CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, August 31, 2026 at 5:30 PM

AGENDA

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

ROLL CALL

MINUTES

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

   HISTORIC DISTRICT COMMISSION MEETING MINUTES OF AUGUST 3, 2026.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 26-23) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 443 CHAUTAUQUA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) RELOCATION OF THE FRONT PORCH; B) RELOCATION OF THE FRONT DOOR; C) THE ADDITION OF DORMERS; D) REMOVAL AND RELOCATION OF WINDOWS ON NORTH ELEVATION; E) REMOVAL OF WINDOWS ON THE EAST ELEVATION AND REPLACEMENT WITH DOORS; F) REMOVAL OF A SECONDARY CHIMNEY; G) INSTALLATION OF AN EXTERIOR BASEMENT STAIRWELL AND RAILING ON THE NORTH ELEVATION; H) RELOCATION OF FRONT SIDEWALK; I) REPLACEMENT OF THE EXISTING SIDING ON THE GARAGE; J) INSTALLATION OF SIX-FOOT SIDE YARD FENCES AND A DRIVEWAY GATE; K) INSTALLATION OF A CABANA IN REAR YARD.

REPORTS/UPDATES

3. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE AUGUST 3, 2026.

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

MISCELLANEOUS COMMENTS FOR COMMISSION AND STAFF

ADJOURNMENT

CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING - AMENDED

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, August 03, 2026 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, will met in Regular Session in the Council Chambers at the Municipal Building, on Monday, August 03, 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 Mitch Baroff
Commissioner Michael Zorba
Commissioner Jo Ann Dysart
Commissioner Karen Thurston
Commissioner Kendel Posey
Commissioner Susan Skapik
Commissioner Tyler Burns

ABSENT
Commissioner Trent Baggett

STAFF PRESENT
Anais Starr, Planner II/Historic Preservation Officer
Jeanne Snider, Assistant City Attorney III
Casey Mayo, CDBG Program Tech

GUESTS PRESENT
Kamyar Movaffagh, 119 W. Main St., Norman, OK
Cody Douglas, 119 W. Main St., Norman, OK
Michael Givel, 2800 Barry Switzer Ave., Norman, OK

MINUTES

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

   HISTORIC DISTRICT COMMISSION MEETING MINUTES OF JULY 6, 2026.

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

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

July 06, 2026 Historic District Meeting Minutes were Approved.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 26-17) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF AN AMENDMENT REQUEST TO THE CERTIFICATE OF APPROPRIATENESS (HD 25-26) FOR THE PROPERTY LOCATED AT 485 COLLEGE AVENUE FOR THE FOLLOWING: A) THE REPLACEMENT OF WOOD SIDING ON THE PRIMARY STRUCTURE; B) THE REPLACEMENT OF WOOD SIDING ON THE ACCESSORY STRUCTURE.

   A) THE REPLACEMENT OF WOOD SIDING ON THE PRIMARY STRUCTURE;

   Motion made by Commissioner Thurston, to approve (HD 26-17) item A) The replacement of wood siding on the primary structure, as submitted. **Seconded** by Commissioner Posey.

   Staff Report

   Anais Starr, Planner II/Historic Preservation Officer, presented the Staff Report.

   Applicant Presentation

   Kamyar Movaffagh, representing the applicant, presented the proposed modifications.

   Public Comments

   No public comments were received.

   Commission Discussion

   Commission members discussed the extent of the deterioration of the siding. Commissioner Burns noted it is common to find significant water damage on structures where original wood siding has been covered and roof overhangs provide limited protection.

   Commissioner Thurston inquired about the proposed trim work. The applicant stated all corner boards, window trim, and other exterior trim would be replaced with cedar to match the original profiles and appearance of the historic structure.

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

   HD 26-17 item A) The replacement of wood siding on the primary structure, was approved as submitted.

B) THE REPLACEMENT OF WOOD SIDING ON THE ACCESSORY STRUCTURE.

Motion made by Commissioner Dysart, to approve (HD 26-17) item B) The replacement of wood siding on the accessory structure, as submitted. **Seconded** by Commissioner Burns

Staff Report

Anais Starr, Planner II/Historic Preservation Officer, presented the Staff Report.

Applicant Presentation

Kamyar Movaffagh, representing the applicant, presented the proposed modifications.

Public Comments

No public comments were received.

Commission Discussion

Commission members briefly discussed the request and agreed the proposed replacement was appropriate and consistent with the Historic District guidelines.

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

HD 26-17 item B) The replacement of wood siding on the accessory structure, was approved as submitted.

REPORTS/UPDATES

3. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE JULY 6, 2026.

Anais Starr reported on active COAs as follows:

- 549 S. Lahoma Avenue – Update: The applicant has submitted a COA application for replacement of windows.
- 904 Classen Avenue – Update: Exterior siding material has been removed since the summer of 2025 with no active work occurring since the fall of 2025. The property owner was sent a Code Compliance violation letter on July 32, 2026, with a deadline of September 14, 2026, to correct.
- 607-609 S. Lahoma Ave – Update: They have until 6/5/2028 to install remaining windows. No change from last month.
- 1320 Oklahoma Avenue – Update: Vacant lot. No building permit submitted.
- 505 Chautauqua – Update: Work complete.
- 467 College Ave – Update: ADU work is almost complete.
- 325 Keith Street – Update: Work in progress.
- 502 Macy Street – Update: Garage complete.
- 508 Chautauqua Ave – Update: The foundation has been poured.

- 720 S. Lahoma Ave – Update: Same status as last month.
- 533 S. Lahoma Ave – Update: Foundation has been poured, and walls are up.
- 735 S. Lahoma Ave – Update: Work has completed.
- 452 S. Lahoma Ave – Update: Work has not started. No change from last month.
- 725 Juniper Lane – Update: Work has not started.
- 413 S. Lahoma Ave – Update: Groundwork has started.

Anais Starr reported on one Administrative Bypass that was issued since July 06, 2026.

709 Chautauqua was approved for a Certificate of Appropriateness to build an outdoor kitchen structure less than 120 sq ft.

4. 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 attended the NAPC Forum in Minneapolis from July 22-26, 2026. She participated in a variety of educational sessions and discussions, which she reported were informative and beneficial.

DISCUSSION

There was no discussion.

MISCELLANEOUS COMMENTS

Michael Givel, resident of 2800 Barry Switzer Ave., gave comment about updating historical markers.

ADJOURNMENT

The meeting adjourned at 6:26 p.m.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: August 31, 2026

REQUESTER: Barrett Williamson, Architect

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-23) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 443 CHAUTAUQUA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) RELOCATION OF THE FRONT PORCH; B) RELOCATION OF THE FRONT DOOR; C) THE ADDITION OF DORMERS; D) REMOVAL AND RELOCATION OF WINDOWS ON NORTH ELEVATION; E) REMOVAL OF WINDOWS ON THE EAST ELEVATION AND REPLACEMENT WITH DOORS; F) REMOVAL OF A SECONDARY CHIMNEY; G) INSTALLATION OF AN EXTERIOR BASEMENT STAIRWELL AND RAILING ON THE NORTH ELEVATION; H) RELOCATION OF FRONT SIDEWALK; I) REPLACEMENT OF THE EXISTING SIDING ON THE GARAGE; J) INSTALLATION OF SIX-FOOT SIDE YARD FENCES AND A DRIVEWAY GATE; K) INSTALLATION OF A CABANA IN REAR YARD.

BACKGROUND

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

443 Chautauqua Ave. *Ca. 1924. Bungalow/Craftsman. This noncontributing, one-story, composition board single dwelling has an asphalt-covered, cross-gabled roof and a concrete block foundation. The wood windows are decorative, nine-over-one, hung with metal storms. The wood door is paneled. The partial porch has been fully enclosed, leaving only a single support on the resulting entry porch. Other exterior features include a painted brick exterior chimney and a front wheelchair ramp. Decorative details include double windows, decorative wood shutters, gable returns and clipped gables. To the rear is a single car, composition board garage with a front-gabled, asphalt-covered roof and a glazed paneled overhead door. The house is noncontributing due to a loss of integrity.*

Sanborn Insurance Maps

The 1944 Sanborn Insurance Map shows the principal structure in its current location. An accessory structure that straddles the south property line is shown on the 1925 and 1944 Sanborn Insurance Maps, which indicates the current garage structure was constructed after 1944.

Previous Action
April 2, 2012 – A Certificate of Appropriateness (COA) was approved for removal of enclosed front porch and recreation of new porch.

Overall Project Description
The property owners recently purchased this house and wish to make several alterations to improve its appearance and functionality. The property owner's architect, Barrett Williamson, proposes the following exterior alterations to the house: remove and realign the front porch and front door; install dormers on the rear of the house; modify the windows on the rear of the house; and install an exterior stairwell to provide access to the basement. Proposed alterations to the property include relocation of the front walkway, installation of side yard fences and a driveway gate, and the installation of a cabana in the rear yard. The applicant also proposes replacing the exterior siding on the garage.

The applicant has proposed the following items, which can be approved through the Administrative Bypass process: removal of metal siding from the exterior of the house and restoration of the wood siding underneath, installation of pavers in the rear yard, and installation of a rear deck less than 300 square feet.

REQUESTS
a) Relocation of the front porch.
Project Description
The applicant proposes to relocate the front porch in order to center it on the front façade. The proposed front porch will be of similar design to the existing porch and will be composed of wood with a composite shingle roof. To bring harmony to the site and the house, the applicant has also submitted separate COA requests to relocate the front door and front sidewalk to align with the center of the front façade.

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.*

Reference - Preservation Guidelines
3.16 Guidelines for Entrances, Porches, and Balconies
The Historic District Commission will use the following criteria for review of a Certificate of Appropriateness (COA):
.1 Preserve Original Entrances, Porches, and Balconies*. Retain and preserve entrances, porches, and balconies that contribute to the overall historic character of a building, including columns, pilasters, piers, entablatures, balustrades, sidelights, fanlights, transoms, steps, railings, floors, and ceilings.*
.2 Replace Only Deteriorated Elements*. If replacement of a deteriorated detail or element of an entrance, porch, or balcony feature is necessary, replace only the deteriorated detail or*

element in-kind rather than the entire feature. Match the original in design, dimension, and material. Compatible substitute materials can be considered only if using the original material is not available.
***.3 Match Original**. If full replacement of an entrance, porch, or balcony is necessary, replace it in-kind, matching the original in design, dimension, detail, texture, and material. Compatible substitute materials can be considered only if the original material is no longer available.*
***.4 Replace Missing Features**. Replace missing entrance, porch, or balcony features with a new feature based on accurate documentation of the missing original or a new design compatible with the historic character of the building and the district.*
***.9 Avoid False Historical Appearances**. Features or details that are introduced to a house shall reflect its style, period, and design. Features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.*
***13. Respect Design.** Original design, construction, and materials shall be respected on primary façades. Installation of non-original materials, such as decorative tile, is not appropriate.*

Considerations/Issues
The *Preservation Guidelines for Porches* state that it is not appropriate to remove or add a porch on historic structures. However, in this case, the house is considered non-contributing, and the porch is not original to the house. As indicated by documentation and photos, the original porch was modified and enclosed before the establishment of the Chautauqua Historic District in 1997. In 2012, the Historic District Commission approved a Certificate of Appropriateness for removal of the porch enclosure and the reinstallation of the current porch.

Per the *Guidelines*, porches should be comprised of wood and reflect the design of the structure while not creating a false sense of history. The proposed porch is a simple design similar to the existing porch and is compatible with the other structures in the Chautauqua Historic District. The proposed porch meets the *Guidelines* for materials and design.

The Commission would need to determine whether the relocation of the porch, as submitted, meets the *Preservation Guidelines* and if the proposed work is compatible with this structure and the Chautauqua Historic District.

Commission Action
Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: a) relocation of the front porch.

b) Relocation of the front door.
Project Description
Due to construction elements found during pre-construction exploration, the applicant believes the front door is not in its original location. He proposes moving the door on the front façade to improve the appearance and functionality of the internal programming. The applicant is proposing a new full-light aluminum-clad door with simulated Prairie grilles to match the style of the windows in the house.

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.*

Reference - Preservation Guidelines

3.14 Guidelines for Doors

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

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

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

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

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

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

.9 Materials. *Wood is allowable for in-kind replacement of doors. Fiberglass and aluminum–clad doors can be considered on non-contributing resources and on rear elevations of historic structures when not visible from the front right-of-way. Vinyl is prohibited for historic and non-contributing structures.*

Considerations/Issues

The *Preservation Guidelines for Doors* state it is not appropriate to alter front doors on historic structures. However, this structure is non-contributing, and the proposed placement of the door is a typical location.

Per the *Guidelines*, aluminum-clad doors can be considered on non-contributing structures. The door is a traditional style found in the Chautauqua Historic District and will not have an impact on the surrounding District.

The Commission needs to determine whether the proposed realignment and replacement of the front door meet the *Preservation Guidelines* and if such proposed work is compatible with both this structure and the Chautauqua Historic District.

Commission Action
Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: b) realignment of the front door.

c) The addition of dormers.
Project Description
To make the current attic space more functional, the applicant is proposing that dormers be installed on the rear portion of the house. Aluminum-clad windows and wood siding to match the existing siding are proposed for the dormers. The applicant has submitted elevation drawings and renderings to illustrate the proposed dormers. Additionally, the applicant has provided a street view elevation with the adjacent structure's mass and height for the Commission's reference.

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

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

36.535.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.*

Reference - Preservation Guidelines
3.9 Guidelines for Roofs
A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
.9 New Dormers. *New dormers must be functional, to allow light in or to add more living space, they should not be merely decorative and should be in keeping with the style of the historic house. They shall be located on the rear and inset from first-floor side wall below it. Set new dormers back from eave and do not extend above the ridge of roof.*

Considerations/Issues
The *Preservation Guidelines* allow for the installation of dormers to create additional interior space. Per the *Guidelines*, new dormers are to be compatible in style, design, size, and proportions with the existing structure. The *Guidelines* also state that dormers in historic structures are to be set back from the eave and should not extend above the ridge of the roof. Additionally, dormers are to be installed at the rear of the building where there is limited visibility from the front right-of-way.

The proposed dormers on this non-contributing structure will set back from the eaves and will not extend above the roof ridge of the existing house. Additionally, the dormers are proposed on the on the rear portion of the house with the gables facing away from the street. The

proposed exterior wall materials will be wood siding to match the existing wood siding found on the house. The proposed aluminum-clad windows will be one-over-one, with the top window having simulated Prairie-style grilles and the bottom window being a single pane. This windowpane configuration matches the predominant configuration found on the remainder of the house. Aluminum-clad windows are allowed to be considered for non-contributing resources. It is noted that the windows in the dormers must meet fire-egress building code requirements, which have minimum widths and square footage for the openings.

New dormers facing the side property lines with visibility from the front streetscape have been approved by the Commission in the past. In particular, 508 Chautauqua Avenue (a historic contributing structure) and 710 S Lahoma Avenue (a non-contributing structure) have been approved and installed in recent years.

The Commission needs to determine whether the proposed dormers meet the *Preservation Guidelines* and whether such proposed work is compatible with this structure and the Chautauqua Historic District.

Commission Action
Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: c) the addition of dormers.

d) Removal and relocation of windows on north elevation.
To improve internal programming, the applicant is proposing to remove two windows and relocate two windows currently located on rear portion of the north elevation in order to accommodate the internal programming for a kitchen. The proposed removal and relocation of the windows are shown on the submitted elevation drawings.

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

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

36.535.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.*

Reference - Preservation Guidelines
3.12 Guidelines for Windows
A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
.1 Retain Original Windows*. Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*

.9 Preserve Original Openings*. Do not create new openings in the front or side façades of historic structures. Do not enlarge or diminish existing openings to fit stock window sizes. If new openings are necessary to meet code requirements, they shall be compatible with historic windows for that structure in proportion, shape, location, pattern, size, materials, and details.*
.10 Materials*. Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum–clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.*

Considerations/Issues
The *Preservation Guidelines for Windows* state that original windows and window openings are to be preserved in their location. This structure is non-contributing, and the two windows proposed for removal contain a different windowpane configuration than is found in the remainder of the house, indicating they are not original to the house. The two wood windows to be relocated have the same Prairie-style grid as found in the rest of the house. The new location will have a similar window placement found in the rest of the house.

The window alterations are on the rear of the house and have limited visibility from the front streetscape. In the past, the Commission has approved the relocation of wood windows as part of renovation to accommodate internal programming.

The Commission would need to determine whether removal and relocation of windows on the north facade of the house on this non-contributing structure meets the Preservation Guidelines and if the proposed work is compatible with this structure and the Chautauqua Historic District.

Commission Action
Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: d) Removal and relocation of windows on the north elevation.

e) Removal of windows on the east elevation and replacement with doors.
Project Description
The applicant proposes the removal of two non-original windows on the rear elevation of the house and replacing them with doors. A set of aluminum sliding glass doors is proposed on the east-facing elevation and will provide access from the kitchen to the deck. The second door will be on the north elevation and will provide access from the bathroom to the deck. This door will be a full-light aluminum-clad door with simulated Prairie grilles to match the windows in the house. Since this door provides access from a bathroom, a translucent coating is proposed to obscure visibility.

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

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

36.535.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.*

Reference - Preservation Guidelines

3.12 Guidelines for Windows

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

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

.2 Retain Historic Glass*. Retain original glass in historic windows if at all possible. Leaded glass windows shall be preserved. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

.4 Glass Variations.

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

.12 Additions. *For construction of additions, choose windows that match the original structure. While single-pane, true divided light, wood frame windows are the most desirable choice for new construction in historic districts, double-pane glass wood windows with interior and exterior applied muntin and shadow bars between the panes are permitted. Aluminum cladding of wooden windows is permissible for use in additions. Vinyl or vinyl-clad windows are prohibited.*

3.14 Guidelines for Doors

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

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

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

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

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

.5 Glass Variations

a. Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.

b. Beveled glass in doors is allowed as long as it is compatible with style of the historic building and the original configuration of windowpanes remains.

c. Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.

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

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

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

.9 Materials. *Wood is allowable for in-kind replacement of doors. Fiberglass and aluminum–clad doors can be considered on non-contributing resources and on rear elevations of historic structures when not visible from the front right-of-way. Vinyl is prohibited for historic and non-contributing structures.*

.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.*

.11 Additions. *For construction of additions, choose doors that match the original structure. Aluminum-clad wood doors are permissible for use in additions that are not visible from the front right-of-way. Fiberglass doors can be considered on a case-by-case basis.*

Considerations/Issues

The *Preservation Guidelines for Windows* state that original window openings are to be preserved. However, the *Guidelines* also allow for additions and remodels to accommodate the addition of modern-day conveniences on the rear of structures. The windows proposed for removal are not original to this non-contributing house and are located on the rear elevation with no visibility from the front streetscape.

The *Guidelines* allow the aluminum sliding glass door and the aluminum-clad entry door on non-contributing resources. The proposed entry door will have a similar windowpane configuration as found on the remainder of the house. The *Guidelines* allow the use of privacy glass on the rear elevation of the house.

The Commission needs to determine whether removal of the windows and replacement with doors meets the *Preservation Guidelines* and if the proposed work is compatible with this historic structure and the Chautauqua Historic District.

Commission Action
Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: e) Removal of windows on the east elevation and replacement with doors.

f) Removal of a secondary chimney.
Project Description
The applicant proposes to remove the non-functioning secondary chimney.

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.*

Reference - Preservation Guidelines
3.4 Guidelines for Masonry and Brick Features
A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
.1 Preserve Original Features*. Retain and preserve masonry features that contribute to the overall historic character of a building, including foundations, chimneys, cornices, steps, piers, columns, lintels, arches, and sills. Installing brick or block where these materials were not originally used is prohibited. Installing brick on the walls of a house that originally had wood siding is prohibited as it changes the character of the house and can destroy the wood beneath.*
.7 Chimneys. *Retain and preserve primary chimneys. If a primary chimney, often used as a flue rather than fireplace, is to be removed from the interior of the house, retain the portion above the roofline. A platform will need to be constructed in the attic to carry the weight of the chimney. A secondary non-functional chimney visible from the front right-of-way will be reviewed for removal on a case-by-case basis.*

.8 Demolition of Chimneys. *Chimneys are a character-defining feature and shall be retained and maintained. If the foundation of the chimney has failed or the chimney is badly deteriorated, the chimney can be carefully dismantled and reconstructed using original materials or materials matching the original. Mortar shall match the original in composition and joint profile.*

Considerations/Issues
The *Preservation Guidelines for Masonry and Brick Features* allow for the approval of the demolition of a non-functioning secondary chimney with no visibility from the front right-of-way through the COA by the Administrative Bypass process. The chimney proposed for demolition is a non-functioning secondary chimney with visibility from the front right-of-way; therefore, the Commission would need to review the request.

While the proposed chimney for demolition has visibility from the front, it is a non-functioning chimney located on the rear of portion of a non-contributing structure. It should be noted that the primary chimney on the north elevation will remain.

The Commission needs to determine whether the removal of a non-functioning secondary chimney meets the *Preservation Guidelines* and if the proposed work is compatible with this structure and the surrounding Chautauqua Historic District.

Commission Action
Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: f) Removal of a secondary chimney.

g) Installation of an exterior basement stairwell and railing on the north elevation.
Project Description
To provide better access to the basement, the applicant proposes the installation of an exterior basement stairwell. A small concrete edge will encircle the basement access opening, which will have limited visibility. A 42-inch safety railing is proposed on top of the edge of the basement opening, which will have visibility. The railing will be composed of metal pipe.

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.*

Reference - Preservation Guidelines
3.12 Guidelines for Entrances, Porches, And Balconies
A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
.3 Handrails. *Installation of handrails required by building code may be approvable by Administrative Bypass. Handrails must meet adopted City building codes and be of a simple design that is compatible with the house in material and scale. Wood or metal are acceptable materials for handrails on historic structures.*

4.1 & .2 Standards and Guidelines for Decks

4.1 Standards for Decks for Administrative Bypass:
The following items can receive a Certificate of Appropriateness (COA) through the Administrative Bypass process if they meet the criteria listed. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review.
.1 Decks under 300 Square Fee

a. Less than 300 square feet in total area. Located behind the structure and not visible from the front right-of-way. Corner lots have two front rights-of-way.

b. Constructed in a way that makes no permanent changes to the historic structure. Built of compatible wood, wood composite or smooth cement board with functional elements made of metal elements. Synthetic, materials such as plastic and vinyl are prohibited.

c. *Decks with roofs or walls will be forwarded as a porch or balcony request for a full review by the Historic District Commission.*

4.2 Guidelines for Decks

A full review by the Historic District Commission will take the following criteria into consideration before issuing a Certificate of Appropriateness (COA):

.1 Protect Historic Structure*. Locate and construct decks so that the historic fabric of the primary structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.*

.2 Deck Locations*. Front decks are prohibited. Decks on the rear shall be inset from the rear corners to eliminate visibility from the front right-of-way. Decks on corner properties will be reviewed on a case-by-case basis.*

.3 Deck Design Shall Reflect Building Design*. Design decks and their associated railings and steps to reflect the materials, scale, and proportions of the building.*

.4 Align Deck with First Floor Level*. Decks shall be no higher than the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, lattice, or dense evergreen foundation plantings.*

.5 Preserve Significant Building Elements*. Preserve significant building and site elements and new deck installations are not to obscure or remove significant building or site elements.*

.6 Decks May Not Detract from Overall Character*. It is not appropriate to introduce a deck if it will detract from the overall historic character of the building or the site.*

Considerations/Issues

There are no specific guidelines regarding basement access and the associated railing. However, the *Standards and Guidelines for Decks* can guide the review of the installation of exterior features to a structure. The *Standards and Guidelines for Decks* indicate that the introduction of a new feature should not detract from a historic structure. Furthermore, the *Guidelines* state that any new feature should reflect the building design.

The proposed access along the north façade will be visible from the front façade. Additionally, this is not a typical feature found in the surrounding district. However, the required safety railing around the opening of the basement stairwell will be the visible element from the front streetscape.

The Commission needs to determine if the installation of the basement stairwell and railing on the north façade is appropriate and compatible with this non-contributing structure as well as the surrounding Chautauqua Historic District.

Commission Action

Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: g) Installation of an exterior basement stairwell and railing on the north elevation.

h) Relocation of front sidewalk.

Project Description

As a companion request to the realignment of the front door and porch, the applicant is proposing to remove the existing sidewalk located along the north side of the driveway and install a new concrete sidewalk in the center of the yard. This will provide access from the new front stairs in the middle of the porch to the public sidewalk.

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.*

Reference - Preservation Guidelines

2.9 Guidelines for Sidewalks

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

.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.*

.9 Sidewalks and Curbs*. Public sidewalks and curbs on the street shall be constructed of finished concrete. Sidewalks and curbs on private property may be constructed of finished concrete, brick, or stone.*

Considerations/Issues

The *Preservation Guidelines for Sidewalks* require the front private sidewalk to be located perpendicular to the street. The existing sidewalk is located along the north edge of the driveway, which is not typical of the Chautauqua Historic District. Its removal, along with installation of the new concrete walkway in the center of the yard, would align with sidewalk locations in the surrounding Chautauqua Historic District.

The Commission needs to determine whether the removal of the existing sidewalk and installation of a new sidewalk, as submitted, meets the *Preservation Guidelines* and if the proposed work is compatible with this historic structure and the Chautauqua Historic District.

Commission Action

Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: h) Relocation of front sidewalk.

i) Replacement of the existing siding on the garage.

Project Description

The applicant proposes replacing the existing man-made siding currently on the exterior of the garage with smooth cement fiber siding. The cement siding will match the wood siding found on the house in profile and width.

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.*

Reference - Preservation Guidelines

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):

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

.1 ***Preserve Historic Garage Structures****. Retain and preserve garages in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.*

.2 ***Preserve Original Materials****. Retain and preserve character-defining materials, features, and details of historic garages, including foundations, siding, masonry, windows, garage doors, and architectural trim. When necessary, repair character-defining materials, features, and details of historic garages in-kind according to pertinent guidelines.*

.3 ***Replace Only Deteriorated Portions****. If replacement of a deteriorated element or detail of a historic garage is necessary, replace only the deteriorated portion in-kind rather than replacing the entire feature. Match the original in design, dimension, texture, and material. Consider compatible substitute materials only if the original materials are no longer available.*

Considerations/Issues

The *Preservation Guidelines for Garages* require the preservation of features on a historic garage. The existing garage is a non-contributing structure built after 1944 and currently has man-made siding on the exterior walls. The replacement of the current siding with smooth cement fiber siding of the same width and profile meets the *Guidelines* for materials.

The Commission needs to determine whether the request for replacement siding on the garage with cement fiber siding meets the *Preservation Guidelines* and if the proposed work is compatible with this historic structure and the Chautauqua Historic District.

Commission Action
Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: i) replacement of the existing siding on the garage.

j) Installation of six-foot side yard fences and driveway gate.
Project Description
To increase security, the applicant is proposing a six-foot fence on the north and side of the house in locations indicated on the submitted site plan. The proposed six-foot wood fence on the north side will begin at the corner of the original house and proceed along the side property line to the rear property line. The proposed six-foot fence on the south side will begin approximately 12 feet behind the front edge of the house and proceed along the south property line to the rear property line. Additionally, a six-foot ornamental metal automatic driveway gate is proposed. The gate will be installed approximately 12 feet behind the front edge of the house and will extend from the south façade across the driveway to the south property line.

The applicant has submitted alternatives to this request, which could be approved through the Administrative Bypass process.

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.*

Reference - Preservation Guidelines
2.11 Guidelines for Fences and Walls
A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
.4 Side Yard Fences*. Side yard fences of up to 4 feet in height may be approved by Administrative Bypass. Side yard fences taller than 4 feet require a COA. Side yard fences taller than 6 feet are prohibited.*
.7 Fence and Wall Materials*. Fences or walls shall be constructed of wood, brick, stone, iron or cast or forged metal, stucco, or a combination of these materials. Stone or brick used in walls shall be compatible in size, scale, and style to those used elsewhere in the historic district, or typical of residential structures of this type, age, and location. No vinyl, cinder block, concrete block, or corrugated metal, may be used for fences or walls in historic districts. Chain link in the rear yard will be considered on a case-by-case basis.*
.8 Colors and Finishes*. Although paint color is not regulated by the Commission, it is strongly recommended that wood fences be stained or painted in colors and finishes appropriate to the style and period of the property and the district or left unfinished. No decorative murals shall be applied to fence, or wall surfaces visible from the street.*
.9 Finished Side Out*. Fences or walls facing the street shall be constructed with the*

finished side out.

Considerations/Issues
The Zoning Ordinance and the *Preservation Guidelines* define side yards as the area between the front edge and the back edge of the principal structure. The rear yard begins at the back edge of the principal structure and extends to the rear property line.

The *Preservation Guidelines for Fences* do not allow for fences greater than four feet on side yards, except upon review by the Historic District Commission.

In the past, the Historic District Commission has not approved six-foot fences in the side yards due to their impact on historic structures except under certain circumstances. Typically, the Commission has approved fences that taper from six feet to four feet as the fence proceeds toward the front of the house. In recent years, the Commission has also approved six-foot fences between adjacent properties when property lines did not align, creating privacy issues (as seen between 410 Peters and 504 Miller), or in the case of a side yard being adjacent to an alleyway, creating security issues (as seen at 713 Cruce Street).

A review of past approved Certificate of Appropriateness requests found that a six-foot driveway ornamental metal gate was approved for 506 S Lahoma Avenue. However, that driveway gate was installed on the north side of the house at the point where the original house ended and the addition started. This placed the gate at the back edge of the original house and near the end of the driveway visible from the front right-of-way. Like this house at 443 Chautauqua Avenue, the house at 506 S Lahoma Avenue is a non-contributing structure. Despite this, the Commission found that a six-foot metal gate adjacent to a house was not a typical feature found in the Chautauqua Historic District.

Both metal ornamental and wood fences are allowable materials.

The Commission needs to determine whether the installation of a six-foot side yard fence and driveway gate, as submitted, meets the *Preservation Guidelines* and if the proposed work is compatible with this structure and the surrounding Chautauqua Historic District.

Commission Action
Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: j) Installation of six-foot side yard fences and driveway gate.

k) Installation of a cabana in rear yard.
Project Description
The applicant proposes a 355-square-foot cabana in the rear yard. The cabana will be 24’ wide by 14’8” in depth and will be composed of wood with stone accents. Access from the rear of the house to the cabana is planned via pavers, which can be approved through the Administrative Bypass process.

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.*

Reference - Preservation Guidelines

2.7 Guidelines for Secondary Structures

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

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

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

a. *Match in design, style, and material to the principal historic structure and the surrounding historic neighborhood.*
b. *Compatible with the principal historic structure and/or the district in regard to materials, size, scale, height, form, massing, proportions, spacing and size of window and door openings, window to wall proportions and traditional setbacks seen in the neighborhood.*

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

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

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

.11 Avoid False Historical Appearance. *New secondary accessory structures are to be*

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

Considerations/Issues

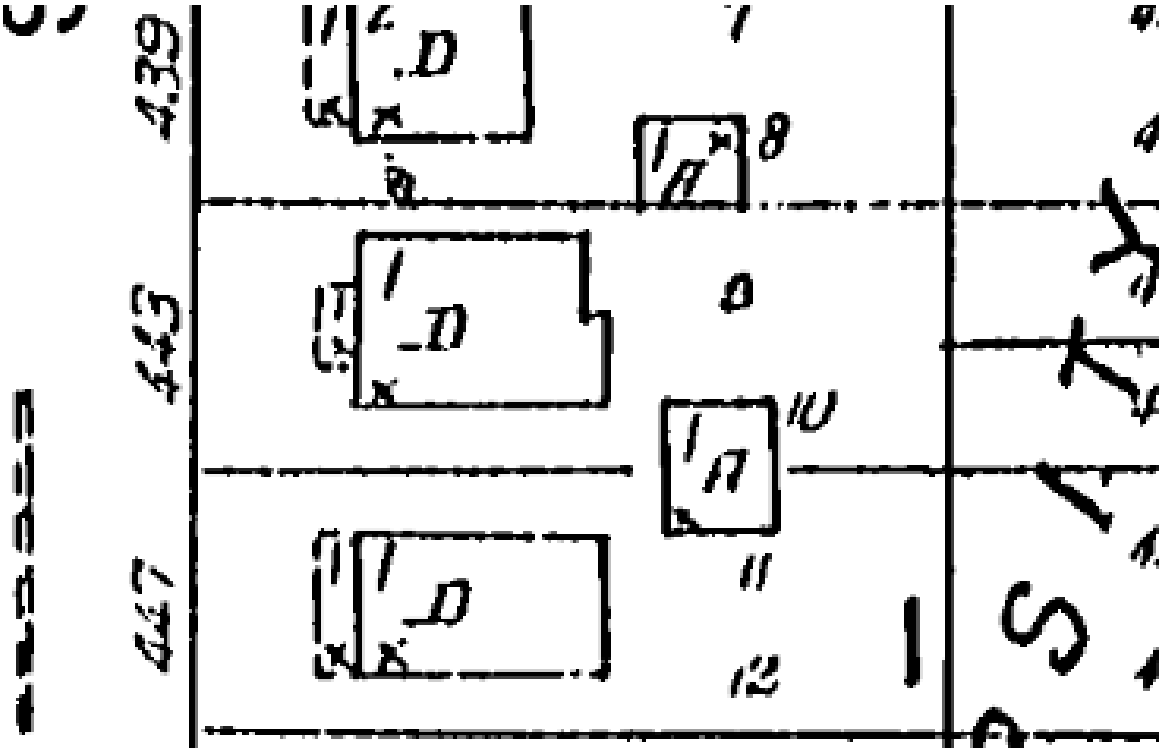
The *Preservation Guidelines* state that garden structures with roofs are to be reviewed using the *Guidelines for Secondary Structures*. The *Guidelines* state that secondary structures are to be compatible in design with the principal structure and the surrounding district. The maximum size allowed by the *Guidelines for Secondary Structures* is 575 square feet or 50% of the structure, whichever is greater. Lastly, the *Guidelines* state the secondary structure is to be located in the rear yard with limited to no visibility from the front streetscape.

The proposed 355-square-foot wood cabana meets the *Guidelines* for materials and location and is under the maximum size allowed for secondary structures.

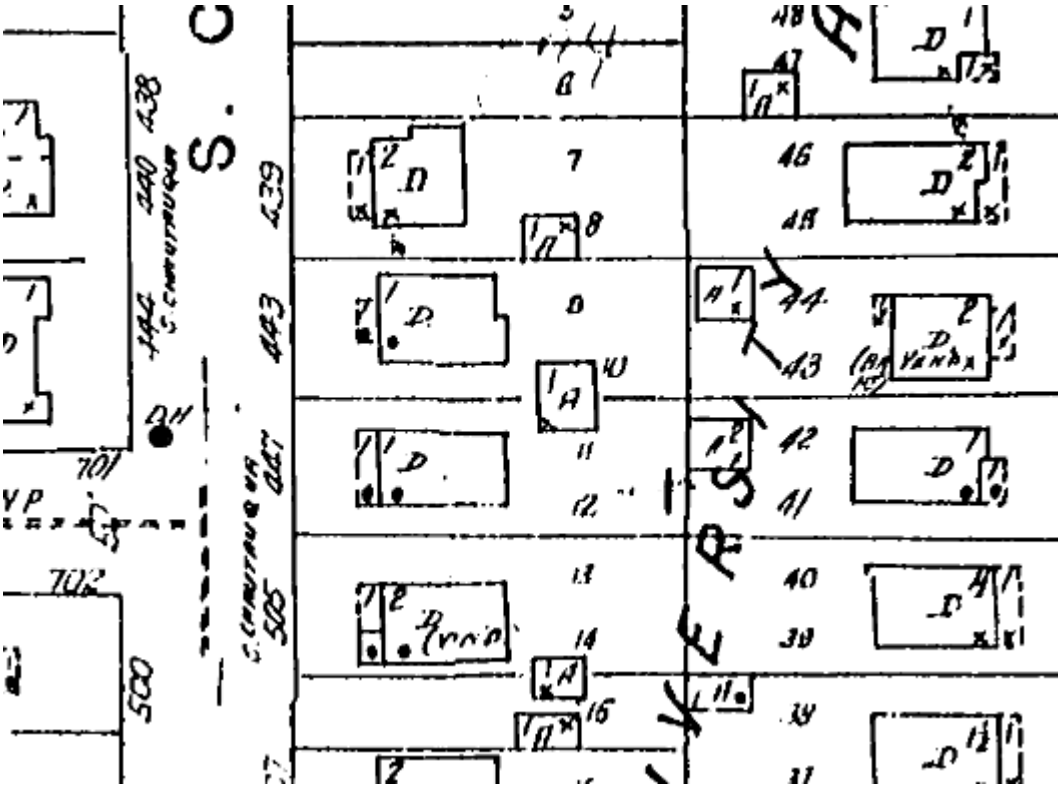
The Commission would need to determine whether the installation of a wood cabana in the rear yard, as submitted, meets the *Preservation Guidelines* and if the proposed work is compatible with this structure and the surrounding Chautauqua Historic District.

Commission Action

Consideration of approval, rejection, amendment, and/or postponement of (HD 26-23) the Certificate of Appropriateness request for 443 Chautauqua Avenue for the following: k) Installation of a cabana in rear yard.



1925 Sanborn Map



1944 Sanborn Map

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.

Case No. _____

Histric 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: Barrett L. Williamson

Address of Proposed work: 443 Chautauqua Ave. Norman, OK 73069

Phone number and email of contact person: [redacted]

Applicant relationship to owner: ☐ Self ☐ Contractor ☐ Engineer ■ Architect

Property Owner's name, phone number, and email (if different than applicant): Christopher Davis [redacted]

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):

Major exterior modifications being proposed will be removing the existing porch, adding dormers on the rear of the house to allow better function of the existing second floor, a detached cabana in the rear yard, installing an exterior access stair on the North side of the basement, new fencing on the rear and side yards and an automated gate on the south side of the house where the existing drive is located. All existing siding will be removed to expose the original wood siding which will be repaired and painted. A new front porch centered on the house will be built and match the historical character of the house.

Please see the attached narrative describing the work in more detail.

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: Christopher K. Davis **Date:** 8/3/2026

Property Owner's Printed Name: Christopher K. Davis, Trustee

☒ (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: Barrett L. Williamson

Authorized Representatives Signature: Barrett Williamson **Date:** 08-03-2026

Barrett L. Williamson
ARCHITECTS

102 W. Apache Street
Norman, OK 73069
tel: 405.360.1566
cel: 405.249.4686
email: blw@blwarchitects.com
website: http://www.blwarchitects.com

August 10, 2026

To: City of Norman Historic District Commission
225 N. Webster Avenue
Norman OK 73069
Attn: Anais Starr, Historic Preservation Officer

Re: Certificate of Appropriateness Application for 443 Chautauqua Residence.

History:

The new owners, Christopher and Vicki Davis recently purchased the property listed above with the intention of renovating it for personal use. The property is a non-contributing resource in the Chautauqua Historic District. Based on correspondence with Anais Starr, Historic Preservation Officer, the property received a administrative bypass COA in 2012 for partial removal of an enclosed porch returning to a similar style to what was believed to be the original front porch. The new owners would prefer to be more authentic and return the porch to a more accurate representation during additional renovation work.

Proposed Improvements:

We respectfully ask for your consideration and approval of the following improvements:

1. New front porch. The current front porch is a vestige of a previous renovation and is off center from the front façade. The proposed front porch will more closely resemble what is suspected to have been there originally, matching the adjacent roof slope and architectural features. New wood columns will be installed with square bases and canted sides approximating the craftsman style.

2. Second story dormers. These are proposed along the north and south of the ridge, and are set back from the front to be minimally visible from the street. Match existing composition shingles.

3. Privacy Fence: We propose to construct a 6’ privacy fence along the south property line west of the back corner of the house. This is to provide visual screening of the neighbor to the south and for security/privacy in the rear yard. A 4’ wood fence is proposed for the north property as shown on the site plan and would screen the exterior access to the basement being proposed.

4. Remove existing metal siding to expose the original wood lap siding. Any deteriorated wood siding will be replaced in kind.

5. Relocate the front door to align with the center of the house. The door appears to have been moved in the past and the remainder of the front façade was likely symmetrical. The proposed door will be wood stiles and rails with a full light.

6. Remove two non-original windows on the north façade. Relocate up to two historic wood windows to their original location based on the information exposed once the metal siding is removed. The windows on the north side have been likely modified over time. Once the metal siding is removed we should be able to determine the original locations and will relocate them.

7. Remove five wood windows and a door on the east façade. The east end of the residence was an addition and does not have the original siding on it beneath the metal siding. We speculate that during the addition they were removed from the former east wall of the original residence (prior to the addition) and re-installed.

8. Add a new sliding door to the east elevation onto the rear porch.

9. Add a new wood stile and rail full lite obscure glass door to the north elevation of previous addition into the proposed restroom.

10. Replace the rear porch with a larger concrete porch and steps.

11. Replace the siding on the garage with wood or smart siding matching the exposure of the original wood siding on the house. The garage is a more recent construction as evidenced by the plywood sheathing and other construction methods/materials.

12. Add a cabana in the rear yard of the property.

13. Remove secondary chimney from roof to basement.

14. Install exterior basement stairwell with railing on north side house.

15. Remove non-original sidewalk in front yard and install new sidewalk in traditional location.

16. Install concrete pavers to connect rear porch and cabana.

Thank you for your consideration. We look forward to the hearing later this month.

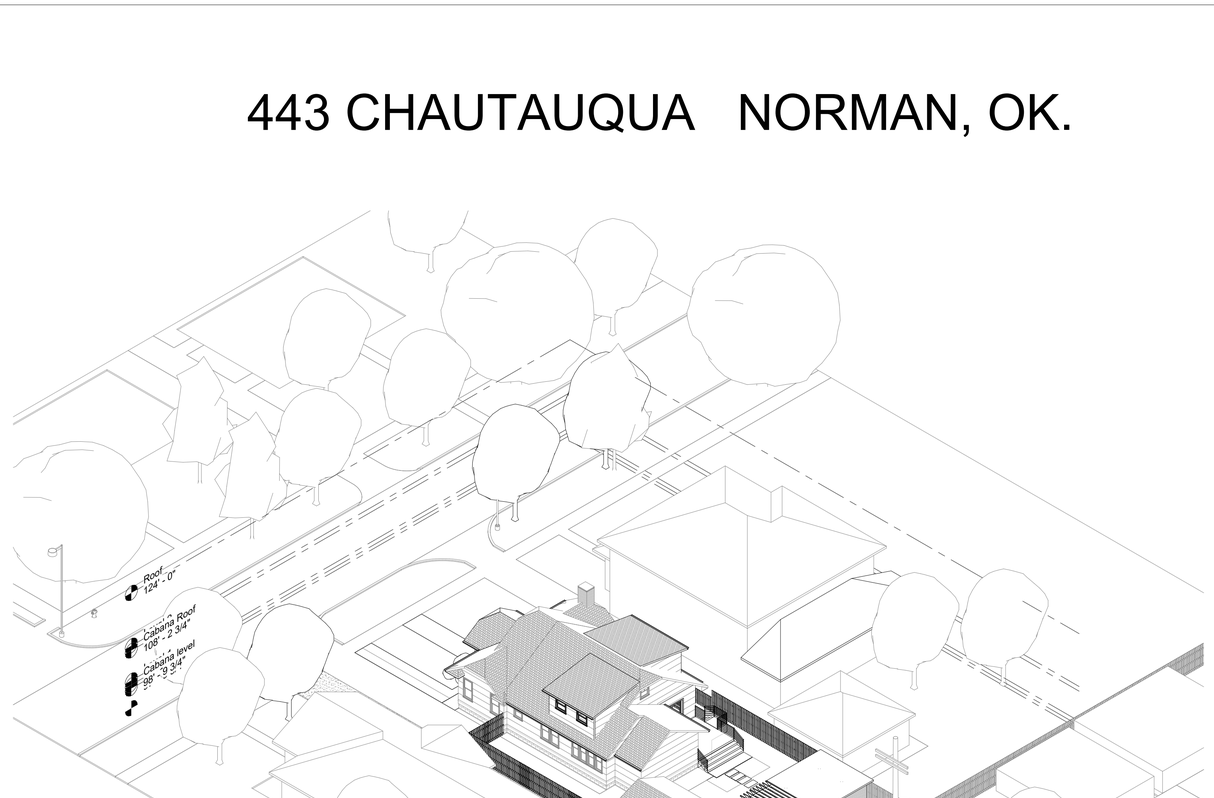
Respectfully Submitted,



Barrett L. Williamson, NCARB, AIA
Oklahoma Member, National Trust for Historic Preservation Board of Advisors
Former Norman HP Commissioner
Past President, Preservation Oklahoma Inc.

CHRIS AND VICKI DAVIS RESIDENCE

443 CHAUTAUQUA NORMAN, OK.



DRAWING INDEX

NUMBER	NAME
GENERAL	
G-100	COVER SHEET
ARCHITECTURAL DEMOLITION	
AD-100	DEMOLITION SITE PLAN
AD-200	DEMOLITION FLOOR PLAN
AD-221	DEMOLITION ROOF PLAN
AD-300	DEMOLITION BUILDING ELEVATION
ARCHITECTURAL	
A-100	SITE PLAN
A-102	ENLARGED SITE PLAN
A-201	FLOOR PLAN
A-221	ROOF PLAN
A-301	BUILDING ELEVATIONS
A-400	BUILDING SECTIONS
A-900	INTERIOR ELEVATIONS
AE-200	EXSTING SITE AND FLOOR PLANS

ALTERNATES

ALTERNATE 1: KEEP EXISTING FRONT PORCH STRUCTURE AS IS. SIDING ON PORCH WILL BE UPDATED AND NEW TAPERED COLUMN WRAPS ARE TO BE INSTALLED

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

STATE OF OKLAHOMA
WESTON T. WILLIAMSON
No. 9433
NORMAN OKLA
LICENSED ARCHITECT

08-03-2026
SEAL

Barrett L. Williamson
ARCHITECTS

- Architecture
- Historic Preservation
- Master Planning
- Interior Design

102 W. Apache
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OK CA No. 01771
June 30, 2025

PROJECT NUMBER
C43426

ISSUE DATE
08-03-2026

REVISION DATES

SHEET TITLE
COVER SHEET

SHEET NUMBER
G-100

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GENERAL DEMOLITION NOTES

1. REMOVE EXISTING SIDING AND UNDERLYING ASPHALT TO EXPOSE ORIGINAL SIDING. PROTECT ORIGINAL SIDING AND STRUCTURE.

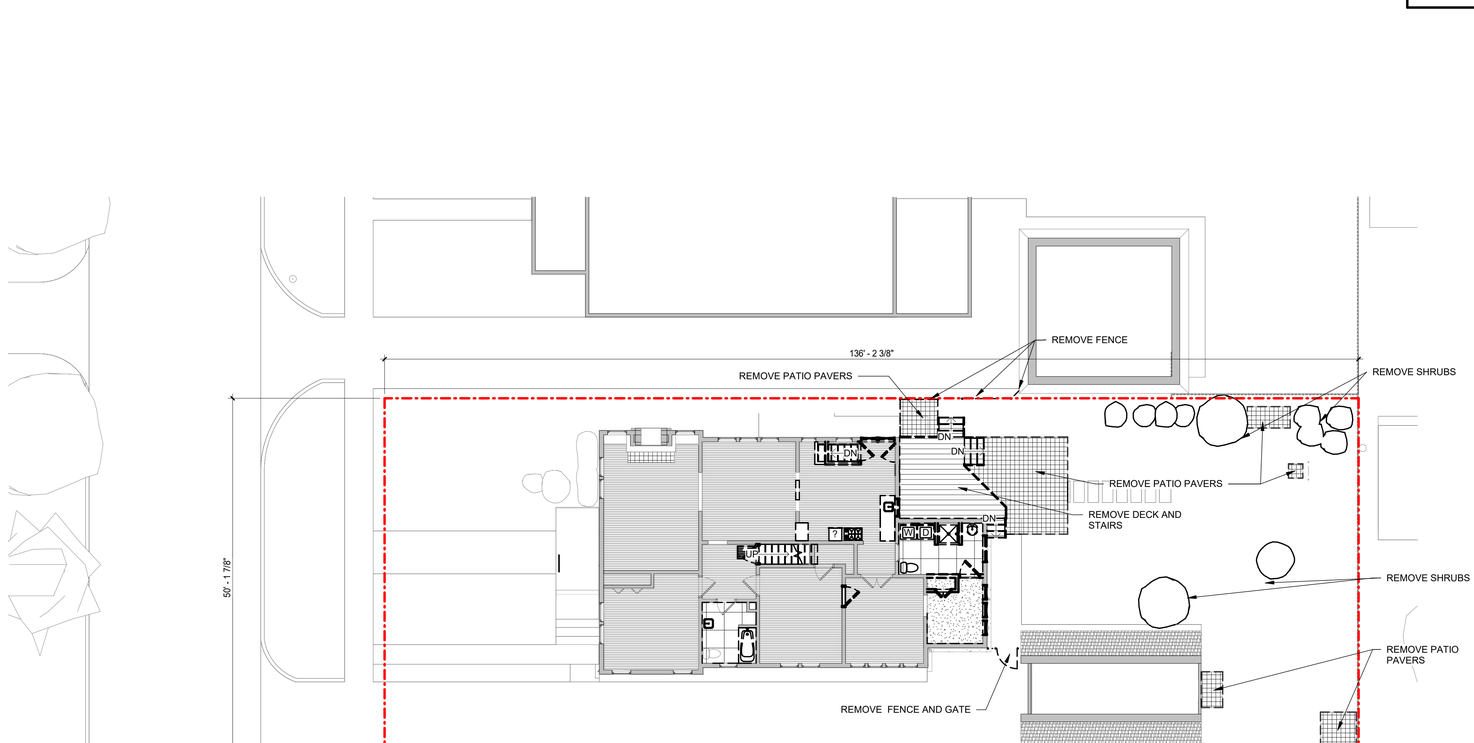
2. PROTECT EXISTING FINISHES DURING INTERIOR AND EXTERIOR DEMOLITION.

3. REMOVE AND STORE ANY HISTORICAL DOORS OR WINDOW ON SITE .

4. PROPERLY SUPPORT LOAD BEARING WALLS AND STRUCTURAL ELEMENTS PRIOR TO ANY DEMOLITION.

5. MAINTAIN ALL EXISTING PLUMBING ROUGH-INS UNLESS NOTED OTHERWISE

6. REMOVE ALL EXISTING MILLWORK, COUNTERTOPS AND APPLIANCES IN KITCHEN. CAP ALL WATER, PLUMBING AND GAS LINES. RE-ROUTE OR RUN NEW LINES TO LOCATIONS SHOWN ON FLOOR PLAN



1 Site - Demolition
SCALE: 1" = 10'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

STATE OF OKLAHOMA · REGISTERED · No. 9433 · NORMAN OKLA · LICENSED ARCHITECT

08-03-2026
SEAL

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DEMOLITION SITE PLAN

SHEET NUMBER
AD-100

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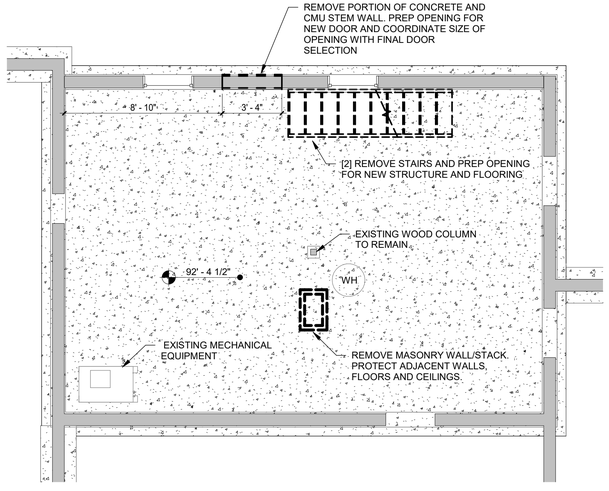
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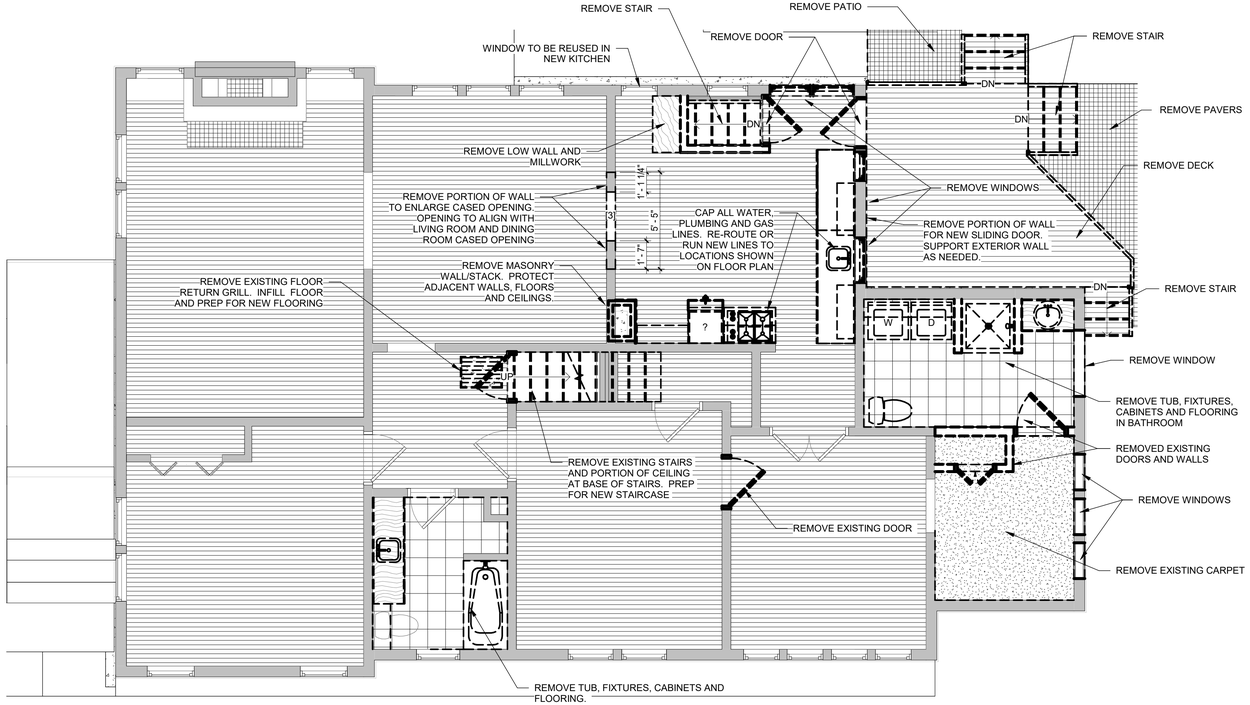
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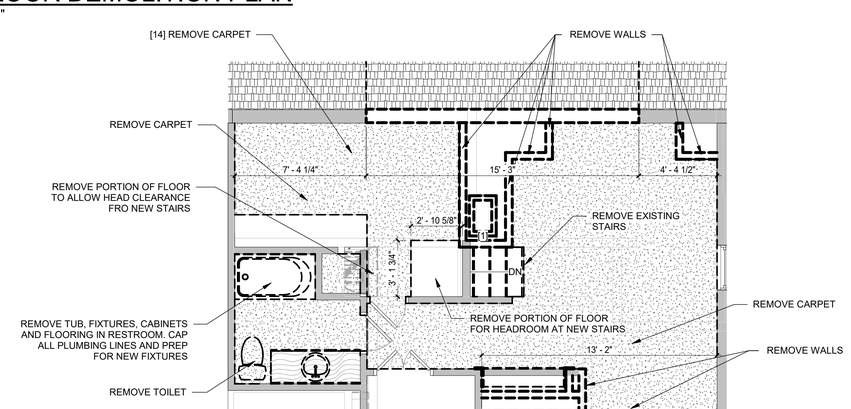
6. REMOVE ALL EXISTING MILLWORK, COUNTERTOPS AND APPLIANCES IN KITCHEN. CAP ALL WATER, PLUMBING AND GAS LINES. RE-ROUTE OR RUN NEW LINES TO LOCATIONS SHOWN ON FLOOR PLAN



1 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

STATE OF OKLAHOMA
BARRETT L. WILLIAMSON
No. 9433
REGISTERED
NORMAN OKLA
ARCHITECT

08-03-2026
SEAL

Barrett L. Williamson
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June 30, 2025

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SHEET TITLE
DEMOLITION FLOOR PLAN

SHEET NUMBER
AD-200

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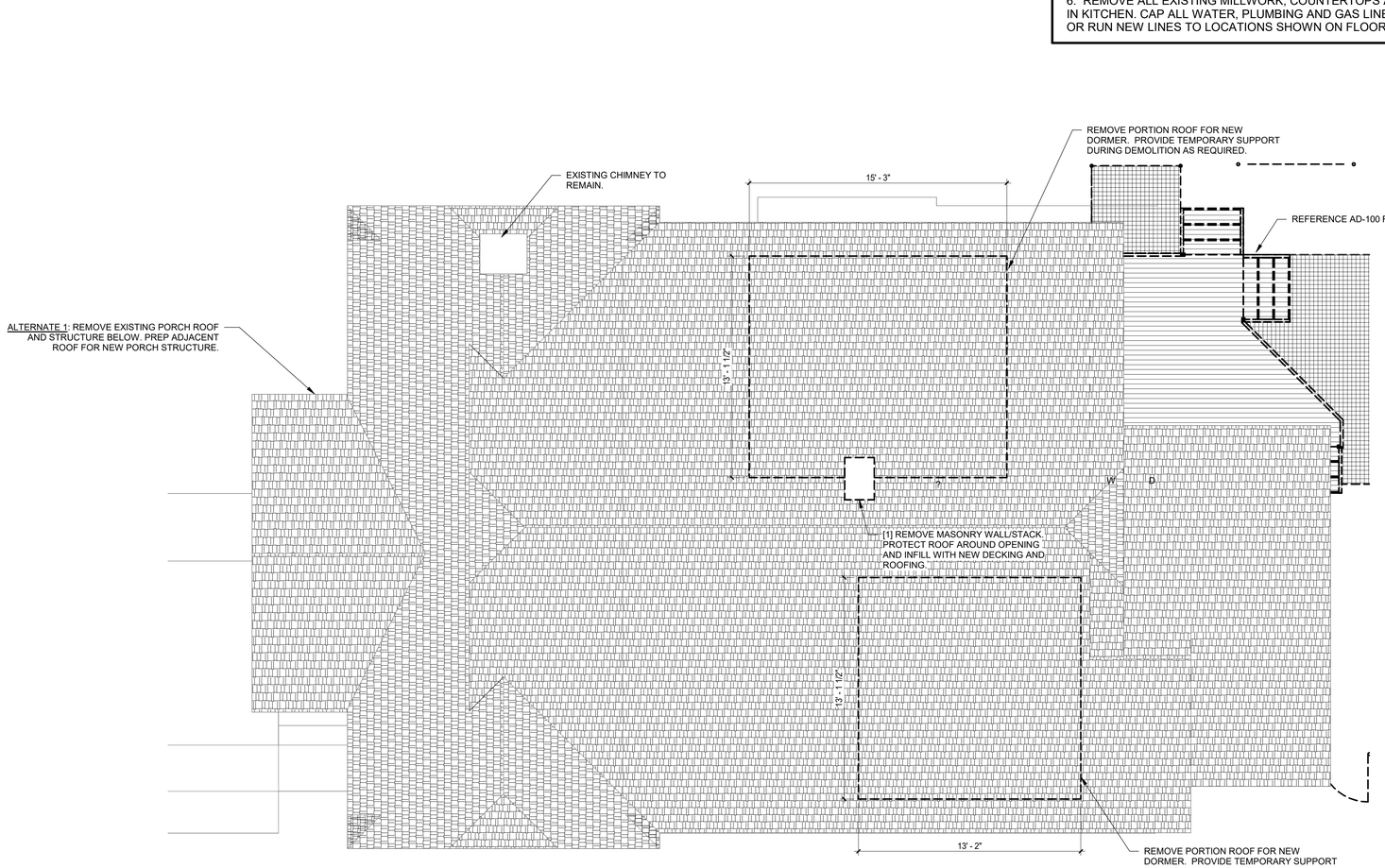
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1 DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

STATE OF OKLAHOMA — BARRETT L. WILLIAMSON — No. 9433 — NORMAN, OKLA. — REGISTERED ARCHITECT

08-03-2026
SEAL

Barrett L. Williamson
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- Historic Preservation
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June 30, 2025

PROJECT NUMBER
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SHEET TITLE
DEMOLITION ROOF PLAN

SHEET NUMBER
AD-221

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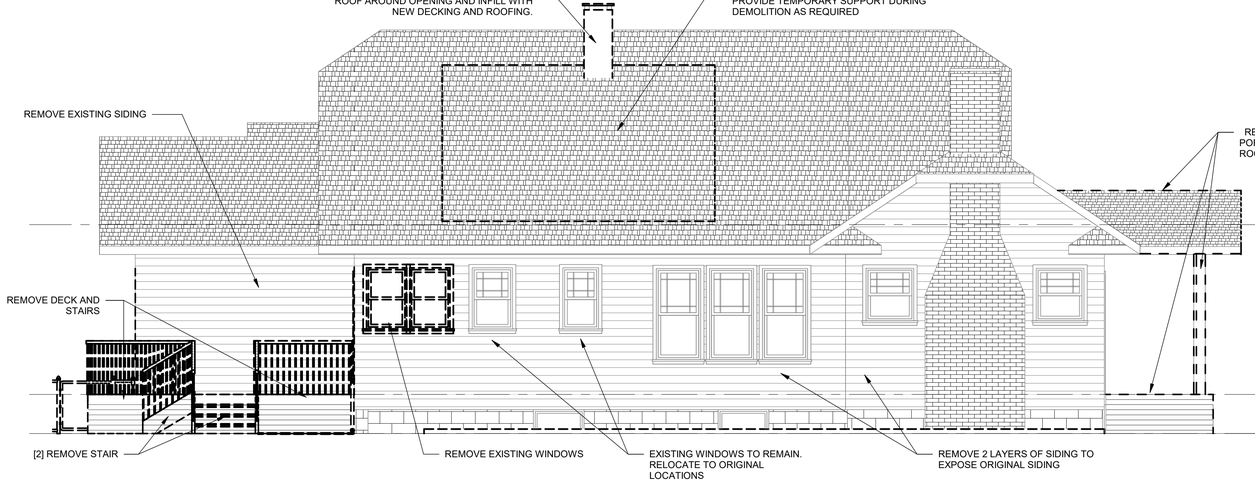
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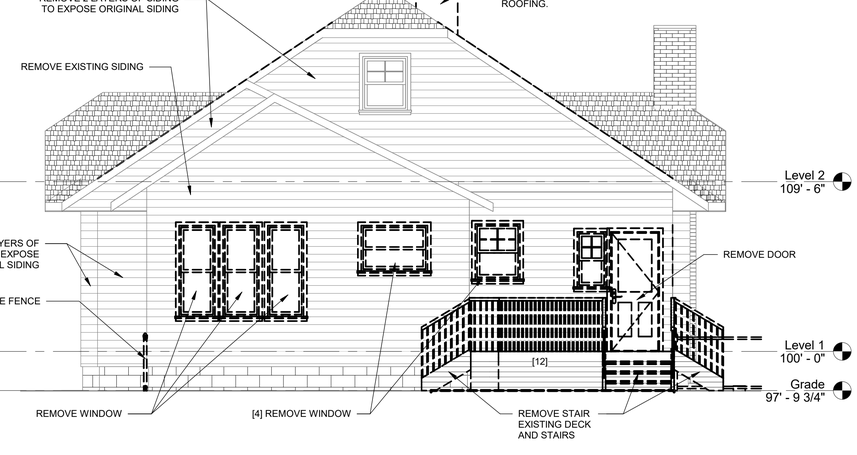
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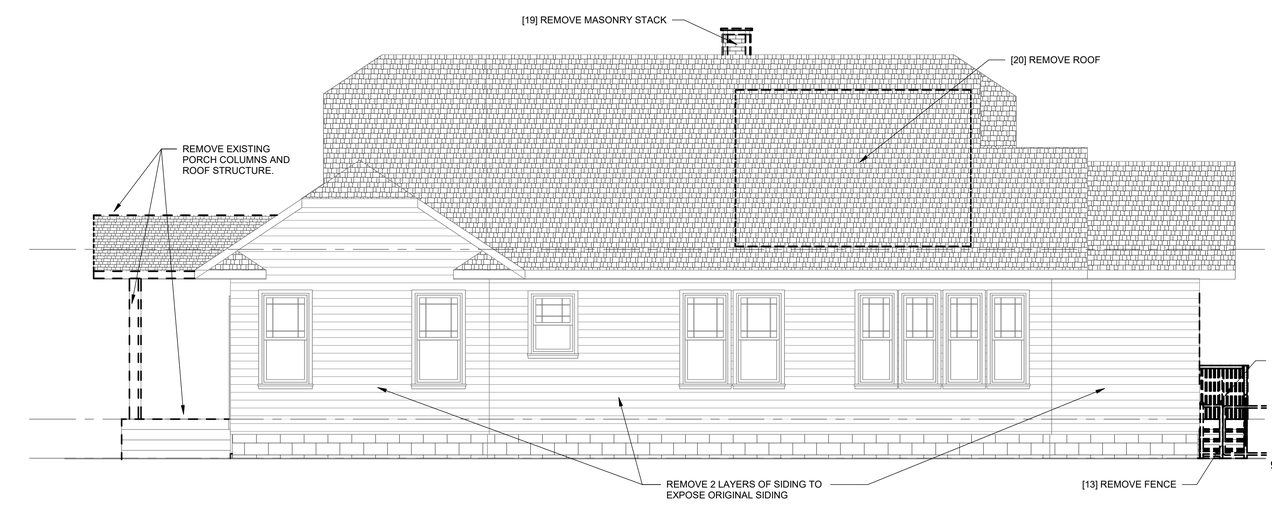
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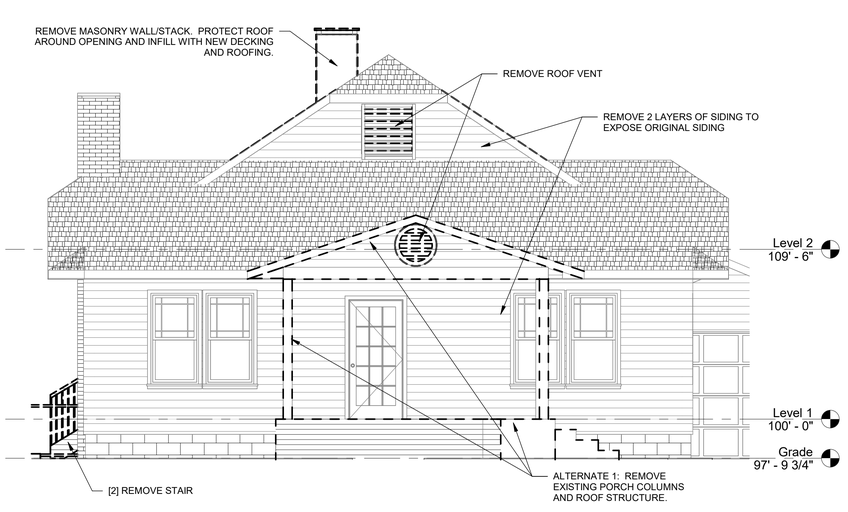
3 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

STATE OF OKLAHOMA — REGISTERED — No. 9433 — NORMAN OKLA — LICENSED ARCHITECT

08-03-2026
SEAL

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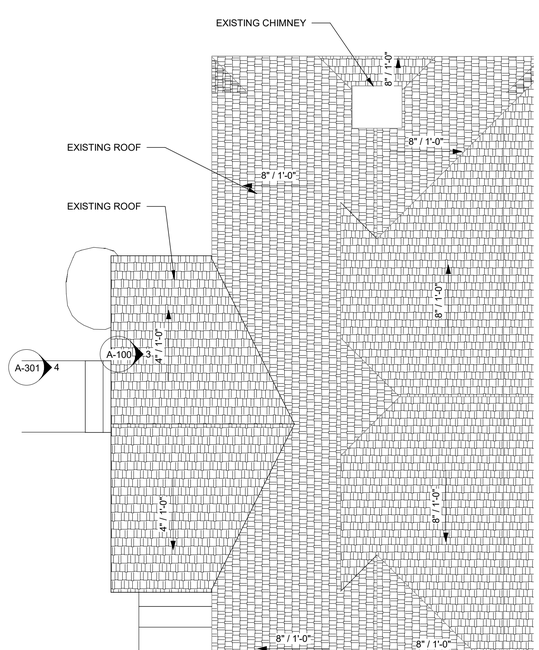
ISSUE DATE
08-03-2026

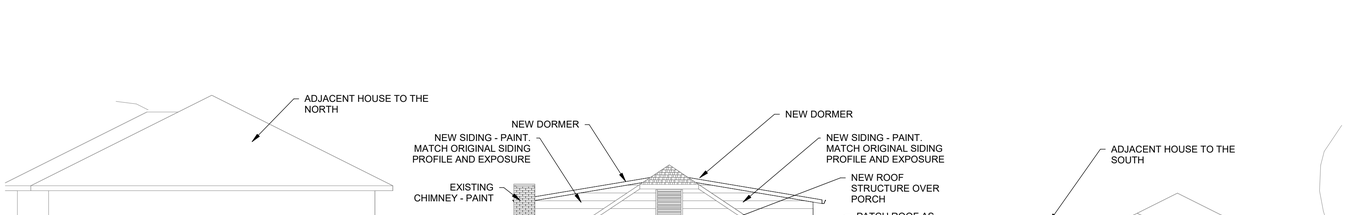
REVISION DATES

SHEET TITLE
DEMOLITION BUILDING ELEVATION

SHEET NUMBER
AD-300

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EXISTING CHIMNEY
EXISTING ROOF
EXISTING ROOF
A-100 3
A-301 4
8" / 1'-0"
8" / 1'-0"
8" / 1'-0"



3 WEST BUILDING ELEVATION - WITH ADJACENT PROPERTY ELEVATIONS

SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

WEST UNIVERSITY LTS 9 & 10 BLK1

ZONING
R-1 SINGLE FAMILY RESIDENCE
CHAUTAUQUA HISTORIC DISTRICT

LOT SIZE: 6,831 SF

ALLOWABLE BUILDING COVERAGE: 40%
ALLOWABLE BUILDING AREA: 2,732 SF

ACTUAL BUILDING COVERAGE
EXISTING HOUSE: 1,727 SF
EXISTING GARAGE: 296 SF
PROPOSED CABANA: 369 SF

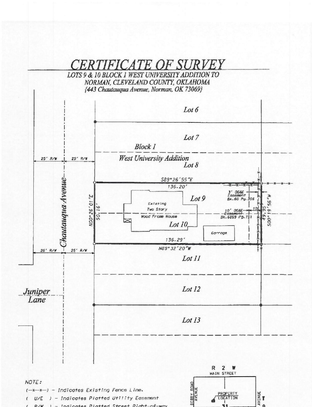
TOTAL BUILDING COVERAGE: **2,392 SF - 35%**

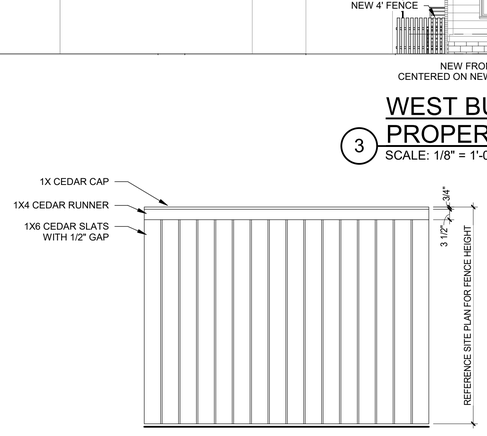
LOT SIZE: 6,831 SF

ALLOWABLE IMPERVIOUS AREA: 65%
ALLOWABLE IMPERVIOUS AREA: 4,440 SF

ACTUAL IMPERVIOUS AREA:
TOTAL BUILDING COVERAGE: 2,392 SF
EXISTING PAVING: 1,165 SF
NEW PAVING AND PORCHES: 402 SF
NEW EGRESS STAIRS TO BASEMENT: 92 SF

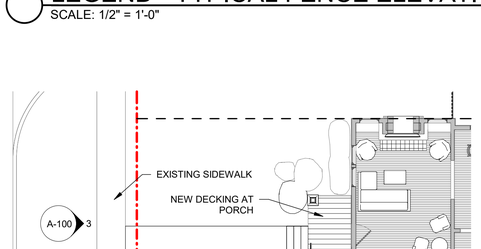
TOTAL BUILDING COVERAGE: **4,051 SF - 59.3%**





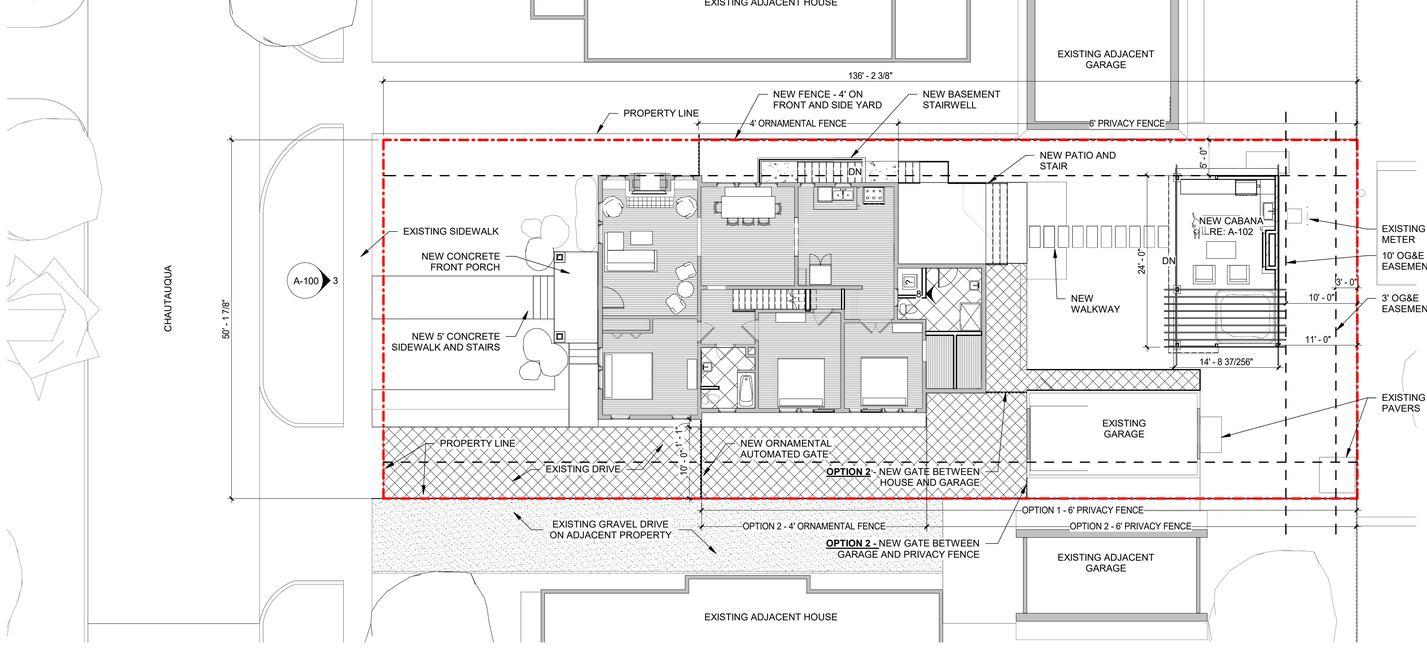
LEGEND - TYPICAL FENCE ELEVATION

SCALE: 1/2" = 1'-0"



2 SITE PLAN - ALTERNATE 1

SCALE: 1" = 10'-0"



1 SITE PLAN

SCALE: 1" = 10'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

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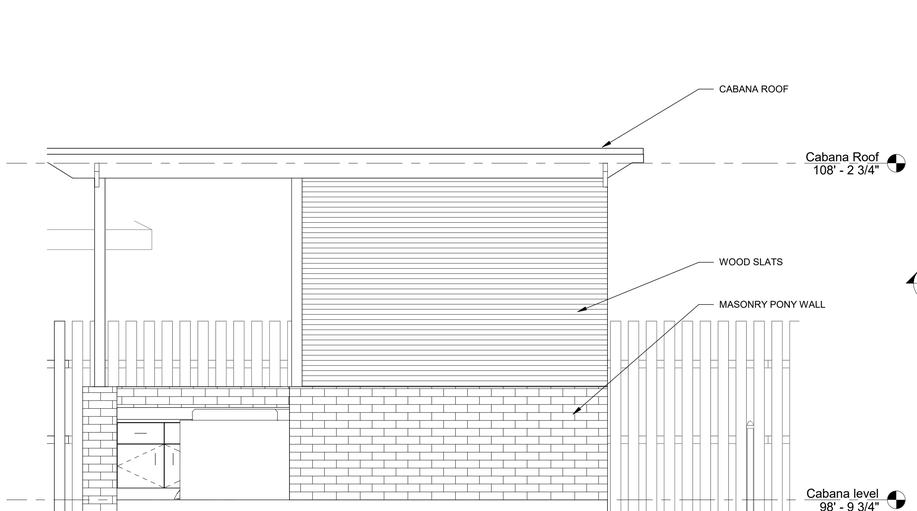
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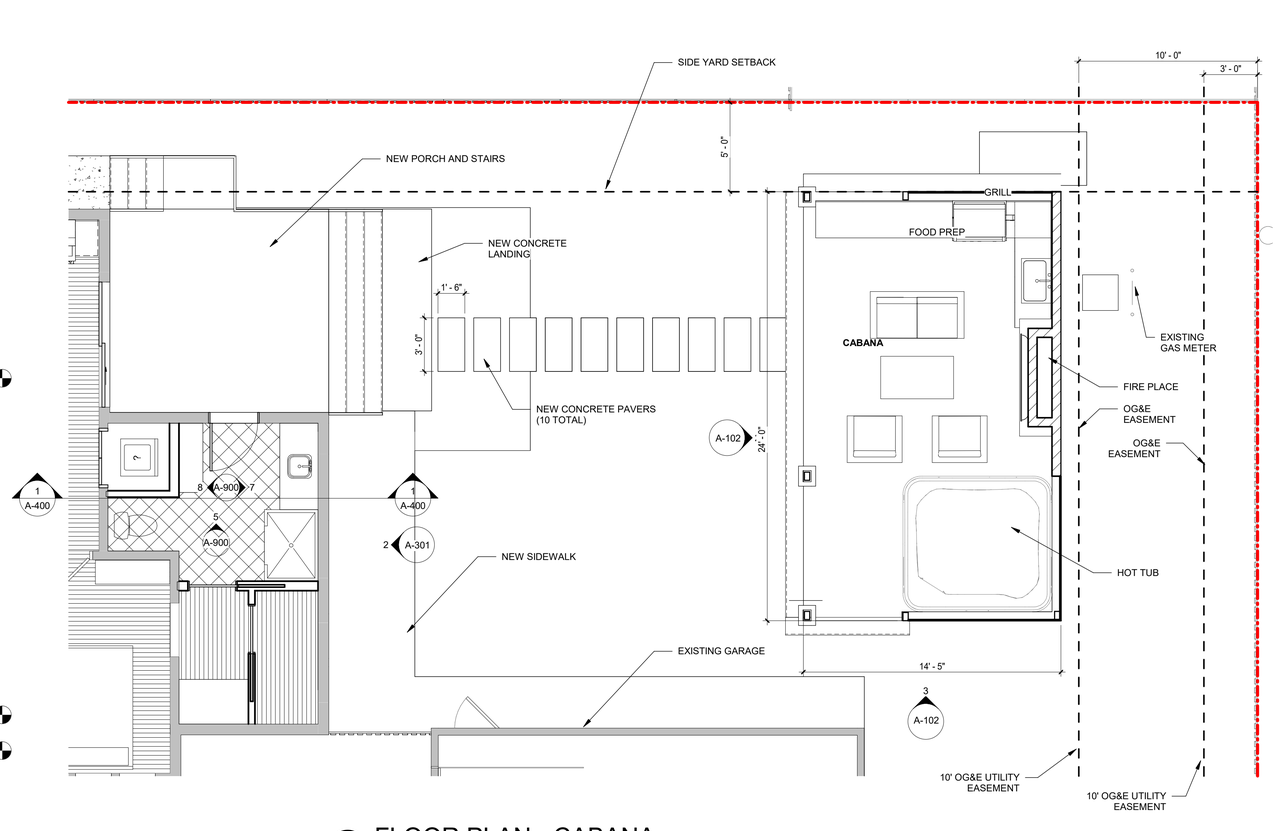
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-100

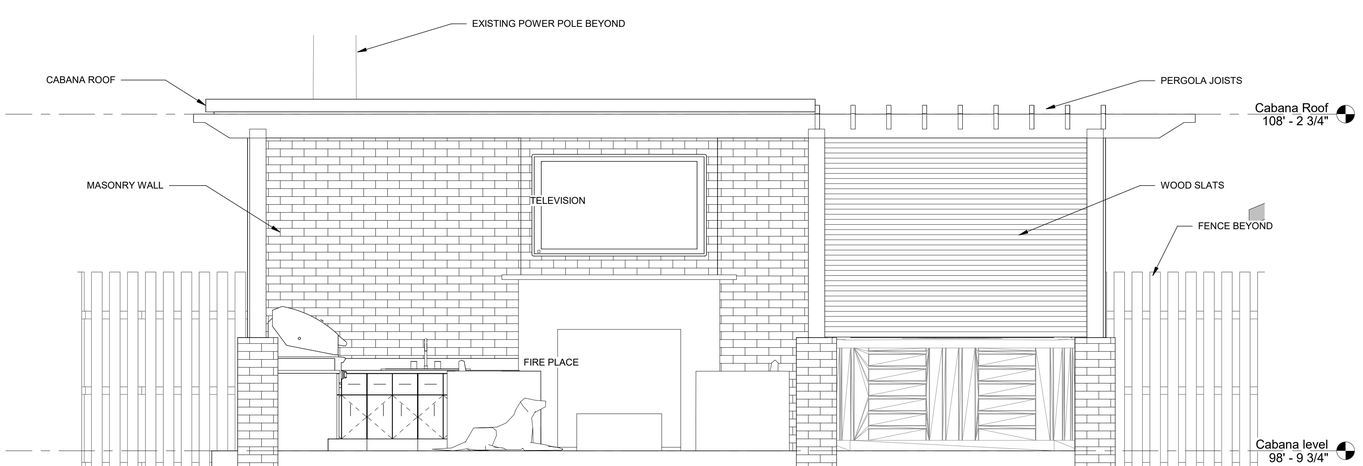
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3 CABANA ELEVATION
SCALE: 1/2" = 1'-0"



1 FLOOR PLAN - CABANA
SCALE: 1/4" = 1'-0"



2 CABANA ELEVATION
SCALE: 1/2" = 1'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

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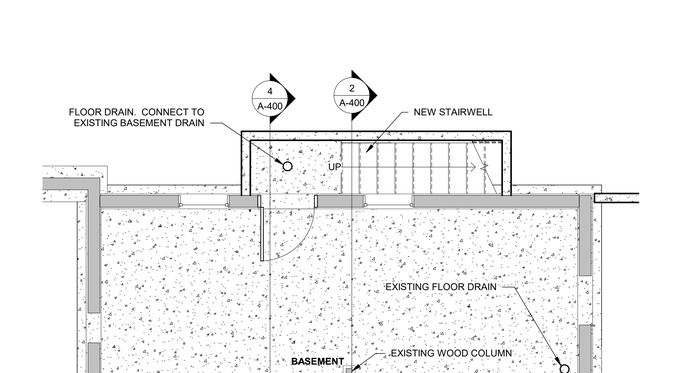
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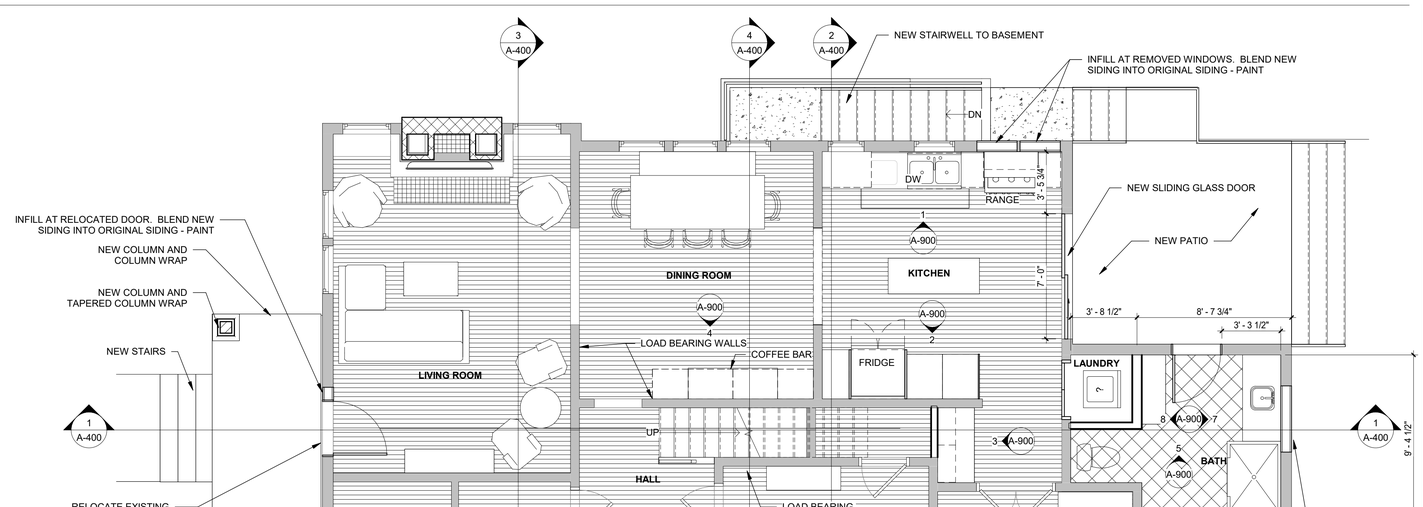
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-102

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3 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

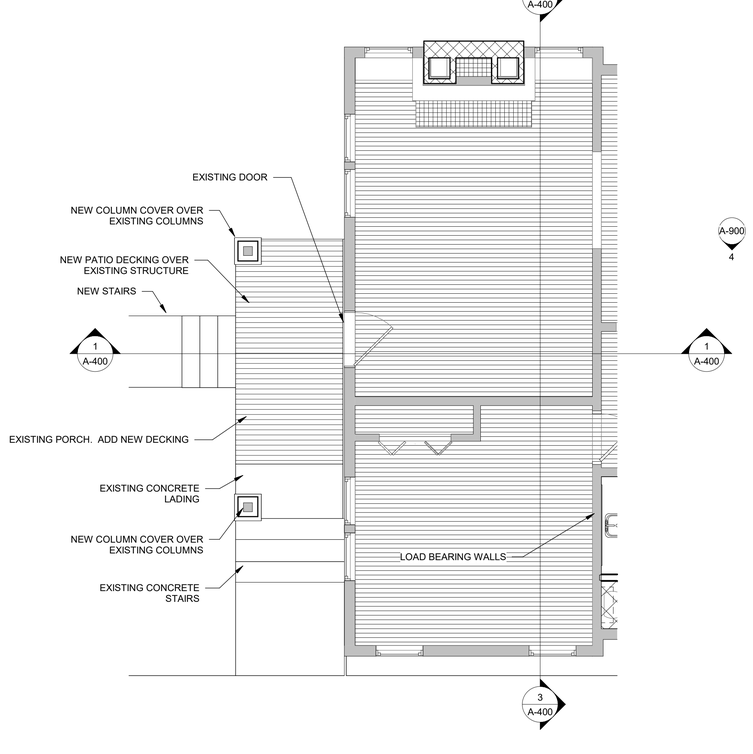


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

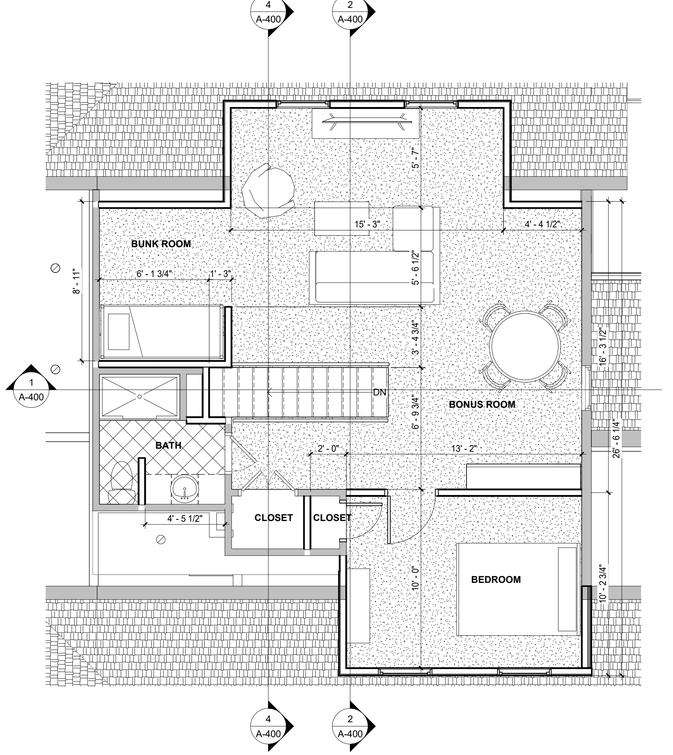
EXISTING/NEW CONSTRUCTION LEGEND	
	EXISTING WALL
	NEW WALL
	EXISTING DOOR
	NEW DOOR

ALTERNATES

ALTERNATE 1: KEEP EXISTING FRONT PORCH STRUCTURE AS IS. SIDING ON PORCH WILL BE UPDATED AND NEW TAPERED COLUMN WRAPS ARE TO BE INSTALLED



4 FIRST FLOOR PLAN - ALTERNATE 1
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

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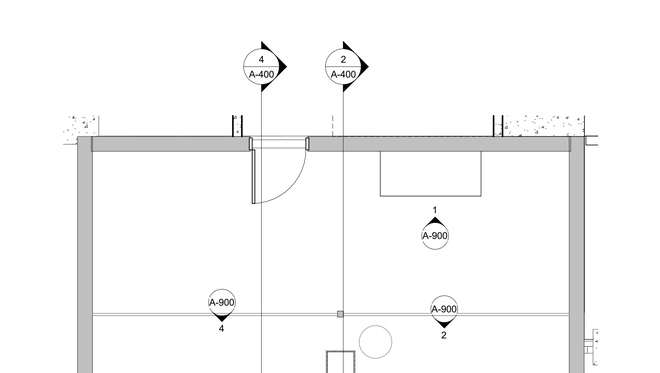
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REVISION DATES

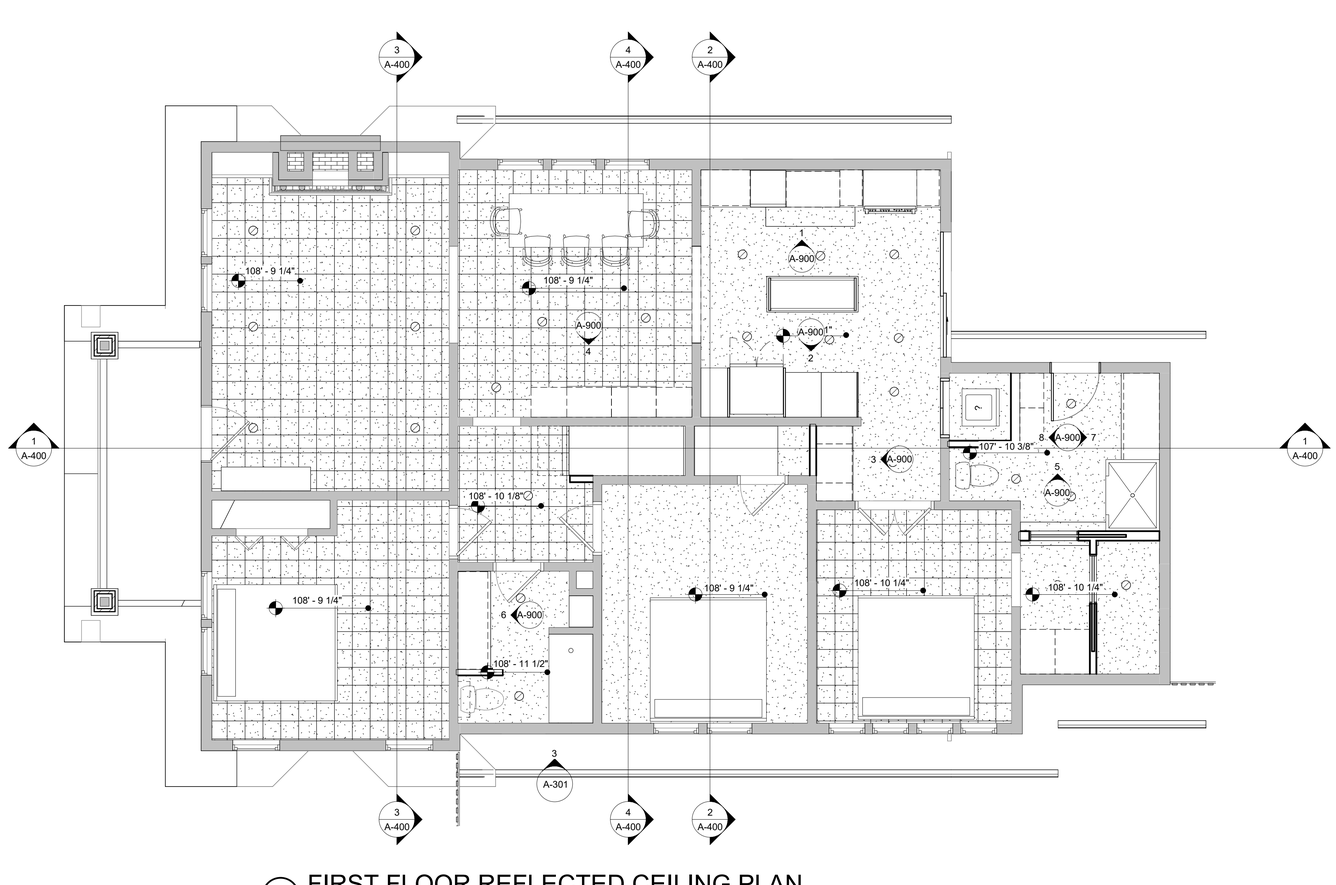
SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A-201

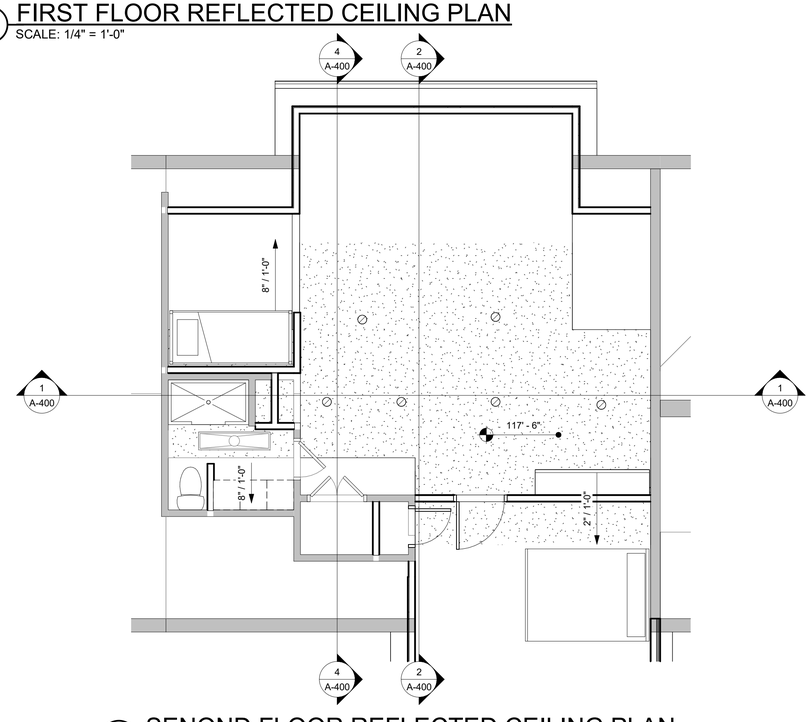
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1 BASEMENT REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



3 SENOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

Item 2.

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

STATE OF OKLAHOMA
BARRETT L. WILLIAMSON
No. 9433
NORMAN, OKLA.
REGISTERED ARCHITECT

08-03-2026
SEAL

Barrett L. Williamson
ARCHITECTS
- Architecture
- Historic Preservation
- Master Planning
- Interior Design

102 W. Apache
Norman, Oklahoma
73069

tel: 405.360.1566
blw@blwarchitects.com

OK CA No. 01771
June 30, 2025

PROJECT NUMBER
C43426

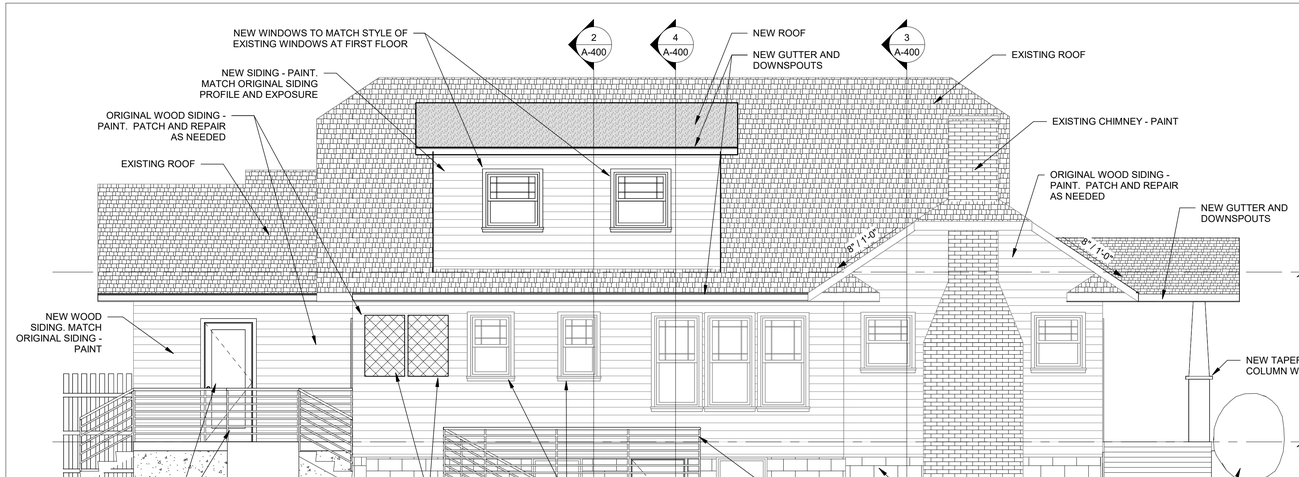
ISSUE DATE
08-03-2026

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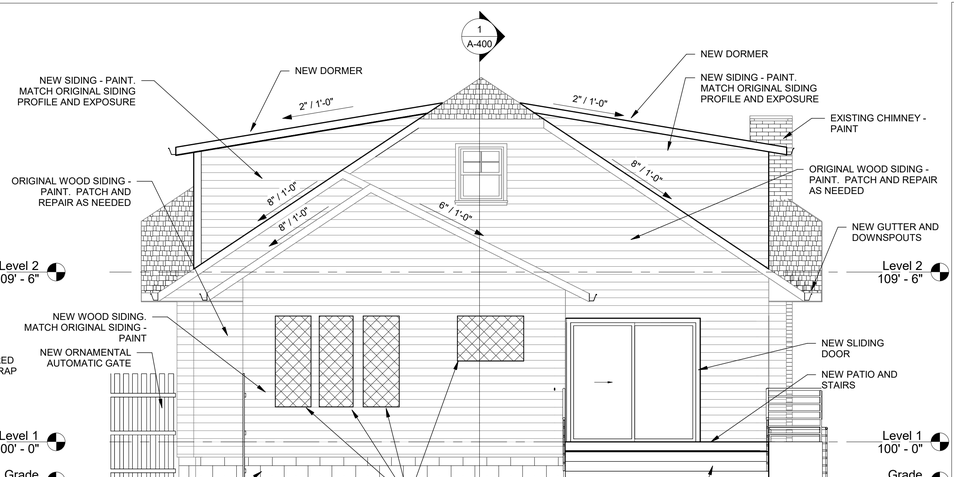
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REFLECTED CEILING PLAN

SHEET NUMBER
A-210

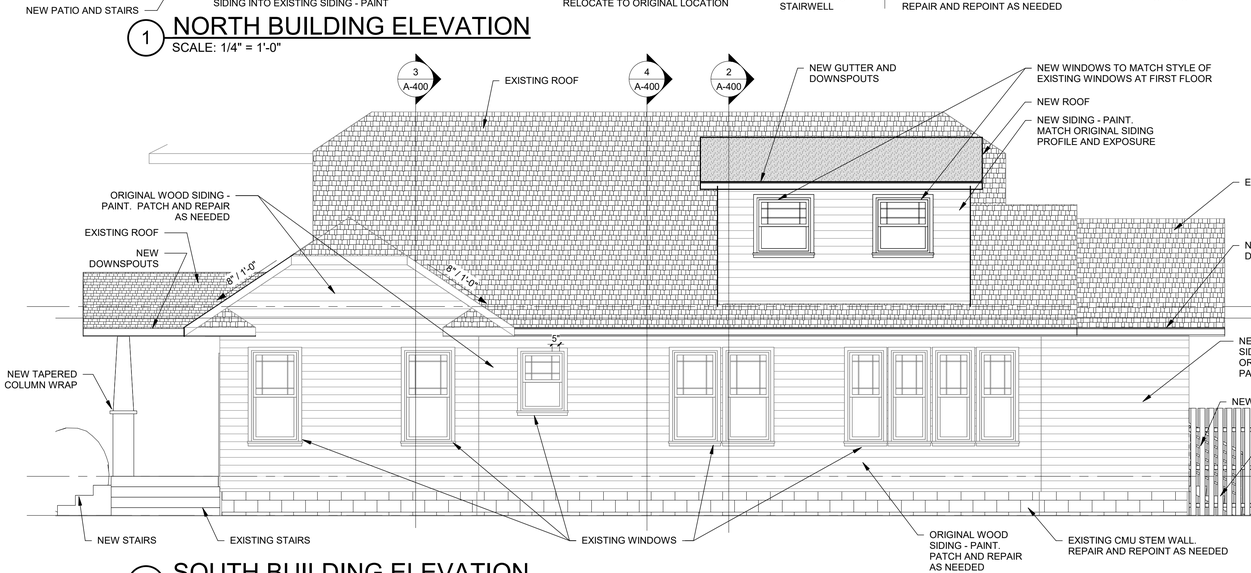
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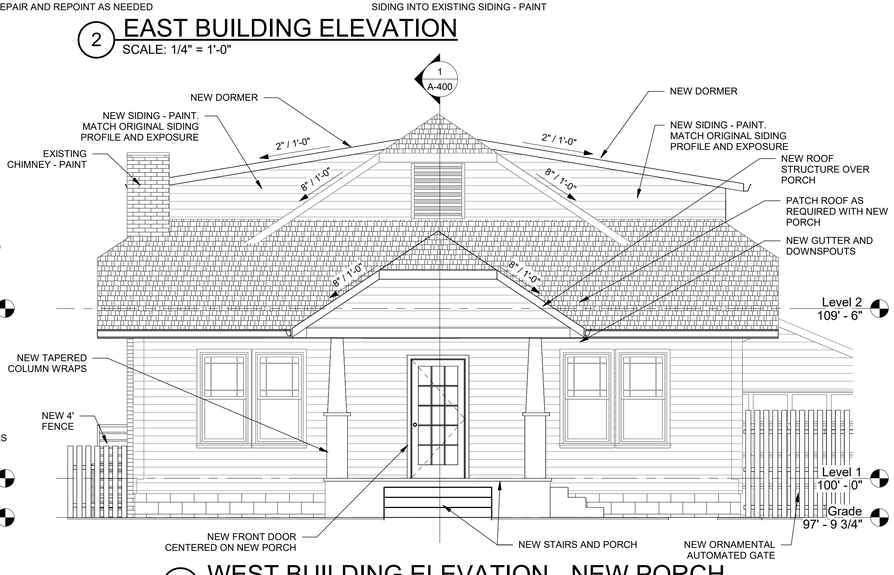
1 NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



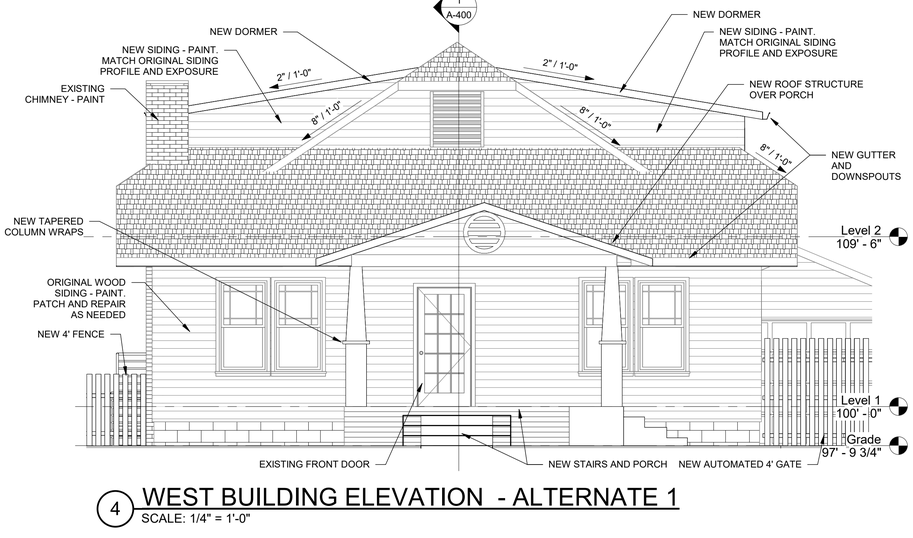
3 SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



5 WEST BUILDING ELEVATION - NEW PORCH
SCALE: 1/4" = 1'-0"

ALTERNATES

ALTERNATE 1: KEEP EXISTING FRONT PORCH STRUCTURE AS IS. SIDING ON PORCH WILL BE UPDATED AND NEW TAPERED COLUMN WRAPS ARE TO BE INSTALLED



4 WEST BUILDING ELEVATION - ALTERNATE 1
SCALE: 1/4" = 1'-0"

Item 2.

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

STATE OF OKLAHOMA BARRETT L. WILLIAMSON No. 9433 NORMAN, OKLA. REGISTERED ARCHITECT

08-03-2026
SEAL

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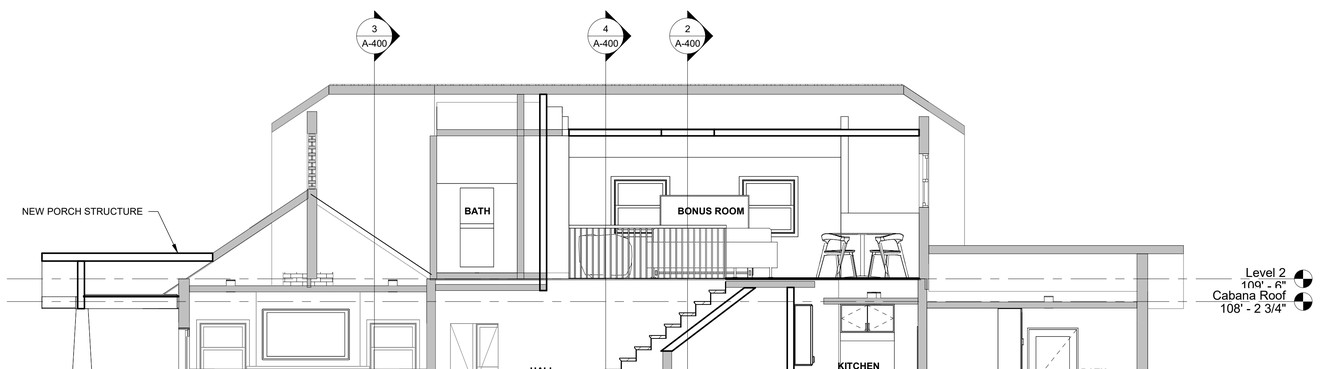
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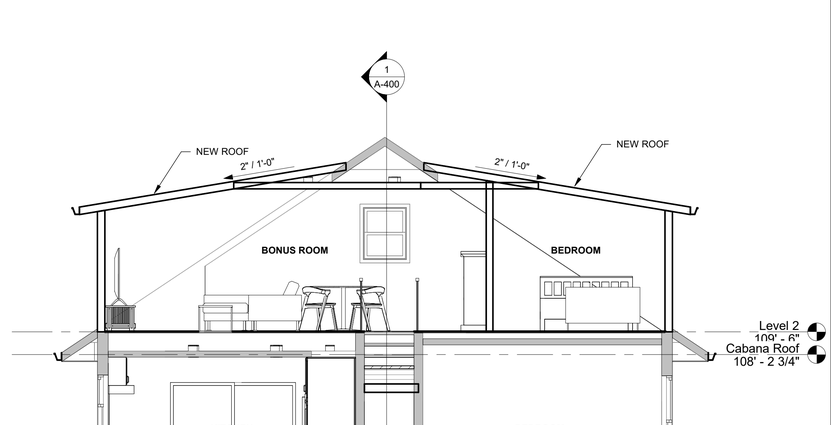
SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A-301

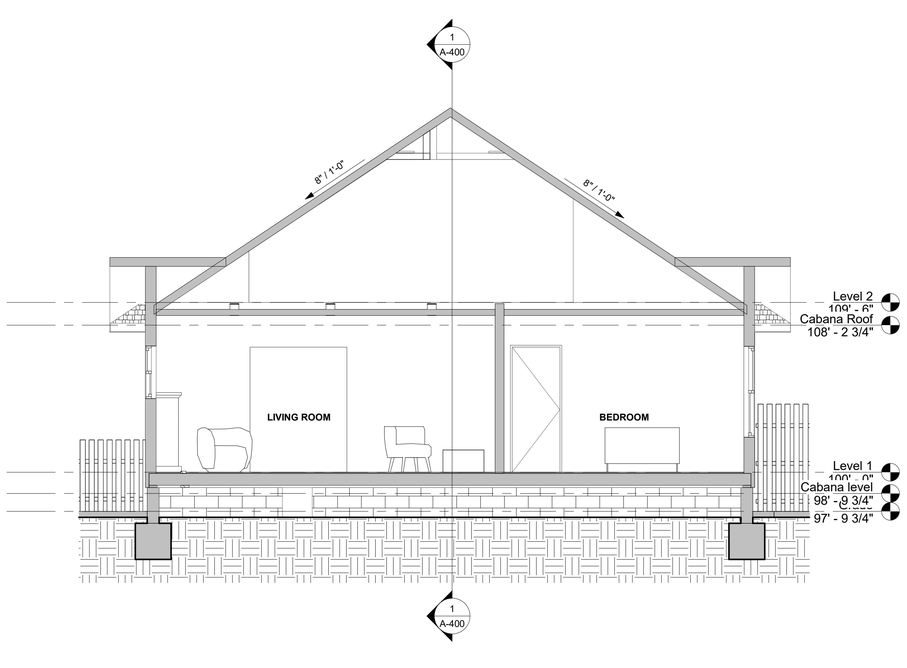
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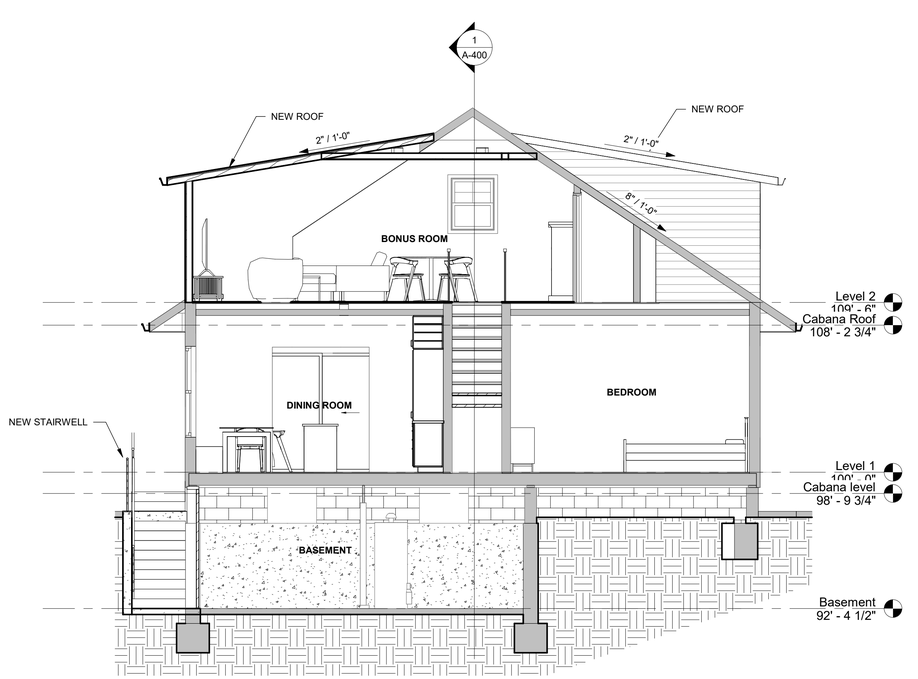
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

08-03-2026
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OK CA No. 01771
June 30, 2025

PROJECT NUMBER
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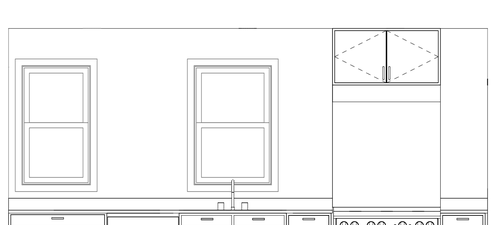
ISSUE DATE
08-03-2026

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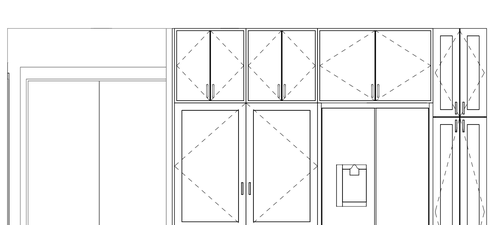
SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A-400

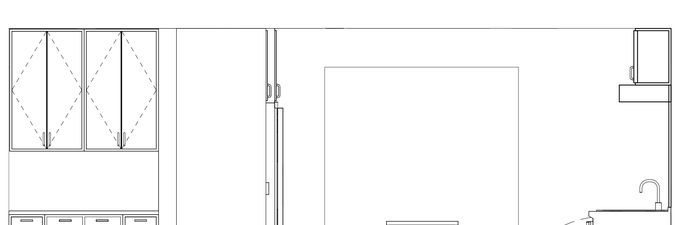
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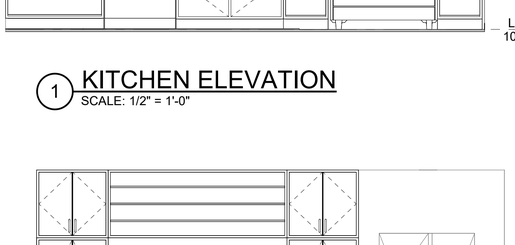
1 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



2 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



3 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



4 COFFEE BAR ELEVATION
SCALE: 1/2" = 1'-0"



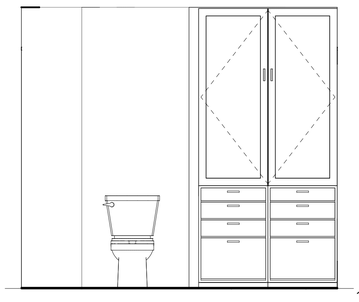
5 RESTOOM ELEVATION
SCALE: 1/2" = 1'-0"



6 RESTOOM ELEVATION
SCALE: 1/2" = 1'-0"



7 RESTOOM ELEVATION
SCALE: 1/2" = 1'-0"



8 RESTOOM ELEVATION
SCALE: 1/2" = 1'-0"

CHRIS AND VICKI DAVIS RESIDENCE
443 CHAUTAUQUA NORMAN, OK.

STATE OF OKLAHOMA
LESTER L. WILLIAMSON
No. 9433
NORMAN OKLA
REGISTERED ARCHITECT

08-03-2026
SEAL

Barrett L. Williamson
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OK CA No. 01771
June 30, 2025

PROJECT NUMBER
C43426

ISSUE DATE
08-03-2026

REVISION DATES

SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER
A-900

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443 Chatauqua Avenue View from NW Facing SE



443 Chatauqua Avenue View from W Facing E



443 Chatauqua Avenue View from SW Facing NE


443


443


WELCOME










443


Mail













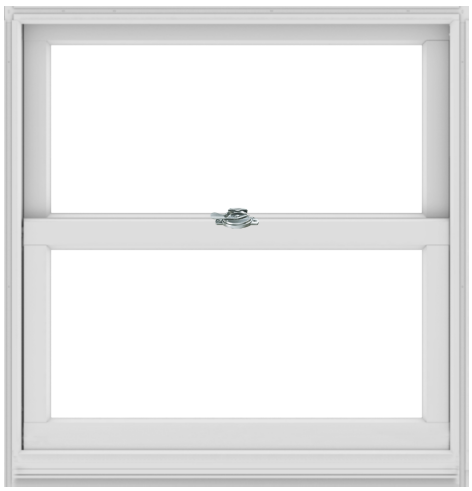
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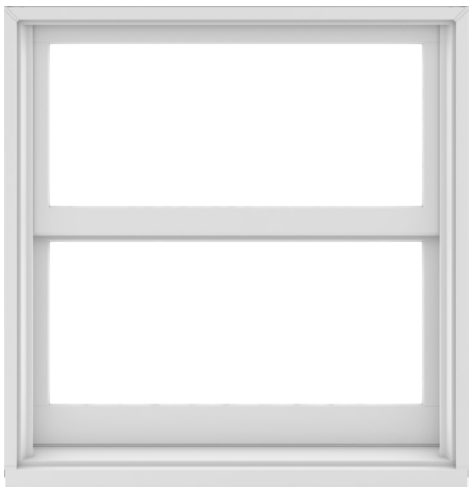
ANDERSEN WINDOWS & DOORS

E SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW

Aluminum Clad Wood Windows.
GRILLS TO MATCH EXISTING WINDOWS



Interior



Exterior

Summary

Product ID#	WDH210210
Unit Width	35 5/8"

Need help picking the right product for your home?

Skip the guesswork. Use our AI Product Discovery tool to get tailored window and patio door suggestions.

Find your match →

68

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ANDERSEN WINDOWS & DOORS

PANEL STYLE 102 STRAIGHTLINE GLASS PANEL



Interior

FRONT ENTRY DOOR AND REAR BATHROOM DOOR. REAR BATHROOM DOOR TO HAVE TRANSLUCENT FILM. Material is Pine.



Exterior

Summary

Configuration	Single Door
Interior Color	White
Glass	Low-E4® Glass
Hardware	Albany, Stone
Grille Pattern	Prairie
Grille Width	3/4"
Exterior	Colony White

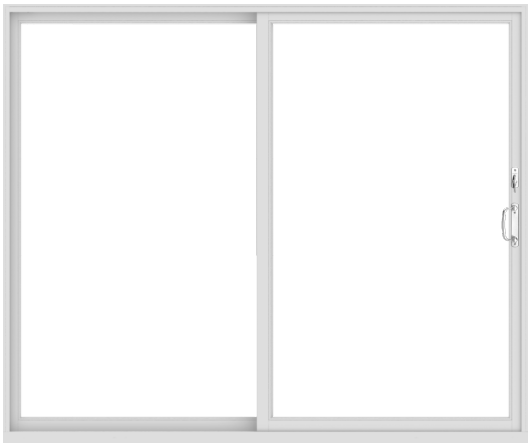
Item 2.

Ready to get started with your project?
Request a quote today!

ANDERSEN WINDOWS & DOORS

REAR SLIDING DOOR FROM KITCHEN TO REAR DECK. Wood protected by aluminum exterior

E-SERIES GLIDING PATIO DOOR



Interior



Exterior

Summary

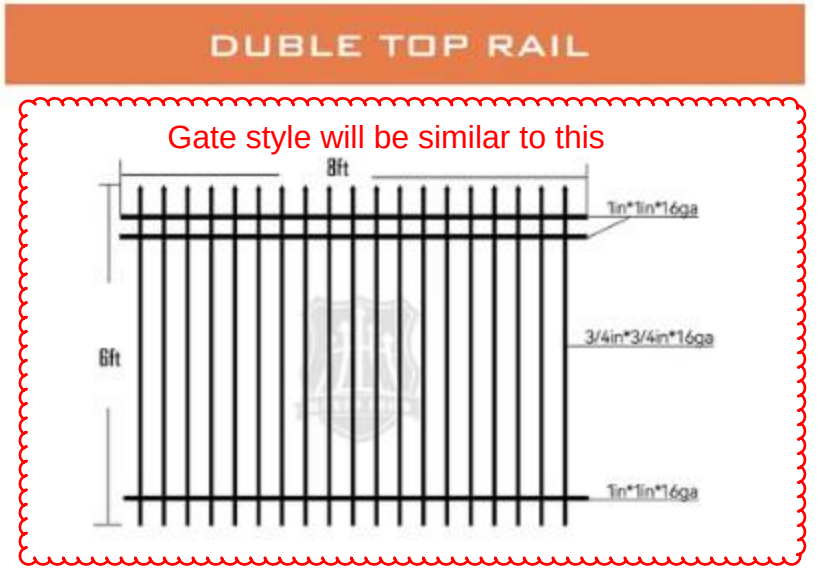
Product ID#	FGP8068
Unit Width	95 3/4"
Unit Height	80"
Panel Style	Contemporary

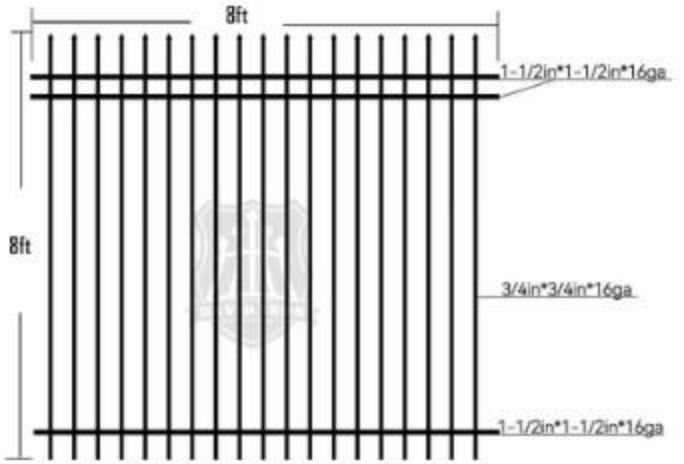
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Skip the guesswork. Use our AI Product Discovery tool to get tailored window and patio door suggestions.

Find your match →

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Login to view price

Category: Fence Panel

HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



Select Cedarmill©



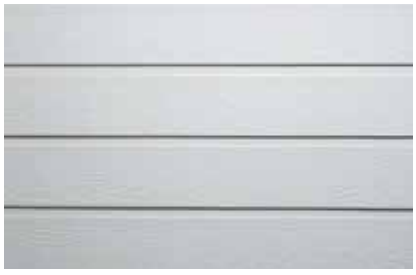
Smooth



Beaded Cedarmill©



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®



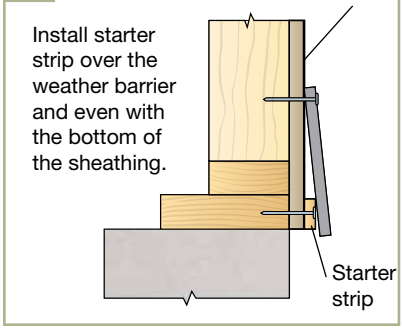
Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.

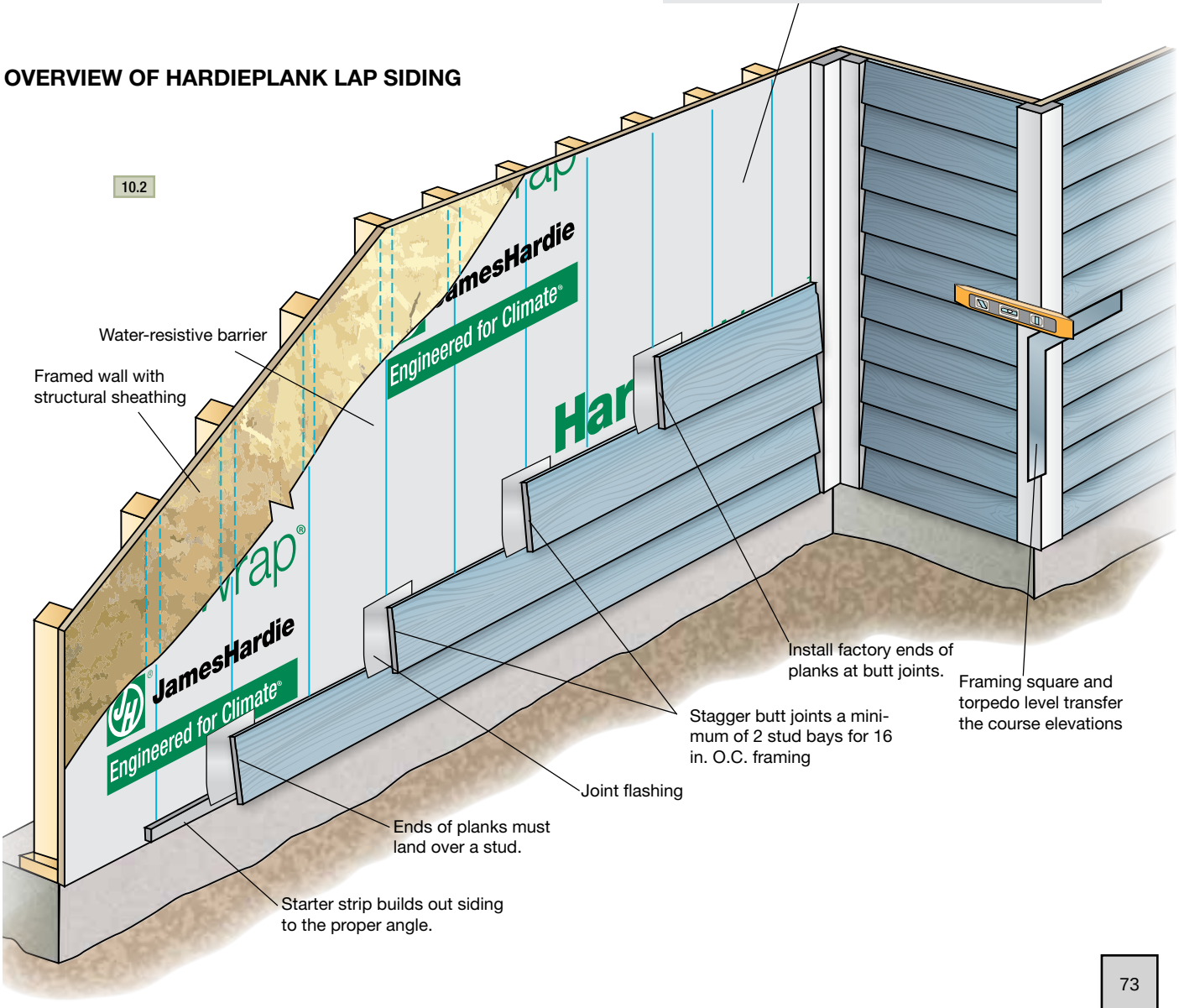
10.1



TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

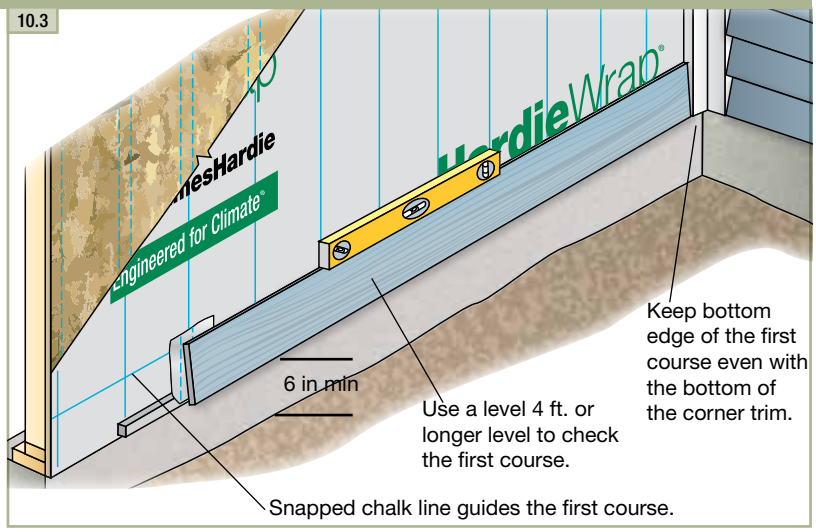
OVERVIEW OF HARDIEPLANK LAP SIDING

10.2



INSTALLING THE PLANKS

10.3



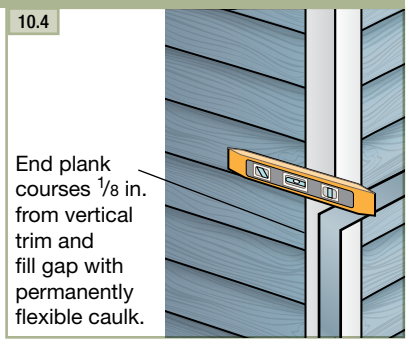
The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum ¼ in below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a 1/8 in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

PLANK ALIGNMENT AT CORNERS

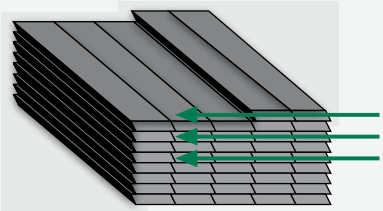
10.4



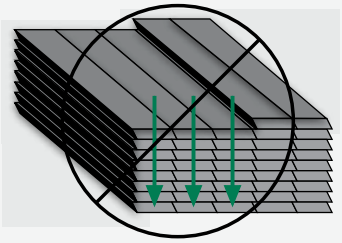
For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.

Pull from accross the stack



Do not go down the stack



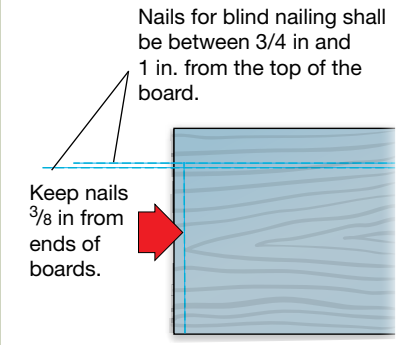
Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

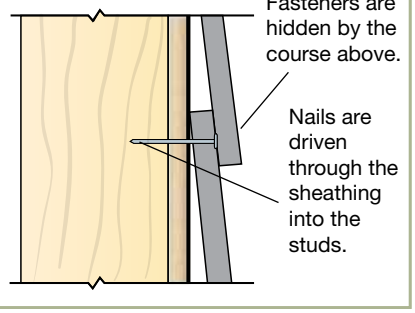
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be placed no closer than 3/8 in. from the ends of the plank.

10.5 **Blind nailing measurments**



10.6 **Blind nailing**

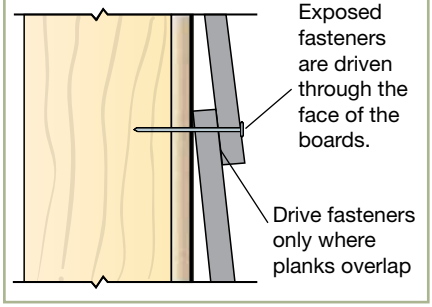


Avoid placing fasteners near the top edge of the plank. This practice, called “high nailing”, may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain. installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes . Refer to Appendix D for related code matters.

10.7 **Face nailing**

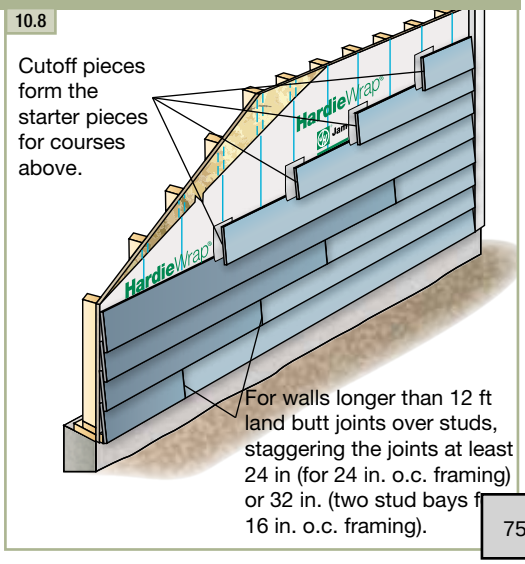


STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in., o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8



JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.}

C. “H” jointer cover

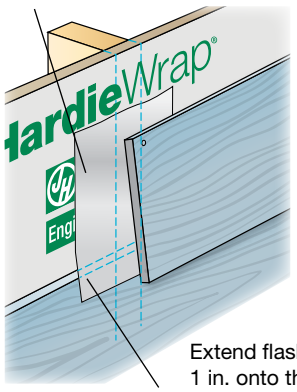
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

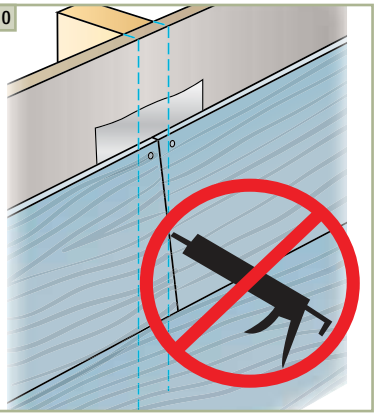
TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9



Flashing behind to add an additional layer of protection from water infiltration

10.10



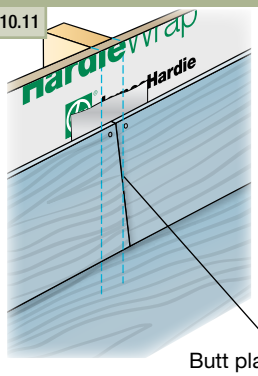
Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.

10.11



COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

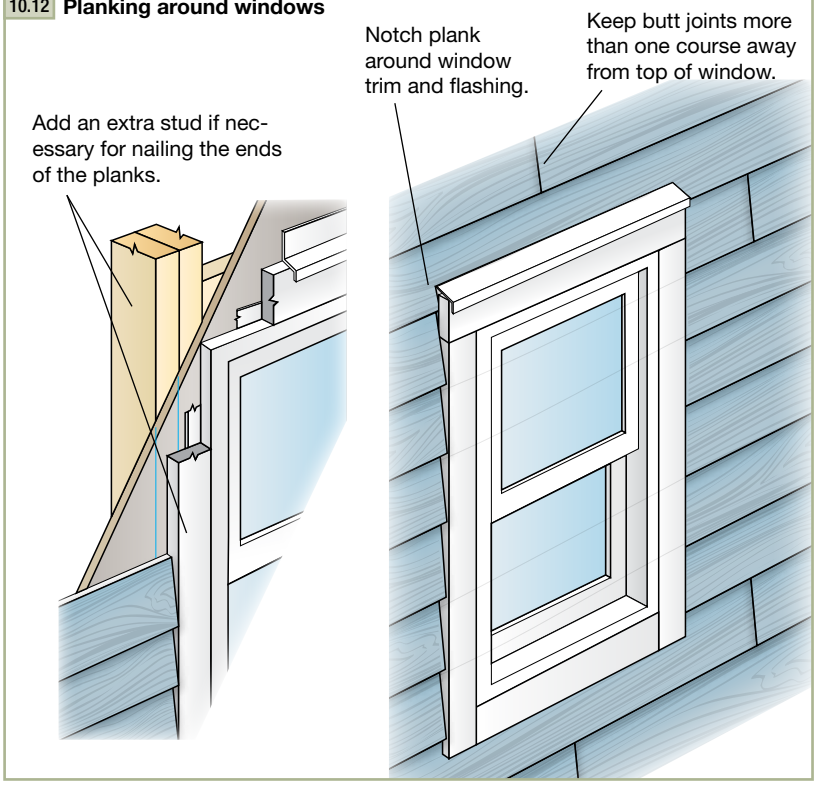
CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with 3/4 in landing space for each side. The minimum stud space for a plank to land is 3/8 in.

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

10.12 Planking around windows



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



If corners are trimmed with **HardieTrim® 5/4, 4/4 boards**, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

To cut planks for the gable:

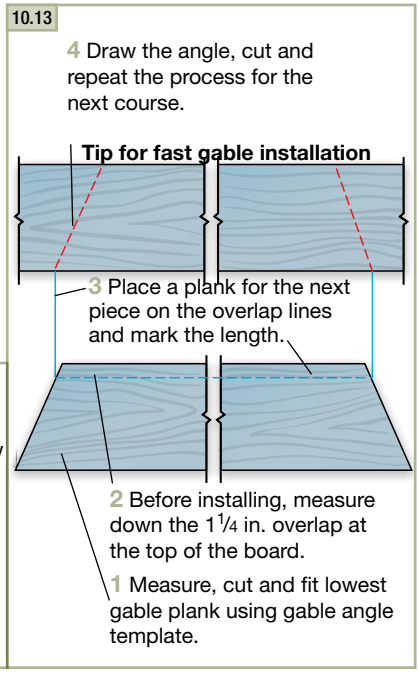
1. Tack up a small scrap piece of siding where the first gable course is going.
2. Hold a second small piece of siding against the eave or rake board.
3. Trace the angle onto the scrap.
4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

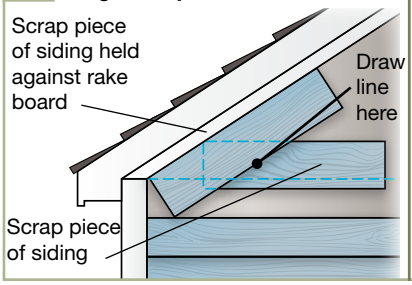
1. Cut and fit the lowest course of siding.
2. Before installing, lay it flat and measure down 1¼ in. from the top edge of the plank for the course overlap. Make a mark on both ends.
3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.

10.13



10.14 **Angle Template**



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener
wood studs	blind nail	16 in o.c.	3 9
		24 in o.c.	16
	face nail	16 in o.c.	2 5
		24 in o.c.	2 5
steel studs*	blind nail	16 in o.c.	8 13
		24 in o.c.	
	face nail	16 in o.c.	7 12
		24 in o.c.	
Direct to Masonry			14
7/16 in OSB or equivalent (face nailed)			4

Fastener Type

2 — .113 in. x .267 in x 2 in. — 6D common
3 — .093 in. x .222 in. x 2 in. — 6D siding nail
9 — No 11ga 1.25 in long — roofing nail
7 — Ribbed Bugle-Head No. 8 .323 in. x 1.625 in — screws
8 — Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)
12 — [AKN-100] .100 in x .25 in x 1.5 in — ET&F
13 — [AGS-100] .100 in x .313 in. x 1.5 in
14 — [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in — masonry nail
5 — .113 in. x .260 in x 2.375 in — 8D common
16 — No 11ga 1.75 in long — roofing nail
4 — .091 in. x .221 in. x 1.5 in — 4D siding nail

* When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners

HardiePlank® Lap Siding

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



⚠ CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
   - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
   - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
   - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

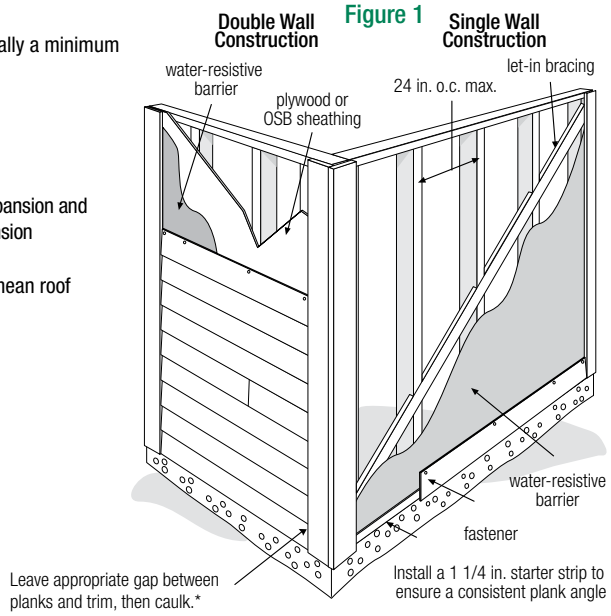
IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam,etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap[1], which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

Figure 1



INSTALLATION: JOINT TREATMENT

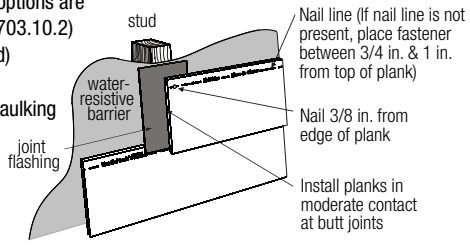
One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

A. Joint Flashing (James Hardie recommended)

B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)

C. "H" jointer cover

Figure 2



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

[1]For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

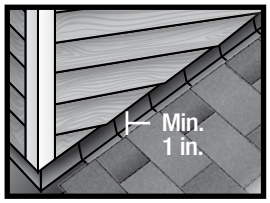


Figure 4
Horizontal Flashing

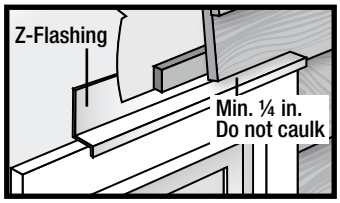


Figure 5
Kickout Flashing

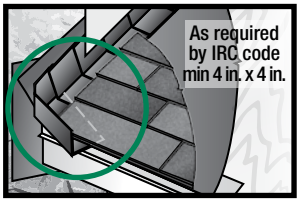


Figure 6
Slabs, Path, Steps to Siding

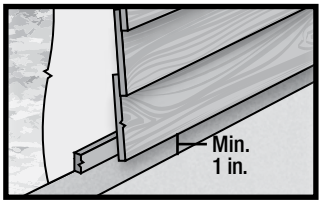


Figure 7
Deck to Wall

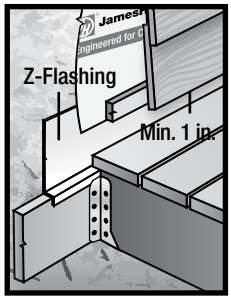


Figure 8
Ground to Siding

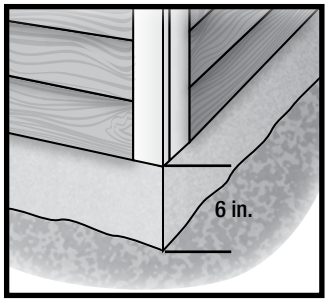


Figure 9
Gutter to Siding

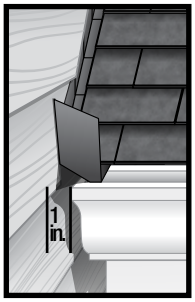


Figure 10
Sheltered Areas

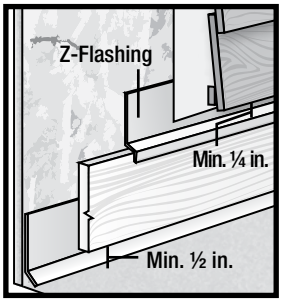


Figure 11
Mortar/Masonry

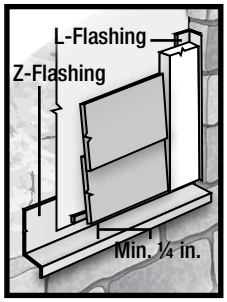


Figure 12
Drip Edge

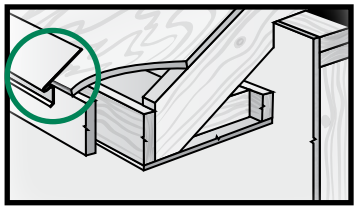


Figure 13
Block Penetration
(Recommended in HZ10)

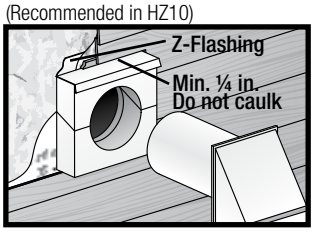
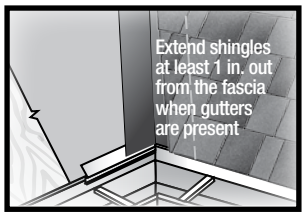


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing
- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing
- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing
- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing
- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.
- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

FASTENER REQUIREMENTS continued

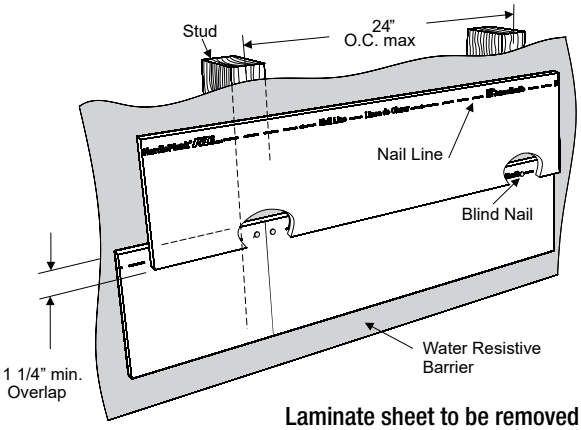


Figure 15

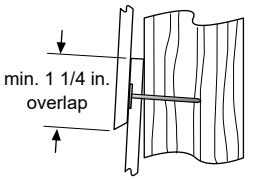
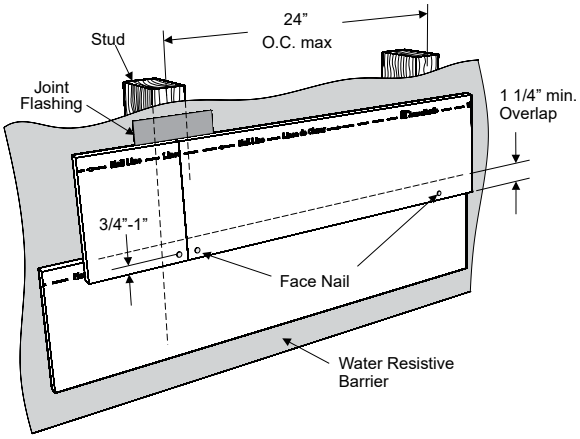


Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

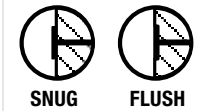
Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

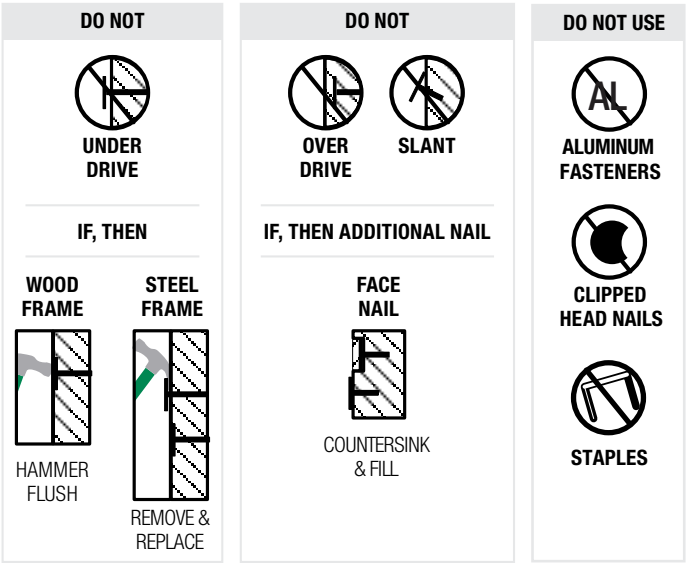
CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: some caulking manufacturers do not allow "tooling".**

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).





PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS		HARDIEPLANK® LAP SIDING WIDTH								
SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

HS11119 P4/4 12/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: I In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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City of Norman, Oklahoma
Historic District Commission

Administrative Bypass for Certificate of Appropriateness

Granted to Jack Hooper
for the property located at
443 Chautauqua,
Norman, Oklahoma,
for
application as drawn with exception of removal.

Approved this 2nd day of April, 2012.

Effective date April 12th, 2012

Neil Robinson
Co-Chairperson

Attest

City of Norman Historic District Commission
APPLICATION for CERTIFICATE of APPROPRIATENESS (COA)
Revised and Adopted: March 2006

Applicant's Name Jack Hooper Hooper Rental LLC
Mailing Address 201 S. Crawford
Phone Number(s) 405 990 0604
Relationship of Applicant to Owner
Property Address 443 Chautauqua
Historic District Chautauqua

For assistance, call Susan Atkinson, Historic Preservation Officer, 366-5392

ADMIN USE ONLY:

Memo to Building Official:

Certificate of Appropriateness (COA) has been:

- ◊ **APPROVED.** Release building permit.
- ◊ **APPROVED WITH CONDITIONS.** Release building permit in accordance with conditions as specified and attached.
- ◊ **DENIED.** Do not release building permit or allow work to commence.

PROPOSED WORK

Please describe your proposed work simply and accurately. Attach extra sheets if necessary and supplemental materials as requested in the submittal checklist on page 2.

To recreate the front porch to a closer version of the original design.

Signature of Applicant: Jack Hooper Date: 3/5/12

Signature of Owner: Date:
(IF NOT APPLICANT)

APPLICATION DEADLINE

In order to be considered at the next Historic District Commission meeting (1st Monday of each month, 7:00 PM) **COA application materials must be completed and submitted by 5:00 PM at least 24 calendar days in advance of the meeting.** This form, along with any supporting documentation must be submitted by mail or in person to the City's Historic Preservation Officer or designee at Norman City Hall, Office of Planning & Community Development, 201 West Gray, Bldg. A, Norman, Oklahoma, 73069.

Use the enclosed submittal checklist as a guide to completing the application. Incomplete COA applications cannot be reviewed and will be returned to you for more information. Prior to submittal, applicants are strongly encouraged to contact the Historic Preservation Officer (405)366-5392 to discuss the application.

NO CHANGES ONCE COA IS ISSUED

It is understood that once a COA application has been approved, NO CHANGES OF ANY SORT SHALL BE MADE that would alter the exterior appearance from that of the plan as approved without first seeking approval from the Historic District Commission. Failure to abide by this restriction will result in a STOP WORK ORDER and may result in the City of Norman filing charges against the property owner in Municipal Court.

IF COA APPLICATION IS DENIED

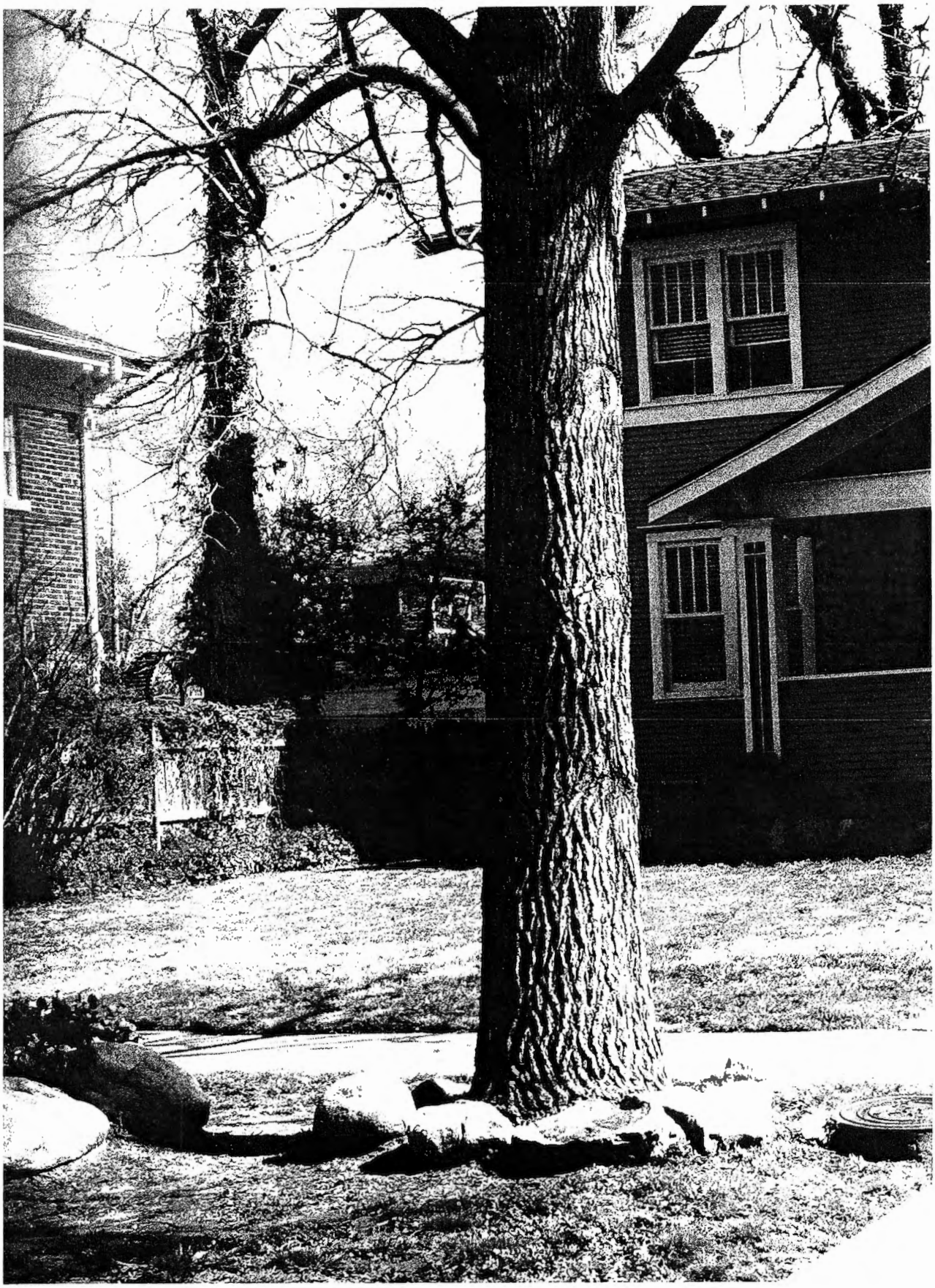
In the event an application is denied, applicants have the right to appeal to the Norman City Council within 10 days of the Historic District Commission's decision. Applicants may initiate an appeal by filing a "Notice of Appeal" in the Office of the City Clerk. Such "Notice of Appeal" shall be docketed for placement on the City Council Agenda within 30 days of filing. Aggrieved persons must exhaust all administrative processes before any appeal is valid.

AFTER COA IS APPROVED, there is a 10-day appeal period before COA can be issued.

Date: Monday, March 5, 2012 5:08 PM
From: Jack Hooper <jhoops@cox.net>
To: jhoops@cox.net
Subject:



Sent from my iPhone



Building Inspection Report



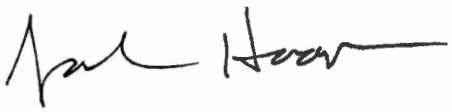
443 Chautauqua
Norman, Oklahoma 73069

Prepared for: Mike and Diane Mahon

Prepared by: Premier Building Inspections, Inc.
PO Box 6381
Norman, Oklahoma 73070
email–Garywallen@cox.net
www.360-5858.com

To whom it may concern:

443 Chautauqua is presently under contract with Jack Hooper (Hooper rentals). Projected closing date is April 1, 2012.



Norman Historic District Commission April 2, 2012

STAFF REPORT

Item 1 of 1

Property Location: 443 Chautauqua Avenue
Chautauqua Historic District

Applicant: Jack Hooper
201 S Crawford
Norman, OK 73069

Historic District: Chautauqua

Request: ❑ Remove porch enclosure and recreate front porch

Background: This contributing, bungalow structure was built around 1924. The one-story structure has a cross-gabled roof and concrete block foundation. The hung wood windows are 9-over-1. The partial porch was fully enclosed supported by with a single turned wood column at the resulting entry porch. Decorative details include double windows, gable returns and clipped or "jerkinhead" gables. The front porch was enclosed many years ago.

Guideline Reference: The *Historic Preservation Handbook* addresses these issues in the following sections:

3.6 Guidelines for Entrances, Porches and Balconies

.3 ***Replacements Match Original.*** *If full replacement of an entrance, porch, or balcony is necessary, replace it in kind, matching the original in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.*

.4 ***Replace Missing Features.*** *Replace missing entrance, porch, or balcony features with a new feature based on accurate documentation of the missing original or a new design compatible with the historic character of the building and the district.*

Staff Comment: Note: The applicant has this property under contract and is set to close the sale within the next 30 days.

On a bungalow style structure, a front porch is a highly visible structural, functional and decorative element. Though the exact form of the original porch on this structure is not known for certain, all indicators suggest that the existing porch footprint is the original.

STAFF REPORT

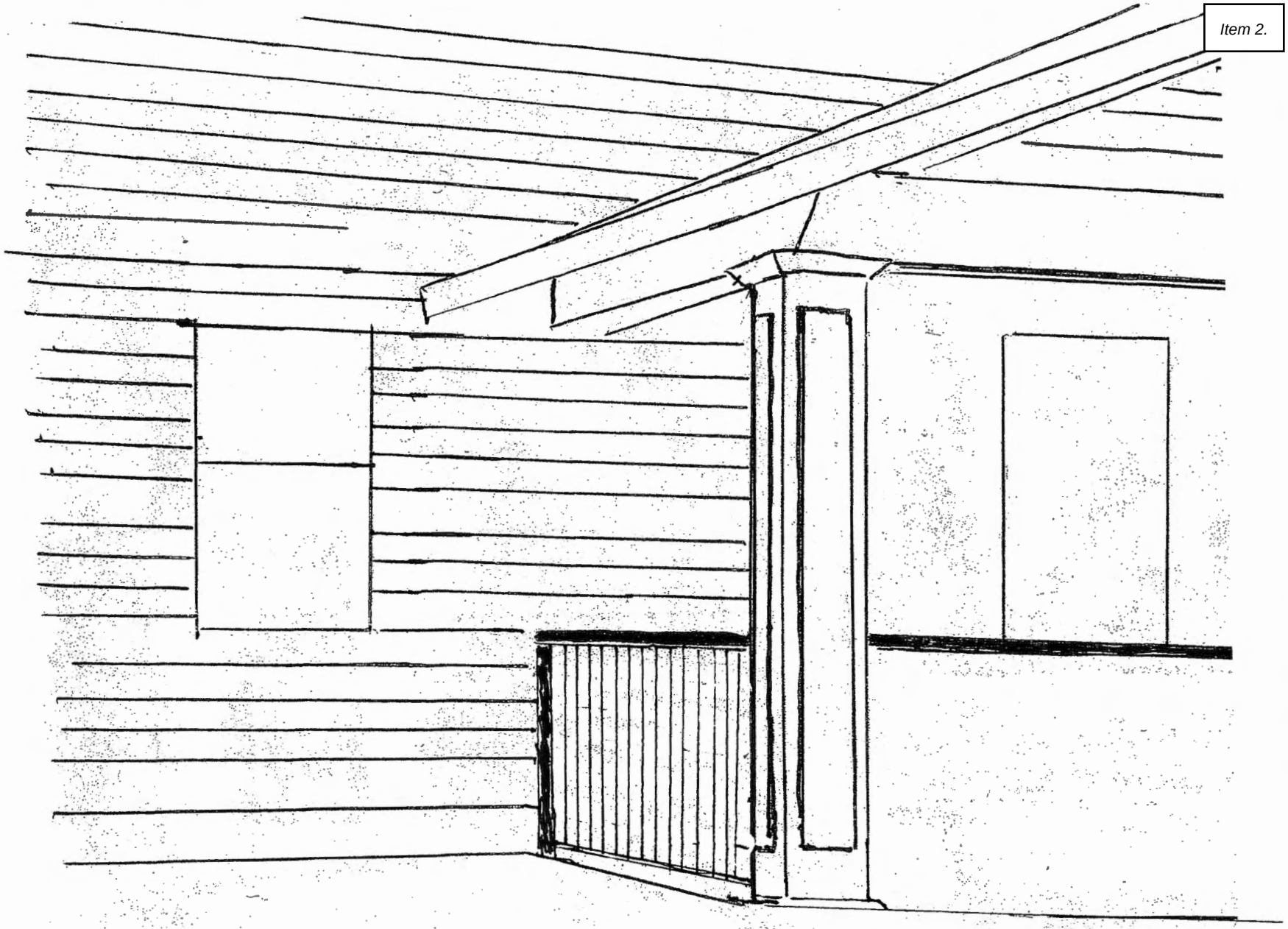
The buyer of the house seeks to return the porch to a more stylistically appropriate form using wood as the primary building material.

The existing porch roof structure with a louvered vent in the gable would be utilized and the porch footprint and concrete foundation wall would remain the same. The original front door opening would remain where it is now centered in the wall but the porch would continue to be accessed from the south side with a concrete step.

The proposed porch supports would be wood with decorative trim applied as shown in a picture from another structure in the Chautauqua district. A short column in the middle would bisect the handrail and baluster assembly and add stability as well as detail. Clearance of the bottom rail of the assembly would be no more than 4 inches off the porch floor. Proposed porch columns are 11 x 11 inch square, with a height of 7 foot 9 inches (same as ceiling height).



Width: 5'6"
ceiling height: 7'9"
Stem wall for porch floor 18"
hand rail height 36"
ballist 2" on 4" o.c.
Post seize 11" square



The City of
NORMAN
201 West Gray • P.O. Box 370
Norman, Oklahoma • 73070

HISTORIC DISTRICT COMMISSION
(405) 366-5332

April 2, 2012

KSJ Investments LLC
446 College
Norman, Oklahoma 73070

RE: request for Certificate of Appropriateness at 443 Chautauqua Avenue

Dear Property Owner:

Please note: Due to staff oversight, we neglected send these notifications out in advance. The Historic District Commission during which this proposal will be reviewed is tonight. We sincerely apologize for any inconvenience this may cause.

This notification is to let you know that the prospective owner of 443 Chautauqua Avenue, a structure located in the Chautauqua Historic District, seeks a COA to make the following changes to the exterior of his property:

- ❑ Remove porch enclosure and recreate front porch

By City ordinance, immediately adjacent property owners, whether the neighboring property is in a historic district or not, shall be notified of an application for COA. The entire application is on file and available for viewing at the address listed below.

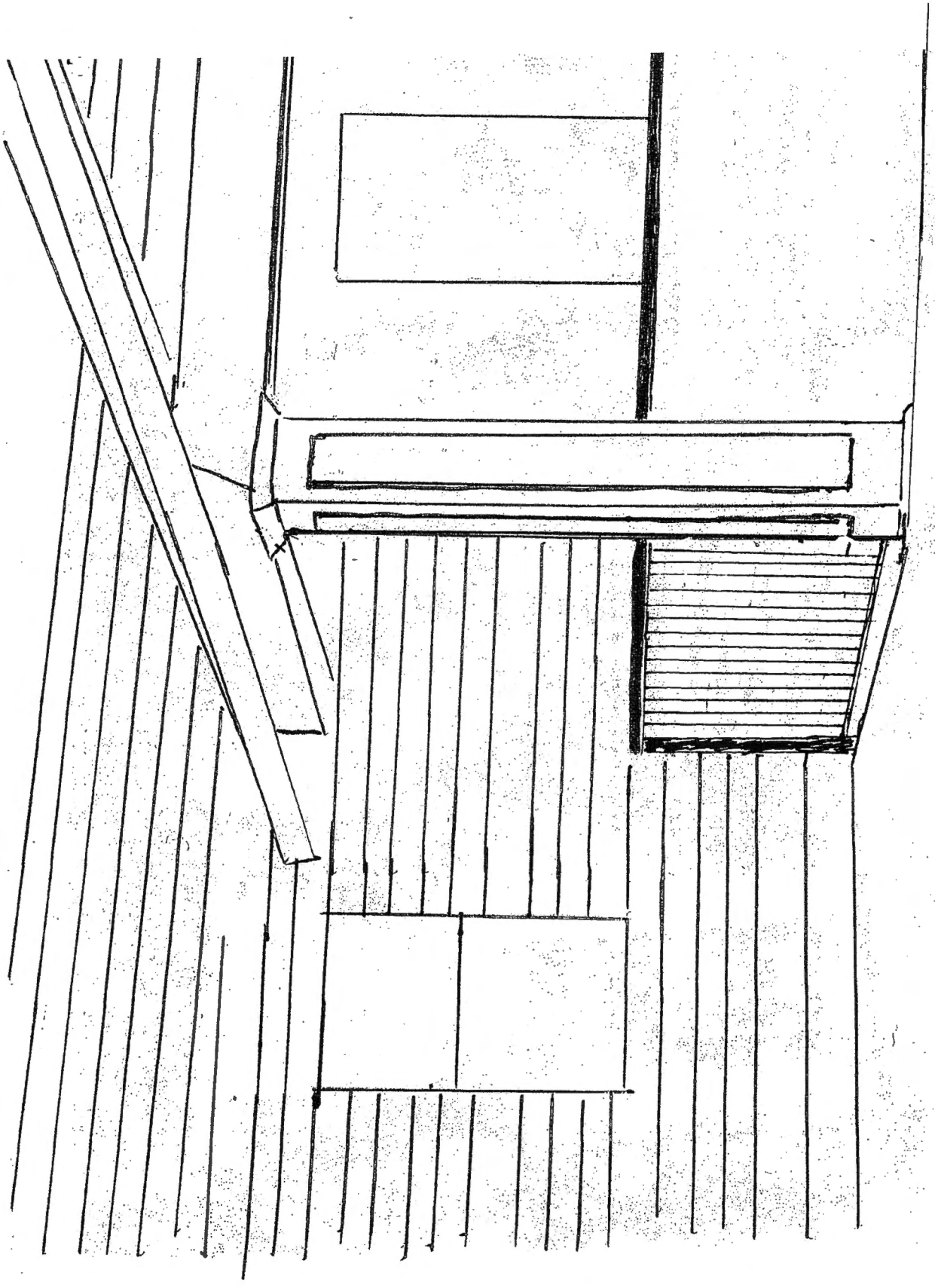
This application will be considered at a meeting of the Norman Historic District Commission on **Monday, April 2, 2012 at 7:00 p.m.** in the conference room of Building A, 201 W. Gray Street. If you desire, you may address the Commission at that time.

If you have objections to this proposal or require more time before commenting, please let me know ASAP at 366-5392 or email me at susan.atkinson@normanok.gov If there are objections, the commission will postpone reviewing the project until the May meeting. If we do not hear from you we will assume you have no objections to the proposal. Again, we sincerely apologize for the short notice.

Kind regards,

Susan Atkinson, AICP
Historic Preservation Officer

Attachments: agenda, application packet including staff report



Date: Monday, March 5, 2012 5:08 PM
From: Jack Hooper <jhoops@cox.net>
To: jhoops@cox.net
Subject:



Sent from my iPhone

Building Inspection Report



443 Chautauqua
Norman, Oklahoma 73069

Prepared for: Mike and Diane Mahon

Prepared by: Premier Building Inspections, Inc.
PO Box 6381
Norman, Oklahoma 73070
email--Garywallen@cox.net
www.360-5858.com

Norman Historic District Commission April 2, 2012

STAFF REPORT

Item 1 of 1

Property Location: 443 Chautauqua Avenue
Chautauqua Historic District

Applicant: Jack Hooper
201 S Crawford
Norman, OK 73069

Historic District: Chautauqua

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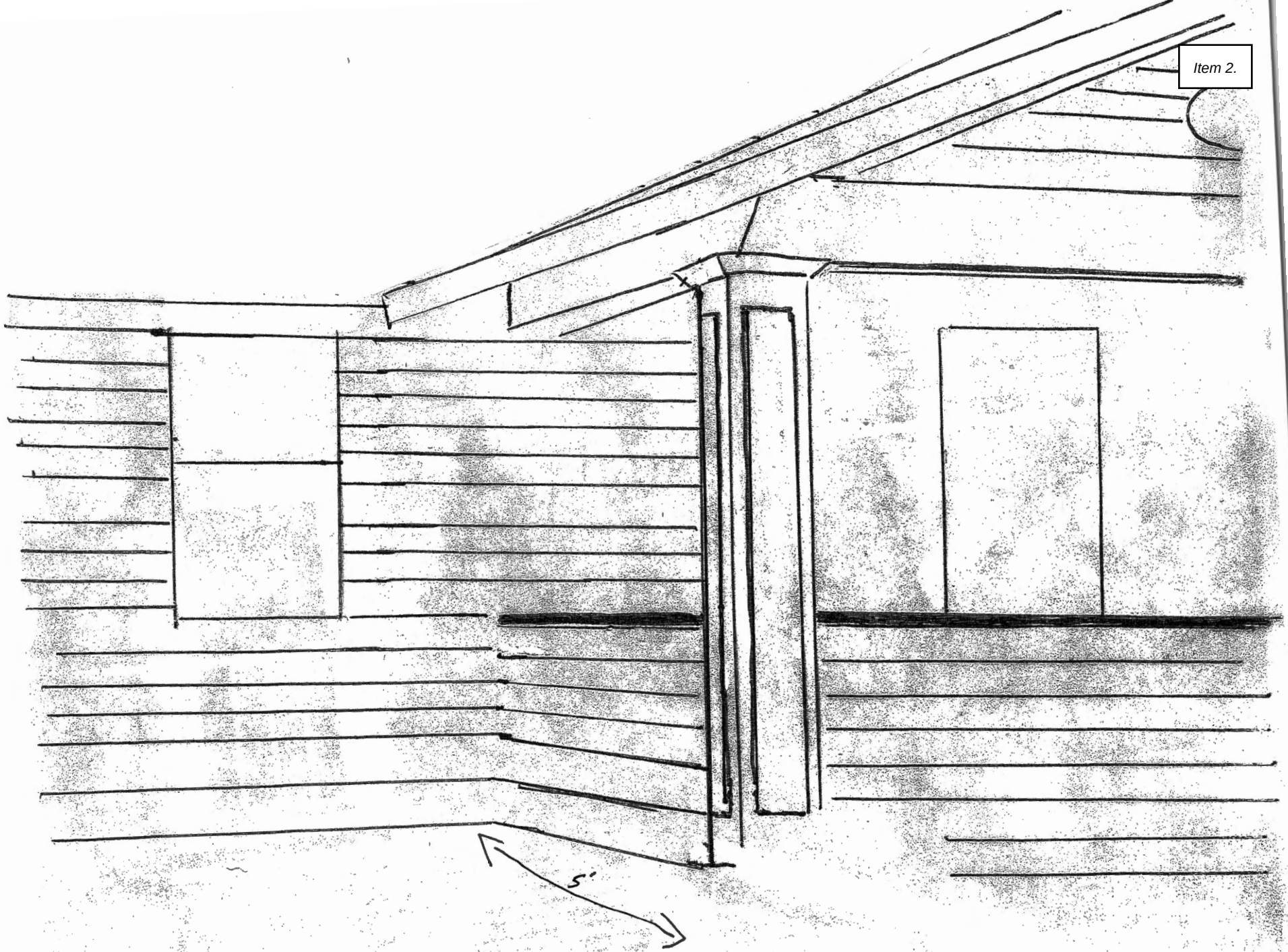
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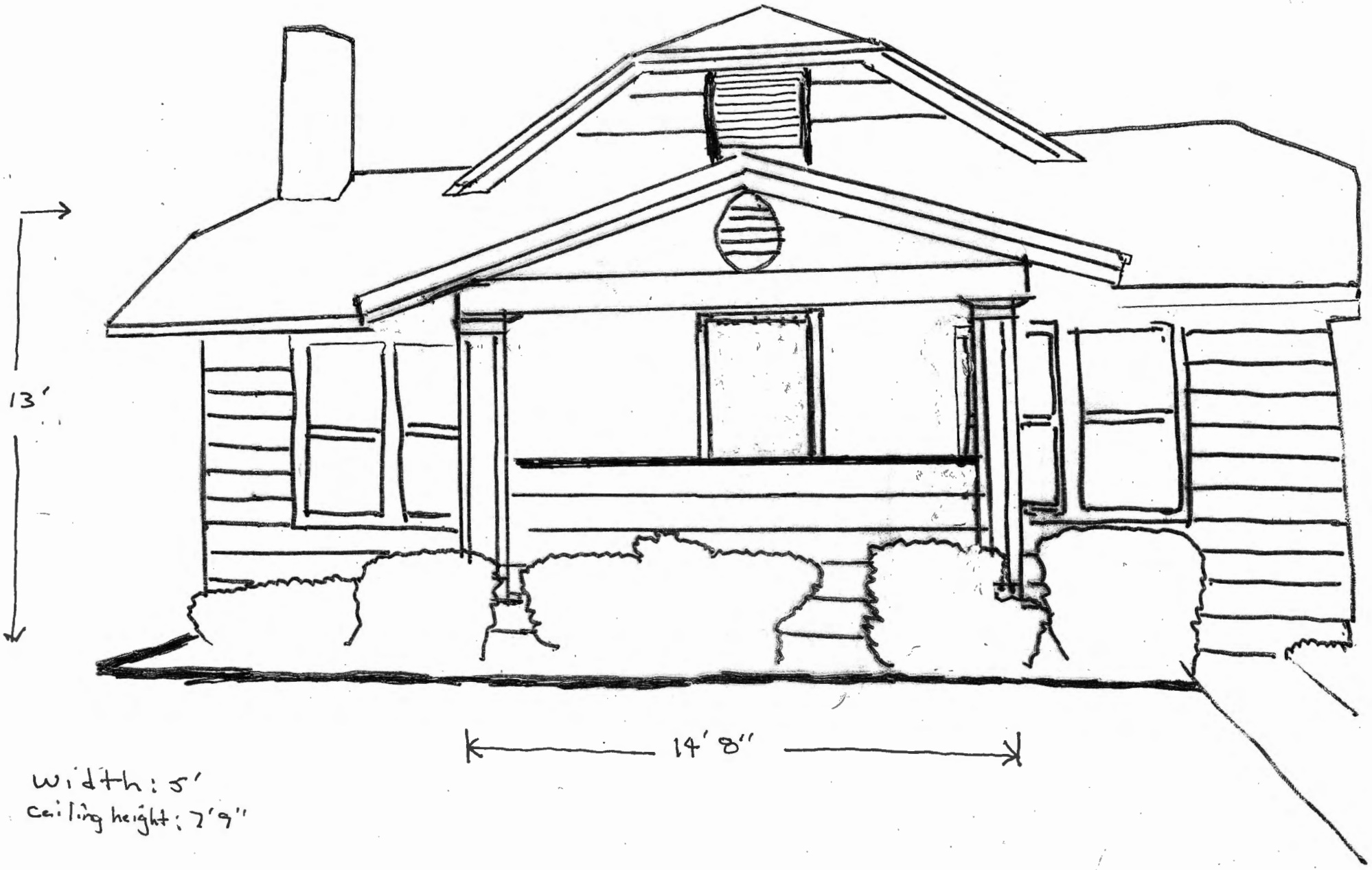
STAFF REPORT

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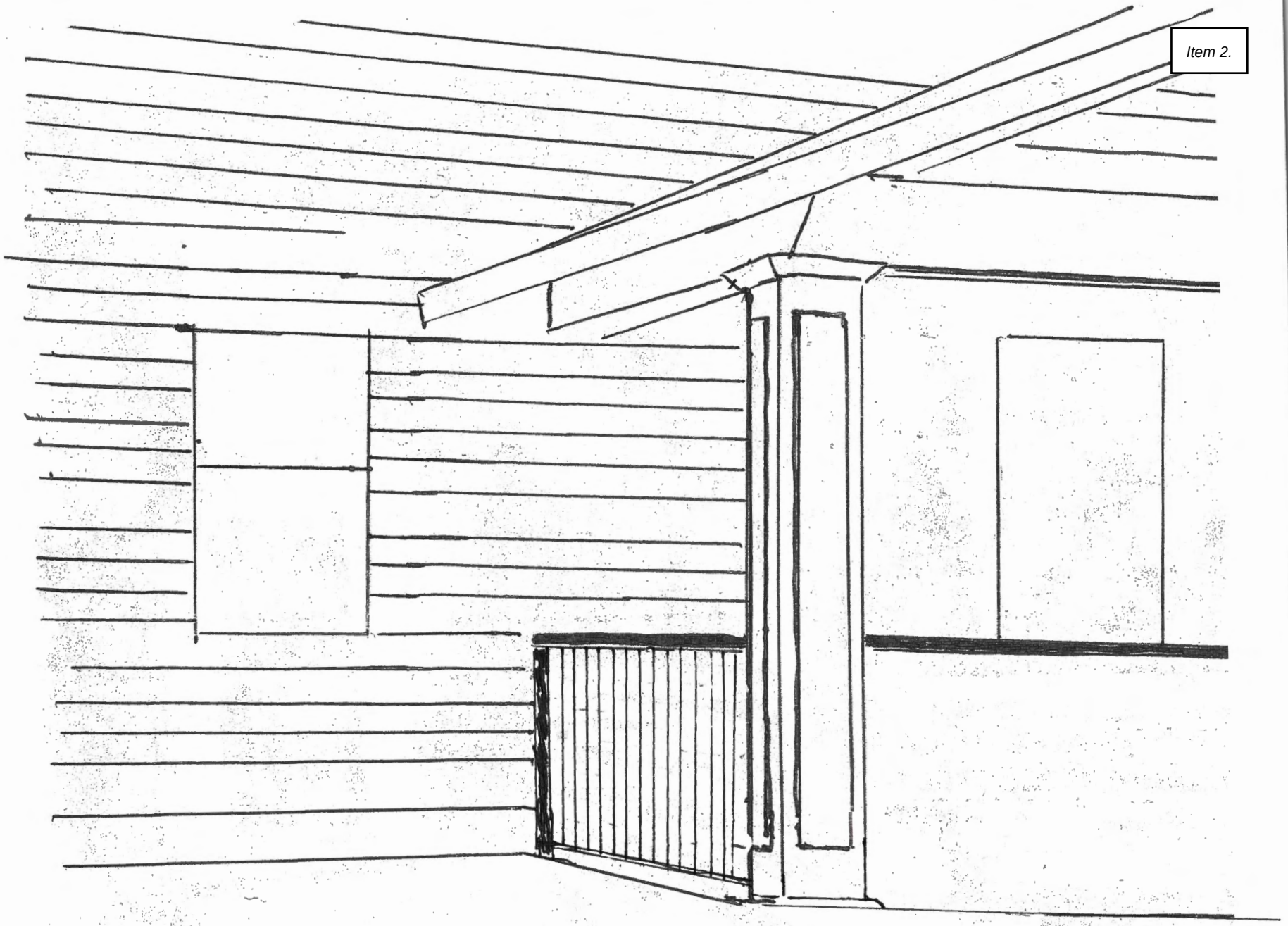
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5'



width: 5'
ceiling height: 7'9"





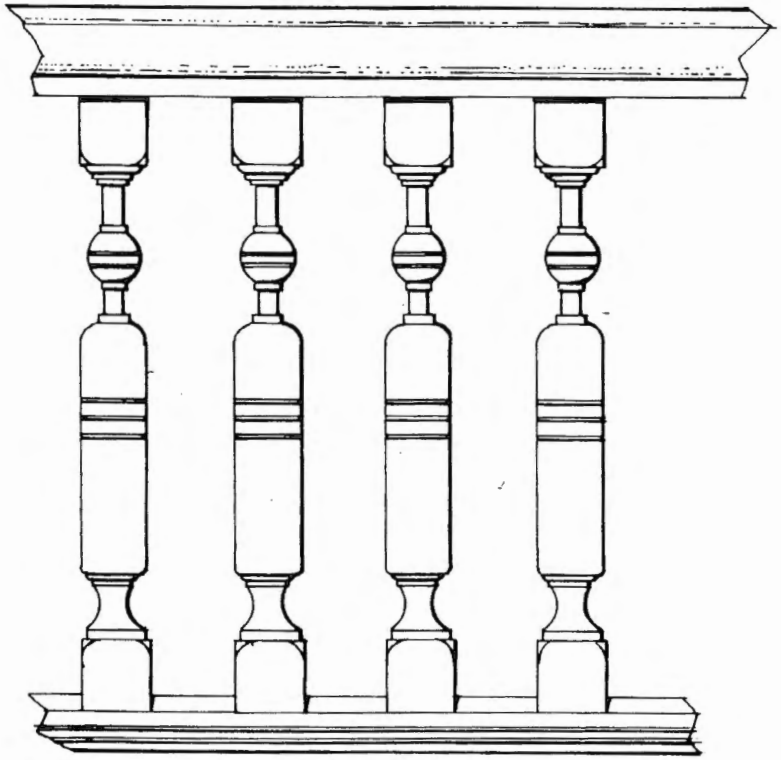
Width: 5'6"
ceiling height: 7'9"
Stem wall for porch floor 18"
hand rail height 36"
ballist 2" on 4" o.c.
Post seize 11" square



Porches

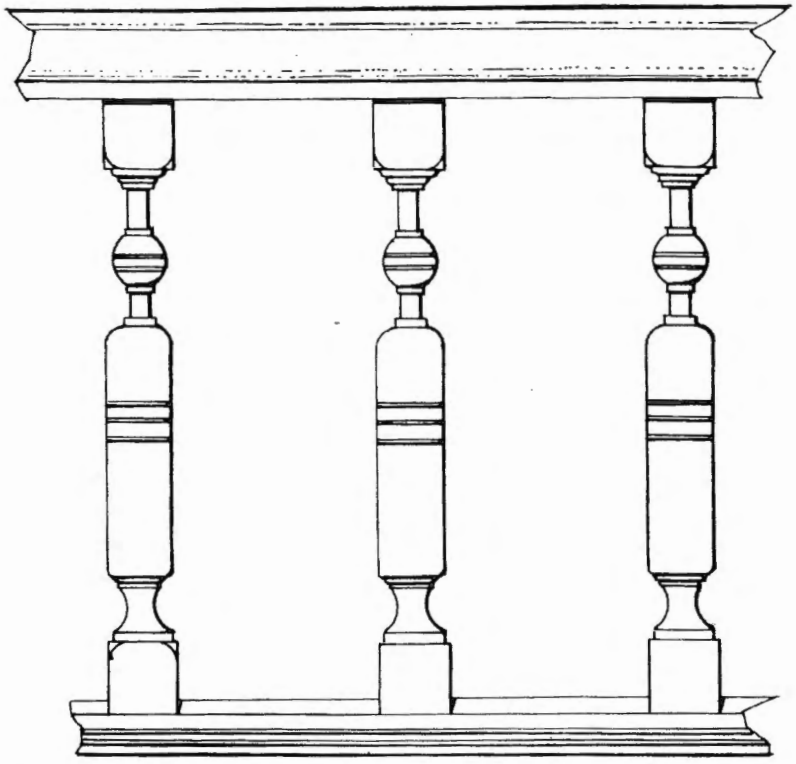
Yes!

Baluster Spacing



Balusters that are two inches or less in diameter should typically be spaced a maximum of 3-1/2 inches apart.

No!



Balusters that are spaced too far apart will make the railing look flimsy and cheap.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: August 31, 2026

REQUESTER: Historic District Commission

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE AUGUST 3, 2026.

Report on Active Certificates of Appropriateness

Attached for the Commission's review is a spreadsheet listing submitted Certificates of Appropriateness (COA) requests and any updates to them. The attached spreadsheet includes all COAs submitted since January 1, 2026, as well as any COAs from previous years that are still active. A COA request is considered active if it has been approved and it has not expired. Active COAs may or may not be under construction. The list provides an update regarding its status.

The attached list includes the 23 COA requests submitted since January 1, 2026, and three requests from previous years. Of the 26 COAs on the list, 15 of the COAs were approved by the Historic District Commission, and 6 COAs were approved through Administrative Bypass. Four COAs on the list are incomplete submittals and have not been forwarded to the Commission for review yet. One COA is being reviewed at tonight's meeting.

There have been no COAs by Administrative Bypass requested since the August 3, 2026, meeting.

COAs as of August 31, 2026

HD Case #	CityView#	Street #	St. Dir.	Street Name	St type	Applicant	Application Request	COA Type	Action Date	Current Status
26-21	PLHR20260102	549	S	Lahoma	Ave	Kevin Easley	Replacement of noncompliant windows on the north façade	HDC		Windows were removed and noncompliant windows installed 14 years ago. Litigation has transpired for the last 14 years, ultimatley the Courts finding in favor of the City. Waiting for complete application submittal for replacement of noncompliant windows
23-07	NA	607-609	S	Lahoma	Ave	Mary Beth Smith	Replcement of noncompliant windows on all facades	HDC	approved June 5, 2023. Has until June 5, 2028 to install wood windows	Approved wood window replacment. Not required to replace for 5 years. July 2028.
22-30 & 23-20		904		Classen	Blvd	William Ryan Hauser	Replace aluminum and vinyl siding on house with Hardie board clapboard siding ; a. Replacement of all windows with aluminum-clad wood windows; b. restoration of columns on front of the house; c. removal of secondary front door on the front porch; d. addition of wooden brackets on ables; e. installation of new front door and side lights.	HDC	Approved 4/28/23	Postponed a,b; Approved c,d; Denied e. Replacment of siding ongoing since 2023. No work since Fall of 2024. Code Enforement violation for exterior maintenance. Has until Oct 2026 rectify.
26-01	PLHR20260004	533	S	Lahoma	Ave	Tyler Burns	a) new contruction ADU, b) parking pad	HDC	2/2/2026	Approved with amendments. Under construction, nearing completion.
26-02	PLHR20260008	508		Chautauqua	Ave	Stanley Berry	Installation of ADU - HDC . Add sidewalk at proposed ADU - Admin Bypass	COA Admin Bypass	12/1/2025	Admin Bypass Approved for rear walkway. HDC approved installation of ADU under construction.
26-03	PLHR20260009	452	S	Lahoma	Ave	Marcia Hoos-Reinke	Replacement of windows on second floor	HDC	3/2/2026	Approved. Installation has not started.
26-04	PLHR20260014	720	S	Lahoma	Ave	Devon Miller	a) replacement of windows, b) patio enclosure, c)doors, d) siding	HDC	3/2/2026	replacement of doors approved, installation not started. All others items postponed. Waiting for complete submittals to move forward to a HDC meeting.

26-05	PLHR20260018	735	S	Lahoma	Ave	Kenneth Wineburg	a) addition of 2 supporting columns on front porch. b) removal of deteriorating atrium window and replace with original window	HDC	5/4/2026	Approved. Completed in July 2026.
26-06	PLHR20260025	1320		Oklahoma	Ave	Edwin Amaya	amendment to existing COA a) modified back patio b) upgraded entry sidewalk c) retaining wall length d) enhanced exterior materials e) new exterior doors f) modifies garage door g) modified fenestration	HDC	4/6/2026.A,C,E postponed. Applicant resubmitted under HD 26-10.	All approved. Construction has not started.
26-08	PLHR20260049	720		Miller	Ave	Jo Ann Dysart	a) metal storm door, full screen/no glass front entrance	COA Admin Bypass	4/13/2026	Approved.Installation complete.
26-09	PLHR20260042	510		Shawnee	St	Travis Kanard	a) removal of existing addition b) adding a two story addition	HDC	6/1/2026	Waiting for complete application submittal documents.
26-10		1320		Oklahoma	Ave	Edwin Amaya	a) upgraded front walkway b) exterior materials	HDC	6/1/2026	Approved with modifications. Work not started.
26-11	PLHR20260061	467		College	Ave	Tyler Burns	a) Removing secondary entrance and replacing with original wood siding	HDC	6/1/2026	Approved. Installtion complete.
26-12	PLHR20260062	515		Miller	Ave	William Taber Halford	a) removal of 1x12 tiles covering the exterior wood lap siding on the first and second floor	COA Admin Bypass	6/1/2026	Admin Bypass Approved. Installation underway.
26-13		502		Macy		Brock Gibbins	Fence installation in rear yard.	COA Admin Bypass	7/1/2026	Admin Bypass Approved. Installed.
26-14	PLHR20260074	325		Keith	St	Tanner & Michelle Miller	Installation of 2nd floor addition and side additions July 2025. Amendment for the use of hardie board instead of wood sidingapproved Aug. 3, 2026. Under Constrution.	HDC	7/6/2026	Approved with modifications. Construction underway.
26-15	PLHR20260076	434		Chautauqua	Ave	Sara Werneke	A) demolish existing histoic 1-car garage and 1-car carport. B) construct new 2-car garage. C) install new concrete driveway.	HDC	7/6/2026	Approved with modifications. Must request a variance to the BOA in order to proceed with installation.
26-16	PLHR20260077	725		Juniper	Lane	Julie Blacksten	A) replacement of exerior doors B) Installation of 6' stockade fence	HDC	7/6/2026	A approved. B postponed. Installation of doors not started. Will submit additional information for the October meeting.
26-17	PLHR20260081	485		College	Ave	Stephen Teel	A) replace siding	HDC	8/3/2026	Construction underway.

26-18	PLHR20260084	415		Lahoma	Ave	James Dlabaj	A) demo exisiting ADU structure B) Build new ADU	HDC	8/3/2026	Application submital incomplete, waiting for submittal of documents
26-19	PLHR20260088	709		Chautauqua	Ave	Gary and Valerie Simmons	A) Build an outdoor kitchen	COA Admin Bypass	8/1/2026	Admin Bypass Approved. Installed.
26-20	PLHR20260106	725		Juniper	Lane	Juile Blacksten	A) widening of the driveway to 10 feet	COA Admin Bypass	8/4/26	Admin Bypass Approved, Under construction.
26-22	PLHR20260084	415	S	Lahoma	Ave	James Ray Dlabaj	A) Demo structure B) rebuild	HDC	8/7/2026	Duplicate submission. Inclomplete submittal, waiting for complete submittal documents.
26-23	PLHR20260105	443		Chautauqua	Ave	Barrett Williamson	A) Replacement Of The Front Porch; B) Relocation Of Front Door; C) The Addition Of Dormers; D) Removal And Relocation Of Windows On North Elevation; E) Removal Of Windows On The East Elevation And Replacement With Doors; F) Removal Of Secondary Chimney; G) Installation Of Exterior Basement Stairwell And Railing On North Façade; (I am checking on this one to make sure it has to be reviewed) H) Relocation Of Front Sidewalk; I) Replacement Of Siding On Garage With Composite Siding; J) Installation Of 6 Foot Side Yard Fences And Gate; K) Installation Of A Cabana In Rear Yard;	COA	8/4/2026	To be reviewed at the August 31, 2026 meeting.