



CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, February 06, 2023 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, retaliation, 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 contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

A. Roll Call

B. Minutes

1. Approval of the Minutes from the November 7, 2022 Regular Meeting.

Action Needed: Approve or amend the Minutes from last meeting.

C. Certificates of Appropriateness Requests.

2. HD (23-01) Consideration of the Certificate of Appropriateness requests at 514 Miller Avenue for the following proposed work:

a. Installation of a deck cover.

Action Needed: Consideration of approval, rejection, amendment, and/or postponement of the request.

3. HD (23-02) Consideration of the Certificate of Appropriateness requests at 640 E Boyd for the following proposed work:

a. Replacement of metal siding with alternative material siding;

b. Demolition of carport;

c. Replacement of overhead garage door;

d. Removal of windows and replacement with siding on rear addition;

e. Replacement of metal windows with wood windows on rear addition.

Action Needed: Consideration of approval, rejection, amendment, and/or postponement of the request.

4. HD (23-03) Consideration of the Certificate of Appropriateness requests at 716 Chautauqua Avenue for the following proposed work:

a. Removal of original wood siding;

b. Removal of metal siding and replacement with an alternative material siding.

Action Needed: Consideration of approval, rejection, amendment, and/or postponement of the request.

D. Feedback Requests.

5. HD (23-04) Feedback for the following proposed work at 702 Classen:

a. Installation of a small addition to the front or side of the house to be used as a closet.

Action Needed: No action needed- for informational purposes only.

E. Staff report on active Certificates of Appropriateness and Administrative Bypass issued since November 7, 2022.

Action Needed: No action needed- for informational purposes only.

F. Discussion of Potential FY 2023-2024 CLG Grant Projects.

Action Needed: No action needed- for informational purposes only.

G. Miscellaneous comments of the Historic District Commission and City Staff.

H. Adjournment.

HISTORIC DISTRICT COMMISSION

MINUTES OF

November 7, 2022

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on November 7, 2022 at 5:30 p.m. Notice and Agenda of the meeting were posted at 201 West Gray St, the Norman Municipal Complex, and at www.Normanok.gov 24 hours prior to the beginning of the meeting.

Chair Emily Wilkins called the meeting to order at 5:34 p.m.

Item No. 1, being: Roll Call.

MEMBERS PRESENT: Emily Wilkins
Barrett Williamson
Brent Swift
Michael Zorba
Taber Halford
Mitch Baroff
Shavonne Evans*

MEMBERS ABSENT: Aaron Brooks
Sarah Brewer

A quorum was present.

*Commissioner Shavonne Evans arrived at 5:40pm.

STAFF MEMBERS PRESENT: Anaïs Starr, Planner II, Historic Preservation Officer
Jeanne Snider, Assistant City Attorney
Whitney Kline, Administrative Technician III

GUESTS: Joyce Green & Lloyd Bumm, 610 Miller Ave
Nancy & Kent VonBargen, 412 Chautauqua
Vicki Dollarhide, 645 S. Lahoma Ave
Bob Monnet, 3333 NW 63rd St, Oklahoma City
Greg Jungman, 642 S. Lahoma Ave

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Item No. 2, being: Approval of the Minutes from the October 3, 2022 Regular Meeting.

Motion by Barrett Williamson for approval of the minutes from the October 3, 2022 regular meeting; **Second** by Michael Zorba.

The motion was passed unanimously with a vote of 6-0. Minutes from the previous meeting were approved.

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Item No. 3, being: HD (22-25) Consideration of Certificate of Appropriateness requests at 610 Miller Avenue submitted by Lance Pound, with Source Management Services, LLC for Joyce Green for:

- a. **Replacement and modification of the roof structure;**
- b. **Replacement of discontinued metal roofing material with similar metal roofing material;**
- c. **Installation of solar panels on the flat roof top.**

Motion by Michael Zorba to approve Item No. 3a. replacement and modification of roof structure as submitted; **Second** by Brent Swift.

Joyce Green asked for postponement on 3a. replacement and modification of a roof structure. They have not broken it down enough to know if they need to change the roof structure or not.

Motion by Michael Zorba to amend his motion to postpone Item No. 3a. Replacement and modification of roof structure indefinitely; **Second** by Barrett Williamson

The motion was passed unanimously with a vote of 6-0.

Motion by Barrett Williamson to approve Item No. 3b. Replacement of discontinued metal roofing material with similar metal roofing material as submitted; **Second** by Brent Swift.

Anaïs Starr presented the staff report:

- Ms. Starr presented a power point with pictures as well as the staff report.
- Ms. Starr discussed how this property had damage from the October 2021 hail storm. Applicant has been working with her insurance company for replacement of these items.
- Ms. Starr stated that the applicant came in front of the commission at the last meeting where she had brought samples. The commission suggested the applicant find other samples to bring forward which she was able to do.

The homeowner, Joyce Green, discussed the project:

- The applicant brought samples of metal roofing options (Met-Tile). She showed the different samples and discussed that none of them match perfectly whether it is by shape or length of the barrel.

- Commissioner Zorba asked if there was there a large cost difference from the original material and the one with more similarity with scale. Joyce Green responded with stating it's an aluminum material so more could be more expensive.

No public comments were made.

Commission discussion consisted of:

- Ms. Starr reminded the commission that at the last meeting the main concern with the original sample (Met-Tile), it was more wavy and didn't have the barrel shape and the hope was with the other sample that she got would be better.
- Commissioner Williamson states that the applicant has searched and other than getting a complete custom tile that her insurance will not cover, she has pretty well fleshed out all options of what is out there and is okay with what was originally proposed with the circumstances.
- Commissioner Swift asked if the new sample is a possibility to be close enough if it was bent at the proper dimension to work. He feels like it has more of the barrel shape where the Met-Tile is more flat.
- Joyce Green explained that the company was hard to work with because she is not using one of their contractors and took the entire month to get the sample in. She also stated that changing it would turn it into a custom project and would be more expensive.
- Commissioner Swift states that the homeowner has done her due diligence to try and get it where the commission can make a decision. He feels like with the options given that the Met-Tile is the he would support. He feels that it has the closest rhythm to the original even with the barrel shape is lost.

There being no further discussion, a vote on the motion was taking. The motion passed 7-0.

Joyce Green asked for postponement of 3c. Installation of solar panels on the flat roof top until they get the roof is entirely done and they can see how the solar panels will sit.

Motion by Michael Zorba to postpone Item No. 3c. Installation of solar panels on the flat roof top indefinitely; **Second** by Taber Halford.

The motion was passed unanimously with a vote of 7-0.

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Item No. 4, being: HD (22-29) Consideration of Certificate of Appropriateness requests at 412 Chautauqua Avenue submitted by J. Kent and Nancy VonBargen for:

- a. Replacement of existing Masonite lap siding with cement fiberboard siding;**

b. Replacement of a wood garage door on non-original garage with a metal garage door.

Motion by Shavonne Evans to approve Item No. 4a. Replacement of existing Masonite lap siding with cement fiberboard siding as submitted; **Second** by Taber Halford.

Anais Starr presented the staff report:

- Ms. Starr presented a power point with pictures as well as the staff report.
- Ms. Starr stated that this property is a non-contributing structure due to the loss of historic integrity.
- Ms. Starr stated that they came in front of the commission last month for feedback on what to do with the exterior that was damaged by the October 2021 hailstorm. The commission gave them feedback that the cement fiberboard would be a good choice to replace the Masonite.

The homeowners, Kent and Nancy VonBargen, discussed the project:

- Kent VonBargen states he wants to keep it as close to the original as possible.
- Kent VonBargen said it was going to be a 6 inch board with either a 4 or 5 inch exposure.

No public comments were made.

Commission Discussion:

There being no further discussion, a vote on the motion was taking. The motion passed 7-0.

Motion by Mitch Baroff to approve Item No. 4b. Replacement of wood garage door on non-original garage with a metal garage door, as submitted; **Second** by Shavonne Evans.

Anais Starr presented a staff report:

- Ms. Starr presented a power point with pictures as well as the staff report.
- Ms. Starr stated that it was a non-original garage that was built in recent decades.
- Commissioner Wilkins asked if there was any forward facing metal garage doors that got approved from the commission? Ms. Starr responded that there has not been any.

The homeowners, Kent and Nancy VonBargen, discussed the project:

- Nancy VonBargen stated that they walked the neighborhood to find carriage garage doors that would be appropriate and what they are proposing is the closest they could find.
- Nancy VonBargen stated that they wood doors they currently have are so heavy that they keep coming off the tract which is why they are wanting metal because it is lighter in weight.

No public comments were made.

Commission Discussion:

- Commissioner Zorba stated that the fact that it's non-original and a non-conforming structure is why he is voting yes.

There being no further discussion, a vote on the motion was taking. The motion passed 7-0.

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Item No. 5, being: HD (22-28) Consideration of a Certificate of Appropriateness request at 645 S. Lahoma Avenue by Vicki Dollarhide for:

a. Replacement of the asbestos roof tiles with an alternative roof material.

Motion by Michael Zorba to approve Item No. 5a. Replacement of asbestos roof tiles with an alternative roof material, as submitted; **Second** by Barrett Williamson.

Anais Starr presented the staff report:

- Ms. Starr presented a power point with pictures as well as the staff report.
- Ms. Starr stated that her roof damage was from the October 2021 hailstorm.
- Ms. Starr stated that the three main reasons the applicant is proposing DaVinci Slate Tiles is that the applicant is limited to cost, wants to find something more appropriate to historic structure than asphalt shingles, and she is also looking for durability.

The homeowner, Vicki Dollarhide, and Contractor, Bob Monnet, discussed the project:

- Vicki Dollarhide stated that she has done all the can to keep her original roofing until this last hailstorm when it was damaged beyond repair.
- Bob Monnet brought a sample of the new DaVinci Slate Tile to show the commission.

Public Comments:

- Greg Jungman states that he lives across the street from the applicant and that she has always taken great care of her house and that she has done a lot of research to find what would be best for her house.

Commission Discussion:

- Commissioner Swift stated that this homeowner and other homeowners have come up with is a reasonable way to put their house together from the storm in a cost effective manner. He stated that it fits the context of the architecture. He also stated that this is simulated slate on a two story house and it works.
- Commissioner Williamson stated that if the roof pitch was steeper he would have the applicant do more research but since it is a low slopped roof on the second floor he can support it comfortably.
- Commissioner Wilkins stated that you can't really see the roof and it isn't really unique or speak to the character of the house.

There being no further discussion, a vote on the motion was taking. The motion passed 7-0.

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Item No. 6, being: HD (22-30) Commission review and feedback at 635 Chautauqua Avenue submitted by Barrett Williamson, for Joe Deleon for:

- a. Addition to the house;
- b. Removal of existing driveway;
- c. Installation of new approach and drive on south side of the house;
- d. Construction of new two-story garage in rear yard;
- e. Installation of a 6' fence side yard fence.

Barrett Williamson, representing Joe Deleon, asks for a postponement on Item No. 6 indefinitely until the owner and previous owner figure out lot lines.

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Item No. 7, being: Discussion of Historic District Commission Meeting Calendar for 2022 and 2023.

- Ms. Starr presented the 2022 and 2023 calendar to discuss changes to some meeting dates.

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Item No. 8, being: Staff report on active Certificates of Appropriateness and Administrative Bypass issued since October 3, 2022.

904 Miller Ave: Staff has been in contact with new owner's representative. Representative states that the owner did not know about the window violation prior to purchasing. Owner plans to re-sell the property. No change in ownership, property is still for sale. Continue to have inquires about the property.

518 Chautauqua Ave: Work is nearing completion.

620 Miller Ave: Work started but not completed.

518 S Lahoma: Demolition of the non-original addition is complete. Greenhouse has been removed. The construction of the new addition is almost complete.

549 S Lahoma: BOA heard appeal, postponed to March 24, 2022, postponed again to April 28, 2022. Postponed to May 25, 2022. Applicant has replaced windows as per issued COAs.

Oklahoma Supreme Court issues a ruling earlier this month regarding applicants request. Appeal made in court system, decision pending.

503 Tulsa St: Work is complete.

506 S Lahoma Ave: Construction in progress. Roof has been shingled.

428 Chautauqua Ave: Work completed.

904 Classen Blvd: Work has not started. COA expires in January.

521 Miller Ave: Work completed.

508 Macy Street: Work completed.
434 College Ave: Work nearing completion.
720 S Lahoma Ave: Work as not yet started. Building permit for interior work issued.

Administrative Bypass:
504 Miller: Solar panels on the rear of the structure.

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Item No. 9, being: Discussion of progress report regarding the FY 2022-2023 CLG Grant Projects.

\$ 150 NAPC Dues Spring 2022
\$ 5,000 C.A.M.P Training for Commissioners/Staff Nov. 9 & 18 2021
\$ 420 Education Mailing Mailed November 15, 2021
\$ 450 2nd Educational Mailing (HP Guidelines) Postcard sent February
\$ 100 Printing of HD Guidelines – Have printed 20, waiting for requests
\$1,200 Scanner & Software – Purchased in the process of scanning all HP documents
\$ 700 Extra Copies of Coloring Books – Parks will distribute at 4th of July & movie nights
\$ 295 Registration of Aaron Brooks for NAPC Forum
\$ 875 Registration for :Taber Halford, Anais Starr, Jeanne Snider and 2 other staff members for Main Street Code Workshop in August
\$1,107 Registration for A. Staff for CNU Conf in OKC, Virtual APA Conf
Total Expended approx. \$10,297 of \$10,750 Budgeted

2022-2023 Certified Local Government Grant Funds Budget

PROJECT 1: Educational Training - \$1,500 - Fall Mailing

PROJECT 2: Memberships Dues for NAPC - \$150

PROJECT 3: Development of Historic Walking Tour Mobile App \$5,500 - Staff working determining the scope of the tour

PROJECT 4: Quarterly Education Postcard - \$1,500

Total Budget of CLG Funds - \$8,650

Item No. 10, being: Miscellaneous comments of the Historic District Commission and City Staff.

- Ms. Starr discussed that she gets a lot of upset applicants who are coming forward with roof issues due to storms.
- Commissioners discussed to take it easier on applicants but still stick to the guidelines the best they can.
- Commissioners discussed different ways to educate homeowners about roofing and siding as some of them don't know so they are more confident when they have to come to the commission for applications.

Item No. 11, being: Adjournment.

The meeting adjourned at 7:21p.m.

Passed and approved this _____th day of _____, 2022.

Emily Wilkins, Chair
Historic District Commission

<u>Property Location</u>	514 Miller Ave Miller Historic District
<u>Applicant/Owner</u>	Lisa Bridges and Dedra Fite
<u>Request</u>	(HD 23-01) Consideration of the Certificate of Appropriateness request at 514 Miller Avenue for the following proposed work: a. Installation of a deck cover

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

Ca. 1920. Bungalow/Craftsman. This contributing, one-story, aluminum-sided, single dwelling has a red brick foundation and an asphalt-covered, front-gabled roof. The wood windows are six-over-one hung and the single wood door is glazed paneled with wood louvers. The full-width porch is sheltered by the principal roof and has red brick piers topped by tapered wood columns and brick walls. Other exterior features include a central red brick chimney. Decorative details include double and triple windows and exposed rafters. There is a weatherboard, gable-roofed, single car garage with swinging doors to the rear.

Sanborn Map Information

The primary and accessory structures are indicated at their present location on the 1925 and 1944 Sanborn map. The non-original rear addition is not present on the Sanborn maps, indicating that it is a post 1944 addition. This addition has now been removed as part of the renovations over the last year and will be the site of the proposed deck.

Previous Actions

January 3, 2022 – A COA was approved for the removal of a non-original addition on the rear of the house, the replacement of 24 deteriorated wood windows, the replacement of front and rear doors, and the installation of a set of double doors on rear of the house. This work has been completed.

January 6, 2023 – A COA by Administrative Bypass was approved for 300 square foot deck, 400 square foot parking pad off alleyway, and perimeter fencing. This work has not been completed.

Request – a. Installation of a deck cover

Description

The property owners have renovated this property over the last year. As part of their renovations they received a COA by Administrative Bypass for a 300 square foot deck to be placed on the northwest corner of the house. They would like to construct a cover for this deck using wood side supports and a polymer bicarbonate material for the roof material.

Reference - Historic District Ordinance

429.3.1(g): *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern day uses and conveniences for their residents. (0-0910-12).*

429.3.3(c): *Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances. (0-0910-12).*

Reference - Preservation Guidelines

2.2 Guidelines

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

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

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

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

Staff Comments

While the proposed wood structure for the deck meets the material requirement listed in the *Guidelines for Site Features*, the proposed polycarbonate roof cover may not meet this requirement since the *Guideline* prohibits the use of vinyl. However, the polycarbonate roof material has a slim profile and with the structure location in the rear yard, it will have no visibility from the street right-of-way.

The Commission would need to determine if the proposed cover meets the *Guidelines* and whether or not it is compatible with this historic structure and the District as a whole.

Commission Action

Approve, deny, amend or postpone the Certificate of Appropriateness (HD 23-01) request at 514 Miller Avenue for the following proposed work:

- a. Installation of a deck cover

The City of Norman Historic District Commission
FOR CERTIFICATE OF APPROPRIATENESS (COA)

Staff Only Use

HD Case #:

Date:

Received by:

Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office. 405-366-5311

Address of Proposed Work: 514 Miller Avenue Norman, OK

Applicant's Contact Information:

Applicant's Name: Lisa R Bridges and Dedra A Fite

Applicant's Phone Number(s): 214-454-4353

Applicant's E-mail address: lrb0910@gmail.com

Applicant's Address: 2306 Stone Bridge Dr Arlington, TX

Applicant's relationship to owner: ☐ Contractor ☐ Engineer ☐ Architect self / owner

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

Owner's Name:

Owner's Phone Number(s):

Owner's E-mail:

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

- 1) renewal of COA for 300 sqft deck
- 2) renewal of COA for fence; will either use design as in attached or an approved style (dog ear, pointed picket)
- 3) approval of 400sqft concrete pad to be positioned in the far Southwest corner of the rear yard coming off Miller Lane
- 4) approval of pergola style with polygal cover for the deck

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

Authorization: I hereby certify that all statements contained within this application, attached documents and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of observing and photographing the project for the presentations and to ensure consistency between the approved proposal and the completed project. I understand that no changes to approved plans are permitted without prior approval from the Historic Preservation Commission or Historic Preservation Officer.

Property Owner's Signature: 

Date: 11/03/22

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

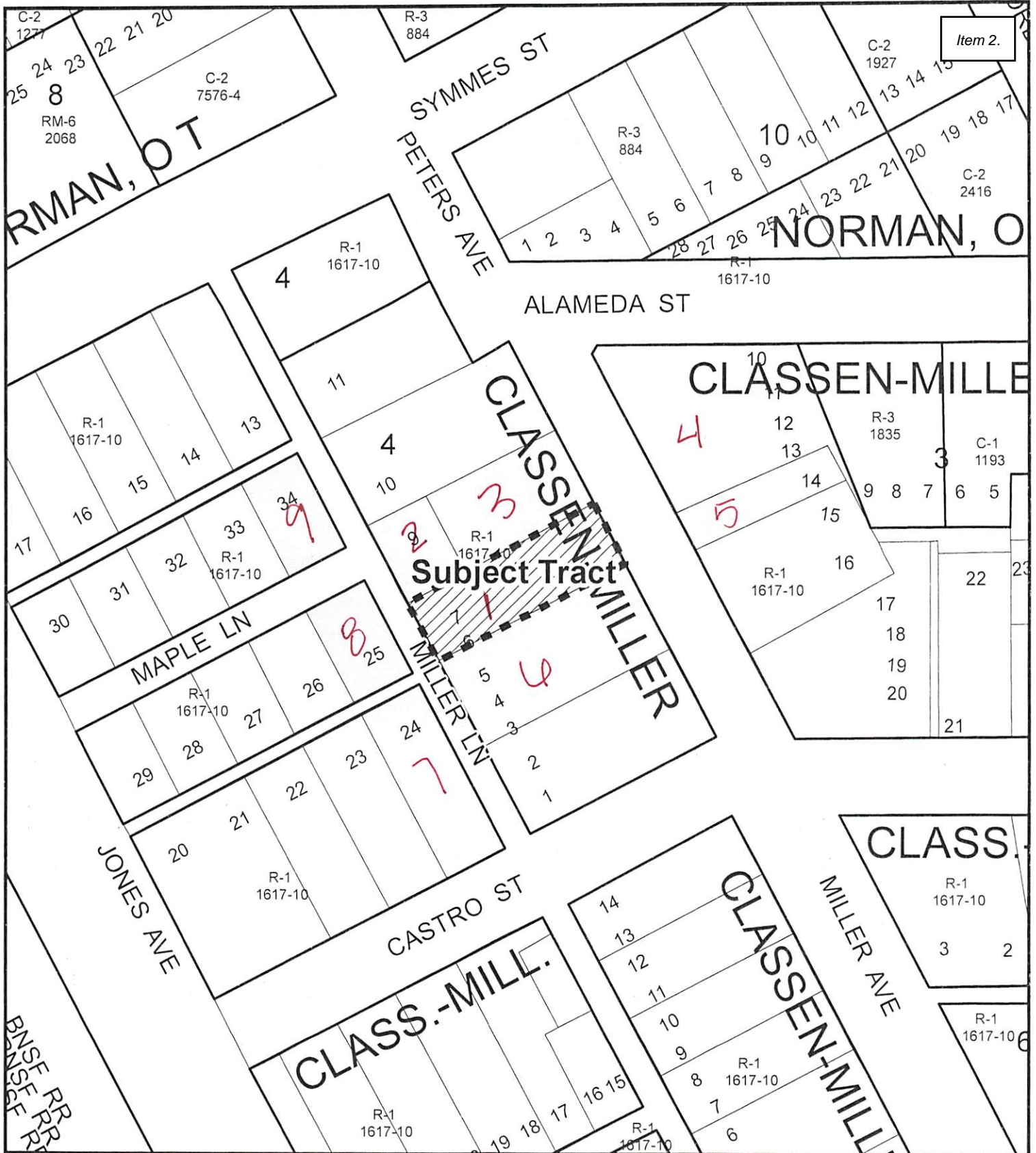
Authorized Representative's Printed Name:

Authorized Representative's Signature:

Date:

Roof structure will be a simple pergola style (similar to that below) with polygal cover. Cover will follow full of the deck.





Radius Map





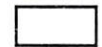


Adjacent Radius

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 40 80 Feet

November 16, 2021

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification

<u>Property Location</u>	640 E Boyd St Southridge Historic District
<u>Owner</u>	Shirley Hammer
<u>Representative</u>	Kolby Kruse, Power Oklahoma
<u>Request</u>	HD (23-02) Consideration of Certificate of Appropriateness requests at 640 E Boyd Street for the following proposed work: <ul style="list-style-type: none">a. Replacement of metal siding with alternative material siding;b. Demolition of carport;c. Replacement of overhead garage door;d. Removal of windows and replacement with siding on rear addition;e. Replacement of metal windows with wood windows on rear addition.

Property History

Historical Information

2014 Southridge Historic District Survey

640 E Boyd Street. Ca. 1939. Colonial Revival. This non-contributing, two-story, metal sided, single dwelling has a steep pitched, asphalt covered, side gabled roof and a concrete foundation. The wood windows are six-over-six hung. The brick interior ridge chimney is centrally located between the two dormers. The entry porch has a wrought iron railing and a front gabled porch roof supported by square wood columns. On the west side, there is an attached, single car garage with a replacement overhead paneled door. In front of the garage, there is a large, pyramidal roofed, double car carport. Other exterior features include entry porch, brick chimney, attached garage, and double car carport. Decorative details include double windows, dormers, decorative wood shutters, minimal eave overhang.

Sanborn Insurance Maps

As with a majority of the Southridge Historic District, this parcel is not shown on the Sanborn Insurance Maps.

Previous Actions

There have not been any Certificate of Appropriateness requests made for this property since the property was established as part of the Southridge Historic District in 2016.

Project Description

The property owner, Shirley Hammer, recently purchased this property and is in the process of renovating the house. As part of the renovation, she proposes to replace both the front door and overhead garage door, demolish the non-original carport, replace the

metal siding with Smart Siding, remove one set of windows on rear addition and replace the remaining windows on the addition. Additionally, she plans to replace the front door, roof, and storm windows, all of which can be reviewed through Administrative Bypass. She proposes to add exterior lights on front of the house and garage which does not require review. Lastly, she intends to replace the concrete and gravel with the same materials which will also not require review.

Request – a. Replacement of metal siding with alternative material siding

Description

The existing metal siding was damaged in the October 2021 hail storm. The applicant wishes to replace this metal siding with either smooth textured LP Smart siding or smooth textured cement fiberboard. The historic wood siding currently underneath the metal siding will remain.

References - Preservation Guidelines

Exterior Walls

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

3.2 Guidelines

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

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

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

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

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

.5 Replace Missing Features. *When replacing an exterior wall or feature, replace it with a new wall or feature based on accurate documentation of the original or a new*

design that is compatible with the historic character of the building and the district. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.

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

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

Staff Comments

The structure at 640 E Boyd Street is a non-contributing structure to the Southridge Historic District due to loss of historic integrity. The house had significant exterior modifications prior to establishment of the Southridge Historic District in 2016. Modifications include the covering of the original exterior wall material with metal siding, the attachment of the garage, and the construction of the carport.

The metal siding currently on the house was damaged in the October 2021 hail storm. The owners have been working through the insurance process as well as researching possible replacement material and plan to use either LP Smart Siding or cement fiberboard siding depending upon the supply availability. In either case, they propose to use smooth textured siding.

The *Preservation Guidelines* encourage the retention of exterior wall materials on historic structures. The current metal siding is neither historic nor a compatible material. The *Preservation Guidelines* do not specifically speak to replacement of non-original materials with modern day materials on non-contributing structures. The *Preservation Guidelines for Walls* allow for review of the use of cement fiberboard on a case-by-case basis.

It should be noted that the Commission has approved four requests in the last year for the use of cement fiberboard or LP Smart siding as a replacement material for structures that had non-original wall materials. Those four properties are 418 Macy Street, 508 Macy Street, 904 Classen Boulevard and 412 Chautauqua Avenue which are all non-contributing structures to their Districts.

The Commission needs to determine if the replacement of metal siding with cement fiberboard siding is compatible with this structure and the Southridge Historic District as a whole.

Request - b. Demolition of carport

Description

The property owner finds the existing non-original carport does not function well for her purposes and would like to demolish it. She does not wish to replace it with another structure.

However, as noted in her COA application, she will be replacing the existing concrete and gravel in the same location and size with the same materials. This does not require review as it is seen as ordinary maintenance and repair as defined by the Historic District Ordinance.

Reference - Preservation Guidelines

Demolition of Structures

5.4 Guidelines

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, then the application will be forwarded to the Historic District Commission for a full review.

.1 A Certificate of Appropriateness. *A Certificate of Appropriateness is required to be issued prior to demolition.*

Staff Comments

While the *Preservation Guidelines* do not directly speak to the demolition of non-original/non-historic structures, the removal of this structure will not impact the non-contributing house or the Southridge Historic District. In fact, the removal of the carport will make this property more compatible with the surrounding District.

The Commission will need to determine if the demolition of this non-contributing carport is impactful to the property and the District as a whole.

Request - c. Replacement of overhead garage door

Description

With the removal of the carport, the overhead garage door will be exposed. The property owner wishes to improve the look of the garage by replacing the current metal overhead garage door with a metal door with trim to emulate a carriage door. The applicant plans to use either wood or Smart Trim for the trimming.

Reference - Preservation Guidelines

Garages

2.4 Guidelines

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

.11 Replacement Garage Doors. *Retain and preserve wood overhead garage doors on historic garages. Retain double doors if possible. Replacement overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. For historic garages, and garages that face the front or are visible from the right-of-way the following replacement door is allowed:*

a. *Wood is preferred. However, wood composite or metal with composite trim can be considered on a case-by-case basis. Vinyl is prohibited.*

- b. The original size, height and width of doors must be maintained.*
- c. Designs must match the style of the original historic garage door.*

Staff Comments

The house with the attached garage is a non-contributing structure to the Southridge Historic District. The *Preservation Guidelines* do allow for overhead garage doors to be replaced with a door that is metal with either wood or wood composite trim. It should be noted that the existing metal door is allowed to remain and/or be replaced with an identical metal door.

The Commission has approved metal garage doors with wood or wood composite trim previously for detached garages that set behind the house. In those cases, the properties contained houses that were contributing structures and since the garage set far back from the front right-of-way, the garage door material would be less impactful.

In this case, the house and the attached garage are non-contributing structures and a metal overhead garage door is allowed to remain. Additionally, the *Preservation Guidelines* do allow garages that face the right-of-way to have a metal door with composite trim. This request to improve the appearance of the overhead garage door with a replacement metal door that has the application of wood trim seems to be a benefit to this property and the District as a whole.

The Commission will need to determine if the submitted metal overhead garage door with wood trim is compatible with this house and the District as a whole.

Request - d. Removal of windows and replacement with siding on rear addition

Description

The existing non-original rear addition currently has contemporary metal one-over-one windows. Due to desired new internal programming for the structure, it is proposed that the windows on the south elevation of the addition be completely removed and replaced with siding to match the rest of the house.

Reference - Historic District Ordinance

429.3.1(g): *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern day uses and conveniences for their residents. (0-0910-12).*

429.3(c) *Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances. (0-0910-12).*

Reference - Preservation Guidelines

Windows

3.12 Guidelines

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.*

Staff Comments

The removal of windows on the rear of the house in the Districts has been approved numerous times by the Commission. The Historic District Ordinance and *Preservation Guidelines* both indicate that alterations to accommodate modern day conveniences should occur on the rear of the property where visibility is limited. In addition, it should be noted that this is a non-original addition with non-historic windows, therefore the removal will not be impactful to a historic structure.

The Commission would need to determine if the removal of the windows on the south elevation and replacement with siding to match the rest of the house, is compatible with this property and the District as whole.

Request – e. Replacement of metal windows with wood windows on rear addition

Description

The applicant proposes replacing the current metal one-over-one windows on the east and west elevations of the addition with wood windows of the same size and pane configuration as shown on the submitted elevation specification sheet and drawings.

Reference - Preservation Guidelines

Windows

3.12 Guidelines

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

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

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

a. Shall have a wood exterior, unless replacing a metal casement window.

b. Light patterns same as the original.

c. Size and dimension the same as the original.

d. Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear

that are not visible from the street.

.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.*

Staff Comments

Since this is a non-original addition, the applicant could request to replace the existing metal windows with metal or aluminum clad wood windows. However, the applicant desires wood windows. As indicated by the *Preservation Guidelines* wood windows is the preferred material in Historic Districts.

The Commission would need to determine if the replacement of the metal windows on the non-original rear addition with wood windows would be compatible alteration for this property and the District as a whole.

Commission Action: Consideration of approval, rejection, amendment, and/or postponement of Certificate of Appropriateness requests at HD (23-02) at 640 E Boyd Street for the following proposed work:

- a. Replacement of metal siding with smart siding;
- b. Replacement of overhead garage door;
- c. Demolition of carport;
- d. Removal of windows and replacement with siding on rear addition;
- e. Replacement of metal windows with wood windows on rear addition.

The City of Norman Historic District Commission

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Application Submittal Steps:

Step 1	Review guidelines for proposed work in the Historic Preservation Handbook available at City of Norman website: (http://www.normanok.gov/planning/historic-preservation) or by calling 405-366-5392).
Step 2	Contact Historic Preservation Officer to discuss proposed work at (405-366-5392) or anais.starr@normanok.gov
Step 3	Submit the following items by 12:00 p.m. on the deadline date.
<input checked="" type="checkbox"/>	It is strongly recommended that you meet and /or discuss your proposed work with the Historic Preservation Officer, prior to the submission deadline!
<input checked="" type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	Application Fee of \$75
<input checked="" type="checkbox"/>	Copy of Property Deed to demonstrate ownership. If you do not have a copy, one may be obtained through the Cleveland County Court Office, 405-366-0240.
<input checked="" type="checkbox"/>	Site Plan, Elevation Drawings if needed and all other required supporting documents
<input checked="" type="checkbox"/>	Certified Adjacent Property Ownership List. A Radius Map delineating the adjacent property owners will be furnished and must be used to compile the list of the adjacent property owners. The adjacent property owner list must be certified by a licensed lawyer, engineer, surveyor, or abstract company.

COA Application Review Process:

- 1) Your application, along with the filing fee and supporting documents, must be submitted by **noon** on the filing deadline in the Planning Department (201 W Gray Street, Building A).
- 2) After your application and required supporting documents are filed, the Historic Preservation Officer will review the application to ensure it is complete. Incomplete applications will not be forwarded to the Commission. If the COA request for proposed work is complete, it shall be placed upon the next month's Historic District Commission Meeting agenda for a public hearing. A legally required sign will be posted in the yard of the property of the request at least 7 days prior to the meeting. This sign must remain until 10 days after the public hearing for the COA request. At least 5 days prior to the meeting, a notification letter of your application request will be mailed to all adjacent property owners. These owners, and any other citizen, may attend the public hearing in support or protest of your request.
- 3) At the Commission meeting approximately one month after you file your completed application (first Monday of each month), your request will be considered at a public hearing. You will be sent notice of this meeting along with a staff report. You or a designated representative must be present at the meeting. The city staff will introduce your request, you and any interested citizen will have the opportunity to speak to the Commission concerning the request. After presentation of the request, the Commission will discuss and vote to approve or deny the request. Applicants may appeal a denial of their request to the City Council.
- 4) If you have any questions, please contact the Historic Preservation Officer at (405)366-5392.

The City of Norman Historic District Commission FOR CERTIFICATE OF APPROPRIATENESS (COA)		Staff Only Use	Item 3.
		HD Case #:	
		Date:	
		Received by:	
Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office. 405-366-5311			
Address of Proposed Work:	640 E Boyd		
Applicant's Contact Information:			
	Applicant's Name: Kolby Kruse		
	Applicant's Phone Number(s): 580-678-9211		
	Applicant's E-mail address: kolby@poweroklahoma.com		
	Applicant's Address: 3532 National Dr., Norman, OK 73069		
	Applicant's relationship to owner: <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input type="checkbox"/> Architect		
Owner's Contact Information: (if different than applicant)			
	Owner's Name: Shirley Hammer		
	Owner's Phone Number(s): 405-620-7911		
	Owner's E-mail: shirley@hammerok.com		
Project(s) proposed: (List each item of proposed work requested. Work not listed cannot be reviewed.)			
1) Storm Claim from 2022: replace shingles with dark gray, replace metal siding with smart siding (no grain, smooth), same lap and profile, will be painted white, new storm windows in white, scrape and repaint original wood windows, add 4" black seamless guttering, replace front door			
2) demo carport in entirety, repour driveway to exact dimensions, add gravel to where gravel currently is, replace with new garage door with wood trim, add exterior carriage lights on both sides of garage and entry front door,			
3) delete windows on back add on, replace with fewer windows, black aluminum clad or wood			
4)			
Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.			
Authorization: I hereby certify that all statements contained within this application, attached documents and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of observing and photographing the project for the presentations and to ensure consistency between the approved proposal and the completed project. I understand that no changes to approved plans are permitted without prior approval from the Historic Preservation Commission or Historic Preservation Officer.			
Property Owner's Signature:		Date: 12/14/2022	
<input type="checkbox"/> (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.			
Authorized Representative's Printed Name:		Date: 12/12/2022	
Authorized Representative's Signature:			

The City of Norman Historic District Commission Certificate of Appropriateness Request Application Checklist

Supporting Documents

The purpose of supporting documentation is to illustrate existing conditions and proposed work as installed. Photos, site plan, elevation drawings, and specification sheets all need to clearly illustrate both the existing status as well as the proposed changes. It is recommended that you meet with the Historic Preservation Officer prior to submitting your COA application request to ensure you have a complete application by deadline. Incomplete applications will not be forwarded for review by the Historic District Commission. Please contact staff to discuss project before submitting application (405)366-5392.

☒ **A. Documentation of Existing Conditions** – Pictures of the appearance, condition and dimensions of any existing materials to be replaced or altered must be submitted.

☒ **B. Site Plan** – Show existing structures and site elements as well as proposed structures and site elements. The following elements should be included on a site plan drawn to scale:

- ☐ Buildings, garages, sheds
- ☐ Fences, walls
- ☐ Sidewalks, driveways, parking pads
- ☐ Patios, decks, Swimming pools, etc.
- ☐ Trees (see F Tree Preservation Plan)

Note: Additions and New Structures need to show adjacent property structures and site elements on the site plan.

☒ **C. Illustration of the proposed materials and design** - Photos, drawings and/or samples must be provided to illustrate the design, materials, and finishes of the proposed work.

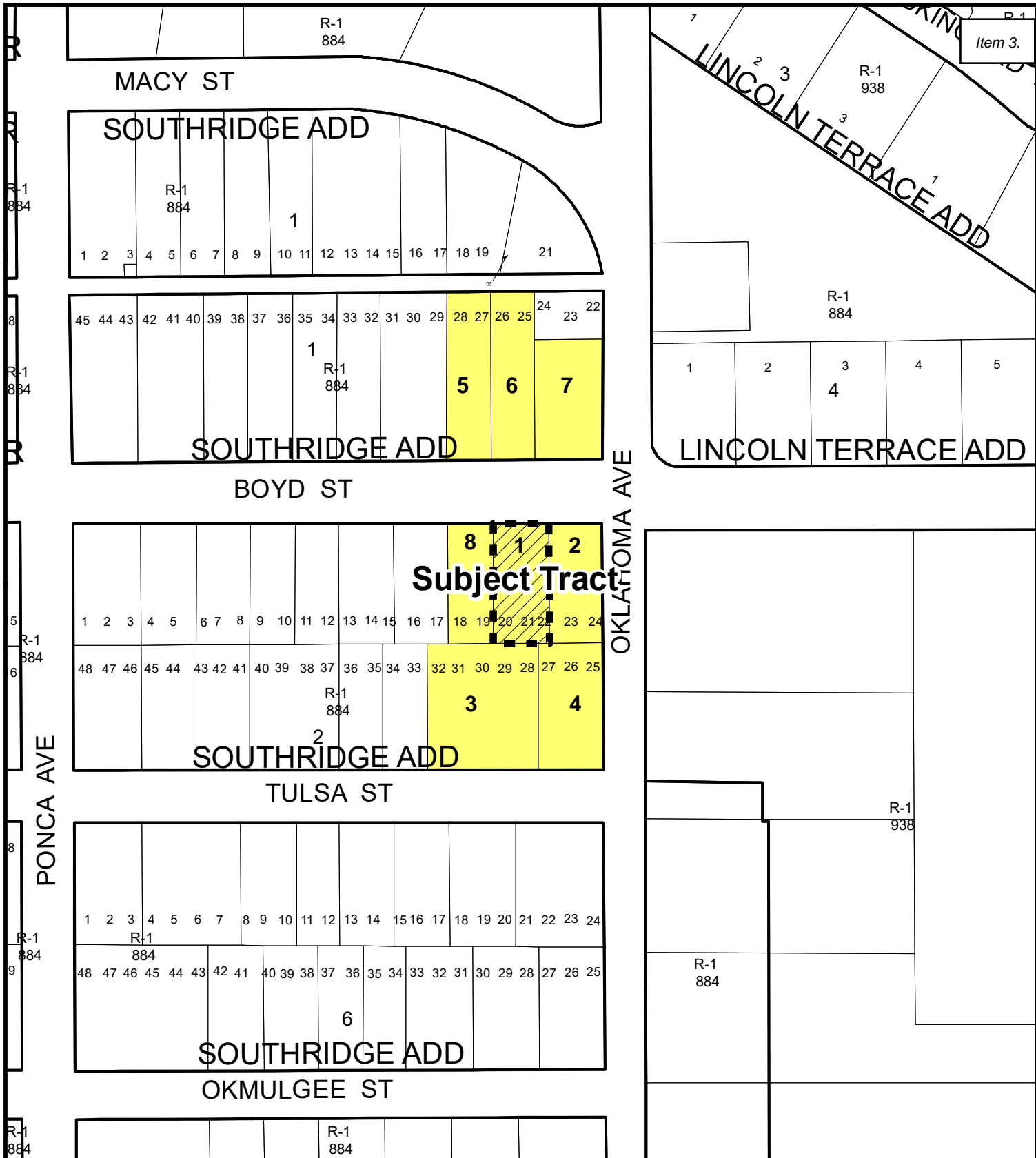
☒ **D. Elevation drawings and floor plans indicating existing and proposed features:**

- | | |
|---|--|
| <input checked="" type="checkbox"/> Exterior materials | <input type="checkbox"/> Architectural Elements |
| <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input type="checkbox"/> Foundation materials, dimensions | <input checked="" type="checkbox"/> Porches, stoops, gutters |
| <input checked="" type="checkbox"/> Roof, ridgeline, chimneys | <input type="checkbox"/> Steps, ramps, railings |

☐ **E. Trees Preservation Plan showing (required for major projects only, such as additions).** This can be included on site plan. Show existing large shade trees 8" in diameter or greater and existing ornamental trees greater than 4" in diameter. Description of how existing trees will be protected during construction needs to be provided. Any trees proposed to be removed must be indicated.

☐ **F. Additional Documents for New Construction or Additions:**

<input type="checkbox"/> Streetscape elevation of existing structure and adjacent structures	<input type="checkbox"/> Floor height of proposed house addition, comparison to adjacent properties
<input checked="" type="checkbox"/> Color Photos of site - front, side and rear	<input type="checkbox"/> Total height of proposed house or addition, comparison to neighboring structures
<input type="checkbox"/> Site Plan to include structures, pavement, trees of subject property and adjacent properties	<input type="checkbox"/> Elevation drawings of each façade of proposed house or addition
<input type="checkbox"/> Topographical information if proposing to change grades of site	<input type="checkbox"/> Floor Plans

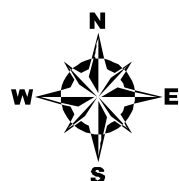


Radius Map








Adjacent Radius

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 75 150 Feet

January 5, 2022

-  Subject Tract
-  Radius
-  Zoning
-  Parcels
-  Notification Area

new gray roof

4"black gutters

replace storms with white

new front door

paint shutters and windows

new siding (Smart smooth same Lap)

DEMO Carport

new garage door

replace gravel with like material and color

re-pour driveway to exact dimensions

new driveway



gutters here

replace this set of windows with double 35" standard black or white alum or wood windows

repeat here

replace with like material

remove these windows and side over with new siding to match

new wood trimmed garage door

new front door

same here

replace with new set of 35" doubles alum/wood same as opposing side

replace with smart/hardie smooth same lap and profile,
painted white likely



new white stroms all around, scrape and repaint wood windows

Property Location 716 Chautauqua Ave
Chautauqua Historic District

Owner Ramon Busick
Representative Steve Busick (Son)
CLMSQ2 (Contractor)

Request HD (23-03) Consideration of Certificate of
Appropriateness requests at 716 Chautauqua Avenue for
the following proposed work:
 a. Removal of original wood siding;
 b. Removal of metal siding and replacement with
 an alternative material siding.

Property History

Historical Information

2004 Chautauqua Historic District Survey

716 South Chautauqua Avenue. Ca. 1927. Tudor Revival. This contributing, two-story, composition board single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are six-over-one hung with metal screens. The wood door is plank with a glazed slab storm. The entry porch is uncovered with wrought iron railings. Other exterior features include two brick interior chimneys and a hipped dormer. Decorative details include minimal eave overhang and double and triple windows.

Sanborn Insurance Maps

The Sanborn Insurance Map indicates a 2-story dwelling with wood siding in the same configuration as seen today.

Previous Action

There have not been any Certificate of Appropriateness requests made for this property since the property was established as part of the Chautauqua Historic District in 1997.

Project Description

The property owner, Mr. Busick, received damage to the existing metal siding in the October 2021 hailstorm and wishes to replace that siding with cement fiberboard. Along with the removal of the metal siding, the applicant wishes to remove the original wood siding located underneath the metal siding.

Request - a. Removal of wood siding

Description

The applicant wishes to remove the original wood siding underneath the metal siding before installing the proposed cement fiber board. The property owner and the contractor have concerns about the deterioration of the wood underneath the metal siding.

Reference - Preservation Guidelines

Exterior Walls

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

3.2 Guidelines

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

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

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

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

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

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

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

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

Staff Comments

The structure at 716 Chautauqua is a contributing structure to the Chautauqua Historic District. The *Preservation Guidelines for Exterior Walls*, state that the original wall

materials should be preserved if possible. It is unclear whether the wood siding underneath the metal siding is repairable. In many cases like this, the wood siding is still viable for scraping and repainting. The removal of wood siding could potentially make this structure a non-contributing structure due to loss of historic integrity. While the addition of alternative siding does impact the structure, it is removable and some future owner could repaint and repair the original wood siding underneath if allowed to remain.

The Commission would need to determine if the removal of the wood siding meets the Preservation Guidelines and whether the removal would impact this historic structure.

Request - b. Removal of metal siding and replacement with an alternative material siding

Description

The metal siding currently on the house was damaged in the October 2021 hail storm. The owners have been working through the insurance process and have determined that they would like to replace the metal siding with cement fiberboard siding.

Reference - Preservation Guidelines

Exterior Walls

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

3.2 Guidelines

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

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

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

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

.4 Avoid Covering Original Materials. *Building materials and decorative elements are important character-defining components of historic buildings. It is not appropriate to*

remove or cover any wall material or detail with coatings or contemporary substitute materials. Vinyl and aluminum siding is not appropriate for use in historic districts.

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

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

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

Staff Comments

The *Preservation Guidelines* encourage the retention of exterior wall materials on historic structures. The current metal siding is neither historic nor a compatible material. While the *Preservation Guidelines* do not specifically speak to replacement of non-original materials with modern day materials, the *Guidelines for Walls* allows for replacement with cement fiberboard on a case-by-case review basis.

It should be noted that the Commission has approved four requests in the last year for the use of smooth textured cement fiberboard or LP Smart siding as a replacement material on structures with non-original wall materials. Those four properties are 418 Macy Street, 508 Macy Street, 904 Classen Boulevard and 412 Chautauqua Avenue which are all non-contributing structures to their Districts.

In the first two cases, the original wood siding remained underneath. Only the request at 904 Classen was allowed to remove the wood siding, since the structure was a non-contributing structure due to the multiple materials layers of material on the exterior. That particular structure had so many alterations that there was little chance of restoring its historic integrity. As to the property at 412 Chautauqua, the wood siding had already been removed prior to the establishment of the Chautauqua Historic District.

In all cases, the Commission specifically approved smooth texture of either cement fiberboard or LP Smart Siding.

Due to continuing supply issues in the building material market, staff would recommend that if the Commission approves the request to do so for either cement fiberboard or LP Smart siding. Smooth texture is appropriate for either material.

The Commission would need to determine if the replacement of metal siding with cement fiberboard or LP Smart siding is compatible with this structure and the Chautauqua Historic District as a whole.

Commission Action

Approve, deny, postpone or amend the Certificate of Appropriateness requests at 716 Chautauqua Avenue for the following proposed work:

- a. Removal of original wood siding;
- b. Removal of metal siding and replacement with an alternative material siding;

The City of Norman Historic District Commission
FOR CERTIFICATE OF APPROPRIATENESS (COA)

Staff Only Use

HD Case #:

Date:

Received by:

Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office. 405-366-5311

Address of Proposed Work: 716 CHAUTAUQUA AVE NORMAN OK 73069

Applicant's Contact Information:

Applicant's Name: CLMSQ2 LLC

Applicant's Phone Number(s): 405-757-8382

Applicant's E-mail address: CHRIS.M@CLMSQ2.COM

Applicant's Address: 8837 NW 121ST TERRACE

Applicant's relationship to owner: ☒ Contractor ☐ Engineer ☐ Architect**Owner's Contact Information: (if different than applicant)**Owner's Name: RAMON BUSICK / STEVE BUSICK *owner* *son's phone #*Owner's Phone Number(s): 405-310-8999 / 808-799-7666 *send email*

Owner's E-mail: ramon.busick@gmail.com / stevenbusick@yahoo.com

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

1) REMOVE ALL METAL SIDING AND ROTTEN WOOD

2) REPLACING WITH HARDIE BOARD SIDING

3) SEAL AND PAINT

4)

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

Authorization: I hereby certify that all statements contained within this application, attached documents and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman regulations for such construction. I authorize the City of Norman to enter the property for the purpose of observing and photographing the project for the presentations and to ensure consistency between the approved proposal and the completed project. I understand that no changes to approved plans are permitted without prior approval from the Historic Preservation Commission or Historic Preservation Officer.

Property Owner's Signature: RAMON BUSICK

Date: 4 JAN 23

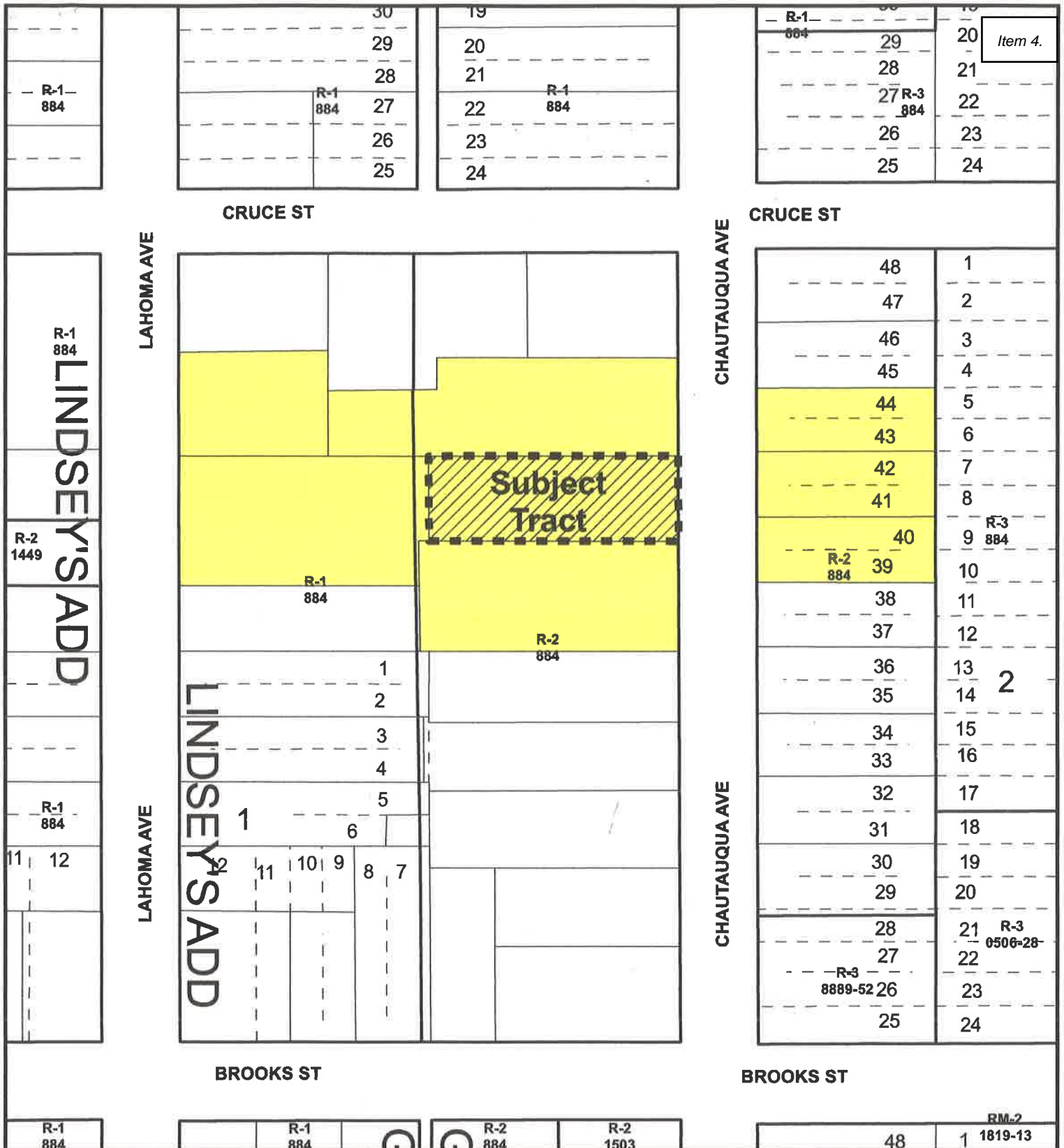
☒ (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Authorized Representative's Printed Name: Chris Giles

Authorized Representative's Signature: *Chris Giles*

Date: 1-4-23

Ramon Busick

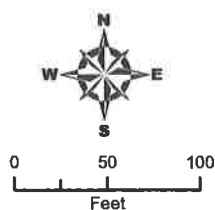


Radius Map



Adjacent Radius

Map Produced by the City of Norman
Geographic Information System.
The City of Norman assumes no
responsibility for errors or omissions
in the information presented.




12/27/2022

- Subject Tract
- Radius
- Zoning
- Parcels
- Notification Area

Dare to build your dream.

It's Possible™

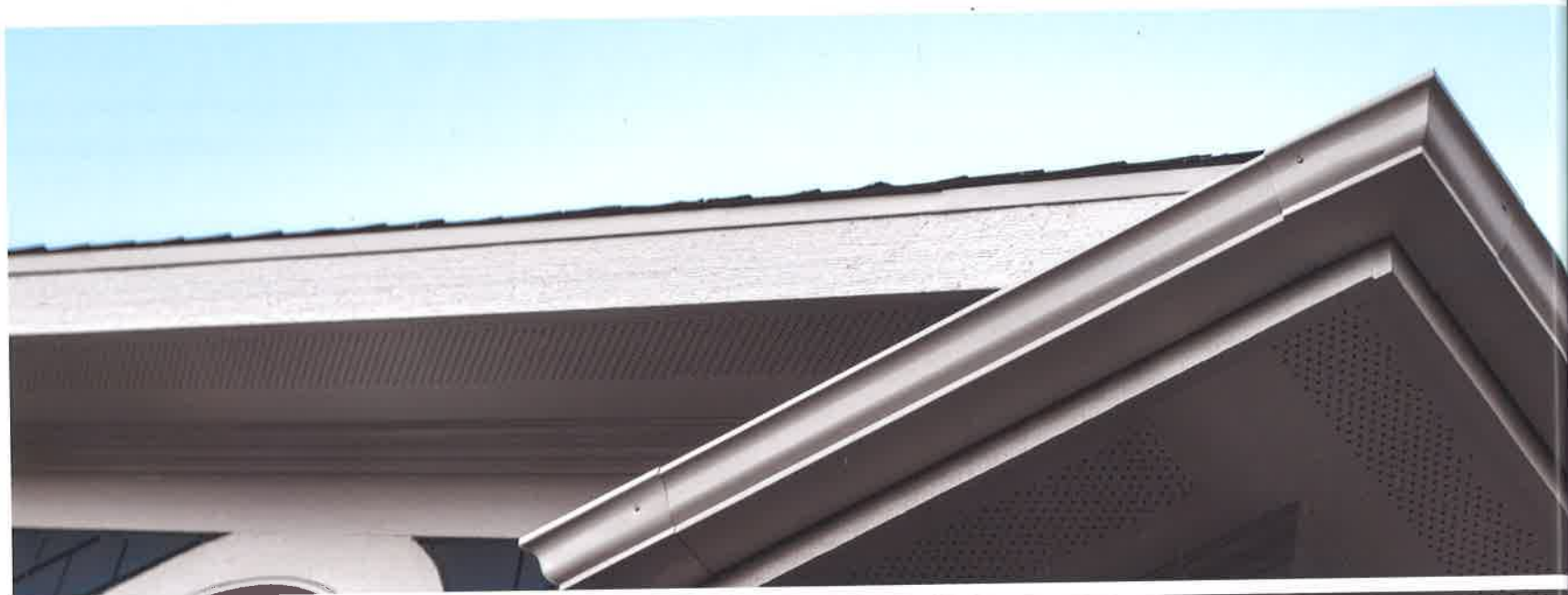




Is it possible to make your dream home a reality?

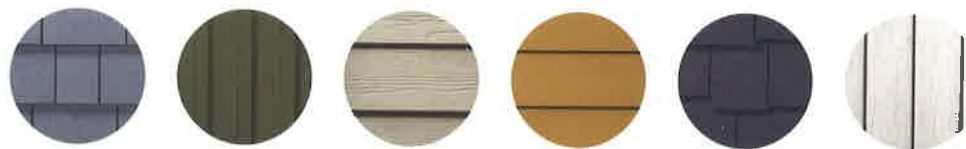
With all the stunning design possibilities you have to choose from for the exterior of your home, count on Hardie® fiber cement products to perform beautifully while protecting what you cherish.





Transform imagination into inspiration.

Dream in an endless palette of colors,
styles and accents that can help give
your home a beautiful new beginning.





**HardiePanel® Vertical Siding Smooth &
HardieTrim® Battens Smooth Arctic White
HardiePlank® Lap Siding Arctic White**

**Imagine
falling in
love again
with a home
you've had
for years.**



Bring your timeless design to life.

When picking the siding style for your home, there are a few things you should always keep in mind:

- 1 Your home is an extension of you.** Choose exterior materials and designs that reflect your lifestyle.
- 2 Think about the climate where you live.** Our fiber cement siding is a better all-around performer than wood-based or vinyl siding, delivering exceptional resistance to weather, fire and damage from pests.
- 3 Take a long-term view of your investment.** Weighing costs? Re-siding your home with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.*
- 4 Choose colors that complement your personality.** Find colors that complement your home's setting and your personality. No other siding brand matches our combination of styles, textures and color finishes to capture the design you desire.
- 5 Add the perfect finishing touch.** The trim, soffit and fascia will complete your home's exterior, giving it instant curb appeal.



"As we started looking at the house, we thought, well, maybe we should re-side it. Now I think it reflects more what's on the inside of our house. It looks like a different house—it looks like a new house."

Lisa and Mike H. used Hardie® fiber cement

**Stand up to
the elements.
Stand out from
the crowd.**

North
America's
#1 Brand
of Siding



It's easy to get swept away by James Hardie's collection of profiles and products. The closer you look, the more you'll understand why James Hardie is North America's #1 brand of siding; chosen for **over 8 million homes.***

HardiePlank® Lap Siding Select Cedarmill® Stone Gray
HardiePanel® Vertical Siding Select Cedarmill®
& HardieTrim® Battens Smooth Stone Gray
HardieTrim® Boards Smooth Cobble Stone

*Estimate is based on annual Hardie® siding sales from 1991 through 2016 and average housing unit size for each year.



HARDIEPLANK® LAP SIDING

Item 4.



Traditional beauty that goes beyond tradition.

Wrap your home in clean, classic lines with low-maintenance HardiePlank® lap siding, which gives your home the warm and welcoming look you've always imagined.

Learn more about our array of products at jameshardie.com/products

"HardiePlank® lap siding was really able to provide the aesthetic I was going for. Now our home looks back to its original farmhouse look and feel."

Holly W. used Hardie® fiber cement products to re-side her 1800s-era farmhouse.

It's Possi

Item 4.

HARDIESHINGLE® SIDING

Item 4.



Inspire a mood of relaxation at the shore.

HardieShingle® siding adds instant charm to any home—whether it's located a stone's throw from the sea or many leagues away.

Learn more about our array of products at jameshardie.com/products

"Having something we knew would last and would still look good for a long time was a huge factor in our decision."

Chris and Minna Z. replaced fading and cracking cedar siding with Hardie® siding—with transformative results.



HARDIEPANEL® VERTICAL SIDING

Item 4.



Clean and contemporary with a little bit of country.

HardiePanel® vertical siding transforms homes into modern farmhouses that would feel right at home on the prairie or rolling hills.

Learn more about our array of products at jameshardie.com/products



COLORPLUS® TECHNOLOGY

Item 4.

HardieShingle® Siding Straight Edge Panel Evening Blue
HardieTrim® Boards Smooth Arctic White
HardieSoffit® Panels Smooth Arctic White

yo
dream

HardiePlank® Lap Siding Smooth
Gold Leaf

Hardie® siding and trim products enhanced with ColorPlus® Technology finishes can save you time, money and maintenance headaches down the road. The baked-on color retains the look you love longer than paint applied on-site, helping your home look great for years to come.

**Unlock a full spectrum
of possibilities.**



DESIGN VERSATILITY

Item 4.

Durable is the new beautiful.

Hardie® siding and trim products are made to withstand the harshest elements: rain, wind, snow, sun. Whatever Mother Nature throws at you, James Hardie provides beauty built to last.



HardiePlank® Lap Siding Smooth Shou Sugi Ban
HardieTrim® Boards Smooth Shou Sugi Ban



See examples of our design versatility at jameshardie.com/gallery

See more about our product performance at jameshardie.com/performance

Built to perform beautifully here, there, or anywhere.

Only Hardie® fiber cement siding and trim are specifically designed to perform beautifully wherever you live. Our products resist shrinking, swelling and cracking, even after years of wet or freezing conditions, and they stand up to hot, humid conditions, blistering sun and more.

**Unlike other brands, James Hardie
doesn't prorate its siding warranties.**

30-year non-prorated, limited siding warranty



HardiePlank® Lap Siding Smooth Night Gray
HardieTrim® Boards Smooth Arctic White



Nothing is ever finished until it's finished.

Our controlled process delivers a more consistent finish that performs better with less maintenance. And with our 15-year limited finish warranty, you can enjoy the peace of mind that comes from a style that endures.



Exceptional finish adhesion

Our proprietary coating is applied to the surface and edges of our boards for durable performance.



Superior color retention

Our ColorPlus® Technology finish is baked onto Hardie® fiber cement products, enhancing resistance to peeling and chipping.



Superior UV resistance

Learn more about our exclusive ColorPlus® Technology at jameshardie.com/colorplus

Natural look of cedar with supernatural performance.

James Hardie designs every fiber cement board to resist swelling, buckling, warping and splitting, no matter what nature brings. No wood, wood-based, vinyl or other fiber cement siding can match our overall ability to protect your home's exterior from the elements.



HARDIE® SIDING

WOOD-BASED SIDING



VS.



Resists Weather

Hardie® siding

Resists shrinking, swelling and cracking in changing weather.

Wood-based siding

Shrinks and swells more with changes in moisture and humidity.



VS.



Resists Fire

Hardie® siding

Won't burn and is recognized by fire departments nationwide.†

Wood-based siding

Will burn when exposed to a significant source of heat or flame.



VS.



Resists Pests

Hardie® siding

Won't be eaten by woodpeckers or other pests.

Wood-based siding

Subject to damage from woodpeckers



Long-lasting protection that vinyl siding can't match.

When investing in your home, don't be misled by vinyl siding's short-term cost. Its color can be more susceptible to fading. Vinyl siding may also crack, buckle or sag with weather stress and time, diminishing your home's value.



HARDIE® SIDING



VS.

VINYL SIDING



Resists Weather

Hardie® siding

Resists damage from wind, rain, freezing temperatures and hail.



Vinyl siding

Can be damaged by hail and more prone to cracks, buckling or warping with extreme temperature changes.



VS.



Resists Heat

Hardie® siding

Noncombustible and resists damage from extreme heat.



Vinyl siding

Vulnerable to melting caused by flame, grills and Low-E windows.



VS.



Hours of UV
light exposure

Resists Discoloration

Hardie® siding

ColorPlus® Technology finishes are baked onto the boards, creating consistent color that performs better and looks brighter on homes.





Prepare for your remodel with these helpful tips.

What to consider for your re-side

- ☐ Don't just cover up an existing problem.
To fix a damaged exterior, always completely remove the old siding.
- ☐ Have your home inspected for moisture damage, mold, termites and rot. If any of these are found, address the problem to avoid future structural issues.
- ☐ Your contractor should apply a weather-resistant barrier such as HardieWrap® weather barrier. In fact, most building codes now require this.
- ☐ Be sure your new siding is installed according to the manufacturer's instructions for optimal product performance.

What to consider for your contractor

- ☐ Make sure the contractor's proposal includes everything you requested and the price is based on the entire project, start to finish.
- ☐ Focus on value rather than price – the credentials, attention to detail and provisions for maintaining a safe and tidy workspace.
- ☐ Carefully read the contractor's workmanship warranty policy.
- ☐ Remember, a proposal is not a contract. Once you get a written contract, compare it to the proposal to ensure all your needs are met.



HardiePlank® Lap Siding Select Cedarmill® Evening Blue
HardieTrim® Boards Smooth Arctic White

Is it possible that siding can make a statement?

Complete your home's distinctive exterior design with trim and soffit choices that complement your vision. There's a reason James Hardie has earned the endorsements of trusted authorities across the building industry. When it comes to the exterior of your home, any dream is a beautiful possibility.

It's Possible with James Hardie™

Discover why James Hardie is the recognized leader at jameshardie.com/leader

Professional
Builder
TOP 100

Builder
BRAND LEADER 2018

Property Location 702 Classen Blvd
Miller Historic District

Applicant/Owner Michael Moore

Request (HD 23-04) Feedback for the following proposed work
at 702 Classen:
a. Installation of a small addition to the front or
side of the house to be used as a closet.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

702 South Classen Boulevard. This contributing, one-story, vinyl-clad, single dwelling has a decorative concrete block foundation and an asphalt-covered, cross-gabled roof. The wood windows are vertical, five-over-one, hung and the wood door is glazed paneled. The full-width porch has been screened with vinyl-clad lower porch walls. The porch retains its historic front-gabled roof supported by full-height, red brick columns. Other exterior features include a red brick, exterior, gable wall chimney on the north side and a red brick, interior, central, ridge chimney. Decorative details include double windows, decorative wood shutters and false beams.

Sanborn Map Information

The primary is indicated in its present location and configuration as seen on the 1925 and 1944 Sanborn maps. The non-original rear addition is not present on the Sanborn maps, indicating that it is a post-1944 addition.

Previous Actions

There have not been any COA requests for this property.

Request – a. Installation of a deck cover

Description

The applicant wishes to receive feedback on a possible closet being added to the front or the side of the house. If installed on the front of the house it would require the removal of the pair of original windows. If located on the side of the house the addition of a “bump out” is proposed on either the north or south elevation.

Reference - Historic District Ordinance

429.3.1(g): *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern day uses and conveniences for their residents. (0-0910-12).*

429.3.3(c): *Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances. (0-0910-12).*

Reference - Preservation Guidelines

Additions to Historic Buildings

4.4 Guidelines

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

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

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

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

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

.5 Avoid Detracting From Principal Building. *It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features of the historic buildings are not destroyed, damaged, or obscured.*

Staff Comments

Staff would note that the *Guidelines for Additions to Historic Structures* do not support the removal of original windows nor the addition of a “bump out” to the side of the house. However, the Commission would need to provide feedback as to whether the proposed work could possibly meet the *Preservation Guidelines* and whether or not such work would be compatible with this historic structure and the District as a whole.

Commission Action

No vote is required. Feedback for the following proposed work at 702 Classen:

- a. Installation of a small addition to the front or side of the house to be used as a closet.