



CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Development Center, Conference Room A, 225 N Webster Ave.
Monday, December 02, 2024 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 contact the ADA Technician at 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 OF NOVEMBER 4, 2024.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 24-21) CONSIDERATION OF APPROVAL OR REJECTION OF THE DEMOLITION OR RECOMMENDATION TO THE CITY COUNCIL FOR ADDITIONAL POSTPONEMENT OF THE DEMOLITION BE ORDERED FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE. (POSTPONED FROM THE NOVEMBER 4, 2024 MEETING)
3. (HD 24-23) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 643 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) INSTALLATION OF A REAR ADDITION. B) INSTALLATION OF A NEW REAR ENTRY AND CONCRETE PATIO.

REPORTS/UPDATES

4. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE NOVEMBER 4, 2024.
5. DISCUSSION OF PROGRESS REPORT REGARDING FY 2024-2025 CLG GRANT PROJECTS.

DISCUSSION

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Development Center, Conference Room A, 225 N Webster Ave. Norman,
OK 73069
Monday, November 04, 2024 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Development Center at 225 N. Webster, on Monday, November 04, 2024 at 5:37 P.M. and notice of the agenda of the meeting was posted at the Development Center at 225 N Webster, and on the City website, at least 24 hours prior to the beginning of the meeting.

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 contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

Chair Michael Zorba called the meeting to order at 5:37 P.M.

ROLL CALL

PRESENT

- Commissioner- Mitch Baroff
- Commissioner Chair- Michael Zorba
- Commissioner- Taber Halford
- Commissioner- Sarah Brewer
- Commissioner- Susan Ford
- Commissioner- Karen Thurston
- Commissioner- Joann Dysart
- Commissioner- Barrett Williamson

ABSENT

- Commissioner- Gregory Heiser

A quorum was present.

STAFF PRESENT

- Anais Starr, Historic Preservation Officer, Planner II
- Amanda Stevens, Development Center Coordinator
- Jeanne Snider, Assistant City Attorney

GUESTS PRESENT

Evan Nixon, 1203 Brookhaven Blvd., Norman, OK
 Linda Watson, 627 E. Boyd St., Norman, OK
 Chris Wood, 627 E. Boyd St., Norman, OK
 Edwin Amaya, 1320 Oklahoma Ave., Norman, OK
 Council member Helen Grant, 304 N. Stewart Ave., Norman, OK
 Lyntha Wesner, 616 Tulsa St., Norman, OK
 Charles Wesner, 616 Tulsa St., Norman, OK
 James Hart, 629 E. Boyd St., Norman, OK

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF OCTOBER 7, 2024.

Motion by Commissioner Mitch Baroff to approve the minutes from the October 7, 2024 Historic District Commission meeting; **Second** by Commissioner Sarah Brewer.

The motion passed with a vote of 7-0 Commissioner Barrett Williamson abstained.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 24-19) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE EXPANSION OF EXISTING APPROACH AND DRIVEWAY FOR THE PROPERTY LOCATED AT 727 CHAUTAUQUA AVE. (POSTPONED FROM THE OCTOBER 7, 2024 MEETING).

Motion made by Commissioner Mitch Baroff to approve as submitted; **Second** by Commissioner Sarah Brewer.

Anais Starr presented the staff report:

- This is a circa 1946 minimal traditional structure. It is non-contributing to the Chautauqua district.
- Anais explained to the Commissioners that the applicant was at the October Historic District Commission meeting for several items. The feedback that he received from the Commission was that his plans for the driveway didn't meet the Historic District Guidelines.
- After consulting with the Public Works Department, they suggested a 16 foot approach and driveway to help with the ingress and egress.

Evan Nixon, property owner, discussed the project:

- Evan stated that a 16 foot driveway would provide more accessibility to visitors, so that they wouldn't have to jump the curb.
- Commissioner Thurston asked Evan what his need for a bigger driveway is, since his approach is already bigger than what the guidelines typically allow.

- Evan said it isn't really a need, it is more of a convenience.

There were no public comments.

Commission Discussion:

- Commissioner Baroff stated that the guidelines typically only allow driveways to be 10 feet.
- Anais explained that when the previous property owner reconfigured the driveway, they were allowed to keep the entire width that they already had. So this is a matter of expanding to meet the existing parking pad.

Motion by Commissioner Williamson to postpone the application; **Second** by Commissioner Brewer.

The motion was passed unanimously with a vote of 8-0.

3. (HD 24-20) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 733 CHAUTAUQUA AVE FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF EXTERIOR SIDING, SOFFIT, AND TRIM; B) REPLACEMENT OF WINDOWS; AND C) PAINTING OF THE EXTERIOR BRICK WALLS. (POSTPONED FROM THE OCTOBER 7, 2024 MEETING).

THE APPLICANT HAS REQUESTED POSTPONEMENT TO THE JANUARY 6, 2025 HISTORIC DISTRICT COMMISSION MEETING.

Motion to postpone by Commissioner Brewer; **Second** by Commissioner Williamson.

The motion was passed unanimously with a vote of 8-0.

4. (HD 24-21) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE DEMOLITION OF THE EXISTING PRINCIPAL STRUCTURE.

Motion by Commissioner Brewer to approve as submitted; **Second** by Commissioner Thurston.

Anais Starr presented the staff report:

- This is a circa 1959 structure. It is non-contributing to the Southridge Historic District.
- She stated that in July the applicant was approved to do renovations, and while he was doing renovations, he determined that the structure was unsafe, and removed the structure.
- The applicant did not have a Certificate of Appropriateness to demolish the structure, and is now returning ex post facto to the Historic District Commission for review.

Edwin Amaya, property owner, discussed the project:

- The applicant stated that they discovered a lot of issues during remodeling, such as water issues on the first floor. Due to these issues he felt that the structure was very unsafe, and that is why he tore it down.

Public Comments:

- Linda Watson explained that her concern is that the demolition isn't completely finished, and she worries about children playing in that area and potentially getting hurt.
- Chris Boyd said that he hopes the property is rebuilt to be something better than how it has looked for the last 20-30 years.

Commission Discussion:

- Commissioner Halford explained that he doesn't want this property to set a precedent for other properties within the Historic District, as far as the demolition of structures.
- Commissioner Williamson requested that the applicant submit pictures showing the deterioration state of the structure and documentation from a structural engineer to its instability, for the Commission to review at the next meeting.

Motion by Commissioner Williamson to postpone to the next scheduled meeting so that the applicant can come back with additional information from the structural engineer; **Second** by Commissioner Brewer.

The motion was passed unanimously with a vote of 8-0.

REPORTS/UPDATES

5. STAFF REPORTS ON ACTIVE CERTIFICATE OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE OCTOBER 7, 2024.

- 549 S Lahoma Ave.-Waiting for the applicant to submit required COA for north windows.
- 904 Classen Ave.-Applicant has removed the exterior wall material and is working with the contractor to determine the best way forward for the northeast corner columns and exterior. He will return once he has his proposal ready.
- 607-609 S. Lahoma- The contractor is to install front windows by the end of November.
- 425 Chautauqua Ave- Work ongoing.
- 626 Tulsa St.- Work hasn't started. Owners are considering an amendment to the COA.
- 712 Miller Ave.- Work to begin on Monday, November 4th.
- 423 S. Lahoma- Work is complete.
- 444 College Ave.- Work completed.
- 485 College Ave.- Work hasn't started yet on the items issued a COA. Remaining postponed items have been withdrawn. The applicant plans to wait until next year to begin renovations.
- 1320 Oklahoma Ave.- Review for demolition at November 4th meeting.
- 515 Miller Ave.- Work completed.

- 505 Chautauqua Ave.- Demolition permit issued.

6. DISCUSSION OF PROGRESS REPORT REGARDING FY 2024-2025 CLG GRANT PROJECTS.

- Anais discussed the upcoming CAMP training sessions.

7. DISCUSSION OF HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2025.

- Anais and the Commissioners discussed when the submission deadlines and meetings are for 2025.

MISCELLANEOUS COMMENTS

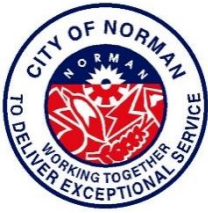
- Anais informed the Commissioners about the Historic District ordinance amendments that are going to Planning Commission in December.
- These changes would help align the Historic District application process with the rest of the Planning Department.

ADJOURNMENT

The meeting was adjourned at 7:33 P.M.

Passed and approved this _____ day of _____ 2024.

Michael Zorba, Chair



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/02/2024

REQUESTER: Edwin Amaya

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

ITEM TITLE: CONSIDERATION OF APPROVAL OR REJECTION OF THE DEMOLITION OR RECOMMENDATION TO THE CITY COUNCIL FOR ADDITIONAL POSTPONEMENT OF THE DEMOLITION BE ORDERED FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE. (POSTPONED FROM THE NOVEMBER 4, 2024 MEETING)

Background

Historical Information

2014 Southridge Historic District Nomination Survey Information:

1320 & 1320 ½ Oklahoma Ave. Circa 1959. No architectural style. Two-story, asbestos sided, garage apartment has a moderate pitched, asphalt covered, side gabled roof and a concrete foundation. Entire first floor converted to living space with double windows likely replacing garage doors. Large metal shed roofed carport extends over double car concrete drive. Side second floor entry porch is uncovered. Decorative wood shutters on second floor removed and building painted in recent years.

Sanborn Map Information

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

Previous Actions

July 1, 2024 – A COA was granted for the demolition of the carport; demolition and replacement of an existing entry canopy on the first floor; installation of a new entry canopy on the second floor; replacement of the existing siding with alternative siding material; replacement of all existing windows; installation of a new storage shed; installation of a side yard fence; expansion of the existing walkways; addition of new windows and/or dormers to attic space; replacement of a retaining wall in rear yard; installation of a side yard fence; elimination of south entry door; replacement of the rear entry door; and installation of a parking pad off the alleyway.

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

November 4, 2024 – A COA request for demolition of the existing structure *ex post facto* was heard by the Commission. Commission postponed the item to the December 2, 2024 meeting to allow the applicant time to provide evidence of the structure's instability.

Background Information

This property's current zoning designation is R-1, Single-Family Dwelling District. This zoning designation allows for a single-family dwelling or a single-family dwelling and an accessory dwelling unit. With the recent removal of the existing principal structure on the property, it must now be redeveloped to meet the R-1 zoning district regulations.

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.*

36-535.h.

(1) General provisions. *No structure or resource within any Historic District shall be demolished and/or removed unless such demolition has been reviewed by the Historic District Commission and a certificate of appropriateness for such demolition and/or removal has been granted.*

(2) Procedure and postponement orders.

a. *The Historic District Commission shall hold a public hearing for the purpose of considering certificates of appropriateness for demolition or removal. After such hearing, the Historic District Commission may approve the certificate of appropriateness authorizing the demolition or may enter an order postponing demolition for up to 90 days.*

b. *At the conclusion of such period of postponement as specified in the Historic District Commission's order, the Commission shall within 45 days thereafter hold second public hearing to consider whether or not to recommend to the City Council that additional postponement of demolition be ordered.*

c. *In the event that the Historic District Commission recommends additional postponement to the City Council, the City Council shall hold a public hearing for the purpose of considering additional postponement of demolition.*

d. *After such public hearing, the City Council may enter an order approving the demolition or may enter an order postponing demolition for an additional period not to exceed 60 days from the date of such order. At the conclusion of this final postponement period, the City Council shall hold a public hearing and may either approve the requested demolition or may disapprove such requested demolition. In the event demolition is not approved, no demolition shall occur. For the purposes of this chapter, the term "demolition" shall include removal.*

(3) Criteria for review of demolitions. *The Historic District Commission and City Council shall be guided by the following criteria in considering certificates of appropriateness and authorizations for demolition or removal of structures or sites within the Historic District:*

a. *The purposes and intent of this chapter.*

- b. The degree to which the proposed removal of the historical resource would damage or destroy the integrity and continuity of the Historic District of which it is a part.*
- c. The nature of the resource as a representative type of style of architecture, a socio-economic development, a historical association, or other element of the original designation criteria applicable to such structure or site.*
- d. The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.*
- e. The alternatives available to the demolition applicant, including:*
 - 1. Donation of the subject structure or site to a public or benevolent agency.*
 - 2. Donation of a part of the value of the subject structure or site to a public or benevolent agency, including the conveyance of historical easements.*
 - 3. The possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site.*
 - 4. The potential of such structure or site for renovation and its potential for continuing same.*
 - 5. The potential of the subject structure or site for rezoning in an effort to render such property more compatible with the physical potential of the structure.*
- f. The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; provided, however, that it is specifically intended that this factor shall not have exclusive control and effect but shall be considered along with all other criteria contained in this section.*

Reference - Preservation Guidelines

5.4 Guidelines for Demolitions

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

- .1 **A Certificate of Appropriateness.** A Certificate of Appropriateness is required to be issued prior to demolition.*
- .2 **Criteria for Demolition.** Demolition requests must meet Zoning Ordinance Section 429.3.9(c), Criteria for Demolition.*
- .3 **Procedures and Process for Demolitions.** Demolitions must meet the Zoning Ordinance Section 429.3.9(b), Procedure and Postponement Orders.*
- .4 **Site Plan Required.** Applicants shall provide the Historic District Commission with detailed site plans for proposed site features of the new parcel, including information any structures, driveways, site lighting, and parking areas.*
- .5 **Document Thoroughly.** Document original context of the historic structure prior to demolition.*

REQUEST

Demolition of the existing principal structure.

Project Description:

At the November 4, 2024 Historic District meeting, the applicant requested an *ex post facto* review of the demolition of the principal structure. During the meeting, the applicant stated that his contractors were in the process of interior and exterior renovations to the structure when they became aware that the structure was unstable. After consultation with his contractors, the applicant determined the structure should be taken down immediately for safety reasons. The applicant did not provide evidence of the structure's instability with the submission of his request or at the meeting. The Commission postponed the request and required additional

documentation. The applicant is now returning with supporting documents including an engineer's report and photos showing the deteriorated state of the structure.

With the removal of the existing structure, the non-conforming use for a two unit dwelling structure was terminated. The applicant's request to rebuild a duplex structure identical to the demolished structure does not meet Zoning Ordinance for use and therefore cannot be reviewed by the Historic District Commission.

Issues and Considerations:

The *Preservation Guidelines* discourage the demolition of historic structures through numerous protections woven into the *Preservation Guidelines*. The Historic District Ordinance demolition criteria addresses historic structures. For non-contributing structures, there are fewer protections listed except that they are “to be controlled to the extent necessary to make them compatible with the general atmosphere of the district in regards to exterior alterations, additions, signs, site work, and related activities”.

The *Historic District Ordinance for Demolition* focuses upon historic structures and the importance of retaining the structure if possible. It also provides a list of criteria for demolition. Section 36-535.h.3.b of the Historic District Ordinance states Commissioners should consider the historic structure's importance to the District. Removal of this non-contributing 1950s structure, while changing the streetscape of Oklahoma Avenue, will not have an historical impact on the Southridge Historic District.

Section 36-535.h.3.d. of the Historic District Ordinance indicates the Commission should consider the structural integrity of the structure in their decision making. The applicant has now provided both pictures of the deteriorated state of the structure and a letter from a licensed engineer which states the structure requires demolition.

The Commission will need to determine whether the demolition of this non-contributing principal structure is impactful to the District.

The Commission has two options regarding the motion/vote for this request per Historic District Ordinance. The Commission may:

- a. Approve or reject the Certificate of Appropriateness authorizing the demolition, or
- b. Make a recommendation to the City Council that additional postponement of demolition be ordered.

Due to the unique governing ordinance for demolitions, the motion/vote regarding the demolition request must be separate from the approval of the new construction. Staff understands the Commission wants to ensure the replacement structure is compatible with the surrounding Historic District. However, the applicant needs time to develop a single-family dwelling that meets the R-1 Zoning District regulations.

Commission Action: (HD 24-21) Consideration of approval or rejection of the demolition or recommendation to the City Council for additional postponement of the demolition be ordered for the property located at 1320 Oklahoma Avenue. (Postponed from the November 4, 2024 meeting)

Staff Only Use:

HD Case # _____

Date _____

Received by: _____

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

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: 1320 Oklahoma Ave. Norman OK 73071

Applicant's Contact Information:

Applicant's Name: Edwin Amaya

Applicant's Phone Number(s): 4056382976

Applicant's E-mail address: edwin.amaya.r@gmail.com

Applicant's Address: 800 Brian Ct Moore OK 73160

Applicant's relationship to owner: Contractor Engineer Architect
 SELF

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

Owner's Name: Edwin Amaya

Owner's Phone Number(s): 4056382976

Owner's E-mail: edwin.amaya.r@gmail.com

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

1) SEE ATTACHMENT D

2)

3)

4)

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

Authorization:

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

Property Owner's Signature:  **Date:** 10/11/2024

(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:**

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 checked="" type="checkbox"/> Architectural Elements |
| <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input checked="" type="checkbox"/> Foundation materials, dimensions | <input checked="" type="checkbox"/> Porches, stoops, gutters |
| <input checked="" type="checkbox"/> Roof, ridgeline, chimneys | <input checked="" 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 checked="" type="checkbox"/> Streetscape elevation of existing structure and adjacent structures | <input checked="" 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 checked="" type="checkbox"/> Total height of proposed house or addition, comparison to neighboring structures |
| <input checked="" type="checkbox"/> Site Plan to include structures, pavement, trees of subject property and adjacent properties | <input checked="" type="checkbox"/> Elevation drawings of each façade of proposed house or addition |
| <input checked="" type="checkbox"/> Topographical information if proposing to change grades of site | <input checked="" type="checkbox"/> Floor Plans |

COA REQUEST FOR NON-CONTRIBUTING PROPERTY
1320 OKLAHOMA AVE. NORMAN OK 73071
REQUESTED LIST

This property in the Southridge Historic District has deteriorated over many years. Our intention has always been to revitalize the property in accordance with the City of Norman, Oklahoma Historic District Commission's Certificate of Appropriateness (COA), approved on July 1, 2024.

Unfortunately, during construction, the structure exhibited severe critical structural failures that compromised its integrity and occupant safety. For these reasons, it became necessary to demolish nearly the entire building, with only the east first-floor wall being preserved.

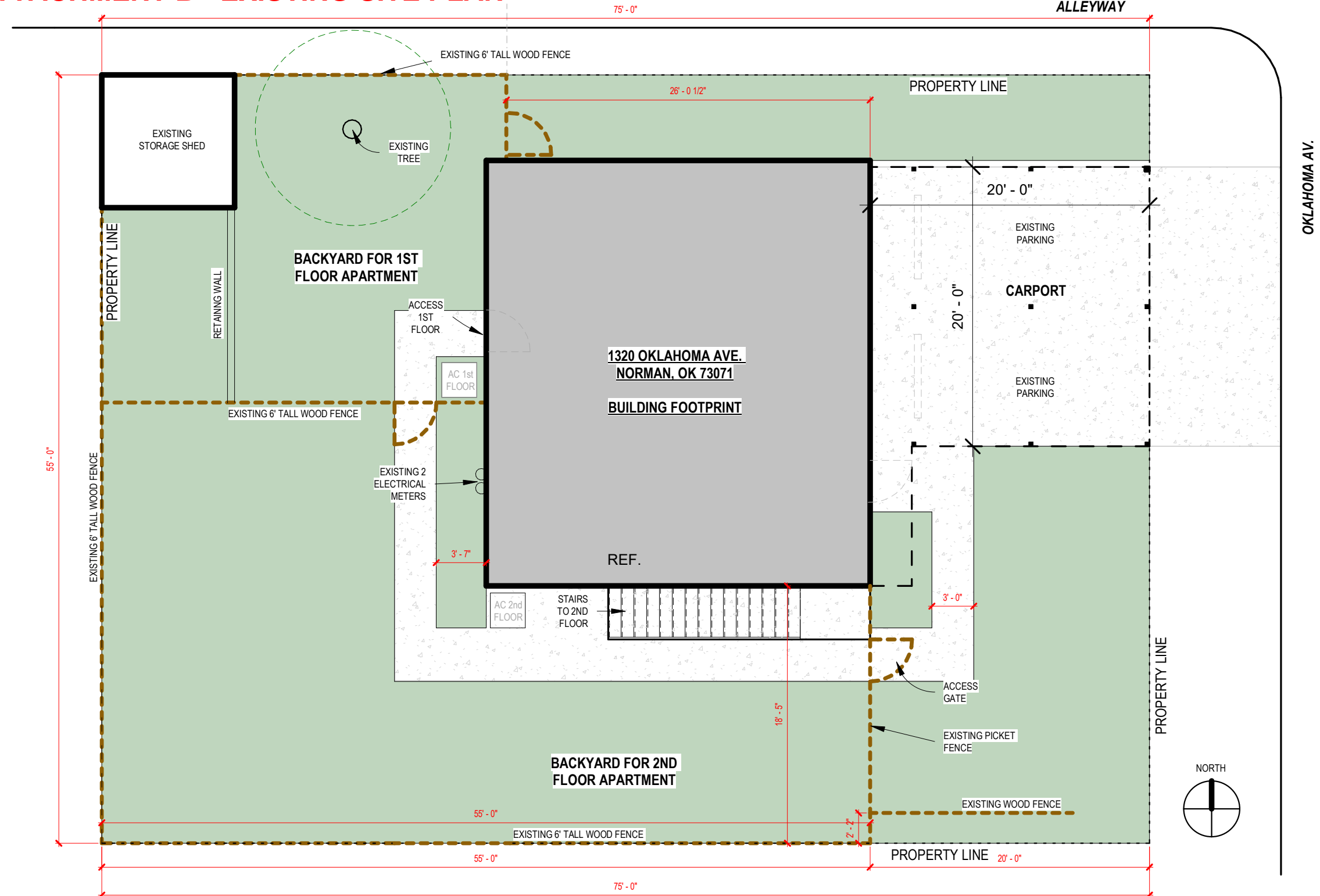
Our goal remains the same—to restore this property to its former glory and ensure it shines as a great home in the neighborhood. The exterior will be rebuilt as presented and approved in the COA on July 1, 2024.

1. **Demolition.** Complete framing and roofing demolition of the property.
2. **New Construction.** The property will be rebuilt to match COA on July 1, 2024, approved for this property.

ATTACHMENT B

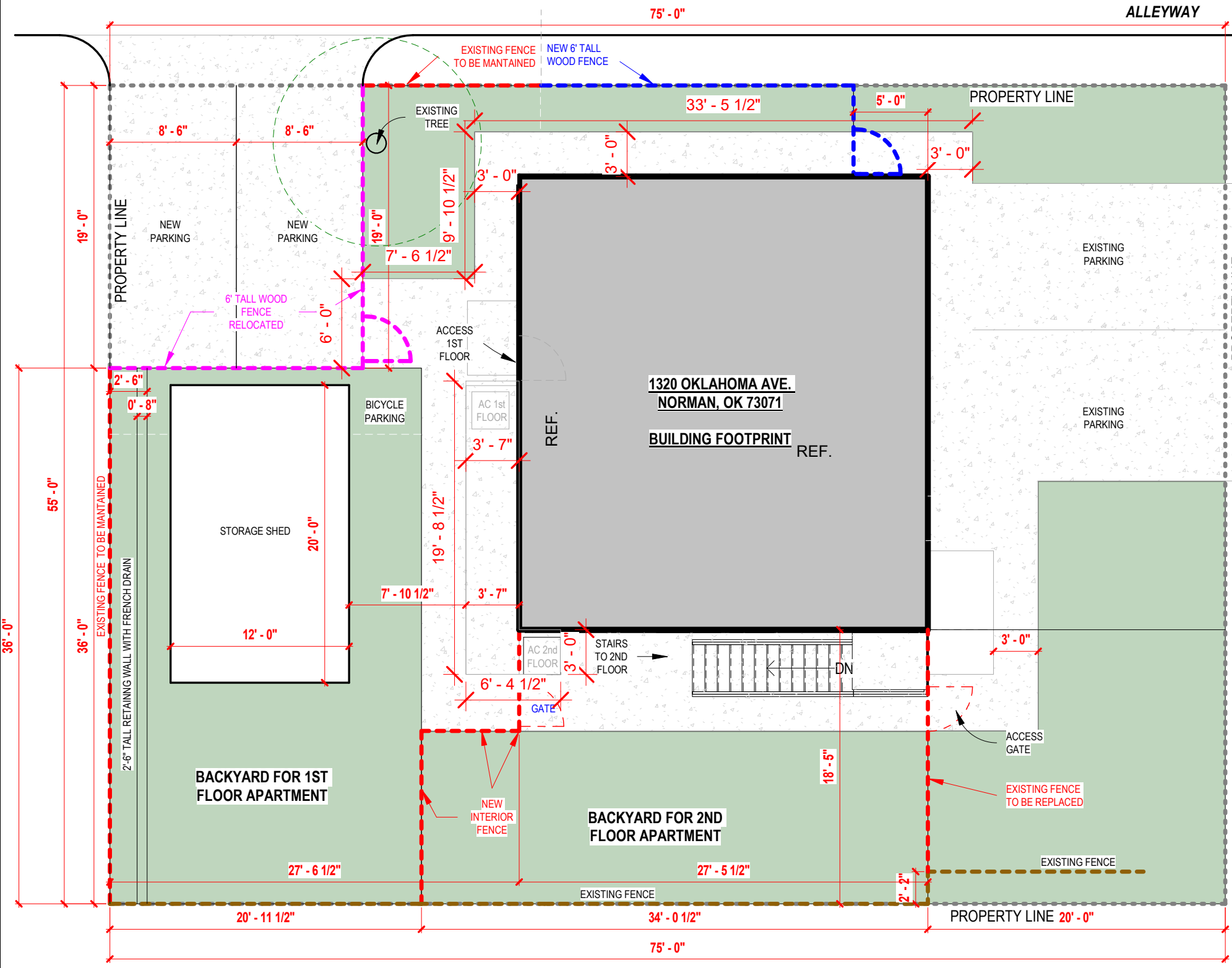


ATTACHMENT B - EXISTING SITE PLAN



1 SITE PLAN EXISTING
 1/8" = 1'-0"

NORMAN DUPLEX 1320 Oklahoma Av. Norman OK 73071		A120
SITE PLAN EXISTING		
Scale: 1/8" = 1'-0"	6/7/2024 7:07:45 PM	17



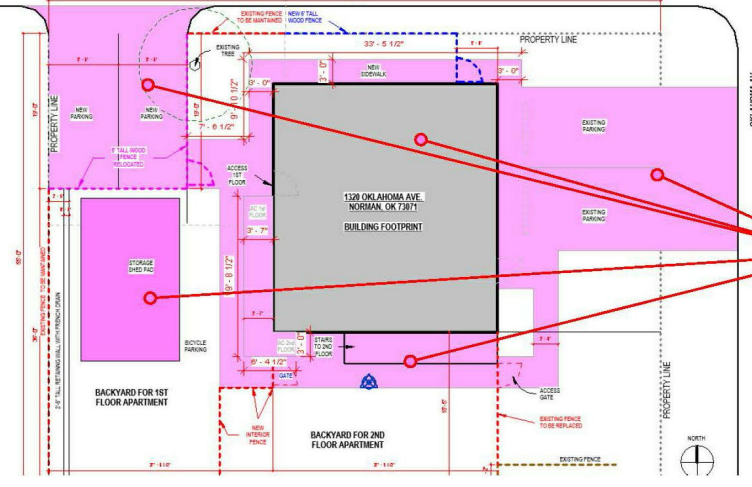
1 PROPOSED SITE PLAN
1/8" = 1'-0"

ATTACHMENT B - PROPOSED SITE PLAN

2 Impervious Surface Calculations
3/32" = 1'-0"

BUILDING AREA UNDER ROOF	AREA	UNIT	NOTE
A Lot Area	4125.00	sf	
B Project Area	1848.62	sf	Both floors + Carport
C Living Area	1532.00	sf	Total heated area
Building Footprint			
D Existing Structure	824.31	sf	Bldg
E New/Proposed	192.00	sf	To complete area for 12x16 shed
F Total Building Coverage (D+E)	1016.31	sf	
G % Total Building Coverage (F/A)	24.64%	% of lot	
H TOTAL BUILDING IMPERVIOUS COVERAGE ON LOT			
PAVING/OTHER			
I Paving/Other Impervious Areas:			
1. Existing	770.00	sf	sidewalk & driveway
2. New/Proposed	820.90	sf	
J Total Paving/Other Impervious Coverage	1590.90	sf	
K % Paving Coverage (J/A)	38.57%	% of lot	
Combined (Paving + Building)	63.21%		Less than 65% as required by City of Norman

Impervious Areas	Area
Shed	240
North sidewalk	154.87
Retaining wall	24
Infill	79.03
Parking	323
Total	820.9



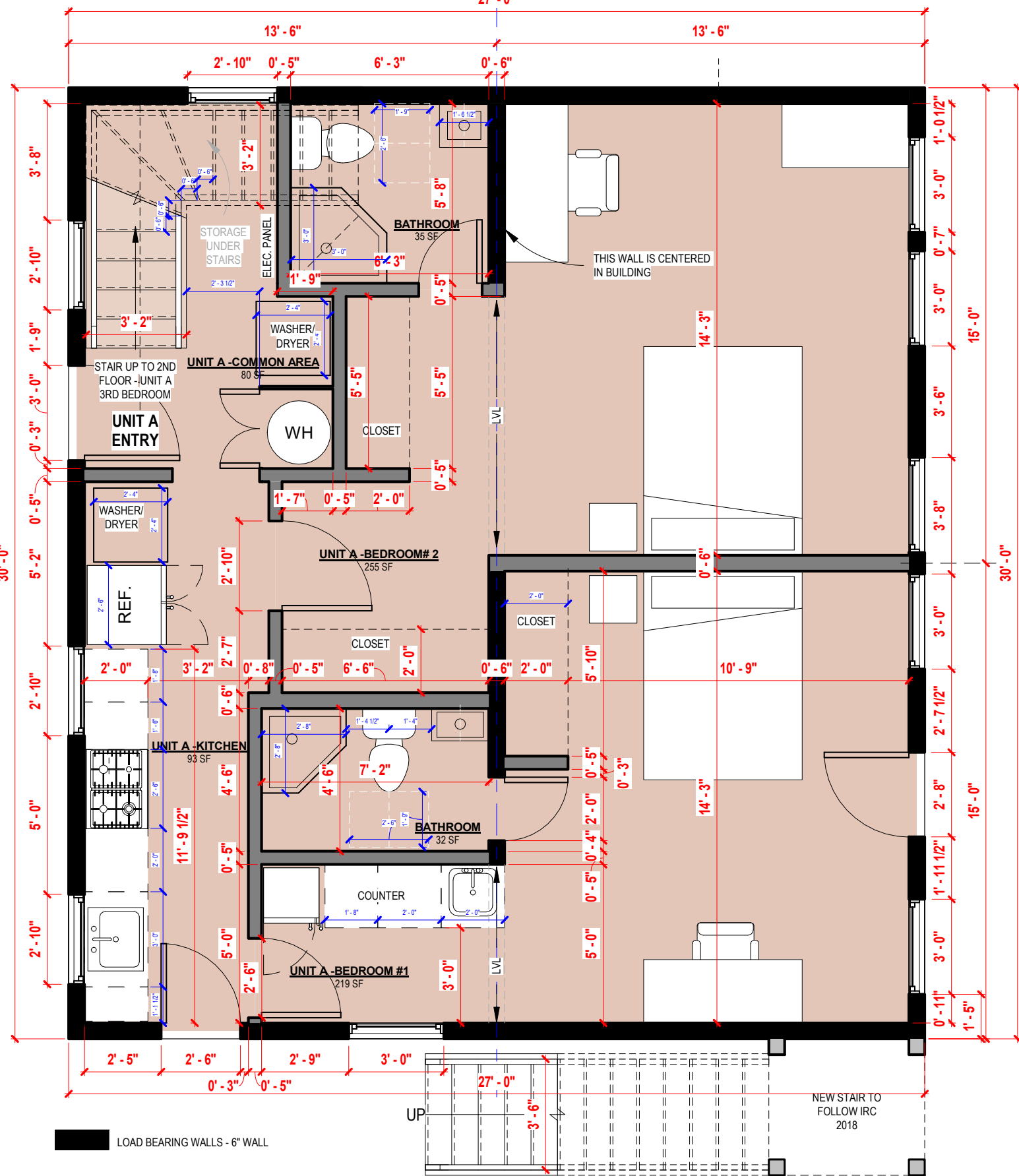
NORMAN DUPLEX
1320 Oklahoma Av. Norman OK 73071

A115

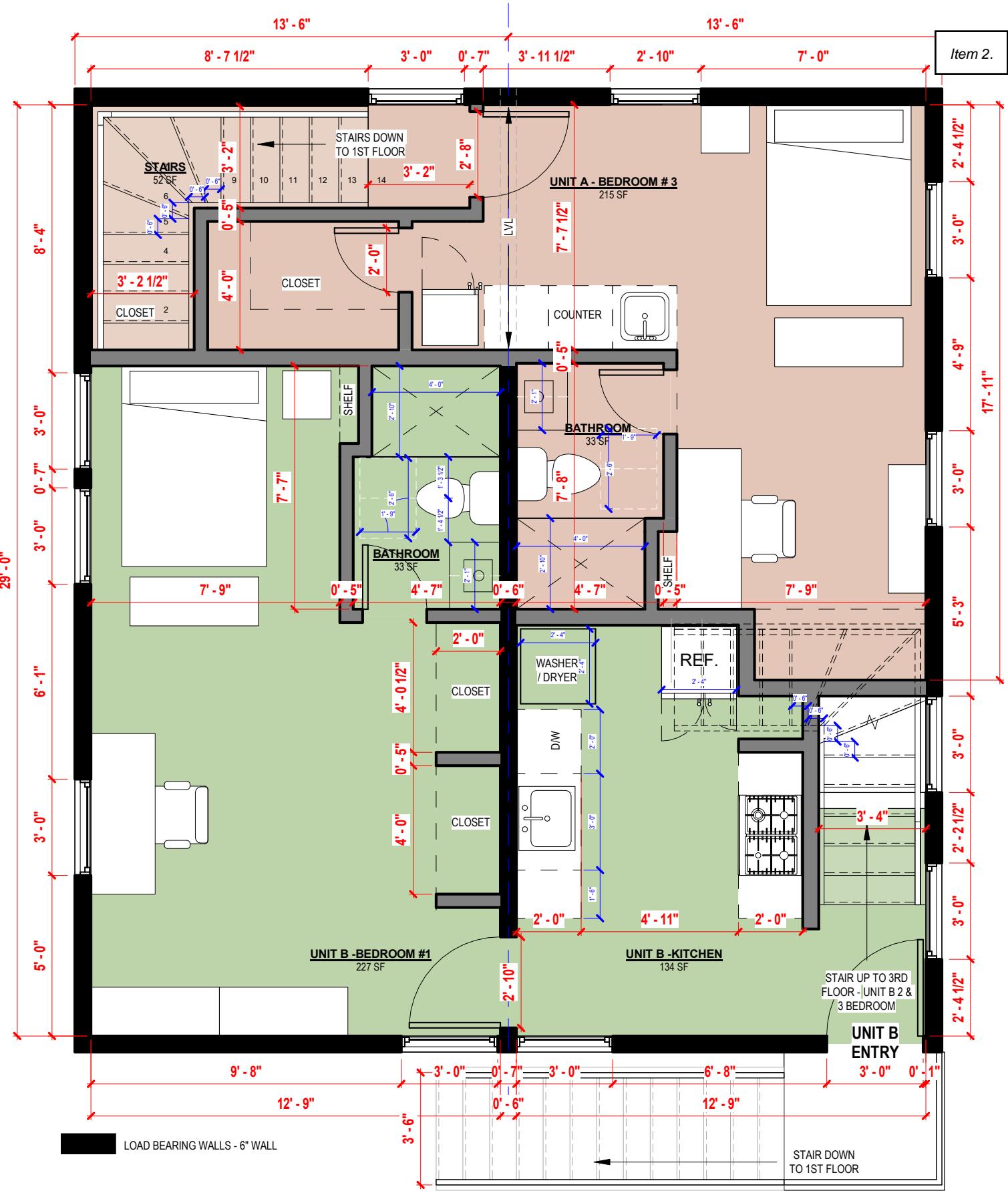
FUTURE SITE PLAN

Scale: As indicated 10/14/2024 11:18:13 PM

18

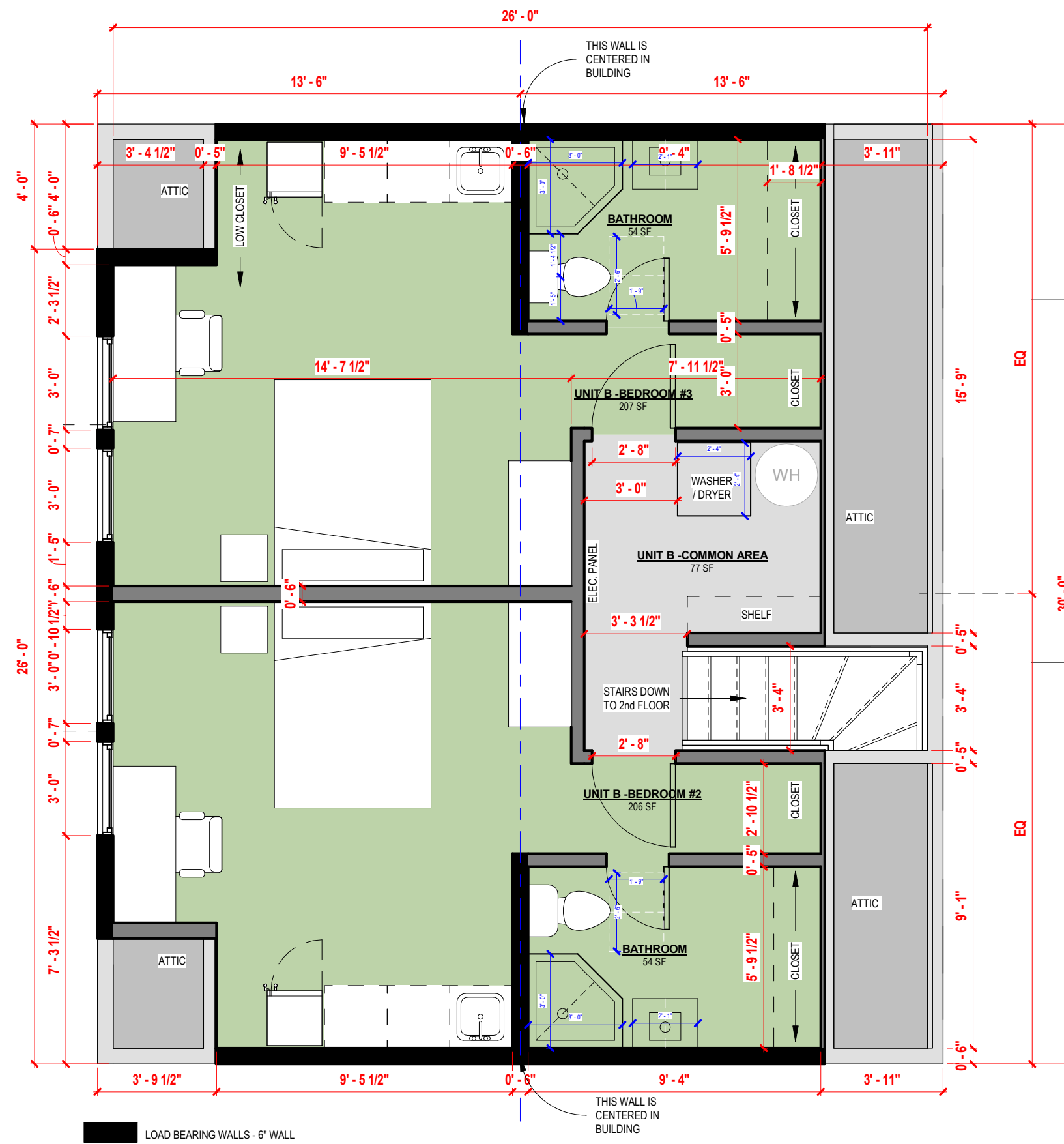


① Level 1
1/4" = 1'-0"



② Level 2
1/4" = 1'-0"

NORMAN DUPLEX 1320 Oklahoma Av. Norman OK 73071		<h1>A101</h1>
FLOOR PLANS		
Scale: 1/4" = 1'-0"	10/14/2024 11:11:37 PM	19

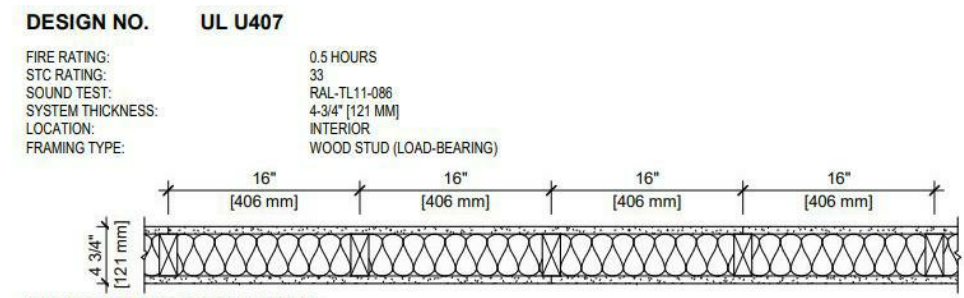


1 Level 3
1/4" = 1'-0"



2 UL L501 - Horizontal 1HR Assembly
1 1/2" = 1'-0"

NOTE: This assembly will be installed in its entirety between the 1st and 2nd floor, as well as between the 2nd and 3rd floor.



ASSEMBLY REQUIREMENTS:
 GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART FIRECODE 30® GYPSUM PANEL (UL TYPE FC30)
 WOOD STUDS: 2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
 INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION
 GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART FIRECODE 30® GYPSUM PANEL (UL TYPE FC30)

3 UL U407 - 1 Hour Rated Wall (Load Bearing)
3/4" = 1'-0"

NORMAN DUPLEX
1320 Oklahoma Av. Norman OK 73071

A102

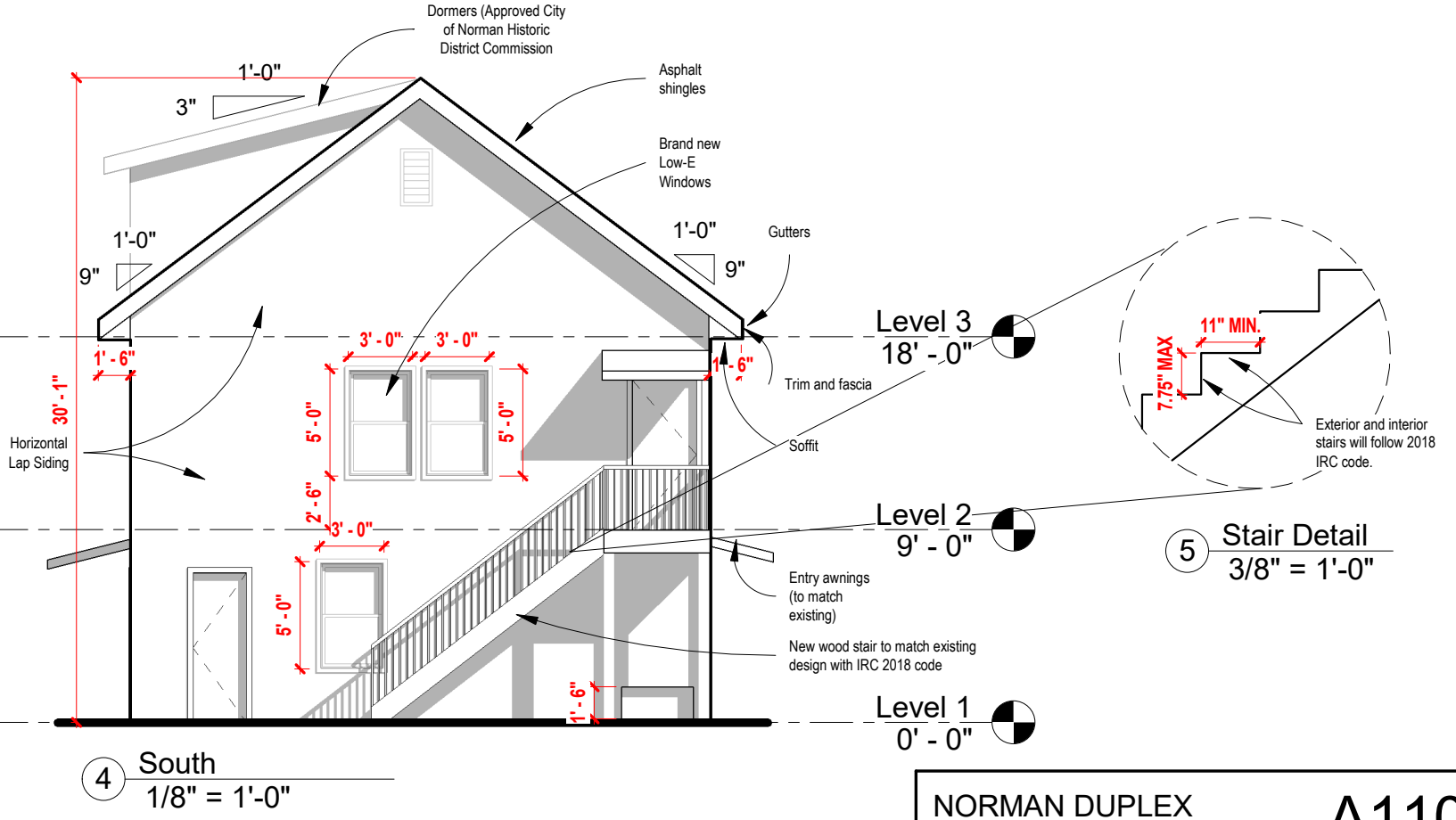
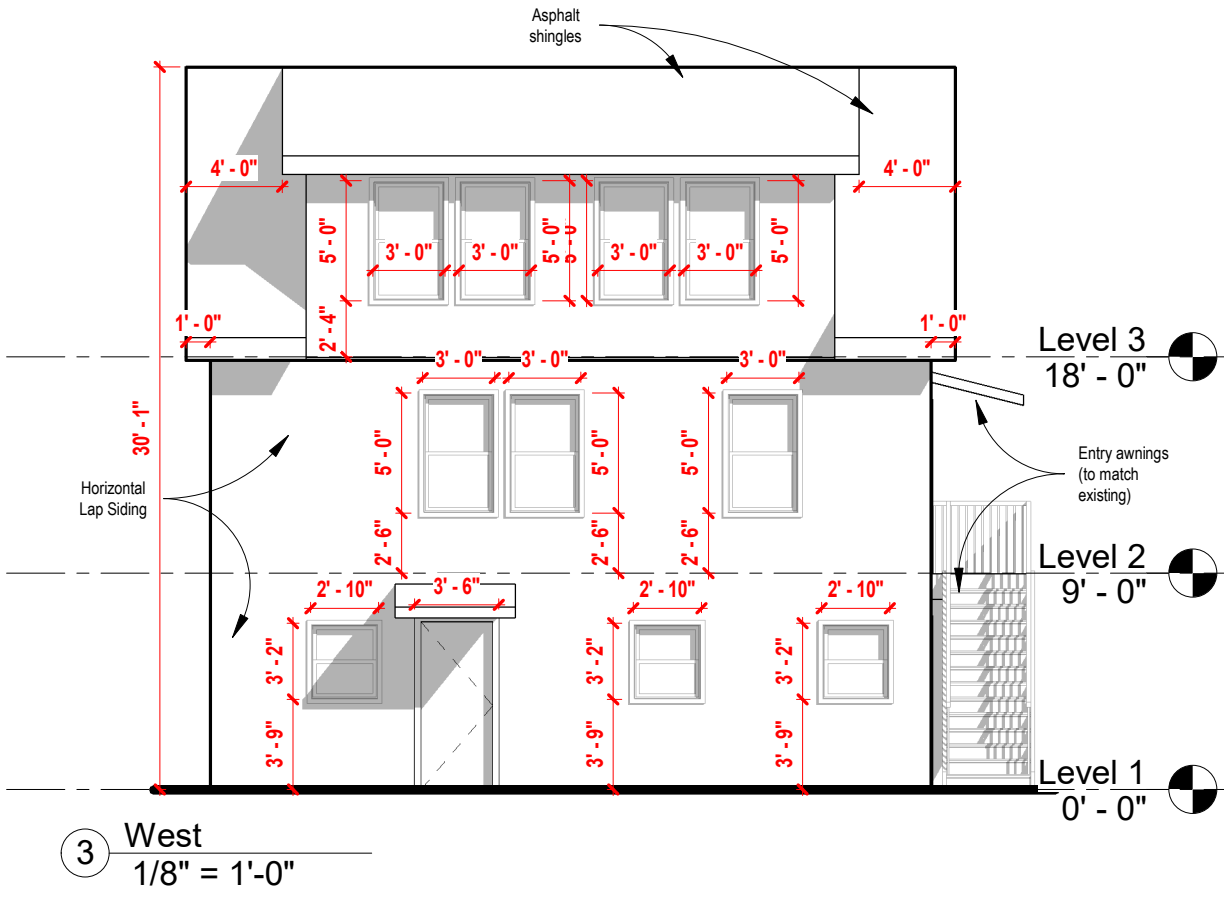
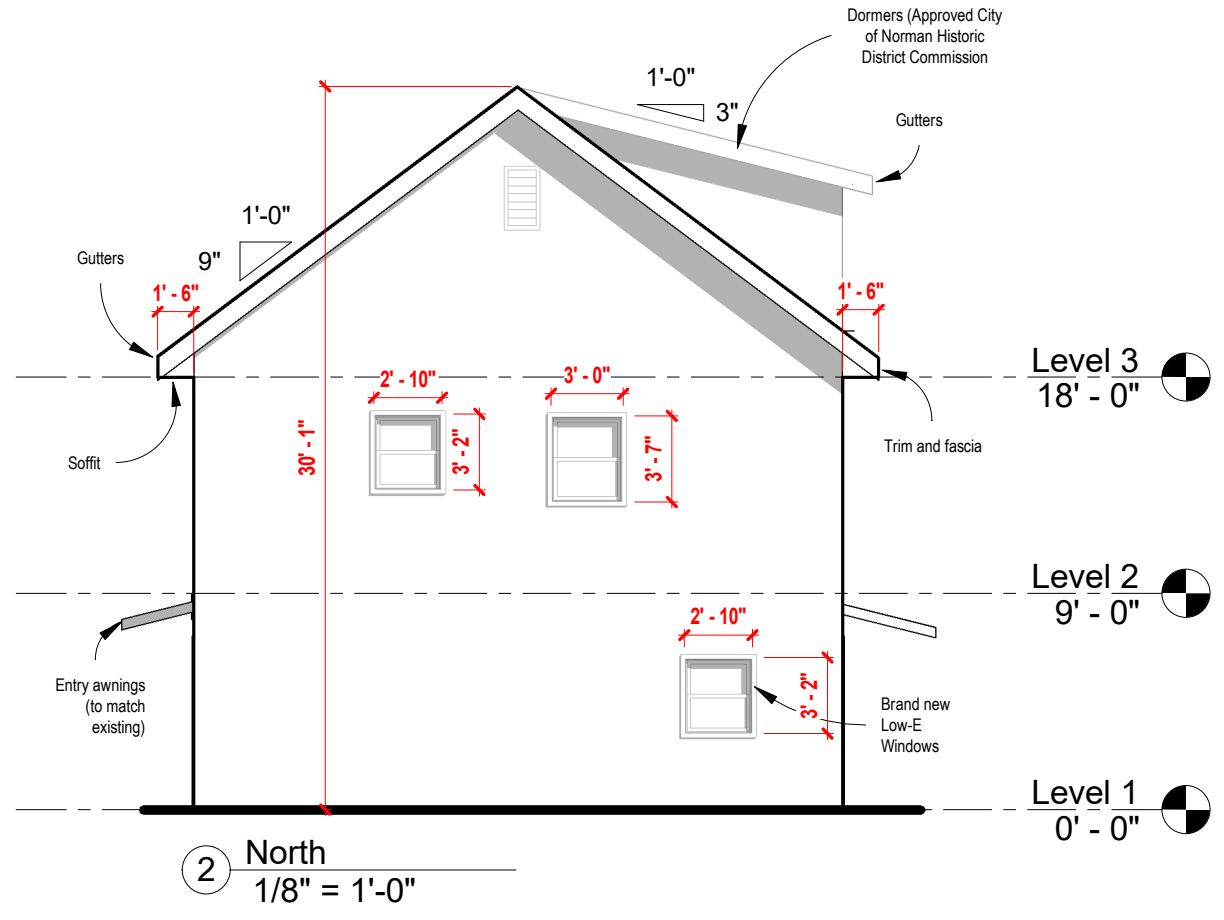
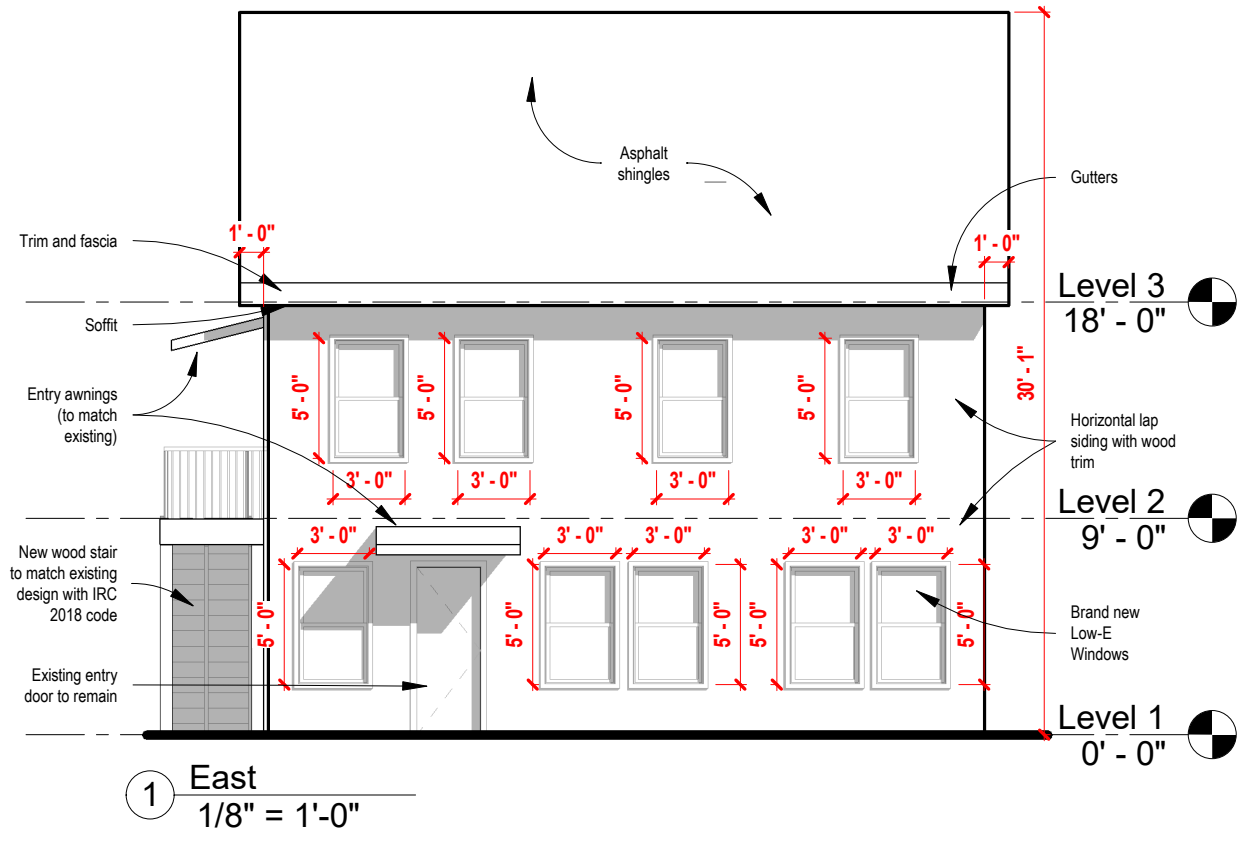
FLOOR PLAN

Scale: As indicated 10/14/2024 11:11:37 PM

20

ATTACHMENT B - ELEVATIONS

Item 2.



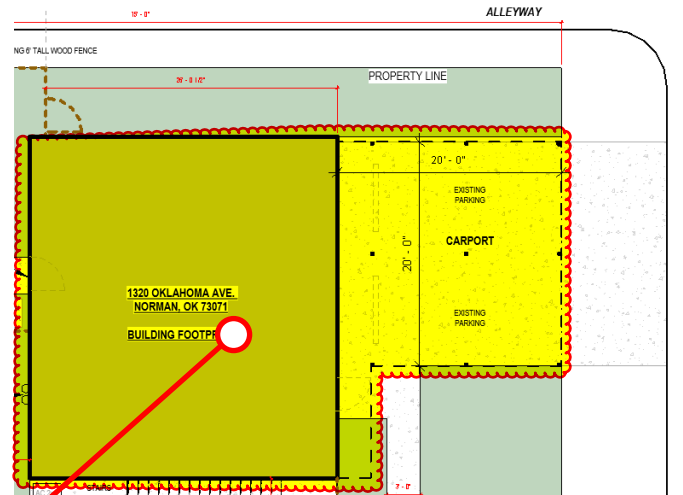
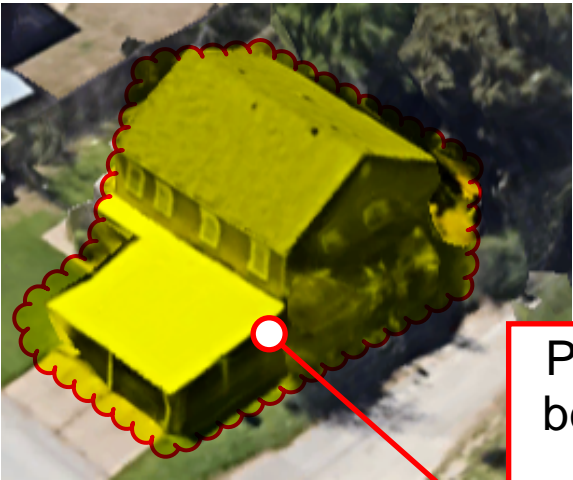
NORMAN DUPLEX 1320 Oklahoma Av. Norman OK 73071		<h1>A110</h1>
ELEVATIONS Scale: As indicated 10/14/2024 11:18:13 PM		

Demolition

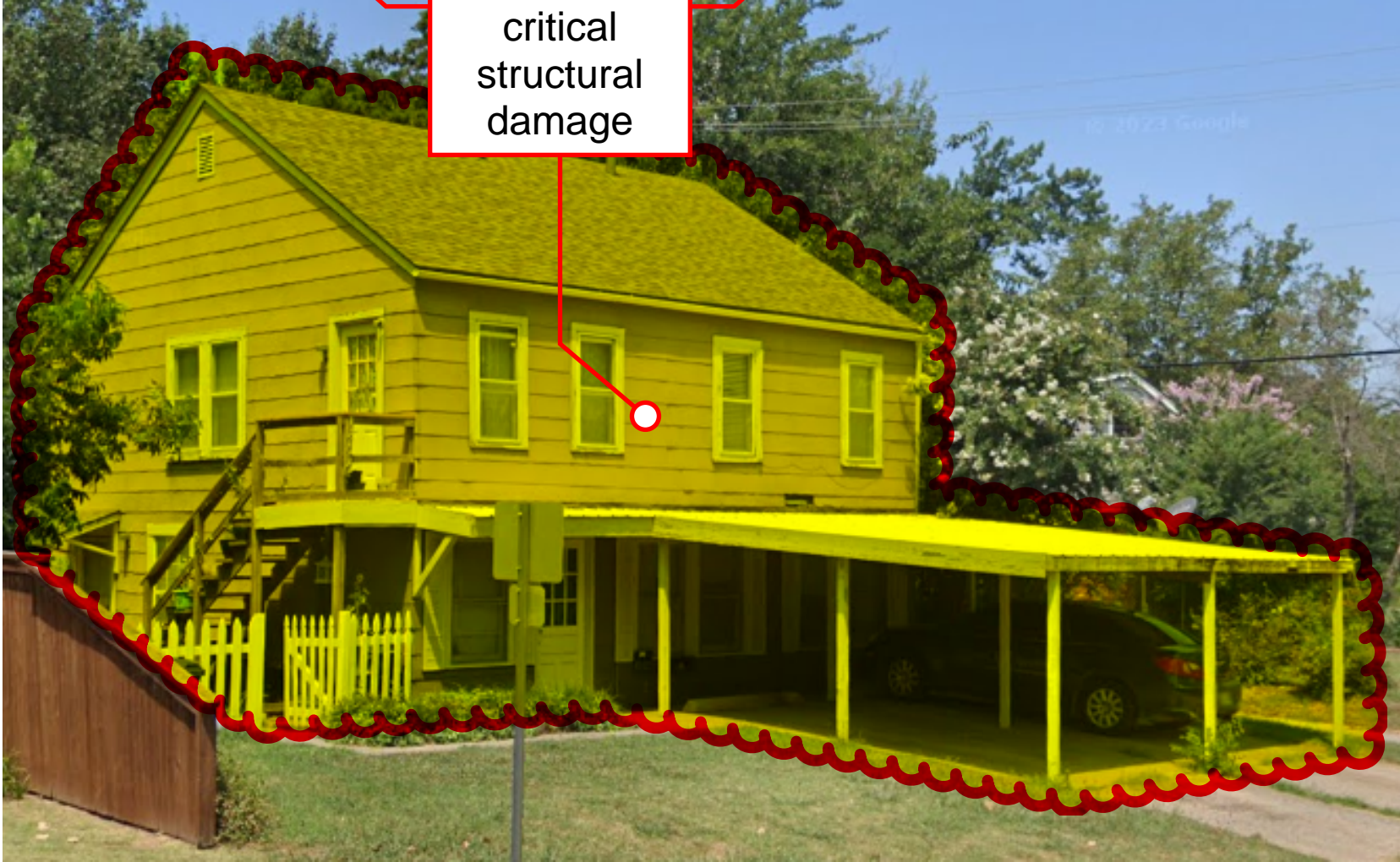
01 Demolition

1320 OKLAHOMA AVE.

Item 2.

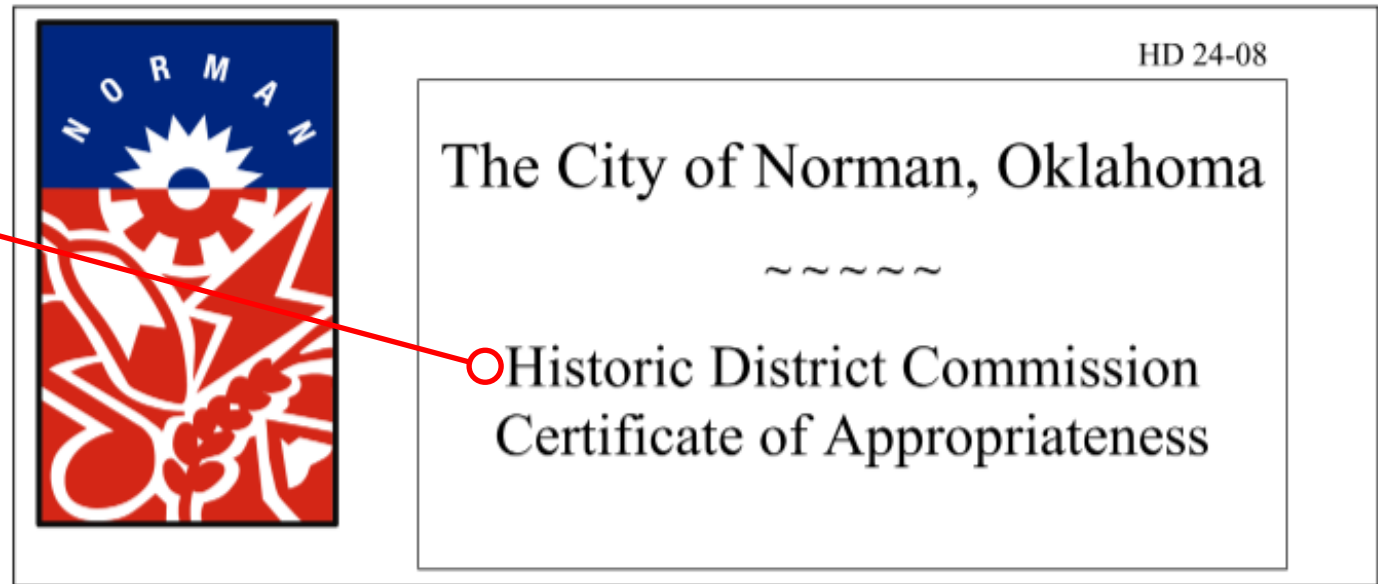


Property to be demolished due to critical structural damage



New Construction

Property will be rebuilt to match exterior approved by COA on July 1 2024. Drawing set presented on previous pages.



Owner: Edwin Amaya
800 Brian Ct
Moore, OK 73160

A Certificate of Appropriateness has been issued for the property located at:

1320 Oklahoma Ave

for demolition of the carport; demolition and replacement of an existing entry canopy on first floor with option 2; installation of a new entry canopy on second floor; replacement of the existing siding with alternative smooth texture siding material; replacement of all existing windows; installation of a new storage shed; installation of a side yard fence, expansion of the existing walkways; addition of option 2C dormers to attic space; replacement of a retaining wall in rear yard; elimination of south entry door; replacement of the rear entry door; and installation of a parking pad off the alleyway, as submitted (see attached).

Philip Michael Zorba

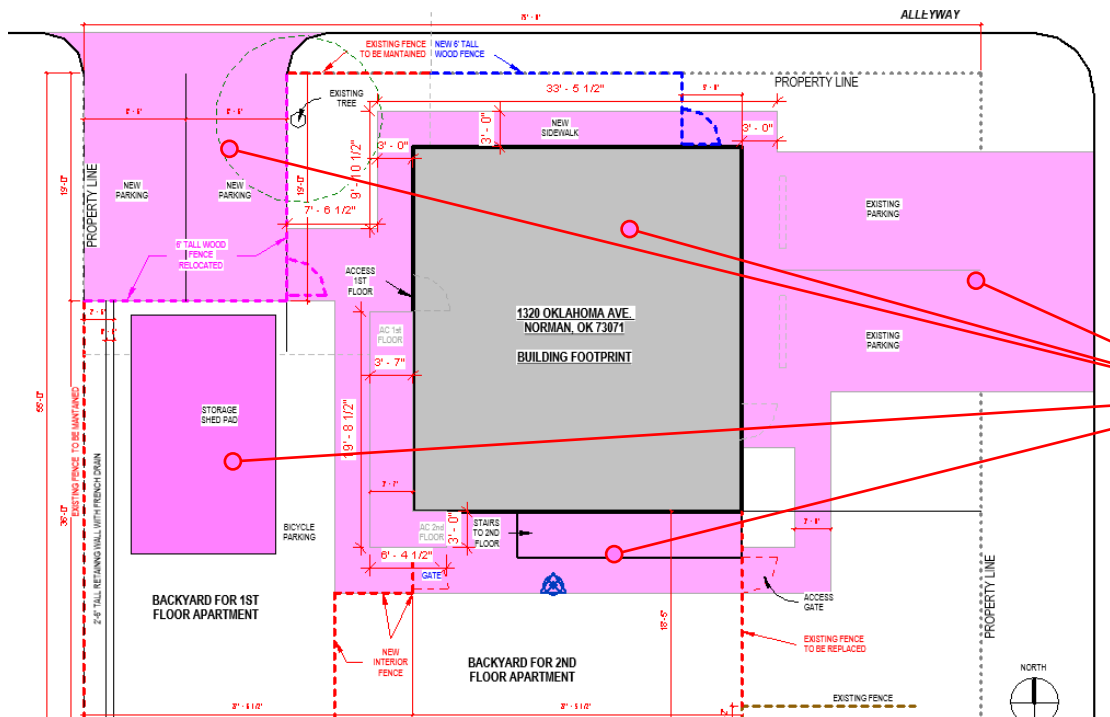
Michael Zorba, Chair
Historic District Commission

Impervious Area Calculation

Impervious Area Calculation

BUILDING AREA UNDER ROOF		AREA	UNIT	NOTE
A	Lot Area	4125.00	sf	
B	Project Area	1848.62	sf	Both floors + Carport
C	Living Area	1532.00	sf	Total heated area
Building Footprint				
D	Existing Structure	824.31	sf	Bldg
E	New/Proposed	192.00	sf	To complete area for 12x16 shed
F	Total Building Coverage (D+E)	1016.31	sf	
G	% Total Building Coverage (F/A)	24.64%	% of lot	
H TOTAL BUILDING IMPERVIOUS COVERAGE ON LOT			sf	
PAVING/OTHER				
I	Paving/Other Impervious Areas:			
	1. Existing	770.00	sf	sidewalk & driveway
	2. New/Proposed	820.90		
J	Total Paving/Other Impervious Coverage	1590.90		
K	% Paving Coverage (J/A)	38.57%	% of lot	
Combined (Paving + Building)		63.21%		Less than 65% as required by City of Norman

Impervious Areas	Area
Shed	240
North sidewalk	154.87
Retaining wall	24
Infill	79.03
Parking	323
Total	820.9



Impervious Areas

Tark Engineering, LLC

(405) 684-3109

Shannon D. Tarkington, PE, SE
6017 Fields St
OKC, OK 73150

licensed in OK, KS, MO, AR, TX, GA, CO, MI, WY

November 6, 2024

The Historic District Commission
City of Norman

RE: 1320 Oklahoma Ave
Norman, OK
73071

To whom it may concern,

Tark Engineering, LLC visually inspected the structure at the above address on at least 2 occasions. This structure is a 2-story wood-framed, multi-family residence with approximately 1,600 SQFT, multiple types of siding, and a composite shingle roof. I was asked to inspect and submit evidence of the structural viability of the structure located at the address above.

The inspection revealed multiple areas of concern for the stability of the residence. The sill plates, essential for supporting the load-bearing walls, were mostly deteriorated by rod and/or termites on 3 walls with several sections had almost fully disintegrated. This absence of support was critical on the north, south, and west walls, resulting in unstable framing. The exterior sheathing was heavily decayed, particularly on the first-floor rear (east) wall and north wall with visible rot and cut sections compromising the structural envelope. Approximately 40% of the first floor and 20% of the second floor showed signs of past fire damage in the center of the structure that was not repaired correctly. Nearly all window framing, except on the east wall of the first floor, was rotten, further diminishing structural integrity. Structural joists had been cut to accommodate plumbing, which reduced their load-bearing capacity. The interior east wall had its sill plate deteriorated, and this wall was hanging from the second-floor joists. The condition of the property without proper repair had led to a significant shift in the second floor, which had moved toward the north. A large crack extends east to west across the slab along with several others branching north and south from various holes. The old roof framing, built with 2x4s at 24 inches on center, showed visible sagging and lack of bracing, indicating insufficient support for the roof load, which had 2 layers of shingles. The subfloor sheathing on the second floor, near the north wall, had decayed so extensively that it left a large hole in the floor.

As a Registered Professional Engineer and Registered Structural Engineer in the State of Oklahoma, it is my professional determination that the residence located at the above address exhibits significant wood rot, water damage, and termite infestation, not easily repaired, which necessitates the demolition of the structure. Additionally, the 2x4 roof rafters do not meet current building code requirements and would require replacing the entire roof structure. Several load-bearing walls lack proper support due to the rotted sill plates and up the studs, jeopardizing the entire structure's stability.

The above conclusions are the professional determinations of the undersigned. Although significant effort to identify all major visually observable defects that may be present was made by Tark

Tark Engineering, LLC

(405) 684-3109

Shannon D. Tarkington, PE, SE
6017 Fields St
OKC, OK 73150

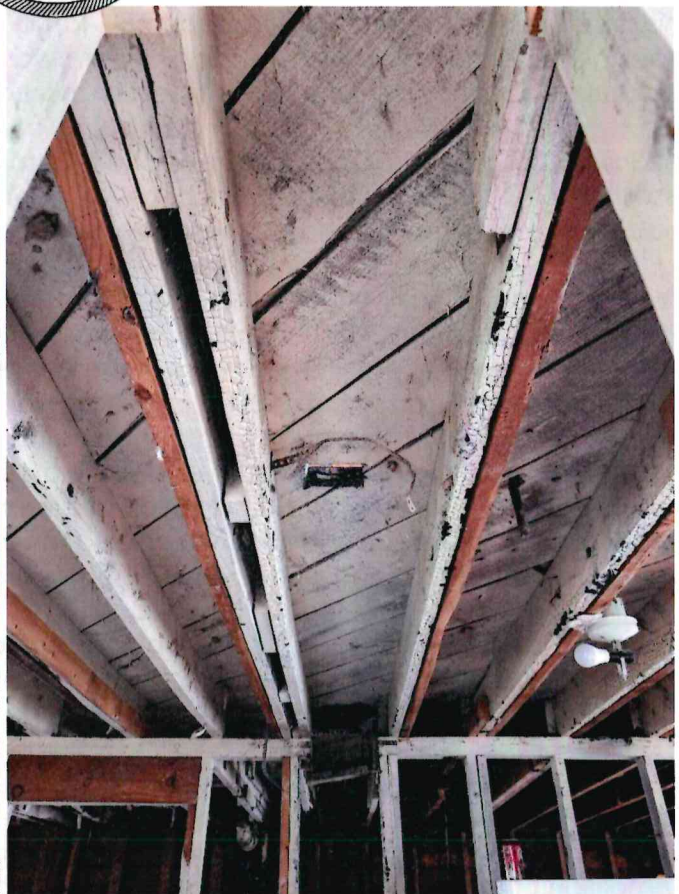
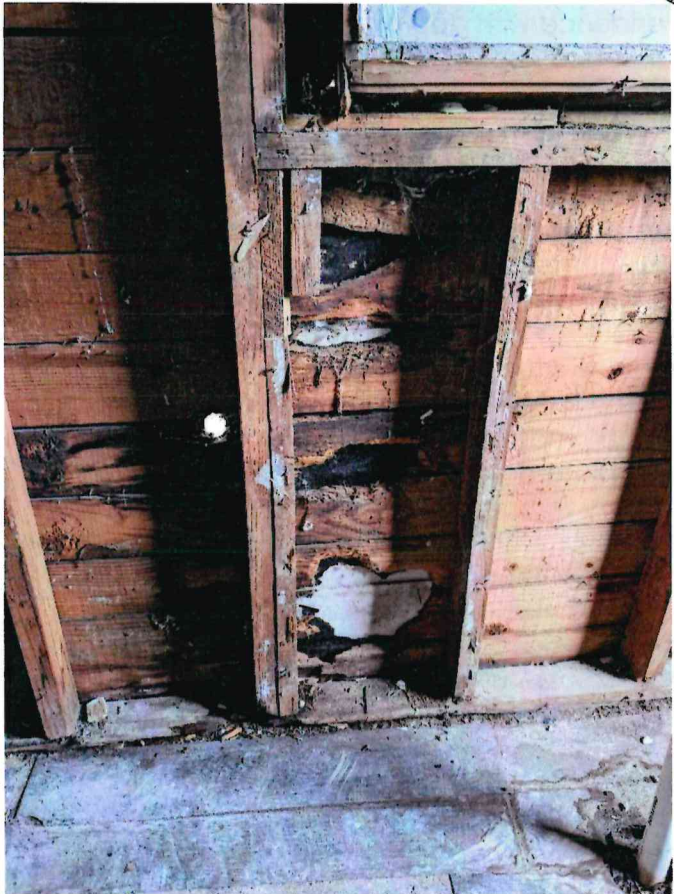
licensed in OK, KS, MO, AR, TX, GA, CO, MI, WY

Engineering, we do not guarantee or warrant the results of our inspection to anything not specifically mentioned above. The undersigned is limited to visual observation only and no destructive testing was done. If you need anything further, please do not hesitate to contact me at (405) 684-3109.

Thank you,

11-7-2024

Shannon Tarkington, PE, SE
Tark Engineering, llc
OK PE #20005 CA#6824 (exp 6/25)
Tarkengineering@gmail.com

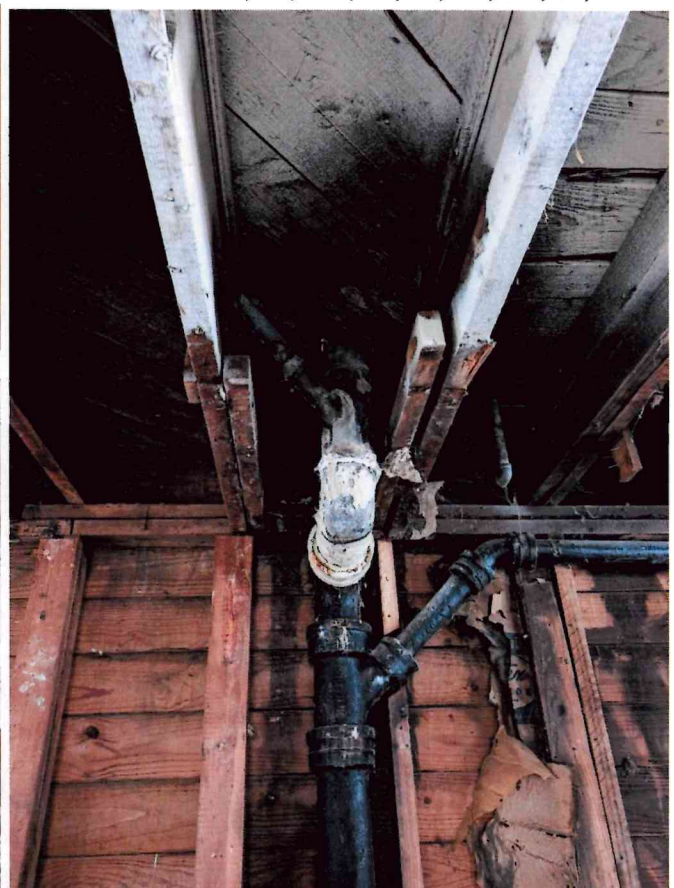
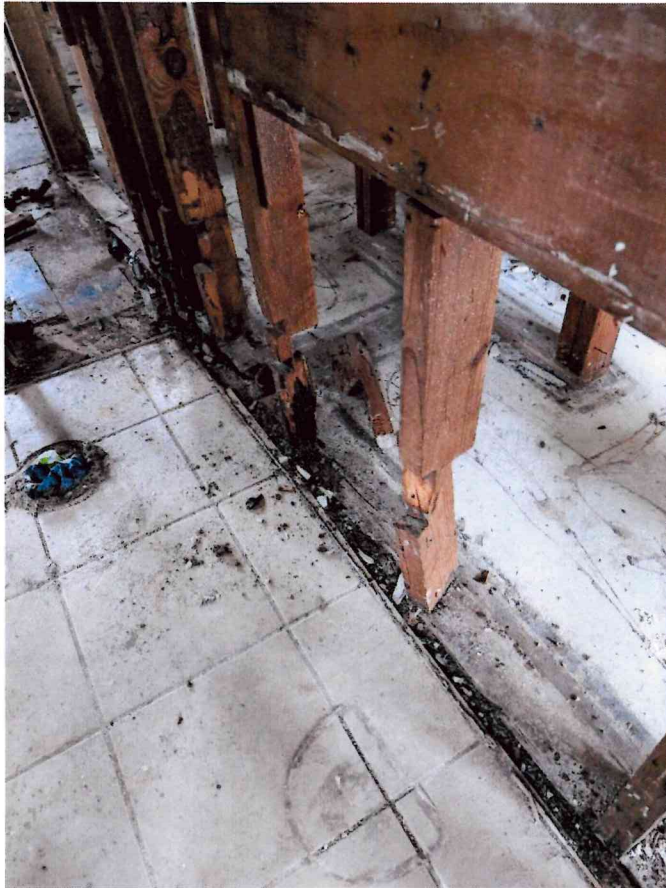


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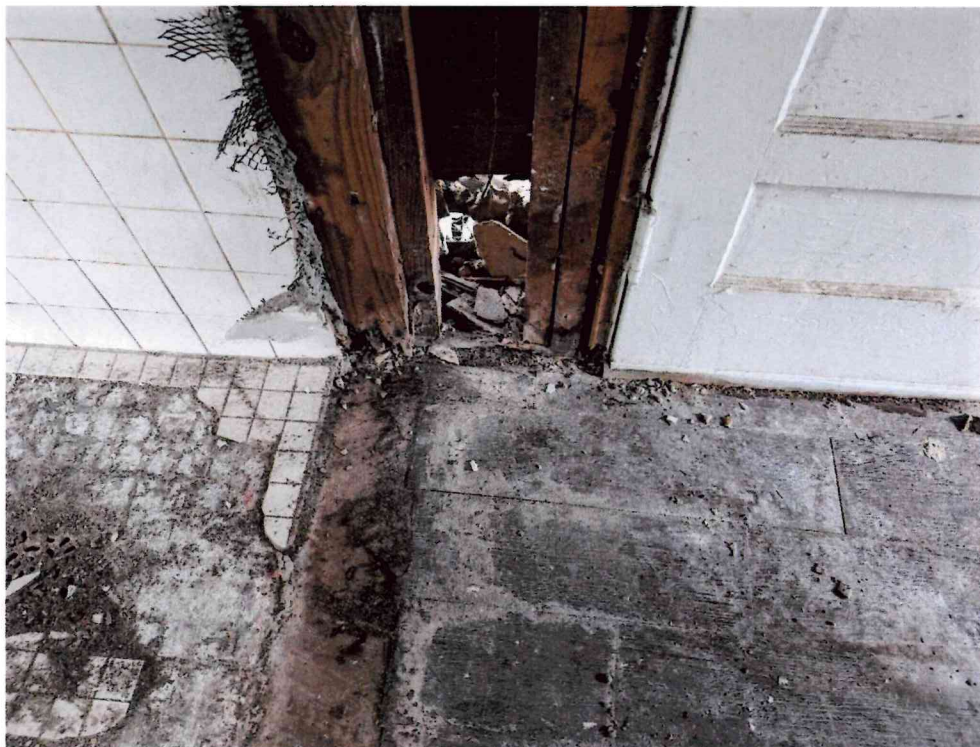


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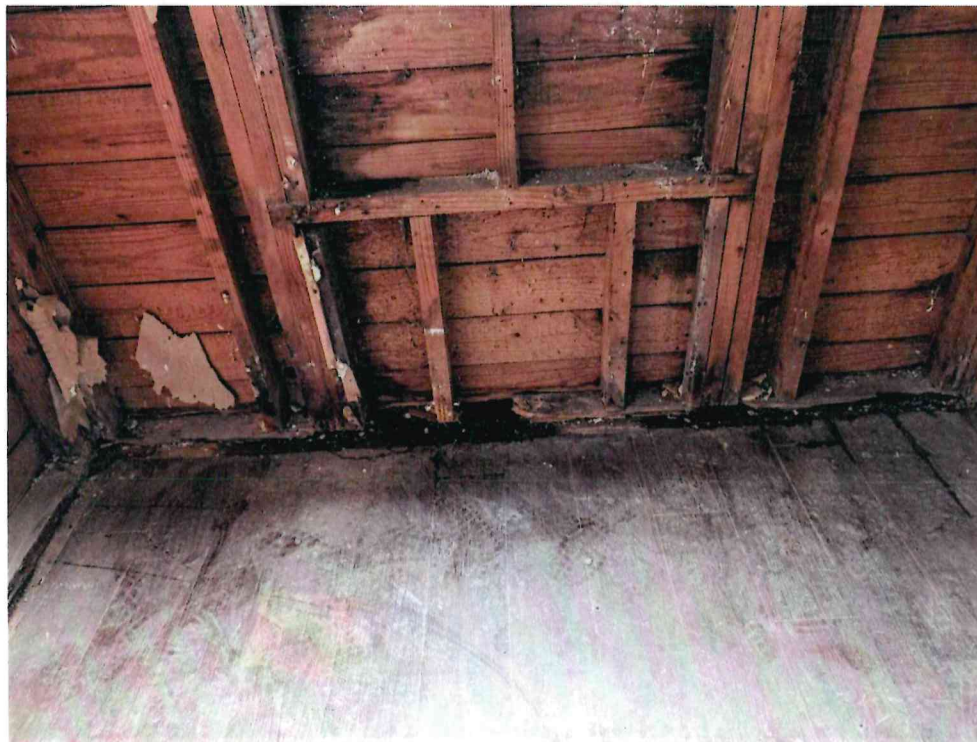
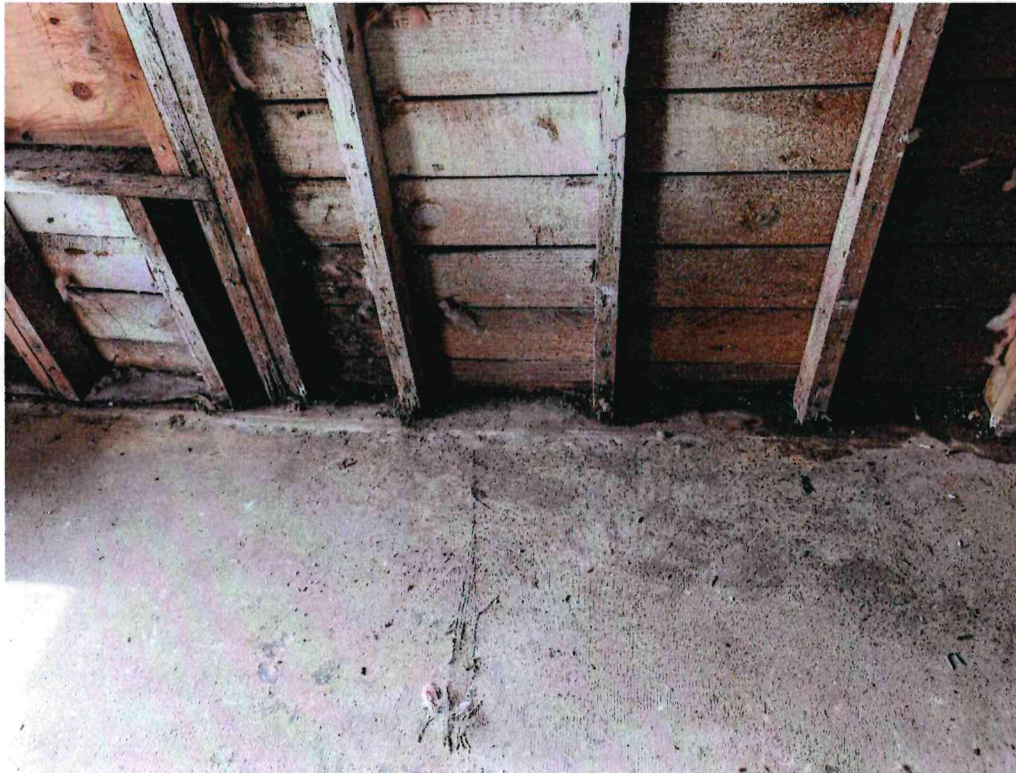


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OKC, OK 73150

licensed in OK, KS, MO, AR, TX, GA, CO, MI, WY

























































































































From: [Steven Davis](#)
To: [Anais Starr](#); [Helen Grant](#)
Subject: EXTERNAL EMAIL : Opposition to potential changes to 1320 Oklahoma
Date: Monday, November 4, 2024 1:54:05 PM

Please pass along this message to the historic district members:

As a resident of the Southridge Historic District (539 Shawnee St) I am concerned with the demolition of 1320 and 1320 ½ Oklahoma duplex. I have heard that the plan is to replace this structure with a duplex unit that are not consistent with the historical housing in our area. I have concerns for what may be built back following the guidelines and zoning for this area.

I would like to see the unit replaced with a similar structure (same number of bedrooms) as were here previously. I am concerned that this structure was demolished (without proper notice or approval) and now is to be rebuilt with different potential number of occupants.

Please consider this as a voice of opposition to any plans outside of this scope.

Steven Davis
539 Shawnee St
Norman, OK 73071
405-550-7758



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 12/02/2024

REQUESTER: Ryan and Brittany Stover

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

ITEM TITLE: (HD 24-23) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 643 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) INSTALLATION OF A REAR ADDITION. B) INSTALLATION OF A NEW REAR ENTRY AND CONCRETE PATIO.

Property History

Historical Information

2014 Southridge Historic District Nomination Survey Information:

643 Okmulgee Street. 1943. Minimal Traditional. This contributing, one-story, aluminum sided, single dwelling has a moderate pitched, asphalt covered, cross gabled roof and a concrete foundation. The wood windows are six-over-six hung with metal storms. The partial porch has concrete steps, concrete floor, and wrought iron railing. The porch is uncovered. To the east rear, there is a detached, aluminum sided, front gabled, single car garage with a paneled overhead door.

Sanborn Map Information

This portion of the Southridge Historic District is not on the Sanborn Maps.

Previous Actions

There have not been any requests for Certificates of Appropriateness (COA) for this property.

Overall Project Description

The applicants propose a rear addition containing a primary bedroom and bathroom suite. The property owners also propose a new entry in the center portion of the rear of the existing house. The proposed entry will lead to a proposed patio area of approximately 115 square feet.

The proposed design "bumps" out the addition from the west elevation of the existing house by approximately 12 feet. This allows for adequate internal programming space for a primary bedroom and bath suite and a private rear patio area. Additionally, the proposed design allows the property owner to preserve the large heritage tree in the rear yard.

The proposed 538-square-foot rear addition will have a similar design and massing as the principal structure. The applicant proposes to re-use existing windows and one new window will

be aluminum-clad wood for the addition. A set of wood French doors from the house will also be re-used for the proposed new entryway. Other proposed materials include matching the existing metal siding on the exterior walls and composite shingles for the roof. The proposed addition will setback 8'1" from the side property line and approximately 38' from the rear property line. This meets the setback requirements of the Zoning Ordinance.

The applicant has also requested the installation of a 10-foot concrete driveway off of Oklahoma Avenue where there is currently a gravel driveway. This request can be approved by Administrative Bypass. The applicant also plans to re-paint the house and remove the existing metal storm window, neither of which requires review

REQUESTS

a) Installation of a rear addition;

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

3.12 Guidelines for Windows in Additions

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

.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 muntins 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 in Additions

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

.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.*

4.4 Guidelines for Additions

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

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

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

considered inappropriate for a historic structure.

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

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

.5 Avoid Detracting From 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.*

.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.*

3.2 Guidelines for Exterior Walls

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

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

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

.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. .*

.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 proposed addition meets the *Preservation Guidelines* for compatibility with the historic principal structure and surrounding District in terms of size, scale, mass, and proportions, as well as the pattern of windows and doors compared to solid walls.

The 538 square foot rear addition is less than the 750 square feet the Guidelines allow. Though the addition does not exceed the height, width, or depth of the principal structure it will be visible from the front streetscape since it will “bump out” from the west side of the house. This proposed design will allow for the creation of a rear patio area tucked in behind the home which will provide privacy and allow the preservation of a large tree in the backyard.

The *Guidelines* state that new additions should be located on an inconspicuous, usually the rear with no or limited visibility from the front streetscape. For many years the Commission had enforced a “no visibility from the front” on proposed new additions. However, in November of 2021, the Commission after much debate, approved a side addition visible from the front right-of-way for the property located at 506 S. Lahoma Avenue. In that case, due to the constraints of an existing non-original addition, the architect found the best solution was to expand the addition to the south side of the main house. This allowed for a main bedroom and bathroom on the ground floor while not requiring an extensive restructuring of the first floor of the existing house. Similar circumstances existed for the property at 425 S Lahoma Avenue, where the Commission approved an addition that “bumped out” 5 feet from the south wall of the existing house.

With both of these previous COA approvals, the Commissioners noted that the proposed additions were setback from the front and thereby reduced their visibility. Additionally, Commissioners found the proposed additions were appropriate in design and massing to the existing house.

In this case, the applicant’s addition will bump out from the west wall approximately 12 feet. The addition will be visible from the front streetscape. However, the new addition allows for the desired internal programming and the preservation of a large tree in the rear yard.

The applicant is proposing to match the metal siding that is found on the rest of the house for the new addition. The applicant does not wish to have two different materials on the house and does not wish to remove the existing siding from the remainder of the house as it would be an expensive alteration. While this does not meet the list of materials in the *Guidelines for Additions*, the Commission would need to decide if in this case, the use of existing wall material would be appropriate.

The Commission would need to determine whether the proposed addition meets the *Preservation Guidelines* and whether or not such work is compatible with this historic structure and the District as a whole.

Project Description

b) Installation of a new rear entry and concrete patio.

The new rear addition will cover the existing rear exit. The applicant proposes a new rear entry centered on the rear of the house. This entry will lead to a new 115 square foot patio. The applicant will be re-using a set of existing wood French doors for the entryway.

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

3.14 Guidelines

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

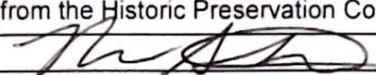
.1 Retain and Preserve Original Doors. Retain and preserve original doors and door surrounds including frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware on front doors and side doors visible from the street.

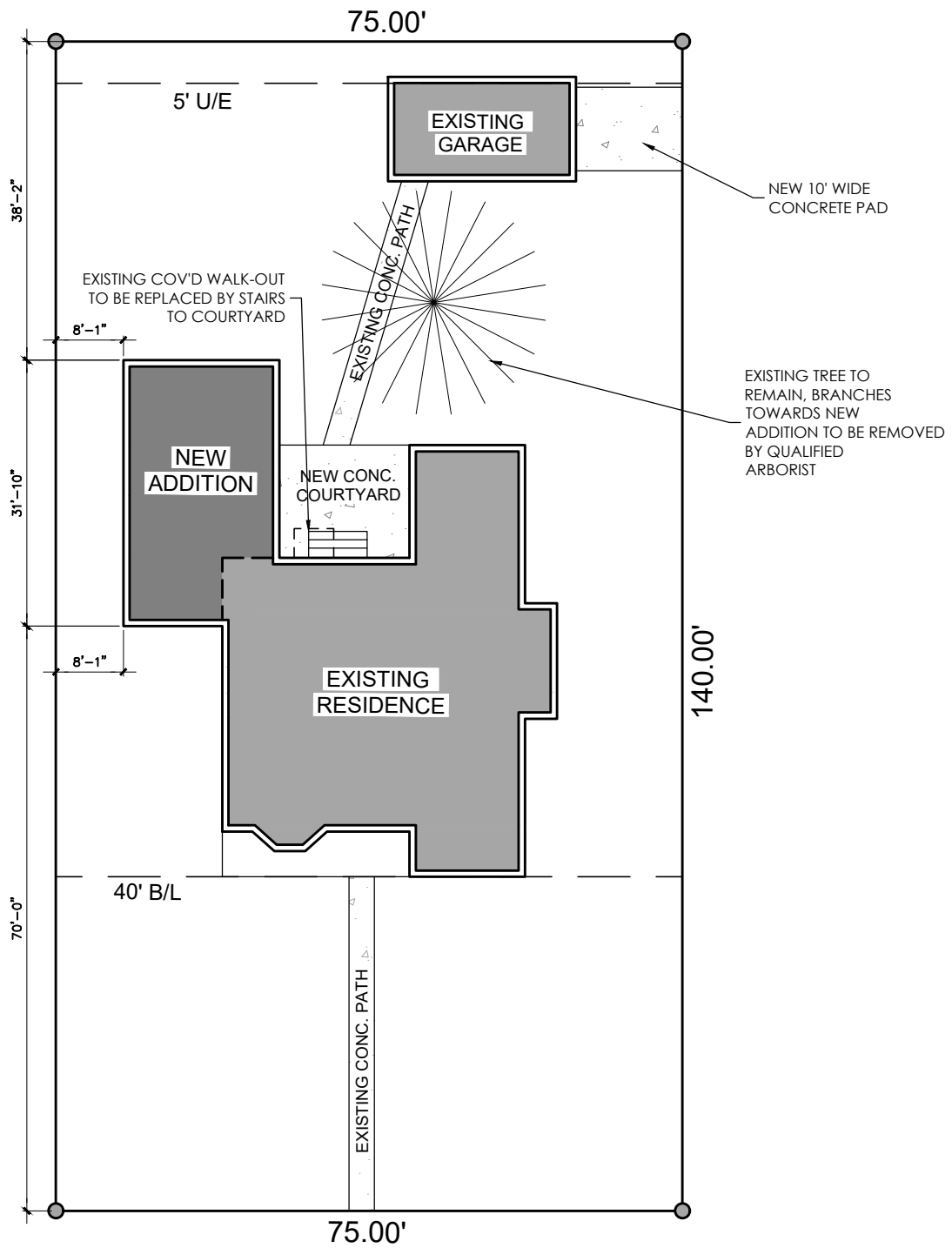
.7 Replacement Doors. Replacement doors on a historic structure are to be wood and inappropriate design, size and details in keeping with the style of the house. Installation of steel doors on the front of a historic structure is prohibited. Aluminum clad doors are permissible on rear of the structure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

.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.

Issues and Considerations

This request to create a new entry on the rear of the house with a new concrete patio, is a common modern-day amenity frequently approved by the Commission. The proposed door will be wood which meets the *Guidelines*. The request meets the *Guidelines* for location, design, and material.

The City of Norman Historic District Commission APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)		Staff Only Use:
		HD Case # _____
		Date _____
		Received by: _____
Note: Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office 405-366-5311.		
Address of Proposed Work:		643 Okmulgee St Norman 73071
Applicant's Contact Information:		
Applicant's Name:	Ryan B Stover + Brittany L. Stover	
Applicant's Phone Number(s):	(405) 482-0038 (405) 615-1608	
Applicant's E-mail address:	ryan_stover@yahoo.com	
Applicant's Address:	625 Tulsa St. Norman, OK 73071	
Applicant's relationship to owner:	<input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> owner ✓	
Owner's Contact Information: (if different than applicant)		
Owner's Name:	Same as above	
Owner's Phone Number(s):	Same as above	
Owner's E-mail:	Same as above	
Project(s) proposed: (List each item of work proposed. Work not listed here cannot be reviewed.)		
1) Add a new 10 ft wide driveway (concrete) off Oklahoma Ave. to existing garage		
2) Build a 538 sq. ft. addition on the northwest side of existing house. Siding/windows to match		
3) Build a new backyard entry w/ patio on the north side of existing home & remove current entry		
4) Trim overhanging branches to structure from backyard large tree		
5) Re-paint house same color white 6) Remove storm windows		
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: 11/5/21
<input type="checkbox"/> (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.		
Authorized Representative's Printed Name:		
Authorized Representative's Signature:	Date:	



OKMULGEE STREET

1 SITE PLAN
SCALE: 1" = 20'

643 OKMULGEE STREET
CLEVELAND COUNTY, NORMAN, OKLAHOMA



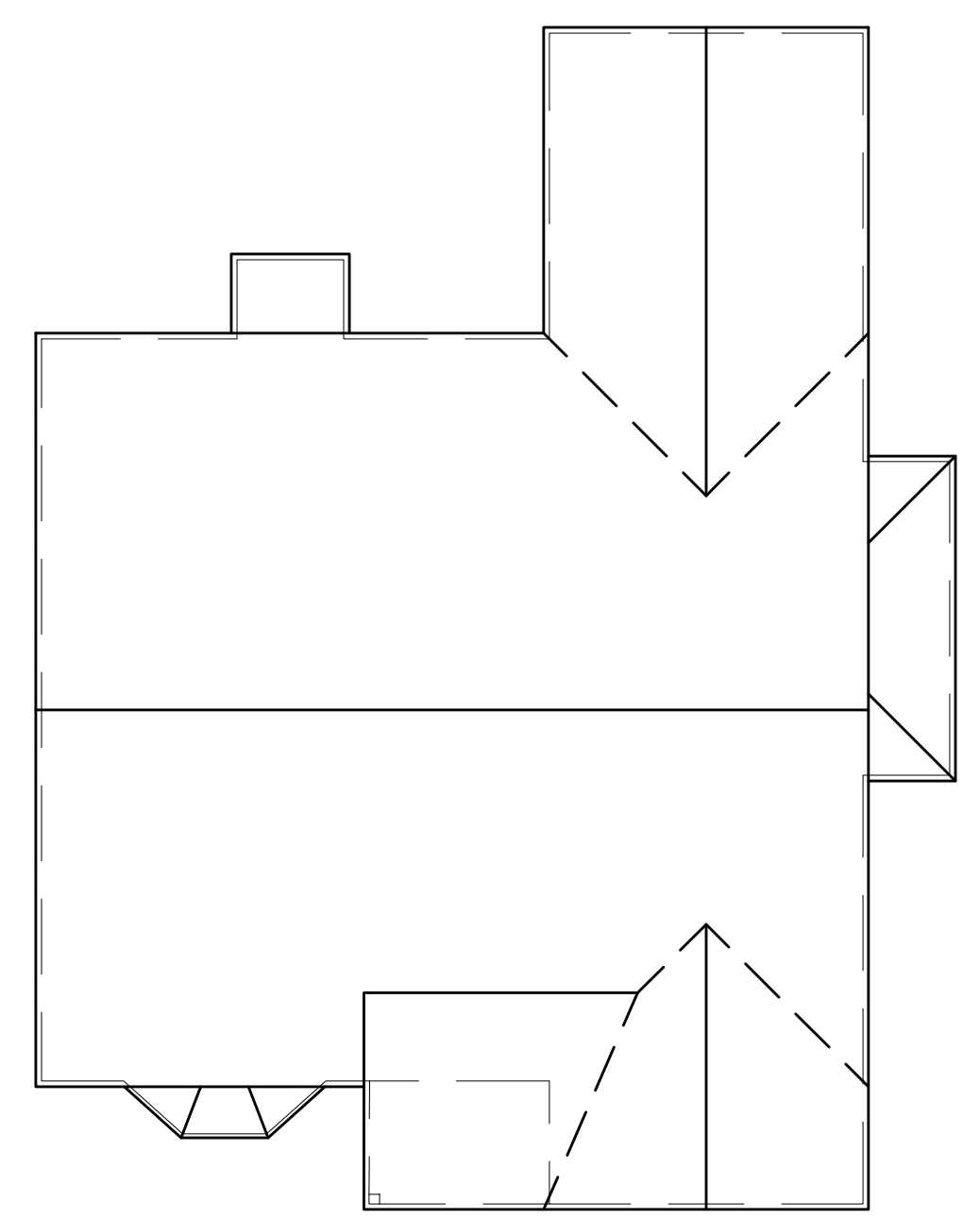


643 OKMULGEE ST
538 SQ FT ADDITION

11/6/2024

LOFTIES DESIGNS

EXISTING
STRUCTURE
A101



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



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



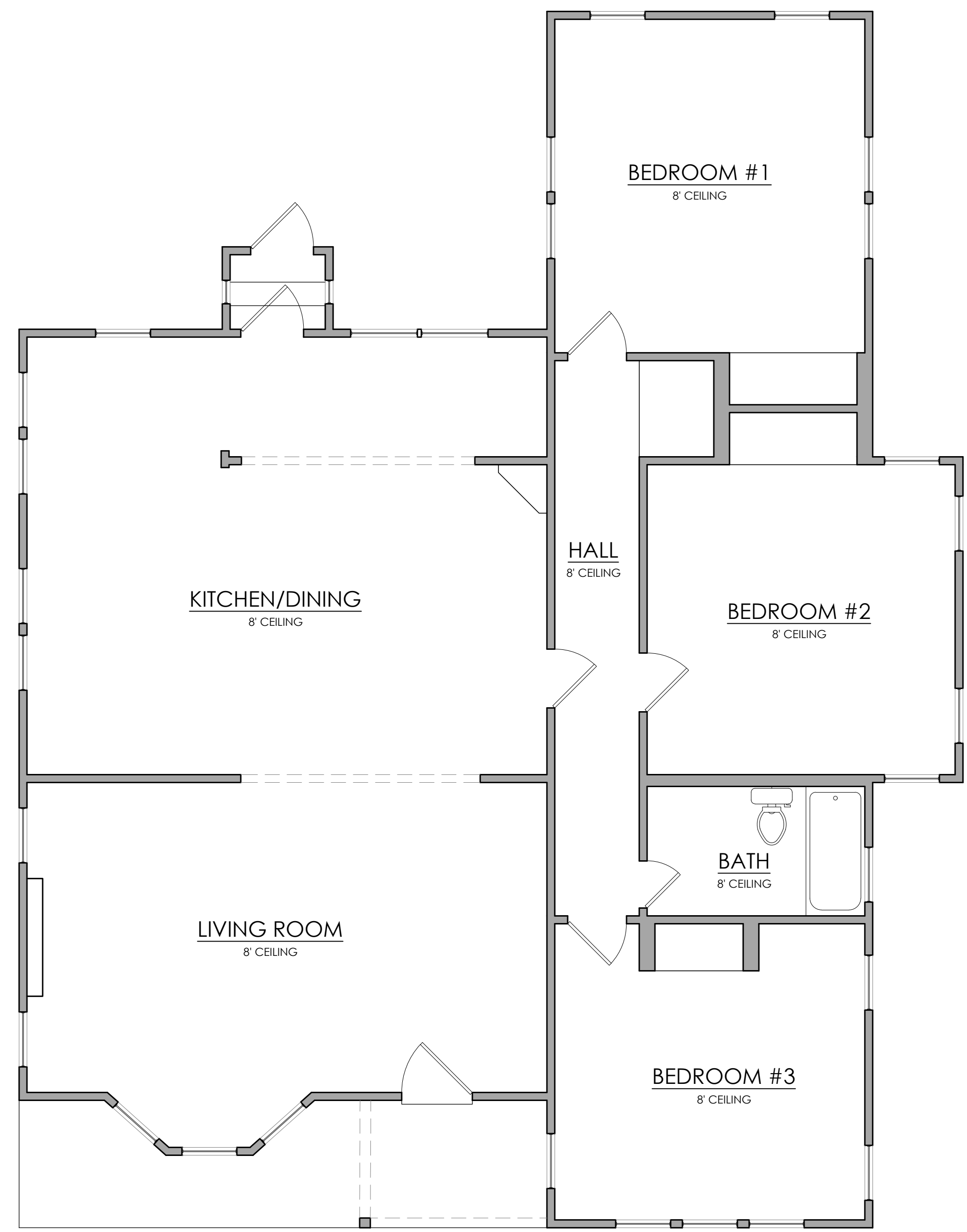
3 EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



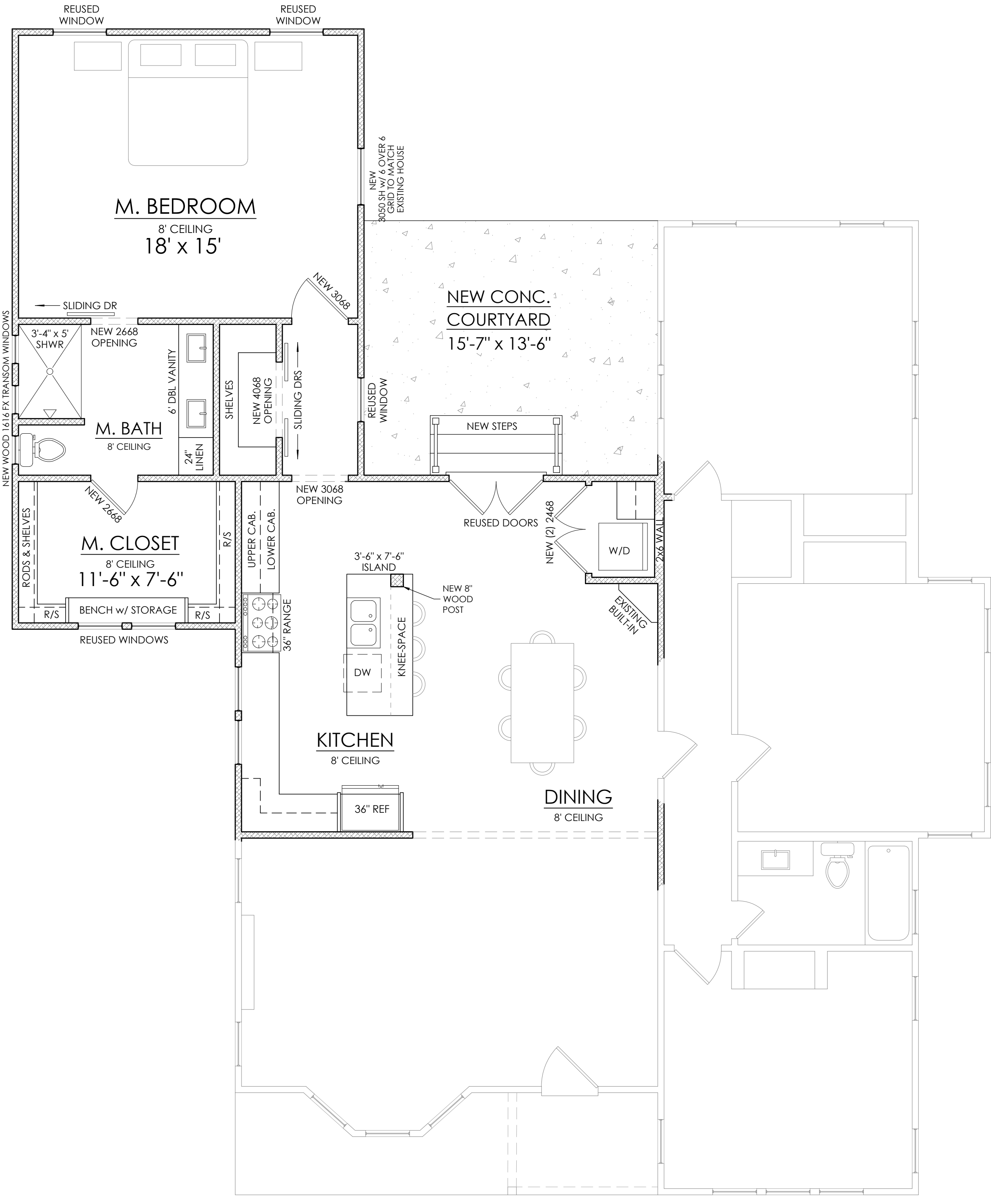
4 EXISTING LEFT ELEVATION
SCALE: 1/8" = 1'-0"



5 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



6 EXISTING FLOORPLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FLOORPLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

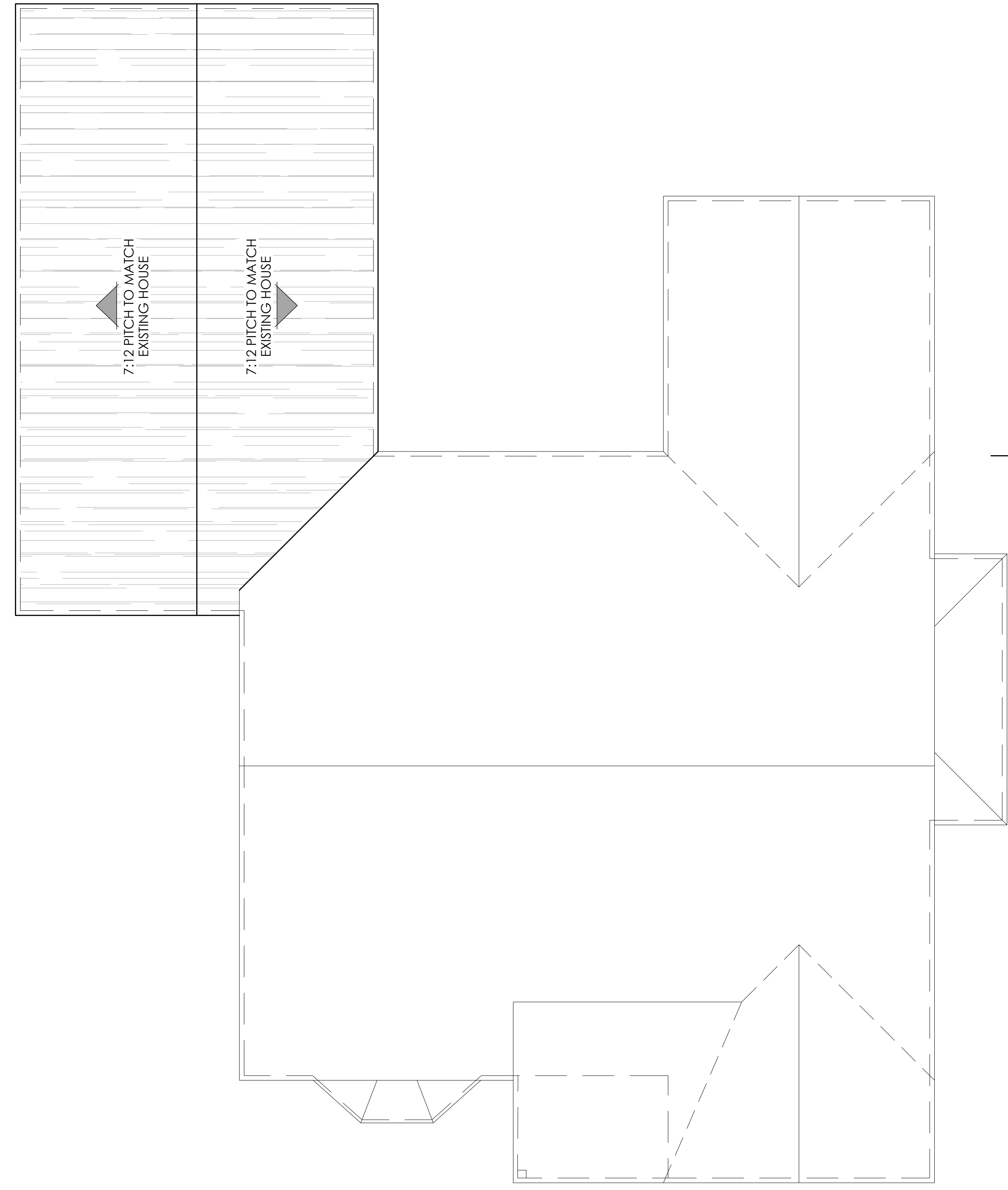


643 OKMULGEE ST
538 SQ FT ADDITION

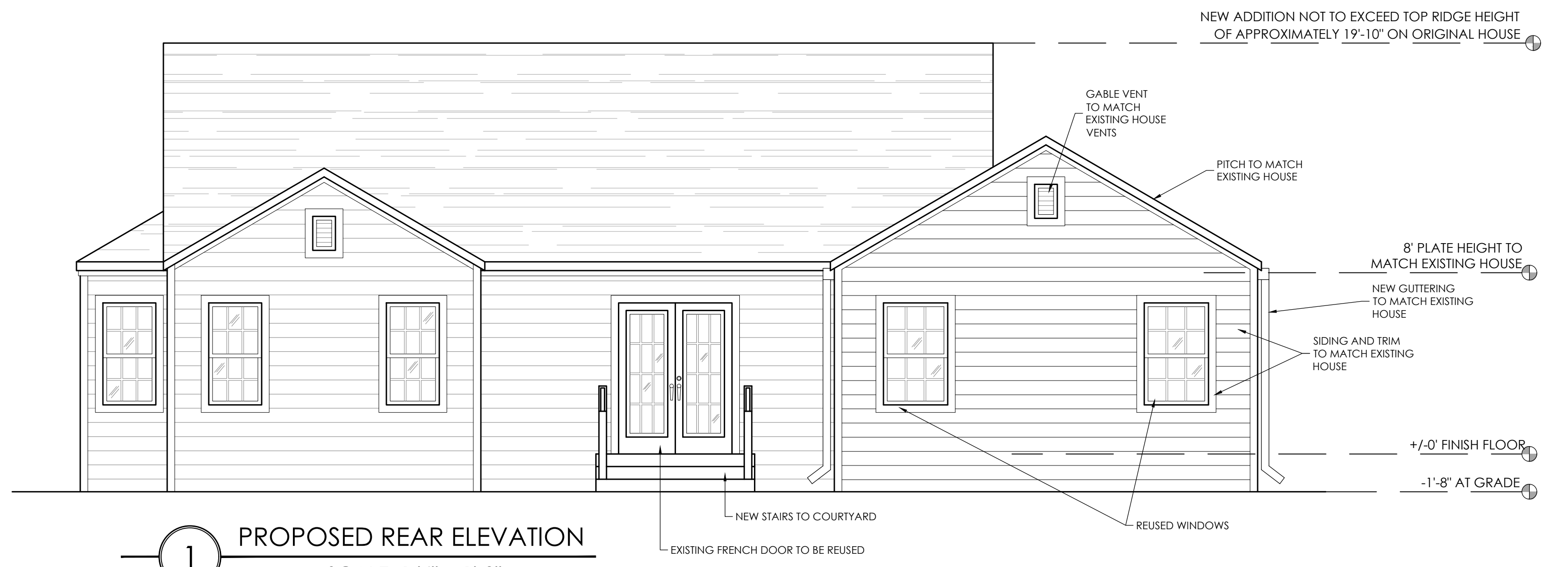
11/6/2024

LOFTIES DESIGNS

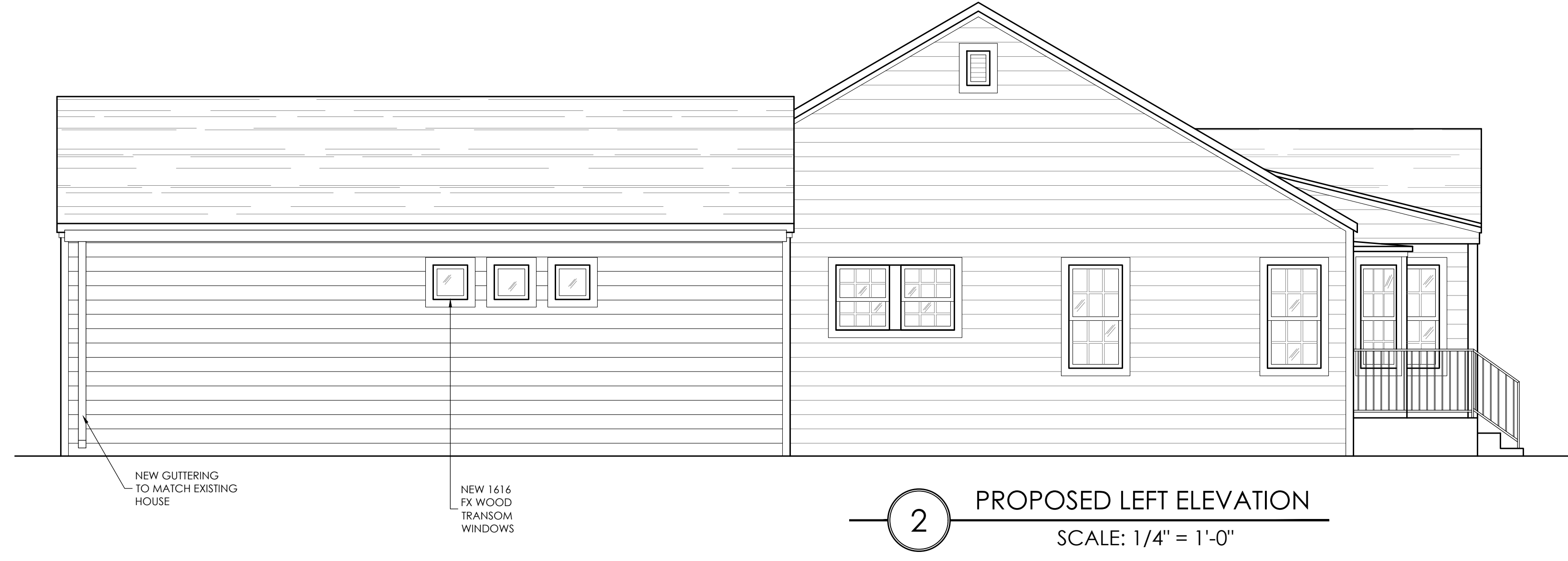
PROPOSED CHANGES
A201



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



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

643 Okmulgee Renovation

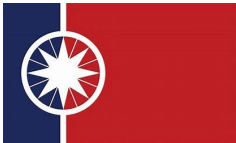
Certificate of Appropriateness Application Supporting Material





**NW Corner of Home
Back Yard**

**Addition
Here**

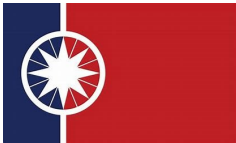


643 Okmulgee Renovation

Prepared by:
Ryan Stover



**North end of Home
Back Yard**

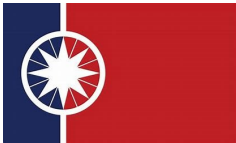


643 Okmulgee Renovation

Prepared by:
Ryan Stover



**NE Corner of Home
Back Yard**

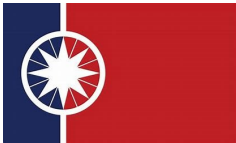


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Ryan Stover



**East Side of Home
Adj to Oklahoma Ave**



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Prepared by:

Ryan Stover



**SE Corner of Home
Front/Side Yard**

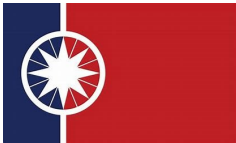


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Prepared by:
Ryan Stover



**South End of Home
Front Yard**



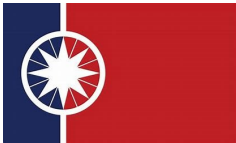
643 Okmulgee Renovation

Prepared by:

Ryan Stover



**SW Corner of Home
Front/Side Yard**



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Prepared by:
Ryan Stover



**West Side of Home
South End**



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Prepared by:
Ryan Stover



**West Side of Home
North end**

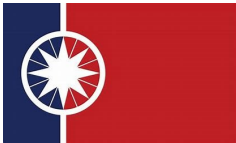
**Reuse these 2
windows on
addition.**

**Addition
Here**





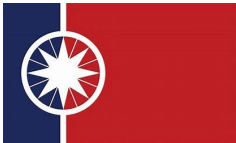
**Remove & Reuse
3 Windows on
Addition**





Remove Existing Rear Covered Entry

Add Reuse interior double doors for new main back entry. Concrete steps added here



6x6 Wood Frame Window



Remove/Reuse

Item 3.



Remove/Reuse interior double doors
for new back entry



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Ryan Stover



Install new concrete driveway. 10 ft wide



643 Okmulgee Renovation

Prepared by:
Ryan Stover

Specification Sheet

New Addition:

- Traditional Slab Concrete Foundation
- Wood frame construction
- Siding material to match existing faux wood aluminum siding
- Siding and windows painted white to match existing paint color of home
- Windows – 5 reused 6x6 wooden framed windows taken from existing house and noted on drawings
- 3050 Window (1) – Aluminum Clad Wood in a 6x6 pattern to match existing window patterns
- Roof material and color to match existing roof

New Rear Entry:

- Reuse existing interior wooden framed/glass double doors for the new rear entry
- Add concrete steps onto new back patio concrete slab between the 2 north wings
- Siding material to match existing faux wood aluminum siding installed where the existing double windows are removed
- Paint doors, trim & siding white to match existing house paint color

Existing Home:

- Clean & Paint existing home to match current white paint color

