation Office/Planner II