



CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069
Monday, March 03, 2025 at 5:30 PM

AGENDA

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

ROLL CALL

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF FEBRUARY 3, 2025.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 24-20) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 733 CHAUTAUQUA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF EXTERIOR SIDING, SOFFIT, AND TRIM; B) REPLACEMENT OF WINDOWS; C) PAINTING OF THE EXTERIOR BRICK WALLS. (POSTPONED FROM THE OCTOBER 7, 2024 MEETING AND THIS ITEM IS REQUESTING POSTPONEMENT TO THE APRIL 7, 2025 MEETING).
3. (HD 24-03) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 627 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF WINDOW. (POSTPONED FROM THE FEBUARY 3, 2025 MEETING)
4. (HD 24-04) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE WITH AN ATTACHED GARAGE; B) CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT; C)

CONSTRUCTION OF A CONCRETE PATIO WITH A COVERED PERGOLA.
(POSTPONED FROM THE FEBRUARY 3, 2025 MEETING)

REPORTS/UPDATES

5. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE FEBRUARY 3, 2025.
6. DISCUSSION OF PROGRESS REPORT REGARDING FY 2024-2025 CLG GRANT PROJECTS.
7. DISCUSSION & CONSIDERATION OF PROJECTS FOR 2025-2026 CERTIFIED LOCAL GOVERNMENT CLG FUNDS.

MISCELLANEOUS COMMENTS

ADJOURNMENT



CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069
Monday, February 03, 2025 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Council Chambers at the Municipal Building, on Monday, February 03, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Michael Zorba called the meeting to order at 5:30 P.M.

ROLL CALL

PRESENT

- Commissioner- Jo Ann Dysart
- Commissioner- Taber Halford
- Commissioner- Gregory Heiser
- Commissioner- Michael Zorba
- Commissioner- Susan Ford
- Commissioner- Sarah Brewer
- Commissioner- Karen Thurston

ABSENT

- Commissioner- Mitch Baroff
- Commissioner- Barrett Williamson

A quorum was present.

STAFF PRESENT

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

GUESTS PRESENT

- Edwin Amaya, 1320 Oklahoma Ave., Norman, OK
- Catherine Gilarranz, 119 W. Main St, Norman, OK
- David Boeck, 922 Schulze Dr., Norman, OK
- Mark Krittenbrink, 428 W Eufaula Norman, OK
- Ryan Stover, 643 Okmulgee St., Norman, OK

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF DECEMBER 2, 2024.

Motion to approve the minutes by Commissioner Jo Ann Dysart; **Second** by Commissioner Susan Ford.

Motion to amend the minutes by Commissioner Karen Thurston; **Second** by Commissioner Gregory Heiser.

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

2. ACTION ITEMS

ELECTION OF CHAIR AND VICE CHAIR

Motion by Commissioner Karen Thurston to approve Michael Zorba as the Chair and Gregory Heiser as the Vice Chair; **Second** by Commissioner Jo Ann Dysart.

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

FEEDBACK

3. (HD 24-01) CONSIDERATION OF FEEDBACK FOR REQUESTS TO ADD FIRST AND SECOND-FLOOR ADDITIONS FOR THE PROPERTY LOCATED AT 325 E. KEITH STREET.

Anais Starr presented the staff report:

- This property is a 1923 Bungalow Craftsman is contributing to the Miller Historic District.
- There have not been any previous COA requests for this property.
- The Sanborn Maps show that there was an addition to this property post-1944.
- The current owners wish to add first and second floor additions to the existing house to accommodate their growing family's needs.

Mark Krittenbrink and Catherine Gilarranz, with Krittenbrink Architecture, representing the applicant, discussed the item:

- Mr. Krittenbrink stated that there is not room to extend an addition to the rear, as it is a small backyard, and zoning regulations require a 20' minimum setback from the rear property line. There will be two small additions on the first floor with the majority of the square footage desired being gained in a second floor addition.

Public Comments:

There were no public comments.

Commission Discussion:

- Commissioner Karen Thurston asked how many feet the addition will extend toward the west property line.
- Mark Krittenbrink stated that the addition will bump out about 6 feet from the current edge of the house.
- Commissioner Sarah Brewer said that she felt the proposed second story ridge line looked off since it was an asymmetrical gable. Catherine Gilarranz answered they can modify the gables so they tie into the existing ones.

CERTIFICATE OF APPROPRIATENESS REQUESTS

4. (HD 24-02) 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) WIDENING OF DRIVEWAY AND ADDITION OF A CONCRETE WALKWAY; B) EXTENSION OF FRONT PORCH BY 4 FEET.

Motion by Commissioner Jo Ann Dysart to approve (HD 24-02) Item 2a) widening of a driveway and addition of a concrete walkway, as submitted; **Second** by Commissioner Greg Heiser.

Anais Starr presented the staff report:

- The property is a 1943 minimal traditional home that is contributing to the Southridge Historic District.
- The applicant would like to add to the existing driveway to provide additional parking for the lot.
- The current garage set approximately 17 feet from the street.
- Public Works requires a minimum of 20 feet in depth for the parking space.

Ryan Stover, Applicant, discussed the item:

- Mr. Stover stated that he plans to have the install a new approach for the expanded driveway.

Public Comments:

There were no public comments.

Commission Discussion:

- Commissioner Michael Zorba said that he understands the need for a larger driveway, given modern day needs. It would be impossible to get two cars bumper to bumper in this driveway.
- Commissioner Karen Thurston stated that she does not agree with the need for a larger driveway, and that the 10 foot maximum width stated in the Guidelines for driveways is very important to the look of the neighborhood.

Applicant agreed to a postponement of his request.

Motion by Commissioner Jo Ann Dysart to postpone (HD 24-02) Item 2a) widening of a driveway and addition of a concrete walkway, as submitted; **Second** by Commissioner Greg Heiser.

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

Motion by Commissioner Susan Ford to approve (HD 24-02) Item 2b) extension of the front porch by 4 feet; **Second** by Commissioner Sarah Brewer.

Anais Starr presented the staff report:

- The applicant wishes to expand the front porch to make it more useable.
- He wants to extend 4 feet forward towards Okmulgee Street.

- The Preservation Guidelines do not directly mention altering a historic porch. However, the Guidelines discourage alteration to the front façade.

Ryan Stover, Applicant, discussed the item:

- The applicant stated he would love to be able to sit on the porch with some chairs, and that is why he wishes to extend the porch. Due to the bay window that extends into the porch, there is not room to set chairs and a table.

Public Comments:

There were no public comments.

Commission Discussion:

- Commissioner Sarah Brewer said that she understands because she loves to sit on the front porch as well. However, the Guidelines are clear about not changing the front façade.

Applicant agreed to a postponement of his request.

Motion by Commissioner Sarah Brewer to postpone (HD 24-02) Item 2b) extension of the front porch by 4 feet; **Second** by Commissioner Karen Thurston.

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

5. (HD 24-03) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 627 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF WINDOWS; AND B) REPLACEMENT OF FRONT DOOR.

Motion by Commissioner Sarah Brewer to approve Item 2a) replacement of windows as submitted; **Second** by Commissioner Jo Ann Dysart.

Anais Starr presented the staff report:

- The property is a 1949 Modern Movement Ranch Style home that is contributing to the Southridge Historic District.
- There have not been any COA requests for this property since the Southridge District was established in 2016.
- The Guidelines encourage the preservation of the original windows. However, the windows can be replaced if they have deteriorated more than 50 percent and are not repairable.

David Boeck, representing the Applicant, discussed the project:

- Mr. Boeck stated that they contacted two companies in regards to repairing the windows. While the companies could repair the frames, they were not able to replace the cranks on the windows, and that is why they are proposing replacement.

Public Comments:

There were no public comments.

Commission Discussion:

- Commissioner Karen Thurston shared with Mr. Boeck that the original cranks on the windows can be repaired by taking them to a machine shop.
- Commissioner Sarah Brewer stated the Guidelines require the same profile for the mullions and the proposed windows did not meet the Guidelines.

Mr. Boeck agreed to postpone Item A.

Motion by Commissioner Karen Thurston to postpone Item 2a) replacement of windows; **Second** by Commissioner Sarah Brewer.

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

***Commissioner Jo Ann Dysart left the meeting before voting took place for 1320 Oklahoma Avenue.**

6. (HD 24-04) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE WITH AN ATTACHED GARAGE; B) CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT; C) CONSTRUCTION OF A CONCRETE PATIO WITH A COVERED PERGOLA.

Motion by Commissioner Susan Ford to approve (HD 24-04) Item 2a) Construction of a new house with an attached garage as submitted; **Second** by Commissioner Sarah Brewer.

Anais Starr presented the staff report:

- This property originally had a circa 1959 two-story non-contributing structure, which was demolished last fall.
- Ms Starr noted that when the structure was demolished, the non-conforming status was lost and any new structures must comply with the R-1 Zoning, which allows a single-family dwelling and accessory dwelling unit as proposed by the applicant.
- Ms. Starr provided an overview of the proposed new construction for the lot.

Edwin Amaya, Applicant, discussed the item:

- Mr. Amaya presented his proposal for the new construction for lot.
- The main structure will be four bedrooms and three and a half bathrooms, with an attached garage. An accessory dwelling unit and detached covered patio structure are also proposed.
- He proposes stucco around the front door entryway while the rest of the house will be composite siding. He is requesting to use the metal windows previously purchased for renovation of the former structure on this proposed new house. This will keep the window sizes the same as the original structure.

Public Comments:

There were no public comments.

Commission Discussion:

- The Commissioners stated that they don't believe that the design of the garage door matches with the rest of the house.
- Some of the Commissioners shared their concerns about the siding being both vertical and horizontal.
- Commissioner Susan Ford said that without the different colors of siding, and the siding being vertical and horizontal, the house will look like one big rectangular structure.
- Commissioners inquired about a porch element.
- Other feedback from the Commission included:
 - Reduce the size and/or height of the structure. The submitted design is large for the lot and is overwhelming the surrounding properties.
 - The Commission requested more details for the windows, doors, and exterior materials. Specifically, the Commission requested an elevation drawing or rendering be provided illustrating the complete house design.
 - Eliminate the vertical siding, to help reduce the verticality of the structure and thereby decrease the appearance of the height of the structure.
 - Include some elements in the structure that give "a nod" to the historic structures in the surrounding Southridge District. The Commission cautioned against duplicating a historic structure in the neighborhood.
 - Eliminate the stucco door surround, as this is not an element found in the Southridge Historic District and appears to be creating a sense of false history.
 - Re-design the garage door to match the design of the house. In particular, remove the carriage door hardware.
 - Reduce or eliminate the one-foot finished floor elevation to reduce the height and prevent this structure from overwhelming this parcel and adjacent properties.

Mr. Amaya agreed to postpone Item A and revise the proposal for the lot.

Motion by Commissioner Karen Thurston to postpone item 2a) Construction of a new house with an attached garage as submitted; **Second** by Commissioner Greg Heiser.

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

Motion by Commissioner to approve item 2b) Construction of a detached accessory dwelling unit as submitted; **Second** by Commissioner

Anais Starr presented the staff report:

- Houses that are zoned R-1 are allowed by zoning ordinance to construct an accessory dwelling unit.

Edwin Amaya, Applicant, discussed the item:

- He stated that the City of Norman allows accessory dwelling units (ADU), as long as they meet the required setbacks.

Public Comments:

There were no public comments.

- Commission Discussion:

The Commission asked questions regarding the ADU. The Commissioners found that since the ADU had limited visibility behind the house, it appeared to meet the Guidelines for design or placement. However, since the house request was postponed, the Commission wanted to review the ADU along with the new submittal for the house.

Mr. Amaya agreed to postpone Item B.

Motion by Commissioner Karen Thurston to postpone item 2b) Construction of a detached accessory dwelling unit as submitted; **Second** by Commissioner Greg Heiser.

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

Motion by Commissioner Karen Thurston to postpone Item 2c) Construction of a concrete patio with a covered pergola; **Second** by Commissioner Greg Heiser.

There was not a staff presentation for Item C.

Public Comment:

There was no public comment for this item.

Commission Discussion:

- Commissioner Mike Zorba said that he doesn't have an issue with a concrete patio and a pergola, because it wouldn't be visible to the street, only the alley.
- The Commission wants to review the entire request including the covered pergola and requested a postponement from the applicant.
- Mr. Amaya was agreed to a postponement of this item..

Motion by Commissioner Karen Thurston to postpone Item 2c) Construction of a concrete patio with a covered pergola; **Second** by Commissioner Greg Heiser.

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

REPORTS/UPDATES

7. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE DECEMBER 2, 2024.

- 549 S. Lahoma - Applicant should be submitting COA request this week.
- 904 Classen Ave - No change since the last meeting.
- 607-609 S. Lahoma - Delayed still. Historic District Preservation Officer has reached out to the applicant to confirm the installation date.
- 425 Chautauqua Ave - Work is complete.
- 626 Tulsa St - No change since November meeting. Applicant is aware that since the work hasn't started the COA will expire.

- 712 Miller Ave - Work was to begin on Monday, November 4th, however storms delay the contractor. The Historic District Preservation Officer will call the contractor to discuss the garage door modifications.
- 1320 Oklahoma Ave - Demolition isn't complete.
- 505 Chautauqua Ave - Work has started.
- 643 Okmulgee - Work has started.

Administrative Bypass

No COA by Admin Bypass issued since December 2, 2024.

8. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2024-2025 CLG GRANT PROJECTS.

	Proposed Budget	Spent
PROJECT 1: Education Training	\$3,000	\$175 (staff webinar)
PROJECT 2: Memberships Dues for NAPC	\$ 150	
PROJECT 3: Southridge Historic Walking Tour Mobile App	\$1,500	
PROJECT 4: Historic Tour App Maintenance	\$1,725	\$1,725 (Renewed in Dec 2024)
PROJECT 5: (NAPC) Commission Essentials Workshop (Fall 2024)	\$4,500	\$4,500 (Nov 7 & 14 CAMP Sessions)
PROJECT 6: (NAPC) Disaster Planning Workshop (Spring 2025)	\$4,000	
PROJECT 7: Quarterly Education Postcard	\$1,800	\$485.24 (postcard in October)
PROJECT 8: Historic Coloring Book Reprint	\$1,800	\$200 (Reprinting of Coloring books)
TOTAL CLG BUDGET	\$18,375	\$7,085.24

MISCELLANEOUS COMMENTS

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 9:40 P.M.

Passed and approved this _____ day of _____ 2025.



Date: February 20, 2025

To: Historic District Commission

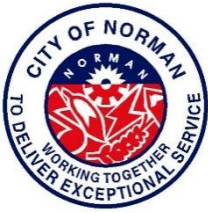
From: Anais Starr, Planner II

Subject: 733 Chautauqua Ave – Certificate of Appropriateness request for the following modifications: a) Replacement of exterior siding, soffit, and trim; b) Replacement of windows; c) Painting of the exterior brick walls.

The applicant, Frank Sullivan, III, is requesting a postponement to the April 7, 2025, Historic District Commission meeting to allow applicant to continuing to investigate paint removal options for the exterior brickwork.

cc: Lora Hoggatt, Planning Services Manager

office memorandum



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/03/2025

REQUESTER: Brent Maze

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

ITEM TITLE: (HD 24-03) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 627 OKMULGEE STREET FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF WINDOW. (POSTPONED FROM THE FEBUARY 3, 2024 MEETING)

Property History

Historical Survey Information

2014 Southridge Historic District Nomination Survey Information:

643 Okmulgee Street. 1949. Modern Movement, Ranch Style. This contributing one-story, brick, single dwelling has a moderate pitched, asphalt covered, hipped roof and a brick foundation. The metal windows are casement. The partial porch is inset under the main roof and has wood square supports. The integral single car garage has a paneled overhead door. There is a brick chimney towards the rear of the house.

Sanborn Map Information

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

Previous Actions

There have not been any COA requests for this property since the establishment of the Southridge Historic District in 2016.

February 3, 2025 – A COA request for replacement of windows was postponed to allow the applicant time to research and revise proposed replacement windows for the structure. The COA request to replace the door with a custom wood door was approved.

Overall Project Description

The applicant requested replacement of the casement windows at the February 3, 2025 Historic District Meeting. The Commission indicated that the replacement windows submitted for the request did not meet the Guidelines and requested the applicant research window replacement with simulated-divided panes and exterior mullions. The applicant has submitted a new presentation with metal windows which meet these specifications.

REQUESTS

Project Description

a) Replacement of windows

The property owner is interested in improving the appearance and energy efficiency of the house. To help meet these goals, the applicant proposes to replace the deteriorated casement windows with custom aluminum windows. The custom metal windows will match the existing size and window pane configuration. As noted earlier, the applicant is proposing simulated-divided metal windows with exterior mullions. The house has metal storm windows installed over the windows. The owner intends to remove the storm windows.

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

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

- .1 Retain Original Windows.** *Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.*
- .2 Retain Historic Glass.** *Retain original glass in historic windows if at all possible. Leaded glass windows shall be preserved. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*
- .5 Replace Only Deteriorated Features.** *If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.*
- .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.

Issues and Considerations

This structure was built post-1944 within the period of significance for the Southridge Historic District, and is designated as a contributing structure to the District. The existing windows are original to this contributing historic structure.

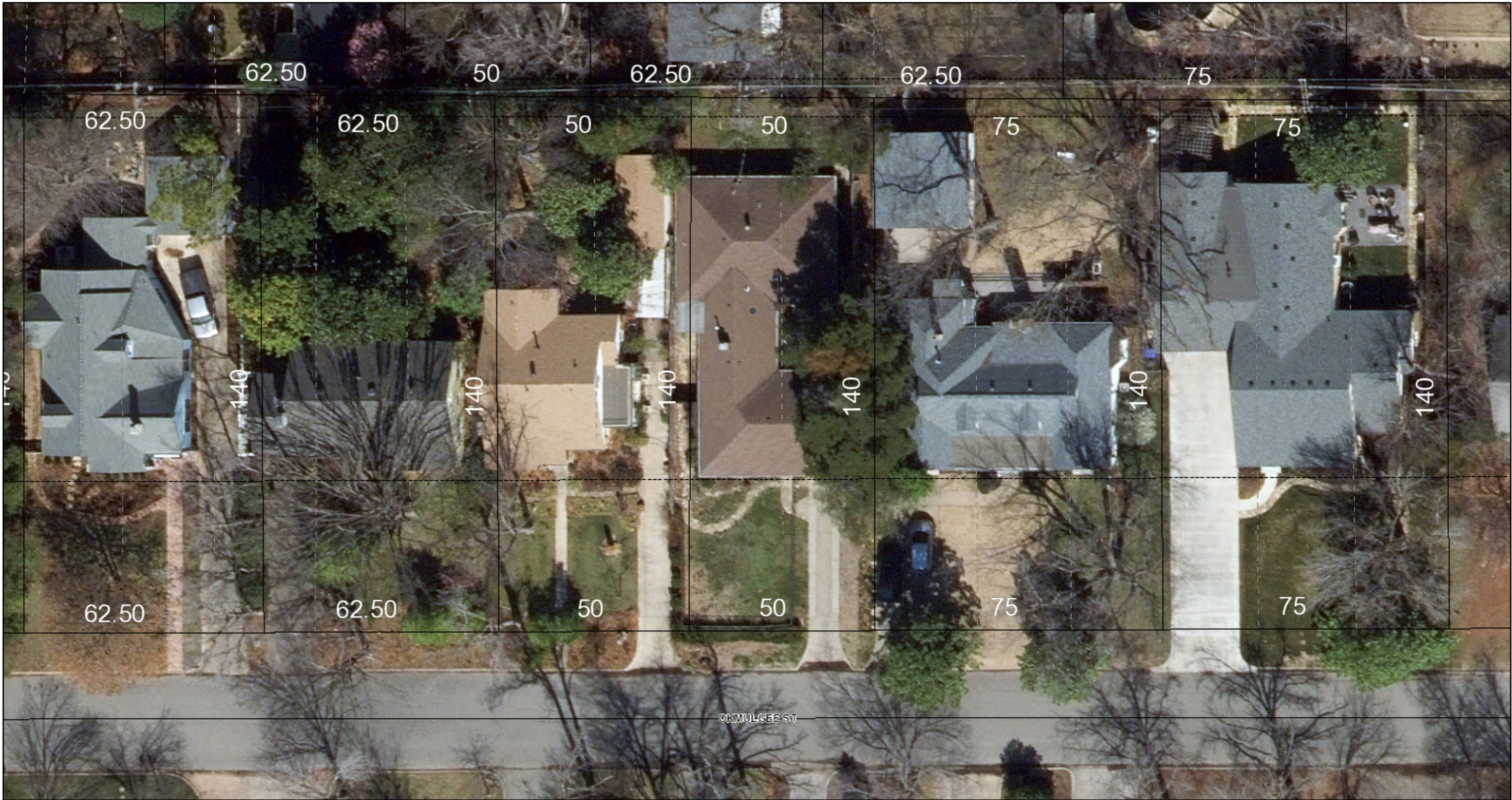
The *Guidelines for Windows* encourage the preservation and retention of original windows. The *Guidelines* allow original windows to be replaced if the Commission determines the windows have deteriorated more than 50% and are not repairable. The applicant has submitted pictures showing the deteriorated state of the existing windows. The applicant has sought contractors to repair the windows, and as of the writing of this staff report, the applicant had not successfully obtained such a contractor. If the applicant can find a contractor, he plans to restore the front façade windows while replacing the remaining windows in the structure.

The *Guidelines* allow aluminum or metal windows to be considered for the replacement of metal casement windows on a case-by-case review. The Commission has reviewed five previous requests to replace metal casement windows on non-contributing structures. The Commission approved the replacement of casement windows with aluminum or metal windows in non-contributing structures at 415 S Lahoma, 720 S Lahoma, 1320 Oklahoma Avenue, and 727 Chautauqua. For the property at 713 Cruce, the Commission required the retention of the original casement windows on the front of the structure, while allowing the replacement of side and rear windows.

As stated earlier in this report, the Commission requested the applicant research more suitable window replacements. The applicant is now proposing simulated-divided metal windows with exterior mullions. This meets the *Guidelines for Windows* for replacement material for metal casement windows.

The Commission would need to determine whether replacement of the original casement windows with the proposed metal windows in this contributing structure will meet the *Preservation Guidelines* and whether such work is compatible with the historic structure and the District as a whole.

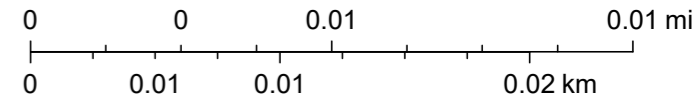
Commission Action: (HD 24-03) Consideration of approval, rejection, amendment, and/or postponement of the Certificate of Appropriateness request for the property located at 627 Okmulgee Street for the following modification: a) replacement of windows.



1/6/2025, 4:05:15 PM

1:303

Easement	Streets	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	AerialPhoto2001
Lot Line	Centerline Labels (10,000+)	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	AerialPhoto1997
Parcel	AerialPhoto2023	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	AerialPhoto2005
OU	Red: Band_1	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	AerialPhoto2010
Park	Green: Band_2	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	AerialPhoto2015
Lake Thunderbird	Blue: Band_3	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	AerialPhoto2017
Railroad	AerialPhoto2021	Green: Band_2	Green: Band_2	Green: Band_2	Green: Band_2	AerialPhoto2013
	Red: Band_1	Blue: Band_3	Blue: Band_3	Blue: Band_3	Blue: Band_3	AerialPhoto2007
	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	Red: Band_1	



City of Norman, GIS Services Division, Merrick

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: 627 OLIVY LEE

Applicant's Contact Information:

Applicant's Name:	DAVID BOELK
Applicant's Phone Number(s):	405-919-8242
Applicant's E-mail address:	DLBO@OK.EDU
Applicant's Address:	922 SCHULZE DR NORMAN, OK 73071
Applicant's relationship to owner:	<input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Architect

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

Owner's Name:	BRENT MAZE
Owner's Phone Number(s):	CELL 405-820-9846 OFF 405-321-5647
Owner's E-mail:	brentmazer@gmail.com

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

- 1) WINDOWS - REPLACE ALL WINDOWS (SEE SPEC + ELEVATIONS IN PACKET)
- 2) FRONT DOOR - REPLACE W/ CUSTOM SOLID LOREWOOD DOOR TO MATCH
- 3) FENCE - IF REPLACE, WILL ALL MATCH EXISTING
- 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: 01-08-2015

(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: DAVID BOELK
Authorized Representative's Signature:  Date: 01-08-2015

627 Okmulgee

Item 3.

Brent Maze



1



2

Presentation to the Norman
Historic District Commission
March 3, 2025

627 Okmulgee

Item 3.

Brent Maze



3



4

Presentation to the Norman
Historic District Commission
March 3, 2025



5

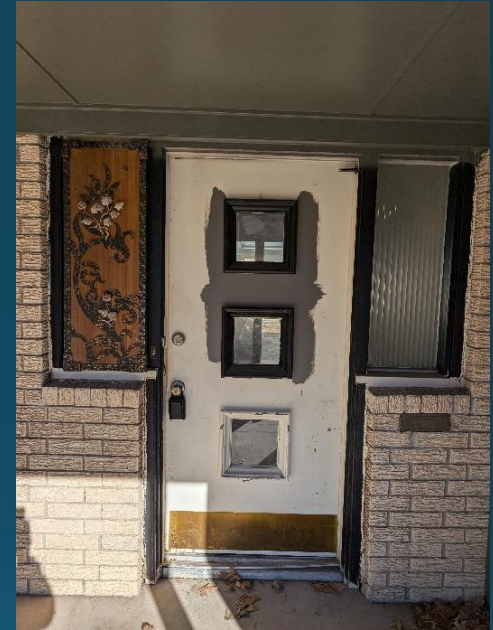


6

Presentation to the Norman
Historic District Commission
March 3, 2025



7



8

Presentation to the Norman
Historic District Commission
March 3, 2025

627 Okmulgee

Item 3.

Brent Maze



9

Presentation to the Norman
Historic District Commission
March 3, 2025

10

627 Okmulgee

Item 3.

Brent Maze



11

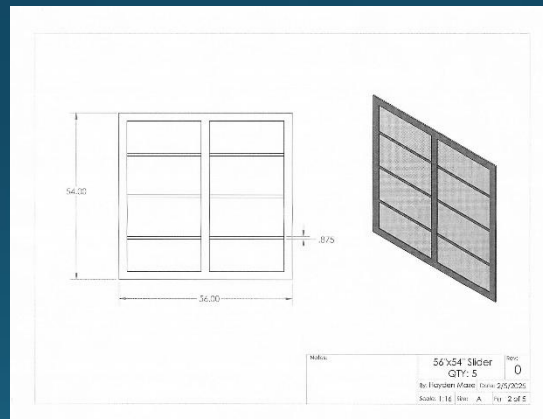


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Presentation to the Norman
Historic District Commission
March 3, 2025

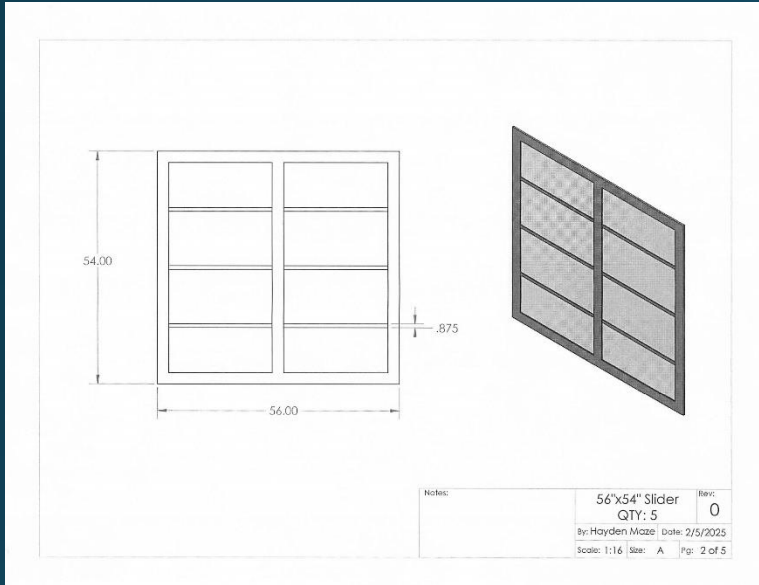


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Presentation to the Norman
Historic District Commission
March 3, 2025



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Presentation to the Norman
Historic District Commission
March 3, 2025

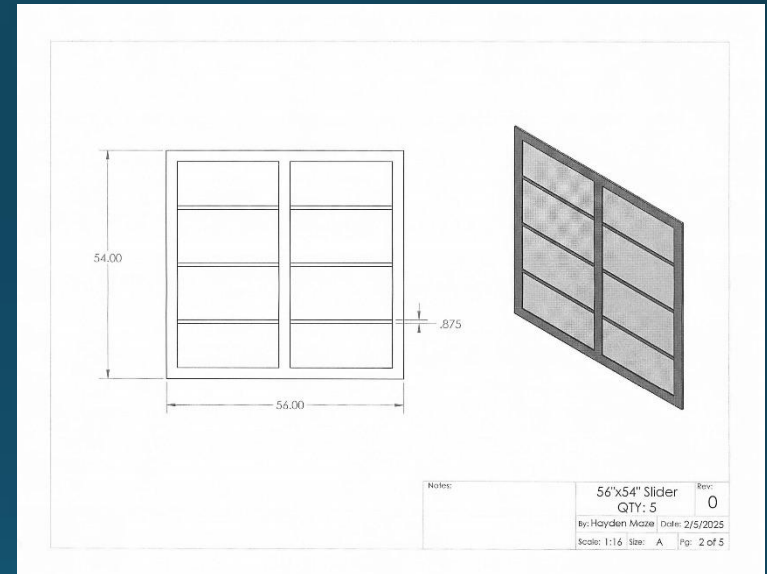
627 Okmulgee

Item 3.

Brent and Katy Maze

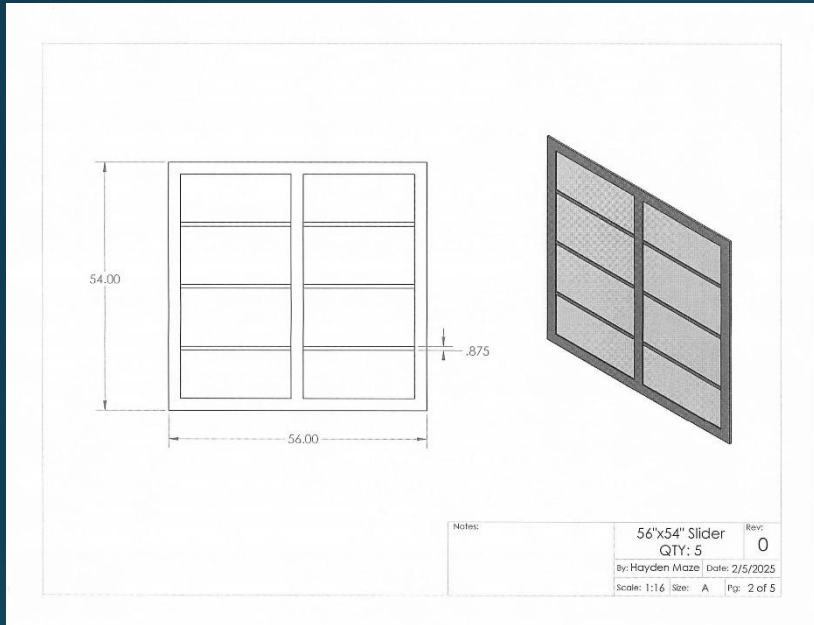


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Presentation to the Norman
Historic District Commission
March 3, 2025

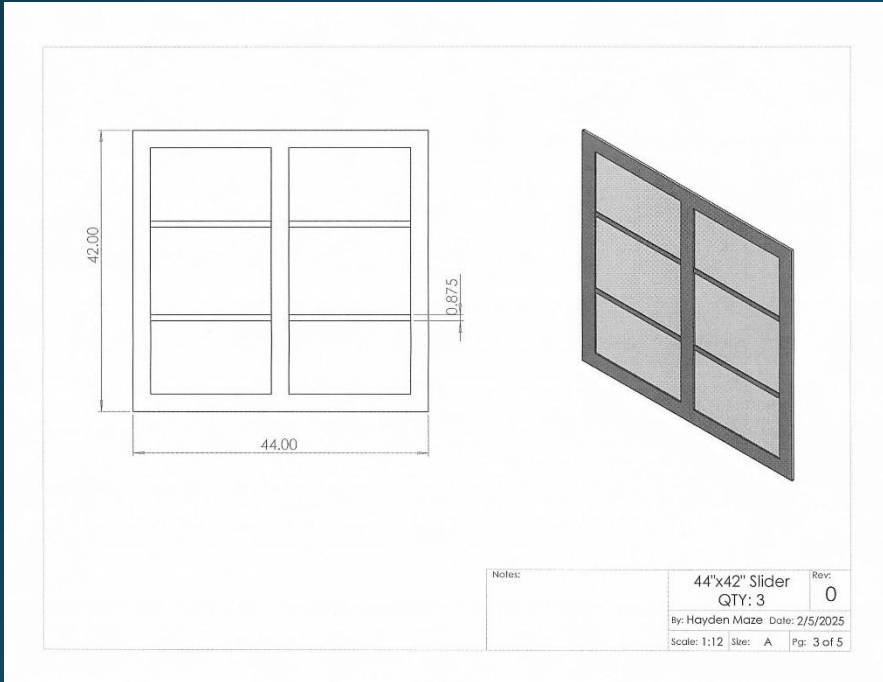


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Presentation to the Norman
Historic District Commission
March 3, 2025



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Presentation to the Norman
Historic District Commission
March 3, 2025

627 Okmulgee

Item 3.

Brent Maze

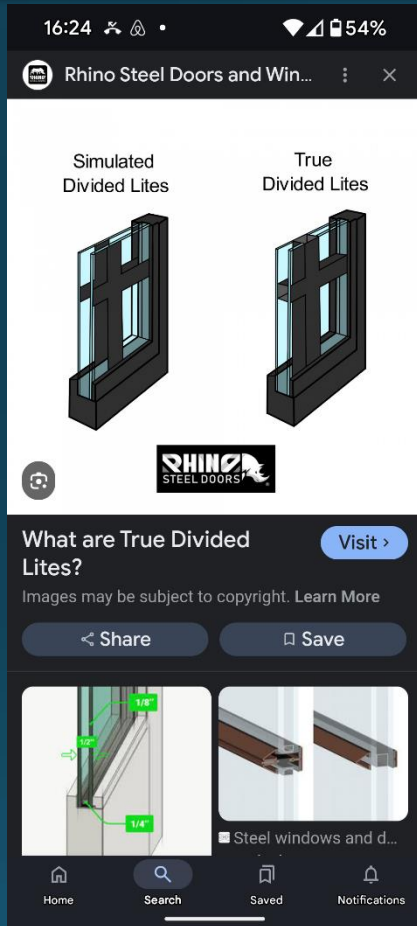


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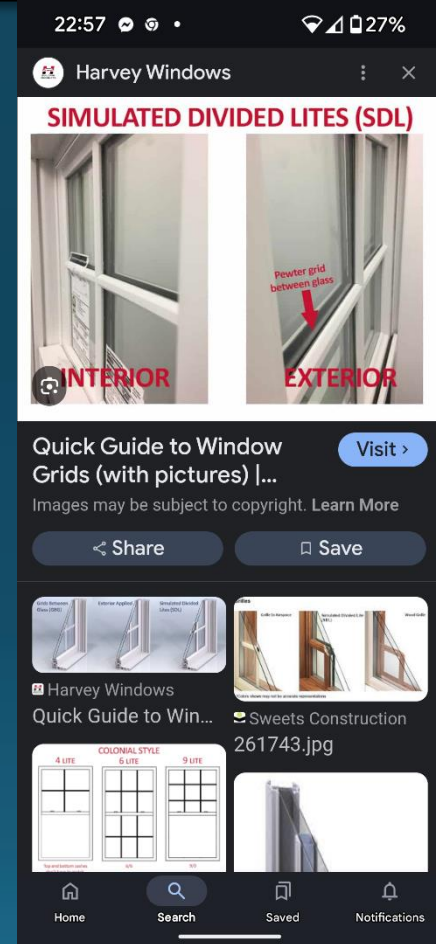


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Presentation to the Norman
Historic District Commission
March 3, 2025

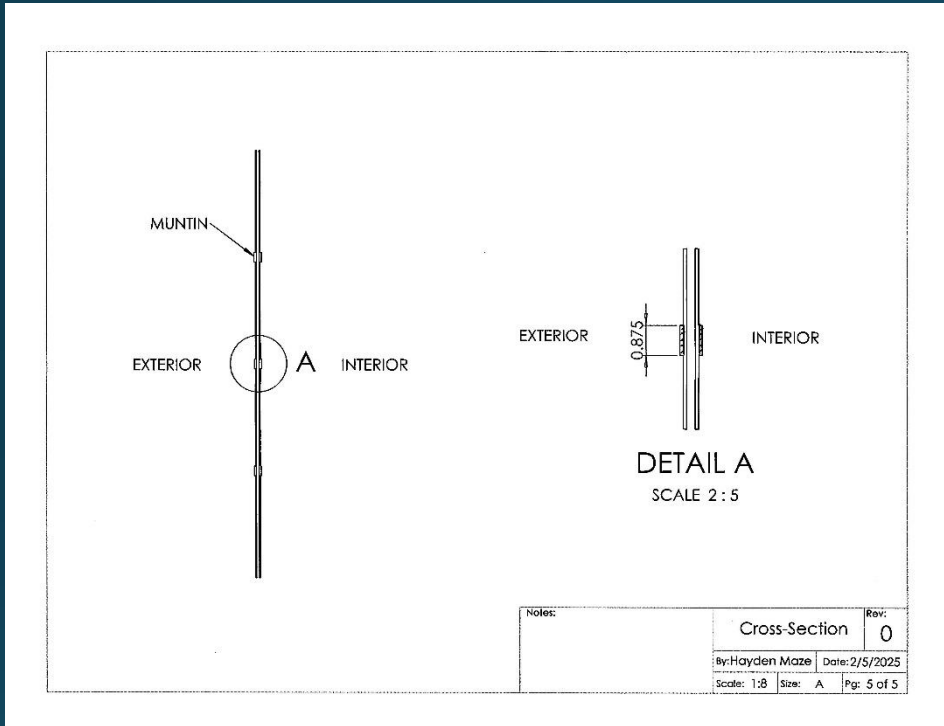


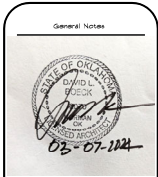
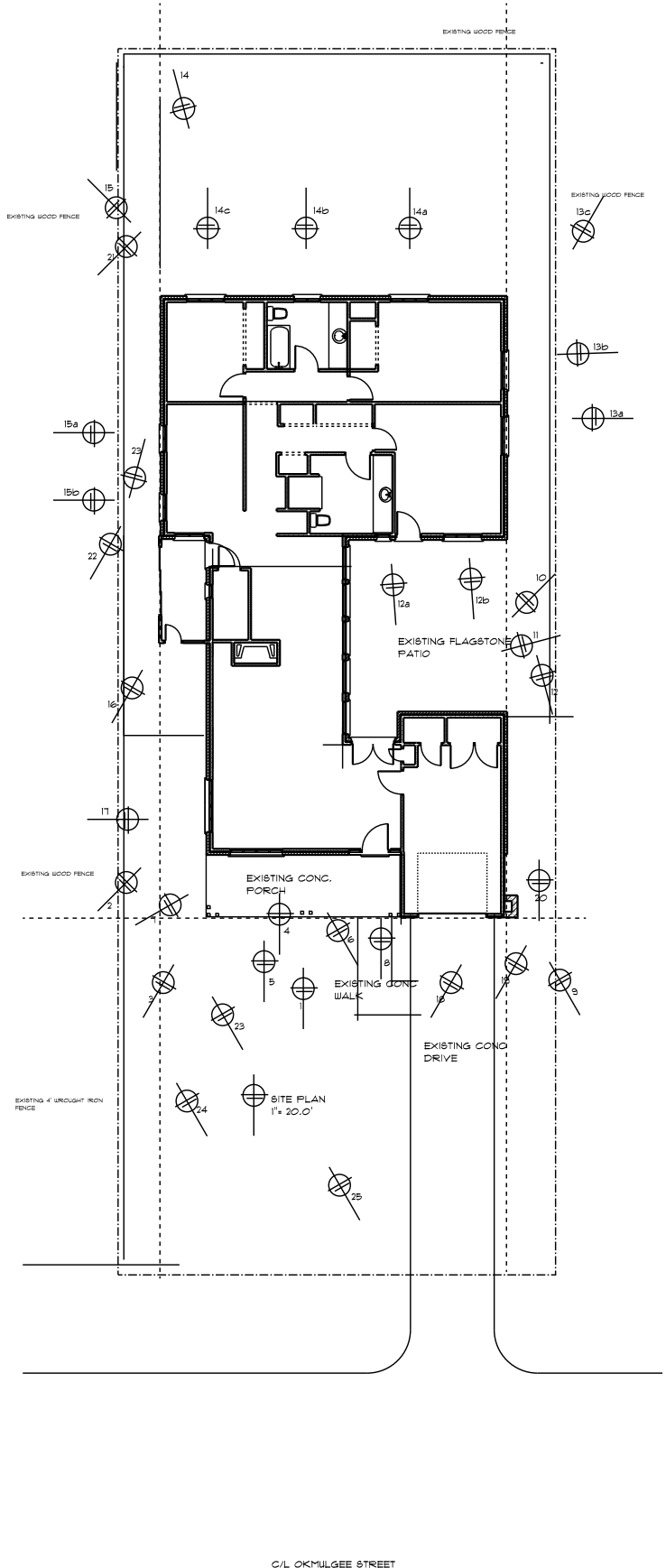
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Presentation to the Norman
Historic District Commission
March 3, 2025





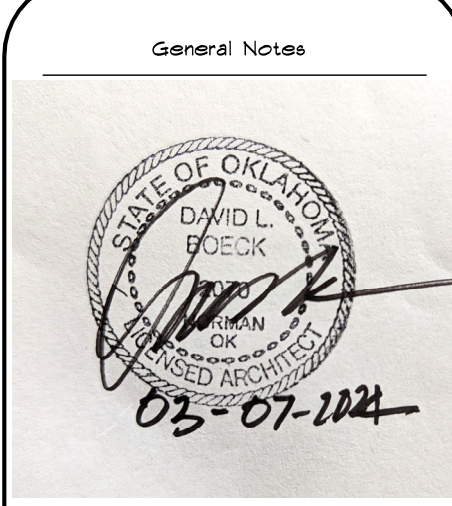
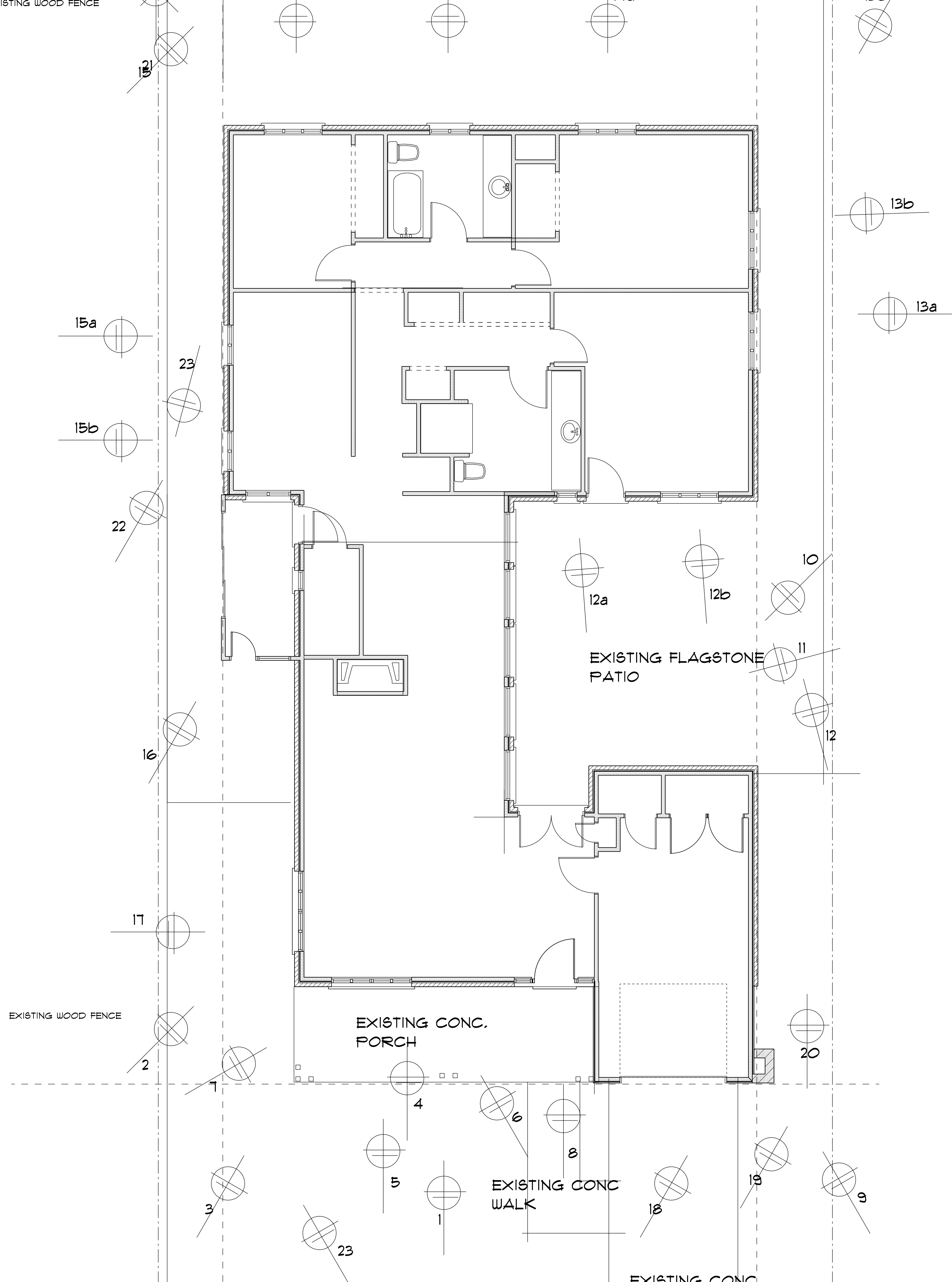
General Notes

RESIDENTIAL REMODEL FOR
 BRENT MAZE
 627 OKMULGEE
 NORMAN, OKLAHOMA 73071

DLB ARCHITECTS
 922 SCHULZE DRIVE
 NORMAN, OKLAHOMA 73071
 405-995-8272
 DLBARCHITECTS@GMAIL.COM

Project Name and Address
 The Abigail

Sheet
 Title
 Date
 Scale



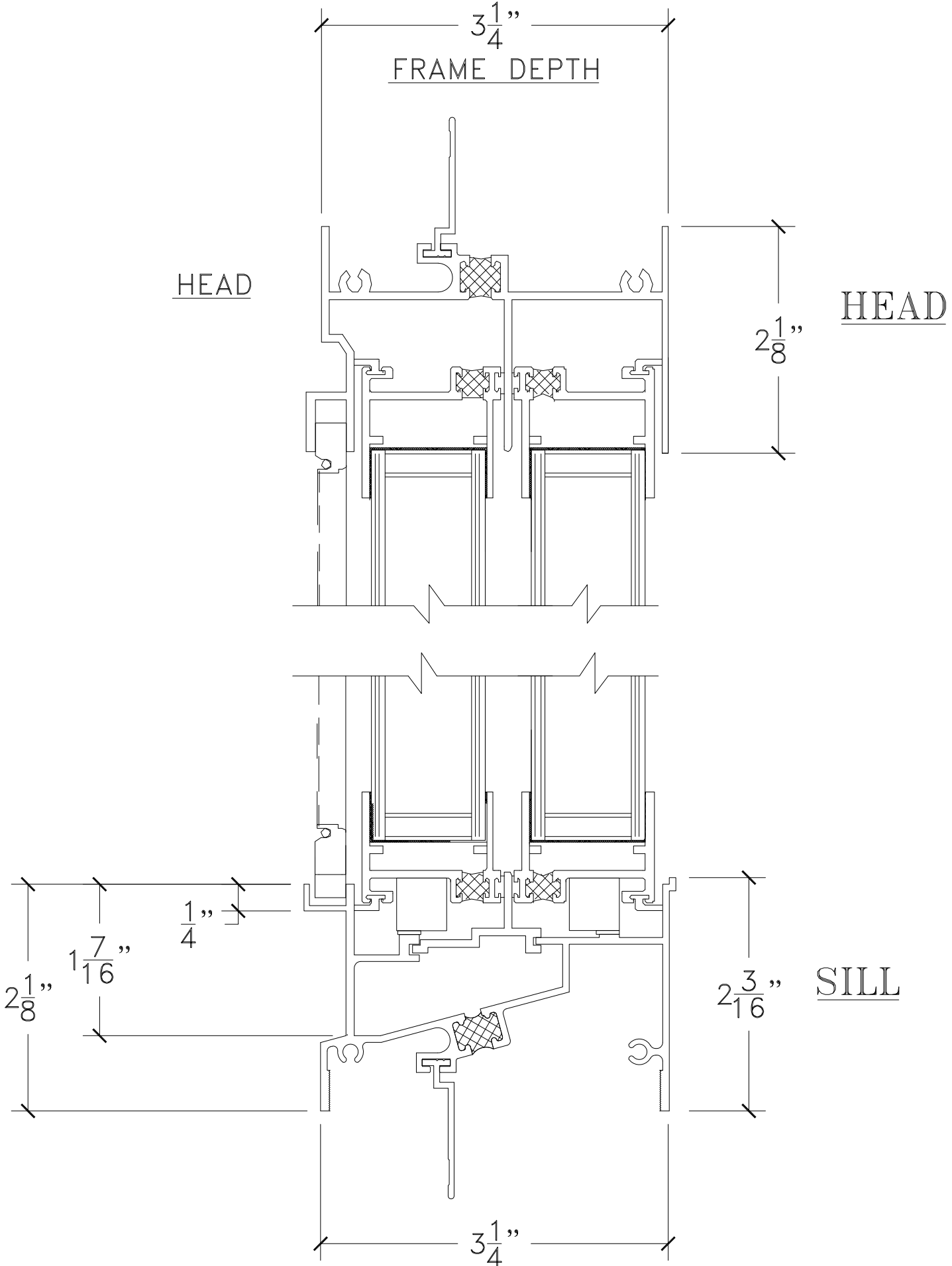
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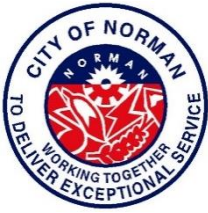
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The Abigail
 © 2024 Project Grouping

Scale
A2.0
 Project No. 1888
 Date 02/24/24
 Size 12'00"
 Scale 1/4" = 1'-0"

No.	Revision/Date



HORIZ. DBL. SLIDE
MODEL 8700



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/03/2025

REQUESTER: Edwin Amaya

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

ITEM TITLE: (HD 24-04) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 1320 OKLAHOMA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE WITH AN ATTACHED GARAGE; B) CONSTRUCTION OF A DETACHED ACCESSORY DWELLING UNIT; C) CONSTRUCTION OF A CONCRETE PATIO WITH A COVERED PERGOLA. (POSTPONED FROM THE FEBUARY 3, 2025 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. (The structure was demolished in October 2024).

Sanborn Insurance Map Information

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

Previous Actions

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

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

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

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

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

Background Information

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

Reference - Historic District Ordinance

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

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

Overall Project Description

The applicant submitted a proposal for a new house, accessory dwelling unit, and a covered pergola for this parcel at the February 3rd Historic District Commission meeting. The Commission found the proposed principal structure did not meet the Preservation Guidelines and approved a postponement request to allow the applicant time to revise the proposal. The Commission provided the following comments:

- Reduce the size and/or height of the structure. The submitted design is large for the lot and is overwhelming the surrounding properties.
- The Commission requested more details for the windows, doors, and exterior. Specifically, the Commission requested an elevation drawing or rendering be provided illustrating the complete house design.
- Eliminate the vertical siding, to help reduce the verticality of the structure and thereby decrease the appearance of the structure’s perceived height.
- Include elements that give “a nod” to the historic structures in the surrounding Southridge District. The Commission cautioned against duplicating a historic structure in the neighborhood.
- Eliminate the stucco door surround as this is not an element found in the Southridge Historic District and appears to be creating a sense of false history.
- Re-design the garage door to match the design of the house. In particular, remove the carriage door hardware.

- Reduce or eliminate the one-foot finished floor elevation to reduce the height and prevent this structure from overwhelming this parcel and adjacent properties.
- Consider adding a porch element to the front of the structure.

The applicant's revisions are shown on the attached new submittal.

REQUEST

a) Construction of a new house with an attached garage;

Project Description:

The applicant revised the drawings as a result of feedback from the Commission at the February 3rd meeting. The applicant is proposing a two-story principal structure with an attached garage. Proposed materials for the principal structure include aluminum windows, a wood front door, an aluminum sliding back door, a metal overhead garage door with wood or composite applied trim to create recessed panels, and Smart siding for the exterior walls. This parcel is 55 feet wide by 75 feet deep for a total square footage of 4,125. The proposed principal structure will have a footprint of 1,551 square feet and an overall square footage of 3,102.

The applicant provides the following comments on the revised submittal:

- Reduced the height from 30' to 26' 9";
- Added architectural details, including trim around the windows, floor separations, decorative corbels, exterior details;
- Replaced stucco with warm wood entry feature with rectilinear pediment;
- Removed vertical siding from exterior wall and limited it to gables;
- Lowered request for finished floor elevation from one foot to six inches above existing grade;
- Enhanced detailing to create a historical sense without introducing a false historical narrative;
- Updated the garage door selection to align with the overall design.

Reference - Historic District Ordinance

36-535.a.2.g: *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern-day uses and conveniences for their residents. (0-0910-12).*

36.535.g.6. Infill construction. *In the case of new or infill construction in Historic Districts, it is not the intent of this chapter to limit new construction to any one period or architectural style, but to preserve the overall integrity of Historic Districts and architectural resources and to ensure that new construction is compatible with existing historic and architectural resources. In the case of denial of plans by the Historic District Commission, the Commission shall state in writing the reasons for such denial and may include suggestions of the Commission in regard to actions the applicant might take to secure the approval of the Commission.*

Preservation Guidelines

4.5 Guidelines for New Primary Structures

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

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

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

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

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

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

.5 Location. New primary structures shall align with the typical front and side setback on the block.

.6 Evaluate Potential for Archaeological Resources. Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

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

3.12 Guidelines for Windows

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

3.14 Guidelines for Doors

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

2.4 Guidelines for Garages

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

.5 New Garage Construction. A new garage shall be compatible in form, scale, size, materials, features, and finish with the principal structure. The following criteria will be considered for a new garage constructed where there is currently no historic structure:

- a. The new structure will utilize alley access if available.
- b. The new footprint will be 575 square feet or 50% of the footprint of the principal structure, whichever is smaller.
- c. The cumulative of square footages for all garage structures on the lot, shall be no greater than the footprint of the principal structure
- d. New garages are to be subservient to the principal structure and in no case will the garage structure be taller, wider or deeper than the principal structure.

.7 New Garage Location. *New garage structures that are not replacing a historic garage are to be located behind the principal structure in the rear yard with limited or no visibility from the front right-of-way. Garages replacing historic garages shall maintain the location and configuration of a historic garage, typically at the end of a front driveway. Such garages shall be located behind the back elevation of the principal structure.*

.8 New Garage Materials. *The following may be considered on a case-by-case basis for new garages: Acceptable materials include wood, brick and stone masonry, and stucco. Fiber cement products for new garage construction located off an alleyway or if setback behind the rear of the house will be considered on a case-by-case basis. It should be noted that wood siding does not have "wood grain." Only smooth cement board is permitted. The use of vinyl, Masonite, aluminum or other metal sidings is prohibited.*

b. *Aluminum-clad doors and windows are allowed for garages located off of an alleyway or behind the rear elevation of the house, with no or limited visibility from the front right-of-way.*

c. *Wood, wood composite or metal overhead garage doors with wood/wood composite trim are allowed.*

d. *Garage doors shall be a single width. Double-width garage doors will be considered on a case-by-case basis.*

2.9 Guidelines for Driveways

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

.1 Front Driveway Location. *Preserve and retain historic front driveway locations. New or expanded front driveways shall be perpendicular to the street, except in individual cases where there is historical documentation of an alternate configuration. Unless there is historic documentation otherwise, driveways shall be located along the property line on one side of the house.*

.2 Driveway Width. *Driveways shall be one car width, not to exceed 10 feet wide, unless there is historic documentation of an alternate configuration. Driveway width may vary as it approaches a garage in order to correspond to the width of the door opening.*

.3 New Driveway Composition. *Driveways shall be constructed from material allowed by the City Code.*

Considerations/Issues:

Per the Guidelines for New Primary Structures the following elements should be considered when reviewing infill construction in a Historic District:

Size, Scale, Height

The proposed structure will have a footprint of 1,551 square feet. The applicant has provided impervious surface calculations for the parcel including the house, accessory dwelling unit, driveway, walkways, and patio. Proposed new structures and paving have total impervious surface coverage of 2,676 square feet or 64.87% of the lot. The proposed principal structure has a total square footage of 3,105 square feet over two stories. For comparison, the chart below provides the approximate footprints and lot sizes for the subject property, as well as adjacent properties:

Address	Footprint (sq. ft.)	Lot Size (sq. ft.)
1320 Oklahoma – Proposed structure	1,551	4,125
1320 Oklahoma – Previous structure	810 (1,230 with carport)	4,125
550 Macy Street	1,685	9,124
635 E Boyd Street	2,181	10,012
631 E Boyd Street	1,742	9,425
536 Macy Street	2,752	11,244

The square footage listed in the chart was obtained from the Cleveland County Assessor’s website. The numbers listed above only include the “under roof” footprint and do not include any accessory structures on the property.

The applicant has reduced the height of the proposed two-story principal structure from 30 feet to 26 feet, 9 inches. The former structure on this site had a height of 26 feet. According to the submitted streetscape elevation provided by the applicant, the house located south of this parcel at 635 E Boyd Street is 16 feet in height and the structure located north of this parcel at 550 Macy Street is 21 feet. The proposed house height is slightly taller than the adjacent houses but is similar to the height of the previous structure, and is similar to two-story structures found in the District.

Setbacks

The *Guidelines* encourage new houses to meet the existing setbacks found in the surrounding properties of the District. The Southridge Addition was platted with a 40-foot Front Build Line and most houses in the District meet this setback. This parcel was originally part of the property at 635 E Boyd Street but was split off sometime before 1973. While this parcel is a legal lot, it does not have the 40-foot Front Build Line seen on the remaining lots of the Southridge Addition. This parcel is required to meet the Zoning Ordinance 25-foot front setback for R-1 properties, which the proposed principal structure will meet.

Since the Southridge Addition developed slowly from 1923 to 1952, there are a variety of side setbacks found in the neighborhood. Many larger properties have generous side setbacks that are greater than the required Zoning Ordinance side yard setback requirement of 5 feet. Smaller properties have small side yard setbacks, sometimes less than 5 feet. The Zoning Ordinance requires 5-foot side yard setbacks and a rear yard setback that equals 20% of the depth of the lot, which in this case is 15 feet. The proposed principal structure meets both the side and rear setback requirements of the Zoning Ordinance.

The placement of this new house on the site is similar to the previous structure found on this lot and the adjacent house at 635 E Boyd Street.

Form and Massing

As mentioned under the Size, Scale, Height section of this report, the applicant reduced the proposed height of the proposed principal structure by more than three feet. This is taller than structures on adjacent properties, but is only 9 inches taller than the former structure on this lot.

The house south of this parcel at 635 E Boyd Street is a one-story non-contributing structure built in 1959. The house to the north of this parcel across the alley at 550 Macy Street is a two-story non-contributing house also built in 1959. The house at 631 E Boyd Street is a non-contributing two-story structure built in 1975.

The form and mass of this proposed two-story principal structure is similar to the form and massing seen in other structures in the Southridge Historic District. However, this parcel is much smaller than the typical lot size found in the Southridge District. The proposed structure, while having similar massing to other properties in the District, will cover a higher percentage of the lot than typically found in the Southridge District as can be seen in the square footage chart provided (pg.6).

Finished Floor Elevation

The applicant has reduced the finished floor elevation request from 1 foot above grade to 6 inches above grade. This requested finished floor elevation is lower than the finished floor elevations found at the adjacent houses at 550 Macy Street and 635 E Boyd Street but slightly higher than the previous structure, which sat at grade. The applicant makes this request to ensure water drains away from the structure, since the previous structure on this site had damage to the base plate due to long-term water infiltration.

Exterior Walls

For durability reasons, the applicant is proposing Smart siding and trim for the exterior walls. A wood surround has replaced the originally proposed stucco around the entranceway to add architectural interest.

The *Preservation Guidelines'* preference is for wood siding but allows for the use of alternative materials such as Smart siding on infill construction. This material is not typical of the surrounding historic structures found in the Southridge District but has been approved by the Commission for new construction. The Commission approved cement siding at 904 Miller Avenue and Hardie trim for the new brick structure at 505 Chautauqua Avenue. As per the *Guidelines for Exterior Walls*, Hardie or composite wood material is to have a smooth finish, not textured. The applicant is proposing smooth Smart siding.

As noted earlier in the staff report, the applicant revised the exterior materials. In addition to providing more details of the exterior, the proposed vertical siding on the exterior wall has been replaced with horizontal siding. There remains limited vertical siding in the gables on the second floor of the house, as well as vertical trim above the garage door.

Windows & Doors

As requested by the Commission, the applicant has provided a rendering that shows the details around the windows and doors in the revised drawings. The applicant is requesting to utilize the aluminum windows previously purchased for the renovation of the former structure for the proposed principal structure. If this is not possible, the applicant is willing to use aluminum-clad wood windows. Specifications for both options are provided. The *Preservation Guidelines* allow wood or aluminum-clad wood windows for new structures.

Most Southridge District homes have double-hung, true divided light wood windows with a variety of configurations including one-over-one, four-over-one, or six-over-one window panes.

The two adjacent properties contain non-contributing structures, of which, the house at 635 E Boyd Street has wood windows, while the house at 550 Macy Street has vinyl windows.

The applicant proposes the wood front door, as submitted last month, but has removed the stucco surround. The revised drawings show a wood surround with wood trim detailing. The proposed entryway meets the *Preservation Guidelines* for materials and design, and is similar to other entryways found in the Southridge District.

Aluminum sliding doors are proposed on the rear of the house to provide access to the patio. Aluminum sliding doors are not a feature found in historic structures. However, this is a modern-day structure and the doors will be located on the rear with no visibility from Oklahoma Avenue.

Roof

The roof material is proposed to be composite shingles. This is a common modern-day material used in the Southridge District and meets the *Preservation Guidelines* for materials. The applicant is proposing a 4/12 roof pitch, which matches the pitch of the roof of the previous structure on this lot.

Porch

At the February 3rd Historic District Commission meeting the Commission indicated that porches were a common element in the Southridge District. The submitted plans do not include a porch. The applicant indicated that the front yard setback required by the Zoning Ordinance prevents the addition of porch. It should be noted that the previous structure on this house did not have a porch.

Trees

The applicant proposes to remove one tree along the north property line to accommodate the new structure.

Garage

The *Guidelines for Garages* state new garages are to be 575 square feet. The proposed attached, two-bay garage will be 385 square feet. Due to the size of the desired house and the limits of this smaller parcel, the applicant found it more efficient to propose an attached garage that is part of the footprint of the principal structure. The *Guidelines* also require garages to be located off of alleyways. In this case, the applicant was unable to locate the garage facing the alleyway as it did not allow for the 20 feet depth between the garage door and the alleyway required to prevent cars from protruding into the alleyway.

A front-facing attached double garage is not typically found in houses built in the 1920s and 1930s. However, the Southridge Historic District's period of development extends into the 1950s in which houses often had an attached garage. It should also be noted that both of the adjacent properties have attached two-car garages, one of which is a front-facing garage.

Access to the garage will be provided by moving the existing double driveway off Oklahoma Avenue to the south, to align with the new garage.

The applicant is proposing two overhead garage doors instead of a single door. The overhead garage doors will be composed of metal with composite trim to create recessed panels. The

Guidelines call for garage doors facing the street to be wood. However, this is a modern-day house that is not replacing a historic structure, and it may be reasonable to allow a metal door with composite trim. As indicated earlier, the applicant revised the garage door design to match the house's design. The applicant added vertical trim above the garage doors as this element is seen on the adjacent parcel to the south.

The Commission would need to determine if the construction of a new house with an attached garage meets the *Preservation Guidelines*, and is compatible with the Southridge Historic District as a whole.

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: a) Construction of new house.

REQUEST

b) Construction of a detached accessory dwelling unit;

Project Description:

Beyond providing a more detailed elevation and rendering, there are no revisions to the proposed accessory dwelling unit since the February 3rd meeting.

As a reminder, the City of Norman passed an Accessory Dwelling Unit (ADU) ordinance in 2024 that allows for either an attached or detached ADU in the R-1, Single Family Dwelling District. The ordinance limits the maximum square footage for an accessory dwelling unit to 650 square feet. The proposed detached accessory dwelling unit will be 286 square feet.

The proposed accessory dwelling unit will match the house in materials including Smart siding, aluminum windows, and metal 9-window front door. The ADU is proposed behind the principal structure with no visibility from the front streetscape. It will setback 5 feet from the south property line, 1 foot from the rear property line, and 19 feet from the north property line, conforming with relevant setback requirements.

Reference - Historic District Ordinance

36-535.a.2.g: *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern-day uses and conveniences for their residents. (0-0910-12).*

36.535.g.6. Infill construction. *In the case of new or infill construction in Historic Districts, it is not the intent of this chapter to limit new construction to any one period or architectural style, but to preserve the overall integrity of Historic Districts and architectural resources and to ensure that new construction is compatible with existing historic and architectural resources. In the case of denial of plans by the Historic District Commission, the Commission shall State in writing the reasons for such denial and may include suggestions of the Commission in regard to actions the applicant might take to secure the approval of the Commission.*

Preservation Guidelines

2.6 Guidelines for Accessory Structures less than 400 square feet

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

.5 Make New Construction Compatible. Accessory structures greater than 120 square feet but less than 400 square feet shall be compatible in form, scale, size, materials, features, and finish with the principal structure. New construction must meet the following:

- a. Located in the rear yard, and not visible from front right-of-way.
- b. Compatible in design, style, and material to the principal historic structure and the surrounding historic neighborhood.
- c. Select materials and finishes for proposed new accessory buildings that are found in historic structures in the district in terms of composition, scale, pattern, detail, texture, and finish. Acceptable materials include brick and stone masonry, stucco, and wood. Cement fiberboard will be considered on a case-by-case basis when there is limited visibility from the front right-of-way. Structures with no visibility from the front may utilize cement fiberboard. No metal or vinyl structures are allowed.
- d. New accessory structures shall be one-story in height and less than 10 feet in wall height.

Considerations/Issues:

The proposed ADU meets the Zoning Ordinance setback and impervious surface requirements. This structure meets the *Guidelines for Accessory Structures* for exterior materials and location.

The applicant is proposing a steel door for the front entrance to the ADU which is not a compatible historic material. However, the Commission has approved such doors on the rear of structures with no visibility from the front, as is the case here.

The Commission would need to determine if the construction of an accessory dwelling unit meets the *Preservation Guidelines*, and is compatible with the Southridge District as a whole.

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: b) Construction of a detached accessory dwelling unit.

REQUEST

c) Installation of concrete patio with a covered pergola;

Project Description:

There are no revisions to the proposed concrete pergola since the February 3rd meeting. The proposal is a 285-square-foot concrete patio off the rear of the principal structure that will be accessible from the house by aluminum sliding glass doors. A detached wood pergola with a sloped asphalt shingled roof of approximately 246 square feet is proposed to cover the patio. The pergola's roof will slope towards the rear yard, to allow water to drain away from the house. The covered pergola meets the Zoning Ordinance required setbacks.

Reference - Historic District Ordinance

36-535.a.2.g: *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern-day uses and conveniences for their residents. (0-0910-12).*

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

to preserve the overall integrity of Historic Districts and architectural resources and to ensure that new construction is compatible with existing historic and architectural resources. In the case of denial of plans by the Historic District Commission, the Commission shall State in writing the reasons for such denial and may include suggestions of the Commission in regard to actions the applicant might take to secure the approval of the Commission.

Preservation Guidelines

2.2 Guidelines for Site Features

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

2.2 Guidelines

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

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

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

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

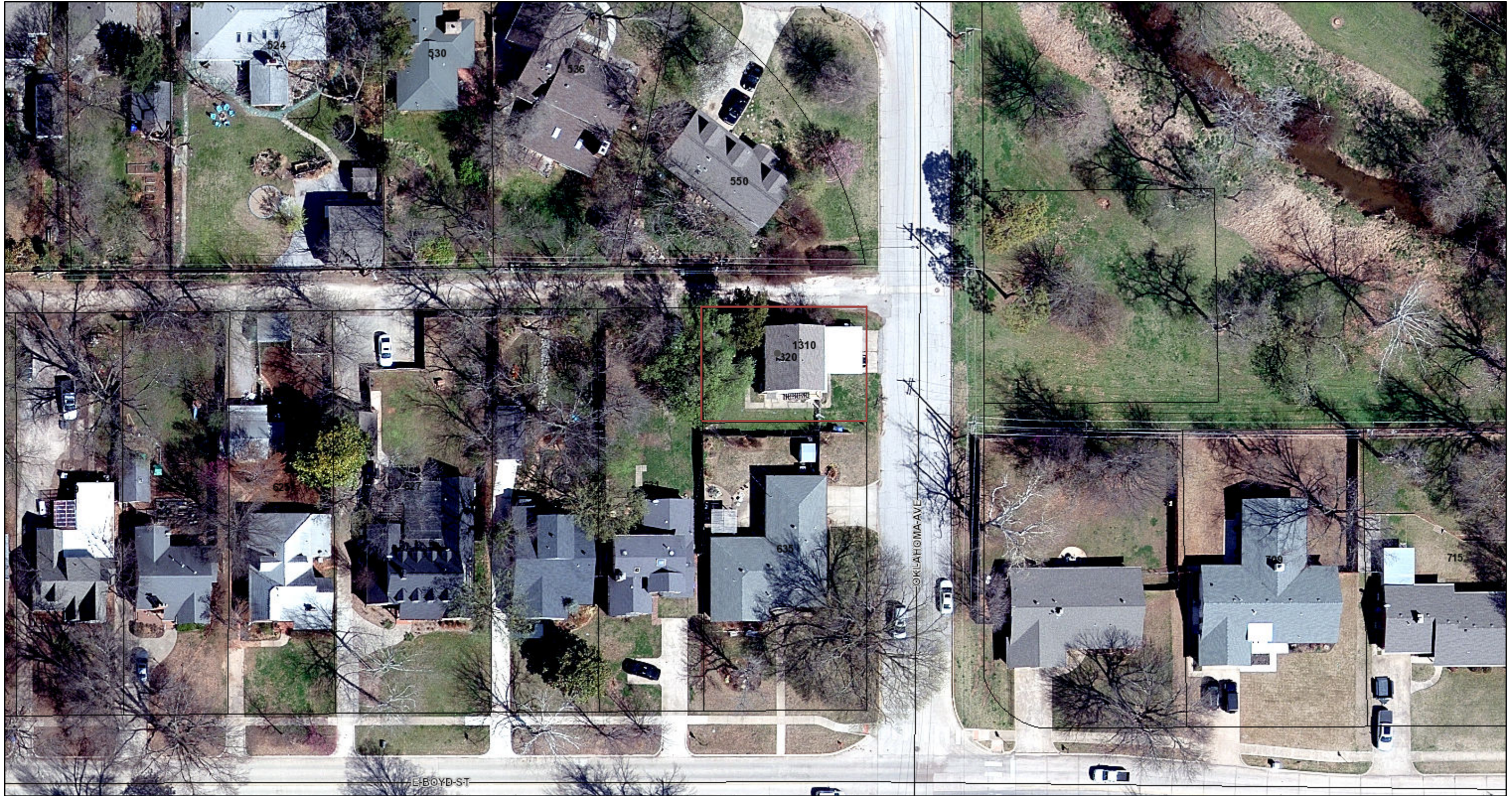
Considerations/Issues:

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

The Commission would need to determine if the construction of a concrete patio with a covered pergola meets the *Preservation Guidelines* and is compatible with the Southridge District as a whole.

Commission Action: (HD 24-04) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 1320 Oklahoma Avenue for the following: c) construction of a concrete patio with a covered pergola.

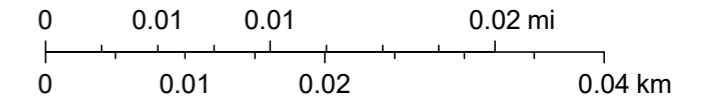
Zoning Web Map



1/21/2025, 2:29:41 PM

1:541

Address Number	AerialPhoto2021	Blue: Band_3	Green: Band_2	AerialPhoto2010	Blue: Band_3	AerialPhoto2001
Parcel	Red: Band_1	AerialPhoto2017	Blue: Band_3	Red: Band_1	AerialPhoto2005	255
Lake Thunderbird	Green: Band_2	Red: Band_1	AerialPhoto2013	Green: Band_2	Red: Band_1	0
Railroad	Blue: Band_3	Green: Band_2	Red: Band_1	Blue: Band_3	Green: Band_2	AerialPhoto1997
Streets	AerialPhoto2019	Blue: Band_3	Green: Band_2	AerialPhoto2007	Blue: Band_3	255
Centerline Labels (10,000+)	Red: Band_1	AerialPhoto2015	Blue: Band_3	Red: Band_1	Green: Band_2	0
	Green: Band_2	Red: Band_1		Green: Band_2		



City of Norman, GIS Services Division, Merrick

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) New Construction of a two-story single family home + ADU

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:** 01/10/2025

(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:**

ATTACHMENT B

1320 OK. AVE.
NORMAN, OK

ADDITIONAL DETAILS

- + UPDATED RENDERS
- + SITE PLAN
- + FLOOR PLANS
- + ELEVATIONS
- + AREA CALCULATION

CONTEXT

- Overview
- Size
- Height
- Scale
- Form / Massing / Proportion
- Finish Floor
- Doors
 - Front door
 - Sliding back door
 - Garage - Overhead door
 - ADU - Back door
- Windows (Opt#1 & Opt#2)
- Roof shape

SITE

- Setback
- Site Plan
- Tree removal
- Impervious Area Calculation
- Covered Patio
- ADU

MATERIAL

- Siding

FEEDBACK

- The current design is too tall.
- Add more overall detail to enhance depth and character.
- Remove stucco from the material palette and update entryway design.
- Reduce vertical emphasis for better proportion.
- The design leans too modern - incorporate more traditional elements.
- The proposed 1'-6" finished floor (F.F.) height increases the overall elevation too much.
- Ensure historical references feel authentic; avoid creating a false sense of history.
- The proposed carriage-style garage door does not complement the overall design.

ACTION

Item 4.

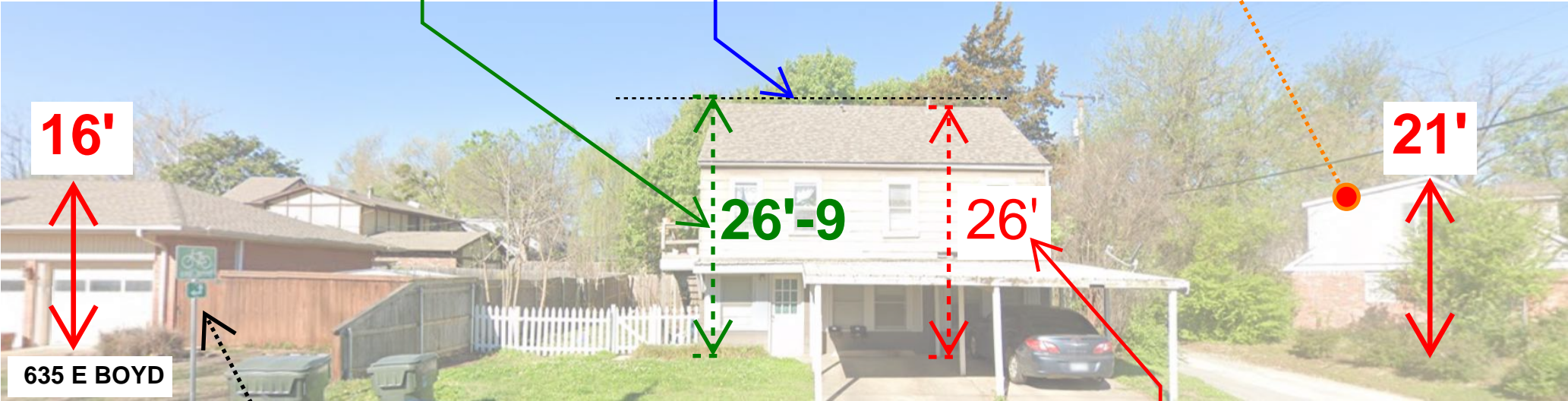
- + **Reduced** height from 30' to 26'-9"
- + **Added** architectural details, including trim around windows, floor separations, decorative corbels, exterior
- + Replaced stucco with a warm wood entry feature entryway with rectilinear pediment.
- + **Limited vertical siding** to areas just below the gable roof, removing it from ground to roof.
- + **Updated design** to incorporate Colonial inspired architectural elements.
- + **Lowered** proposed finished floor (F.F.) elevation to just 6" above existing.
- + **Enhanced** detailing to create a historical sense of place without introducing a false historical narrative.
- + **Updated** garage door selection to align with the overall design.

Context | HEIGHT



PROPOSED HEIGHT

ADDITIONAL HEIGHT: 9"



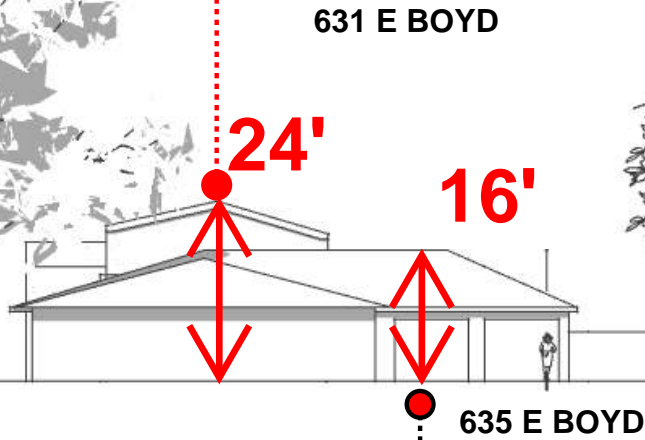


Context | SCALE

Item 4.



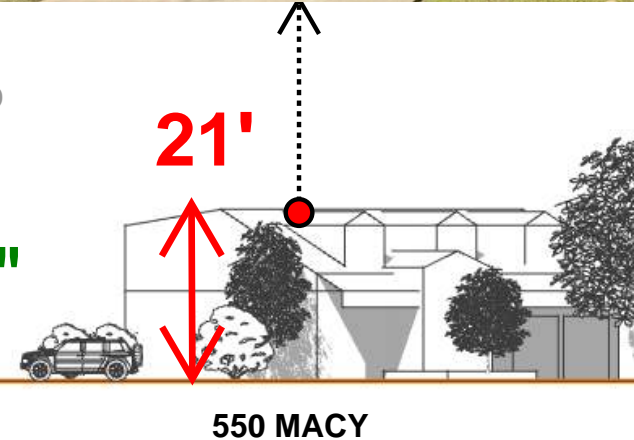
631 E BOYD



635 E BOYD



1320 OK AVE.

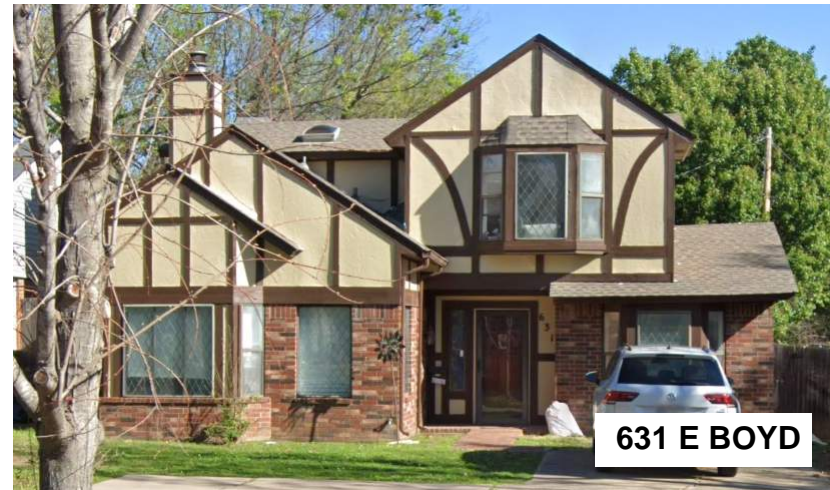


550 MACY



Context | FORM / MASSING / PROPORTION

Item 4.



Context | SCALE



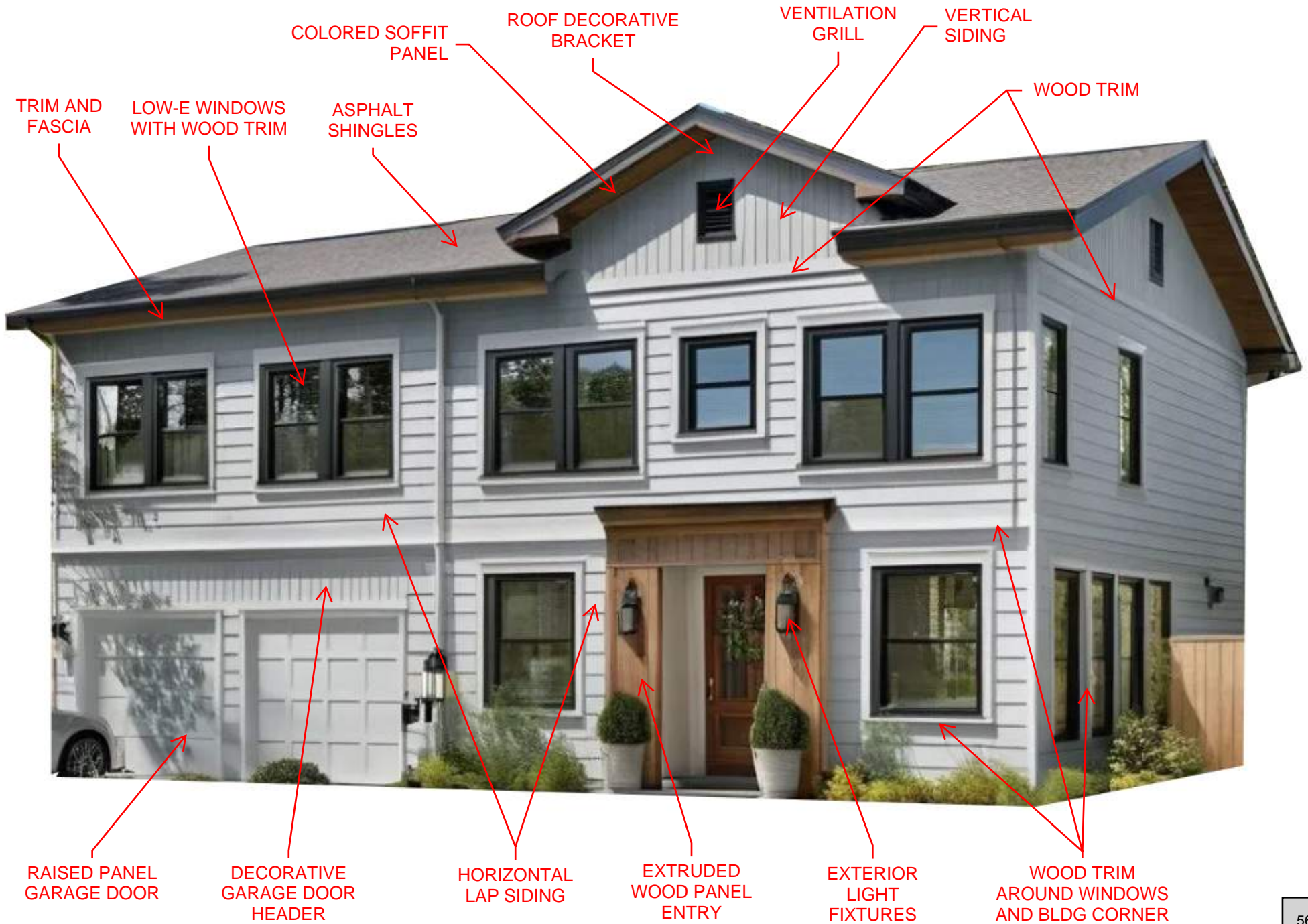
Context | FORM / MASSING / PROPORTION

Item 4.



Design | ELEMENTS

Item 4.



Context | ELEVATIONS

Item 4.



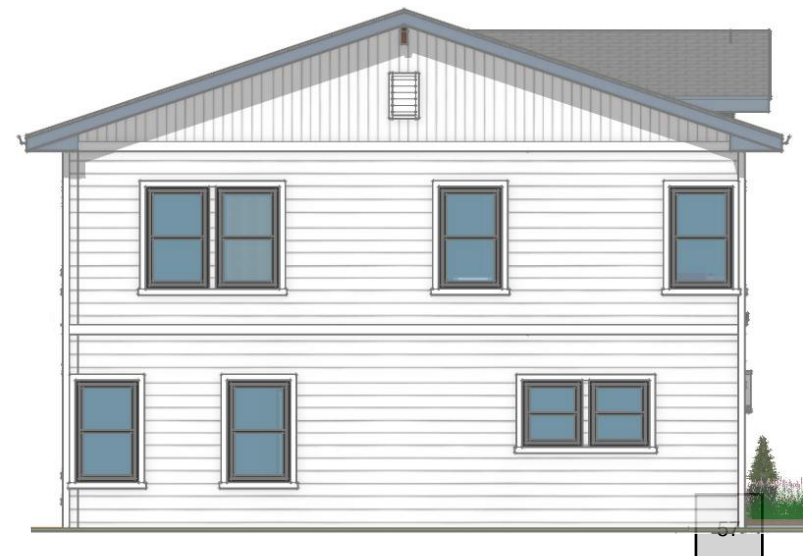
EAST ELEVATION - Front



NORTH ELEVATION - Alley



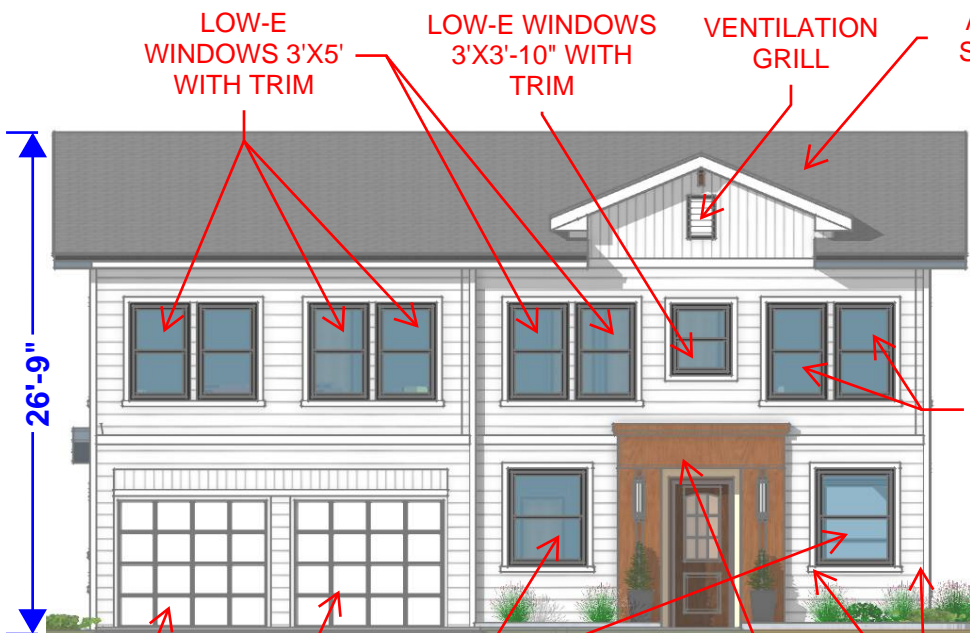
WEST ELEVATION - Rear



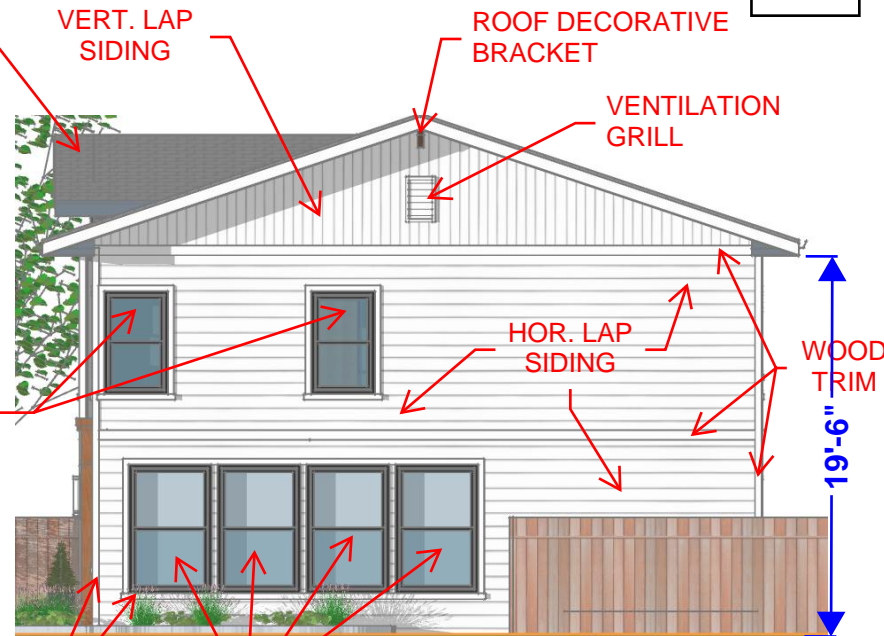
SOUTH ELEVATION - Side

Context | ELEVATIONS

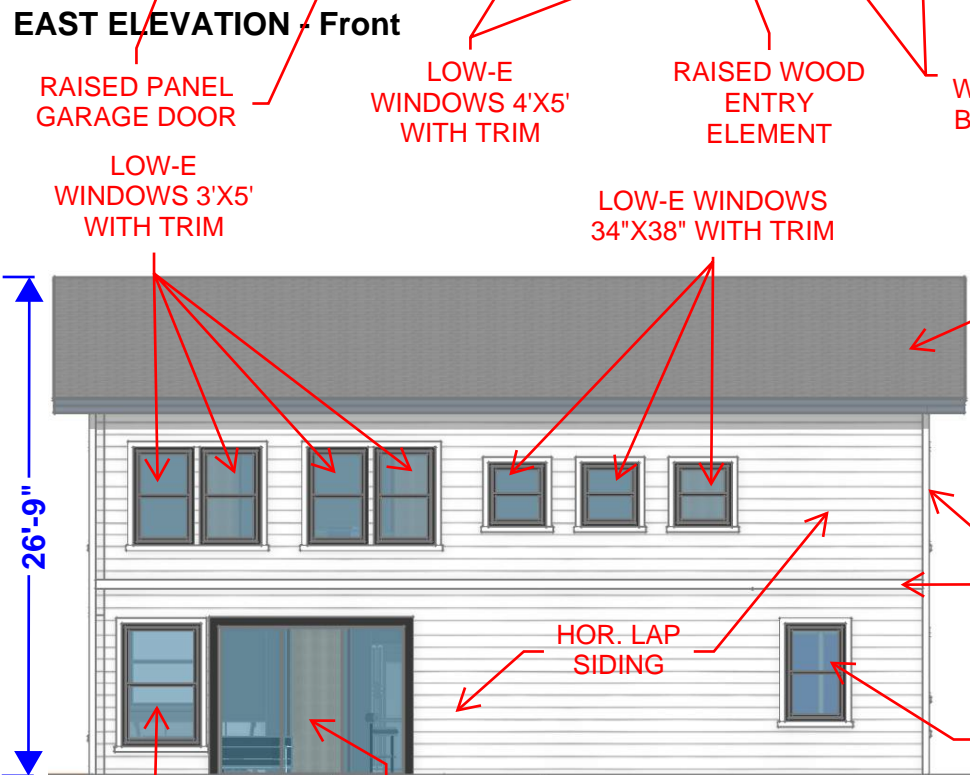
Item 4.



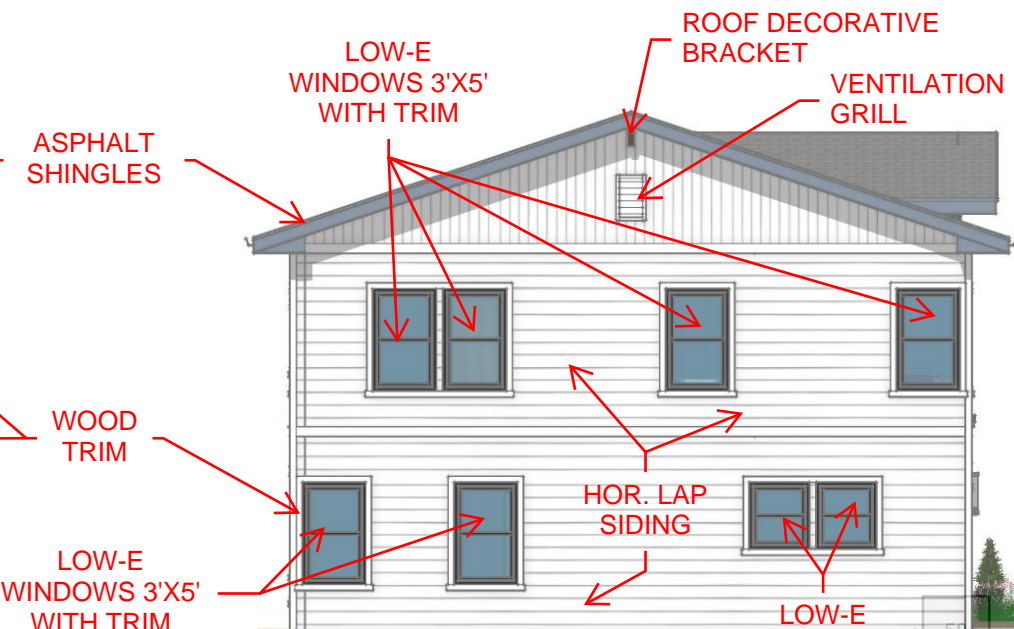
EAST ELEVATION - Front



NORTH ELEVATION - Alley



WEST ELEVATION - Rear



SOUTH ELEVATION - Side

LOW-E WINDOW 4'X6'-4" WITH TRIM
SLIDING DOOR

LOW-E WINDOWS 34"X38" TRIM





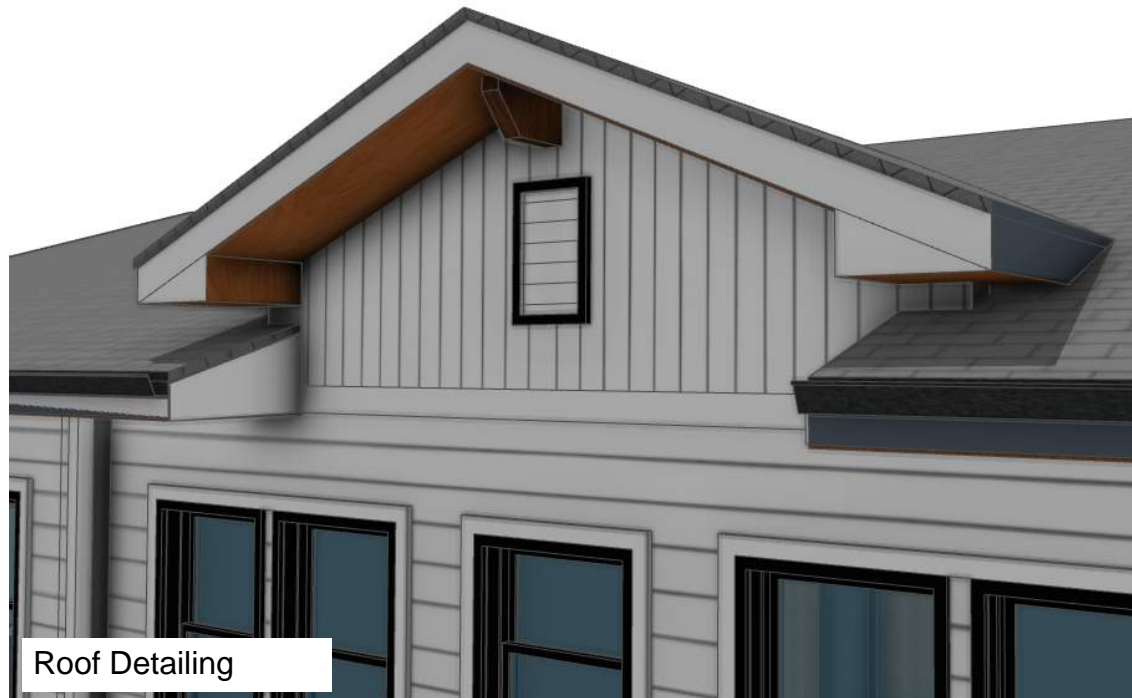
VIEW FROM OKLAHOMA



VIEW FROM ALLEY



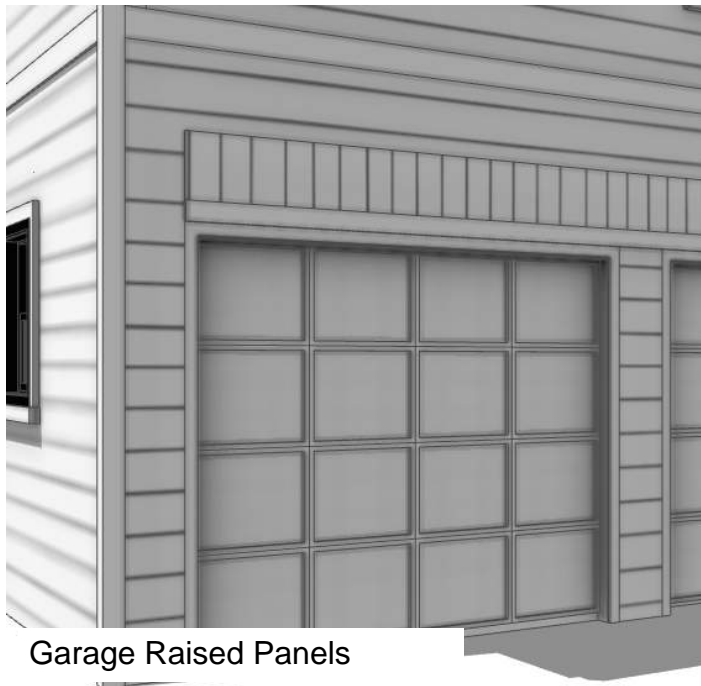
Wood entryway



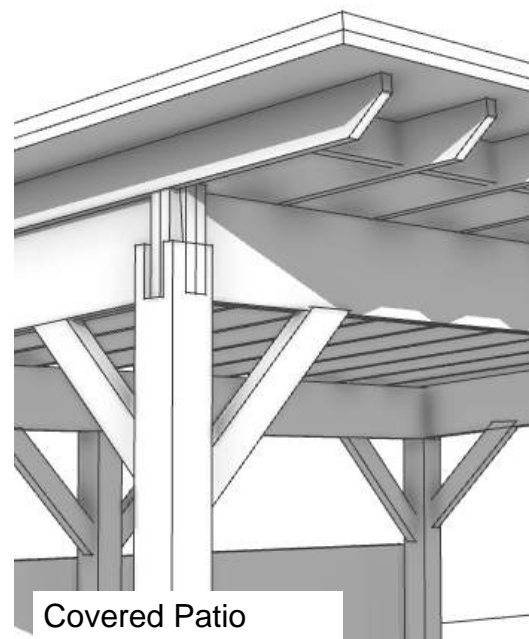
Roof Detailing



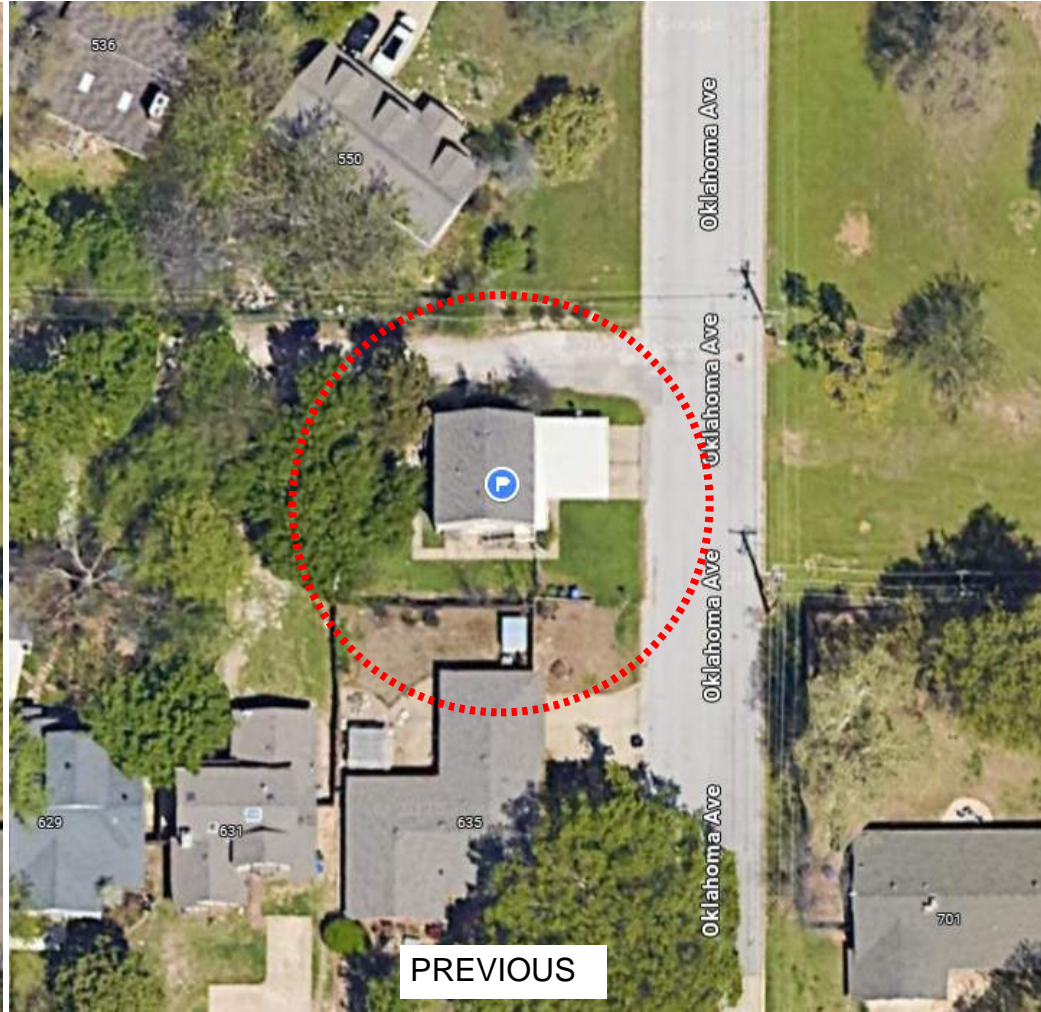
Trim and Soffit



Garage Raised Panels



Covered Patio



- + SITE PLAN**
- + FLOOR PLANS**
- + ELEVATIONS**
- + AREA CALCULATION**

AREAS

Lot Size: 4,125sqf

Living Area:
 Home: 2,432 sqf
 ADU: 256 sqf
 Total: 2,688 sqf

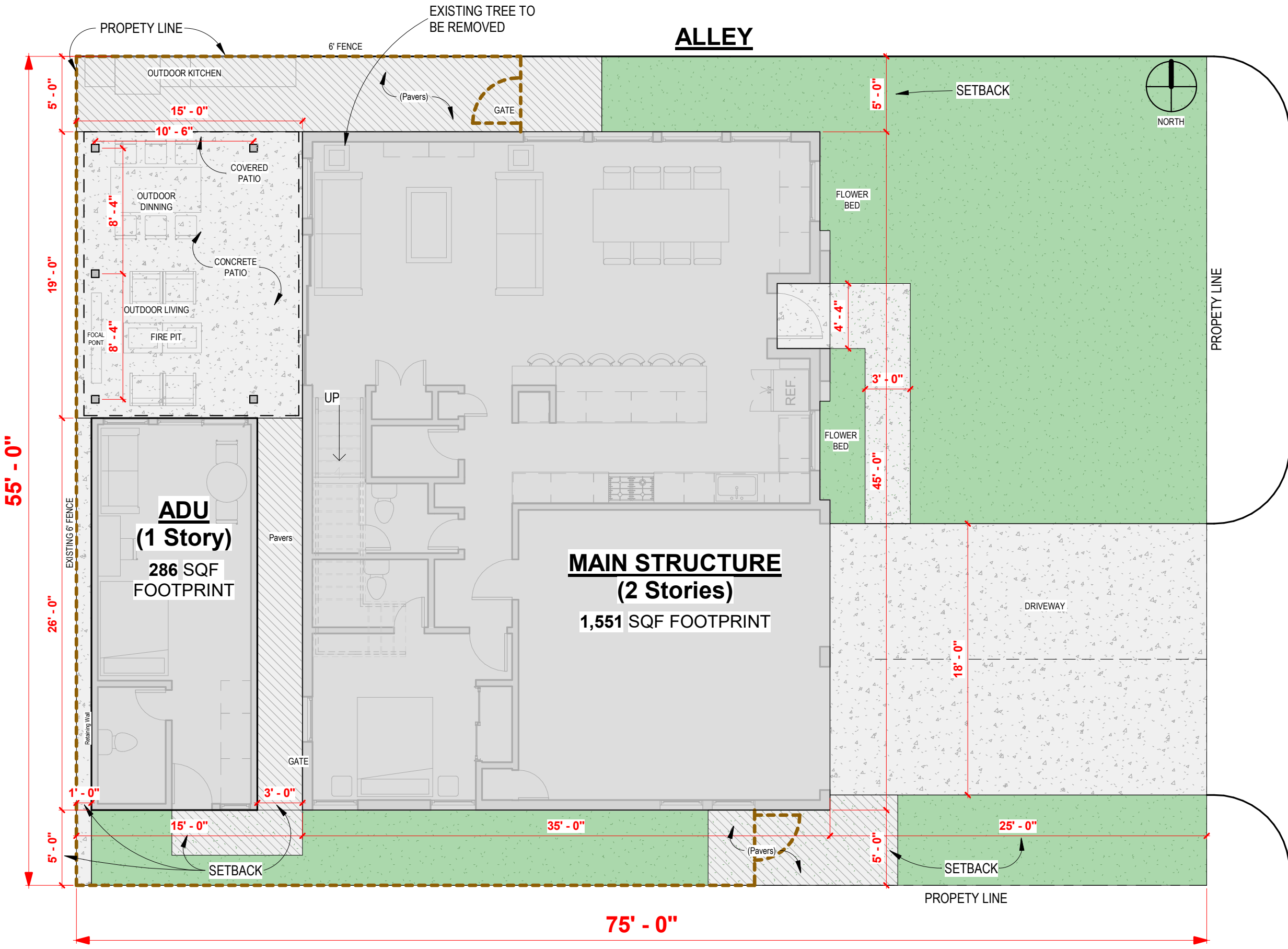
Paving Area: 805.5 sqf

Footprint:
 Home: 1,551 sqf
 ADU: 286 sqf
 Total: 1,837 sqf

Impervious: 2,676 sqf

IMPERVIOUS CALCULATION	AREA	UNIT
Lot Area (75'x55')	4125.00	SQF
	65%	%
Allowable area	2681.25	SQF
DETAILED	SQF	
Main Structure Footprint	1551.00	
Driveway	450.00	
Front sidewalk	73.00	
Patio	285.00	
ADU Footprint	286.00	
Retaining Wall	31.00	
Total Impervious Area	2676.00	SQF
Delta from 2,681.25 sqf Allowable	5.25	SQF

OKLAHOMA AVE



1 SITE PLAN
1 : 80

2 Impervious Surface Calculations
1/16" = 1'-0"



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

A100
SITE PLAN

Scale: As indicated



① Level 1
 3/16" = 1'-0"

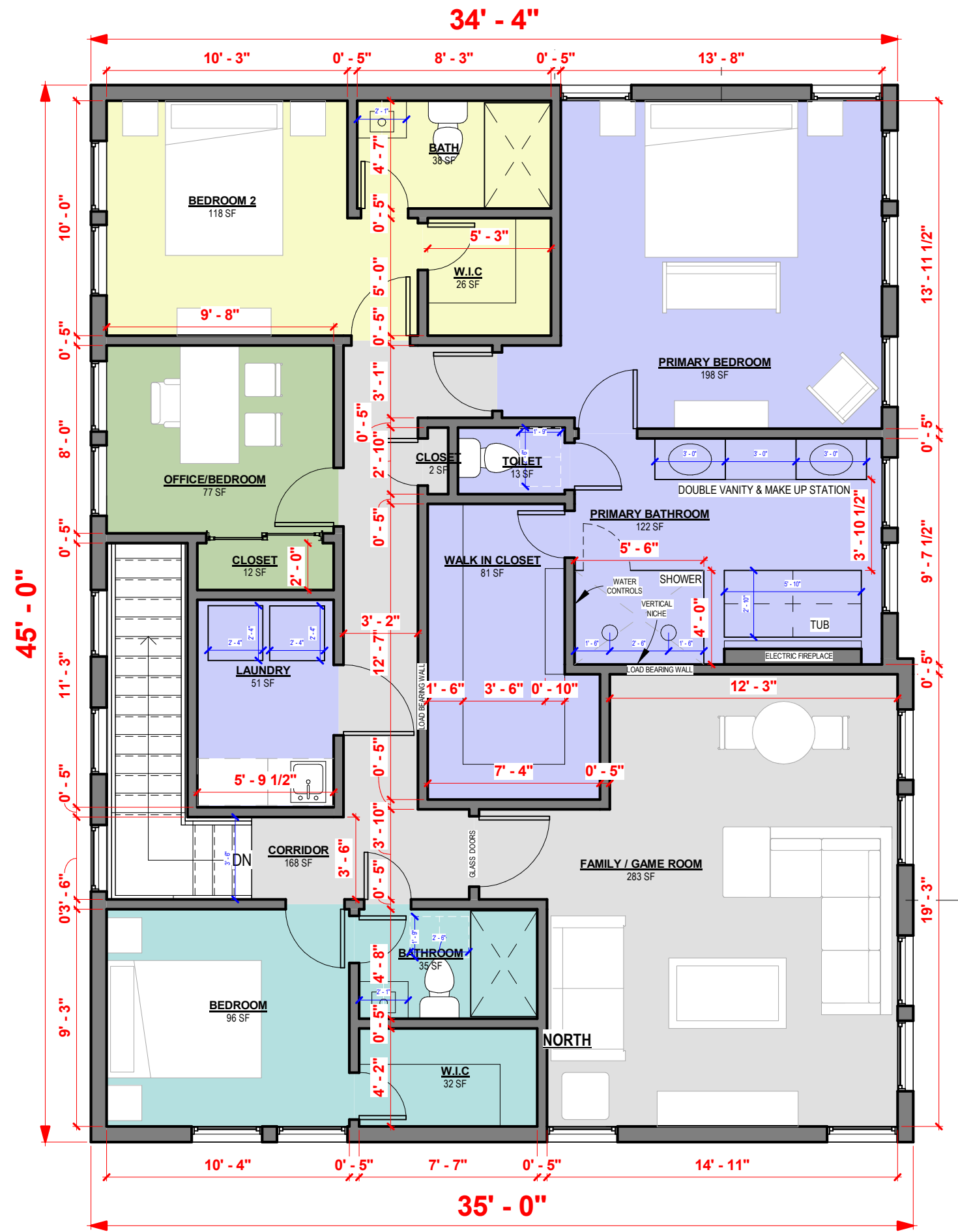


W.W. HOUSE
 1320 Oklahoma Av. Norman OK 73071

A101
1ST FLOOR PLAN

Scale: 3/16" = 1'-0"

65



② Level 2
 3/16" = 1'-0"

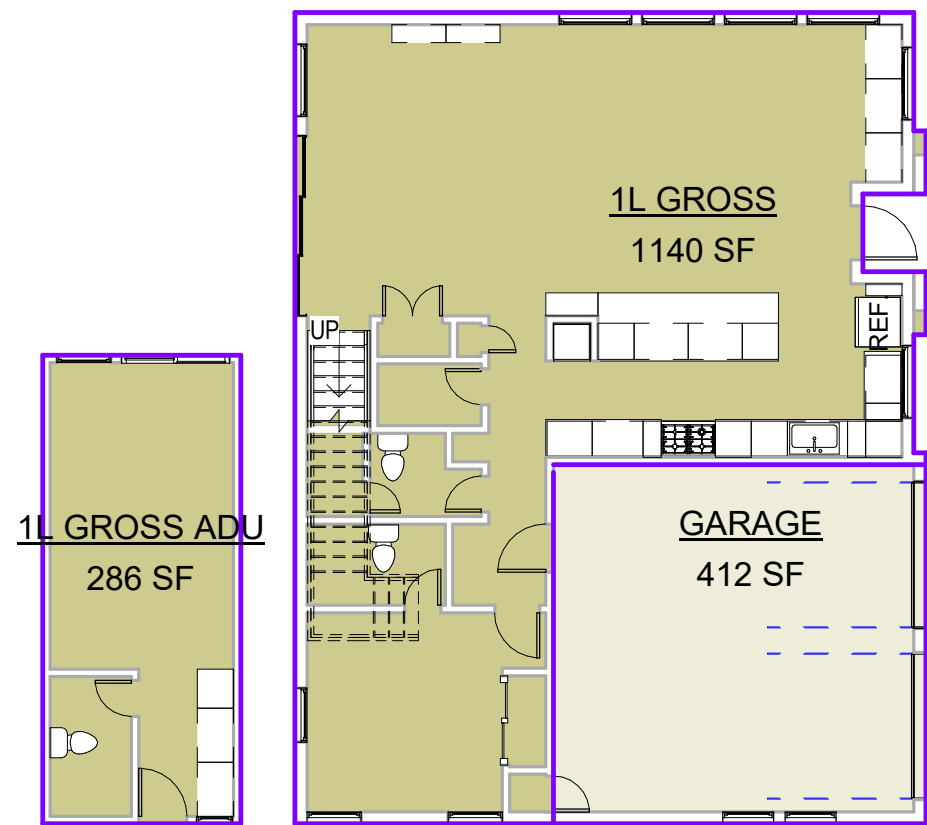


W.W. HOUSE
 1320 Oklahoma Av. Norman OK 73071

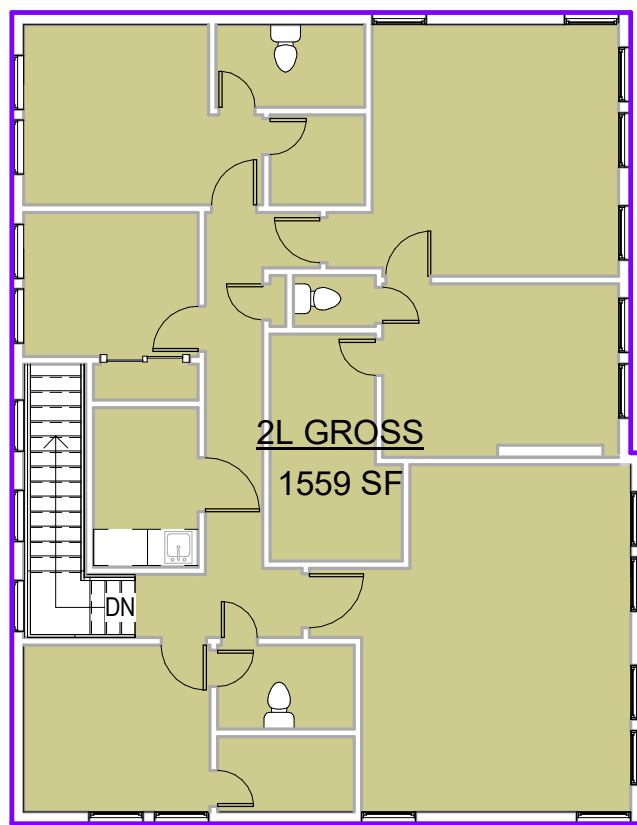
A102
2ND FLOOR PLAN

Scale: 3/16" = 1'-0"

66

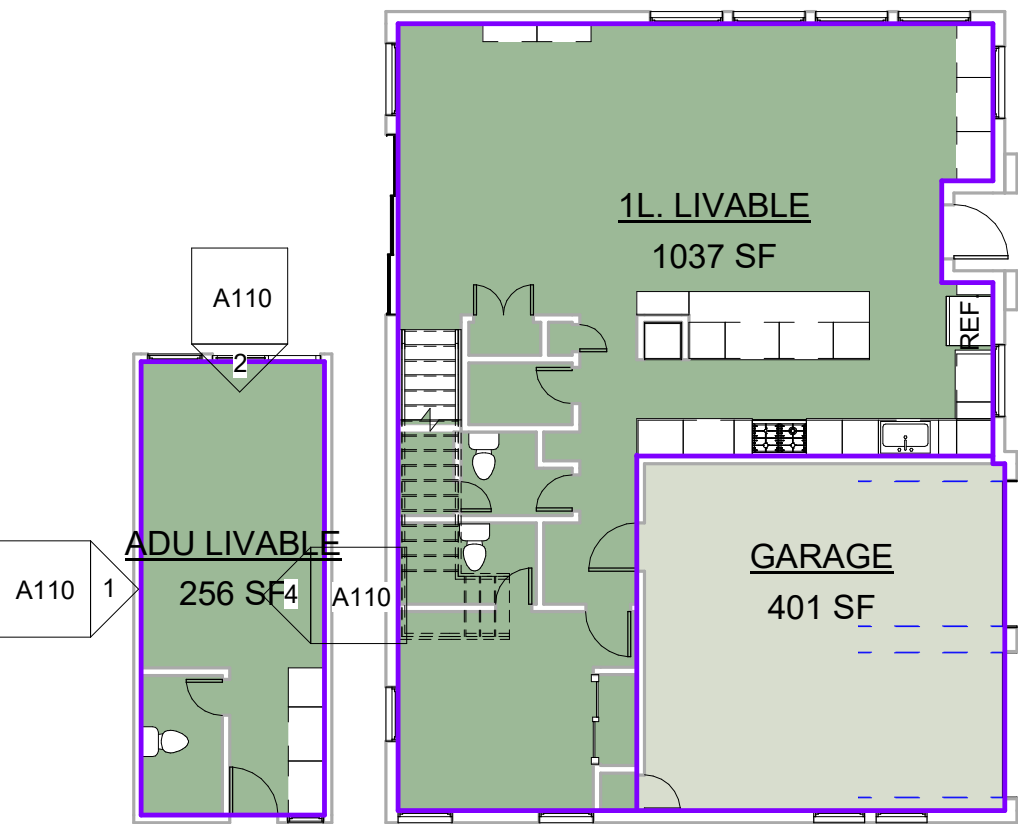


① Level 1
3/32" = 1'-0"

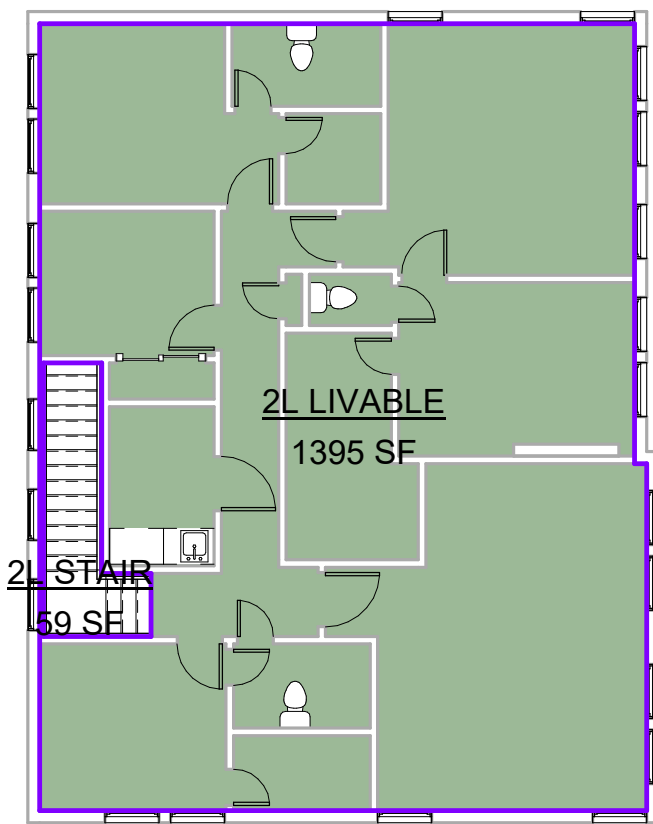


② Level 2
3/32" = 1'-0"

GROSS SQF AREAS		
Area Name	Level	Area
1L GROSS	Level 1	1140 SF
GARAGE	Level 1	412 SF
1L GROSS ADU	Level 1	286 SF
2L GROSS	Level 2	1559 SF
TOTAL GROSS SQF: 4		3396 SF



③ Level 1
3/32" = 1'-0"



④ Level 2
3/32" = 1'-0"

LIVABLE SQF AREAS			
Area Name	Level	Area	Comments
Floor Area			
1L. LIVABLE	Level 1	1037 SF	Floor Area
ADU LIVABLE	Level 1	256 SF	Floor Area
2L LIVABLE	Level 2	1395 SF	Floor Area
		2688 SF	
Major Vertical Penetration			
2L STAIR	Level 2	59 SF	Hole
		59 SF	
Store Area			
GARAGE	Level 1	401 SF	Unconditioned
		401 SF	
TOTAL LIVABLE SQF: 5		3148 SF	

CONTEXT



Aerial View

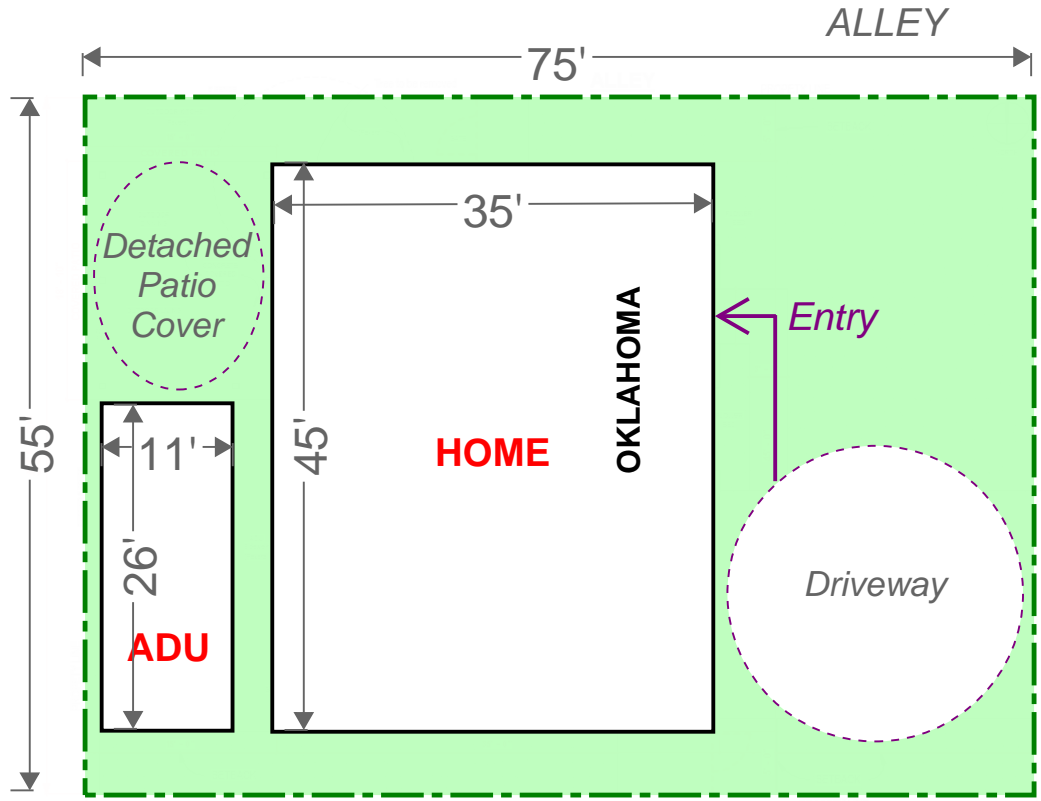
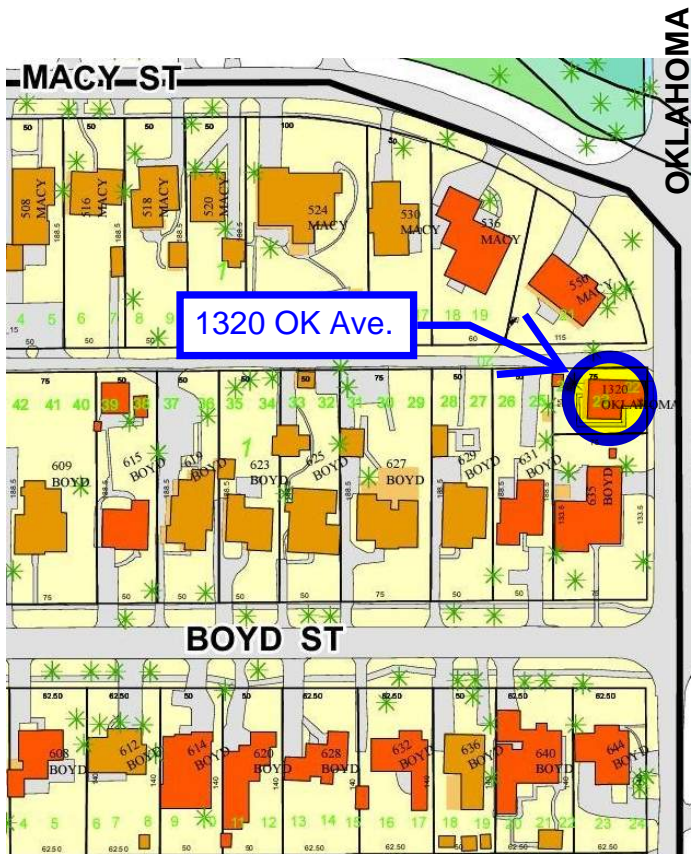
E Boyd Street



Context | PROJECT SUMMARY

Item 4.

2 Stories single family home + ADU on the back
Total Livable SQF= 2,688



DIAGRAMATIC PLAN

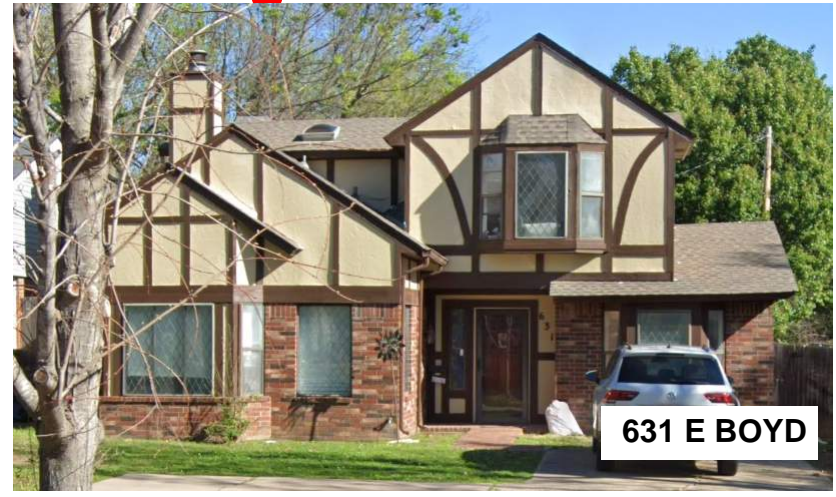
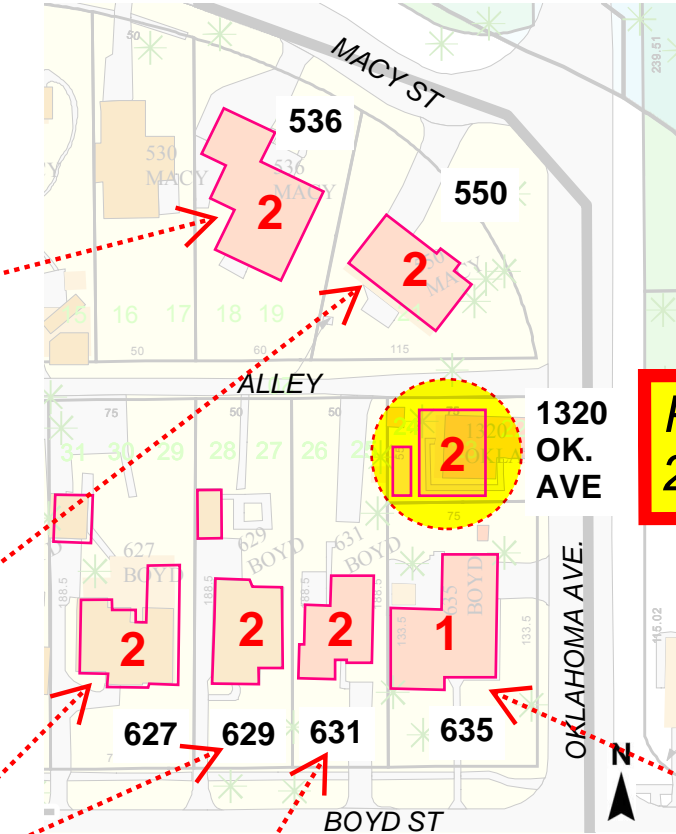
N
OKLAHOMA AVE.

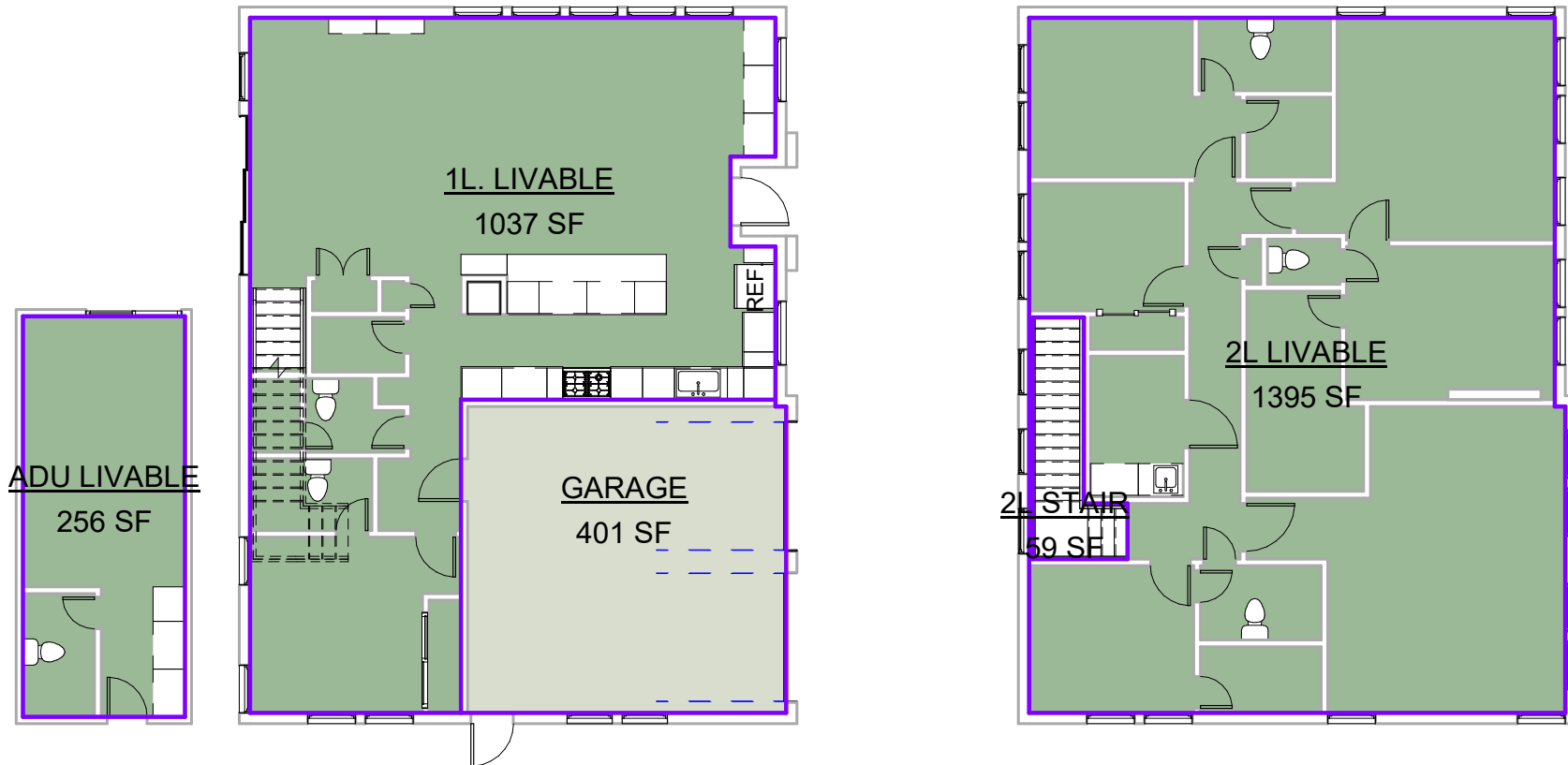
- CONTRIBUTING STRUCTURES
- NON-CONTRIBUTING STRUCTURES

Size

Context | SCALE

Item 4.





③ Level 1
3/32" = 1'-0"

④ Level 2
3/32" = 1'-0"

LIVABLE SQF AREAS			
Area Name	Level	Area	Comments
Floor Area			
1L. LIVABLE	Level 1	1037 SF	Floor Area
ADU LIVABLE	Level 1	256 SF	Floor Area
2L LIVABLE	Level 2	1395 SF	Floor Area

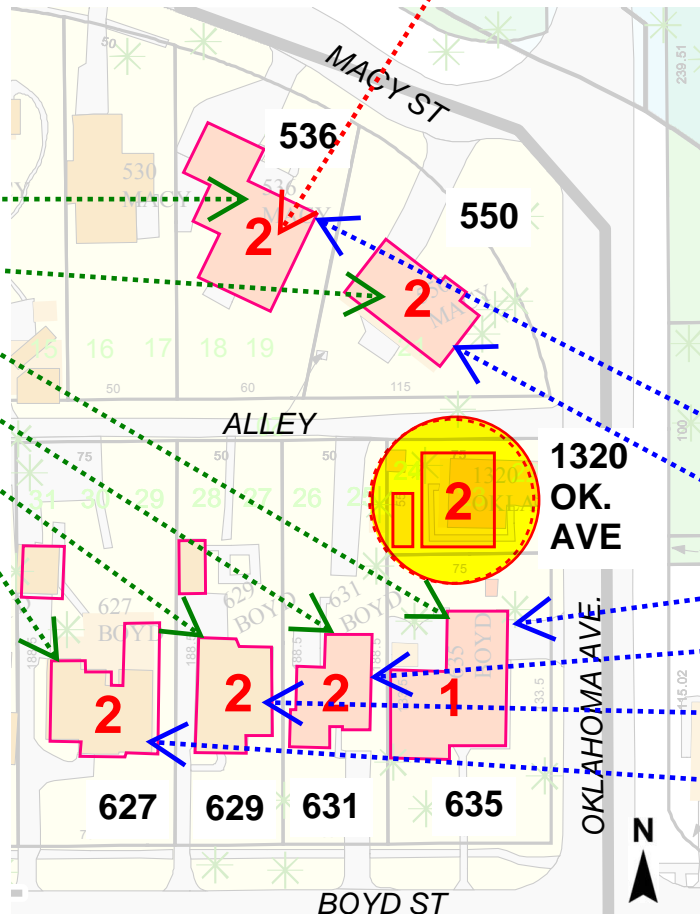
2688 SF

Numbers within footprints represent number of floors

Size by Footprint

ADDRESS	FOOTPRINT
536 Macy St	2928.16
550 Macy St	1835.25
635 E Boyd St	2903.40
631 E Boyd St	1554.63
629 E Boyd St	2058.05
627 E Boyd St	2816.04
Average	2349.26
1320 OK AVE.	1837.00
Delta from Average	-512.26

512.26 sf smaller by footprint.



Size by Livable Area

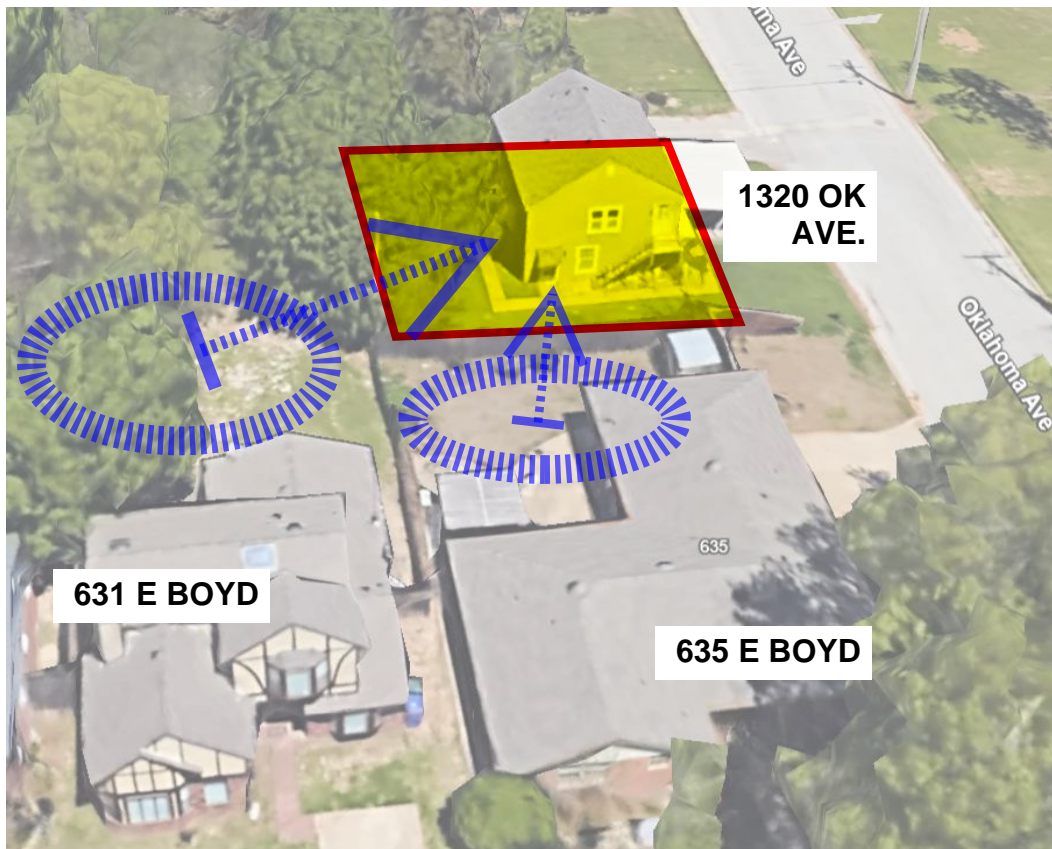
ADDRESS	LIVABLE AREA
536 Macy St	3872.00
550 Macy St	1940.00
635 E Boyd St	1652.00
631 E Boyd St	1969.00
629 E Boyd St	1680.00
627 E Boyd St	2707.00
Average	2303.33
1320 OK AVE.	2688.00
Delta from Average	384.67

384.67 sf larger by livable area.

Data found on Southridge Historic District Official Map and Zillow.com

Finish Floor

The current site's finished floor is below the adjacent west and south properties, causing water to flow into it, which was the main reason the previous 1st floor base plate was rotten



Request to raise the current F.F. by 6" to prevent water infiltration into house.

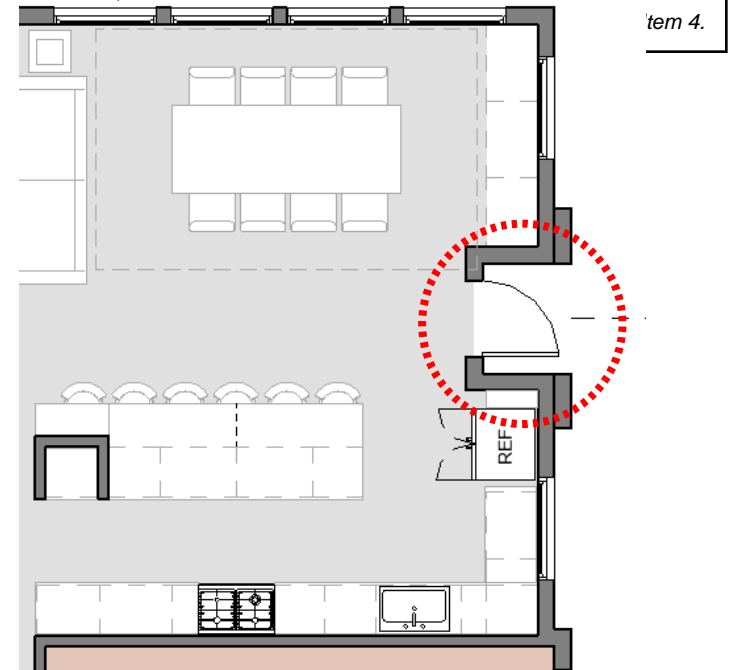


Doors

Context | FRONT DOOR

Krosswood Doors (Brand Rating: 3.7/5) ⓘ

36 in. x 96 in. Rustic Knotty Alder Arch Top 9-Lite Clear Glass Unfinished Wood Front Door Slab



tem 4.

Door information:

- Brand: **Krosswood Doors**
- Material: **Wood**
- Type: **Craftsman 9-Lite Clear Beveled Glass Knotty Alder Unfinished Wood Front Door Slab**
- Size: **36"x96"**
- Panel thickness: **1-3/4"**

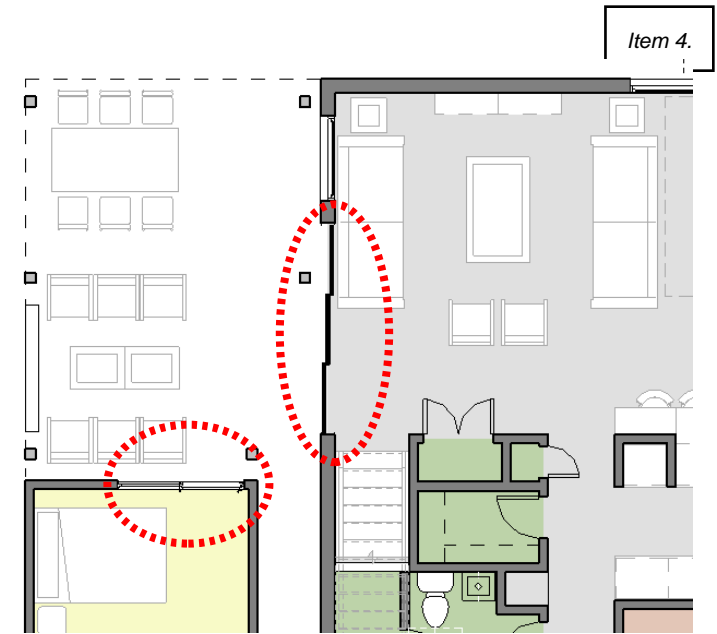
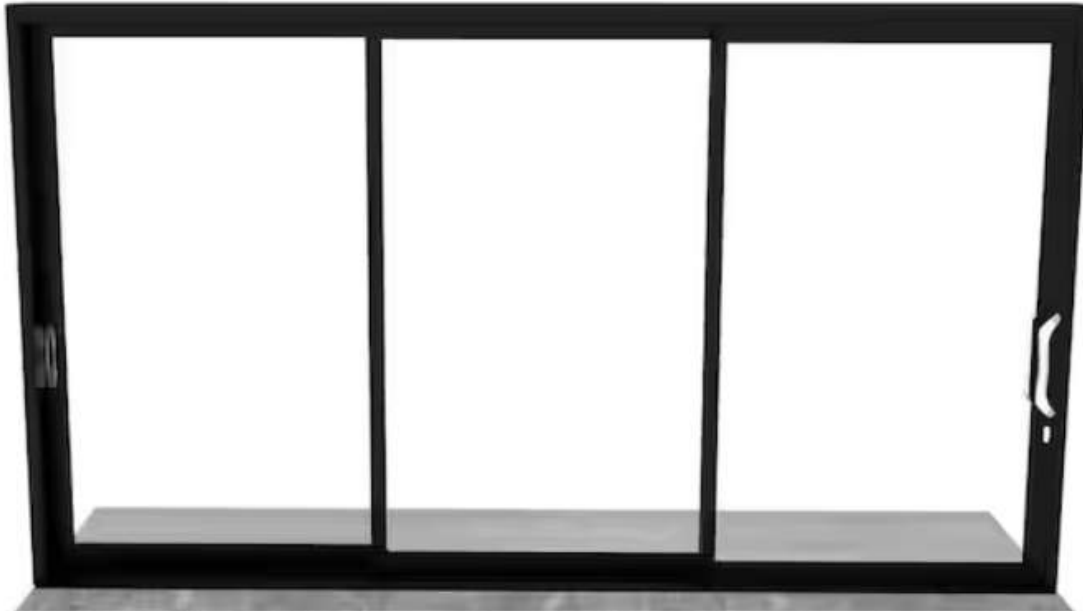
Reference:

- Internet # **308301767**
- Model # **KA.559V.30.80.134**
- Store SKU # **1004030309**

Context | SLIDING BACK DOOR

ERIS

120 in. x 96 in. Matte Black Universal Handing **Aluminum** Sliding Patio Door with Aluminum Frame and Lockset



Door information:

- Brand: **ERIS**
- Material: **Thermally broken aluminum**
- Type: **Sliding Patio Door**
- Size: **120"x96"**
- Panel thickness: 1-3/4"
- Color: **Black**
- Double tempered glass
- For ADU Size: **72"x80"**

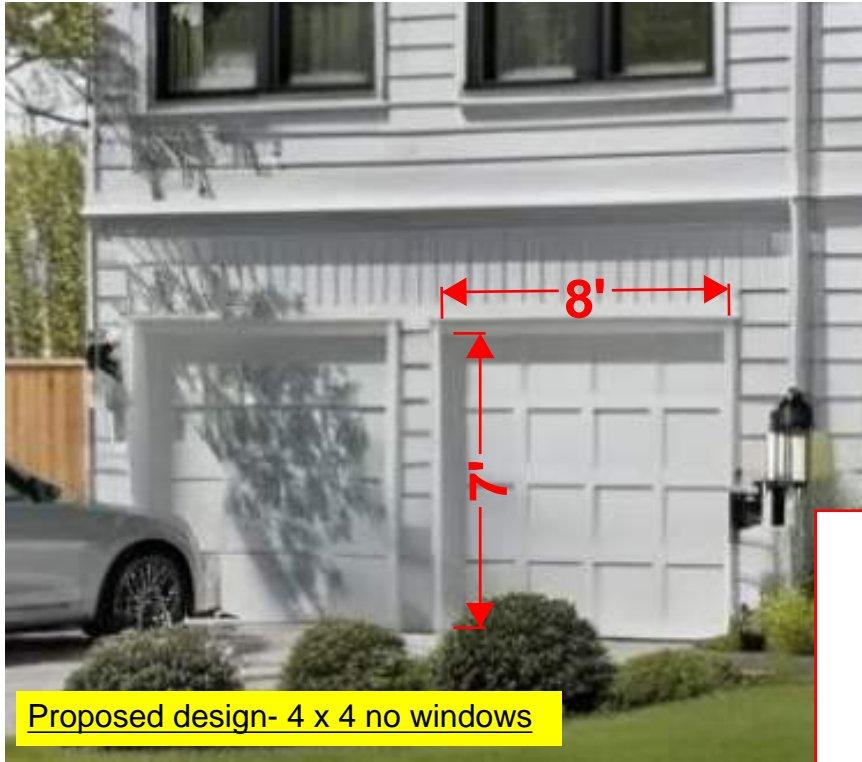
Reference:

- Internet # 333106960
- Model # BS-12096
- Store SKU # 1012974969



Context | GARAGE DOOR - Metal w/ Composite Trim

Item 4.



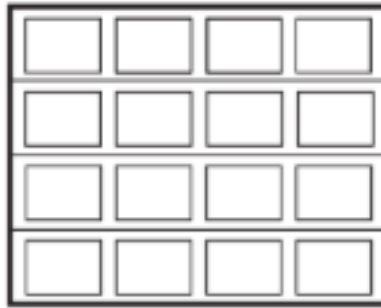
Proposed design- 4 x 4 no windows

RESIDENTIAL

Recessed Panel 2298

2298

AR-BE
Garage Doors, Inc.



Door information: Two single doors

- Company: **AR-BE Garage Doors Inc**
- Design: Recessed Panel 2298
- Type: **Raised Panel**
- Overlay trim: **1/2" Raised Composite Trim**
- Construction: **Metal structure**
- Glass: **None**
- Door Size (each): **8" wide x 7' long**



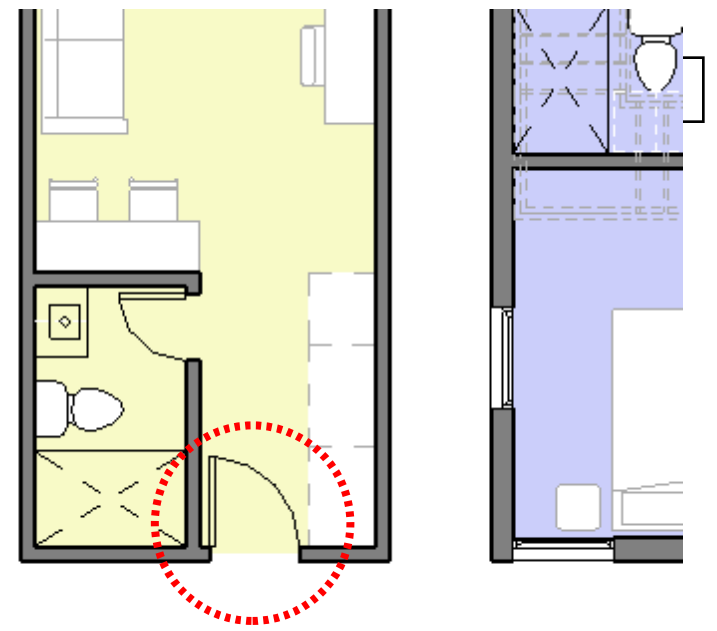
Double door shown as a design reference



Context | ADU BACK DOOR

Steves & Sons

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



Door information:

- Brand: **Steve & Sons**
- Material: **Galvanized steel**
- Type: **Front door with 9-Lite**
- Size: **32"x80"**
- Panel thickness: **1-3/4"**
- Color: **White**
- Tempered glass

Reference:

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

Windows

Proposed Windows:

- Brand: Ply Gem.
- Material: **Aluminum** with thermally broken frame.
- Type: **Single Hung** 4800 Series.
- Size: **Varies**
- Frame Color: **Black**
- Grille Patterns: None



.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.

Context | WINDOWS OPT#1 - Aluminum

Item 4.



PlyGem[®]
WINDOWS & DOORS

4810 SERIES SINGLE HUNG



ENERGY EFFICIENCY

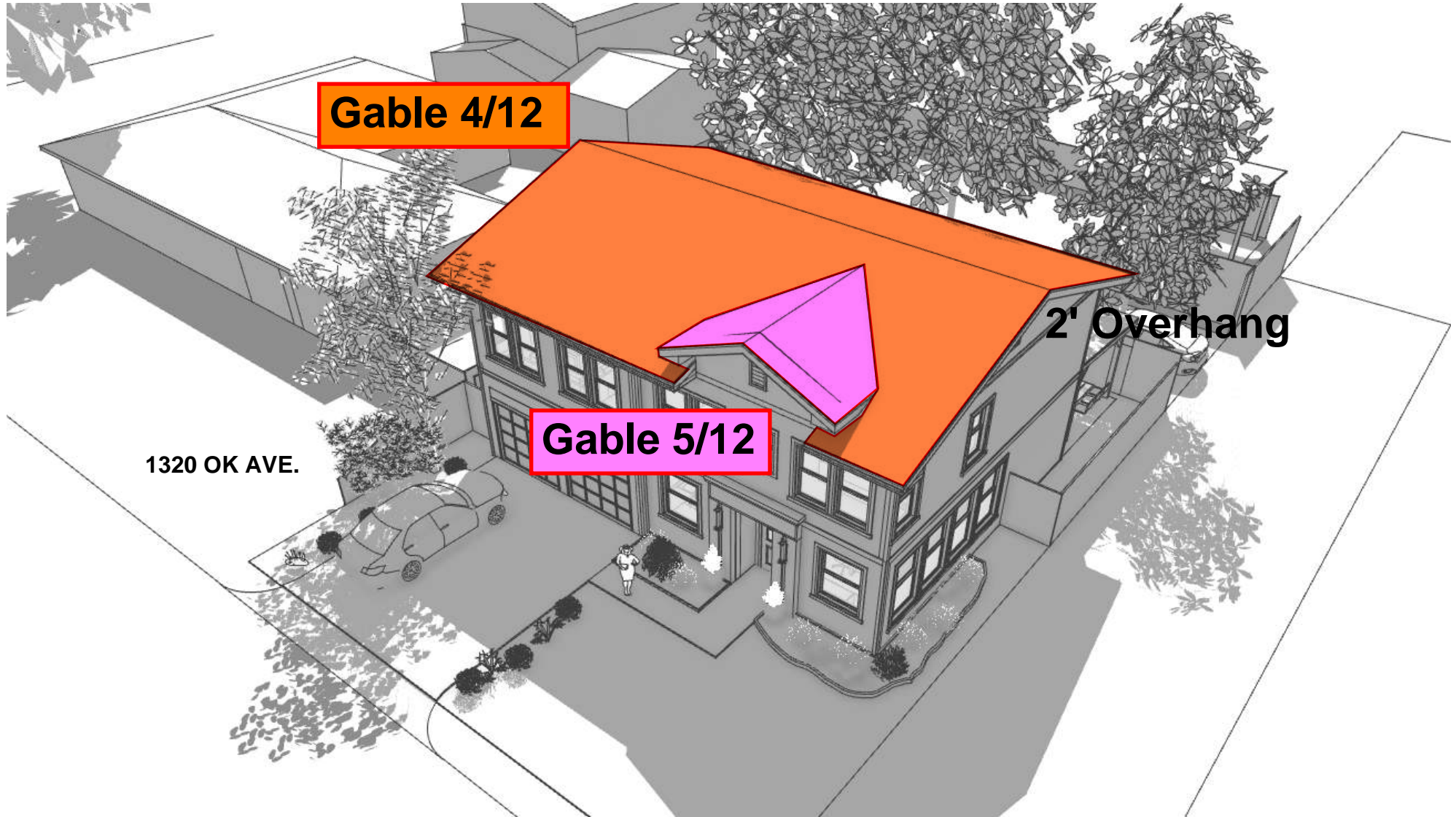


Proposed Windows:

- Brand: Ply Gem.
- Material: **Aluminum-Clad.**
- Type: **Mira Series.**
- Size: **Varies**
- Frame Color: **Black**
- Grille Patterns: None



Roof Shape

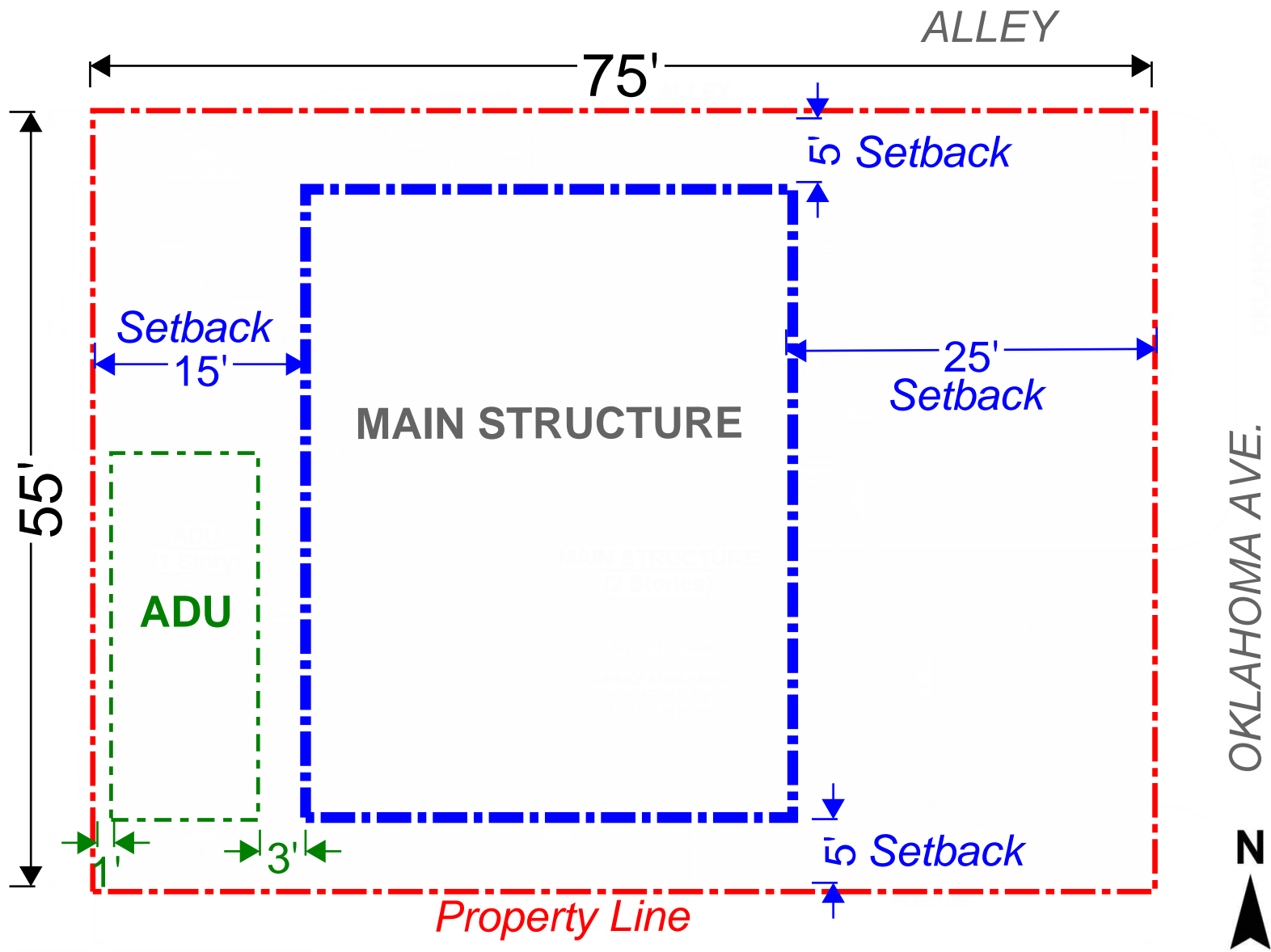


SITE

Setbacks

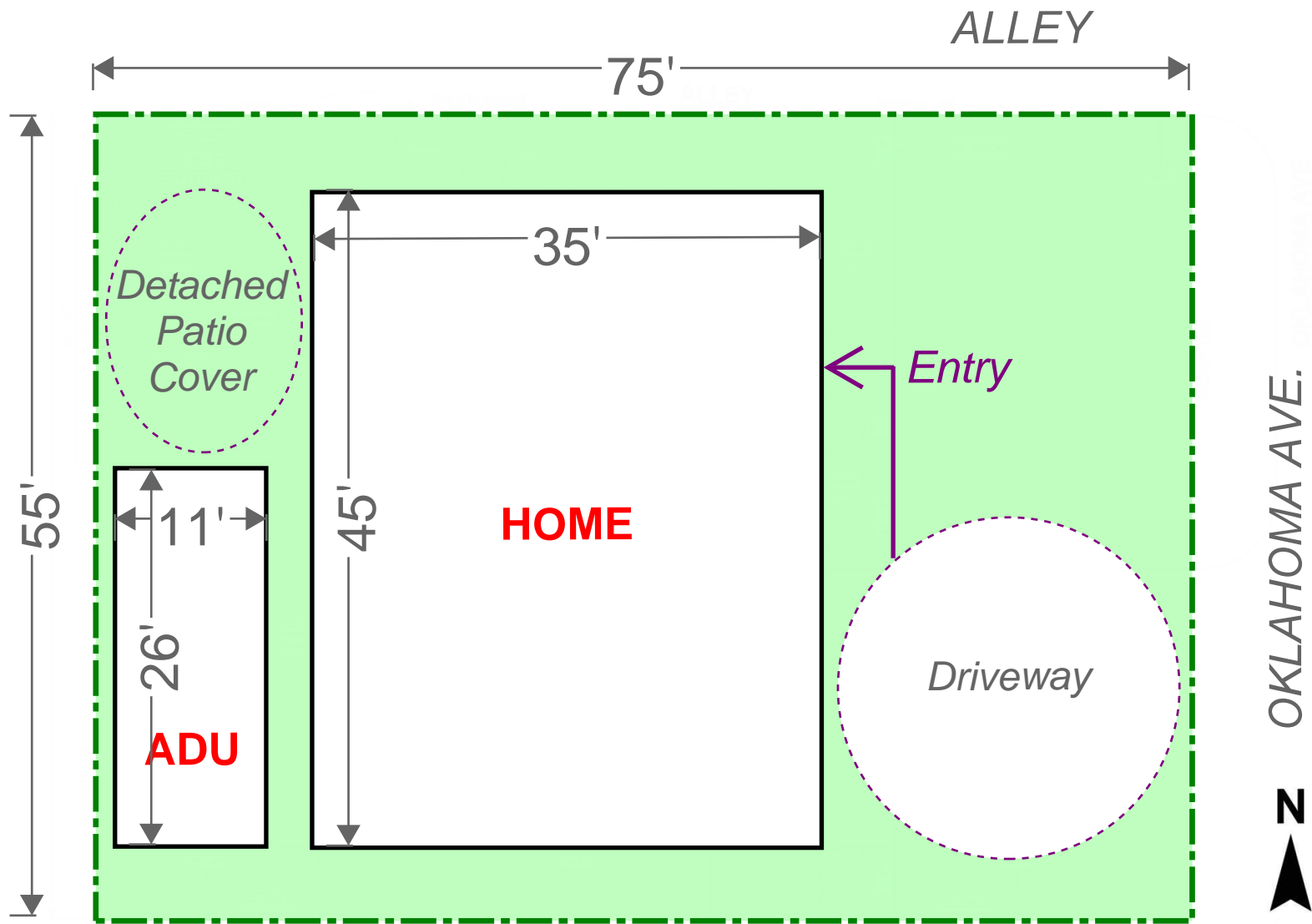
Site | SETBACK

Item 4.



Site | SITE ELEMENTS

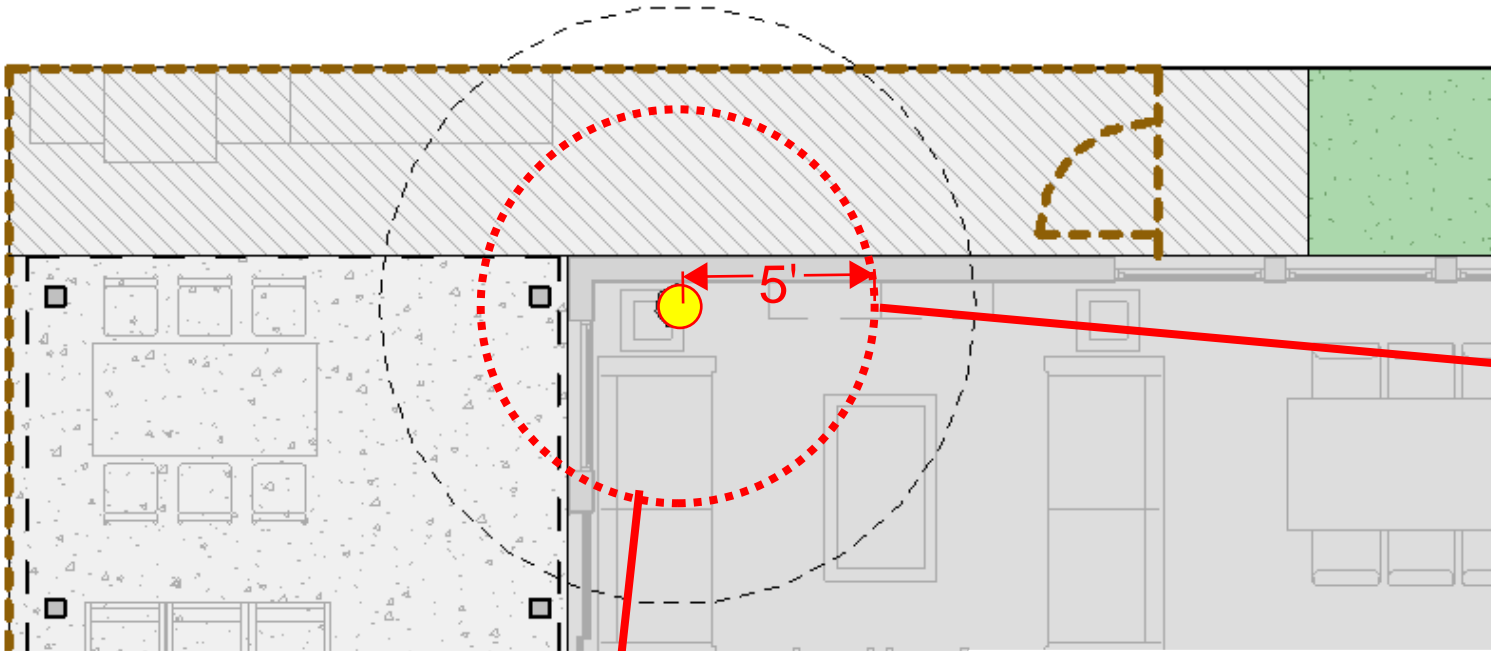
Item 4.



Site Plan

Tree Removal

Site | TREE REMOVAL



Existing pine tree is located within the building foundation area of the proposed home.

- Risk of Structural Damage
- Water and Drainage Issues
- Increased Pest Problems

To offset tree lost, considerable landscaping will be place on the east.

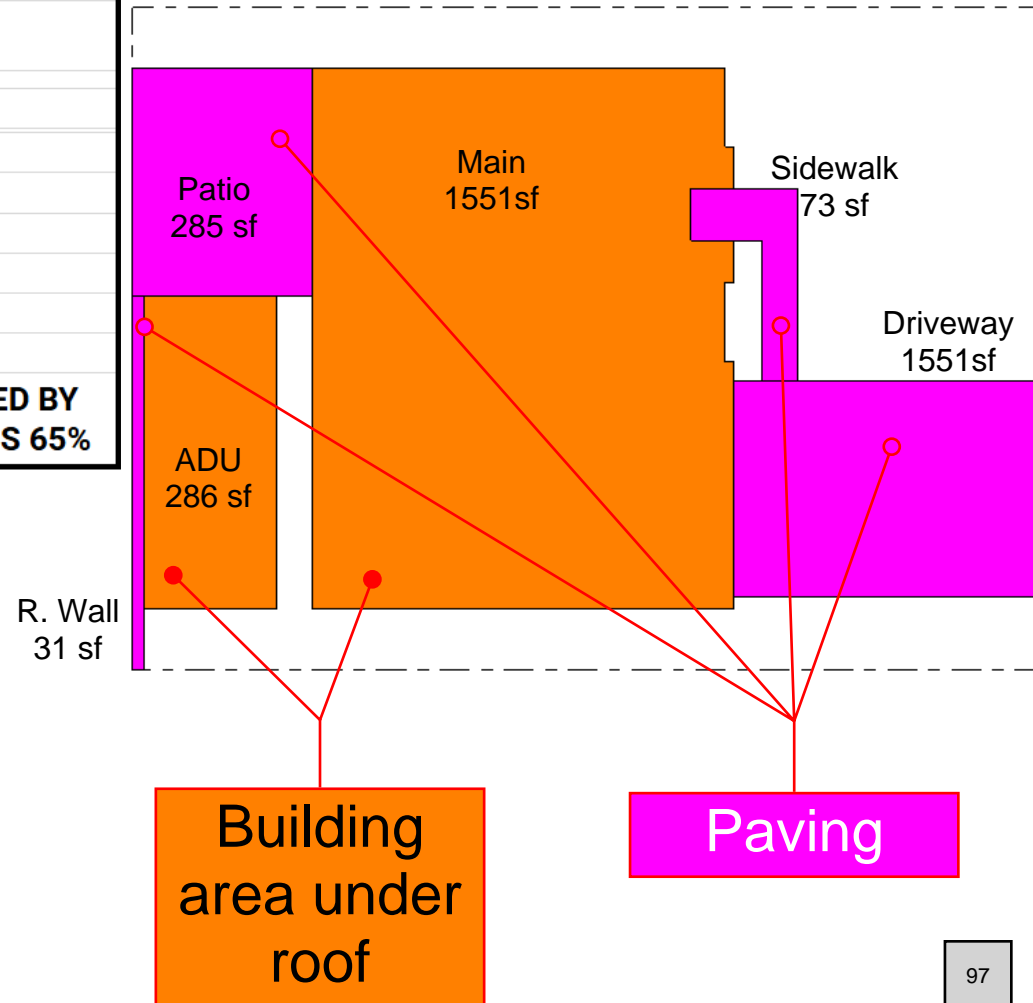
Impervious Area Calculation

Site | IMPERVIOUS AREA CALCULATION

Item 4.

BUILDING AREA UNDER ROOF			
	AREA	UNIT	NOTE
A	Lot Area	4125.00 sf	55' x 75'
B	Project Area	1837.00 sf	
C	Living Area	2688.00 sf	
Building Footprint			
D	Existing Structure	0.00 sf	Empty lot
E	New/Proposed	1837.00 sf	
F	Total Building Coverage (D+E)	1837.00 sf	
G	% Total Building Coverage (F/A)	44.53%	% of lot
H	TOTAL BUILDING IMPERVIOUS COVERAGE ON LOT	1837.00 sf	
PAVING/OTHER			
	AREA	UNIT	NOTE
I	Paving/Other Impervious Areas:		
	1. Existing	0.00 sf	Empty lot
	2. New/Proposed	839.00	
J	Total Paving/Other Impervious Co	839.00	
K	% Paving Coverage (J/A)	20.34%	% of lot
Combined (Paving + Building)		64.87%	MAXIMUM ALLOWED BY CITY OF NORMAN IS 65%

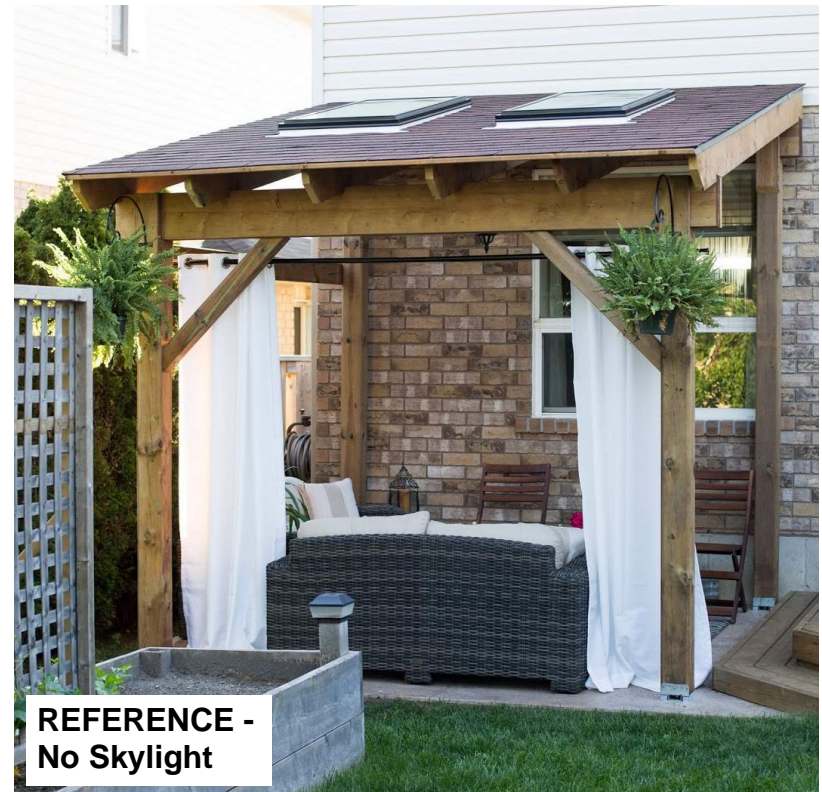
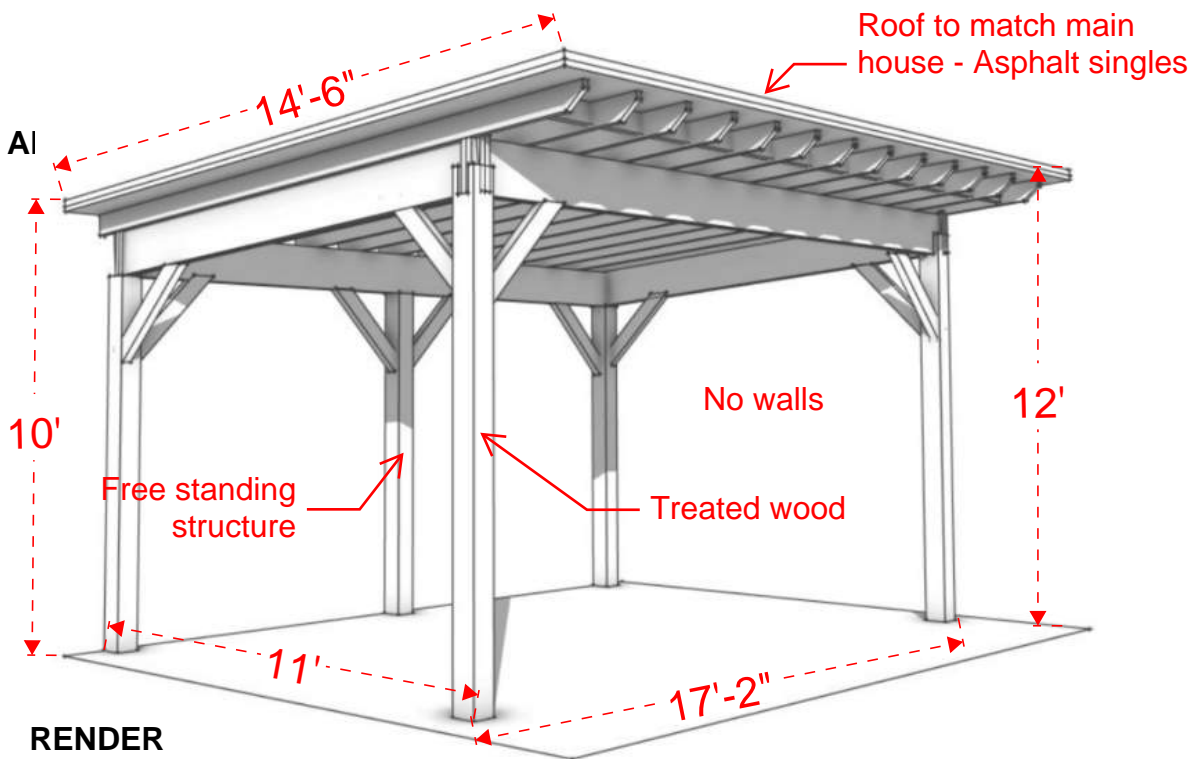
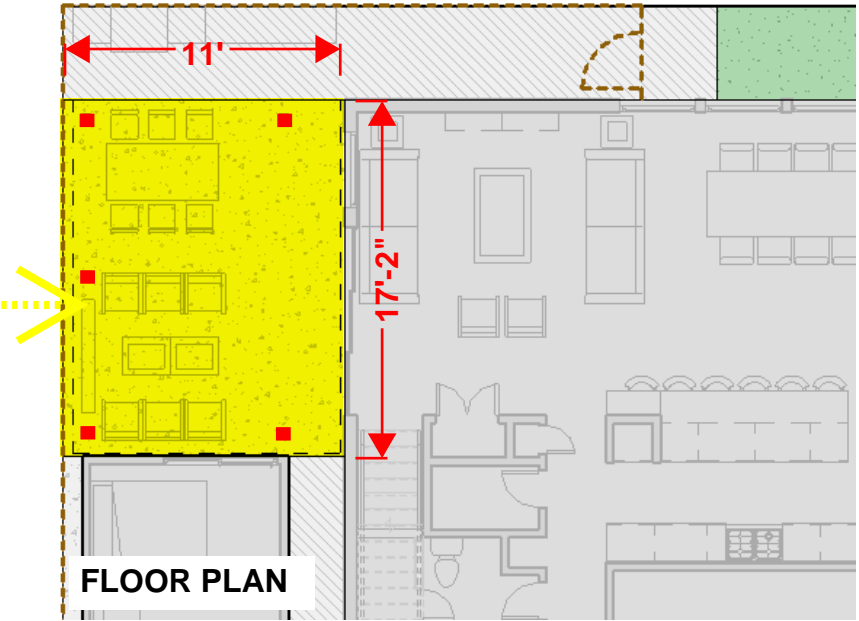
IMPERVIOUS CALCULATION		
	AREA	UNIT
Lot Area (75'x55')	4125.00	SQF
	65%	%
Allowable area	2681.25	SQF
DETAILED	SQF	
Main Structure Footprint	1551.00	
Driveway	450.00	
Front sidewalk	73.00	
Patio	285.00	
ADU Footprint	286.00	
Retaining Wall	31.00	
Total Impervious Area	2676.00	SQF
Delta from 2,681.25 sqf Allowable	5.25	SQF



Covered Patio

Context | COVERED PATIO

Item 4.



Context | COVERED PATIO

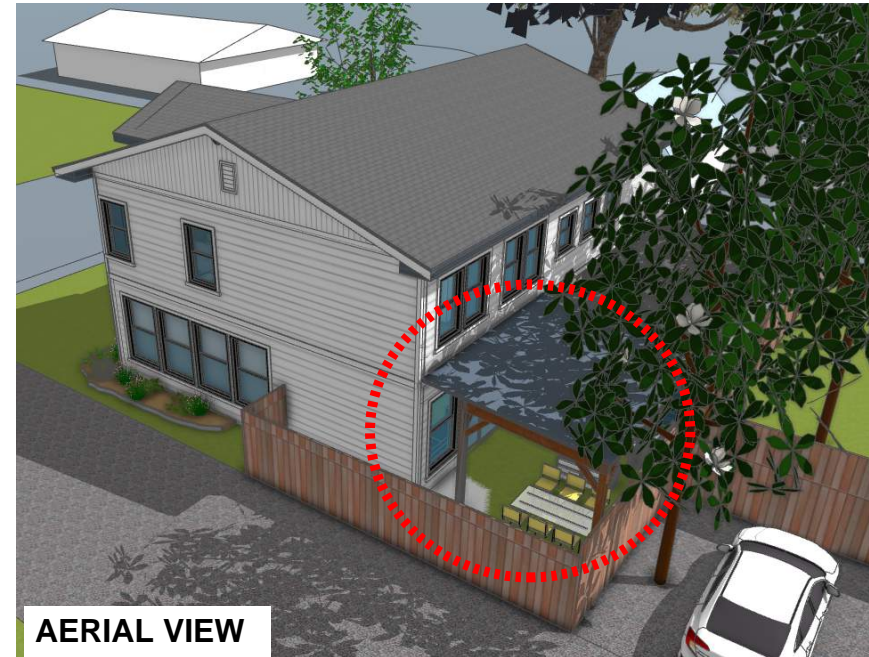
Item 4.



VIEW FROM OKLAHOMA AVE



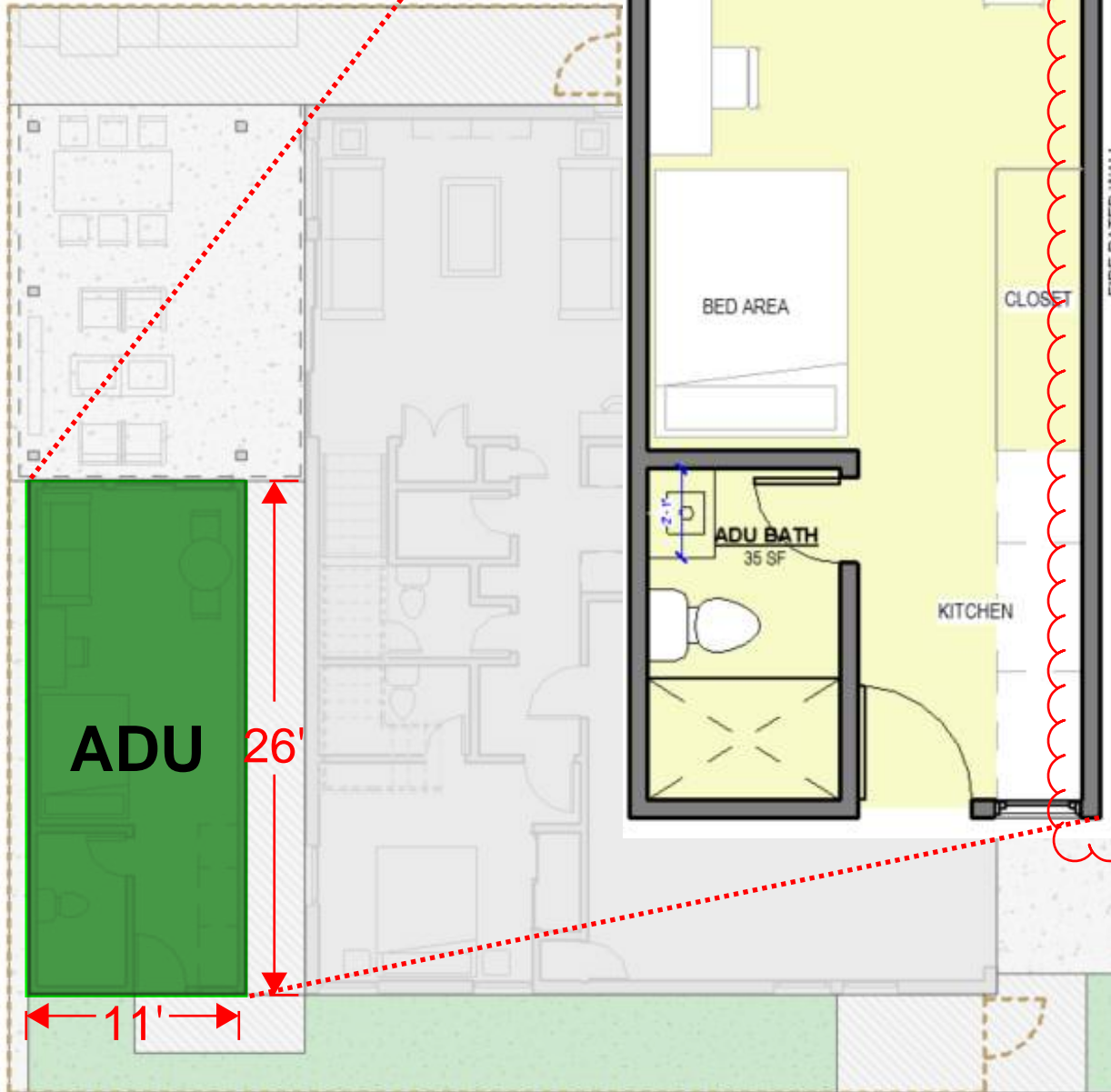
VIEW FROM ALLEY



AERIAL VIEW



ADU

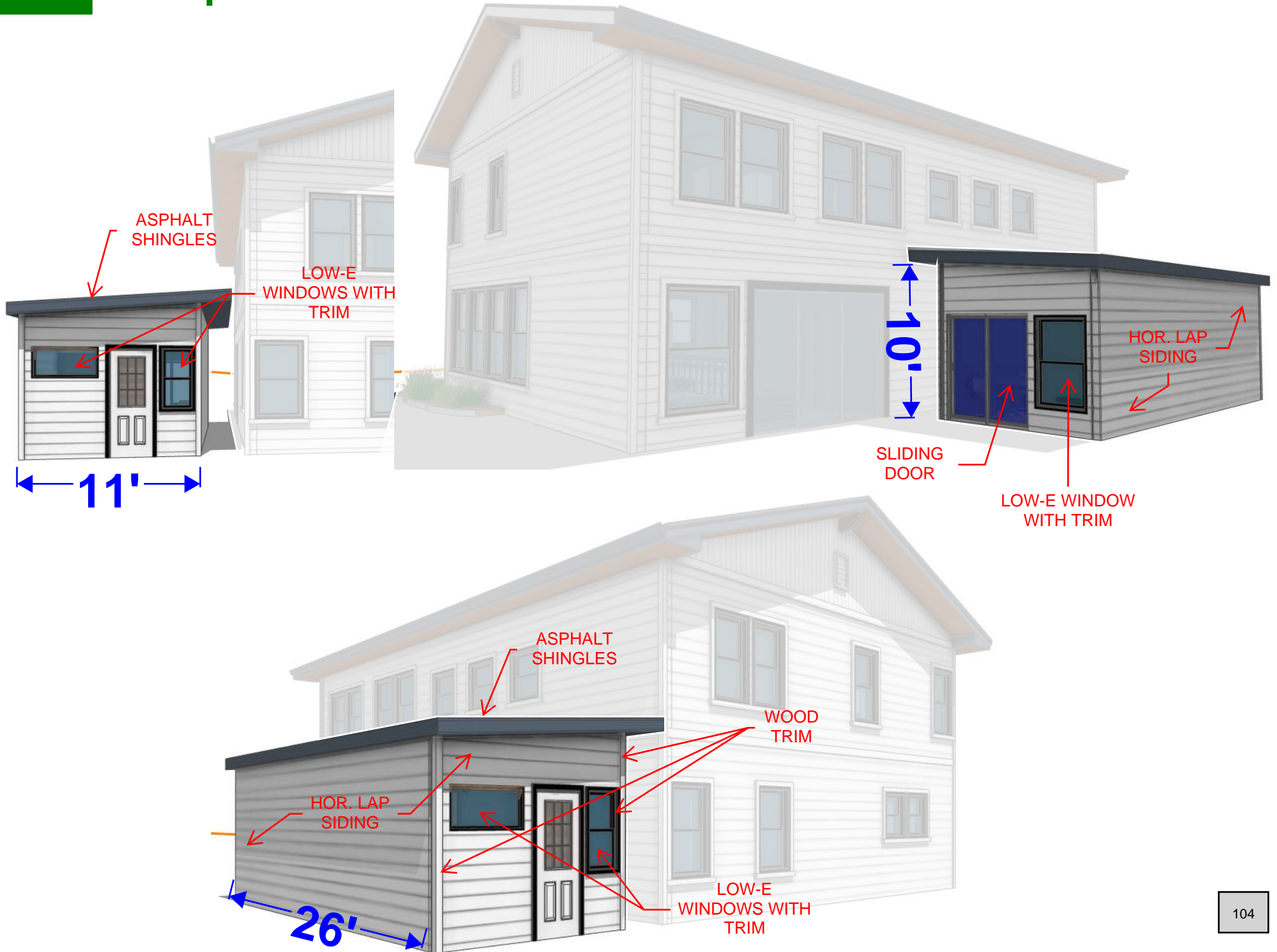


FIRE RATED WALL

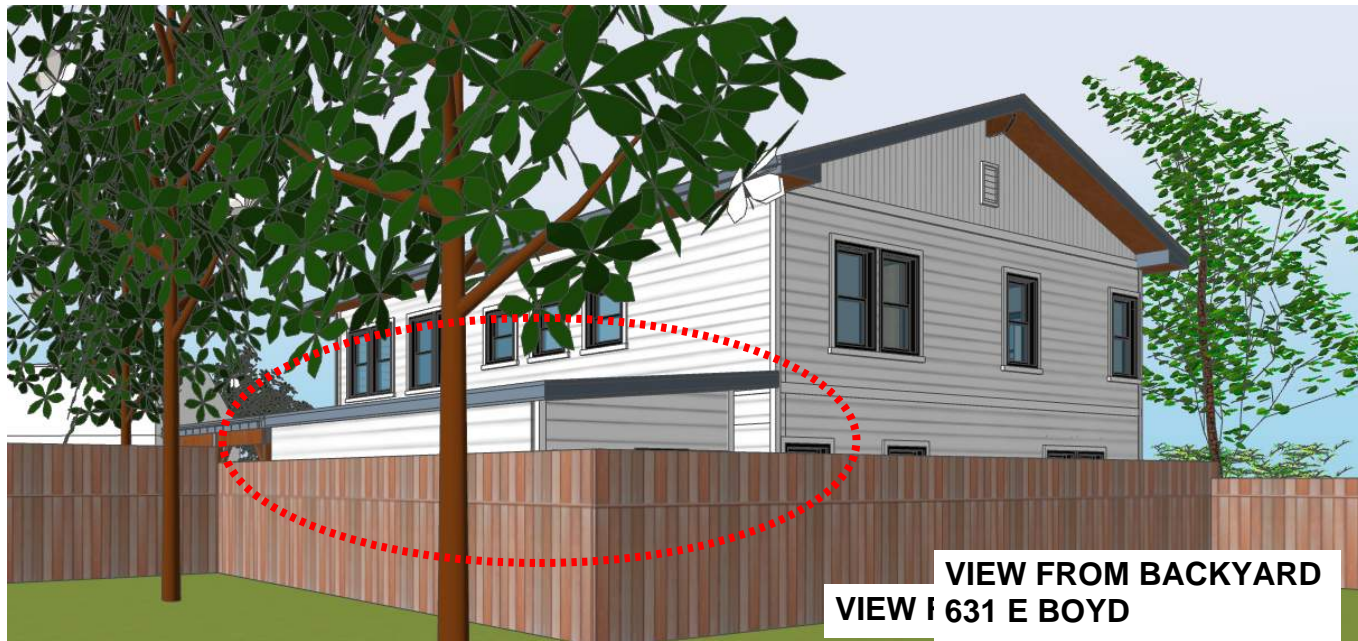
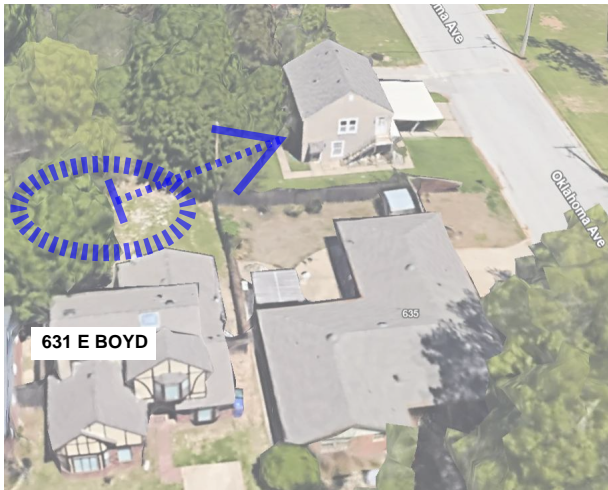
Proposed ADU:

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

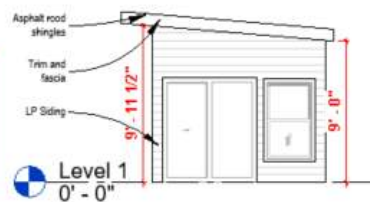
Site | ADU



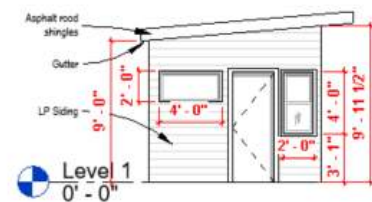
Site | ADU



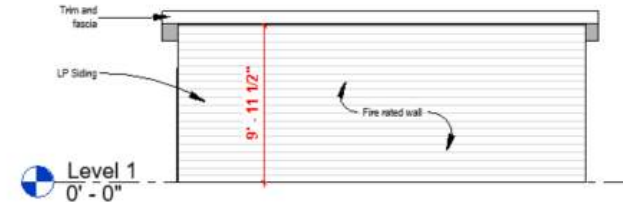
① ADU West Elevation
1/8" = 1'-0"



② ADU North Elevation
1/8" = 1'-0"



③ ADU South Elevation
1/8" = 1'-0"



④ ADU East Elevation
1/8" = 1'-0"

MATERIAL

Siding

Material | SIDING

Item 4.



images shown for product reference

With over 20 years of exceptional performance as a full home siding solution, it's easy to see why LP® SmartSide® Trim & Siding has become the #1 brand of engineered wood siding. LP has redefined traditional building materials with treated engineered wood products that offer game-changing durability, workability and beauty.

THE DURABILITY DIFFERENCE



With four components of protection, the LP® SmartGuard® process adds strength and helps LP® SmartSide® products withstand impacts, damage from freeze/thaw cycles, high humidity, fungal decay and more. Alongside an industry-leading limited warranty, you can depend on LP SmartSide products for advanced durability.

- More resistant to impact than fiber cement
- Survives golf-ball-sized hail and stands up to harsh weather in any climate
- Withstands up to 200 mph wind gusts and 78 mph fastballs
- Will stay attached to a home better than fiber cement during extreme weather events
- Holds its value over time with a 5/50-year limited warranty covering both labor and material replacement

WORKABILITY THAT SAVES TIME & RESOURCES



Our treated engineered wood siding cuts out the time you spend dealing with warped and split pieces when properly stored and applied. Virtually every piece leaves the mill straight and ready to use.

- LP SmartSide lap siding installs faster than fiber cement lap siding
- Less prone to accidental breakage during handling and installation compared to fiber cement
- No special equipment needed for cutting or installing; works and cuts like traditional wood
- Easier to carry and 45% lighter per foot than fiber cement

BEAUTY DESIGNED FOR PEACE OF MIND



LP SmartSide Trim & Siding has been the siding of choice for over 20 years for homeowners who want uncompromising quality and distinctive curb appeal. Our treated engineered wood siding can completely transform your home's look.

- Comes pre-primed for exceptional paint adhesion
- Realistic cedar-grain texture offers a striking natural appearance
- Smooth finish offers a clean, modern look
- Longer lengths can allow for fewer seams on your home
- LP® SmartSide® ExpertFinish® Trim & Siding offers 16 versatile colors to fit any home's style

Proposed Siding:

- LP SmartSide Siding.
- **Horizontal & Vertical** Lap Siding and trim.
- 38 Series Cedar Smooth.
- 8" - 12" spacing.
- 16' board length.
- Primed, to be painted.



Lap Siding

THE LP SMARTSIDE DIFFERENCE



Lighter Weights:
LP SmartSide lap siding weighs 45% less per foot than fiber cement lap siding.



Longer Lengths:
LP SmartSide siding's 16-foot lengths may lead to fewer seams and cuts, compared to fiber cement's 12-foot lengths.



Advanced Durability:
LP SmartSide siding is less prone to breakage than fiber cement, helping to reduce waste.

Impact resistance



LP® SmartSide®
5/50 YEAR
PRORATED
LIMITED
WARRANTY

LP SmartSide®
ExpertFinish® TRIM & SIDING

TREATED WITH
**SMART
GUARD**®
ZINC BORATE-
BASED PROCESS



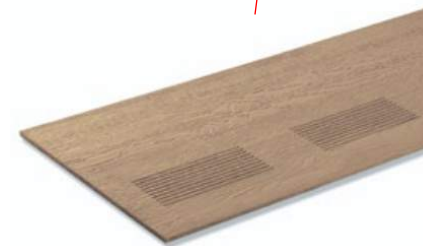
TRIM & FASCIA

Details to add interest and curb appeal to any home's look, available in brushed smooth and cedar texture



LAP SIDING

Easier-to-maintain traditional siding, available in cedar texture



SOFFIT

Ventilation that completes a clean exterior look and serves as a finishing touch