CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, November 02, 2026 at 5:30 PM

AGENDA

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

ROLL CALL

MINUTES

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

   HISTORIC DISTRICT COMMISSION MEETING MINUTES OF OCTOBER 5, 2026.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 26-24) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 625 S LAHOMA AVENUE FOR THE FOLLOWING: A) DEMOLITION OF THE EXISTING GARAGE.

3. (HD 26-26) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 414 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) THE ADDITION OF STUCCO TO THE WATER TABLE ON THE REAR ELEVATION.

4. (HD 26-27) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 916 CLASSEN BOULEVARD FOR THE FOLLOWING MODIFICATIONS: A) DEMOLITION OF THE EXISTING GARAGE; B) CONSTRUCTION OF A GARAGE APARTMENT; C) INSTALLATION OF DRIVEWAY AND PARKING PADS.

5. (HD 26-25) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 707 JUNIPER LANE FOR THE FOLLOWING MODIFICATIONS: A) DEMOLITION OF THE EXISTING HOUSE AND ATTACHED STRUCTURES; B) DEMOLITION OF AN ACCESSORY STRUCTURE.

6. (HD 26-28) CONSIDERATION OF A FEEDBACK SESSION FOR THE PROPERTY LOCATED AT 707 JUNIPER LANE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE, B) CONSTRUCTION OF A DETACHED GARAGE AND DRIVEWAY.

REPORTS/UPDATES

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

8. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2026-2027 CLG GRANT PROJECTS.

9. DISCUSSION OF SCHEDULE OF MEETINGS FOR 2027.

MISCELLANEOUS COMMENTS

ADJOURNMENT

CITY OF NORMAN, OK
HISTORIC DISTRICT COMMISSION MEETING
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, October 05, 2026 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Monday, October 05, 2026 at 5:30 PM. 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 Karen Thurston called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT
Commissioner Mitch Baroff
Commissioner Jo Ann Dysart
Commissioner Karen Thurston
Commissioner Kendel Posey
Commissioner Tyler Burns
Commissioner Trent Baggett

ABSENT
Commissioner Michael Zorba
Commissioner Susan Skapik

STAFF PRESENT
Anais Starr, Planner II/Historic Preservation Officer
Beth Muckala, Assistant City Attorney III
Laci Witcher, Permit Technician
Greyson Williams, Planner II

GUEST PRESENT
Julie Blacksten, 725 Juniper Ln., Norman, OK 73069
Greg Jungman, 642 S. Lahoma Ave., Norman, OK 73069
Michael Givel, 2800 Barry Switzer Ave., Norman, OK 73072
Loretta Bass, 440 College Ave., Norman, OK 73069
John Kmetz, 440 College Ave., Norman, OK 73069
Marsha McDaris, 439 Chautauqua Ave., and 448 College Ave., Norman, OK 73069
Dylan Herrick, 444 College Ave., Norman, OK 73069
Barrett Williamson, 102 W. Apache St., Norman, OK 73069

MINUTES

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

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

Voting Yea: Commissioner Baroff, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Burns, Commissioner Baggett

August 31, 2026 Historic District Commission Meeting Minutes were Approved.

CERTIFICATE OF APPROPRIATENESS REQUESTS

2. (HD 26-16) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 725 JUNIPER LANE FOR THE INSTALLATION OF SIX-FOOT WOOD STOCKADE FENCE IN THE SIDE YARD. (This request was postponed from the July 6, 2026 meeting).

Motion made by Commissioner Burns to approve (HD 26-16) as submitted, **Seconded** by Commissioner Posey.

Staff Presentation

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

Applicant Presentation

Julie Blacksten, the applicant, explained the proposed project.

Ms. Blacksten stated the proposed fence will provide a barrier from the trash cans while increasing her privacy and safety. She explained the fence would be 10 feet 8 inches wide according to the survey she had done.

Commissioner Baggett asked about the distance from the property line to the nearest neighboring house.

Ms. Blacksten replied it was 33 inches from the back of the house and 59 inches from the front.

Commissioner Thurston asked if the fence was completely on Ms. Blacksten's property line, and she confirmed it was.

Commissioner Baroff confirmed the fence in the documents submitted on the north and east side were considered the backyard.

Ms. Starr replied yes that the fence along the rear property line can be approved through the administrative bypass process.

Commissioner Thurston asked Ms. Blacksten whether she wanted to amend her application to reflect the fence mockup presented at today's meeting, which differed from the original wooden stockade fence submitted.

Beth Muckala, Assistant City Attorney III, explained to the applicant and commissioners the options for amending the application.

Ms. Blacksten agreed to amend her application to match the fence illustration presented at the meeting.

Public Comments

There were no public comments.

Commission Discussion

Commissioner Burns expressed slight concern that six feet would be visible from the front, as many approved fence request have only been approved for four foot in height on the side of a structure.

Commissioner Dysart noted there are other homes in the area where six-foot fences are visible.

Ms. Starr noted a few approved fences in the area have six-foot fences located in the side yards. She also clarified the structure was not a contributing structure.

Commissioner Baroff acknowledged the privacy concerns associated with the corner lot and expressed support for the proposed fence.

Commissioner Thurston noted the small backyard size in this instance makes it difficult to design the fence project that will fully comply with the guidelines.

Motion made by Commissioner Burns to amend (HD 26-16) to match the fence drawing with the cap on top, **Seconded** by Commissioner Posey.

Voting Yea: Commissioner Baroff, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Burns, Commissioner Baggett

Commission proceeded to a vote on the amended motion.

Voting Yea: Commissioner Baroff, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Burns, Commissioner Baggett

HD 26-16 was approved as amended to match the fence drawings with the cap on top.

3. (HD 26-23) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 443 CHAUTAUQUA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) INSTALLATION OF A RAILING ON AN EXTERIOR BASEMENT ACCESS ON THE NORTH ELEVATION; B) INSTALLATION OF A CABANA IN THE REAR YARD (Both of these items were postponed from the August 31, 2026 meeting).

Motion made by Commissioner Baroff to approve item B as submitted, **Seconded** by Commissioner Posey.

Staff Presentation

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

Applicant Presentation

Barrett Williamson, the applicant, explained the proposed project.

Public Comments

Marsha McDaris, 448 College Ave., asked if the railing started before or after the basement access.

Commissioner Baroff replied the fence was starting in the front yard.

Ms. Starr clarified four feet fence was started at the front of the house.

Commission Discussion

Commissioner Baggett asked if there was going to be a drain for water runoff.

Mr. Williamson replied yes.

Commissioner Posey stated there is a sump pump indicated in the design.

Mr. Williamson clarified, in addition to the basement sump pump, there is a drain at the bottom of the stairs, meaning all waste from the house exits at the basement level.

Commissioner Baggett asked if the basement was truly going to be used as a basement and not an apartment.

Mr. Williamson confirmed it is a basement only.

Commissioner Thurston added all HVAC is currently located in the basement.

Commissioner Burns noted their concerns about the railing at the last meeting had been addressed.

Voting Yea: Commissioner Baroff, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Burns, Commissioner Baggett

Motion made by Commissioner Dysart to approve item B as submitted, **Seconded** by Commissioner Burns.

Staff Presentation

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

Commissioner Burns asked Ms. Starr if this was truly a cabana.

Ms. Starr stated it is a cabana or garden structure as opposed to an accessory structure such as a storage shed.

Applicant Presentation

Barrett Williamson, the applicant, explained the proposed project.

Commissioner Thurston asked for clarification on the siding material, noting both slatted and overlapped siding appeared in the presentation.

Mr. Williamson replied it will have both.

Commissioner Burns asked about the size of the garage next to the north of the proposed cabana.

Commissioners Thurston and Burns discussed the dimensions and concluded the structure is 11 feet tall, including the slab.

Public Comments

Dylan Herrick, 444 College Ave., thanked the Commission for postponing the item and allowing additional time for decisions. He also thanked Mr. Williamson for addressing his water runoff concerns and making the necessary adjustments.

Marsha McDaris, 448 College Ave., asked if the cabana would be taller than her garage adjacent to this property.

Commissioner Thurston explained the structure would be 11 feet tall with the slab.

Ms. McDaris asked if the structure was visible from the street.

Ms. Starr replied it was in the presentation and yes there will be some visibility from the street.

Ms. McDaris asked how far the cabana would be from her property line.

Commissioner Burns replied the site plan shows the cabana to be five feet from the property line.

Ms. Starr stated property line issues must be resolved between the property owners and are not within the purview of the Historic District Commission.

Commission Discussion

Commissioner Burns stated he was pleased with the changes made from the last meetings submittals.

Commissioner Thurston noted the structure appeared to be a covered pergola, which typically does not match the home, but agreed with Commissioner Burns that she was pleased with the revised changes.

Commissioner Baggett noted the structure did not appear to match anything else in the neighborhood.

Ms. Starr noted a structure with a larger mass had recently been approved in the Chautauqua Historic District.

Commissioner Burns asked Mr. Williamson to clarify whether the proposed stone was brick or stone.

Mr. Williamson explained the foundation stone was exposed when the siding was removed, and they planned to use a visually compatible material to replace it.

Commissioner Burns asked whether there were any concerns about the cabana being taller than the adjacent garage.

Commissioner Thurston stated the structure's massing would be minimized by its flat-sloped roof, compared to the garage's peaked roof.

Mr. Williamson noted although the fencing is not within the Historic District's purview, discussions with neighboring property owners are ongoing and appear to be progressing well. He also planned to further discuss with Ms. McDaris, the property owner to the north.

Voting Yea: Commissioner Baroff, Commissioner Dysart, Commissioner Thurston, Commissioner Posey, Commissioner Burns, Commissioner Baggett

HD 26-23 was approved as submitted.

REPORTS/UPDATES

4. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE AUGUST 31, 2026.

Anais Starr reported there were no Administrative Bypass COAs approved since August 31, 2026.

5. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2026-2027 CLG GRANT PROJECTS.

Anais Starr updated the Commission regarding CLG Grant.

MISCELLANEOUS COMMENTS FOR COMMISSION AND STAFF

Commissioner Dysart thanked everyone for a great three years and stated tonight's meeting was her last meeting.

Ms. Starr expressed her gratitude to Commissioner Dysart and wished her well.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

Passed and approved this _____ day of _____ 2026.

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Joe Ripperger

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-24) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 625 S LAHOMA AVENUE FOR THE FOLLOWING: A) DEMOLITION OF THE EXISTING GARAGE.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

625 S Lahoma Avenue. Ca. 1934. Bungalow/Craftsman. This contributing, one-story, brick single dwelling has an asphalt-covered, cross-hipped roof and a brick foundation. The wood windows are hung, eight-over-one and six-over-one. The wood door is glazed paneled with a glazed slab storm. The wraparound porch has multiple brick square columns along the north side and a brick, arched, front opening under a small front-facing gable. Other exterior features include a red brick interior chimney. Decorative details include double windows, gable returns and boxed eaves. To the rear is a single car, weatherboard garage with an asphalt-covered, pyramidal roof and wood swinging

Sanborn Insurance Map Information

The 1925 Sanborn Insurance Map does not show the current garage structure. The 1944 Sanborn Insurance Maps does show the garage located adjacent to the north property line, in the same location as the existing garage. This indicates that the existing garage was constructed after 1925 and before 1944.

Previous Actions

No Certificates of Appropriateness have been approved for this property.

REQUESTS

a) Demolition of the existing garage.

Project Description:

The existing 220-square-foot contributing garage is deteriorated, including rotting wood, a poor foundation, a collapsing roof, and a tree that has grown into the north side of the structure. Due to safety concerns and the dilapidated state of the garage, the applicant proposes demolishing this contributing garage. The applicant plans to keep the existing driveway but does not plan to construct a new garage.

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).

Preservation Guidelines
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).

A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
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):
.1 Preserve Historic Garage Structures. Retain and preserve garages in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.
.4 Request for Garage Demolitions. A request for demolition of a historic garage will utilize the following in determining the eligibility for demolition:
a**.** An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.
b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition
c. An existing structure is 240 square feet or less, it may be eligible for demolition.
d. An existing structure was built after the period of significance; it may be eligible for demolition.
e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.

Considerations/Issues
The Guidelines for Garages encourage the preservation and repair of significant historic garages. This requirement was developed to preserve historic accessory structures that are a companion to a historic house. In this case, the existing garage was built prior to 1944 and is a contributing historic structure. The Guidelines have five criteria for the Commission to consider when determining if a historic garage is eligible for demolition; these are listed above. This structure meets criteria a and b cited in Section 2.4.4 for demolition as follows:

a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.
The repairs to the contributing garage would be extensive and would be significantly hampered by the damage caused by the tree encroaching on the north side of the structure.

b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition.

The pictures submitted by the applicant show extensive deterioration of the garage, including a collapsing roof. The structure is leaning due to the tree encroaching on the north side. Additionally, the structure lacks a proper foundation

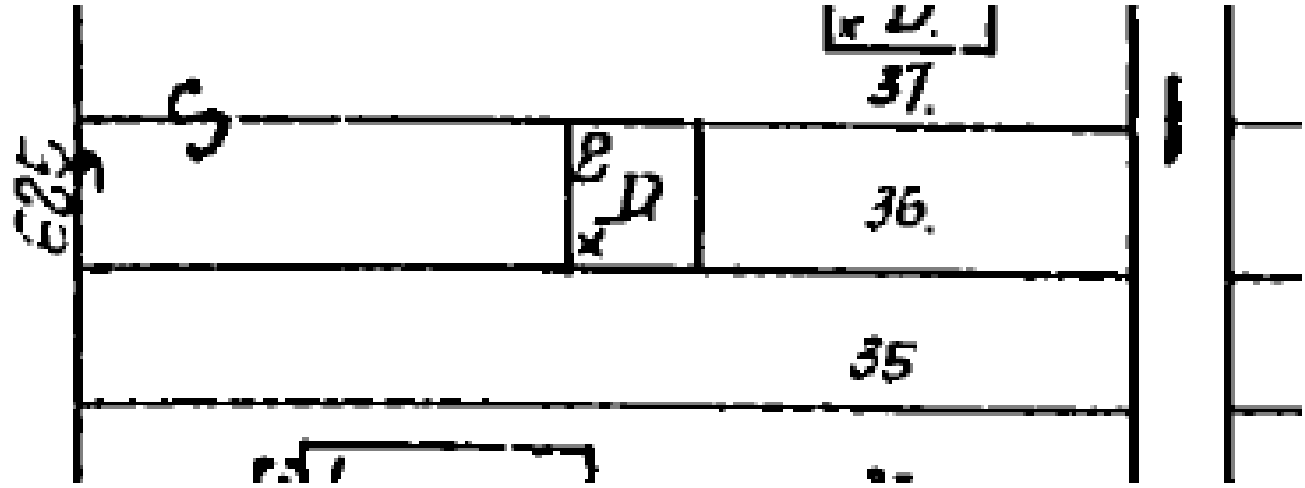
c. An existing structure is 240 square feet or less, it may be eligible for demolition.
This structure is 220 square feet and will not accommodate a modern-day vehicle.

The Commission needs to determine if the demolition of this contributing garage meets the Guidelines and whether its removal will impact the principal structure or the surrounding District.

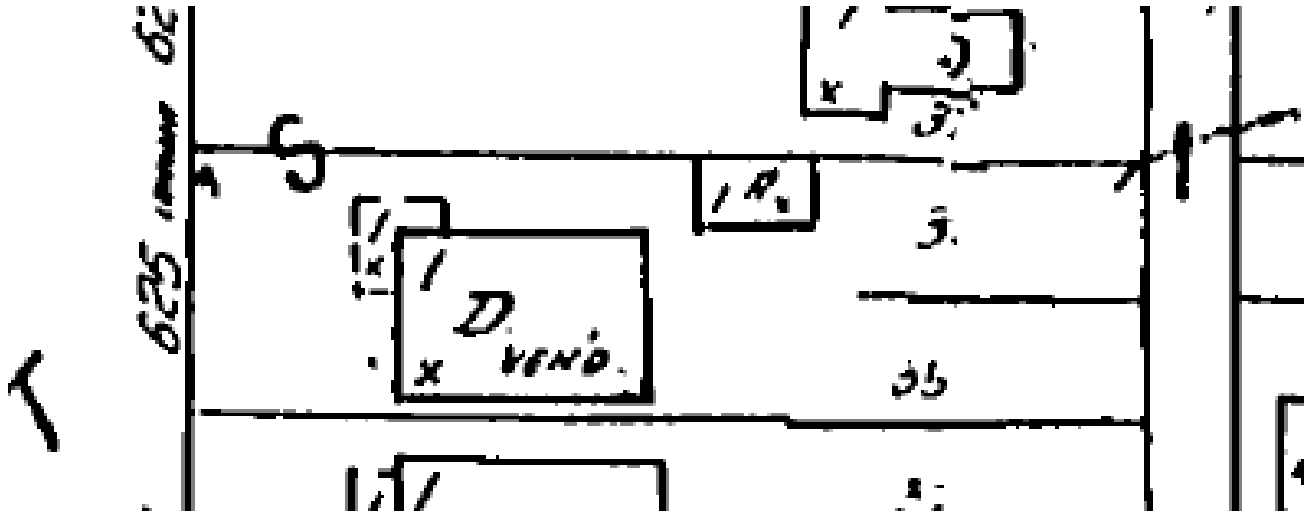
Commission Action:
(HD 26-24) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 625 S Lahoma Avenue for the demolition of the existing garage.

625 S Lahoma Ave

1925 Sanborn Map



1944 Sanborn Map



Case No. _____

Histric District Certificate of Appropriateness (COA) Application

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

SECTION 1: APPLICANT INFORMATION

Applicant Name: JOSEPH RIPPERGER

Address of Proposed work: 625 S. LAHOMA AVE

Phone number and email of contact person: [redacted]

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

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

REQUIRED DOCUMENTS

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

SECTION 2: PROPOSED WORK

Project(s) proposed (Work not listed here cannot be reviewed): Request for a COA Demolition of delapidated 220 sq ft single car garage. Garage is not salvageable because roof is collapsing and presents a safety hazard. Garage is wood, single wall, NO insulation and NO footings. Also, large oak tree is pressing on North side, causing further damage to the structure. Garage is detrimental to property value

SECTION 3: AUTHORIZATION AND SIGNATURES

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

Property Owners Signature: JRipperger **Date:** Sept 6, 2026

Property Owner's Printed Name: JOSEPH RIPPERGER

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

Authorized Representatives Printed Name: _____

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


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CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Samson Adeoye, Legends Construction II, LLC

PRESENTER: Greyson Williams, Planner II

ITEM TITLE: (HD 26-26) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED 414 S LAHOMA AVENUE FOR THE FOLLOWING MODIFICATION: A) THE ADDITION OF STUCCO TO THE WATER TABLE ON THE REAR ELEVATION.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

414 S Lahoma Ave., Ca. 1924. Bungalow/Craftsman. This contributing, one-story, weatherboard single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are vertical, four-over-one, hung with metal storms. The primary door is wood, glazed, paneled with a metal storm. On the north side, there is a secondary, wood, glazed, paneled door with a metal storm. The partial porch has an off-set, front-gabled roof supported by short, wood, tapered columns on brick piers and wrought iron railing. A ramp has been added on the north side of the porch. On the south side is a composition board addition with one-over-one, metal, windows and a wood slab door with a metal storm door. Decorative details include triple windows and exposed roof beams. To the back of the property is a composition board, single car garage with a front-gabled, asphalt-covered roof and an overhead door.

Sanborn Insurance Map Information

This structure appears on the 1925 and 1944 Sanborn Insurance Maps without any additions. The garage structure along the north property line is shown on the 1925 and 1944 Sanborn Insurance Maps. The addition on the south side was added after 1944 as it does not appear on the 1925 or 1944 maps.

Previous Actions

October 9, 2026 – A Certificate of Appropriateness (COA) by Administrative Bypass was issued for the repair and replacement of two windows on the north elevation.

REQUEST

a) The addition of stucco to the water table on the rear elevation.

Project Description: The applicant has requested to add stucco to the water table on the rear elevation to provide a more cohesive look along the lower exterior façade. The stucco will be applied directly to exterior walls as indicated in submitted picture.

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

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

Preservation Guidelines
3.2 Guidelines for Exterior Walls
A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
.1 Preserve Original Walls. Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including functional and decorative features and details.
.2 Retain Original Building Materials. Retain and preserve exterior wall materials that contribute to the overall historic character of a building.
.3 Replace Only Deteriorated Portions. If replacement of a deteriorated wall or feature is necessary, replace only the deteriorated portion in-kind rather than the entire feature. Match the original in material, design, dimension, detail, texture, and pattern. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.
.4 Avoid Covering Original Materials. Building materials and decorative elements are important character-defining components of historic buildings. It is not appropriate to remove or cover any wall material or detail with coatings or contemporary substitute materials. Vinyl and aluminum siding is not appropriate for use in historic districts.
.5 Replace Missing Features. When replacing an exterior wall or feature, replace it with a new wall or feature based on accurate documentation of the original or a new design that is compatible with the historic character of the building and the district. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.
.6 Avoid False Historical Appearances. Features or details of walls and fences that are introduced to a property shall reflect its style, period, and design. Fences and walls features shall not create a false historical appearance by reflecting other time periods, styles, or geographic regions of the country.

Considerations/Issues:
Section 3.2 of the Preservation Guidelines provides guidance regarding exterior walls. This section states that retaining original building materials, avoiding covering original materials, and avoiding false historical appearances as being criteria the HDC will use for review. The proposed application of stucco to the exterior does not meet these criteria.

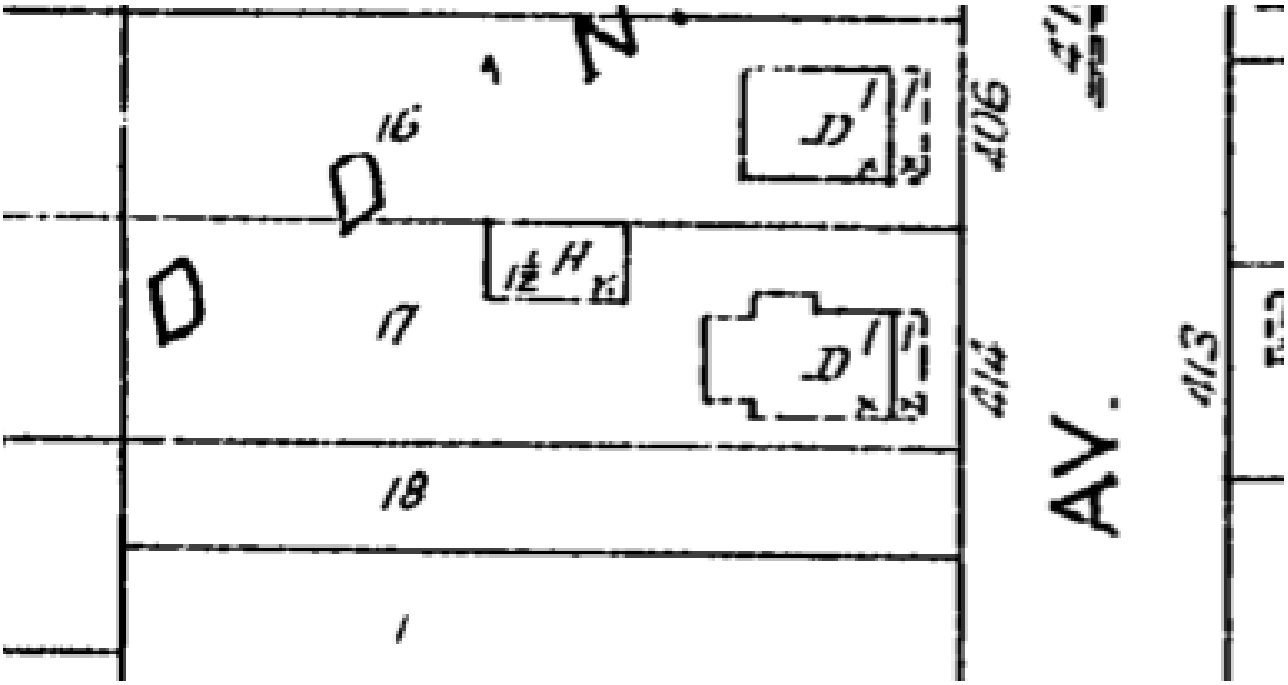
The Guidelines call for the preservation of original materials on historic structures to retain the structure's historic integrity. This proposal deviates from the Guidelines, but given the proposed work is located on the rear elevation, changes are regulated to a lower standard.

The Commission needs to determine if the request to add stucco to the water table section of the rear elevation meets the Guidelines and is compatible with the historic principal structure and the district.

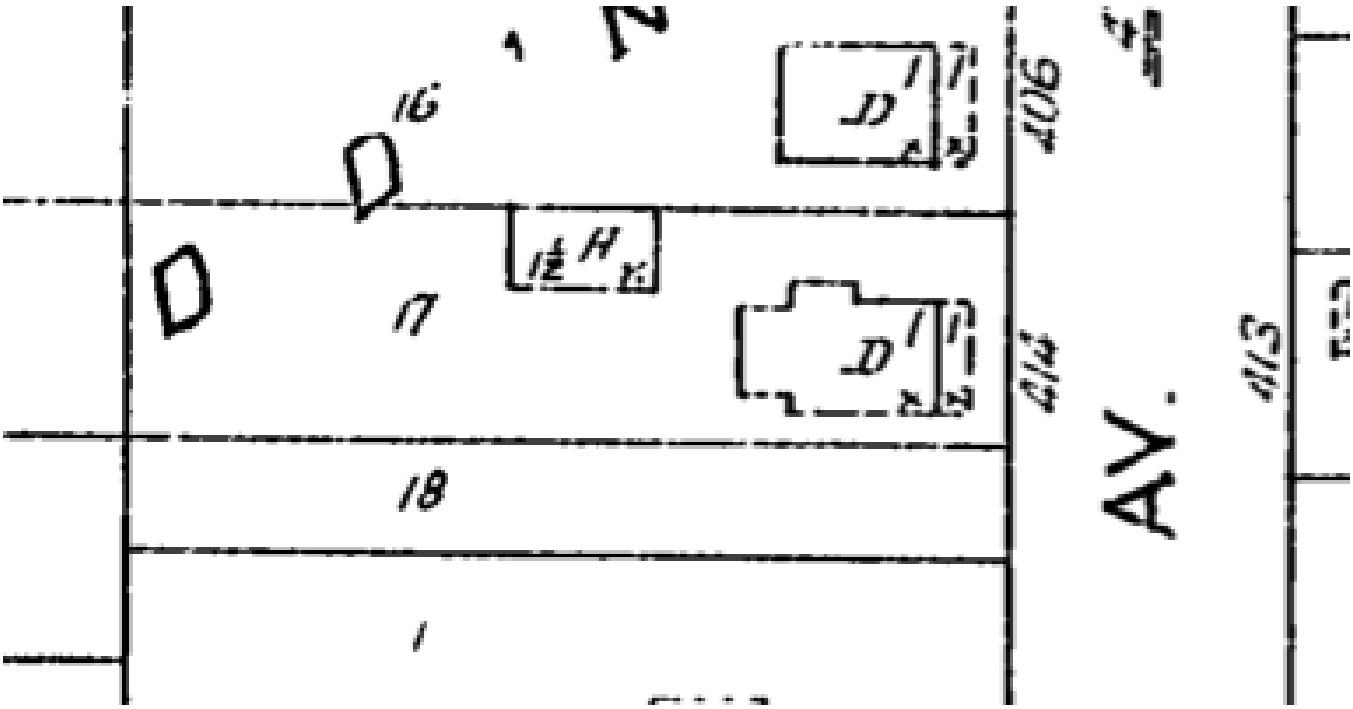
Commission Action: (HD 26-26) Consideration of approval, rejection, amendment, and/or postponement of the amendment of a Certificate of Appropriateness request for the property located at 414 S Lahoma Avenue for the following modification: a) the addition of stucco to the water table on the rear elevation.

414 S Lahoma Ave

1925 Sanborn Map



1944 Sanborn Map



Instructions for Historic District Certificate of Appropriateness Application

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

APPLICATION SUBMITTAL STEPS

Step 1: Review the Historic District Preservation Guidelines available at the City of Norman website (http://www.normanok.gov/planning/historic-preservation) or by calling (405) 366-5392.

Step 2: Contact the Historic Preservation Officer to discuss proposed work at (405) 366-5392 or at anais.starr@normanok.gov

Step 3: Submit your application, supporting documents and application fee if applicable, by the deadline. Submission deadline is by the end of the first business day of the month.

REQUIRED DOCUMENTS

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

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

WHATS NEXT?

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

Case No. _____

Histric District Certificate of Appropriateness (COA) Application

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

SECTION 1: APPLICANT INFORMATION

Applicant Name: Legend Construction Group II, LLC/Samson Adeoye

Address of Proposed work: 414 S Lahoma, Norman, OK

Phone number and email of contact person: _____

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

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

REQUIRED DOCUMENTS

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

SECTION 2: PROPOSED WORK

Project(s) proposed (Work not listed here cannot be reviewed): Fix/Replace Broken Replace Siding Muntins on Window

Cover Stucco on Concrete on the back portion of the house and side where there exists concrete;

There is a portion on the back of the house that has siding; due to the flood plain I would like to replace with stucco/concrete to match the back of the house roughly 30 inches to match.

SECTION 3: AUTHORIZATION AND SIGNATURES

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

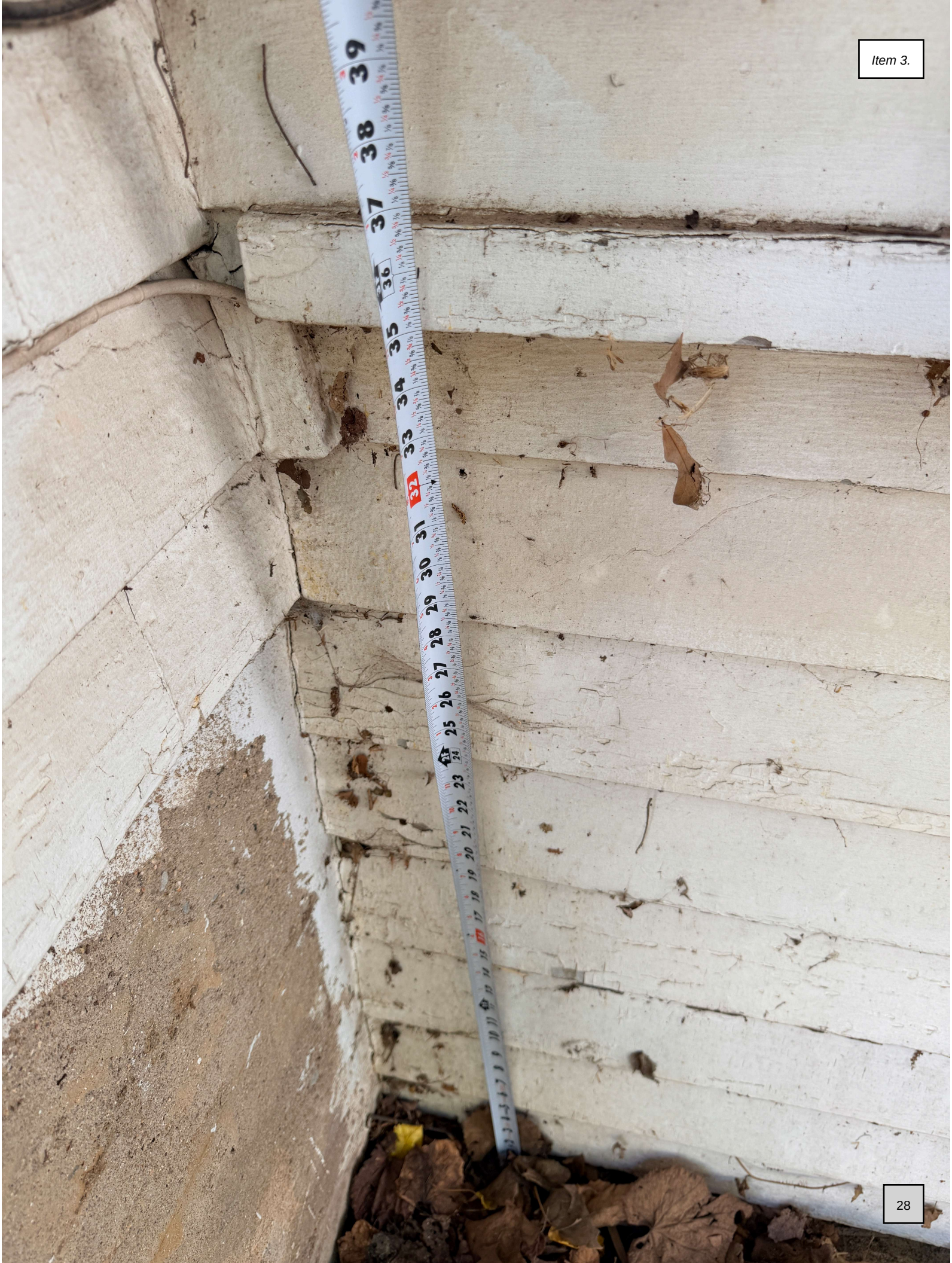
Property Owners Signature: DocuSigned by: D85857D914574D3... **Date:** 10/1/2026

Property Owner's Printed Name: Legend Construction Group II, LLC/Samson Adeoye

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

Authorized Representatives Printed Name: _____

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






822
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S LAHOMA AVE
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Shop Quikrete

1 Qt. Pre-Mixed Stucco Patch for Exterior And Interior Repairs

4.5 (32) Questions & Answers (20)

$14.54

- Ready to use
- Use for patches up to 1/4 inch
- No mixing required
- View More Details

Out of Stock

This item is currently unavailable.

Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase.

Read Return Policy

Dimensions

Container Size	1 Qt.

Details

Color Family	Gray
Drying Time (hours)	1
Features	Crack Resistant
Interior/Exterior	Exterior, Interior
Product Weight (lb.)	5 lb
Recommended Application	Mortar
Repair Type	Patch
Returnable	90-Day
Use Location	Wall

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Samson Adeoye, Legends Construction II, LLC

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-27) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 916 CLASSEN BOULEVARD FOR THE FOLLOWING MODIFICATIONS: A) DEMOLITION OF THE EXISTING GARAGE; B) CONSTRUCTION OF A GARAGE APARTMENT; C) INSTALLATION OF DRIVEWAY AND PARKING PADS.

Background

Historical Information

2004 Miller Historic District Nomination Survey Information:

916 South Classen Boulevard. Ca. 1946. Prairie School. This contributing, two-story, asbestos-clad, single dwelling was moved to this site in about 1946. According to the survey file, the house was moved from Ada, Oklahoma. The house has a poured concrete foundation and an asphalt-covered, gable-on-hip roof. The non-historic metal windows are one-over-one hung with fixed single pane windows in the second floor facade. The wood door is glazed paneled. The one-story entry porch has a hipped roof supported by square, wood columns, new since 1988. Other exterior features include a one-story sunroom on the south side. Decorative details include ridge cresting, double windows and a belt course.

Sanborn Insurance Map Information

The 1944 Sanborn Map does not show the present-day house or garage because the house was moved here in 1946.

Previous Actions

October 3, 2016 – The Commission approved a Certificate of Appropriateness (COA) for the installation of a new front door, front porch decking and railings, and a business sign to be located on the front of the principal structure.

Overall Project Description

The applicant has recently purchased this property and proposes replacing the deteriorated garage with a garage apartment. To accommodate the additional dwelling unit, the applicant also proposes expanding the driveway and adding parking pads.

The applicant has submitted a structural report with pictures documenting the deteriorated state of the garage. The applicant also submitted a site plan and elevation drawings showing the proposed garage apartment. The applicant proposes replacing and extending the existing driveway and adding two parking pads.

Zoning Designation: This property's current zoning designation is R-3, Multifamily Dwelling District. This zoning designation allows for a single-family dwelling and a garage apartment. This property is located in the Core Area and must abide by Core Area Parking Regulations. The property is also located in the Central Norman Zoning Overlay District (CNZOD). The four-bedroom proposal requires the applicant to seek Special Use for a Dwelling Unit with Four or More Bedrooms through City Council.

REQUESTS

a) Demolition of the existing garage.

Project Description:

As stated under "Overall Project Description" of this report, the applicant proposes to demolish the existing non-contributing garage located at the end of the driveway in the rear yard. The existing garage has a 360-square-foot footprint. The applicant proposes to construct a garage apartment in the same location.

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.

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):

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

.**4 Request for Garage Demolitions**. A request to demolish a historic garage will utilize the following in determining the eligibility for demolition:

a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.

b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition

c. An existing structure is 240 square feet or less, it may be eligible for demolition.

d. An existing structure was built after the period of significance; it may be eligible for demolition.

e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.

Issues and Considerations:
The 2004 Miller Historic District Nomination Survey does not indicate the age of this accessory structure. The 1944 Sanborn Insurance Map does not show this structure, indicating it was built after 1944 and is considered non-contributing to the Miller Historic District due to insufficient age.

Section 2.6.4 of the Guidelines for Accessory Structures less than 400 Square Feet provides five criteria for Commissioners to use in determining if an accessory structure is eligible for demolition.

Regarding the demolition criteria, staff has the following comments:

a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.

This structure is not historically significant because it was built after the Miller Historic District's period of significance.

b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction; it may be eligible for demolition.

The structure shows significant signs of deterioration, and the applicant has supplied a structural report with pictures to demonstrate it for the Commission's consideration.

c. An existing structure is 240 square feet or less; it may be eligible for demolition.

The existing structure is 360 square feet, more than the 240 square feet listed in this criterion. However, 360 square feet is still not an adequate size to accommodate a modern-day vehicle.

d. An existing structure was built after the period of significance; it may be eligible for demolition.

The structure was built sometime after 1944, after the Miller Historic District's period of significance.

e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.

Removing this structure would allow construction of a modern garage.

The Commission needs to determine whether the demolition of this non-contributing garage meets the Preservation Guidelines and is compatible with the surrounding district.

Commission Action:
Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request (HD 26-27) for the property located at 916 Classen Boulevard for the following modification: a) demolition of the existing garage.

REQUEST

b) Construction of a garage apartment.

Project Description:
As noted under the "Background" section of this report, this property is zoned R-3, Multifamily Dwelling District, which allows for a garage apartment. Additionally, the applicant must request a Special Use for Dwelling Unit with Four or More Bedrooms as required by the Central Norman Zoning Overlay District.

If the demolition request for the existing garage is approved, the applicant proposes to construct a garage apartment with a footprint of 38’2” by 32’ and an approximate square footage of 1,129. The submitted elevation drawing proposes six-inch pine siding. The elevation drawing shows pairs of one-over-one windows, but no specification sheets were submitted. The garage apartment is proposed at the end of the driveway in the rear yard. The garage portion of the structure will be approximately 500 square feet. Additionally, the plan includes driveway and parking pads between the front of the garage and the rear of the house. The plan also includes two additional parking spaces in the front yard adjacent to the driveway. The site plan proposes the garage apartment set back 20 feet from the rear property line and 5 feet from the side property lines, in compliance with the zoning ordinance. The submitted site plan lists the impervious surface coverage as 53% for the parcel, including the new structure and paving. This meets the Zoning Ordinance regulation for impervious surface coverage.

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

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

Preservation Guidelines
2.7 Guidelines for Secondary Structures
A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
.1 Secondary structures. Secondary structures are accessory structures with a footprint of 400 square feet or greater and/or taller than one-story, examples of secondary structures are garage apartments, studios, workshops and cabanas.
.6 Make New Construction Compatible. Secondary accessory structures are to be compatible with the principal structure and surrounding district and in no case overwhelm the principal structure. Construction of secondary accessory structures will utilize the following criteria for new construction:
a. Match in design, style, and material to the principal historic structure and the surrounding historic neighborhood.
b. Compatible with the principal historic structure and/or the district in regard to materials, size, scale, height, form, massing, proportions, spacing and size of window and door openings, window to wall proportions and traditional setbacks seen in the neighborhood.
.7 Size of New Secondary Structures. New secondary accessory structures are to be subservient to the principal structure in no case will the secondary structure be taller, wider or deeper than the principal structure. The size of a secondary structure is limited to 575 square feet or 50% of the principal structure footprint. The cumulative of square footages for all accessory structures and garages on the lot, shall be no greater than the footprint of the principal structure.
.8 Location and Setbacks of Secondary Structures. New secondary structures are to maintain traditional locations and setbacks seen in the neighborhood. Locations are to be in

the rear yard, with limited or no visibility from the front right-of-way, unless there is historical indications of a different location. Corner lots are considered to have two front elevations.

.9 Windows and Doors for Secondary Accessory Structures. Select doors and windows for new secondary accessory buildings that are compatible in material, proportion, pattern, and detail with the doors and windows of historic buildings in the district. See Windows and Door Guidelines.

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

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

3.12 Guidelines for Windows

.11 New Primary and Secondary Accessory Structures. Windows in new construction are to be compatible with 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.

Considerations/Issues:

The submitted drawing for the proposed garage apartment meets the Zoning Ordinance requirements for square footage, setbacks and impervious surface coverage.

Section 2.7, Guidelines for Secondary Structures, states that new secondary structures must be compatible with the principal structure and surrounding district and, in no case, overwhelm the principal structure. Section 2.7.7 further states that new secondary accessory structures must be subservient to the principal structure; in no case may a secondary structure be taller, wider, or deeper than the principal structure. Section 2.7 Guidelines for Secondary Structures states the size of a secondary structure is limited to 575 square feet or 50% of the principal structure footprint.

The 2004 Miller Historic Nomination Survey designates the existing principal structure as contributing to the Miller Historic District. The principal structure has a 988-square-foot footprint and 1,768 square feet of living space. The proposed garage apartment will have a 1,129-square-foot footprint and 2,365 square feet for the entire structure. The proposed garage apartment has a larger footprint than the principal structure and exceeds the size allowed by the Guidelines; therefore, it does not meet the Guidelines for Secondary Structures. The 500-

square-foot garage portion of the garage apartment meets the Guidelines for size since it is under the stated maximum of 575 square feet listed in the Guidelines for Garages.

The Guideline further states that secondary accessory structures are to meet the following criteria:

a. **Match in design, style, and material to the principal historic structure and the surrounding historic neighborhood.**
   The proposed garage apartment design is typical of a modern-day garage apartment and includes some design elements that match the principal structure. The materials and dimensions for the windows and doors were not provided, so it is unclear whether the windows meet the Guidelines.
b. **Compatible with the principal historic structure and/or the district in regards to materials, size, scale, height, form, massing, proportions, spacing and size of window and door openings, window to wall proportions and traditional setbacks seen in the neighborhood.**
   While similar in shape, the structure lacks the rhythm of windows-to-wall proportions found in the principal structure and therefore does not meet this criterion**.** The applicant did not provide materials and dimensions for the windows and doors, so it is unclear whether the windows meet the Guidelines. The applicant did not provide the height of the principal structure or the required streetscape elevation showing adjacent structures. Without the streetscape elevation and detailed dimensions, it is difficult to determine whether the garage apartment is compatible with the principal structure or the surrounding district.

Section 3.14.8 states that new secondary structures must be located in the rear yard, with limited or no visibility from the front right-of-way, unless there are historical indications of a different location. The proposed garage apartment is located at the rear of the property, similar to the existing garage. Its location offers limited visibility from the front streetscape.

The structure is proposed to be set back five feet from the side property lines. Typical side setbacks in the Miller Historic District are three to five feet on one side, while the other side will be greater than five feet to accommodate a driveway. The garage apartment's proposed setbacks are similar to the traditional side setbacks in the surrounding district.

In 2017, the Historic District Commission approved a garage apartment at 730 Miller Avenue. The garage apartment was a one-story structure with an overall square footage of 2,267. The approval of the garage apartment at 730 Miller Avenue prompted revisions to the secondary structures criteria adopted in the 2022 Preservation Guidelines. In 2023, the Commission approved a garage apartment at 904 Miller Avenue with 575 square feet on the first and second floors, for a total of 1,150 square feet.

The Commission would need to determine whether the proposed garage apartment meets the Guidelines and is compatible with the historic principal structure and the surrounding district.

Commission Action: (HD 26-27) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 916 Classed Boulevard for the following modification: b) installation of a garage apartment.

c) Installation of additional driveway and parking pads.

Project Description:

To provide parking for the proposed garage apartment and the principal structure, the applicant proposes replacing the existing driveway and extending it to meet the new garage opening. Additionally, the applicant proposes two parking spaces behind the principal structure and two parking spaces in the front yard.

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.

Preservation Guidelines

2.9 Guidelines for Sidewalks and Driveways

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

.10 New Paved Areas. New paved areas should not directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a rear or side yard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas. They shall be designed to be compatible in location, patterns, spacing, configurations, dimensions, and materials with existing walkways and driveways. Paved areas shall not overwhelm the principal structure.

.11 Rear Yard Area. New parking areas are permitted off alleyway with no visibility or limited visibility from the front right-of-way(s). Corner lots are considered to have two front elevations. Rear-yard parking must comply with Norman City Codes.

.12 Side Yard Parking Area. The establishment of parking areas adjacent to the side of historic structures is not allowed.

.13 Front Yard Parking Area. Parking areas in the front yard of the property are prohibited except within an existing driveway.

Considerations/Issues:

The Zoning Ordinance's Core Area Parking regulations require that any new parking areas be installed in the rear yard. The two proposed parking spaces in the front yard off the north side of the driveway do not meet the Core Area Parking regulations. Additionally, the Preservation Guidelines for Driveways and Parking strictly prohibit parking pads in the front yard.

The Guidelines for Driveways and Parking encourage new driveways and parking pads to be in the rear yard with no or very limited visibility from the front right-of-way. Although the two parking spaces in the rear yard are behind the principal structure, the parking spaces will extend to the north property line, making them visible from the right-of-way. The two proposed parking spaces behind the principal structure, totaling 810 square feet, would be approximately 100 square feet less than the principal structure's 916-square-foot footprint. At this size, the parking pad could overwhelm the rear yard and the principal structure. However, most of the parking pad is located behind the principal structure, as required by the Guidelines.

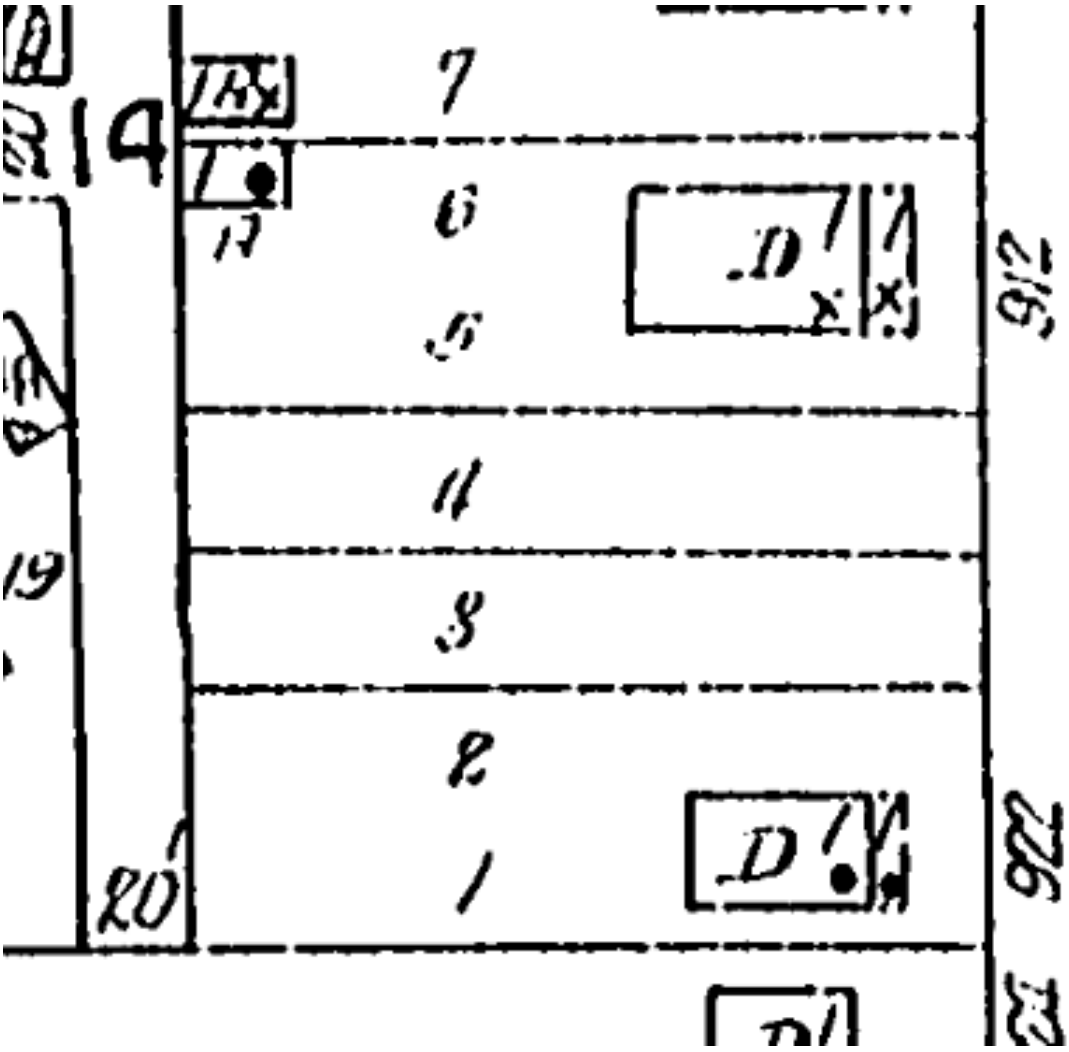
The Commission needs to determine whether the proposed driveway and parking pads meet the Guidelines and are compatible with this historic property and the district.

Commission Action: (HD 26-27) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 916 Classen Boulevard for the following modification: c) installation of a driveway and parking pads.

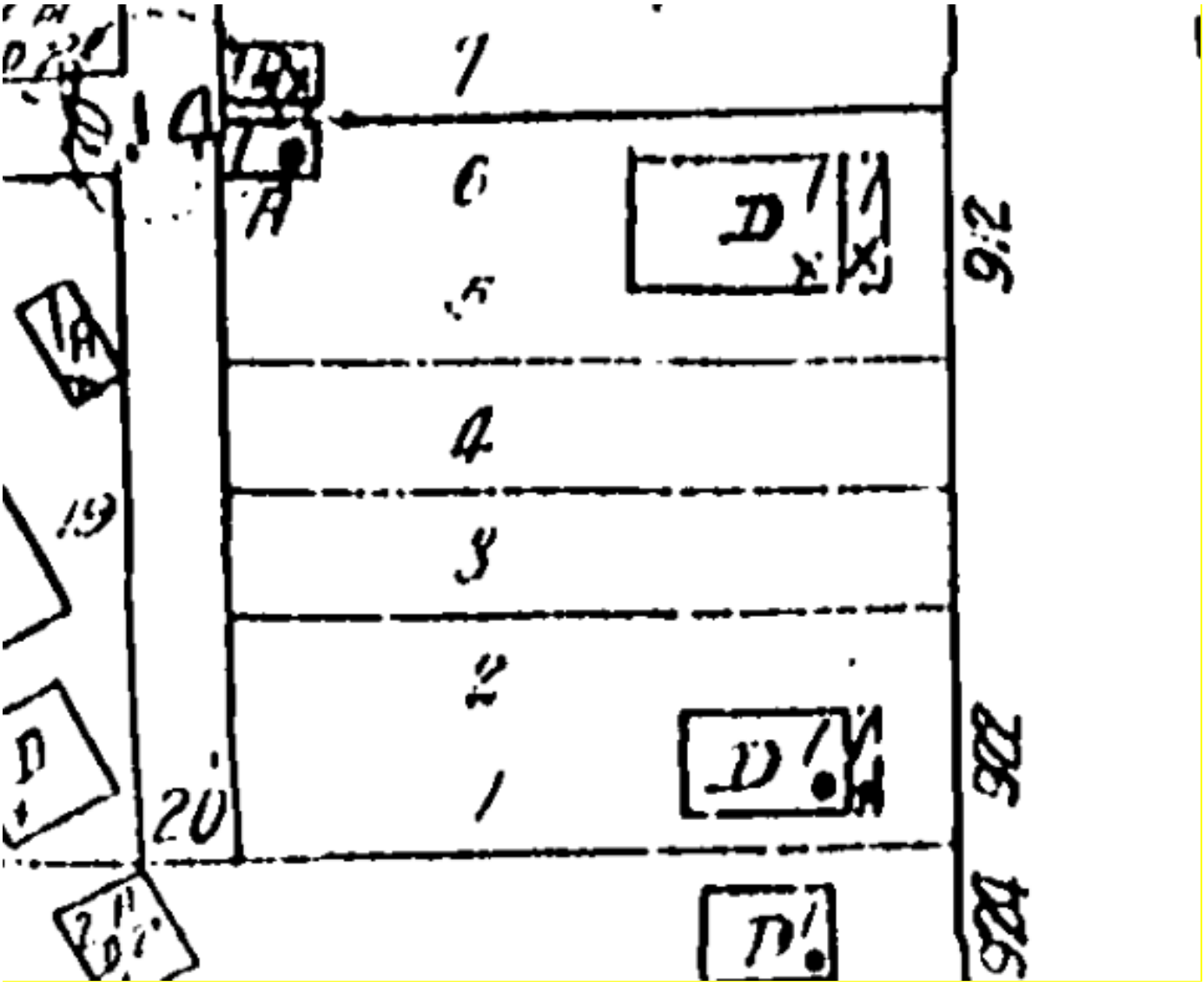
916 Classen Blvd

(Lots 3 and 4 Blk 14 of Classen Miller Addition)

1925 Sanborn Map



1944 Sanborn Map


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Case No. _____

Histric District Certificate of Appropriateness (COA) Application

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

SECTION 1: APPLICANT INFORMATION

Applicant Name: Samson Adeoye

Address of Proposed work: 916 Classen BLvd, Norman, Ok

Phone number and email of contact person: [redacted]

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

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

REQUIRED DOCUMENTS

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

SECTION 2: PROPOSED WORK

Project(s) proposed (Work not listed here cannot be reviewed): Remove Garage, Pour Driveway and Build Garage Apartment

SECTION 3: AUTHORIZATION AND SIGNATURES

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

Property Owners Signature: Samson Adeoye D85857D81457471... **Date:** 10/1/2026

Property Owner's Printed Name: Samson Adeoye

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

Authorized Representatives Printed Name: _____

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

DW STRUCTURAL
design | engineering | inspections

September 25, 2026

Infinite Rentals
Property Manager

RE: Residential Structural Investigation - Garage Conditional Assessment
916 Classen Blvd, Norman, OK 73071

The purpose of this letter is to summarize the observed structural condition of the existing detached garage structure located at the residential address 916 Classen Blvd, Norman, OK 73071.

Per your request, on September 23, 2026, a structural investigation was performed as a part of a general structural assessment agreement.

1. Observation - Information: At this time, it is recommended to demolish the existing garage and reconstruct it on a new foundation. The existing foundations and structure are beyond economic repairability, primary reasons are noted below:

    - Overall racking of structure due to failure of shear wall system
    - Ridge line sag due to roof settlement thrust
    - Wall outward lean/curvature due to roof settlement thrust
    - Deterioration/rot of perimeter base of wall and siding materials due to contact with grade and moisture wicking into garage base, compromising anchorage and shear load path resolution ability
    - Severe cracking/slope/settlement of garage base slab, slab is unreinforced and not constructed with a footing extending/bearing below frost depth
    - General aging/weakening of wood framing, decking and other materials not directly affected by items noted above

These issues are common to similarly constructed detached garages in older/historical homes in the area. It has been common to recommend similar measures in many similar instances due to the common issues affecting these properties. Homeowners are cautioned that if these older detached structures have not already been reconstructed, they will likely require it in the near future unless they were originally built with sufficient foundations and with the wall and siding materials high enough from the surrounding grade to prevent wall base moisture intrusion and deterioration.

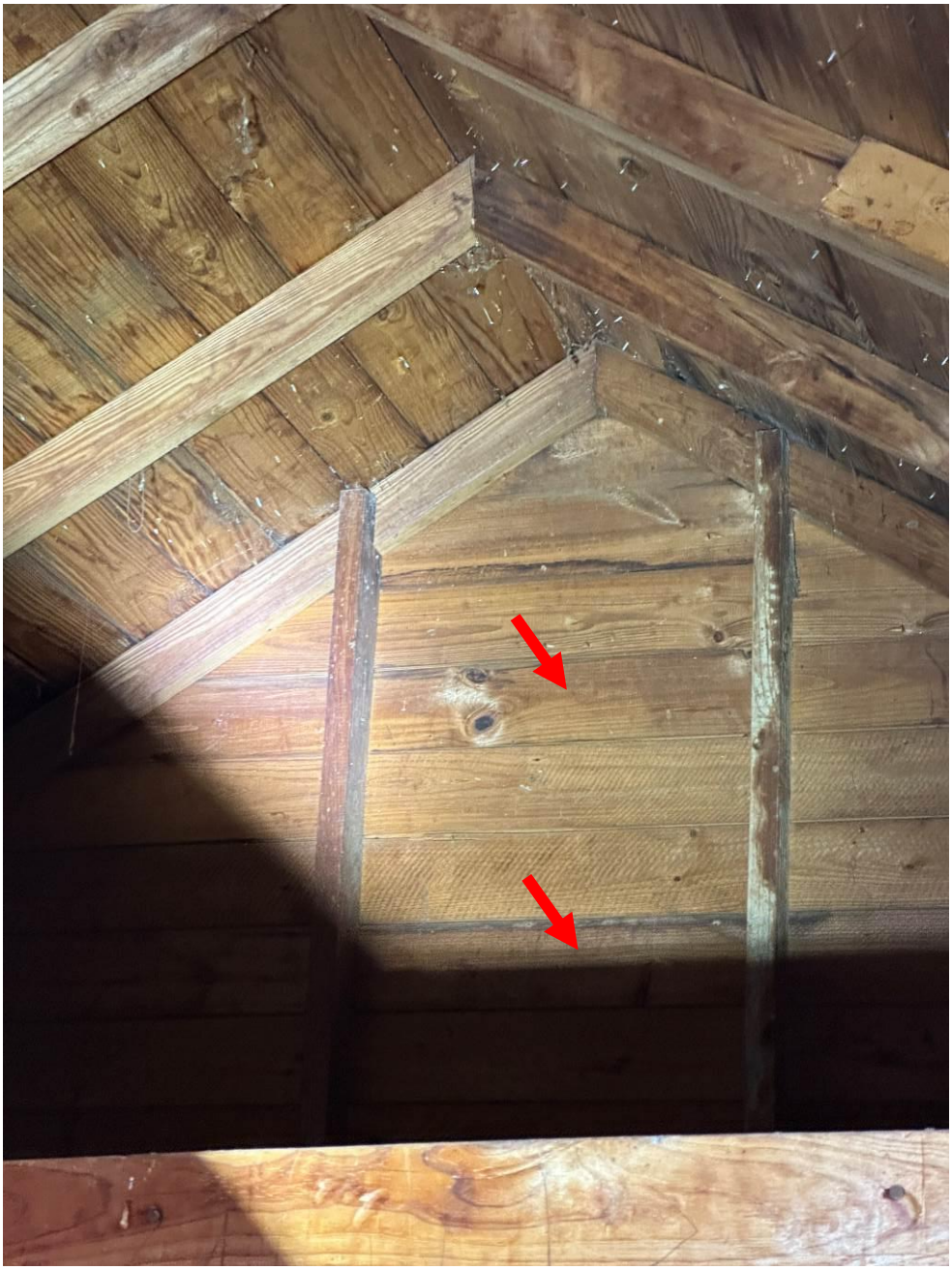
Photos attached on the following pages for reference:



Slab cracking and slope observed throughout interior. Vertical differential movement/stepping across cracking observed. Perimeter wall base damage and active moisture intrusion observed around perimeter.



Typical ridge line sag and eave line upward deformation due to roof settlement and wall thrust movement causing structural deformation, caused primarily by insufficient rafter tie action or insufficient ridge beam design. There is no ridge board or ridge beam present, which is typical for older structures.



The original sheathing configuration of the structure relies primarily on horizontal plank boards nailed to the exterior face of the wall framing. This configuration is typical for older residential construction prior to the invention and rise in popularity of engineered sheathing panels such as plywood or oriented strand board or other types of engineered panelized siding systems used today. Over time, in the horizontal plank sheathing systems, the nailed connections holding the sheathing boards to the framing loosen due to thermal expansion/contraction cycling, wood ageing and drying, and wind and seismic shaking of the structure. These conditions have allowed lateral racking/shifting/leaning and twisting of the overall structure.



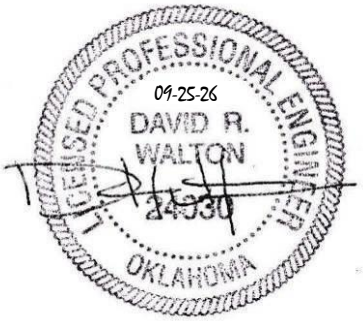
Deterioration of perimeter base siding, sheathing, framing.



Structural racking/leaning, to restore lateral rigidity and remediate water damage to base of structure, siding and trim would have to be removed and replaced entirely allow shear panel installation and wood rot repair. Existing siding is not expected to be reusable due to condition. Note grading in contact with base of structure and water damage to materials.

Thank you for consulting with me. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



DW Structural, LLC
David R. Walton, PE, SE - Owner
Structural Engineer OK24030 / 04-30-27
Blast Engineer - Certified Welding Inspector
CalOES Disaster Response Structural Evaluator
OK Certificate of Authorization - #9048 – Exp. 06-30-28

Report results are based upon visual observations per reasonable access to the observed area at the time the observation was performed. All structural defects may not be noted in the report; only those items observed and sufficient to describe the general structural condition of the building at the time of observation. This observation does not include any investigation caused by termites or wood destroying organisms, nor does this report attempt to determine the scope of damage and necessary repairs as a result of termite infestation or wood destroying organisms. This report should not be construed as a guarantee against future foundation settlements, structural movements or failures, material defects or moisture infiltration.

HISTORIC PRESERVATION SURVEY INVENTORY FORM

TYPE ALL ENTRIES.

1. PROPERTY NAME: NORMAN, OKLAHOMA
2. RESOURCE NAME:
3. ADDRESS: 916 S. Classen Avenue (moved property)
4. CITY: NORMAN
5. VICINITY: YES (yes or no)
6. COUNTY: CLEVELAND
7. BLOCK: 14
8. LOT: 3-4
9. PLAT NAME: Classen-Miller Addition
10. SECTION: N/A
11. TOWNSHIP: N/A
12. RANGE: N/A

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13. RESOURCE TYPE: B Building
14. HISTORIC FUNCTION: 01A Single dwelling
15. CURRENT FUNCTION: Same
16. AREA(S) OF SIGNIFICANCE: 030 Architecture
17. SIGNIFICANCE: Contributing to the Classen-Miller District
18. DOCUMENTATION SOURCES: Not mapped by the Sanborn Insurance Company

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19. NAME OF PREPARER: MEACHAM WEISIGER ASSOCIATES
    709 Chautauqua, Norman, Ok. 73069
    405 - 321 - 6221
20. SURVEY PROJECT: CITY OF NORMAN, OKLAHOMA
21. DATE OF PREPARATION: AUGUST, 1988
22. PHOTOGRAPHS: YES YEAR 1988

BUILDING CONSTRUCTION DESCRIPTION:

23. ARCHITECT/BUILDER: _____

24. YEAR BUILT: Ca. 1930

25. ORIGINAL SITE? No DATE MOVED Post 1944 FROM WHERE Ada

26. ACCESSIBLE? Yes

27. ARCHITECTURAL STYLE: 61 Prarie (4-sq)

28. FOUNDATION MATERIAL: 65 Poured concrete

29. ROOF MATERIAL: 63 Asphalt

30. WALL MATERIAL: 64 Asbestos

31. WINDOW TYPE: Single hung, 1/1

32. WINDOW MATERIAL: 44 Aluminum

33. DOOR TYPE: Panel/glass

34. DOOR MATERIAL: 20 Wood

35. EXTERIOR FEATURES: None

36. INTERIOR FEATURES: N/A

37. DECORATIVE DETAILS: Cornice line, corner boards

38. CONDITION OF RESOURCE:

39. DESCRIPTION OF RESOURCE: Present and historic: Hipped pyramidal roof with gable front; two stories with one-half basement; no chimney; entry porch; wrought iron columns

Alterations: Added south side room Post 1950's

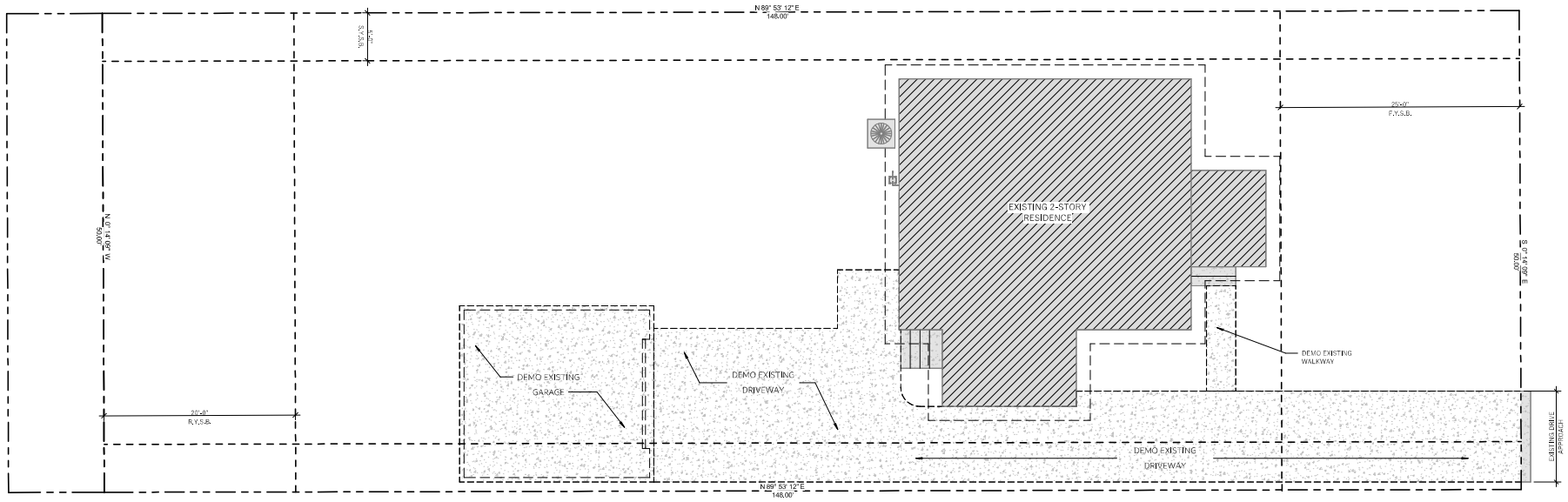
40. COMMENTS:

42. PLACEMENT:





Build Seq	Note Type	Note	Employee	Date	Private Flag
	GNR - General Notes	2026 RETURN NOV - NO BETTER ADDRESS - 8-17-2026 MW	Mandy Wilkerson-Mandy Wilkers	8/17/2026	☐
	APPR - Appraiser Note	VI 2024 ST 1/23/2025 NBHD. Changed UB to Det garage, updated pic.	Sarah-Sarah Tinsley	1/24/2025	☐
	ACTVTY - Activity Note	Land value updated	Mike-MIke Weddle	9/11/2023	☐
	GNR - General Notes	Wonderful opportunity to purchase 2 homes on 4 city lots just minutes from OU in the Classen Miller Neighborhood. 922 Classen is a 1 bed, 1 bath home with updates throughout. Home is currently leased. The lots are zoned R-3 and would allow for a garage apartment or a second dwelling to be build (subject to city approval). Property being sold with 916 Classen. Lots are located in the Miller Historic District.	Kara-Kara Horne (Not Active)	10/2/2020	☐
	APPR - Appraiser Note	Miller Historic District	apro-apro	1/1/2013	☐
	SFYI - Sfyi Notes	Historical District AGE = 25	02/0-02/0 (Not Active)	1/1/2013	☑
	APPR - Appraiser Note	CL REVAL 2012 NBHD	apro-apro	2/10/2012	☐
	APPR - Appraiser Note	appt CC/CL 3-1-10 msrd all imps. Msmt's ok. Checked quality and cond.. Hse is in good cond on the outside. Did not go inside. Bed and bath ct p/o	apro-apro	3/1/2011	☐
	INFO - Code not found	ja 3-1-11 I call Mr Prickett with new value. He was fine with value and did not want to file protest.	apro-apro	3/1/2011	☑
	INFO - Code not found	phone message} spoke with owner about value of his home and rent home. Owner questioned value on rental property to his home. Told owner we would like to go and check rental property . Owner gave me renter's phone # and appt is for anytime	apro-apro	2/25/2011	☑
	APPR - Appraiser Note	08-31-06 nbhd. 18x20 out. Bldg (avg) est. yr blt 1960.	apro-apro	1/1/2007	☐



A1 AS-BUILT / DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

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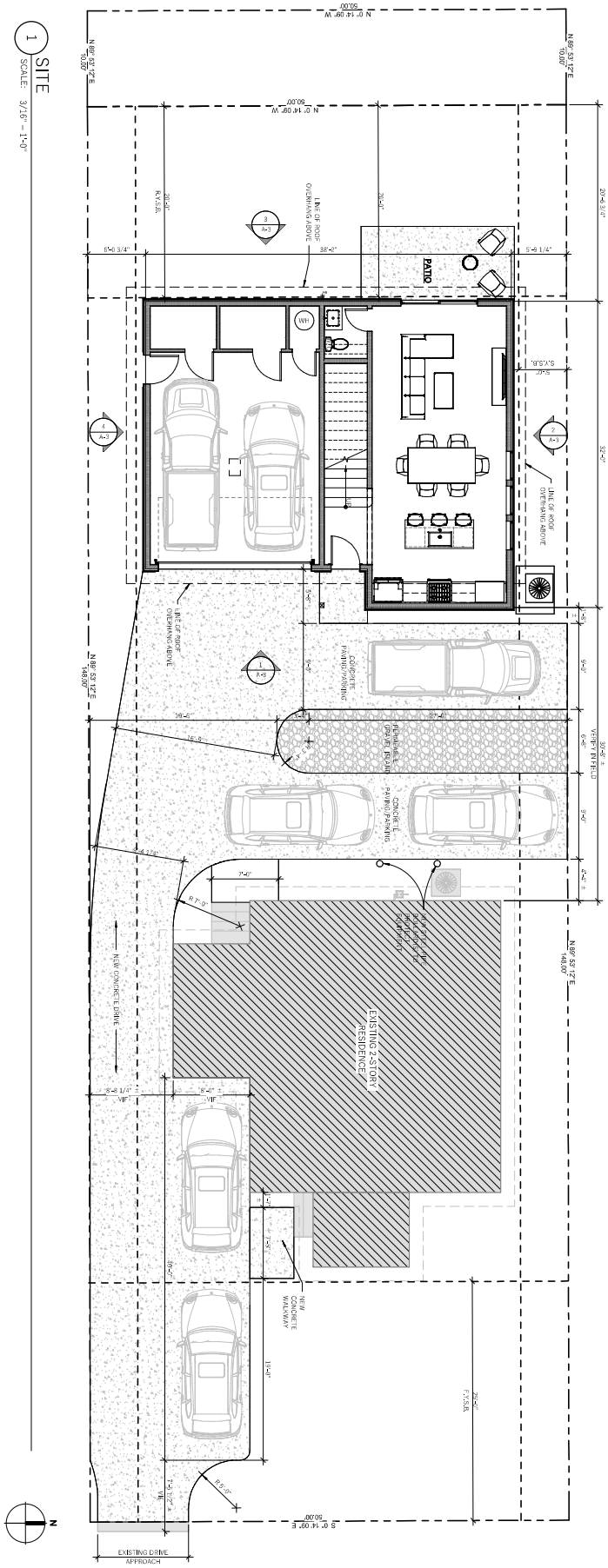
CLIENT: SAMSON ADEOYE
PROJECT: TENANT - SECONDARY STRUCTRE
ADDRESS: 916 CLASSEN BLVD.
NORMAN, OKLAHOMA 73071
LOT INFO: CLASSEN MILLER LOTS 3 AND 4 BLK 14
DATE: 09/30/2026
PROJECT #: 22409

1ST FLOOR LIVING	2,010.01 SF
2ND FLOOR LIVING	1,197.51 SF
BALCONY	80.00 SF
GARAGE	568.67 SF
PATIO	122.33 SF
PORCH	28.33 SF
	2,865.85 SF

DEMOLITION PLAN

D-1

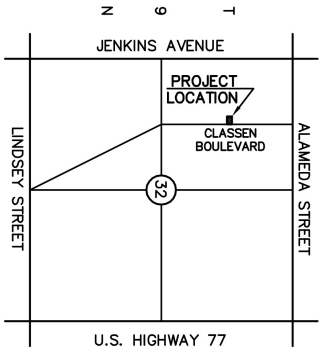
Scale: 1'-0"



LOT COVERAGE		
PHASE	AREA	
EXISTING	1125.69 SF	TOTAL
NEW	2580.69 SF	LOT AREA
		COVERAGE

CLASSEN MILLER LOTS 3 AND 4 BLK 14
3806.69 SF
7000.00 SF
53%

LOCATION MAP
NOT TO SCALE



1ST FLOOR LIVING	920.00 SF
2ND FLOOR LIVING	1002.81 SF
BALCONY	80.00 SF
GARAGE	508.67 SF
PATIO	125.33 SF
PORCH	28.33 SF
	2365.15 SF

DATE	09/30/2026
PROJECT #:	26-09

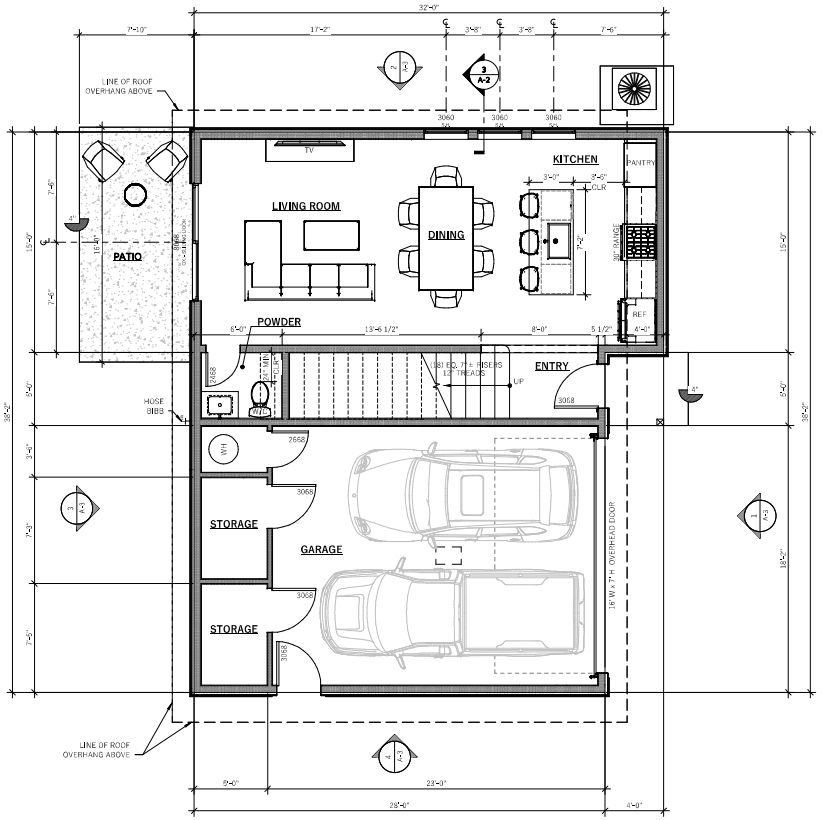
CLIENT: SAMSON ADEOYE
PROJECT: TENANT - SECONDARY STRUCTRE
ADDRESS: 916 CLASSEN BLVD.
NORMAN, OKLAHOMA 73071
LOT INFO: CLASSEN MILLER LOTS 3 AND 4 BLK 14

SITE PLAN

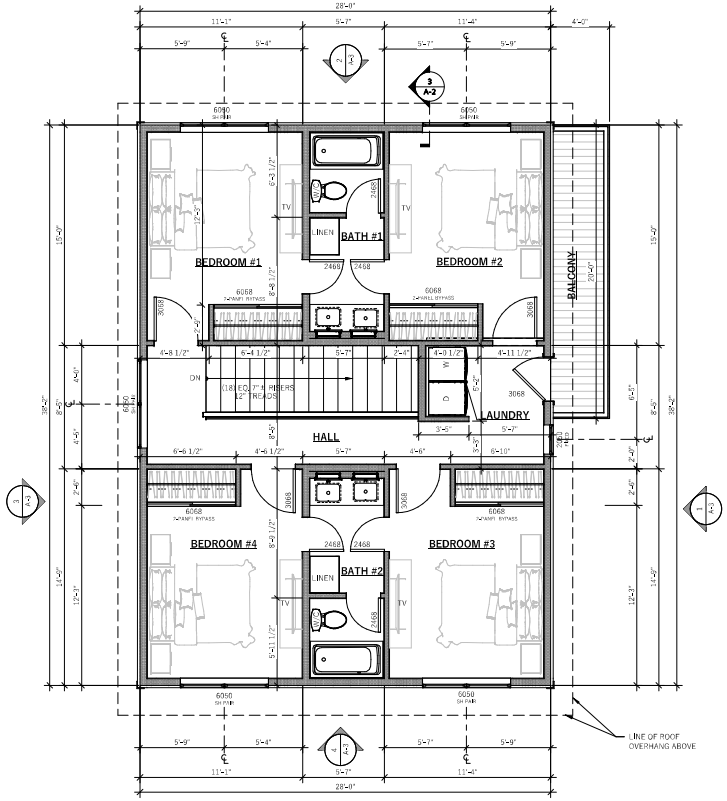
Scale:

A-0

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



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

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CLIENT: SAMSON ADEOYE
PROJECT: TENANT - SECONDARY STRUCTRE
ADDRESS: 916 CLASSEN BLVD. NORMAN, OKLAHOMA 73071
LOT INFO: CLASSEN MILLER LOTS 3 AND 4 BLK 14

DATE	PROJECT #:
09/30/2026	22409

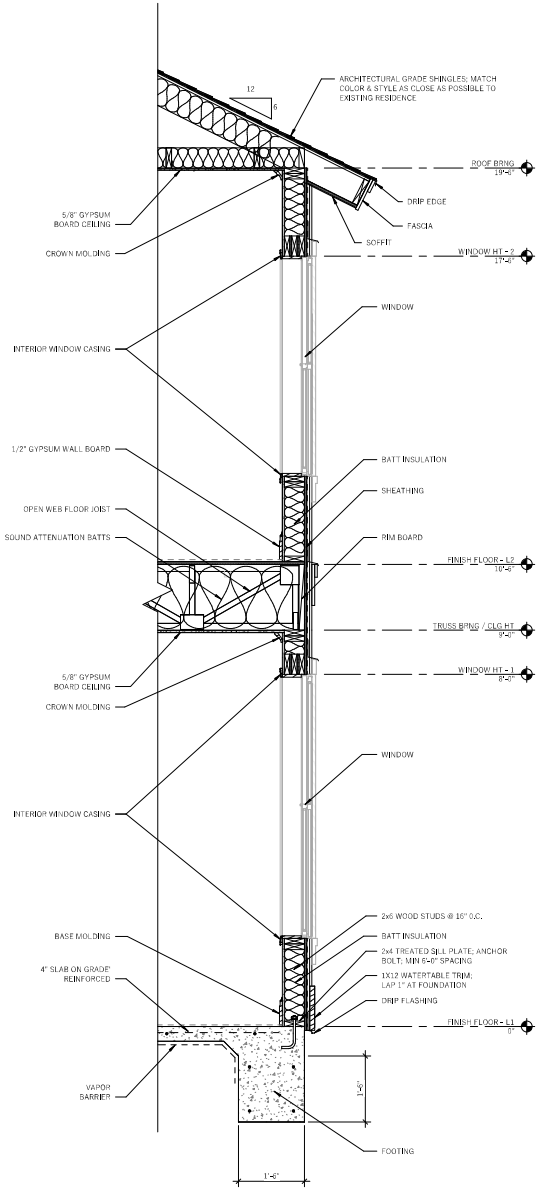
1ST FLOOR LIVING	630.60 SF
2ND FLOOR LIVING	1092.11 SF
BALCONY	80.16 SF
GARAGE	568.57 SF
PATIO	125.33 SF
PORCH	28.33 SF
	2385.10 SF

FIRST & SECOND FLOOR PLAN

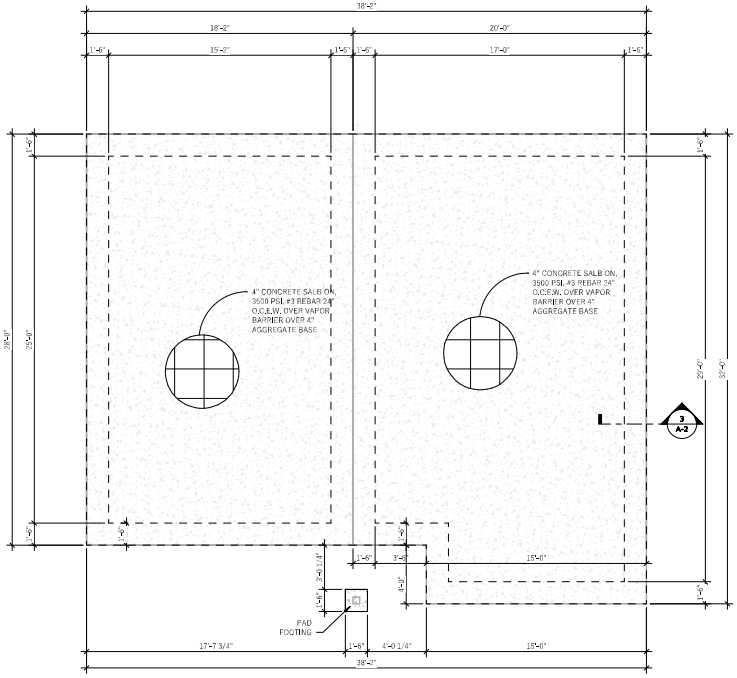
A-1

Scale: 1'-0"

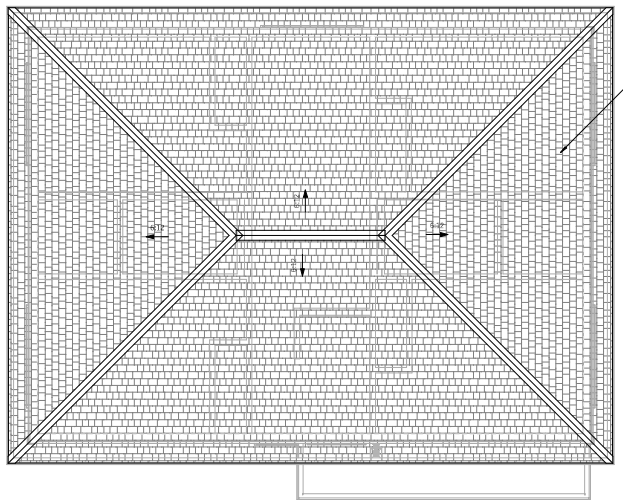
Item 4.



3 WALL SECTION, TYP
SCALE: 3/4" = 1'-0"



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



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

GENERAL NOTES

A. FOLLOW MANUFACTURER'S RECOMMENDATION ON INSTALLATION AND CONSTRUCTION OF PRE-MANUFACTURED TRUSSES, WALL SYSTEMS, BEAMS AND ALL OVERHANGS.
B. INSTALLATION OF ALL ROOF VENTING AT RIDGES, OVERHANGS AND SOFFITS SHALL COMPLY WITH LOCAL GOVERNING CODES.
C. TRUSS MANUFACTURER TO PROVIDE BLOCKOUTS FOR ATTIC ACCESS AND STORAGE SPACE.
D. FRAMING LUMBER: HEM-FIR NO. 2 OR BETTER, DRY (<19%) AT TIME OF INSTALLATION
E. LIGHT FRAME CONSTRUCTION: ALL FRAMING NOT SPECIFICALLY CALLED OUT SHALL BE DESIGNED BY THE CONTRACTOR USING APPLICABLE SECTIONS FROM THE CODE OR REQUIREMENTS BY THE LOCAL BUILDING JURISDICTION
F. ROOF TRUSSES SHALL SHALL BE BRACED AND TIED DOWN TO WALLS IN ACCORDANCE WITH SECTION R802.10.5, IRC
G. RAFTERS AND CEILING JOISTS SHALL SHALL BE BRACED AND TIED DOWN TO WALLS IN ACCORDANCE WITH SECTION R802.3.1, IRC
H.

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CLIENT:
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LOT INFO: CLASSEN MILLER LOTS 3 AND 4 BLK 14

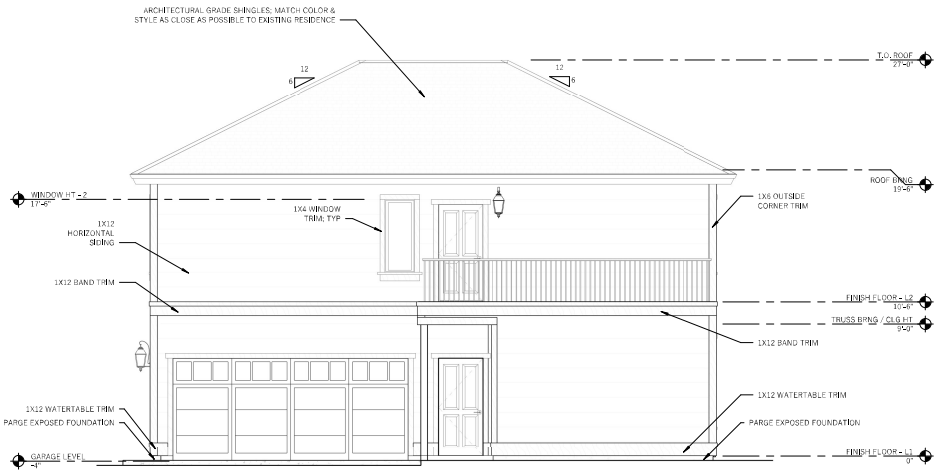
DATE	PROJECT #:
09/30/2026	22x09

1ST FLOOR LIVING	630.60 SF
2ND FLOOR LIVING	1092.11 SF
BALCONY	80.00 SF
GARAGE	588.67 SF
PATIO	135.33 SF
PORCH	28.33 SF
	2385.13 SF

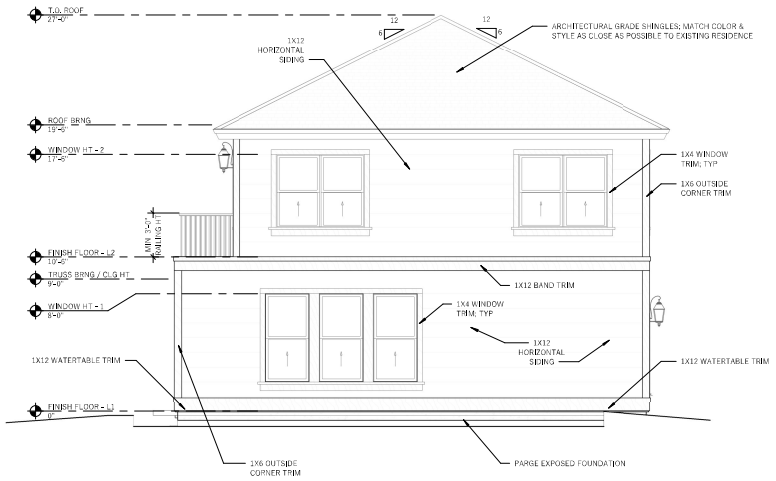
FOUNDATION & ROOF PLAN

A-2

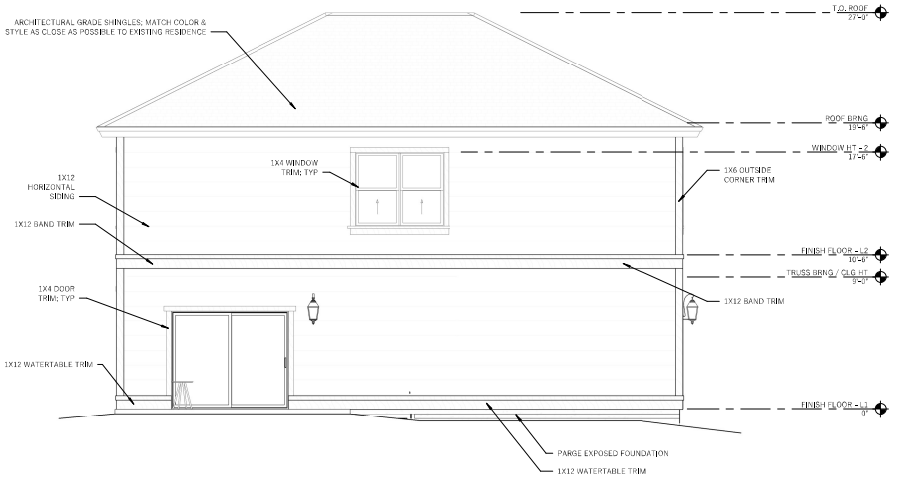
Scale:



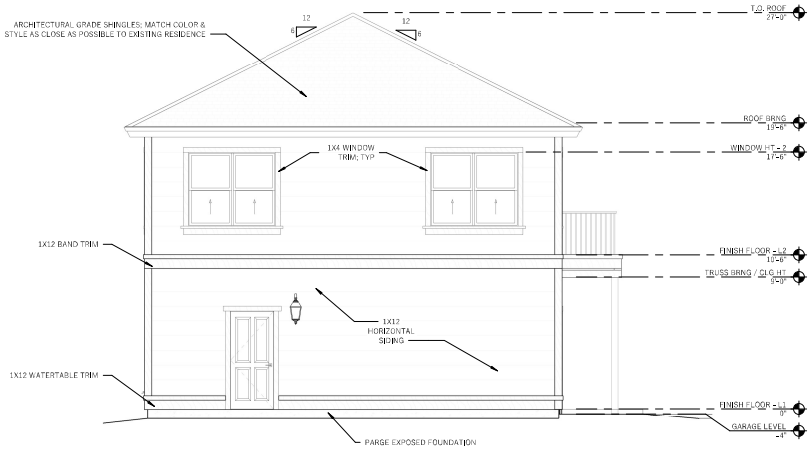
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 REAR
SCALE: 1/4" = 1'-0"



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

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CLIENT: SAMSON ADEOYE
PROJECT: TENANT - SECONDARY STRUCTRE
ADDRESS: 916 CLASSEN BLVD. NORMAN, OKLAHOMA 73071
LOT INFO: CLASSEN MILLER LOTS 3 AND 4 BLK 14
DATE: 09/30/2026
PROJECT #: 22-09

1ST FLOOR LIVING	630.63 SF
2ND FLOOR LIVING	1092.31 SF
BALCONY	80.16 SF
GARAGE	568.47 SF
PATIO	125.33 SF
PORCH	28.33 SF
	2385.13 SF

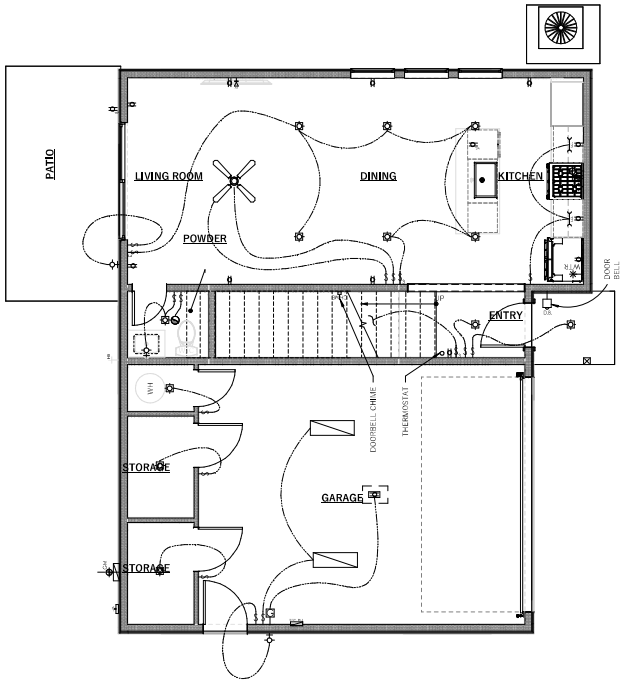
EXTERIOR ELEVATIONS

A-3

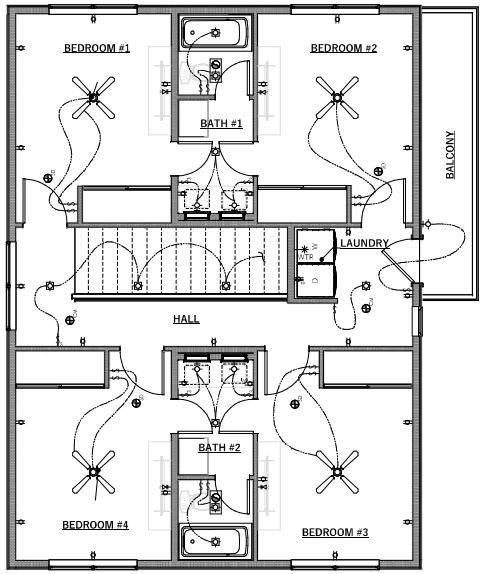
Scale: 1'-0"

Item 4.

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A1 ELECTRICAL & LIGHTING DIAGRAM - L1
SCALE: 1/4" = 1'-0"



1 ELECTRICAL & LIGHTING DIAGRAM - L2
SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTES

A. ALL WIRING SHALL CONFORM WITH THE LATEST ADOPTED ADDITION OF THE INTERNATIONAL RESIDENTIAL CODE
B. PROVIDE SMOKE DETECTORS, CARBON MONOXIDE DETECTORS AND STANDARD POWER RECEPTACLES AND GFCI POWER RECEPTACLES IN ACCORDANCE WITH GOVERNING CODE REQUIREMENTS.
C. AT ALL ATTIC ACCESSES, PROVIDE OUTLET, LIGHT AND SWITCH WITHIN CLOSE REACH OF ACCESS OPENING PER CODE
D. PROVIDE POWER AND CONVENIENCE OUTLET AT ALL MECHANICAL UNITS
E. PROVIDE 2X4 BLOCKING, POWER AND SEPARATE SWITCHES FOR FAN AND LIGHT AT ALL FAN LOCATIONS
F. COUNTERTOP OUTLETS TO BE INSTALLED AT 42-44" A.F.F.; VERIFY FINAL HEIGHT AND ORIENTATION OF OUTLETS WITH OWNER PRIOR TO CONSTRUCTION
G. COORDINATE FINAL LOCATION OF UNIT AND REMOTE CONDENSER

ELECTRICAL LEGEND

- CEILING FAN WITH LIGHT; PROVIDE BLOCKING
- RECESSED CAN
- SCONCE LIGHT
- VENT
- UNDER-CABINET LIGHT
- FLUORESCNET FIXTURE W/ ELECTRONIC BALLAST
- J-BOX WALL MOUNTED
- J-BOX
- SWITCH
- SWITCH - 3 WAY
- OUTLET - 110v. DUPLEX
- OUTLET - 110v. GROUND-FAULT CIRCUIT INTERRUPTER
- OUTLET - 110v. WATERPROOF GFCI
- OUTLET - 220v.
- CEILING OUTLET - 110v.
- DISHWASHER OUTLET
- GARAGE DOOR OPENER PUSH BUTTON
- DOORBELL - WIRED TO REMOTE CONTROLLER
- GAS METER
- GAS OUTLET
- SMOKE DETECTOR
- SMOKE DETECTOR - CM
- SMOKE DETECTOR - SD/CM
- CHIME DEVICE
- DATA/TV OUTLET
- THERMOSTAT
- ELECTRICAL PANEL
- ELECTRIC METER

SAMSON ADEOYE
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CLASSEN MILLER LOTS 3 AND 4 BLK 14

CLIENT:
PROJECT:
ADDRESS:
LOT INFO:
DATE 09/30/2026
PROJECT #: 22-09

ELECTRICAL & LIGHTING DIAGRAM

E-1

Scale:





Wood Products

1 in x 6 in x 12 ft Southern Pine D&BTR.KD.105 Siding Boards, 12 ft L Nominal, 6 in W Nominal, 1 in Thick Nominal

Product SKU #011821 Copy SKU

Shop the brand

$16.99

PayPal Pay in 4 interest-free payments of $4.25. Learn more

Ship to Store
155 As soon as 10/08

Delivery
155 As soon as 10/08

Description

Southern Pine, Kiln Dried, D & Better grade lumber. Often described as a 12 ft, 1 x 6 (nominal sizing), this product typically measures 3/4 in thick by 5-1/2 in wide. Appearance notes: Pattern #105 Lap Siding.

Specifications

Grade	D & Better	**Actual Length**	10
Actual Width	5-1/2	**Actual Thickness**	3/4
Nominal Length	10	**Nominal Width**	6
Nominal Thickness	1	**Appearance**	Pattern #105 Lap Siding
Seasoning	Kiln Dried	**Species**	Southern Pine

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Joseph Hernadez, Watermark Investment Properties LLC

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-25) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 707 JUNIPER LANE FOR THE FOLLOWING MODIFICATIONS: A) DEMOLITION OF THE EXISTING HOUSE AND ATTACHED STRUCTURES; B) DEMOLITION OF AN ACCESSORY STRUCTURE.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

707 Juniper Lane (listed as 707 West Juniper Street). Ca. 1948. Minimal Traditional. This noncontributing, one- and two-story, brick and composition board single dwelling has an asphalt-covered, hipped roof with cross gables and a brick foundation. The metal windows are four-light casement. The wood door is glazed paneled. The entry porch has a front-gabled roof supported by white wrought iron supports. Other exterior features include an integral single-car garage on the west side with a glazed paneled overhead door and a second story above. Decorative details include short, boxed eaves and gable returns. There is a flat-roofed carport immediately in front of the attached garage and a rear, composition board, front-gabled outbuilding with a glazed paneled pedestrian door. The house is noncontributing due to insufficient age.

Sanborn Insurance Map Information

The 1925 and 1944 Sanborn Insurance Maps do not show a principal structure on the lot, indicating all present-day structures were constructed after 1944 and are non-contributing to the Chautauqua Historic District.

Previous Actions

There have been no Certificates of Appropriateness requests for this property.

Overall Project Description

The applicant is under contract to purchase this property. With the permission of the property owner, the applicant is requesting to demolish the deteriorated non-contributing house along with the two attached carports and the detached accessory structure. The applicant intends to construct a new house and a detached garage on this property.

The applicant has submitted pictures and an inspection report outlining the deterioration of the existing structures.

The applicant seeks approval to demolish the existing structures before proceeding with more detailed architectural drawings for the house. The applicant also submitted a conceptual site plan and color renderings of two possible designs for a new home, for which the applicant is seeking feedback under a separate agenda item following this demolition request. The conceptual site plan and proposed house design rendering are attached to this request for Commissioners' reference.

Zoning Designation: The property's current zoning designation is R-1, Single-Family Dwelling District. This zoning designation allows for a single-family dwelling.

REQUEST

a) Demolition of the existing house and attached structures.
Project Description:
As stated under the "Overall Project Description" of this report, the applicant proposes demolishing the existing non-contributing structures on the site and constructing a new two-story house with a detached garage. For this request, the applicant proposes to demolish the existing house with an attached garage and two attached carports.

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

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

36-535.c.(h) Demolitions
(a) General Provisions. No structure or resource within any Historic District shall be demolished and/or removed unless such demolition has been reviewed by the Historic District Commission and a Certificate of Appropriateness for such demolition and/or removal has been granted.

(b) Procedure and Postponement Orders
1. The Historic District Commission shall hold a public hearing for the purpose of considering Certificates of Appropriateness for demolition or removal. After such hearing, the Historic District Commission may approve the Certificate of Appropriateness authorizing the demolition or may enter an order postponing demolition for up to ninety (90) days.

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

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

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

36-535(h) (3) Criteria for Review of Demolitions. The Historic District Commission and City Council shall be guided by the following criteria in considering Certificates of Appropriateness and authorizations for demolition or removal of structures or sites within the Historic District:

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

Reference - Preservation Guidelines
5.4 Guidelines for Demolitions
A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):
.1 A Certificate of Appropriateness. A Certificate of Appropriateness is required to be issued prior to demolition.
.2 Criteria for Demolition. Demolition requests must meet Zoning Ordinance Section 429.3.9(c), Criteria for Demolition.
.3 Procedures and Process for Demolitions. Demolitions must meet the Zoning Ordinance Section 429.3.9(b), Procedure and Postponement Orders.

.4 Site Plan Required. Applicants shall provide the Historic District Commission with detailed site plans for proposed site features of the new parcel, including information about any structures, driveways, site lighting, and parking areas.
.5 Document Thoroughly. Document original context of the historic structure prior to demolition.

Considerations/Issues:
As noted under the "Background" section of this report, the 2004 Chautauqua Historic District Nomination Survey states the principal dwelling on this parcel is non-contributing to the Chautauqua Historic District due to the insufficient age of the structure. The Chautauqua Historic District period of significance ends in 1944, while this structure was built in 1948.

The Preservation Guidelines include protections throughout the document to discourage significant alterations to historic structures, including demolition. The focus of the Historic District Ordinance demolition criteria is for historic structures. Guidance for review of non-contributing structures can also be found in the Historic District Ordinance Section 36.535.c.3, Reviewing Non-Contributing Structures, which states that non-contributing structures are "to be controlled to the extent necessary to make them compatible with the general atmosphere of the district regarding exterior alterations, additions, signs, site work, and related activities."

Section 36-535.9 (h) (3), Criteria for the Review of Demolitions, provides criteria the Commission is to use for the review of a house demolition. Listed below are the six criteria, along with staff comments.

a. The purpose and intent of this chapter.
Section 36-535(a)2. g. of the Historic District Ordinance states the following in regard to purpose:

> "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".

This purpose statement indicates that preservation of historic structures is the goal of the Historic District Ordinance. However, the criterion also allows for modern day uses and conveniences, indicating there is room for interpretation under certain circumstances. The Commission has utilized this section of the Historic District Ordinance in the past when reviewing requests for modern day conveniences, such as additions, swimming pools, and solar panels, as well as requests for removal of historic garages. It should be noted that the Commission has found dilapidated historic garage structures that cannot accommodate modern-day vehicles to be eligible for demolition.

The Commission needs to consider whether this request for demolition of this non-contributing structure meets this criterion.

b. The degree to which the proposed removal of the historical resource would damage or destroy the integrity and continuity of the Historic District of which it is a part.
Removing this non-contributing 1948 structure, while changing the streetscape of Juniper Lane, will not remove a significant historic structure from the Chautauqua Historic District.

The Commission needs to consider whether the demolition of this noncontributing structure will impact the historic integrity and continuity of the Chautauqua Historic District.

c. The nature of the resource as a representative type of style of architecture, a socioeconomic development, a historical association, or other element of the original designation criteria applicable to such structure or site.

The 2004 Chautauqua Historic District Nomination Survey Information indicates this structure is a 1948 Minimal Traditional, which is not a typical style of the Chautauqua Historic District; the district is predominantly Craftsman Bungalows. Colonial, Prairie, and Tudor Revival are also frequent styles found in the district. There is no known historical association or element of this structure that is applicable to the original designation criteria for the Chautauqua Historic District.

The Commission needs to consider whether the architectural style, historical association, or elements of this noncontributing structure are significant to the Chautauqua Historic District.

d. The condition of the resource from the standpoint of structural integrity and the extent of work necessary to stabilize the structure.

The property owner commissioned an inspection company to review the structure. The inspector found and cited numerous deficiencies in the submitted inspection report, including:

a. Cracks in walls;
b. Indications of settlement of the structure;
c. Moisture intrusions in walls and ceilings;
d. Separation of windows from walls;
e. Sagging roof indicating framing issues;
f. Warping of floors.

The inspection report also provides pictures of the structure showing the dilapidated conditions.

The Commission needs to consider whether the structural conditions listed are significant to this noncontributing structure.

e. The alternatives available to the applicant.

1. **Donation of the subject structure or site to a public or benevolent agency.**
2. **Donation of a part of the value of the subject structure or site to a public or benevolent agency, including the conveyance of historical easements.**
3. **The possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site.**
4. **The potential of such structure or site for renovation and its potential for continuing same.**
5. **The potential of the subject structure or site for rezoning in an effort to render such property more compatible with the physical potential of the structure.**

This criterion ensures that all alternatives to demolition have been considered. Alternatives listed in these criteria include the relocation of all or part of the structure. Given the structural issues of the structure, this does not seem to be a viable option.

Another option cited in these criteria is the renovation of the structure. The viability of renovating this structure has been discussed extensively in the submitted inspection report. The Commission would need to consider if this is a viable option.

Lastly, this criterion asks if rezoning would allow for other opportunities for the structure beyond its current use, thereby providing a wider chance for rehabilitation. As noted earlier in the background information of this report, this property is designated R-1, Single-Family Dwelling District, which allows by right a single-family dwelling unit. Given that this structure is in the middle of a residential neighborhood, the AIM Future Land Use Plan does not indicate a path forward for rezoning to an office or commercial use. Additionally, if such a use was allowed for this structure, there would be additional building code burdens for the renovation of the structure, not less.

The Commission would need to consider whether there is an opportunity for another option beyond demolition to retain this noncontributing property.

f. The ability of the subject structure or site to produce a reasonable economic return on investment to its owner; provided however, that it is specifically intended that this factor shall not have exclusive control and effect, but shall be considered along with all other criteria contained in this section.

The applicant has provided pictures of the structure's deteriorated condition and a narrative listing the extensive repairs needed to restore this noncontributing structure. Prospective buyers could have difficulty purchasing this property at the current price for this neighborhood and restoring the structure as required by the Preservation Guidelines in an economically viable way.

The Commission needs to consider the ability of this noncontributing structure to produce a reasonable economic return on investment for its owner.

After reviewing the demolition criteria above from the Historic District Ordinance, the Commission must determine if this request to demolish this noncontributing house and its attached structures meets criteria listed.

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

a. Approve the Certificate of Appropriateness authorizing the demolition, or

b. Enter an order postponing demolition for up to ninety (90) days.

If the Commission postpones the demolition request, it should provide the reasons for the postponement and whether additional information is required for further review of the request.

Commission Action:

Consideration of approval and/or postponement of a Certificate of Appropriateness request (HD 26-25) for the property located at 707 Juniper Lane for the following: a) the demolition of the existing house and attached structures.

b) Demolition of detached accessory structure.
Project Description:
As stated under “Overall Project Description” of this report, the applicant proposes to demolish the existing non-contributing structures on the site, including the 216-square-foot detached accessory structure located in the rear yard. The applicant intends to construct a detached garage in the same location.

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.

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):
.1 Preserve Accessory Structures. When possible, retain and preserve historic accessory structures in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.
.4 Request for Accessory Structure Demolitions. A request to demolish a historic accessory structure will utilize the following in determining the eligibility for demolition:
a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.
b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction; it may be eligible for demolition.
c. An existing structure is 240 square feet or less; it may be eligible for demolition.
d. An existing structure was built after the period of significance; it may be eligible for demolition.
e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.

Issues and Considerations:
The 2004 Chautauqua Historic District Nomination Survey does not indicate the age of this accessory structure. The 1944 Sanborn Insurance Map does not show this structure, indicating it was built after 1944 and is therefore non-contributing to the Chautauqua Historic District due to insufficient age. Section 2.6.4 of the Guidelines for Accessory Structures less than 400 Square Feet provides five criteria for Commissioners to use in determining if an accessory structure is eligible for demolition.

Regarding the demolition criteria, staff has the following comments:

a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.
This structure is not historically significant because it was built after the period of significance and considered noncontributing to the district.

b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction; it may be eligible for demolition.
The applicant has provided documentation of the dilapidated condition of the structure.

c. An existing structure is 240 square feet or less; it may be eligible for demolition.
The existing structure is 216 square feet.

d. An existing structure was built after the period of significance; it may be eligible for demolition.
The structure was built after the period of significance for Chautauqua Historic District.

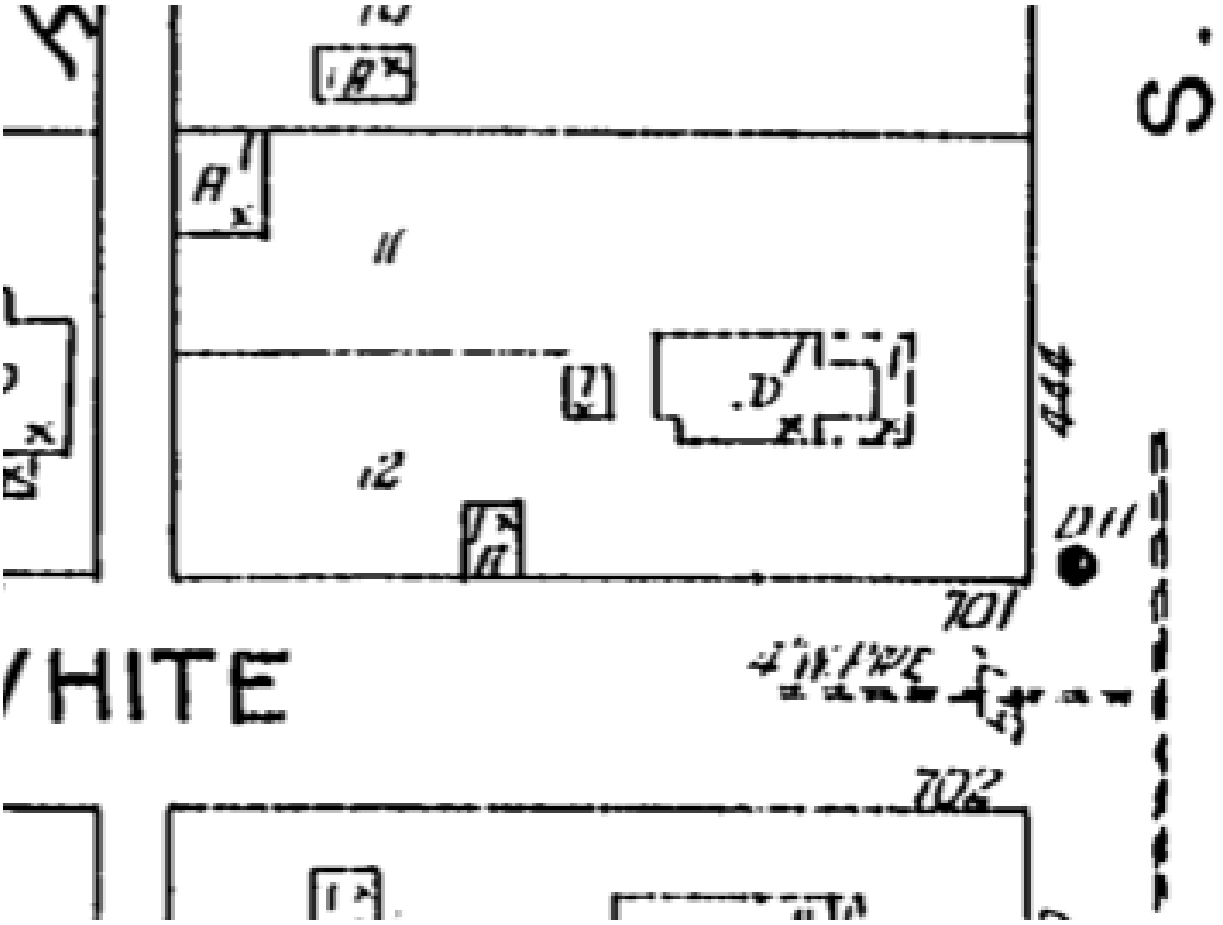
e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.
Removing this structure would allow access to the rear yard for the construction of a modern-day garage.

The Commission needs to determine if demolition of a non-contributing accessory structure meets the Preservation Guidelines.

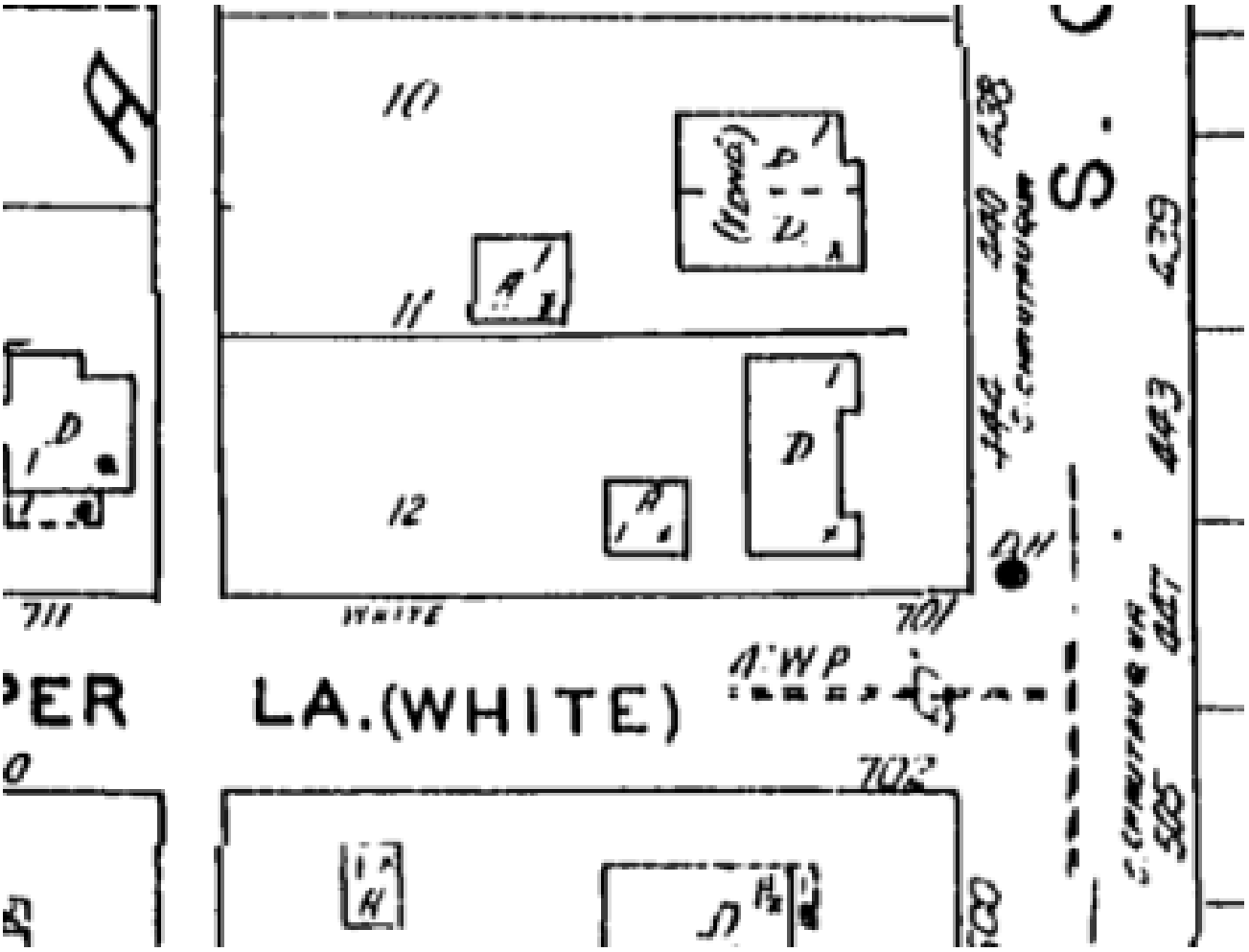
Commission Action:
Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request (HD 26-25) for the property located at 707 Juniper Lane for the following modification: b) demolition of an accessory structure.

707 Juniper Lane

1925 Sanborn Map



1944 Sanborn Map



Instructions for Historic District Certificate of Appropriateness Application

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

APPLICATION SUBMITTAL STEPS

Step 1: Review the Historic District Preservation Guidelines available at the City of Norman website (http://www.normanok.gov/planning/historic-preservation) or by calling (405) 366-5392.

Step 2: Contact the Historic Preservation Officer to discuss proposed work at (405) 366-5392 or at anais.starr@normanok.gov

Step 3: Submit your application, supporting documents and application fee if applicable, by the deadline. Submission deadline is by the end of the first business day of the month.

REQUIRED DOCUMENTS

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

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

WHATS NEXT?

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

Case No. _____

Histric District Certificate of Appropriateness (COA) Application

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

SECTION 1: APPLICANT INFORMATION

Applicant Name: Watermark Investment Properties LLC [redacted]

Address of Proposed work: 707 W Juniper St (Juniper Ln) Norman, OK 73069

Phone number and email of contact person: [redacted]

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

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

Legal: Ross Addition, S 10' of W 60' Lot 10 and W 60' of Lots 11-12, Block 1 (County Acct 43374)

REQUIRED DOCUMENTS

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

SECTION 2: PROPOSED WORK

Project(s) proposed (Work not listed here cannot be reviewed): 1) Demolish existing house (ca. 1948), attached garage with 2nd-floor addition, front carport, enclosed rear porch, rear carport and rear outbuilding; remove front driveway/curb cut and chain-link fence. 2) Construct new 2-story single-family residence, approx. 2,850 SF: red brick, new windows, asphalt shingle roof, front porch. Two alternative designs submitted: A - Tudor Revival; B - Colonial Revival. 3) Construct detached rear garage with alley access. 4) New front walk, alley driveway and site work. No trees removed (trimming only). Designs are preliminary; final plans sized to survey and R-1 setbacks per Commission direction. See narrative and attached exhibits.

SECTION 3: AUTHORIZATION AND SIGNATURES

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

Property Owners Signature: _____ **Date:** _____

Property Owner's Printed Name: David Ira Millington

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

Authorized Representatives Printed Name: Joseph Hernandez, Watermark Investment Properties LLC

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

CERTIFICATE OF APPROPRIATENESS REQUEST · HISTORIC DISTRICT COMMISSION, NOVEMBER 2, 2026

Project Narrative

Demolition of the existing house and construction of a new single-family residence at 707 West Juniper Street (part of Lots 11–12, Block 1, Ross's Addition)

Request

Watermark Investment Properties LLC, which is under contract to purchase the property, requests Certificates of Appropriateness for two related items: (1) demolition of the existing house, its attached garage and carport, and the rear outbuilding; and (2) construction of a new two-story single-family residence with a detached rear garage. We welcome the Commission's direction on any design revisions it would require as a condition of approval.

The existing structure

The City's 2004 historic survey describes 707 West Juniper as a ca. 1948 Minimal Traditional dwelling of brick and composition board, with an integral single-car garage on the west side, a flat-roofed carport in front of the garage, and a rear composition-board outbuilding. The survey lists the house as noncontributing to the Chautauqua Historic District due to insufficient age; it was built after the district's 1903–1944 period of significance.

Condition

A licensed home inspector (Izon Inspection Services, LLC) inspected the property on September 29, 2026 and recorded 86 findings, 13 of them rated Major Defect (Safety), with deficiencies in every system inspected. The findings include:

- Settlement in the foundation and horizontal cracking in the concrete stem wall
- Structural movement in the exterior brick walls, with stair-step and shear cracking and separation at windows and doors
- Settlement cracking in interior walls and ceilings, and doors that no longer latch
- A sagging roof structure with broken plank decking and no collar ties
- Moisture damage and microbial growth in the bathrooms, water staining, no gutters and poor drainage at the foundation
- A Federal Pacific electrical panel, exposed junction boxes and substandard service clearances
- A bedroom that opens directly into the garage

Correcting these conditions would require foundation stabilization, rebuilding the roof framing and decking, repairing cracked masonry and interior finishes, replacing the electrical system, moisture remediation, and replacing aging mechanical and plumbing systems. That work would replace most of the building's fabric while preserving a structure that does not contribute to the district. The Existing Conditions Summary and the full inspection report are attached.

The proposed residence

The replacement is a two-story single-family home of approximately 2,850 square feet, subject to the property survey, with the main living spaces and primary suite on the first floor and bedrooms above. We are presenting two exterior designs and ask the Commission to approve either one. Both draw on styles the Preservation Guidelines identify in the Chautauqua district (Guideline 1.6.1).

- Alternative A, Tudor Revival. Steeply pitched front-facing gables, masonry walls, a prominent chimney, an arched entry and grouped divided-light windows.

- Alternative B, Colonial Revival. A symmetrical facade with a hipped roof and dormers, shuttered divided-light windows, and an arched entry porch.

Either design would use brick masonry walls, new windows, and an asphalt composition shingle roof; window product information will be provided with the final plans. Each is intended to read as a new building of its own time that is compatible in scale, form and materials with its neighbors (Guidelines 4.5.1–4.5.7).

In both designs the garage is detached and placed at the rear of the lot, following the district's common pattern of a side driveway leading to a rear outbuilding. This replaces the existing attached garage and front carport, a configuration the Guidelines note is rare in Chautauqua.

Watermark is under contract to purchase the property. The designs shown are preliminary and establish the intended style, scale and materials. Final plans will be sized to the property survey and zoning setbacks, and will incorporate the Commission's direction.

Summary of request

- Approve demolition of the existing house, attached garage, carport and rear outbuilding, a noncontributing structure with documented deficiencies throughout
- Approve the new residence and detached rear garage in either Alternative A (Tudor Revival) or Alternative B (Colonial Revival), as shown in the attached drawings, renderings and material specifications
- If the Commission prefers one alternative or requires revisions, we ask that it identify them so a revised submittal can follow

EXHIBIT · SUPPORT DOCUMENTATION FOR DEMOLITION

Existing Conditions Summary

707 West Juniper Street, Norman, Oklahoma · Lots 11–12 (part), Block 1, Ross's Addition



Front (south) elevation facing Juniper, photographed during the inspection.

Built	Ca. 1948 per City 2004 historic survey (County records list 1954)
Style	Minimal Traditional; noncontributing due to age (period of significance 1903–1944)
Size	Approx. 996 SF, slab on grade, attached one-car garage and carport
Status	Vacant; water, gas and electric off at time of inspection
Inspection	Sept. 29, 2026, Keyth Howry, Izon Inspection Services, LLC (OK Lic. #70001763)

86
separate findings requiring repair, evaluation or correction

13
findings the inspector rated Major Defect (Safety)

10 of 10
inspected systems with deficiencies: roof, exterior, foundation, attic, HVAC, plumbing, electrical, interior, appliances, garage

Summary

A licensed home inspector documented movement and settlement in the foundation, exterior brick walls, interior walls and attached garage; a sagging roof structure with broken plank decking and no collar ties; moisture damage and microbial growth in the bathrooms; and multiple electrical hazards, including a Federal Pacific panel and exposed junction boxes. The problems are not confined to one area. They run through the structure, the building envelope and every major system.

Keeping the house would mean foundation stabilization, rebuilding the roof framing and decking, repairing cracked masonry and interior finishes, full electrical replacement, moisture remediation, and replacing aging mechanical and plumbing systems. That work would replace most of the building's fabric while leaving a noncontributing structure that falls outside the district's period of significance.

Key findings by system

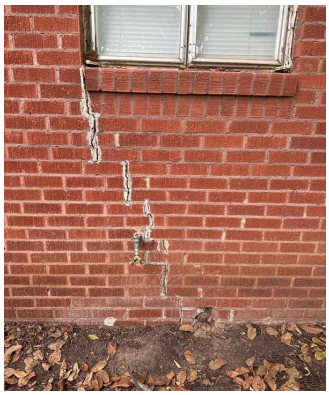
Item numbers refer to the attached Izon inspection report. Items marked ● were rated Major Defect (Safety) by the inspector.

System	Report item	Inspector finding
Foundation & structure	4.1.1	Evidence of settlement in the foundation.
	4.1.2	Horizontal cracks in the concrete stem wall.
	3.1.1 ●	Structural movement in exterior walls: stair-step and shear cracks in brick, separation at windows and doors.
	9.2.1	Settlement cracks in interior walls and ceilings, at corners and above doors and windows.
	9.1.1	Doors do not latch or close; rubbing consistent with differential movement.
	3.5.1 · 11.1.2	Settlement at porch columns and in the attached garage.
Roof structure	2.2.1	Roof structure sagging, indicating deficiencies in the support system or bracing.
	2.2.2	Broken and damaged roof planks; roof is skip/plank decked only and would need solid decking before re-roofing.
	2.2.3	No collar ties in the roof framing.
	2.1.3 · 2.1.4	Hail impacts and moderate wear on roof coverings.
Moisture & drainage	9.2.3 ●	Moisture damage and microbial growth in the bathrooms.
	9.2.2 · 11.1.1	Water staining on interior ceilings and on garage walls and ceiling.
	11.1.3	Efflorescence on garage slab and stem walls from moisture wicking through concrete.
	2.5.1 · 3.6.2	No gutters; pooled water and poor drainage at the foundation.
	9.2.4	Warped and buckled flooring.
Electrical	8.2.2 ●	Federal Pacific/NOARK service panel, a type associated with breaker failure, fire and shock risk.
	8.3.1 ●	Open junction boxes with energized components exposed.
	8.1.1 ●	Overhead service wires below required clearances; detached service insulator (8.1.2).
	8.4.1 ● · 8.4.2	Missing GFCI protection; ungrounded two-prong receptacles; cloth-insulated wiring noted.
Life safety & layout	11.1.4 ●	A bedroom opens directly into the garage, which current standards prohibit.
	9.1.2	Most windows painted or fastened shut; broken glazing, locks and sash weights.
	2.4.4	Transite flue pipe through the roof, a material that often contains asbestos.
	9.4.1–9.4.3 ●	Smoke detectors missing or past service life; no carbon monoxide detectors.
Mechanical & plumbing	6.2.2 · 6.2.3	Furnace advanced in age; improper flexible gas piping to the furnace.
	7.1.1	Galvanized and copper supply piping with corrosion.
	7.2.1 · 7.2.4 ●	Water heater near end of service life; improper relief-valve discharge piping.
	5.3.1	Kitchen range exhaust discharges into the attic.

Scope note. A general home inspection is visual and non-invasive. The inspector recommends further evaluation of the structural, roof framing, electrical and moisture items by qualified professionals. Utilities were off, so mechanical, plumbing and electrical systems could not be operated or tested.

Photographs from the inspection

All photographs taken by Izon Inspection Services on Sept. 29, 2026, and reproduced from the attached report.



Item 3.1.1
Stair-step cracking through the brick veneer.



Item 3.1.1
Cracked brick and displaced sill below a window.



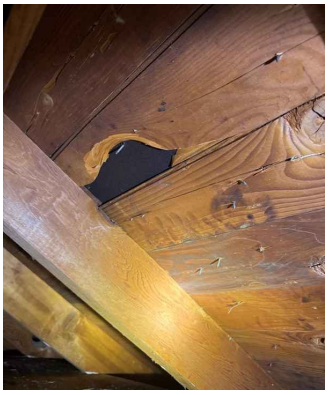
Item 3.1.1
Wall separating from the window frame.



Item 4.1.2
Horizontal crack along the concrete stem wall.



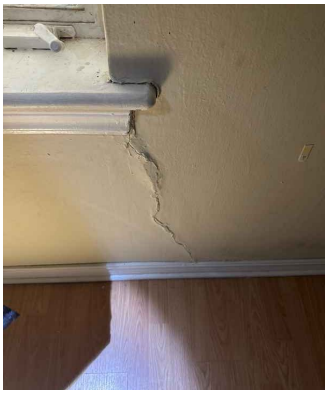
Item 2.2.1
Visible sag in the roof plane (arrow).



Item 2.2.2
Broken plank decking seen from the attic.



Item 9.2.1
Interior crack running from window to floor.



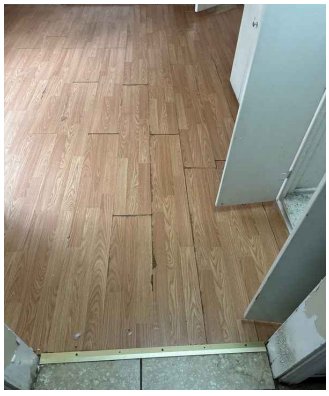
Item 9.2.1
Settlement crack at a window corner.



Item 9.2.3
Bathroom ceiling moisture damage.



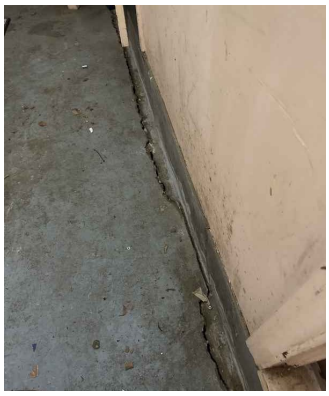
Item 9.2.3
Microbial growth at bathroom ceiling corner.



Item 9.2.4
Warped and separating floor planks.



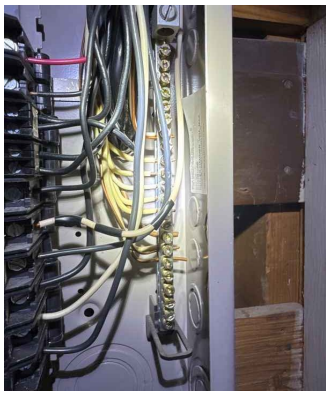
Item 11.1.1
Moisture intrusion at garage wall base.



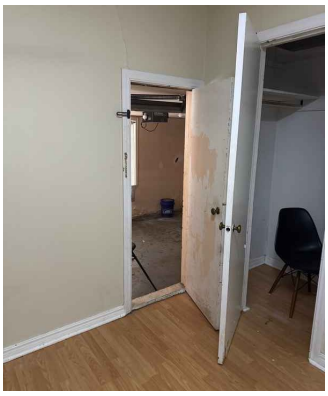
Item 11.1.2
Settlement and separation at garage slab.



Item 8.3.1
Open junction box with exposed wiring.



Item 8.2
Main electrical service panel.



Item 11.1.4
Bedroom door opening directly into the garage.

IZON INSPECTION SERVICES, LLC
405-664-0179
khowry@izonyourhome.com
http://www.izonyourhome.com



IZON INSPECTION REPORT

707 Juniper Ln
Norman, OK 73069

Jade Noles & Joseph Hernandez

09/29/2026



Inspector
Keyth Howry
OK State Lic. #70001763
405-664-0179
khowry@izonyourhome.com

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About This Inspection

Thank you for choosing Izon *Inspection Services, LLC* to perform your home inspection. This report has been prepared in accordance with the **Oklahoma State Construction Industries Board (CIB) Standards of Practice** and is intended to provide an objective overview of the property's condition at the time of inspection.

Inspection Purpose & Scope

This inspection is visual and non-invasive, focusing on the major systems and components that are readily accessible. It is not a technically exhaustive evaluation and should not be interpreted as a warranty, guarantee, or appraisal of value.

This is not a ***"pass or fail"*** inspection, but rather an independent evaluation designed to help you understand the home's condition and make informed decisions as a buyer or homeowner.

Cosmetic or aesthetic items—such as paint, finishes, flooring, and normal wear and tear—are typically not included in the scope of this inspection, as they do not affect the home's structure or function, but might be noted especially if they have caused damage.

How to Read Your Report

To make the information clear and easy to navigate, findings are grouped into three main categories:

- **Maintenance Items**: Routine upkeep and minor repairs typical of home ownership.
- **General Recommendations**: Conditions that may require further evaluation, repair, or monitoring by a qualified specialist.
- **Safety Items & Updates**: Conditions that may present potential hazards or could benefit from safety improvements.

Be sure to check the ***"Information"*** tab within each section of the report. This tab contains equipment data such as model and serial numbers, reference notes, and links to scopes related to the inspection findings.

Need Help Understanding Your Report?

If you have any questions about the findings or recommendations, please don't hesitate to reach out. Your realtor can also be a valuable resource in determining next steps.

Thank you again for your trust and business — we're here to help, and questions never expire!

- 2.1.1 ROOF & FRAMING - ROOF COVERINGS: EXPOSED FASTENERS
- 2.1.2 ROOF & FRAMING - ROOF COVERINGS: NAIL POPS
- 2.1.3 ROOF & FRAMING - ROOF COVERINGS: EVIDENCE OF HAIL
- 2.1.4 ROOF & FRAMING - ROOF COVERINGS: MODERATE WEAR/DAMAGE
- 2.1.5 ROOF & FRAMING - ROOF COVERINGS: TREE DEBRIS
- 2.1.6 ROOF & FRAMING - ROOF COVERINGS: MOSSY GROWTH
- 2.2.1 ROOF & FRAMING - FRAMING STRUCTURE: ROOF SAGGING
- 2.2.2 ROOF & FRAMING - FRAMING STRUCTURE: DAMAGED PLANKS
- 2.2.3 ROOF & FRAMING - FRAMING STRUCTURE: COLLAR TIES
- 2.2.4 ROOF & FRAMING - FRAMING STRUCTURE: ROOFING TRIM & DECKING
- 2.4.1 ROOF & FRAMING - EXHAUST FLUES & PLUMBING VENTS: SEAL PENETRATIONS
- 2.4.2 ROOF & FRAMING - EXHAUST FLUES & PLUMBING VENTS: CORRODED VENT
- 2.4.3 ROOF & FRAMING - EXHAUST FLUES & PLUMBING VENTS: MISSING BOOT
- 2.4.4 ROOF & FRAMING - EXHAUST FLUES & PLUMBING VENTS: TRANSITE FLUE
- 2.5.1 ROOF & FRAMING - GUTTERS & DOWNSPOUTS: NO GUTTERING
- 3.1.1 EXTERIOR - EXTERIOR WALL STRUCTURE & CLADDING: EVIDENCE OF STRUCTURAL MOVEMENT
- 3.1.2 EXTERIOR - EXTERIOR WALL STRUCTURE & CLADDING: SEAL WALL
- 3.2.1 EXTERIOR - TRIM: PEELING PAINT/FINISH
- 3.2.2 EXTERIOR - TRIM: SEAL TRIM
- 3.2.3 EXTERIOR - TRIM: MOISTURE DAMAGE
- 3.2.4 EXTERIOR - TRIM: DAMAGED TRIM
- 3.2.5 EXTERIOR - TRIM: LOOSE/UNSECURED TRIM
- 3.2.6 EXTERIOR - TRIM: IMPACT DAMAGED TRIM
- 3.3.1 EXTERIOR - DOORS & WINDOWS: WINDOW SCREENS
- 3.3.2 EXTERIOR - DOORS & WINDOWS: DAMAGED WINDOW PANE
- 3.3.3 EXTERIOR - DOORS & WINDOWS: STORM DOOR DAMAGE
- 3.3.4 EXTERIOR - DOORS & WINDOWS: WINDOW GLAZING
- 3.4.1 EXTERIOR - WALKWAYS, DRIVEWAYS & PATIOS: CRACKING & SETTLING
- 3.5.1 EXTERIOR - PORCHES, PATIOS, DECKS, BALCONIES & STAIRS: EVIDENCE OF SETTLEMENT
- 3.5.2 EXTERIOR - PORCHES, PATIOS, DECKS, BALCONIES & STAIRS: DAMAGED COVERING
- 3.5.3 EXTERIOR - PORCHES, PATIOS, DECKS, BALCONIES & STAIRS: EVIDENCE OF HAIL
- 3.6.1 EXTERIOR - GROUNDS & DRAINAGE: VEGETATION IN CONTACT
- 3.6.2 EXTERIOR - GROUNDS & DRAINAGE: EVIDENCE OF POOR DRAINAGE
- 3.6.3 EXTERIOR - GROUNDS & DRAINAGE: TREE OVERHANG
- 3.7.1 EXTERIOR - FENCING: DEFERRED MAINTENANCE
- 4.1.1 FOUNDATION & STRUCTURE - FOUNDATION: EVIDENCE OF SETTLEMENT
- 4.1.2 FOUNDATION & STRUCTURE - FOUNDATION: HORIZONTAL STEM WALL CRACKS
- 5.1.1 ATTIC - VENTILATION: INSUFFICIENT VENTILATION
- 5.1.2 ATTIC - VENTILATION: WHOLE HOUSE FAN COVER
- 5.1.3 ATTIC - VENTILATION: SOFFIT VENT SCREENS

- 5.2.1 ATTIC - INSULATION: INSULATE HATCH/DOOR
- 5.2.2 ATTIC - INSULATION: INADEQUATE INSULATION
- 5.3.1 ATTIC - EXHAUST SYSTEMS: RANGE EXHAUST VENT
- 6.1.1 HVAC - COOLING EQUIPMENT (A/C): SUCTION LINE INSULATION
- 6.1.2 HVAC - COOLING EQUIPMENT (A/C): DIRTY CONDENSER
- 6.1.3 HVAC - COOLING EQUIPMENT (A/C): SECONDARY DRAIN
- 6.1.4 HVAC - COOLING EQUIPMENT (A/C): EVIDENCE OF LEAK
- 6.1.5 HVAC - COOLING EQUIPMENT (A/C): DISCONNECT BOX RUST
- 6.1.6 HVAC - COOLING EQUIPMENT (A/C): MISSING KNOCKOUT
- 6.2.1 HVAC - HEATING EQUIPMENT: SEDIMENT/DRIP LEG
- 6.2.2 HVAC - HEATING EQUIPMENT: FURNACE EQUIPMENT AGE
- 6.2.3 HVAC - HEATING EQUIPMENT: FLEXIBLE GAS PIPING
- 6.3.1 HVAC - DUCTING & DISTRIBUTION: CHANGE/CLEAN FILTERS
- 6.3.2 HVAC - DUCTING & DISTRIBUTION: CLEAN SYSTEM & DUCTWORK
- 7.1.1 PLUMBING - WATER SUPPLY: CORRODED PLUMBING COMPONENTS
- 7.2.1 PLUMBING - WATER HEATING: HOT WATER HEATING EQUIPMENT AGE
- 7.2.2 PLUMBING - WATER HEATING: NO DRIP/CATCH PAN
- 7.2.3 PLUMBING - WATER HEATING: SECURE DISCHARGE PIPE
- 7.2.4 PLUMBING - WATER HEATING: IMPROPER TPR DISCHARGE PIPE
- 7.3.1 PLUMBING - DWV: NO OBSERVABLE CLEANOUT
- 7.4.1 PLUMBING - FAUCETS & FIXTURES: SEAL FIXTURES
- 8.1.1 ELECTRICAL - SERVICE ENTRANCE & METER: SERVICE ENTRANCE CLEARANCES
- 8.1.2 ELECTRICAL - SERVICE ENTRANCE & METER: LOOSE/DETACHED INSULATOR
- 8.2.1 ELECTRICAL - MAIN SERVICE & DISTRIBUTION PANELS: NOT LABELED
- 8.2.2 ELECTRICAL - MAIN SERVICE & DISTRIBUTION PANELS: FEDERAL PACIFIC/NOARK PANEL
- 8.2.3 ELECTRICAL - MAIN SERVICE & DISTRIBUTION PANELS: PANEL BONDING
- 8.3.1 ELECTRICAL - BRANCH CIRCUIT WIRING: OPEN JUNCTION BOXES
- 8.3.2 ELECTRICAL - BRANCH CIRCUIT WIRING: UNPROTECTED WIRING
- 8.4.1 ELECTRICAL - FIXTURES, SWITCHES & RECEPTACLES: GFCI PROTECTION
- 8.4.2 ELECTRICAL - FIXTURES, SWITCHES & RECEPTACLES: 2 PRONG RECEPTACLES
- 9.1.1 INTERIOR - DOORS & WINDOWS: DOOR LATCH/RUB
- 9.1.2 INTERIOR - DOORS & WINDOWS: GENERAL WINDOW MAINTENANCE
- 9.2.1 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: STRUCTURAL SETTLEMENT CRACKS
- 9.2.2 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: EVIDENCE OF MOISTURE & DAMAGE
- 9.2.3 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: MOISTURE & MICROBIAL GROWTH
- 9.2.4 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: WARPED PLANKS
- 9.2.5 INTERIOR - WALLS, CEILINGS, FLOORS & BATH: GENERAL DEFFERED DAMAGE
- 9.4.1 INTERIOR - PERSONAL & PROPERTY SAFETY: NOT PROPERLY INSTALLED
- 9.4.2 INTERIOR - PERSONAL & PROPERTY SAFETY: CO DETECTORS
- 9.4.3 INTERIOR - PERSONAL & PROPERTY SAFETY: SMOKE DETECTOR AGE
- 9.4.4 INTERIOR - PERSONAL & PROPERTY SAFETY: CHIRPING DETECTORS

10.3.1 INSTALLED APPLIANCES - RANGE, OVEN & COOKTOPS: ANTI-TIP DEVICE
11.1.1 GARAGES & OUTBUILDINGS - ATTACHED GARAGE: EVIDENCE OF MOISTURE INTRUSION
11.1.2 GARAGES & OUTBUILDINGS - ATTACHED GARAGE: EVIDENCE OF SETTLEMENT
11.1.3 GARAGES & OUTBUILDINGS - ATTACHED GARAGE: EFFLORESCENCE
11.1.4 GARAGES & OUTBUILDINGS - ATTACHED GARAGE: BEDROOM OPENS TO GARAGE

1: INSPECTION DETAILS

Information

IN ATTENDENCE
NA (SEE LIMITATIONS)

OCCUPANCY
VACANT

HOME TYPE
SINGLE STORY

AGE
1954

BEDROOMS
3

BATHROOMS
1 FULL, 3/4 BATH

DIRECTION HOME FACES
SOUTH

LEGAL DESCRIPTION/SUBDIVISION
ROSS

TEMPERATURE
80° FAHRENHEIT (F)

WEATHER CONDITIONS
CLOUDY

SQFT
996

IZON INSPECTION SERVICES, LLC IS **NOT REQUIRED**, BY ANY STANDARD, TO PROVIDE ACCURATE SQUARE FOOTAGE OF ANY INSPECTED PROPERTY. ASSESSING SQUARE FOOTAGE EXCEEDS THE SCOPE OF THE GENERAL HOME INSPECTION. THEREFORE, SQFT'AGE IS TAKEN FROM CREDIBLE SOURCES, I.E. COUNTY ASSESSOR, OR THE PROPERTY'S LISTING.

OTHER STRUCTURES
NA

STRUCTURES LOCATED ON THE PROPERTY CAN BE INSPECTED, HOWEVER, MIGHT INCUR AN ADDITIONAL FEE. DETACHED GARAGES ARE INCLUDED IN THE GHI AND DO NOT INCUR ADDITIONAL FEES, UNLESS IT HAS BEEN CONVERTED TO INCLUDE LIVING SPACE.

SEPARATE HOUSE, POOL AND CABANAS, BARNS AND WORKSHOPS WILL INCUR AN ADDITIONAL CHARGE.

Limitations

INSPECTION DETAILS

CLIENT NOT PRESENT

THE CLIENT WAS NOT ABLE TO, OR DID NOT ATTEND THE INSPECTION ON THE SET DAY/TIME. CLIENTS ARE ALWAYS ENCOURAGED AND WELCOMED TO BE PRESENT DURING, OR ARRIVE NEAR THE END OF THE INSPECTION FOR A POST-INSPECTION DEBRIEFING. IT IS COMPLETELY UNDERSTANDABLE NOT ALL CLIENT'S SCHEDULES CAN ACCOMMODATE THE SET TIME/DATE, AND THEY UNDERSTAND THE IMPORTANCE OF RELYING ON THEIR REALTOR/REPRESENTATIVE TO BE PRESENT TO RECEIVE THE INSPECTORS FIRSTHAND INFORMATION, AND TO ASK QUESTIONS ON THEIR BEHALF.

INSPECTION DETAILS

SEWER SCOPE

A SEWER SCOPE WAS **NOT** PERFORMED AT THE TIME/DATE OF THE INSPECTION, HOWEVER, ARE **HIGHLY RECOMMENDED FOR ALL AGES OF HOMES**. IF A SEWER SCOPE HAS NOT BEEN ADDED TO THIS REPORT, NOR DOES THE INVOICE REFLECT THE FEE/SCOPING SERVICE, THE **ONLY** INFORMATION PROVIDED BY YOUR INSPECTOR ABOUT PLUMBING DRAINS CAN ONLY BE VISUALLY OBSERVED FROM INSIDE THE PROPERTY, AND THROUGH NORMAL OPERATIONAL FUNCTIONING OF THE FIXTURES.

WITHOUT SCOPING THE SEWER DRAIN, THE INSPECTOR CANNOT MAKE ACCURATE, DEFINITIVE ASSESSMENTS ABOUT THE SEWER DRAIN (LATERAL OR BUILDING), CONDITIONS, MATERIALS, AND REPAIRS/REPLACEMENTS OR DEFECTS.

PLEASE CONTACT IZON FOR SCHEDULE & PRICING, SHOULD YOU DECIDE YOU WOULD LIKE TO PROCEED WITH A SCOPE.

2: ROOF & FRAMING

		IN	NI	NP	D	H
2.1	ROOF COVERINGS	X			X	
2.2	FRAMING STRUCTURE	X			X	
2.3	FLASHINGS	X				
2.4	EXHAUST FLUES & PLUMBING VENTS	X			X	
2.5	GUTTERS & DOWNSPOUTS			X		

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

ROOF COVERINGS: INSPECTION METHOD
GROUND, WALKED

ROOF COVERINGS: ROOF TYPE
HIP

ROOF COVERINGS: MATERIAL
ASPHALT/FIBERGLASS, ROLLED MATERIAL

ROOF COVERINGS: LAYERS
1 LAYER

FRAMING STRUCTURE: ACCESS
WALL HATCH

FRAMING STRUCTURE: FRAMING
CONVENTIONAL

FRAMING STRUCTURE: SHEATHING (DECKING)
SPACE/PLANK

FRAMING STRUCTURE: # OF ATTIC ACCESSES
1

GUTTERS & DOWNSPOUTS: GUTTER MATERIAL
NA (SEE RECOMMENDATIONS)

ROOF COVERINGS: APPROX AGE
10 YEARS +

THE AGE OF THE ROOF IS ALWAYS APPROXIMATED BY THE AMOUNT OF WEAR AND DAMAGE OBSERVABLE AT THAT TIME.

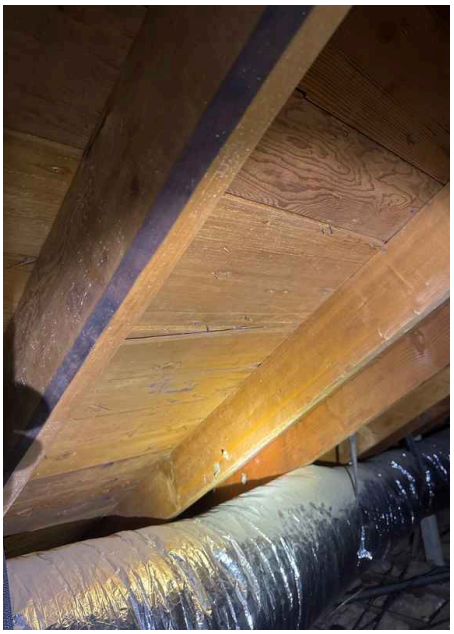
FRAMING STRUCTURE: DIMENSIONAL LUMBER (PLANKS)

THE HOME'S ROOF DECKING WAS DIMENSIONAL LUMBER (1X8, 1X6) SPACED, PLANK OR SKIP DECKING. MODERN BUILDING AND ROOFING PRACTICES HAVE CHANGED SINCE THE TIME THIS HOME WAS BUILT AND MOST SHINGLE MANUFACTURERS NOW REQUIRE 'SOLID SURFACE' DECKING SUCH AS, OSB OR PLYWOOD TO BE INSTALLED PRIOR TO THE REPLACEMENT OF ROOF COVERINGS.

BUILDING STANDARDS AT THE TIME THE HOME WAS BUILT WERE COMPLIANT AT THAT TIME, AND ESSENTIALLY PROTECT THE DECKING FROM CURRENTLY HAVING TO BE REPLACED. HOWEVER, SINCE CHANGES IN CODE COMPLIANCE FOR ALL INDUSTRIES HAPPEN REGULARLY, WHEN A NEW ROOF NEEDS TO BE INSTALLED, THE ROOFER MAY REQUIRE THE DECKING TO BE UPGRADED.

TO AVOID POTENTIALLY COSTLY UPGRADES OR CODE COMPLIANCE CHANGES, ENSURE YOU HAVE **CODE COVERAGE** INCLUDED INTO YOUR INSURANCE POLICY.

RECOMMEND SPEAKING WITH YOUR INSURANCE AGENT.



FLASHINGS: MATERIAL

METAL

NOTE* NOT ALL FLASHINGS ARE VISIBLE NOR CAN ALL BE INSPECTED. VARIOUS TYPES OF METAL FLASHING EXISIT AND THE ACTUAL MATERIAL TYPICALLY CANNOT BE IDENTIFIED UNLESS OTHERWISE NOTED IN THIS REPORT.

Limitations

FRAMING STRUCTURE

LIMITED ACCESS

FRAMING, INSULATION, HVAC AND/OR OTHER COMPONENTS LIMITED THE VIEW OR ACCESS OF THE ATTIC SPACE AT THE TIME OF THE INSPECTION. AREAS THAT WERE INACCESSIBLE COULD NOT BE INSPECTED. CONDITIONS WITHIN THOSE AREAS ARE OUTSIDE THE SCOPE OF THIS INSPECTION.

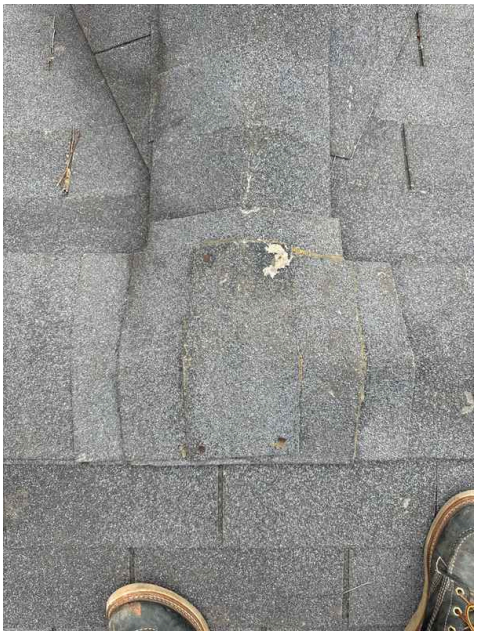
Recommendations

2.1.1 ROOF COVERINGS

RECOMMENDATIONS

EXPOSED FASTENERS

Exposed nails/fasteners were observed—see photos. This condition increases the chances of leaks and damage to underlying materials—see photos. Recommend correction.



2.1.2 ROOF COVERINGS

RECOMMENDATIONS

NAIL POPS

Under-driven nails/fasteners popping up shingles or through the shingle were observed—see photos. Recommend correction.





2.1.3 ROOF COVERINGS

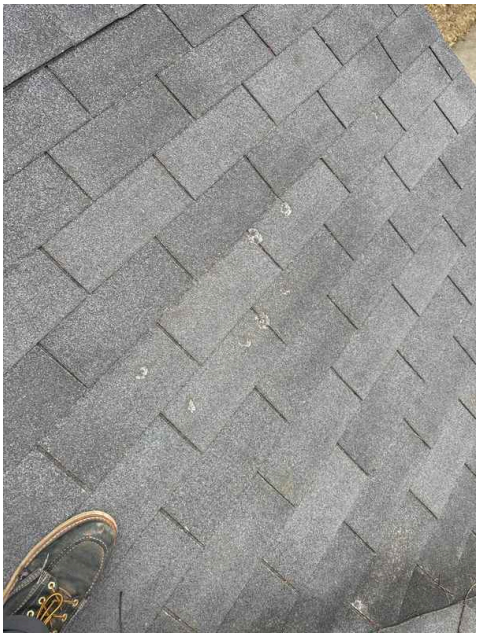
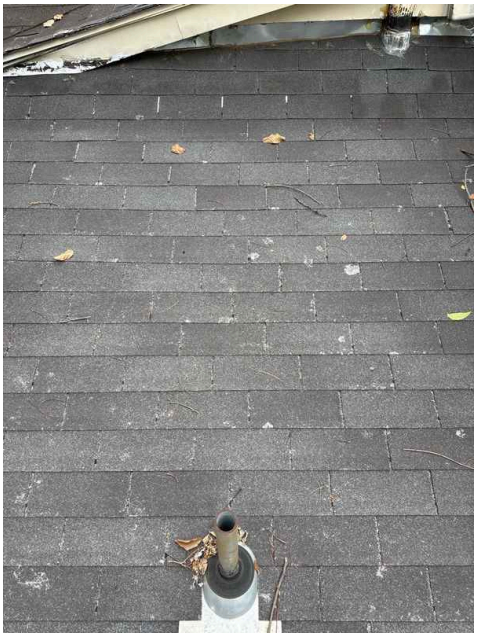
RECOMMENDATIONS

EVIDENCE OF HAIL

Impacts to roof coverings appeared to be from hail stones—see photos for details. All damage from hail stones was not observable on roof coverings, however, some are digs are evident. Recommend evaluation and correction is necessary. As a general rule of thumb, it is always recommended to contact your insurance company to verify insurability.





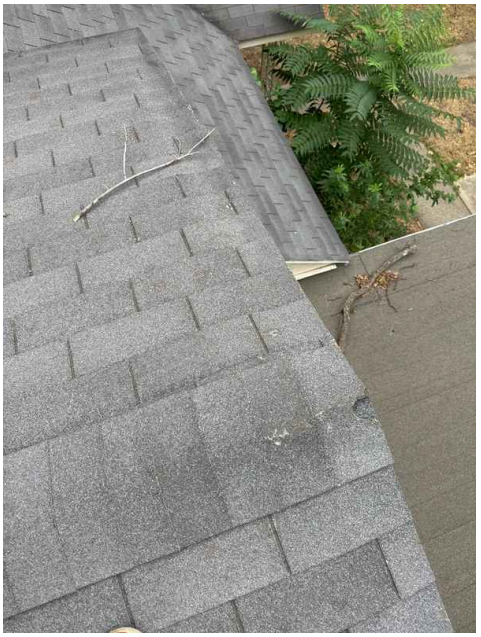
2.1.4 ROOF COVERINGS

RECOMMENDATIONS

MODERATE WEAR/DAMAGE

Roof coverings exhibited moderate wear and damage—see photos. Granular loss, wind damage, thermal expansion (cracking), and nail pops may by present. Recommend evaluation and repair or replacement as necessary.





2.1.5 ROOF COVERINGS

RECOMMENDATIONS

TREE DEBRIS

Tree debris was observed on the roof at the time of the inspection—see photos. Recommend properly removing debris.

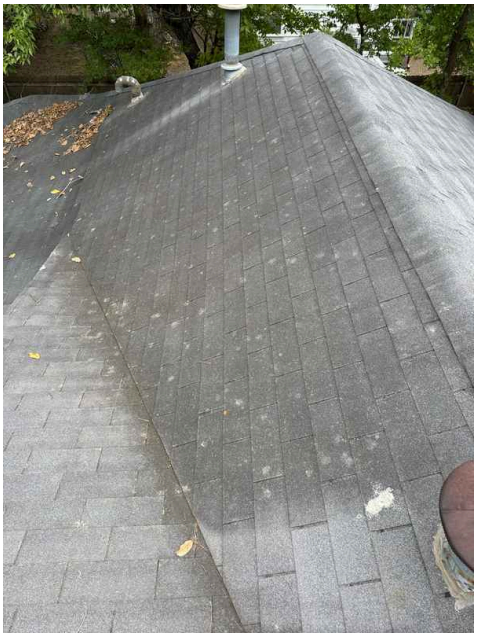


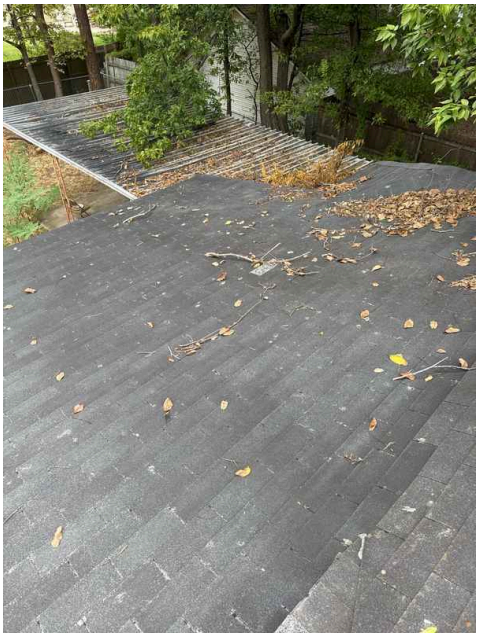
2.1.6 ROOF COVERINGS

RECOMMENDATIONS

MOSSY GROWTH

Mossy growth was observed on roof coverings—see photos. Moss grows were there is moisture in places that cannot be dried out easily. Roof fields under heavy tree coverings or where there is the least amount of sunlight are susceptible to this type of growth. Recommend to monitor over time. If moss grows thick or becomes damaging contact a qualified professional to have it cleaned and removed from coverings.



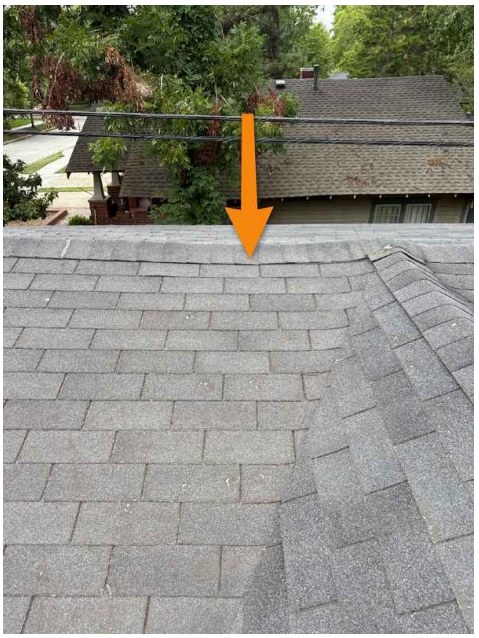


2.2.1 FRAMING STRUCTURE

RECOMMENDATIONS

ROOF SAGGING

Roof structure sagged, possibly indicating deficiencies in support system, or lacking proper bracing—see photos for details. Recommend evaluation and correct as necessary.

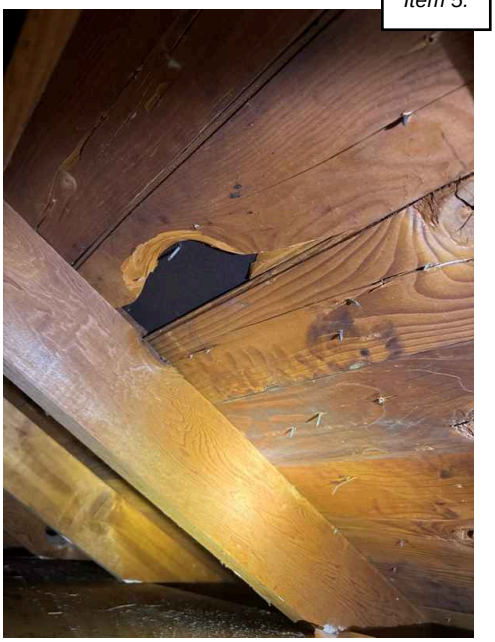


2.2.2 FRAMING STRUCTURE

DAMAGED PLANKS

RECOMMENDATIONS

Broken/damaged planks were observed at the time of the inspection—see photos. The roof decking was observed to still be solely plank decked (see comments on PLANK DECKING). If plank decking is the only decking installed, planks should be repaired or replaced as necessary.



2.2.3 FRAMING STRUCTURE

COLLAR TIES

RECOMMENDATIONS

The current framing structure was lacking collar ties—see photos for details. Recommend installing collar ties, as necessary to assist in structural support. All work should be completed by a qualified professional.



2.2.4 FRAMING STRUCTURE

ROOFING TRIM & DECKING

RECOMMENDATIONS

OSB Roof decking was exposed, where roofing trim was not adjusted or drip edge was not installed to mitigate the gap between the roof coverings and trim—see photos. Water, by capillary action, will penetrate and damaged decking. Recommend evaluation and correction as necessary.







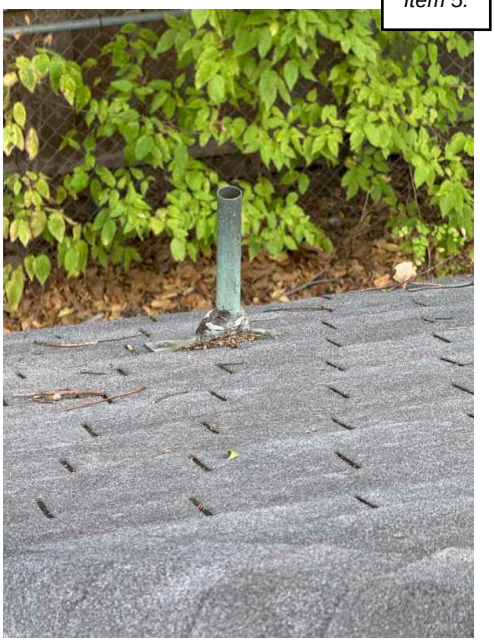


2.4.1 EXHAUST FLUES & PLUMBING VENTS

RECOMMENDATIONS

SEAL PENETRATIONS

Roofing boots and penetrations were in need of sealant to properly protect them from moisture intrusion—see photos for details. Recommend correction.

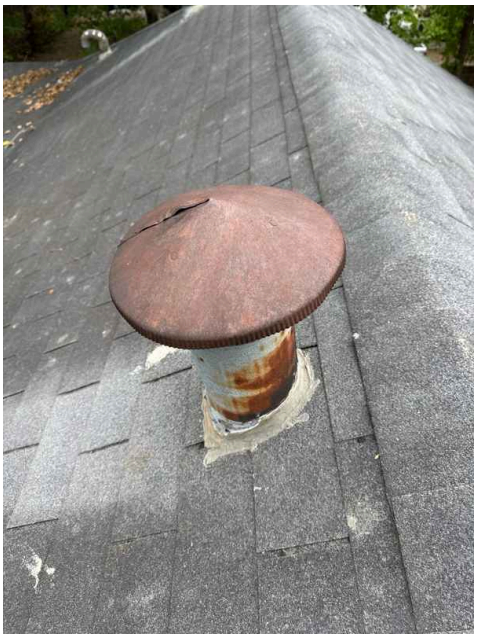


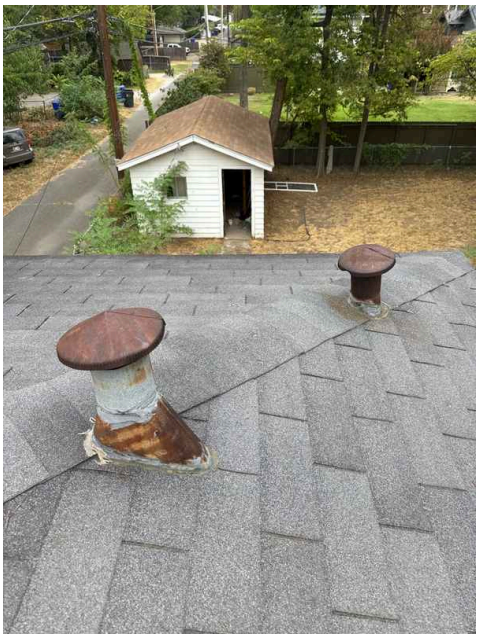
2.4.2 EXHAUST FLUES & PLUMBING VENTS

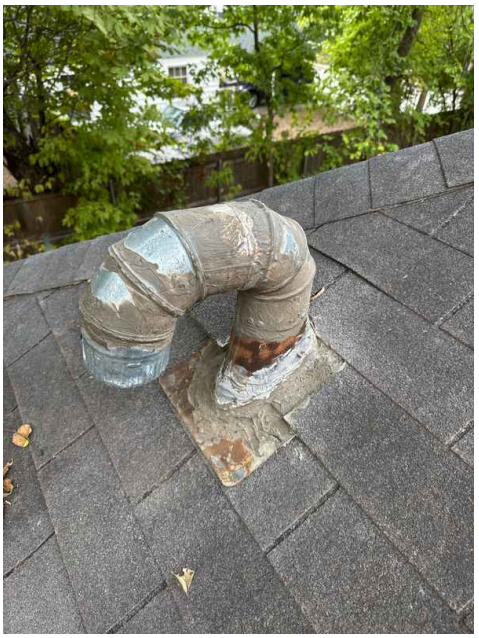
RECOMMENDATIONS

CORRODED VENT

Exhaust vent was corroded—see photos. Although the functionality of the vent might still be adequate, over time the vent will continue to deteriorate, and need replaced or repaired. Some vent types can be painted to properly protect them from weather damage. This could also indicate an improper venting for one of the home's gas fired appliances. Recommend evaluation and correction.





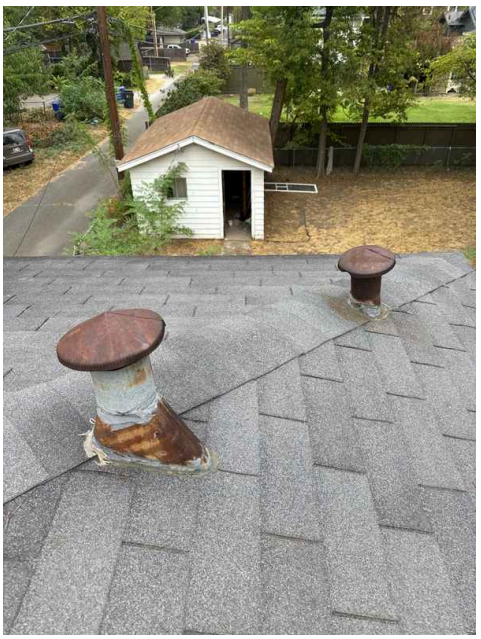
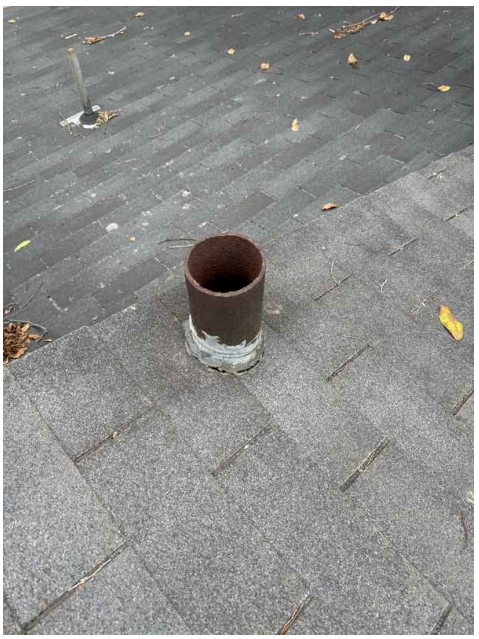


2.4.3 EXHAUST FLUES & PLUMBING VENTS

RECOMMENDATIONS

MISSING BOOT

Roof penetration did not have any boot installed—see photos. This improper installation will allow rain and moisture intrusion that can damage underlying materials. Recommend correction.

2.4.4 EXHAUST FLUES & PLUMBING VENTS

RECOMMENDATIONS

TRANSITE FLUE

A transite flue pipe was observed extending through the roof—see photos. Transite flue pipes were commonly used in older homes but are no longer installed due to their tendency to deteriorate over time. As they age, they can crack, flake, or deteriorate, potentially affecting their ability to safely vent combustion gases. Many transite products also contain asbestos, which generally poses the greatest risk if the material is damaged or disturbed. Recommend the flue be evaluated for replacement and, if replacement is warranted, removed and disposed of by a qualified professional in accordance with applicable regulations.



2.5.1 GUTTERS & DOWNSPOUTS

RECOMMENDATIONS

NO GUTTERING

Gutters were not present on the structure at the time of the inspection. Guttering is recommended in all appropriate areas to keep water moving away from the foundation. Missing areas of gutter can also cause advanced soil movement, damage to the grade, or water ponding, and even more, foundation and structural issues. Recommend installing gutters to properly move water away from the foundation and prevent potential movement/settlement.





3: EXTERIOR

		IN	NI	NP	D	H
3.1	EXTERIOR WALL STRUCTURE & CLADDING	X			X	
3.2	TRIM	X			X	
3.3	DOORS & WINDOWS	X			X	
3.4	WALKWAYS, DRIVEWAYS & PATIOS	X			X	
3.5	PORCHES, PATIOS, DECKS, BALCONIES & STAIRS	X			X	
3.6	GROUNDS & DRAINAGE	X			X	
3.7	FENCING	X			X	

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

EXTERIOR WALL STRUCTURE & CLADDING: CLADDING MATERIAL
BRICK VENEER, ALUMINUM SIDING

TRIM: TRIM MATERIAL
WOOD, ALUMINUM

DOORS & WINDOWS: DOOR MATERIAL
ALUMINUM

DOORS & WINDOWS: WINDOW MATERIAL
WOOD W/ STORM WINDOWS, STEEL

WALKWAYS, DRIVEWAYS & PATIOS: DRIVEWAY MATERIAL
CONCRETE

WALKWAYS, DRIVEWAYS & PATIOS: WALKWAY MATERIAL
CONCRETE

GROUNDS & DRAINAGE: RETAINING WALL
NA

PORCHES, PATIOS, DECKS, BALCONIES & STAIRS: APPURTENANCES
COVERED PORCH, COVERED PATIO

Although appurtenances have been noted, that does not indicate they have been properly inspected. See details of SOP for further clarifications on what the General Home Inspection includes.

GROUNDS & DRAINAGE: LARGE TREES

LARGE TREES WERE OBSERVED ON THE PROPERTY:

ROOTS FROM LARGE TREES ON THE PROPERTY MAY POSE A THREAT TO UNDERGROUND PIPING. ROOTS CAN INTRUDE INTO SEWER DRAINS, AND HAVC SUPPLY DUCTS. CONSIDER HAVING A SEWER/HVAC SCOPE TO POTENTIALLY LOCATE ANY POSSIBLE ISSUES IN DRAINS OR DUCTS.



FENCING: FENCING MATERIAL

WOOD

Fencing responsibility is typically shared between the properties. Check with your agent about obtaining details from the homeowner if you have any questions or concerns.

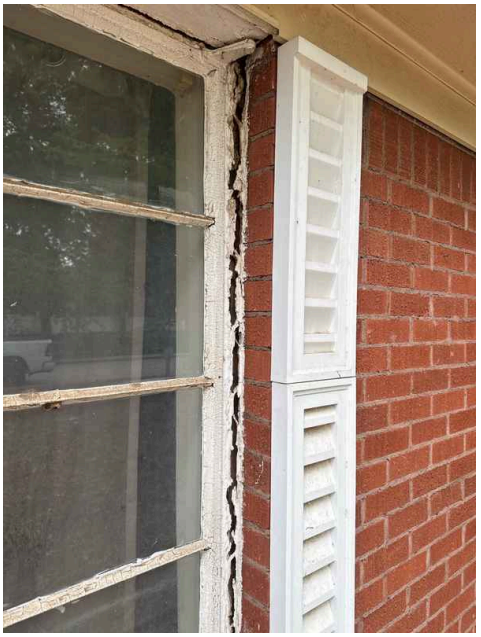
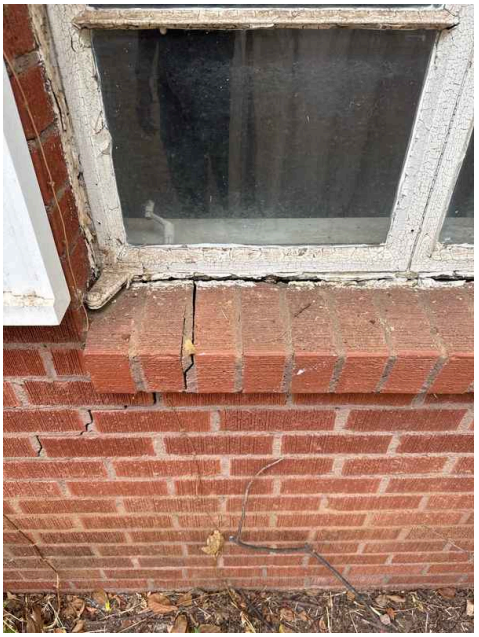
Recommendations

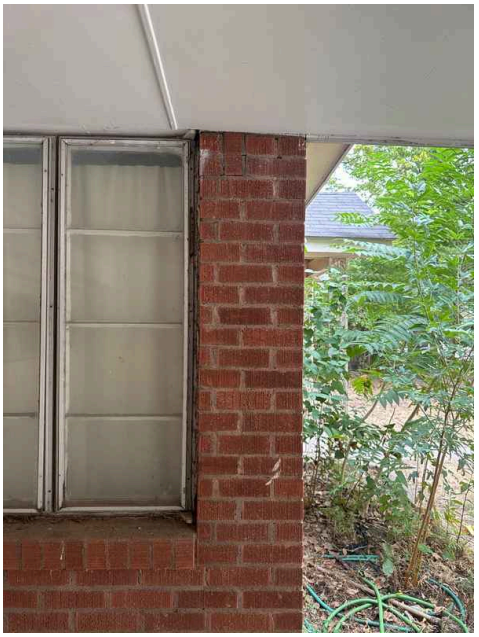
3.1.1 EXTERIOR WALL STRUCTURE & CLADDING

MAJOR DEFECT (SAFETY)

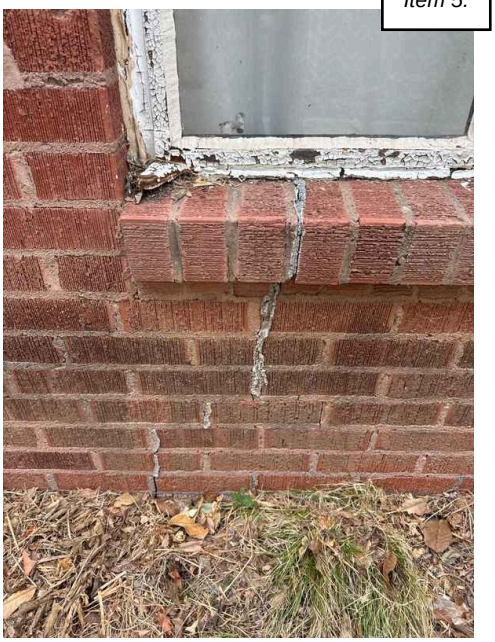
EVIDENCE OF STRUCTURAL MOVEMENT

Evidence of structural movement was observed in the wall structure—see photos for details. Walls that have moved will separate trim at corner(s)/windows/doors, can pop and flare trim. Step and shear cracks indicate movement in different ways. Gaps at doors and windows are also indicative of movement which can loosen bricks. Recommend evaluation and correction as necessary.

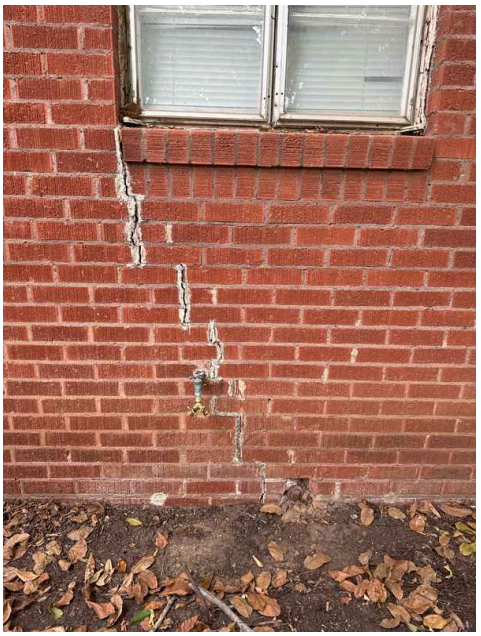




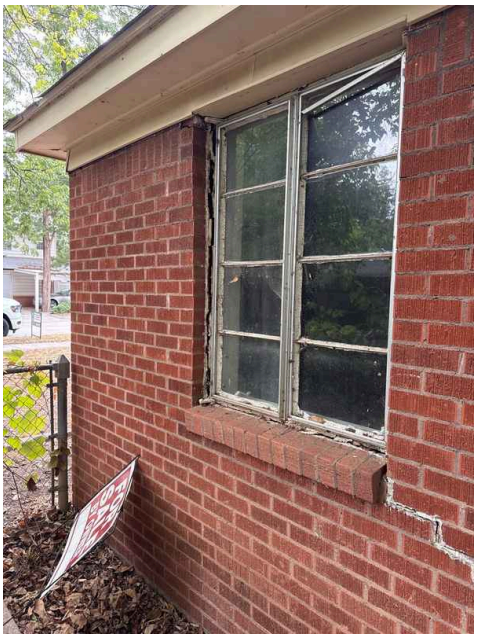









3.1.2 EXTERIOR WALL STRUCTURE & CLADDING

RECOMMENDATIONS

SEAL WALL

Exterior wall had joints and penetrations that should be sealed and or insulated with an appropriate sealant or mortar to prevent moisture intrusion—see photos for details. Recommend correction.

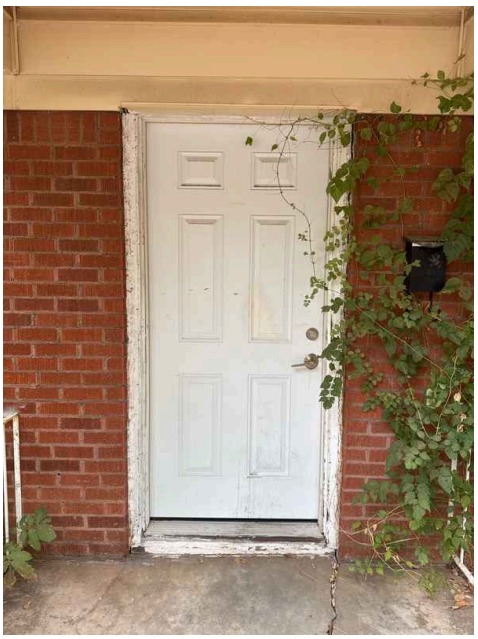


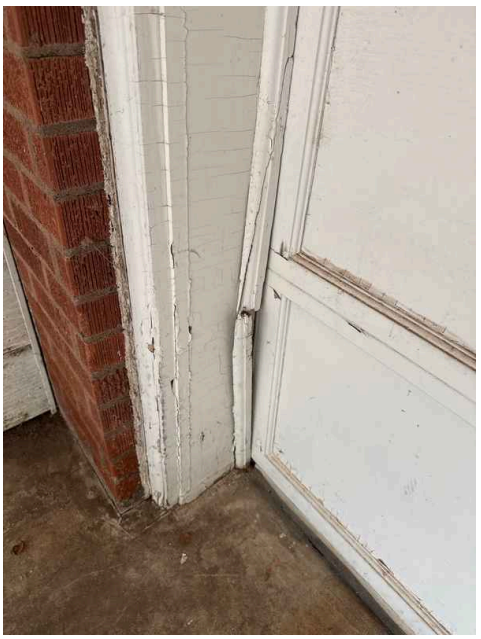
3.2.1 TRIM

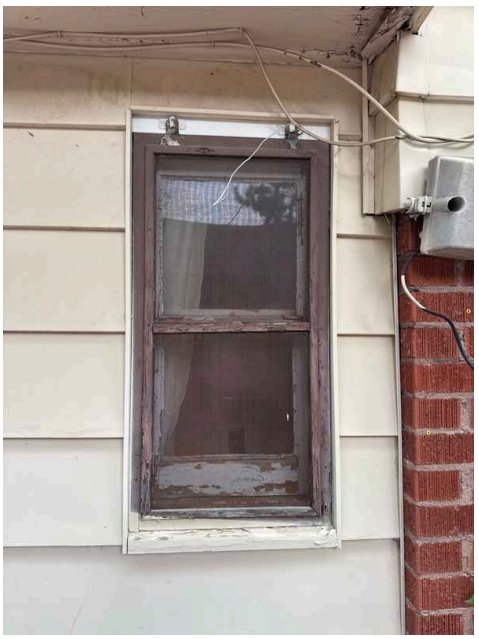
RECOMMENDATIONS

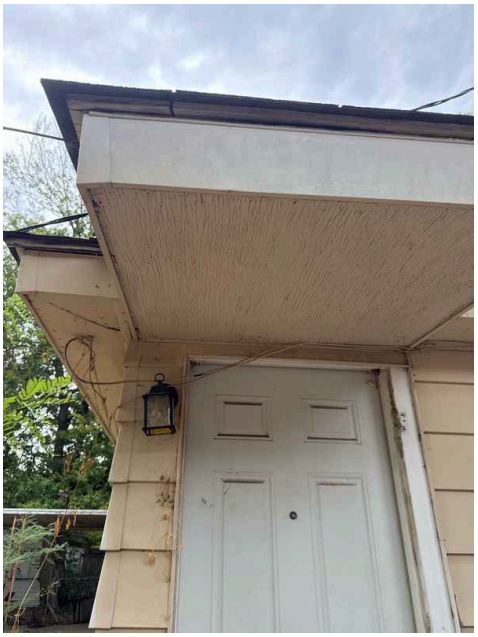
PEELING PAINT/FINISH

Peeling paint and moisture damage was observed in wood trim and siding—see photos for details. Recommend correction to properly protect and preserve the life of wood components.







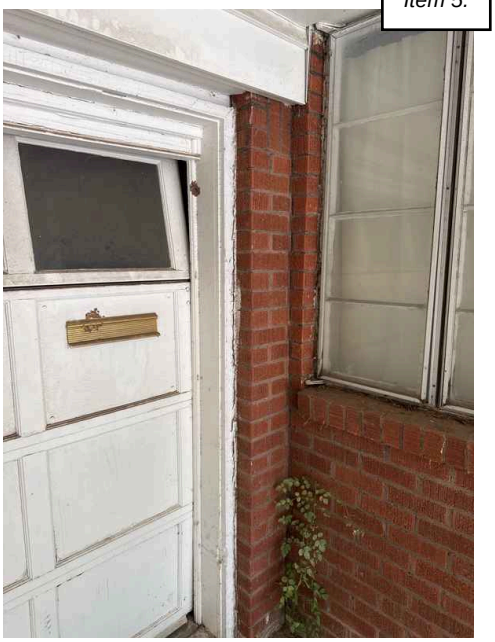


3.2.2 TRIM

SEAL TRIM

RECOMMENDATIONS

Voids were observed at the trim—see photos. Recommend correction where necessary.

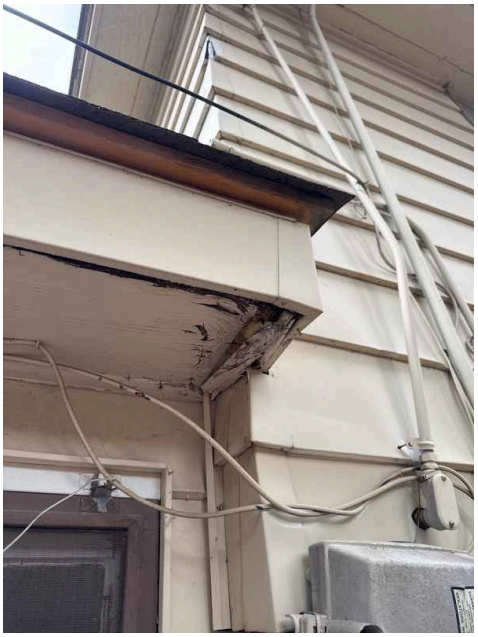


3.2.3 TRIM

MOISTURE DAMAGE

RECOMMENDATIONS

Minor to moderate moisture damage was visible on wood components—see photos for details. Recommend evaluation and correction by a qualified professional.





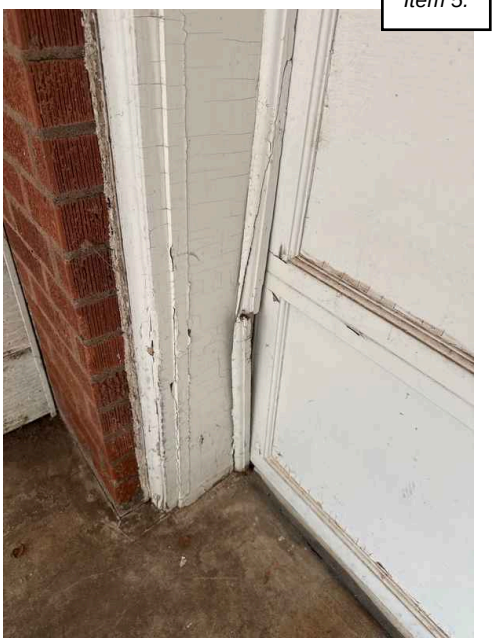


3.2.4 TRIM

DAMAGED TRIM

RECOMMENDATIONS

Trim was observed to have damage—see photos for details. Repair or replacing trim to properly protect underlying materials. Recommend correction as necessary.

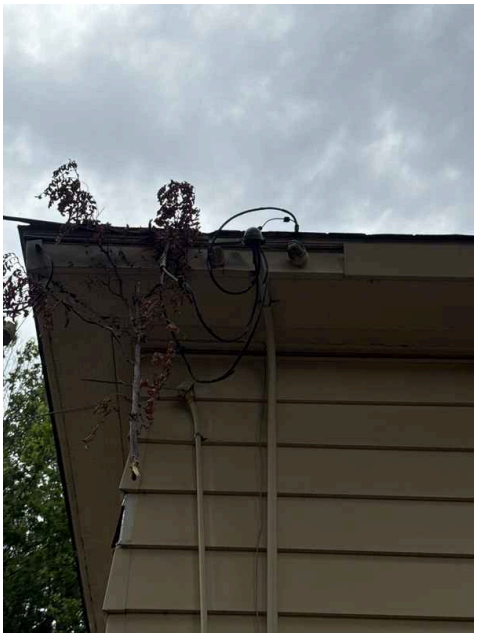


3.2.5 TRIM

LOOSE/UNSECURED TRIM

RECOMMENDATIONS

Trim was loose in one or more areas at the time of the inspection—see photos for details. Recommend correction by a qualified professional.

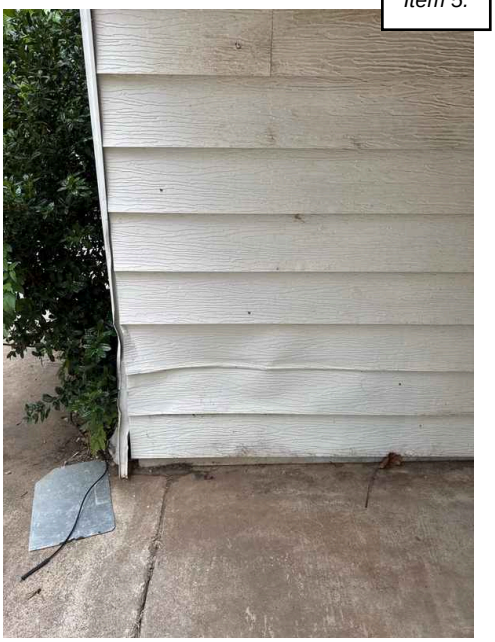


3.2.6 TRIM

IMPACT DAMAGED TRIM

RECOMMENDATIONS

Denting/impact damage in trim was observed, appeared mostly cosmetic—see photos. Recommend repair or replacement as necessary.



3.3.1 DOORS & WINDOWS

WINDOW SCREENS

RECOMMENDATIONS

Screens were damaged and/or missing for one or more windows/doors—see photos. Recommend repair or replacement.



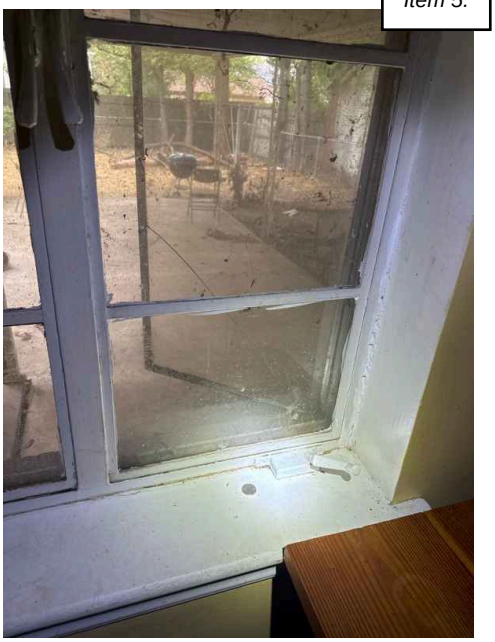


3.3.2 DOORS & WINDOWS

RECOMMENDATIONS

DAMAGED WINDOW PANE

Window pane was damaged (cracked/broken/chipped)—see photos. Recommend repair or replacement as necessary.



3.3.3 DOORS & WINDOWS

RECOMMENDATIONS

STORM DOOR DAMAGE

The storm door was damaged—see photos. Recommend repair or replacement as necessary.



3.3.4 DOORS & WINDOWS

WINDOW GLAZING

RECOMMENDATIONS

Window glazing was deteriorated—see photos. Recommend evaluation and correction as necessary.



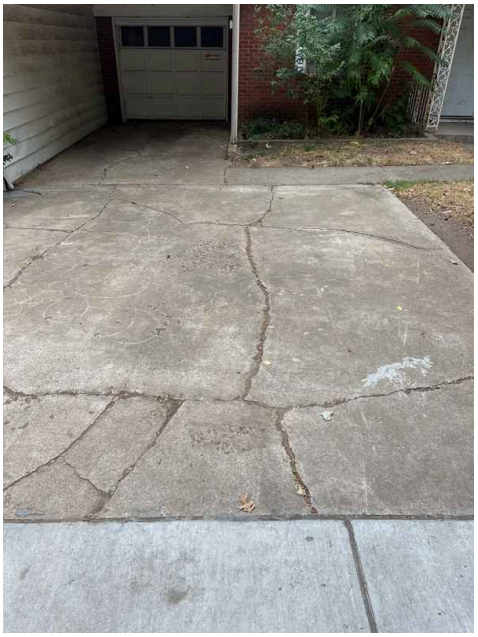


3.4.1 WALKWAYS, DRIVEWAYS & PATIOS

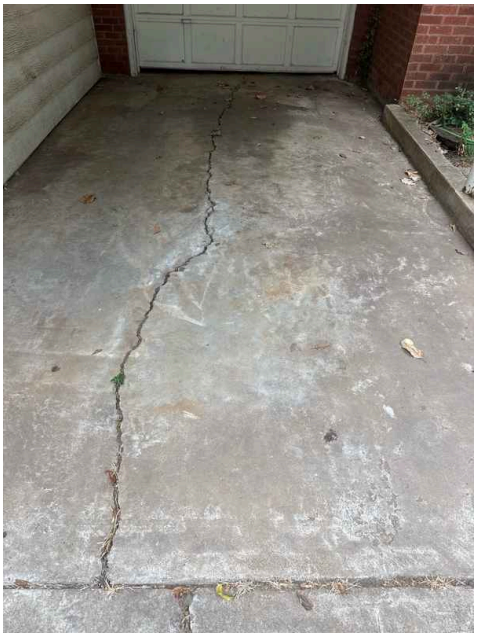
RECOMMENDATIONS

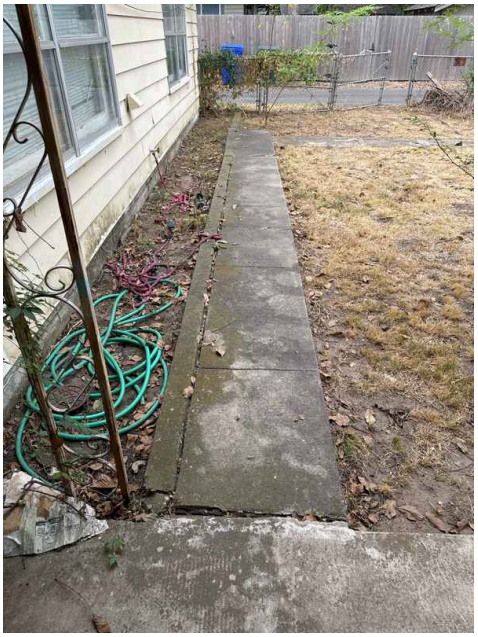
CRACKING & SETTLING

Cracking and settling was observed in walkways/driveways, steps and porches at the time of the inspection—see photos for details. Controlling water and drainage can help prevent concrete from cracking and settling. Sealing cracks and expansion joints to prevent moisture intrusion will help prevent or slow down further movement and damage and trip hazards. Recommend correction as necessary.









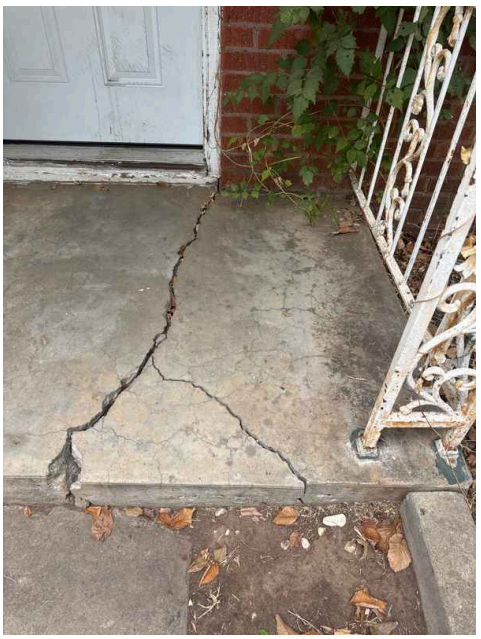
3.5.1 PORCHES, PATIOS, DECKS, BALCONIES & STAIRS

RECOMMENDATIONS

EVIDENCE OF SETTLEMENT

Evidence of settlement was observed in the porch columns/structure—see photos. Recommend evaluation and correction as necessary.





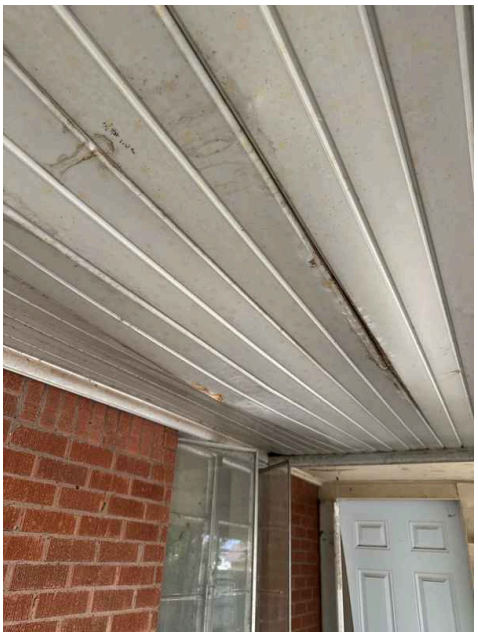


3.5.2 PORCHES, PATIOS, DECKS, BALCONIES & STAIRS

RECOMMENDATIONS

DAMAGED COVERING

Damage observed for the carport/patio covering. Sheet metal coverings were damaged or not properly secured in one or more areas—see photos for details. Recommend correction.



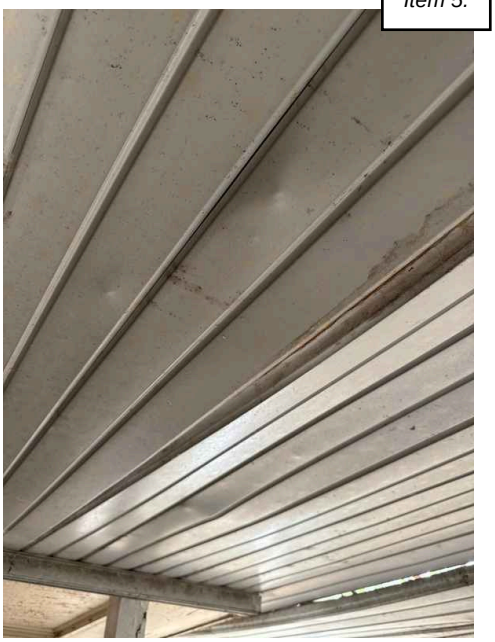


3.5.3 PORCHES, PATIOS, DECKS, BALCONIES & STAIRS

RECOMMENDATIONS

EVIDENCE OF HAIL

Patio covering had evidence of damage from hail—see photos. Recommend evaluation and correction as necessary.



3.6.1 GROUNDS & DRAINAGE

RECOMMENDATIONS

VEGETATION IN CONTACT

Trees/vegetation were observed to be in contact with the roof/building structure. Recommend qualified professional to trim trees to allow at least 1' of clearance to ensure no damage to building materials.







3.6.2 GROUNDS & DRAINAGE

EVIDENCE OF POOR DRAINAGE

RECOMMENDATIONS

Evidence of pooled/standing water observed, which could indicate poor drainage and/or grading. Level, low and negative grades can also allow water to wick into soil under foundations, which can cause other concerns, especially if sub-slab ductwork is present. Modern building standards require the grade to drop 6" within 10' of the foundation. Recommend evaluation and correction as necessary. If present, ensure guttering is sloped properly and they have been cleared of any debris to allow water to drain away from the home's foundation. Alternative drainage solutions should be sought if this is not achievable by grading alone. Recommend evaluation and correction.



3.6.3 GROUNDS & DRAINAGE

TREE OVERHANG

RECOMMENDATIONS

Dead or weakened trees are more susceptible to limb failure or collapse during storms or high winds and may result in property damage or personal injury. Consider having these trees evaluated by a qualified professional. Evaluating trees lies beyond the scope of the general Home Inspection.



3.7.1 FENCING

RECOMMENDATIONS

DEFERRED MAINTENANCE

Deferred maintenance was observed in areas of the fencing and gates—see photos for details. Recommend evaluation and correction as necessary.





4: FOUNDATION & STRUCTURE

		IN	NI	NP	D	H
4.1	FOUNDATION	X			X	

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

FOUNDATION: FOUNDATION
TYPE
SLAB ON GRADE

Recommendations

4.1.1 FOUNDATION

RECOMMENDATIONS

EVIDENCE OF SETTLEMENT

Evidence of settlement was observed in the foundation—see photos. Recommend evaluation and correction as necessary.







4.1.2 FOUNDATION

RECOMMENDATIONS

HORIZONTAL STEM WALL CRACKS

There were horizontal cracks observed in the stem wall—see photos. Horizontal cracks can occur a few ways in concrete. Hydrostatic pressure from the soil and sometimes it can be caused by the expansion of rebar oxidizing, corroding and expanding, which cracks horizontally; breaking through the concrete. Recommend evaluation and correction as necessary.





5: ATTIC

		IN	NI	NP	D	H
5.1	VENTILATION	X			X	
5.2	INSULATION	X			X	
5.3	EXHAUST SYSTEMS	X			X	

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

INSULATION: INSULATION TYPE

BLOWN FIBERLGASS, FIBERGLASS BATTS

EXHAUST SYSTEMS: EXHAUST TYPE

KITCHEN EXHAUST FAN

VENTILATION: VENTILATION TYPE

SOFFIT VENTING, STATIC VENTS (BOX/EYEBROW/TURTLES)

THE BEST ROOF VENTILATION SYSTEMS DON'T JUST EXTEND THE LIFE OF YOUR COVERINGS, BUT THEY HELP LOWER HOME'S ENERGY BILLS AND MAKE YOUR HOME AN OVERALL HEALTHIER PLACE TO LIVE.

DIFFERENT TYPES OF ROOF VENT ARE MORE EFFECTIVE THAN OTHERS, BUT EACH TYPE OF VENT HAS A BASIC TASK OF EITHER REMOVING STALE AIR FROM THE ATTIC (EXHAUST) OR BRINGING FRESH AIR INTO YOUR HOME (INTAKE).

TO TAKE FULL ADVANTAGE OF PROPER VENTILATION, IT'S CRUCIAL TO HAVE BOTH INTAKE AND EXHAUST VENTS INSTALLED. HOWEVER, IN SOME CASES IT IS NOT POSSIBLE, OR PRACTICAL BASED ON THE HOME'S DESIGN.

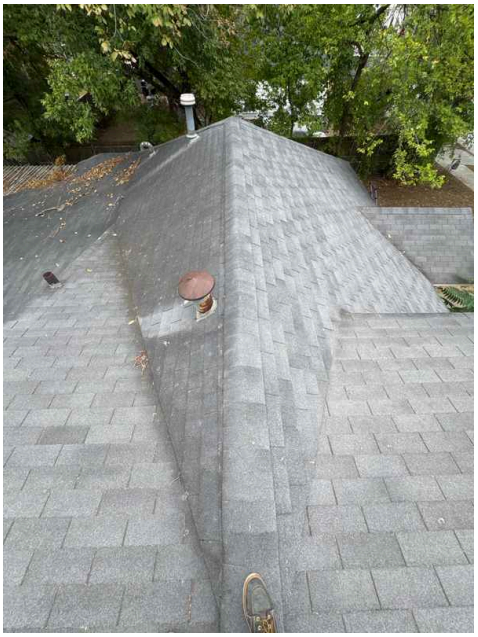
Recommendations

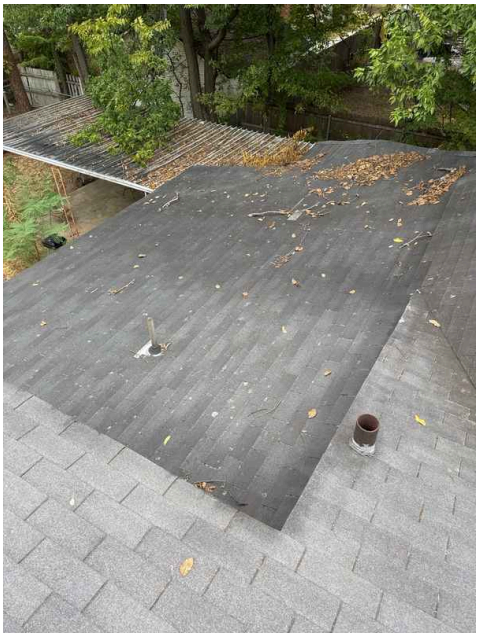
5.1.1 VENTILATION

INSUFFICIENT VENTILATION

RECOMMENDATIONS

Attic venting was insufficient at time of inspection. Modern standards require proper intake and outtake air for attics, generally 1.5 square feet of venting area for every 300 square feet of attic floor space. Attics that are not properly ventilated can deteriorate asphalt roof coverings and decking at a much faster rate. Recommend evaluation and correction as necessary.



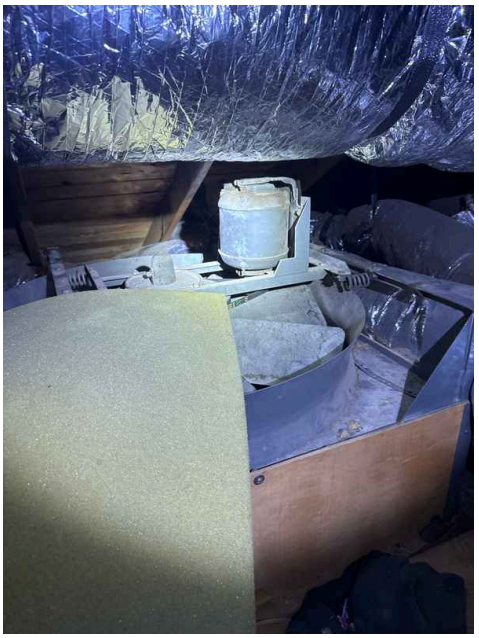


5.1.2 VENTILATION

WHOLE HOUSE FAN COVER

RECOMMENDATIONS

No cover was provided for sealing and insulating the whole-house fan —see photos. This condition will result in the loss of home conditioned air and increased energy costs. Recommend properly insulating.

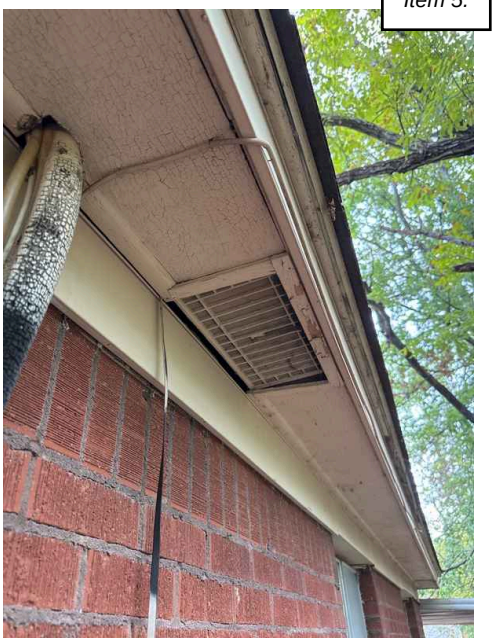


5.1.3 VENTILATION

SOFFIT VENT SCREENS

RECOMMENDATIONS

Soffit vent screens were damaged at the time of the inspection—see photos. Recommend correction by qualified professional.



5.2.1 INSULATION

INSULATE HATCH/DOOR

RECOMMENDATIONS

The attic access hatch/door was not insulated. The Inspector recommends insulating the attic access hatch cover to reduce unwanted heat loss/gain.

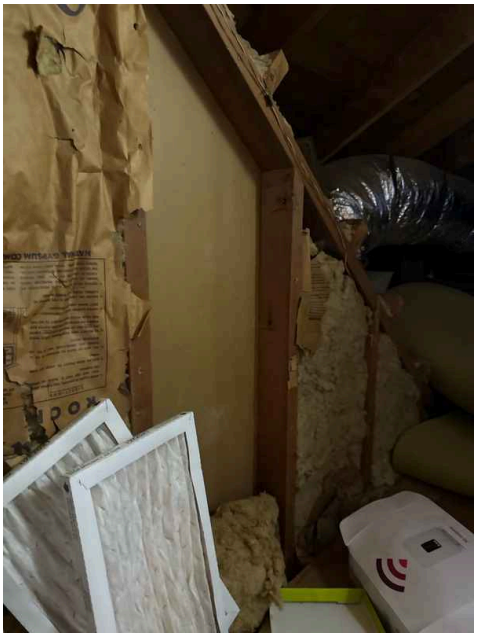


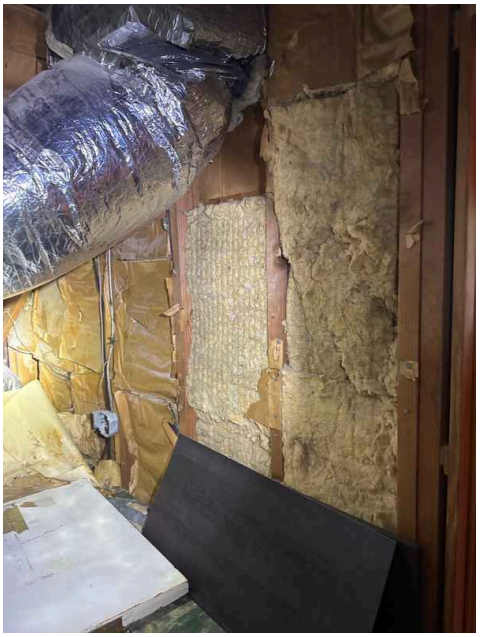
5.2.2 INSULATION

INADEQUATE INSULATION

RECOMMENDATIONS

Installing additional insulation to bring ceiling R values to modern standards will help save on heating and cooling costs. Recommend installing additional insulation to approximately R-38 (where practical) can improve energy efficiency and comfort.







5.3.1 EXHAUST SYSTEMS

RANGE EXHAUST VENT

RECOMMENDATIONS

The hood vent exhaust discharges into the attic, which introduces excessive amounts of grease and moisture into the attic. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior. Recommend correction.



6: HVAC

		IN	NI	NP	D	H
6.1	COOLING EQUIPMENT (A/C)		X		X	
6.2	HEATING EQUIPMENT		X		X	
6.3	DUCTING & DISTRIBUTION		X		X	

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

COOLING EQUIPMENT (A/C): MANUFACTURER
CONCORD

COOLING EQUIPMENT (A/C): ENERGY SOURCE/TYPE
ELECTRIC

COOLING EQUIPMENT (A/C): DISCONNECT LOCATION
WITHIN SIGHT

COOLING EQUIPMENT (A/C): DELTA T (TEMPERATURE DIFFERENTIAL)
00

COOLING EQUIPMENT (A/C): AGE & SERIAL
2014

SERIAL #1914C07206



HEATING EQUIPMENT: MANUFACTURER
ARMSTRONG

HEATING EQUIPMENT: ENERGY SOURCE/TYPE
GAS

HEATING EQUIPMENT: HEATING METHOD
FORCED AIR

HEATING EQUIPMENT: AGE & SERIAL

UNK

SERIAL #8499437404



HEATING EQUIPMENT: TEMPERATURE RISE (TEMPERATURE DIFFERENTIAL)

NA

DUCTING & DISTRIBUTION: DUCTWORK TYPE

FLEXDUCT

DUCTING & DISTRIBUTION: FILTER SIZE

10X20X1

DUCTING & DISTRIBUTION: FILTER LOCATION

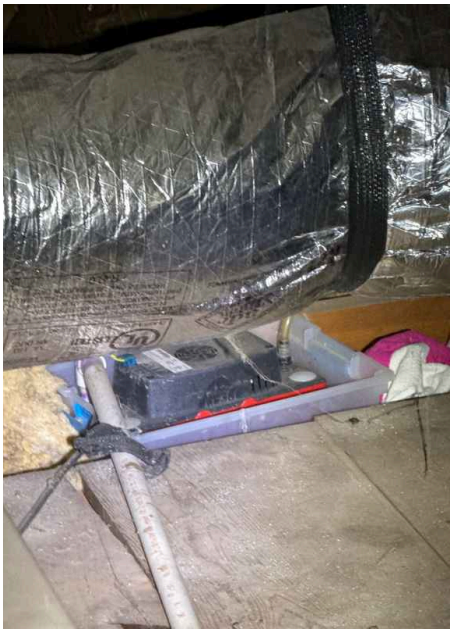
UNIT

COOLING EQUIPMENT (A/C): CONDENSATE PUMP

A CONDENSATE PUMP WAS OBSERVED - THESE PUMPS ARE NOT INSPECTED NOR TESTED.

CONDENSATE PUMPS WORK TO REMOVE CONDENSATION DISCHARGED FROM THE SYSTEM WHEN THERE IS NOT A DIRECT DISCHARGE OUTLET OR WASTE RECEPTOR LOCATED NEAR THE INSIDE UNIT.

SOME PUMPS ARE EQUIPPED WITH A BUZZER OR ALARM WHEN THERE IS AN ISSUE REMOVING CONDENSATION - USUALLY THE PUMP OR DRAIN LINE COULD BE CLOGGED.



Limitations

COOLING EQUIPMENT (A/C)

NO UTILITIES

THE HOME DID NOT HAVE ELECTRICAL UTILITIES AT THE TIME OF THE INSPECTION AND THEREFORE LIMITED THE PROPER INSPECTION OF THE HVAC EQUIPMENT.

COOLING EQUIPMENT (A/C)

WALL & WINDOW HVAC SYSTEMS

WALL AND WINDOW MOUNTED HVAC SYSTEMS WERE INSTALLED AND ARE NOT INSPECTED AS PART OF THE SOP OF A GENERAL HOME INSPECTION.

HEATING EQUIPMENT

NO UTILITIES

THE HOME DID NOT HAVE ELECTRICAL UTILITIES AT THE TIME OF THE INSPECTION AND THEREFORE LIMITED THE PROPER INSPECTION OF THE HVAC EQUIPMENT.

DUCTING & DISTRIBUTION

NO ELECTRICAL UTILITIES

No electricity at the time of the inspection. Electrical components could not be inspected at that time.

Recommendations

6.1.1 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

SUCTION LINE INSULATION

Insulation on the air-conditioning suction (large, insulated) line was damaged or missing in areas. Insulation should run from end-to-end without any damage or exposing line to temps where it will condense and damage underlying materials. Recommend correction.



6.1.2 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

DIRTY CONDENSER

Air flow to the air-conditioner condenser coils was restricted by dirt and/or debris on the exterior which may limit the system ability to dissipate heat. The cabinet should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor. It's always recommended having the HVAC system serviced to ensure it is properly efficient and operational prior to each seasonal use.

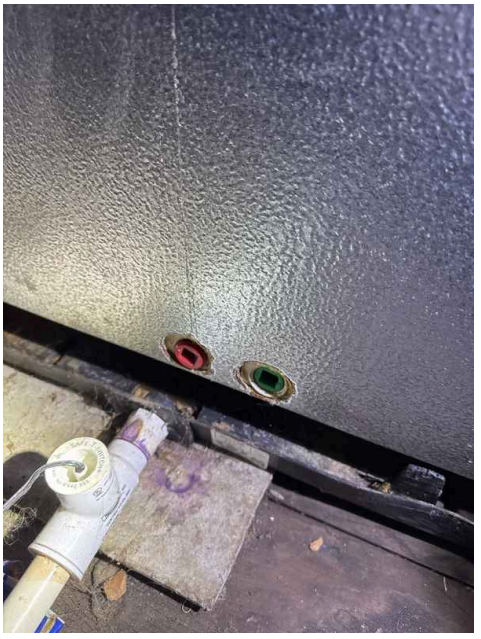


6.1.3 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

SECONDARY DRAIN

The unit needs a secondary condensate drain or a Safe-T float switch—see photos. Recommend correction as necessary.



6.1.4 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

EVIDENCE OF LEAK

Evidence of moisture was observed around the HVAC equipment—see photos. The source of the moisture could not be determined during the inspection. Recommend evaluation and repair as necessary.



6.1.5 COOLING EQUIPMENT (A/C)

RECOMMENDATIONS

DISCONNECT BOX RUST

The disconnect box for the condenser had moderate rust/corrosion—see photos. Recommend replacement by a qualified professional.



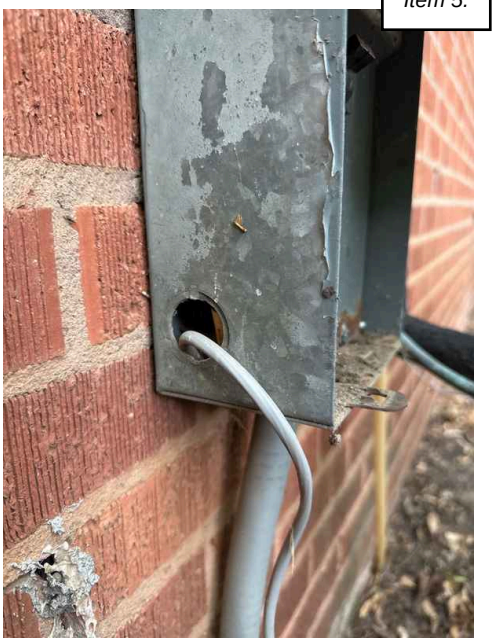
Item 5.

6.1.6 COOLING EQUIPMENT (A/C)

MISSING KNOCKOUT

MAJOR DEFECT (SAFETY)

Knockouts were missing at the disconnect service box—see photos. This allows moisture and pest intrusion into the box. Recommend correction.



6.2.1 HEATING EQUIPMENT

SEDIMENT/DRIP LEG

RECOMMENDATIONS

No sediment trap or drip leg was installed at this furnace. Sediment traps and drip legs are installed to keep particulates and moisture out of the gas valve. Particulates or moisture in the gas valve can interfere with water heater burner operation. Recommend correction.



6.2.2 HEATING EQUIPMENT

FURNACE EQUIPMENT AGE

RECOMMENDATIONS

The furnace and componetry appeared to be advanced in age. The typical lifespan of a maintained unit is around 15-20 years. Modern safety and efficiency features have changed since the installation of this unit. See additional recommendations in this report for other signs and symptoms of the units age and functionality. Systems that have exceeded their average lifespan may also be difficult to service or find replacement parts. Recommend evaluation and repair or replace as necessary.

Item 5.

6.2.3 HEATING EQUIPMENT

FLEXIBLE GAS PIPING

RECOMMENDATIONS

Flexible gas pipe was used to provide gas to the furnace—see photos. This is improper and should be replaced with a solid gas supply pipe. Recommend correction.



6.3.1 DUCTING & DISTRIBUTION

CHANGE/CLEAN FILTERS

RECOMMENDATIONS

Filters were dirty—see photos. Follow manufacturer recommendations; many disposable filters require replacement every 1–3 months depending on filter type and operating conditions.



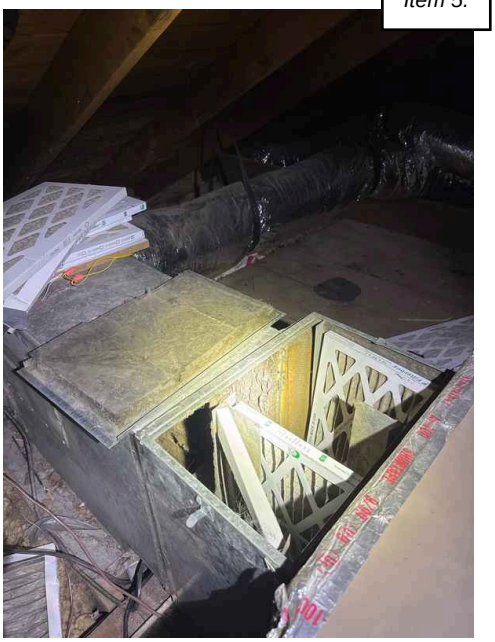
Item 5.

6.3.2 DUCTING & DISTRIBUTION

CLEAN SYSTEM & DUCTWORK

RECOMMENDATIONS

HVAC system and ductwork is need of cleaning/servicing. Recommend correction.



7: PLUMBING

		IN	NI	NP	D	H
7.1	WATER SUPPLY		X			
7.2	WATER HEATING		X		X	X
7.3	DWV		X			
7.4	FAUCETS & FIXTURES		X			
7.5	FUEL SUPPLY & DISTRIBUTION		X			

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

WATER SUPPLY: WATER SOURCE
CITY

WATER SUPPLY: SUPPLY MATERIAL
COPPER, GALVANIZED

WATER SUPPLY: MAIN WATER SHUT OFF LOCATED
METER



WATER HEATING: HEATING SOURCE
ELECTRIC

WATER HEATING: CAPACITY
40

WATER HEATING: AGE & SERIAL
UNK

SERIAL #CF7877207



DWV: SEWAGE SYSTEM TYPE
PUBLIC

DWV: DWV (DRAIN/WASTE/VENT) MATERIAL
CAST IRON

FUEL SUPPLY & DISTRIBUTION: MAIN GAS SUPPLY SHUT-OFF
GAS METER



FUEL SUPPLY & DISTRIBUTION: DISTRIBUTION MATERIAL
BLACK IRON

WATER SUPPLY: OPERATING WASHING MACHINES

Please keep in mind that washing machines, and inside drainage pipes are not inspected as part of the General Home Inspection. Adding a sewer scope can help ensure there is nothing obstructing the drains that can cause back ups. However, not all drains can be entered or observed with a sewer scope. Speak with your inspector about what any concerns you might have with drainage.

Be sure to stick around the house the first time you throw a load in, just in case something doesn't work right you can be there to shut it down quickly!

WATER HEATING: MANUFACTURER
BRADFORD WHITE

WE RECOMMEND FLUSHING AND SERVICING THE WATER HEATER ANNUALLY TO HELP MAINTAIN OPTIMAL PERFORMANCE AND EFFICIENCY. THE WATER TEMPERATURE SHOULD BE SET TO APPROXIMATELY 120°F TO HELP REDUCE THE RISK OF MICROBIAL GROWTH WHILE MINIMIZING THE POTENTIAL FOR SCALDING. TEMPERATURES ABOVE 130°F MAY INCREASE THE RISK OF BURNS AND ARE GENERALLY NOT RECOMMENDED. CONSIDER ADJUSTING THE

TEMPERATURE LOWER IF YOUNG CHILDREN, ELDERLY OCCUPANTS, OR INDIVIDUALS WITH INCREASED SENSITIVI
HOT WATER ARE PRESENT.

Limitations

WATER SUPPLY

WATER SERVICE SHUT OFF

WATER SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, PLUMBING FIXTURES, WATER-SUPPLIED COMPONENTS, AND WATER-USING APPLIANCES COULD NOT BE FULLY INSPECTED OR TESTED.



WATER HEATING

WATER SERVICE SHUT OFF

WATER SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, PLUMBING FIXTURES, WATER-SUPPLIED COMPONENTS, AND WATER-USING APPLIANCES COULD NOT BE FULLY INSPECTED OR TESTED.

DWV

NO WATER UTILITIES

NO WATER UTILITIES AT THE TIME OF THE INSPECTION. PLUMBING FIXTURES AND APPLIANCES THAT USE WATER WERE NOT ABLE TO BE INSPECTED FOR THIS REASON. NOT ONLY DOES IT LIMIT THE INSPECTION OF THE FIXTURES AND APPLIANCES, IT DOES NOT ALLOW ANY POSSIBLE LEAKS TO BE OBSERVED, OR DRAINAGE ISSUES. THE INSPECTOR RELEASES LIABILITY FOR COMPONENTS THAT WERE NOT ABLE TO BE INSPECTED AT THAT TIME.

ONCE WATER HAS BEEN RESTORED, CONTACT IZON TO RE-INSPECT - A RETURN CALL FEE WILL BE INCURRED.

FAUCETS & FIXTURES

WATER SERVICE SHUT OFF

WATER SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, PLUMBING FIXTURES, WATER-SUPPLIED COMPONENTS, AND WATER-USING APPLIANCES COULD NOT BE FULLY INSPECTED OR TESTED.

FUEL SUPPLY & DISTRIBUTION

GAS SHUT OFF

Gas was shut off at the time of inspection. Recommend local utility company turn on and contact Izon to reschedule inspection of gas appliances prior to inspection deadlines.

FUEL SUPPLY & DISTRIBUTION

SHUT OFF

Gas to appliance(s) was shut off at the time of the inspection—see photos. Turning on gas is prohibited and beyond the scope of a general inspection. Recommend having gas turned on and re-inspecting the appliance.



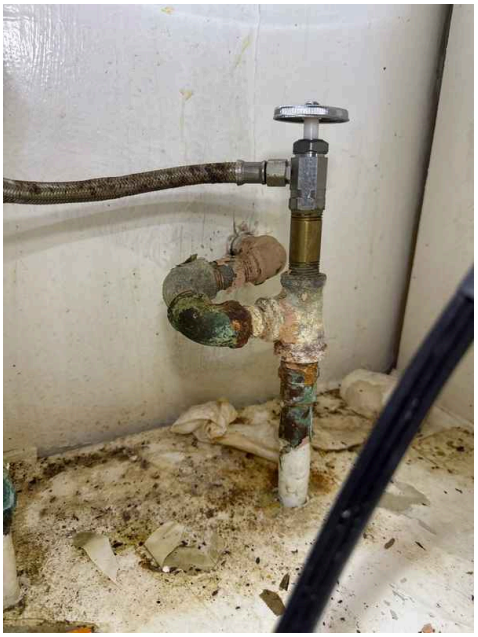
Recommendations

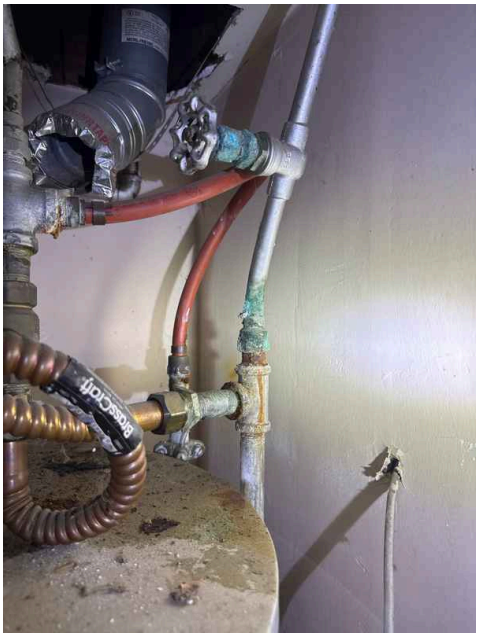
7.1.1 WATER SUPPLY

RECOMMENDATIONS

CORRODED PLUMBING COMPONENTS

Some plumbing pipes or valves, and drains around the home showed signs of mild to moderate corrosion. Corroded pipes can lead to leaking and damage to personal belongings if they are not monitored or replaced. Moderately corroded pipes can also affect the functional flow water at the fixtures. Some “corrosion” can also be caused by hard water or well water. Recommend evaluating and replacing as necessary.





7.2.1 WATER HEATING

RECOMMENDATIONS

HOT WATER HEATING EQUIPMENT AGE

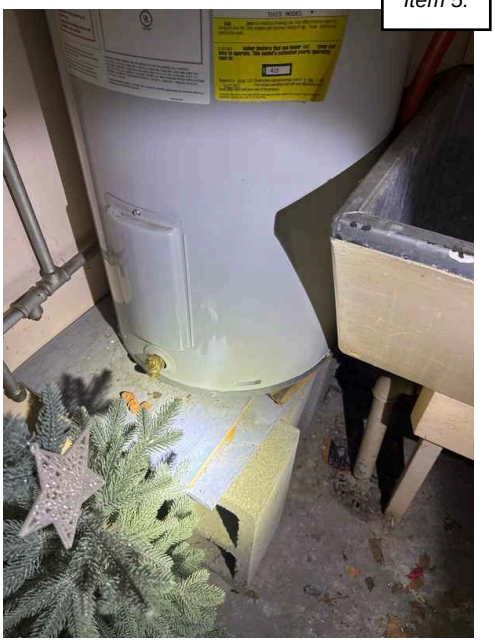
The water heater is approaching the typical service life of similar equipment. Proper maintenance may help extend the service life and efficiency of the unit; however, maintenance does not guarantee continued reliable operation or prevent age-related failure. Safety, efficiency, and design features may also have changed since this unit was installed. See other recommendations in this report for additional considerations. Recommend continued monitoring and budgeting for eventual replacement as appropriate.

7.2.2 WATER HEATING

NO DRIP/CATCH PAN

RECOMMENDATIONS

No drip pan was present at the water heater at the time of inspection. Modern safety standards require an approved pan to be installed with a secondary drain installed to prevent personal injury or property damage. Also consider installing a flood stop switch to shut down the tank if the pan fills with water. Recommend correction.

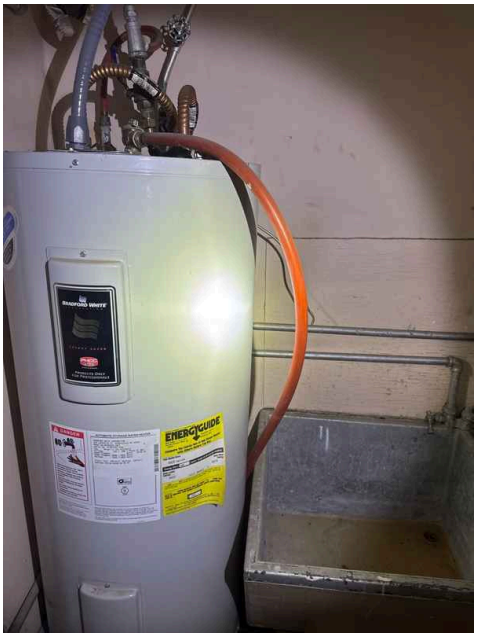


7.2.3 WATER HEATING

SECURE DISCHARGE PIPE

RECOMMENDATIONS

The TPR extension pipe was not properly secured to the tank. Securing the extension pipe is recommended to prevent damage to underlying materials, if the tank were to leak or discharge. The TPR should be secured to discharge properly, either into the pan, or directly into the waste receptor. Recommend correction by a qualified plumbing professional.

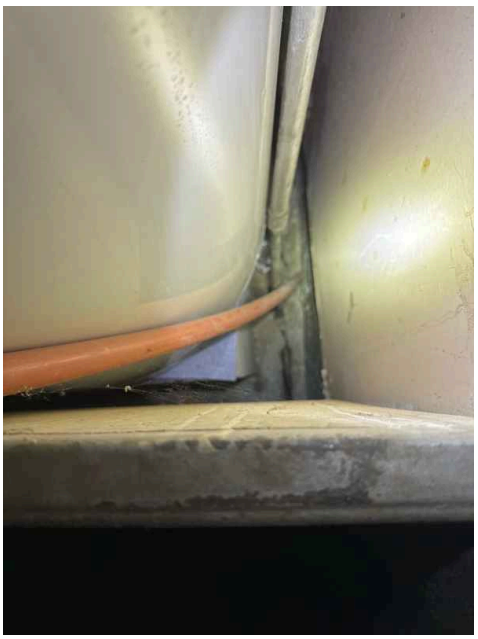


7.2.4 WATER HEATING

MAJOR DEFECT (SAFETY)

IMPROPER TPR DISCHARGE PIPE

The TPR discharge pipe was not proper, or professionally installed— See photos for details. Recommend correction.





7.3.1 DWV

RECOMMENDATIONS

NO OBSERVABLE CLEANOUT

A proper cleanout was not observed at the time to the inspection. Modern building standards require ceanouts every 100’ to access the sewer drain. Cleanouts can also be hidden or buried. Recommend installing a cleanout, as necessary, to make this access easier and efficient. Further evaluation of the condition of the line should be completed prior to, or during installation.

7.4.1 FAUCETS & FIXTURES

RECOMMENDATIONS

SEAL FIXTURES

Seal fixtures to prevent moisture from entering and damaging underlying materials. Fixtures mounted to the floor should be sealed. Recommend correction.





8: ELECTRICAL

		IN	NI	NP	D	H
8.1	SERVICE ENTRANCE & METER		X			X
8.2	MAIN SERVICE & DISTRIBUTION PANELS		X			X
8.3	BRANCH CIRCUIT WIRING		X		X	X
8.4	FIXTURES, SWITCHES & RECEPTACLES		X			X

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

SERVICE ENTRANCE & METER: SERVICE TYPE
OVERHEAD SERVICE DROP

MAIN SERVICE & DISTRIBUTION PANELS: MAIN POINT OF DISCONNECT
@ MAIN DISTRIBUTION PANEL

MAIN SERVICE & DISTRIBUTION PANELS: PANEL TYPE
BREAKERS

MAIN SERVICE & DISTRIBUTION PANELS: BUS TYPE
PARALLEL

MAIN SERVICE & DISTRIBUTION PANELS: AMPERAGE RATING
100 AMP

MAIN SERVICE & DISTRIBUTION PANELS: SERVICE GROUNDING
DRIVEN ROD



BRANCH CIRCUIT WIRING: BRANCH CIRCUIT WIRING TYPE
TYPE-NM (ROMEX), CLOTH

BRANCH CIRCUIT WIRING: WIRING TYPE
COPPER

SERVICE ENTRANCE & METER: SERVICE METER & LOCATION
NW GARAGE

An electrical meter (watt-hour meter) measures the amount of electricity consumed by a home or building in kilowatt-hours (kWh). The meter is owned and maintained by the serving electrical utility and is used to determine electrical usage for billing purposes. Modern smart meters may also provide real-time energy usage information and communicate consumption data directly to the utility. Home inspectors perform a visual inspection of the meter and its installation but do not determine billing accuracy or evaluate the meter's internal operation.



MAIN SERVICE & DISTRIBUTION PANELS: PANEL MANUFACTURER

CUTLER HAMMER

The inspection of electrical panels is limited to those that can be safely accessed and opened without risk of injury or damage to the equipment. While inspectors are not required to remove panel dead fronts or covers, your inspector may do so when conditions permit. Panels that were not opened due to safety concerns, accessibility limitations, or the potential for damage will be identified in this report.





FIXTURES, SWITCHES & RECEPTACLES: ORANGE DOT STICKERS

DEFICIENCIES AND INSPECTOR'S OBSERVATIONS MAY BE IDENTIFIED WITH A SMALL STICKER, USUALLY BRIGHT ORANGE. THESE ARE USED TO VISUALLY MARK COMPONENTS IN NEED OF ATTENTION.

Limitations

SERVICE ENTRANCE & METER

NO ELECTRICAL UTILITIES

No electricity at the time of the inspection. Electrical components could not be inspected. See Fixture, Switches & Receptacles for additional information regarding electrical concerns.

MAIN SERVICE & DISTRIBUTION PANELS

NO ELECTRICAL UTILITIES

No electricity at the time of the inspection. Electrical components could not be inspected. See Fixture, Switches & Receptacles for additional information regarding electrical concerns.

BRANCH CIRCUIT WIRING

NO ELECTRICAL UTILITIES

ELECTRICAL SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, ELECTRICAL SYSTEMS, FIXTURES, APPLIANCES, AND OTHER ELECTRICALLY OPERATED COMPONENTS COULD NOT BE FULLY INSPECTED OR TESTED.

FIXTURES, SWITCHES & RECEPTACLES

NO ELECTRICAL UTILITIES

No electricity at the time of the inspection. Electrical components could not be inspected. See Fixture, Switches & Receptacles for additional information regarding electrical concerns.

Recommendations

8.1.1 SERVICE ENTRANCE & METER

MAJOR DEFECT (SAFETY)

SERVICE ENTRANCE CLEARANCES

Service entrance wires were too low; not giving enough clearances—see photos. Modern safety standards require the following clearances:

1. 10 feet (3m) above a walking surface (including decks and balconies).
2. 12 feet (3.7m) above a drive
3. 18 feet (5.5m) above a roadway.
4. 22.5 ft. (6.9m) above a swimming pool (water surface).
5. 8 feet as measured above all points.
6. 3 feet if the slope is less than 4 in 12.
7. 18 in above an overhanging portion of a roof.

Recommend evaluation and correct as necessary.

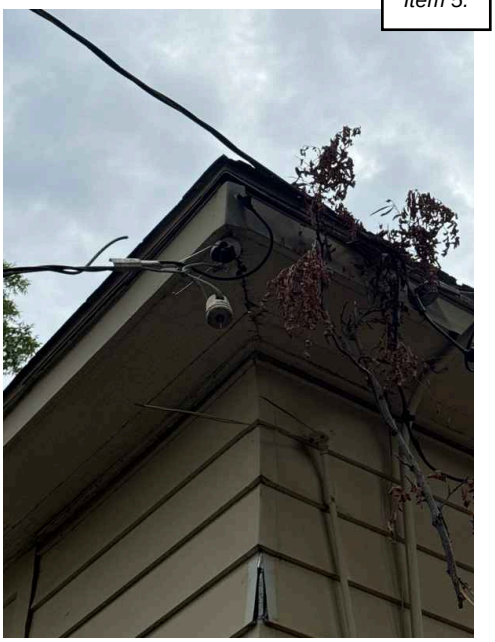


8.1.2 SERVICE ENTRANCE & METER

RECOMMENDATIONS

LOOSE/DETACHED INSULATOR

Porcelain insulator, which served to anchor the overhead service-drop conductors to the home was detached—see photos. Recommend correction.



8.2.1 MAIN SERVICE & DISTRIBUTION PANELS

RECOMMENDATIONS

NOT LABELED

Breakers in the service panel(s) were not properly labeled—see photos. Breakers should be labeled and identifiable for service, and safety for contractors working on any electrical components. Recommend labeling.



8.2.2 MAIN SERVICE & DISTRIBUTION PANELS

MAJOR DEFECT (SAFETY)

FEDERAL PACIFIC/NOARK PANEL

The home had an electrical service panel or disconnect made by Federal Pacific or Federal NOARK. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure, which can result in a fire or shock/electrocution. Recommend evaluation and correct/replace as necessary.

Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

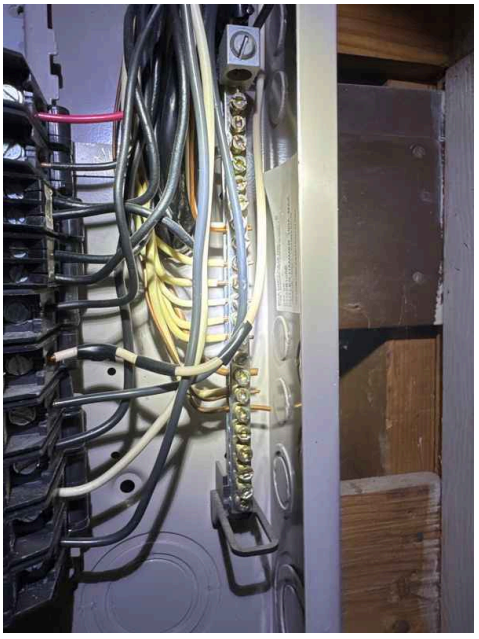


8.2.3 MAIN SERVICE & DISTRIBUTION PANELS

RECOMMENDATIONS

PANEL BONDING

There was not a neutral bonding screw or strap observed installed the service panel—see photos. Recommend evaluation and correction as necessary.

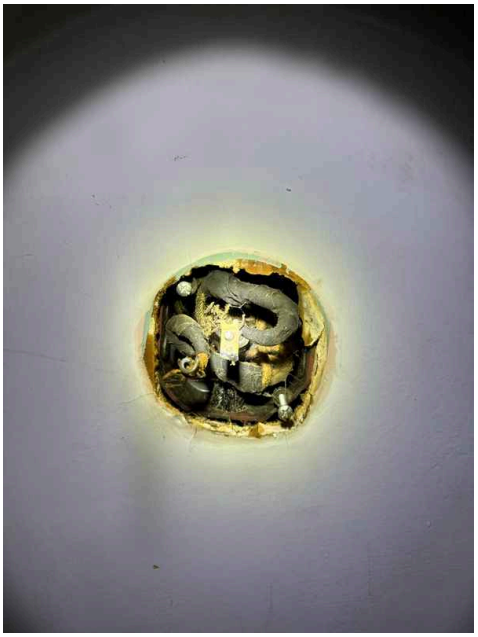


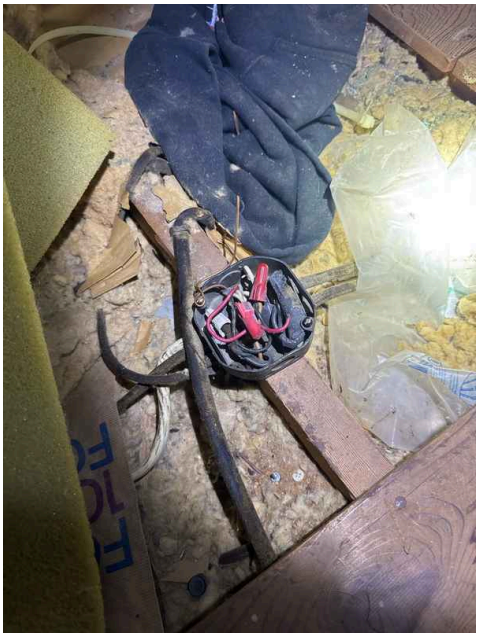
8.3.1 BRANCH CIRCUIT WIRING

OPEN JUNCTION BOXES

MAJOR DEFECT (SAFETY)

Junction boxes were missing cover plates at the time of the inspection, leaving energized electrical components exposed to touch. This condition is a shock/electrocution and potential fire hazard. The Inspector recommends that listed cover plates be installed by a qualified electrical professional.



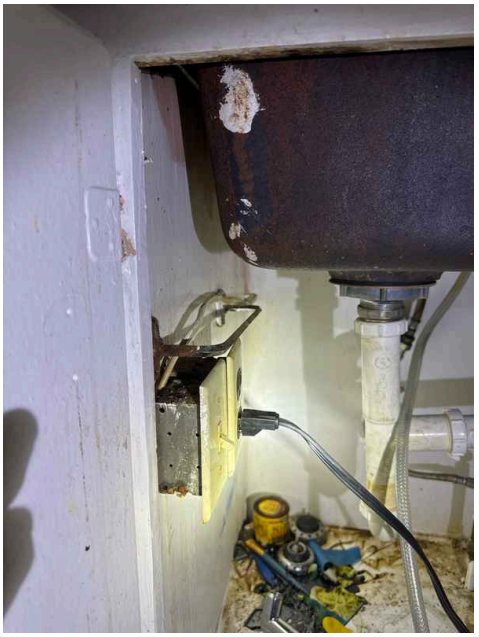


8.3.2 BRANCH CIRCUIT WIRING

UNPROTECTED WIRING

RECOMMENDATIONS

NM cable, more commonly known as Romex, was not properly installed where running to fixtures or receptacles—see photos. Modern building and safety standards require NM cable, when installed in a exposed area, to be properly protected inside of conduit, and terminate inside of a proper junction box. Recommend evaluation and correction as necessary by a qualified professional.



8.4.1 FIXTURES, SWITCHES & RECEPTACLES

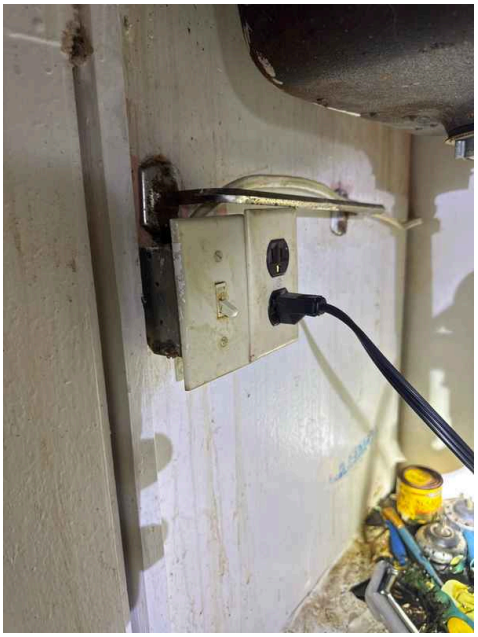
MAJOR DEFECT (SAFETY)

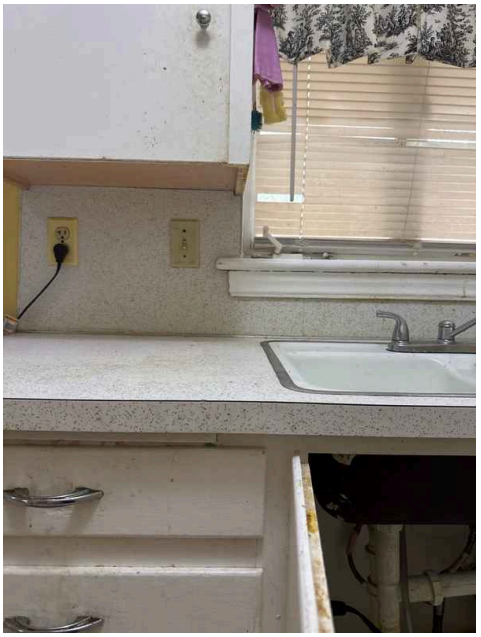
GFCI PROTECTION

GFCI protection wasn't present in all, or some locations—see photos for details. Or, in some cases, outlets downstream from a GFCI were not properly protected. Modern current building and safety standards require GFCI protection:

- Outdoors
- Garage / Accessory Buildings
- Kitchen (Including receptacles servicing a dishwasher)
- Laundry (Including wash basin sinks areas and wet bars)
- Bathrooms

Recommend evaluation and correction as necessary by a qualified professional.





8.4.2 FIXTURES, SWITCHES & RECEPTACLES

RECOMMENDATIONS

2 PRONG RECEPTACLES

The home contained ungrounded 2-prong electrical receptacles—see photos. General knowledge of safe building practices has improved with the passage of time and building standards have changed to accommodate for safer procedures. Ungrounded receptacles are common, and usually expected in homes of this age. Recommend evaluation and correction as necessary by a qualified professional.



9: INTERIOR

		IN	NI	NP	D	H
9.1	DOORS & WINDOWS	X			X	
9.2	WALLS, CEILINGS, FLOORS & BATH	X			X	X
9.3	CABINETS & COUNTERTOPS	X			X	
9.4	PERSONAL & PROPERTY SAFETY	X				X
9.5	STAIRS, STEPS & RAILINGS	X				

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

DOORS & WINDOWS: DOOR TYPE
WOOD

DOORS & WINDOWS: WINDOW TYPE
SINGLE HUNG, SINGLE PANE, CASEMENT

WALLS, CEILINGS, FLOORS & BATH: WALL & CEILING COVERING MATERIAL
GYPSUM (DRYWALL)

WALLS, CEILINGS, FLOORS & BATH: FLOORING MATERIALS
WOOD PLANK, CARPET, LAMINATE

WALLS, CEILINGS, FLOORS & BATH: SHOWER TYPE
TILED

CABINETS & COUNTERTOPS: COUNTERTOP MATERIAL
LAMINATE

CABINETS & COUNTERTOPS: CABINETRY MATERIAL
WOOD

PERSONAL & PROPERTY SAFETY: SMOKE DETECTORS
BATTERY OPERATED

PERSONAL & PROPERTY SAFETY: CO DETECTORS
NOT PRESENT

DOORS & WINDOWS: ORANGE DOTS

Deficiencies and noted components of the interior of the home will be identified by a small sticker, usually bright orange. I use these as a visual note to make aware the buyer and seller of issue with the particular component. These are not removed at the end of the inspection.

Limitations

DOORS & WINDOWS

STORAGE OF PERSONAL BELONGINGS

At the time of the inspection, the occupant's stored belongings significantly limited the Inspector's view of some or all cabinetry storage. Not all aspects of the built-in-storage components were observed and or inspected, unless otherwise noted in this report.

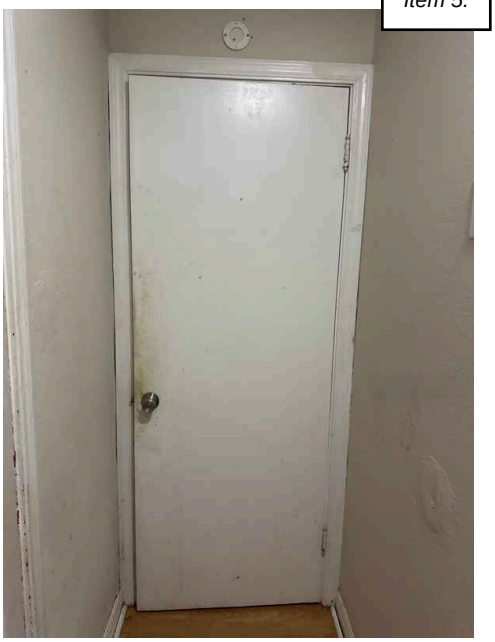
Recommendations

9.1.1 DOORS & WINDOWS

RECOMMENDATIONS

DOOR LATCH/RUB

Doors did not latch or close properly. Some doors that rub trim may be affected by differential movement. Recommend correction.



9.1.2 DOORS & WINDOWS

RECOMMENDATIONS

GENERAL WINDOW MAINTENANCE

Historic wood windows were observed to have general deferred maintenance and damage—see photos. Window glazing was cracked/chipped or broken. Stained glass windows were also damage and in need of correction. Most windows were painted/secured shut which poses a safety hazard. Window locks did not operate properly or were not installed on most windows throughout, as well as, sash weights were damaged. Recommend evaluation and correction as necessary.

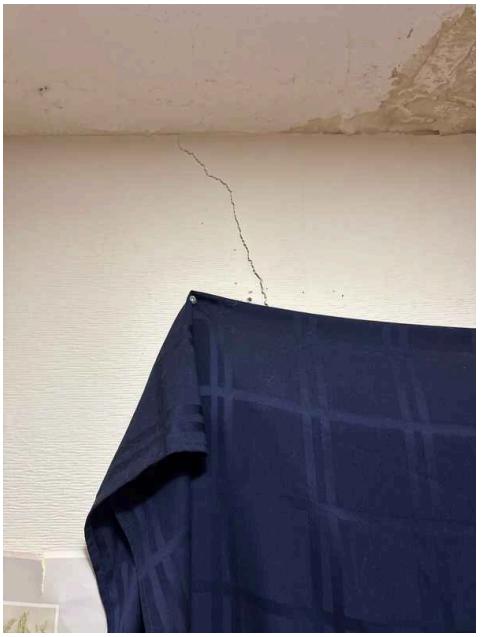


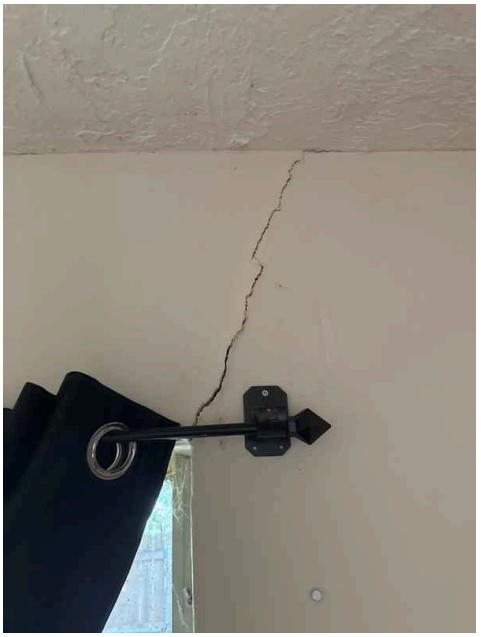
9.2.1 WALLS, CEILINGS, FLOORS & BATH

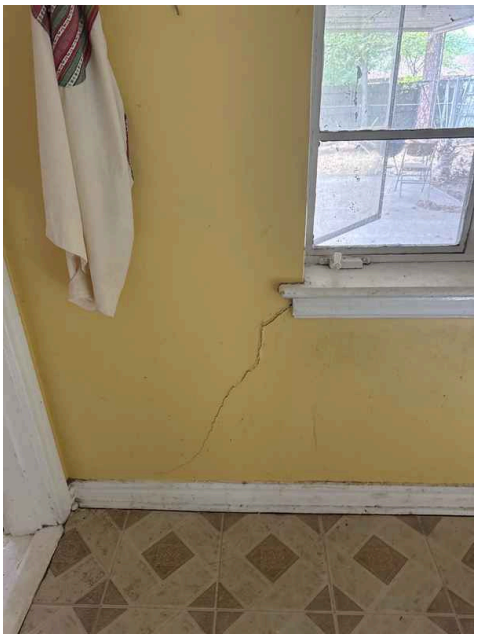
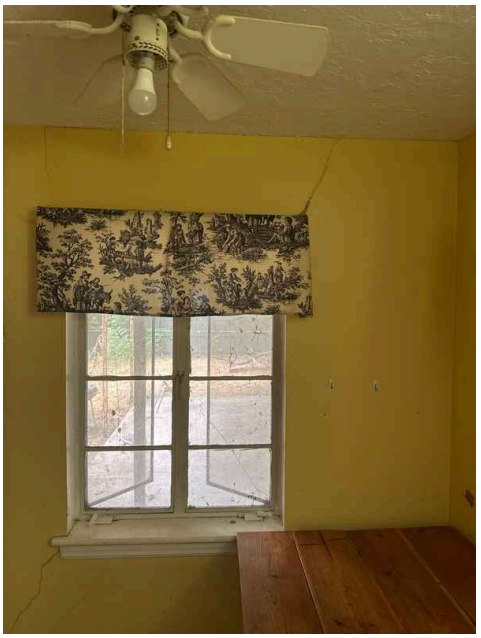
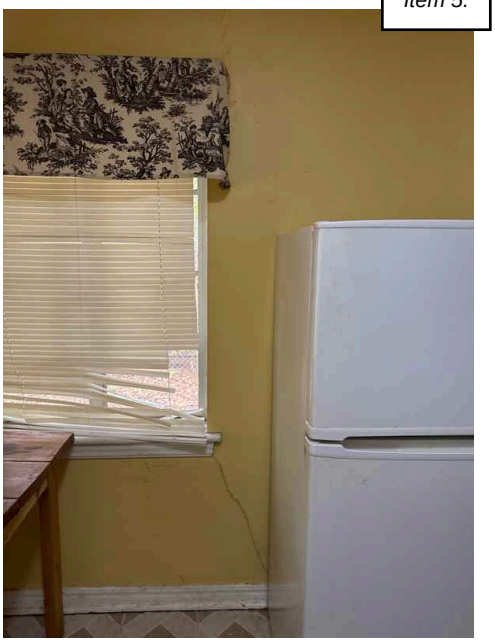
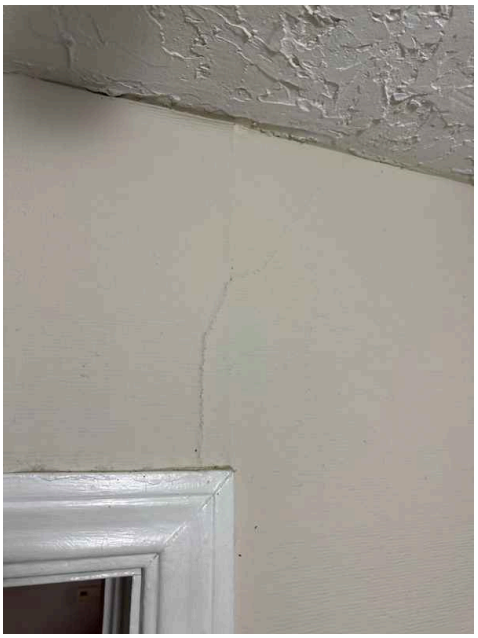
RECOMMENDATIONS

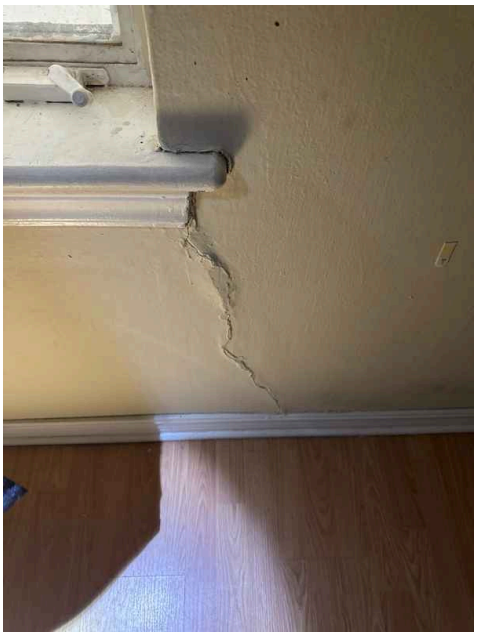
STRUCTURAL SETTLEMENT CRACKS

Cracks in ceilings, walls, corners or above windows or doors, tile and/or some trim—see photos for details. These cracks are indicative of structural movement or settling — **SEE THIS REPORT FOR ADDITIONAL RECOMMENDATIONS.** Recommend evaluation and correction as necessary.

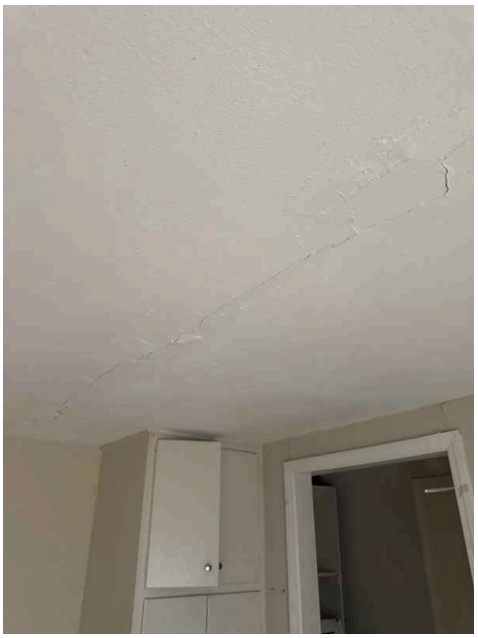





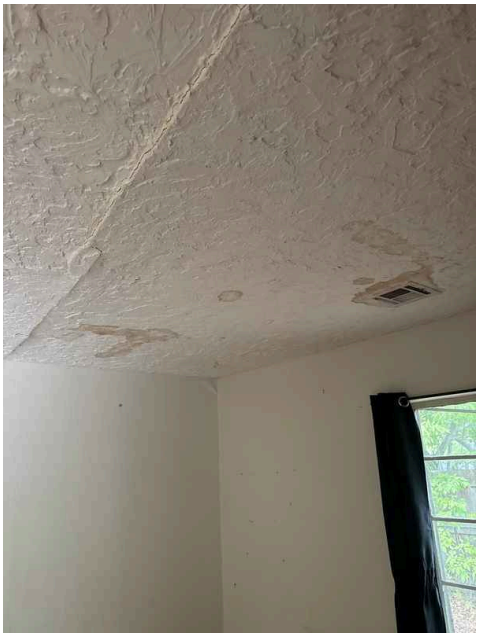
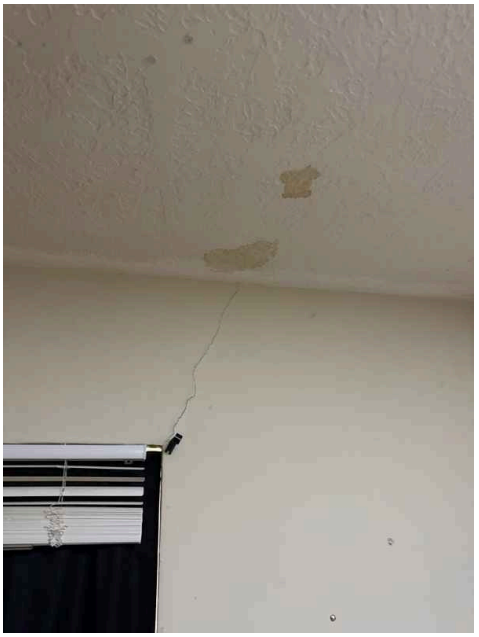
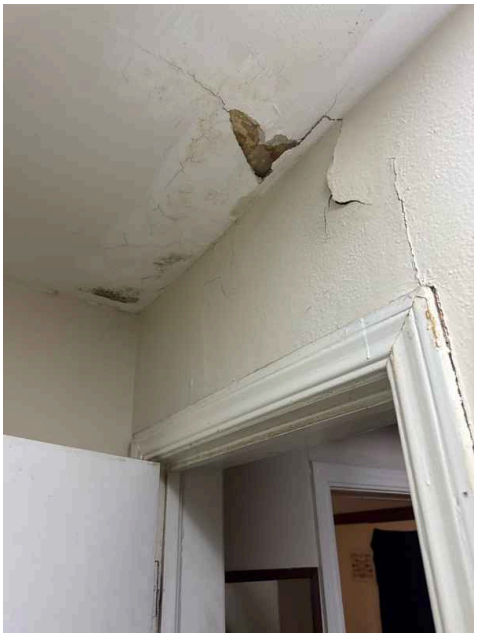
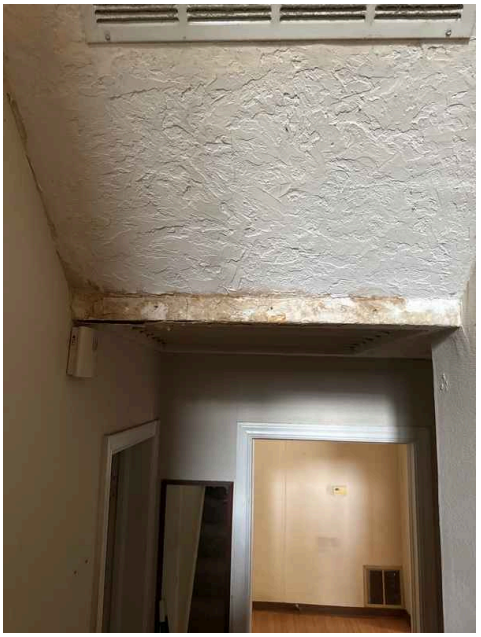


9.2.2 WALLS, CEILINGS, FLOORS & BATH

RECOMMENDATIONS

EVIDENCE OF MOISTURE & DAMAGE

At the time of the inspection, evidence of moisture intrusion with staining observed on the ceiling—see photos. This area was inspected with infrared thermography and a moisture meter and did not show evidence of active moisture present. Recommend evaluation and repair or replace damage as necessary.

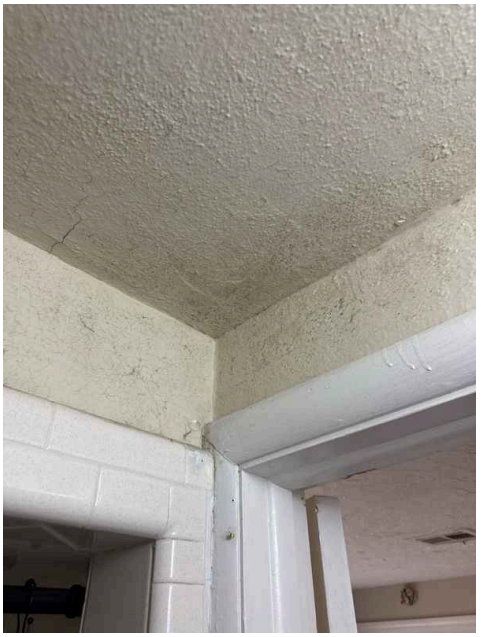






9.2.3 WALLS, CEILINGS, FLOORS & BATH

MOISTURE & MICROBIAL GROWTH

MAJOR DEFECT (SAFETY)

Moisture damage and microbial growth was observed in bathrooms—see photos. Recommend evaluation, treatment and replacement as necessary.

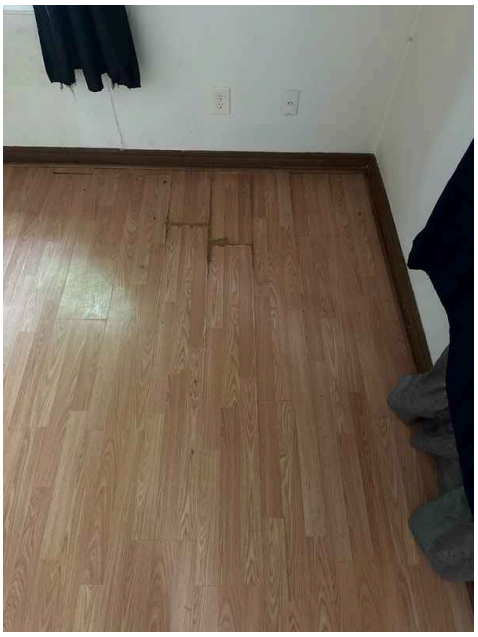
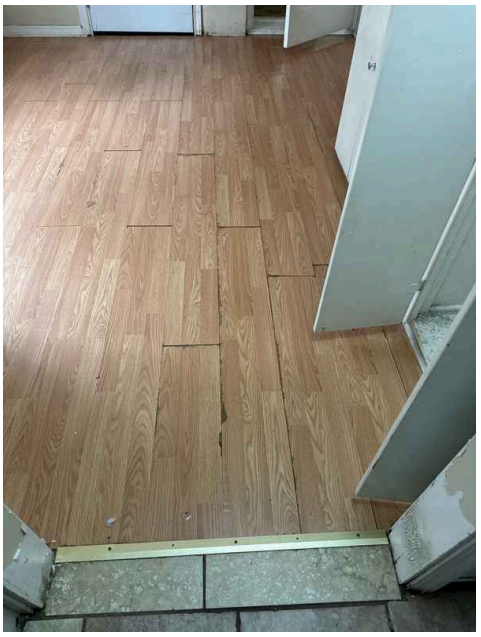




9.2.4 WALLS, CEILINGS, FLOORS & BATH

WARPED PLANKS

RECOMMENDATIONS

Flooring planks were warped or buckled—see photos for details. Recommend evaluation and correction as necessary.

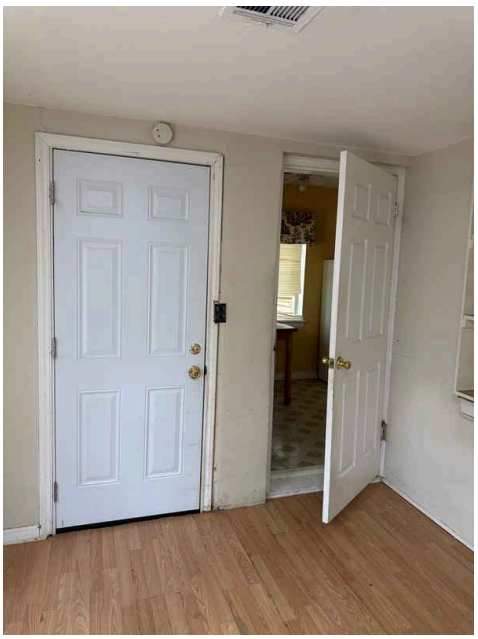
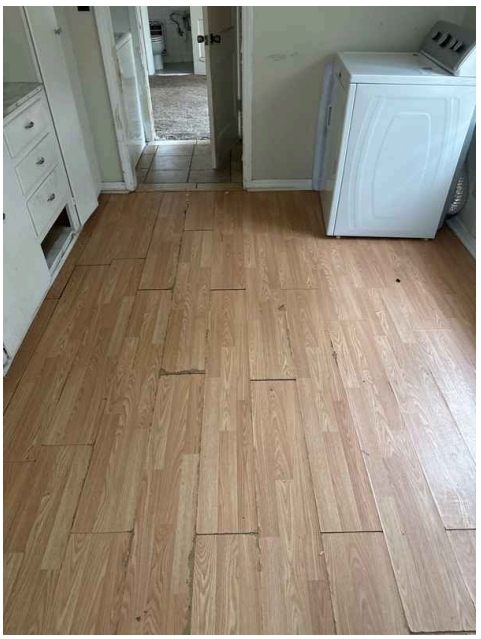



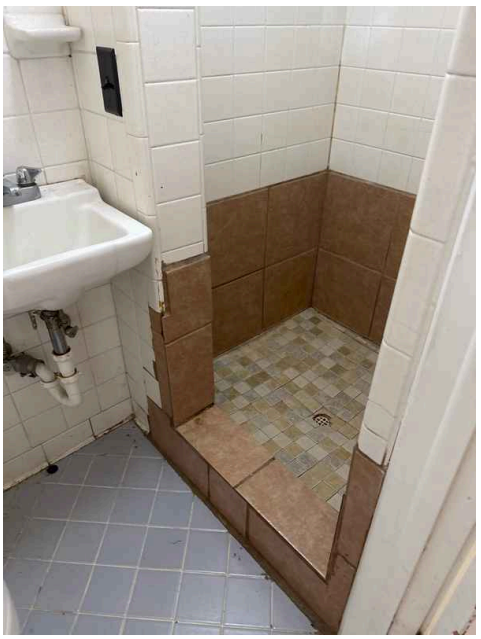
9.2.5 WALLS, CEILINGS, FLOORS & BATH

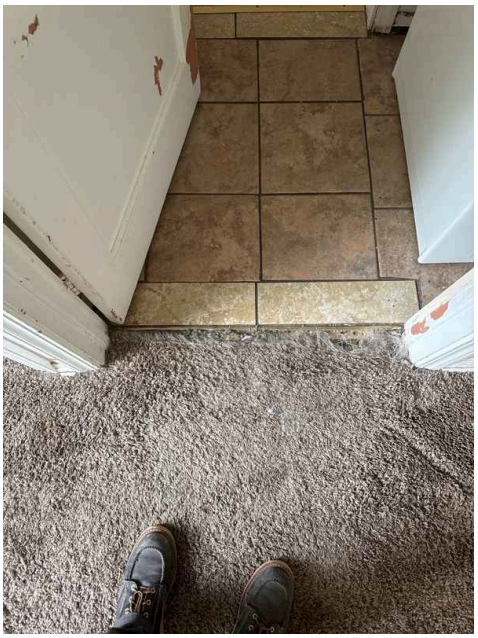
RECOMMENDATIONS

GENERAL DEFFERED DAMAGE

General damage was observed throughout the home—see photos. Recommend repair or replacement as necessary.

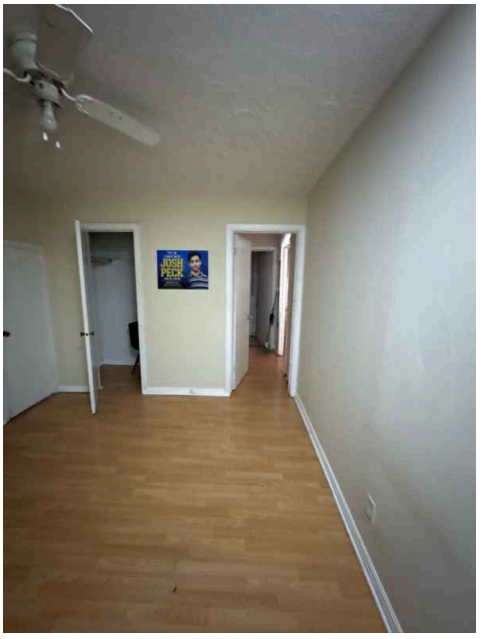


9.4.1 PERSONAL & PROPERTY SAFETY

NOT PROPERLY INSTALLED

MAJOR DEFECT (SAFETY)

Modern fire safety procedures recommend installing smoke detectors **inside each bedroom/office/playroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, in both locations, and even in attics**. Detectors should also be installed at least 10’ from cooking appliances to minimize false alarms. In addition, industry experts recommend having both photoelectric and ionization alarms for optimal protection against flaming and smoldering fires. Detectors may have been installed in one area, but not all recommended locations.

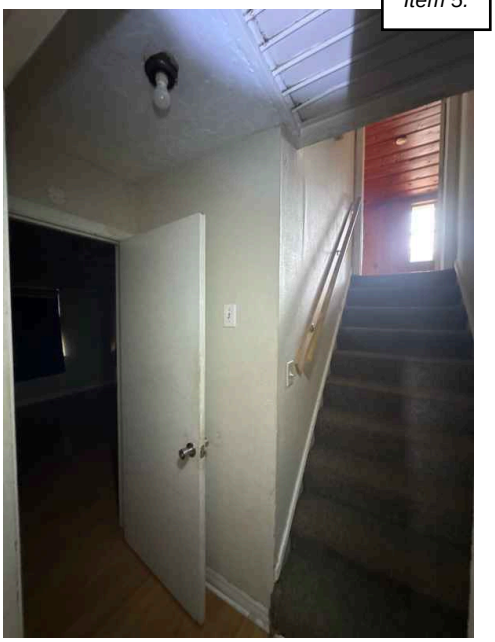



9.4.2 PERSONAL & PROPERTY SAFETY

CO DETECTORS

MAJOR DEFECT (SAFETY)

No carbon monoxide detectors were installed at the time of inspection. With the presence of gas fired appliances it is recommended to have these installed for safety in all recommended locations. Consider installing combination smoke/CO detectors.

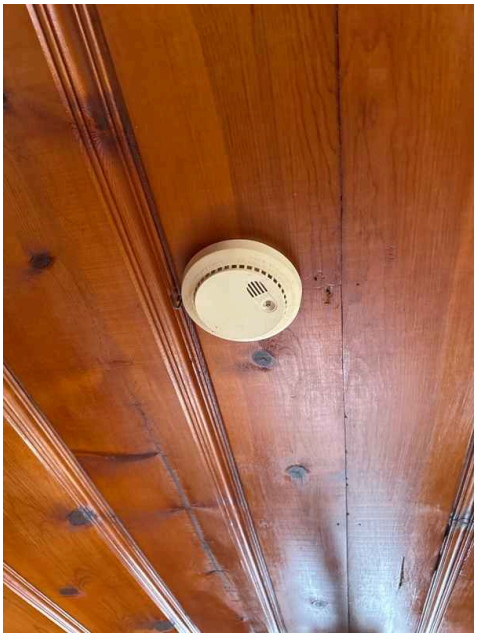


9.4.3 PERSONAL & PROPERTY SAFETY

SMOKE DETECTOR AGE

MAJOR DEFECT (SAFETY)

Smoke detectors appeared advanced in age or nearing end of life. Dirty detectors make it more difficult to detect smoke. Smoke detectors should have a date of manufacturing and a date is not found, it should be replaced. Most commonly detectors should be replaced every 10 years. Recommend evaluation and replacement as necessary.



9.4.4 PERSONAL & PROPERTY SAFETY

RECOMMENDATIONS

CHIRPING DETECTORS

Fire and smoke detectors that are chirping indicate batteries need to be changed. Recommend correction.



10: INSTALLED APPLIANCES

		IN	NI	NP	D	H
10.1	DISHWASHER			X		
10.2	GARBAGE DISPOSAL		X			
10.3	RANGE, OVEN & COOKTOPS		X			X
10.4	BUILT-IN MICROWAVE			X		
10.5	LAUNDRY		X			

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

DISHWASHER: BRAND
NOT INSTALLED

RANGE, OVEN & COOKTOPS: BRAND
UNKNOWN

RANGE, OVEN & COOKTOPS: FUEL TYPE
GAS

RANGE, OVEN & COOKTOPS: RANGE EXHAUST
UPDRAFT

BUILT-IN MICROWAVE: BRAND
NOT BUILT-IN

Limitations

GARBAGE DISPOSAL

NO ELECTRICAL UTILITES

ELECTRICAL SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, ELECTRICAL SYSTEMS, FIXTURES, APPLIANCES, AND OTHER ELECTRICALLY OPERATED COMPONENTS COULD NOT BE FULLY INSPECTED OR TESTED.

RANGE, OVEN & COOKTOPS

NO ELECTRICITY

At the time of the inspection, there was no electricity for this unit. Appliances could not be inspected.

RANGE, OVEN & COOKTOPS

NO GAS UTLITIES

Gas utilities were off at the time of the inspection. Gas appliances could not be inspected.

RANGE, OVEN & COOKTOPS

NO ELECTRICAL UTILITES

ELECTRICAL SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, ELECTRICAL SYSTEMS, FIXTURES, APPLIANCES, AND OTHER ELECTRICALLY OPERATED COMPONENTS COULD NOT BE FULLY INSPECTED OR TESTED.

BUILT-IN MICROWAVE

NO ELECTRICAL UTILITES

ELECTRICAL SERVICE TO THE HOME WAS TURNED OFF AT THE TIME OF THE INSPECTION. AS A RESULT, ELECTRICAL SYSTEMS, FIXTURES, APPLIANCES, AND OTHER ELECTRICALLY OPERATED COMPONENTS COULD NOT BE FULLY INSPECTED OR TESTED.

LAUNDRY

WASHER & DRYER INSTALLED

WASHER AND DRYER WERE PRESENTLY INSTALLED AT THE TIME OF THE INSPECTION. THE AREA COULD NOT BE PROPERLY INSPECTED WITH THIS NOT BEING VISIBLE NOR ACCESSIBLE. THE INSPECTOR DISCLAIMS LIABILITY FOR AREAS NOT INSPECTED.

Recommendations

10.3.1 RANGE, OVEN & COOKTOPS

MAJOR DEFECT (SAFETY)

ANTI-TIP DEVICE

Range was not fastened properly with an anti-tip device. This poses a safety hazard to children, and occupants. Recommend correction by qualified professional.



11: GARAGES & OUTBUILDINGS

		IN	NI	NP	D	H
11.1	ATTACHED GARAGE	X			X	X
11.2	DOORS & OPENERS	X				

IN = INSPECTED NI = NOT INSPECTED NP = NOT PRESENT D = DEFICENT H = HAZARDOUS

Information

ATTACHED GARAGE: VEHICLE BAYS
1

DOORS & OPENERS: DOOR TYPE
SINGLE

DOORS & OPENERS: DOOR MATERIAL
WOOD

DOORS & OPENERS: SENSORS
PHOTOELECTRIC

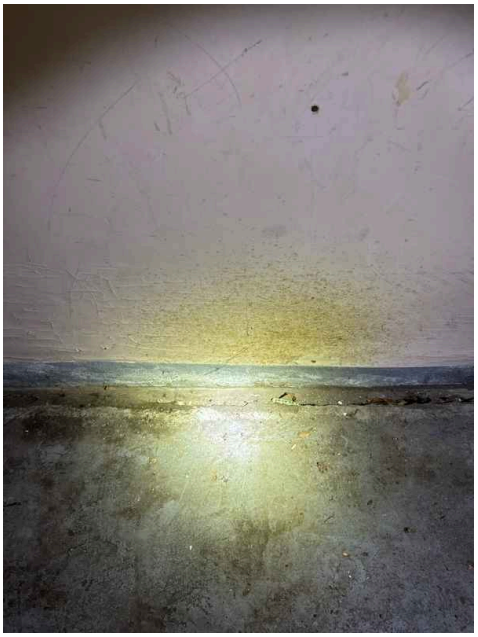
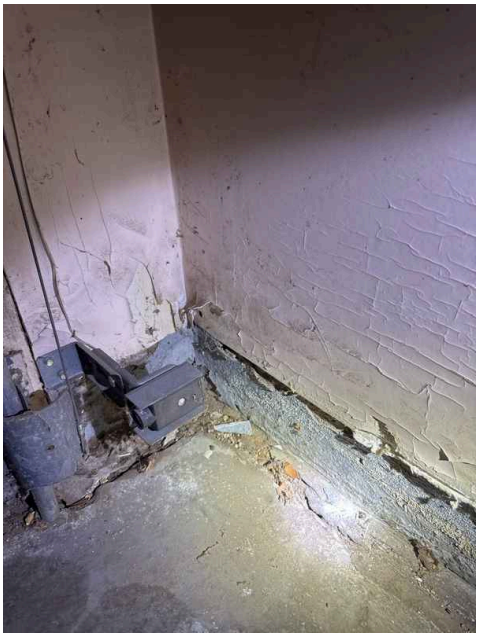
Recommendations

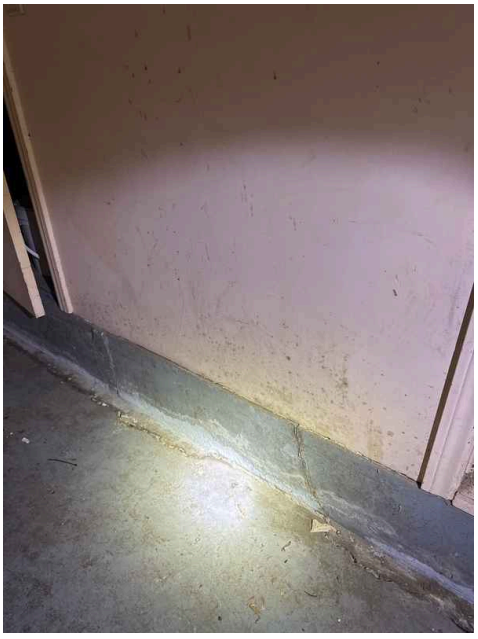
11.1.1 ATTACHED GARAGE

RECOMMENDATIONS

EVIDENCE OF MOISTURE INTRUSION

Evidence of moisture intrusion was observed on the walls/ceiling of the garage—see photos. Nothing appeared wet at that time and could be from a previous roof/leak. Recommend evaluation and replacement as necessary.



11.1.2 ATTACHED GARAGE

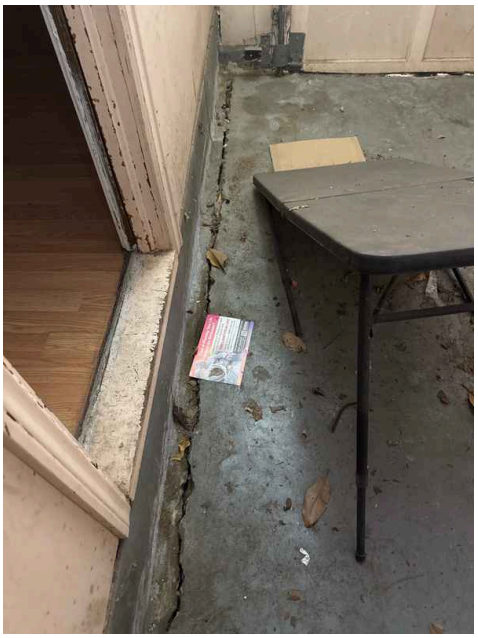
RECOMMENDATIONS

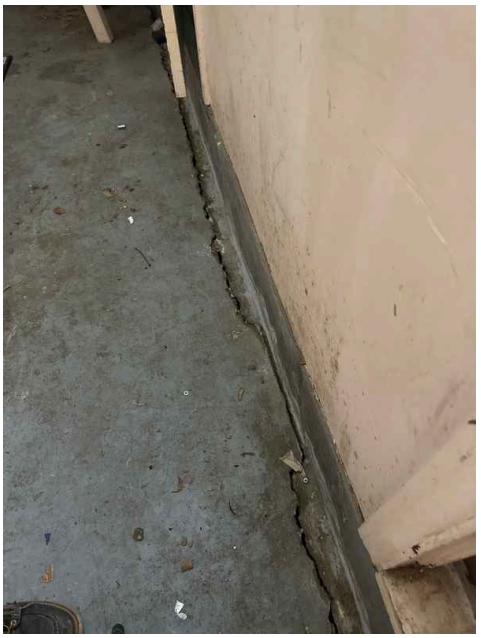
EVIDENCE OF SETTLEMENT

The garage structure shows evidence of settlement—see photos for details. Recommend evaluation and correction as necessary.

NOTE*

SEE IF PIER WORK HAS BEEN NOTED IN THIS REPORT. IF PIERS HAVE BEEN INSTALLED, OBTAIN PAPERWORK, INSTALLATION DIAGRAM AND WARRANTY INFORMATION, AND MONITOR OVER TIME.





11.1.3 ATTACHED GARAGE

RECOMMENDATIONS

EFFLORESCENCE

Efflorescence observed on the slab and stem walls of the garage—see photos. This white, powdery deposit of minerals happens when moisture wicks through the porous material and dries on the face of the slab or wall. Some chipping and spalling can also occur from the expansion of steel rebar in the slab. Recommend evaluation and correction as necessary.

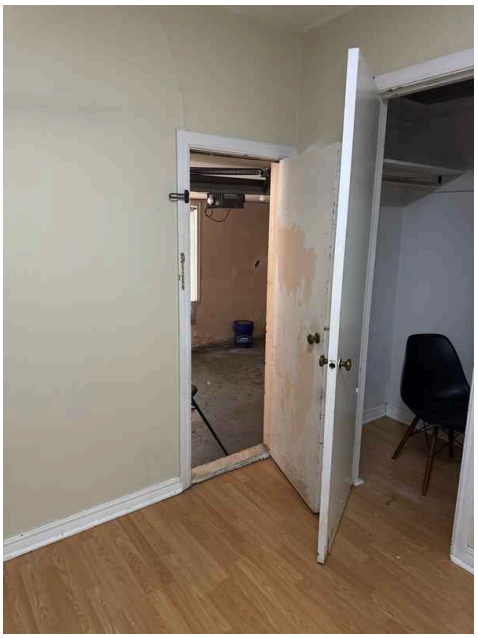


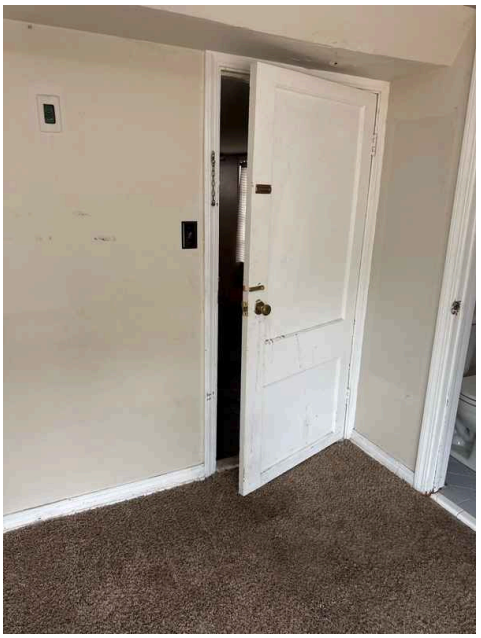
11.1.4 ATTACHED GARAGE

MAJOR DEFECT (SAFETY)

BEDROOM OPENS TO GARAGE

Modern building and safety standards do not allow openings from a private garage directly into a room used for sleeping purposes—see photos. Hazardous fumes that could be present in a garage can enter sleeping rooms. Recommend evaluation and correction as necessary.





STANDARDS OF PRACTICE

ROOF & FRAMING
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs.

II.The inspector shall describe: A. the type of roof-covering materials.

III.The inspector shall report as in need of correction: A. observed indications of active roof leaks.

IV.The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector’s opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

EXTERIOR
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II.The inspector shall describe: A. the type of exterior wall-covering materials.

III.The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails.

IV.The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

FOUNDATION & STRUCTURE
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components.

II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

ATTIC
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or wh[illegible] entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

PLUMBING

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats.

II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

ELECTRICAL

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors.

II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed.

III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductor's insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors.

IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or

lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the adequacy of labeling. Q. inspect exterior lighting.

INTERIOR
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

INSTALLED APPLIANCES
10.1 The inspector shall inspect: F. **installed** ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is **NOT** required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

SUPPORTING DOCUMENTS · SITE PHOTOS

Photographs of Existing Structure

707 West Juniper Street, Norman, Oklahoma. Condition photographs appear in the Existing Conditions Exhibit.



Photo 1 · Front (south) elevation from Juniper Lane

One-story brick house with a hipped roof and a front-gabled entry porch on wrought-iron supports. At left (west), the two-story composition-board section sits over the integral single-car garage, with the flat-roofed metal carport in front of it.



Photo 2 · Front and east side elevations
Brick east wall with original steel casement windows and louvered shutters. The house sits close to the grade with no gutters along this side.



Photo 3 · West elevation from the alley
The two-story composition-board section over the garage, with brick below and the utility meters. The rear outbuilding and structures along the alley are visible beyond.

707 Juniper Lane
Conceptual Site Plan
&
Rendering

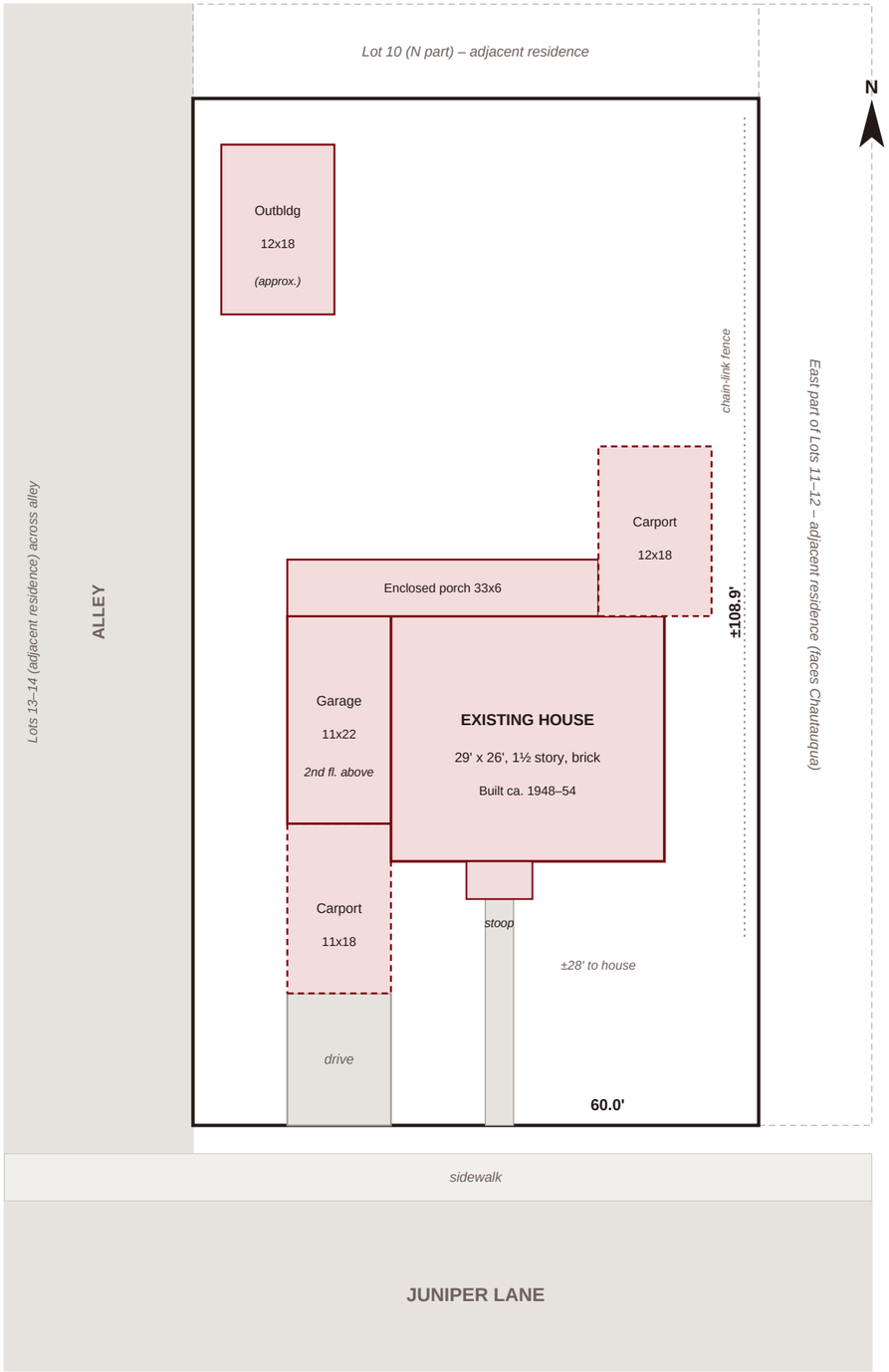
Site Plan – 707 West Juniper Street, Norman, Oklahoma

Legal: Ross Addition, S 10' of W 60' Lot 10 and W 60' of Lots 11–12, Block 1 · Cleveland County Acct 43374 · 0.15 ac (±6,534 SF) · Zoning R-1

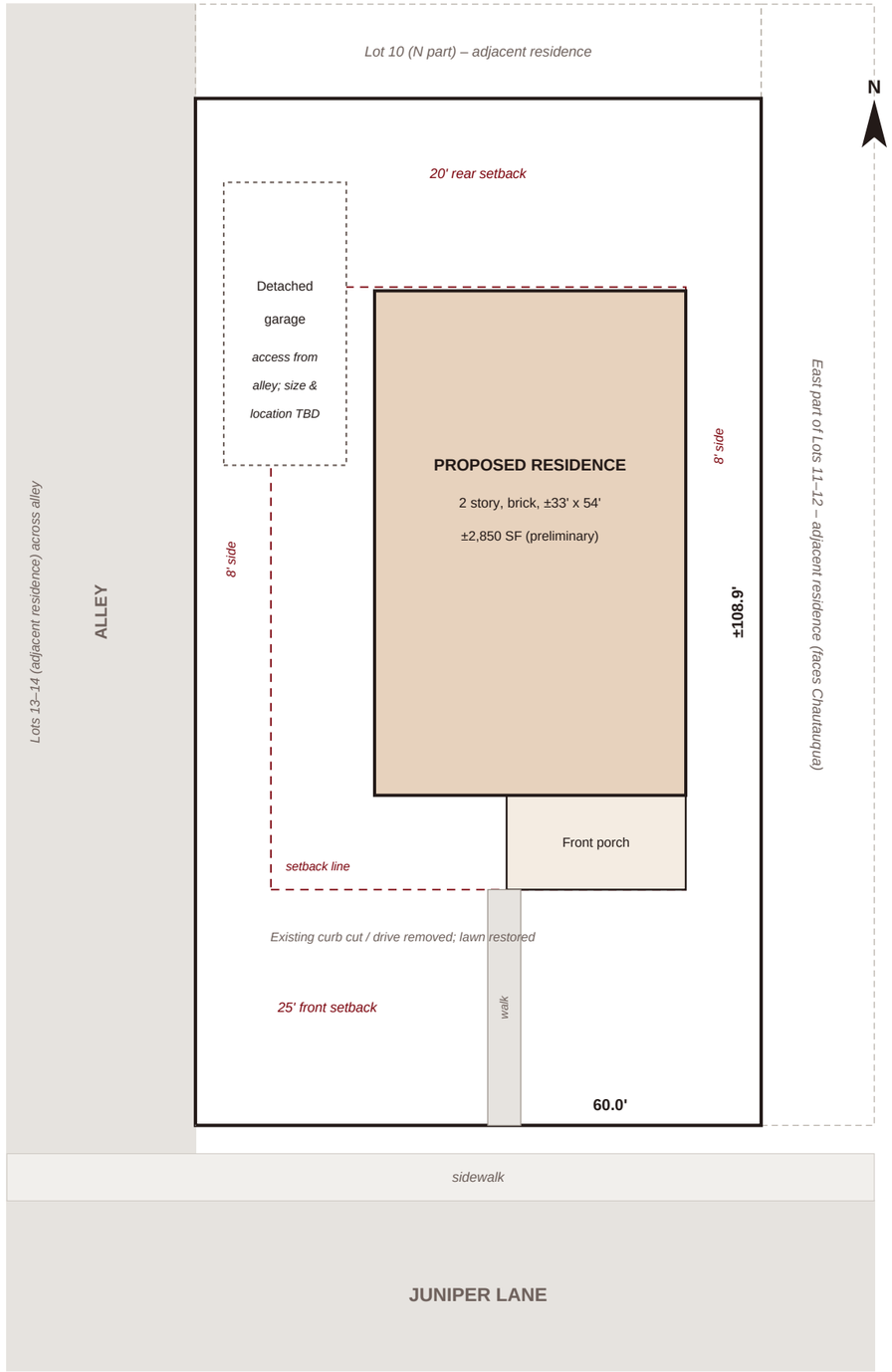
Scale: 1" = 20'

PRELIMINARY – for Historic District Commission review

EXISTING SITE PLAN



PROPOSED SITE PLAN



LEGEND

- Existing structure to be removed
- Proposed residence
- Proposed porch
- Paving / walks
- R-1 setback (25' / 8' / 20')

NOTES

1. Lot size from Cleveland County Assessor legal description and 0.15 ac land area.
2. Existing building sizes from the County Assessor building sketch (Acct 43374). Building locations are approximate and will be field-verified by survey.
3. Existing structures to be removed: house, attached garage with 2nd floor, front carport, enclosed rear porch, rear carport and outbuilding.
4. Proposed residence is preliminary and will be sized to the survey and R-1 setbacks in final design.
5. Existing trees to remain; trimming only. No tree removal proposed.
6. Adjacent residences shown by parcel; footprints to be added from survey.



TUDOR REVIVAL

A CLASSIC FIT FOR CHAUTAUQUA

Steep gables, masonry construction, arched entry, and timeless details that reflect the historic homes throughout the district.



COLONIAL REVIVAL

REFINED & TIMELESS

A symmetrical facade, traditional proportions, and elegant arches create a home that feels both classic and at home in Chautauqua.



SIDE VIEW WITH REAR GARAGE



REAR VIEW WITH COVERED PORCH

CHAUTAUQUA | NORMAN, OKLAHOMA

Historic Character. A Timeless Future.

DESIGN IDEAS INSPIRED BY THE PAST. BUILT FOR HOW YOU LIVE TODAY.

CITY OF NORMAN, OK
STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Joseph Hernadez, Watermark Investment Properties LLC

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 26-28) CONSIDERATION OF A FEEDBACK SESSION FOR THE PROPERTY LOCATED AT 707 JUNIPER LANE FOR THE FOLLOWING MODIFICATIONS: A) CONSTRUCTION OF A NEW HOUSE, B) CONSTRUCTION OF A DETACHED GARAGE AND DRIVEWAY.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

707 Juniper Lane. Ca. 1948. Minimal Traditional. This noncontributing, one- and two-story, brick and composition board single dwelling has an asphalt-covered, hipped roof with cross gables and a brick foundation. The metal windows are four-light casement. The wood door is glazed paneled. The entry porch has a front-gabled roof supported by white wrought iron supports. Other exterior features include an integral single-car garage on the west side with a glazed paneled overhead door and a second story above. Decorative details include short, boxed eaves and gable returns. There is a flat-roofed carport immediately in front of the attached garage and a rear, composition board, front-gabled outbuilding with a glazed paneled pedestrian door. The house is noncontributing due to insufficient age.

Sanborn Insurance Map Information

The 1925 and 1944 Sanborn Insurance Maps do not show a principal structure on the lot, indicating all present-day structures were constructed after 1944 and are non-contributing to the Chautauqua Historic District.

Previous Actions

There have been no Certificates of Appropriateness (COA) requests approved for this property.

Overall Project Description

The applicant is under contract to purchase this property. With the permission of the property owner, the applicant submitted a COA request to demolish the deteriorated non-contributing house along with two attached carports and a detached accessory structure. This request was heard under a separate agenda item. The applicant has also submitted a request for feedback regarding the proposed new house and detached garage with driveway to replace the demolished existing structures on this property. The applicant has submitted a narrative, a conceptual site plan, and a color rendering with two possible house styles. Additionally, the

applicant submitted window specification sheets, as they would like to propose vinyl windows for the new house.

Before proceeding with more detailed architectural drawings for the house and the garage, the applicant desires feedback regarding the design, placement and materials for the proposed house, garage and driveway.

Zoning Designation: The property's current zoning designation is R-1, Single-Family Dwelling District. This zoning designation allows for a single-family dwelling.

REQUEST

a) Construction of a new house.

Project Description:

The applicant has submitted a rendering with two proposed house design styles and seeks direction on which would be appropriate for this lot and the surrounding district. The renderings are not to scale and therefore do not show the structure's overall height or finished floor elevations. Window and door dimensions were not provided. The required streetscape elevation with adjacent structures was also not provided.

The parcel is 60' by 108.9' with a total square footage of approximately 6,500. According to the submitted conceptual site plan, the proposed two-story house will have a footprint of approximately 33' by 54', for a total footprint of 1,784 sq. ft. The two-story house has an overall square footage of 2,850 sq. ft.

Proposed materials include a wood front door, vinyl windows, brick exterior walls, and asphalt composition roof shingles. The applicant seeks to use higher-end vinyl windows and has submitted product specifications for review.

The applicant seeks feedback from the Commission as to whether the submitted designs are appropriate for this property before proceeding further with architectural drawings.

Reference - Historic District Ordinance

36-535.a.2.g: To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern-day uses and conveniences for their residents. (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 proposed structure as well as elevations of properties on either side to provide a comparison of massing, scale, floor elevations, proportions, setbacks, 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.

.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 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.

Considerations/Issues:

The applicant is seeking feedback on the house design before proceeding with more detailed drawings.

Section 4.5 Guidelines for New Primary Structures states that new structures are 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. Staff provides the following information to assist the Commission with feedback.

<u>Size, Scale, Height</u>

The applicant proposes a two-story house, but the height dimension is not provided. The applicant did not submit the required streetscape elevation; however, the house to the east and the house to the west across the alleyway are both one-story structures. The structures on the south side of Juniper Lane across from this parcel are two-story.

The parcel has a total square footage of 6,500 square feet. The proposed footprint for the new house is proposed to be 1,782 square feet. The proposed house will have 2,850 square feet under roof. For comparison, the chart below provides the approximate footprints and lot sizes for the proposed property as well as for surrounding properties:

Address	**Footprint (sq ft.)**	**Lot Size (sq ft.)**
707 Juniper	1,784	6,500
711 Juniper	1,309	4,970
712 Juniper	1,848	8650
444 Chautauqua	2,226	9,375
505 Chautauqua (built in 2025-26)	2,956 new house with attached garage	8,174

The chart's square footage comes from the Cleveland County Assessor's website. Additionally, the square footage reflects the "under roof" footprint and does not include any accessory structures on the property.

Setback

The Guidelines state new houses should meet the traditional setbacks found in the district. The applicant proposes typical setbacks for new single-family houses that comply with the zoning ordinance. Setbacks are proposed as follows: 25' front setback, 8' side setbacks, and 20' rear setback. The adjacent property across the alleyway to the west has approximately a 15' front setback. The adjacent property to the east has a 30' side setback from Juniper Lane. The existing house on this property has approximately 20' setback.

Proposed side setbacks vary throughout the neighborhood. Typically, one side of a lot has the driveway, creating at least a 10' setback on one side. The other side yard setback can vary from 5' or more. This property is on a corner of a street and an alleyway and proposes to remove the front driveway and place a new driveway off the alleyway to the detached garage. The front setback is typical of the surrounding district, while the rear setback of 20' would be less than what many of the historic structures in the surrounding district have. The proposed 8' side setbacks are closer to the traditional side setbacks found in the district.

The house placement on the site is similar to houses on the block. Many houses in the Chautauqua District use much of the lot width, while modern-day houses are generally deeper to gain more living space, as proposed here.

Form and Massing

The form and mass of proposed two-story houses shown in the color renderings are similar to those of houses in the surrounding area, including 500, 505, and 507 Chautauqua, 501 S Lahoma, and 712 Juniper, but larger than those facing Juniper Lane, including 711, 723, and 725 Juniper Lane.

Finished Floor Elevation and Height
Section 4.5.1 of the Preservation Guidelines states that new structures are to be compatible with the historic buildings in the district in terms of finished floor elevation and overall height. The finished floor elevation and overall height for the proposed house are unknown, as this was not provided in the information submitted. Additionally, the required streetscape elevation depicting adjacent structures was not provided; therefore, the adjacent structures' finished floor elevations are also unknown.

Exterior Walls
The applicant proposes brick for the exterior walls which is a typical material for structures in the Chautauqua Historic District.

The applicant proposes the soffit, fascia, and trim will be painted Hardie or LP Smart material. While not typical of the surrounding historic structures in the Chautauqua District, the Commission has approved it for new for use on rear additions. The Commission has always specified that, according to the Guidelines for Exterior Walls, cement or composite wood material must have a smooth finish, not a textured finish.

Windows & Doors
Section 3.12.11, Guidelines for New Primary Structures, states that windows in new construction must be compatible with adjacent historic structures in terms of size, profile, design, proportions, and material. The submitted renderings are not drawn to scale; therefore, information on size and proportions is unknown.

The applicant is proposing vinyl windows. Wood and aluminum-clad windows are listed in the Guidelines as acceptable for use in new construction. The applicant believes the proposed vinyl windows are equal to aluminum-clad windows in appearance and durability. The Commission would need to provide the applicant with feedback on whether the submitted vinyl windows are an acceptable alternative material for the new home.

Most Chautauqua District homes typically have double-hung, true divided-light wood windows with one-over-one, four-over-one, or six-over-one pane configurations. The proposed renderings are for a modern-day house, and the proposed size, design, and windowpane may be appropriate for an infill structure. The Commission would need to provide feedback on the window design and size.

Section 3.14.10 Guidelines for Doors in New Primary Structures states that doors in new construction shall be similar to those in adjacent historic structures in terms of size, profile, design, proportions, and material. The applicant proposes a wood door; however, because the submitted renderings are not drawn to scale, the size of the doors is unknown. The applicant intends to utilize a wood door. The Commission would need to provide feedback as to whether the design and size of the door are appropriate.

Roof
The submitted narrative states that the applicant proposes asphalt shingles for the roof. Composite shingles are a common modern-day material allowed by the Guidelines.

Porch

Most homes in the Chautauqua District have some type of stoop or porch element. Both submitted design styles propose a porch element.

Trees
The applicant intends to keep the existing trees.

The applicant is seeking guidance as to whether the submitted designs, placement, and materials for the new house meet the Preservation Guidelines and are appropriate for the surrounding district.

Since this is a feedback session, no vote will be taken.

REQUEST

b) Construction of a new detached garage and driveway.
Project Description:
The applicant proposes to construct a garage in the same location as the existing accessory structure at the rear of the property along the alleyway. The two submitted design renderings show a brick garage structure at the rear of the proposed house. The garage is one-story and the proposed garage appears to be a double car garage with one overhead door. The material for the single overhead garage door is not provided. The garage size and height are not provided.

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).

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

.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.

e. The proposed construction will preserve existing trees.

f. Maximum of two garages are allowed per site.

.6 New Garage Height. New garage structures shall be the traditional height and proportion of garages in the district. New garages in blocks that contain only one-story garages shall be one-story. One and a half-story and two-story garages may be built if located on a block where one and a half-story and two-story garages are dominant or if adjacent properties

contain similar height garages. The wall height and height of the roof ridge are to be no greater 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:

a. 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 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 and Sidewalks

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.

.4 Ribbon Driveways. Ribbon driveways are permitted to remain or may be newly installed in historic districts. The minimum width of ribbon paving is 18 inches.

.5 Driveway Approaches. Maintain the rhythm of existing approaches when introducing new driveways. Driveway approaches may be a maximum of 16 feet wide at the curb, narrowing to 10 feet at the sidewalk or property line.

.7 Shared Driveways. Historic driveways shared by two adjacent properties may be retained and preserved.

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

Considerations/Issues

Section 2.4 Guidelines for Garages states that new garages are to be compatible in form, scale, size, materials, features, and finish with the principal structure. The Guidelines further state the garage footprint must be 575 square feet or 50% of the principal structure's footprint, whichever is smaller. The Guidelines allow wood, cement, and wood-composite siding for new

garage exteriors. The Guidelines allow wood or metal with composite or wood trim for overhead doors in new garage structures that have limited or no visibility from the front right-of-way. The Guidelines for Garages further state that a double width garage door can be considered on a case-by-case basis. The Guidelines for Garage encourages new garages to gain access from the alleyway.

The Guidelines for Driveways and Sidewalks state that driveways should be along one of the side property lines leading to a detached garage in the rear yard.

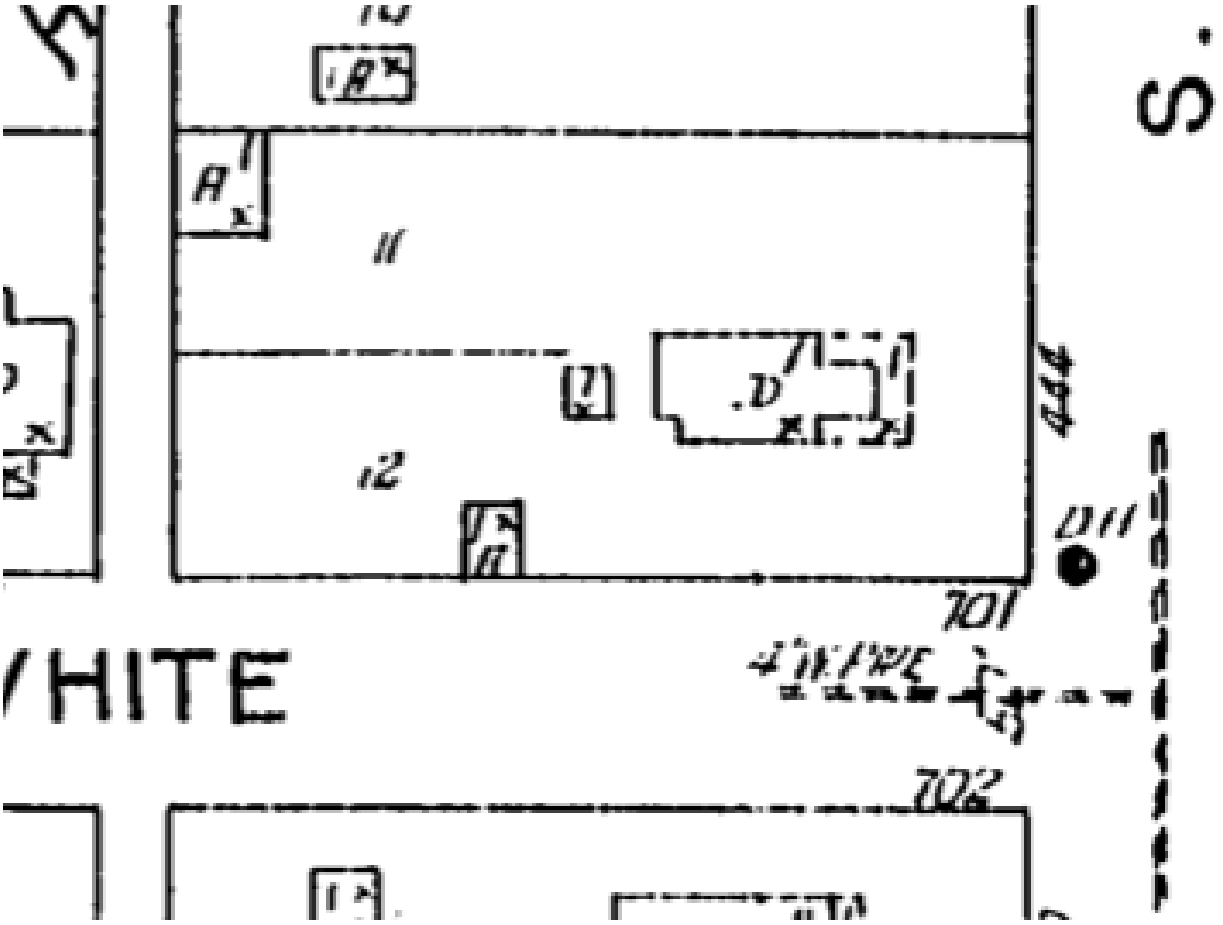
Per the Guidelines, front sidewalks are to maintain their traditional location, usually perpendicular to the street leading to the front entrance.

The Commission needs to provide feedback as to whether the submitted garage information meets the Preservation Guidelines and is compatible with the Chautauqua Historic District. Specifically, the applicant seeks direction as to an acceptable design, size, location, placement, and materials for the garage.

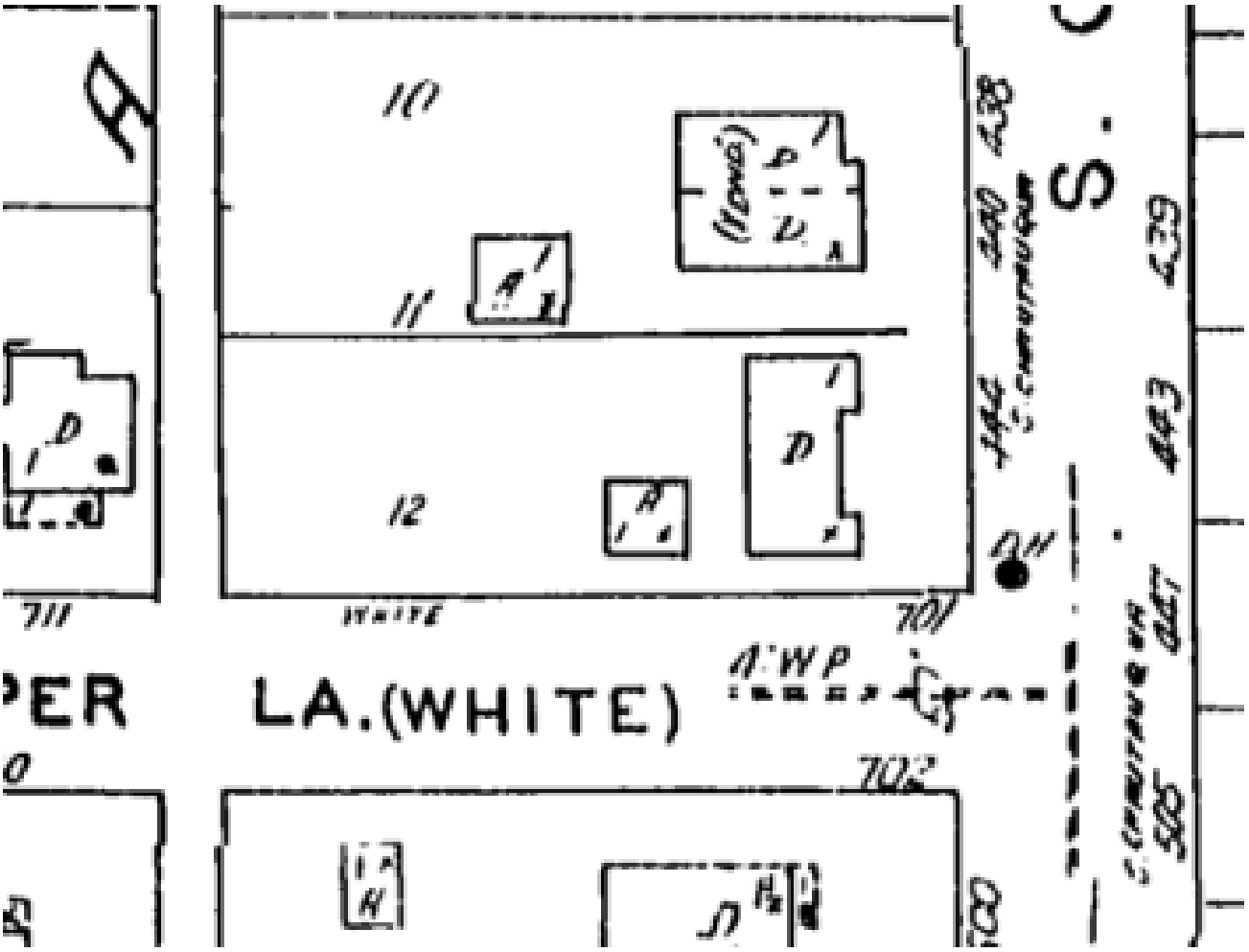
Since this is a feedback session, no vote will be taken.

707 Juniper Lane

1925 Sanborn Map



1944 Sanborn Map



Instructions for Historic District Certificate of Appropriateness Application

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

APPLICATION SUBMITTAL STEPS

Step 1: Review the Historic District Preservation Guidelines available at the City of Norman website (http://www.normanok.gov/planning/historic-preservation) or by calling (405) 366-5392.

Step 2: Contact the Historic Preservation Officer to discuss proposed work at (405) 366-5392 or at anais.starr@normanok.gov

Step 3: Submit your application, supporting documents and application fee if applicable, by the deadline. Submission deadline is by the end of the first business day of the month.

REQUIRED DOCUMENTS

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

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

WHATS NEXT?

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

Case No. _____

Histric District Certificate of Appropriateness (COA) Application

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

SECTION 1: APPLICANT INFORMATION

Applicant Name: Watermark Investment Properties LLC [redacted]

Address of Proposed work: 707 W Juniper St (Juniper Ln) Norman, OK 73069

Phone number and email of contact person: [redacted]

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

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

Legal: Ross Addition, S 10' of W 60' Lot 10 and W 60' of Lots 11-12, Block 1 (County Acct 43374)

REQUIRED DOCUMENTS

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

SECTION 2: PROPOSED WORK

Project(s) proposed (Work not listed here cannot be reviewed): 1) Demolish existing house (ca. 1948), attached garage with 2nd-floor addition, front carport, enclosed rear porch, rear carport and rear outbuilding; remove front driveway/curb cut and chain-link fence. 2) Construct new 2-story single-family residence, approx. 2,850 SF: red brick, new windows, asphalt shingle roof, front porch. Two alternative designs submitted: A - Tudor Revival; B - Colonial Revival. 3) Construct detached rear garage with alley access. 4) New front walk, alley driveway and site work. No trees removed (trimming only). Designs are preliminary; final plans sized to survey and R-1 setbacks per Commission direction. See narrative and attached exhibits.

SECTION 3: AUTHORIZATION AND SIGNATURES

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

Property Owners Signature: _____ **Date:** _____

Property Owner's Printed Name: David Ira Millington

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

Authorized Representatives Printed Name: Joseph Hernandez, Watermark Investment Properties LLC

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

CERTIFICATE OF APPROPRIATENESS REQUEST · HISTORIC DISTRICT COMMISSION, NOVEMBER 2, 2026

Project Narrative

Demolition of the existing house and construction of a new single-family residence at 707 West Juniper Street (part of Lots 11–12, Block 1, Ross's Addition)

Request

Watermark Investment Properties LLC, which is under contract to purchase the property, requests Certificates of Appropriateness for two related items: (1) demolition of the existing house, its attached garage and carport, and the rear outbuilding; and (2) construction of a new two-story single-family residence with a detached rear garage. We welcome the Commission's direction on any design revisions it would require as a condition of approval.

The existing structure

The City's 2004 historic survey describes 707 West Juniper as a ca. 1948 Minimal Traditional dwelling of brick and composition board, with an integral single-car garage on the west side, a flat-roofed carport in front of the garage, and a rear composition-board outbuilding. The survey lists the house as noncontributing to the Chautauqua Historic District due to insufficient age; it was built after the district's 1903–1944 period of significance.

Condition

A licensed home inspector (Izon Inspection Services, LLC) inspected the property on September 29, 2026 and recorded 86 findings, 13 of them rated Major Defect (Safety), with deficiencies in every system inspected. The findings include:

- Settlement in the foundation and horizontal cracking in the concrete stem wall
- Structural movement in the exterior brick walls, with stair-step and shear cracking and separation at windows and doors
- Settlement cracking in interior walls and ceilings, and doors that no longer latch
- A sagging roof structure with broken plank decking and no collar ties
- Moisture damage and microbial growth in the bathrooms, water staining, no gutters and poor drainage at the foundation
- A Federal Pacific electrical panel, exposed junction boxes and substandard service clearances
- A bedroom that opens directly into the garage

Correcting these conditions would require foundation stabilization, rebuilding the roof framing and decking, repairing cracked masonry and interior finishes, replacing the electrical system, moisture remediation, and replacing aging mechanical and plumbing systems. That work would replace most of the building's fabric while preserving a structure that does not contribute to the district. The Existing Conditions Summary and the full inspection report are attached.

The proposed residence

The replacement is a two-story single-family home of approximately 2,850 square feet, subject to the property survey, with the main living spaces and primary suite on the first floor and bedrooms above. We are presenting two exterior designs and ask the Commission to approve either one. Both draw on styles the Preservation Guidelines identify in the Chautauqua district (Guideline 1.6.1).

- Alternative A, Tudor Revival. Steeply pitched front-facing gables, masonry walls, a prominent chimney, an arched entry and grouped divided-light windows.

- Alternative B, Colonial Revival. A symmetrical facade with a hipped roof and dormers, shuttered divided-light windows, and an arched entry porch.

Either design would use brick masonry walls, new windows, and an asphalt composition shingle roof; window product information will be provided with the final plans. Each is intended to read as a new building of its own time that is compatible in scale, form and materials with its neighbors (Guidelines 4.5.1–4.5.7).

In both designs the garage is detached and placed at the rear of the lot, following the district's common pattern of a side driveway leading to a rear outbuilding. This replaces the existing attached garage and front carport, a configuration the Guidelines note is rare in Chautauqua.

Watermark is under contract to purchase the property. The designs shown are preliminary and establish the intended style, scale and materials. Final plans will be sized to the property survey and zoning setbacks, and will incorporate the Commission's direction.

Summary of request

- Approve demolition of the existing house, attached garage, carport and rear outbuilding, a noncontributing structure with documented deficiencies throughout
- Approve the new residence and detached rear garage in either Alternative A (Tudor Revival) or Alternative B (Colonial Revival), as shown in the attached drawings, renderings and material specifications
- If the Commission prefers one alternative or requires revisions, we ask that it identify them so a revised submittal can follow



TUDOR REVIVAL

A CLASSIC FIT FOR CHAUTAUQUA

Steep gables, masonry construction, arched entry, and timeless details that reflect the historic homes throughout the district.



COLONIAL REVIVAL

REFINED & TIMELESS

A symmetrical facade, traditional proportions, and elegant arches create a home that feels both classic and at home in Chautauqua.



SIDE VIEW WITH REAR GARAGE



REAR VIEW WITH COVERED PORCH

CHAUTAUQUA | NORMAN, OKLAHOMA

Historic Character. A Timeless Future.

DESIGN IDEAS INSPIRED BY THE PAST. BUILT FOR HOW YOU LIVE TODAY.

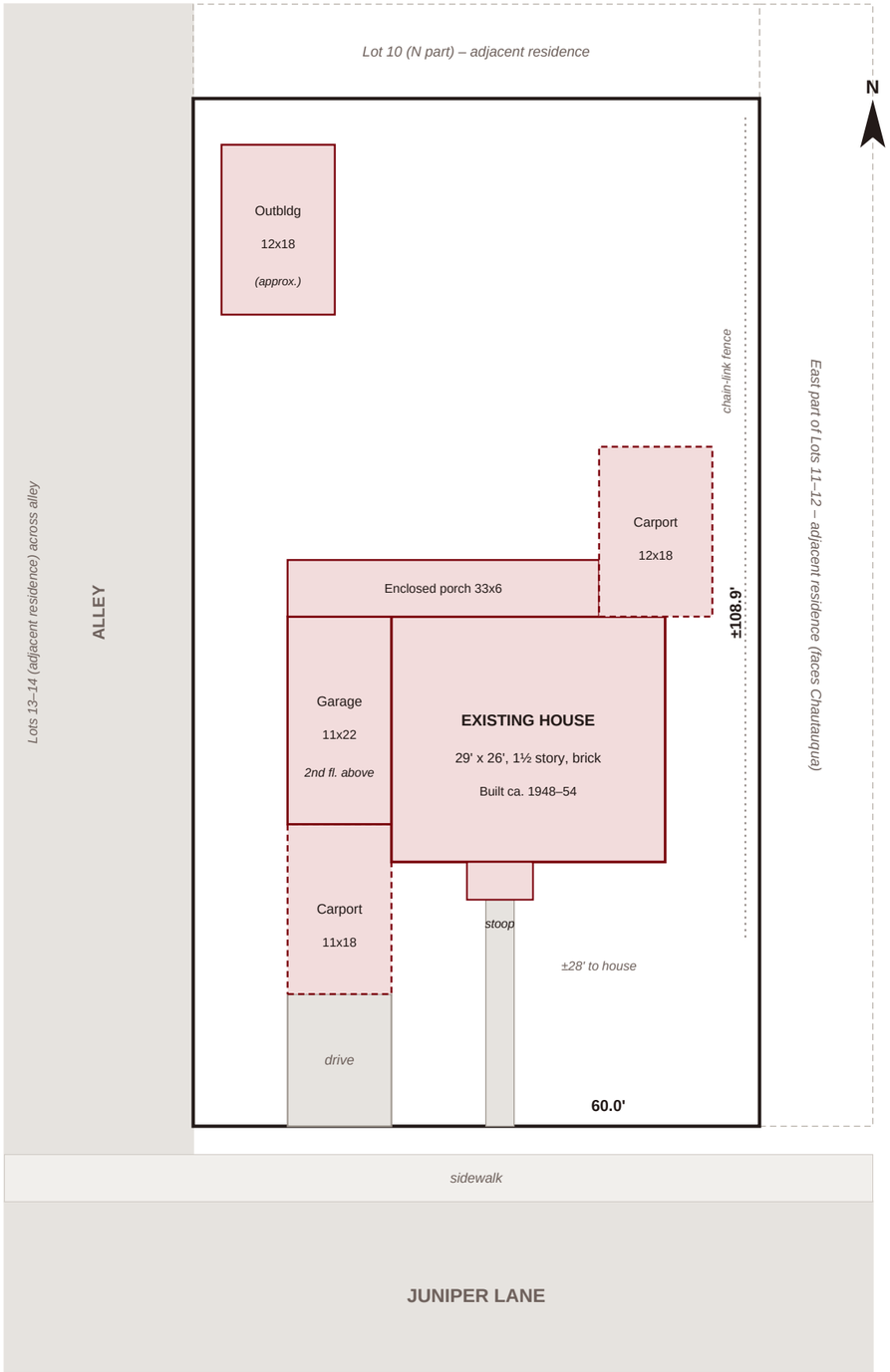
Site Plan – 707 West Juniper Street, Norman, Oklahoma

Legal: Ross Addition, S 10' of W 60' Lot 10 and W 60' of Lots 11–12, Block 1 · Cleveland County Acct 43374 · 0.15 ac (±6,534 SF) · Zoning R-1

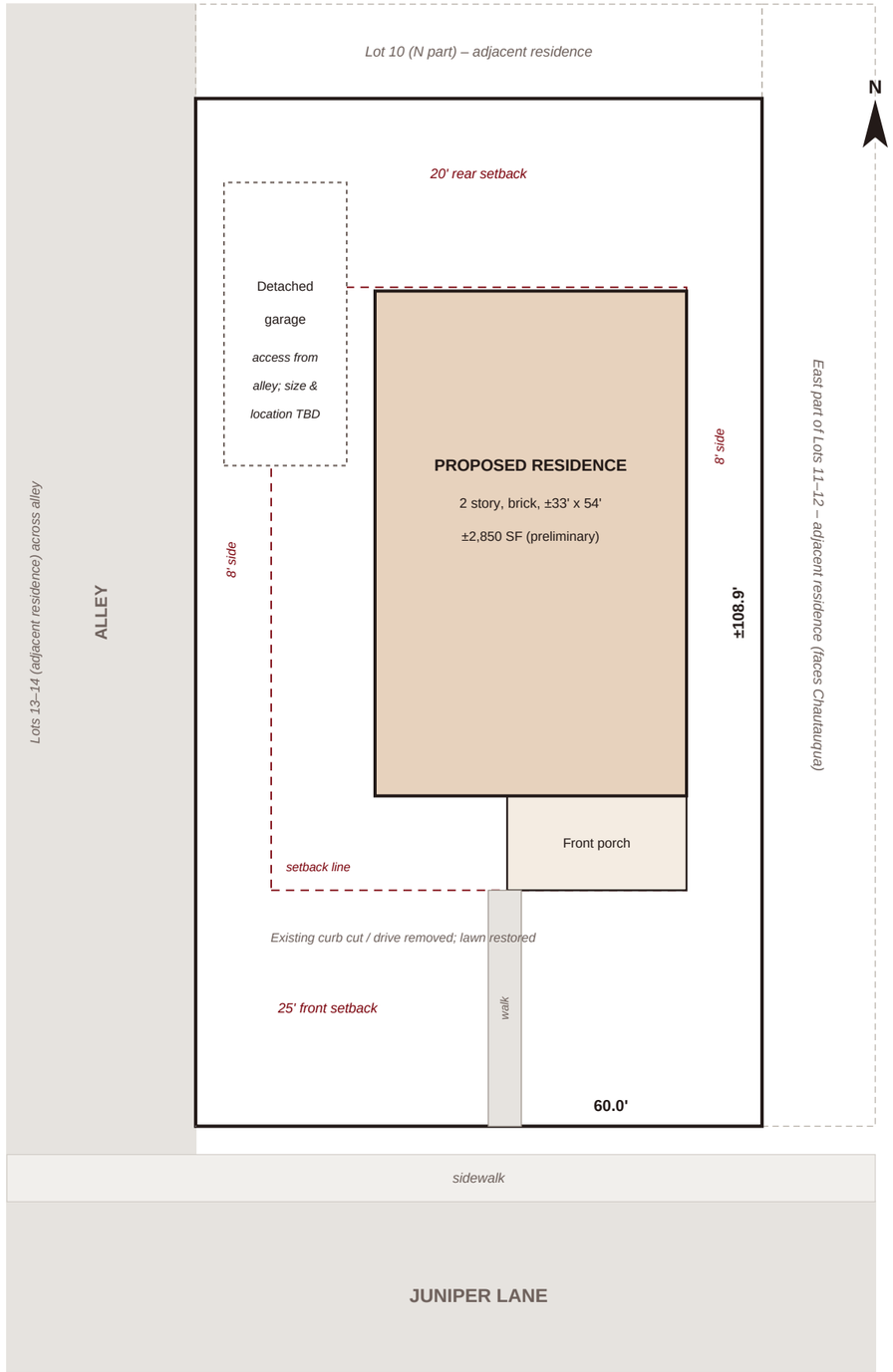
Scale: 1" = 20'

PRELIMINARY – for Historic District Commission review

EXISTING SITE PLAN



PROPOSED SITE PLAN



LEGEND

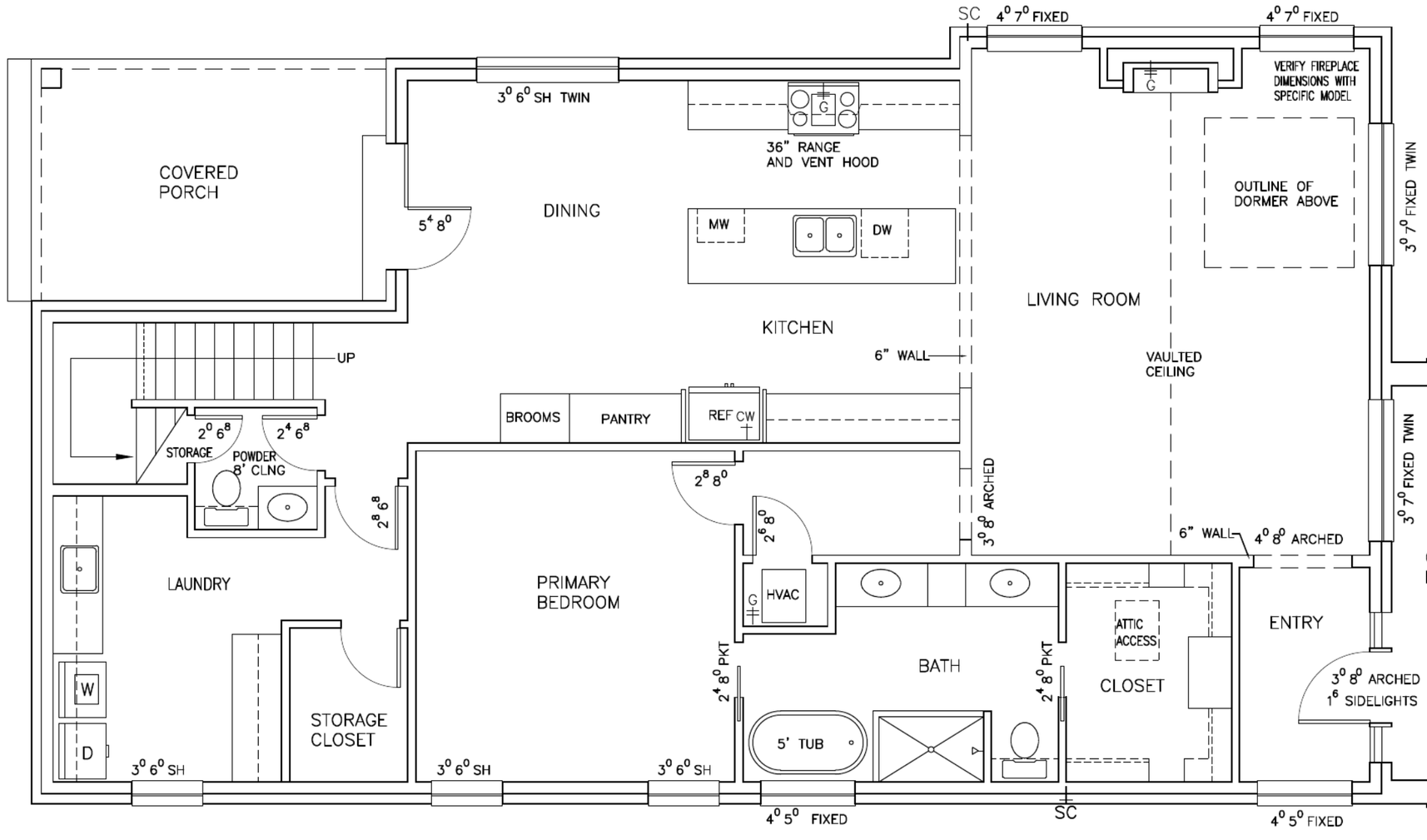
- Existing structure to be removed
- Proposed residence
- Proposed porch
- Paving / walks
- R-1 setback (25' / 8' / 20')

NOTES

1. Lot size from Cleveland County Assessor legal description and 0.15 ac land area.
2. Existing building sizes from the County Assessor building sketch (Acct 43374). Building locations are approximate and will be field-verified by survey.
3. Existing structures to be removed: house, attached garage with 2nd floor, front carport, enclosed rear porch, rear carport and outbuilding.
4. Proposed residence is preliminary and will be sized to the survey and R-1 setbacks in final design.
5. Existing trees to remain; trimming only. No tree removal proposed.
6. Adjacent residences shown by parcel; footprints to be added from survey.

PRELIMINARY CONCEPT – PROPOSED FOR 707 W JUNIPER ST. · FIRST FLOOR PLAN

Floor plan by Stanley Berry, Architect, originally issued for another Norman site; shown here as the preliminary plan for 707 W Juniper. Final plans will be revised to fit the lot survey and R-1 setbacks. – Watermark Investment Properties LLC



1/1 FIRST FLOOR PLAN
3/16"=1'–0"

OPTION 1
2703 SF

NOT FOR CONSTRUCTION
FOR DESIGN AND REVIEW PURPOSES

STANLEY BERRY
ARCHITECT
820 CLEMENT DR (405) 830-4195
NORMAN, OK 73069
sberry@swbell.net

NEW RESIDENCE
444 SOUTH PICKARD AVE
NORMAN, OK

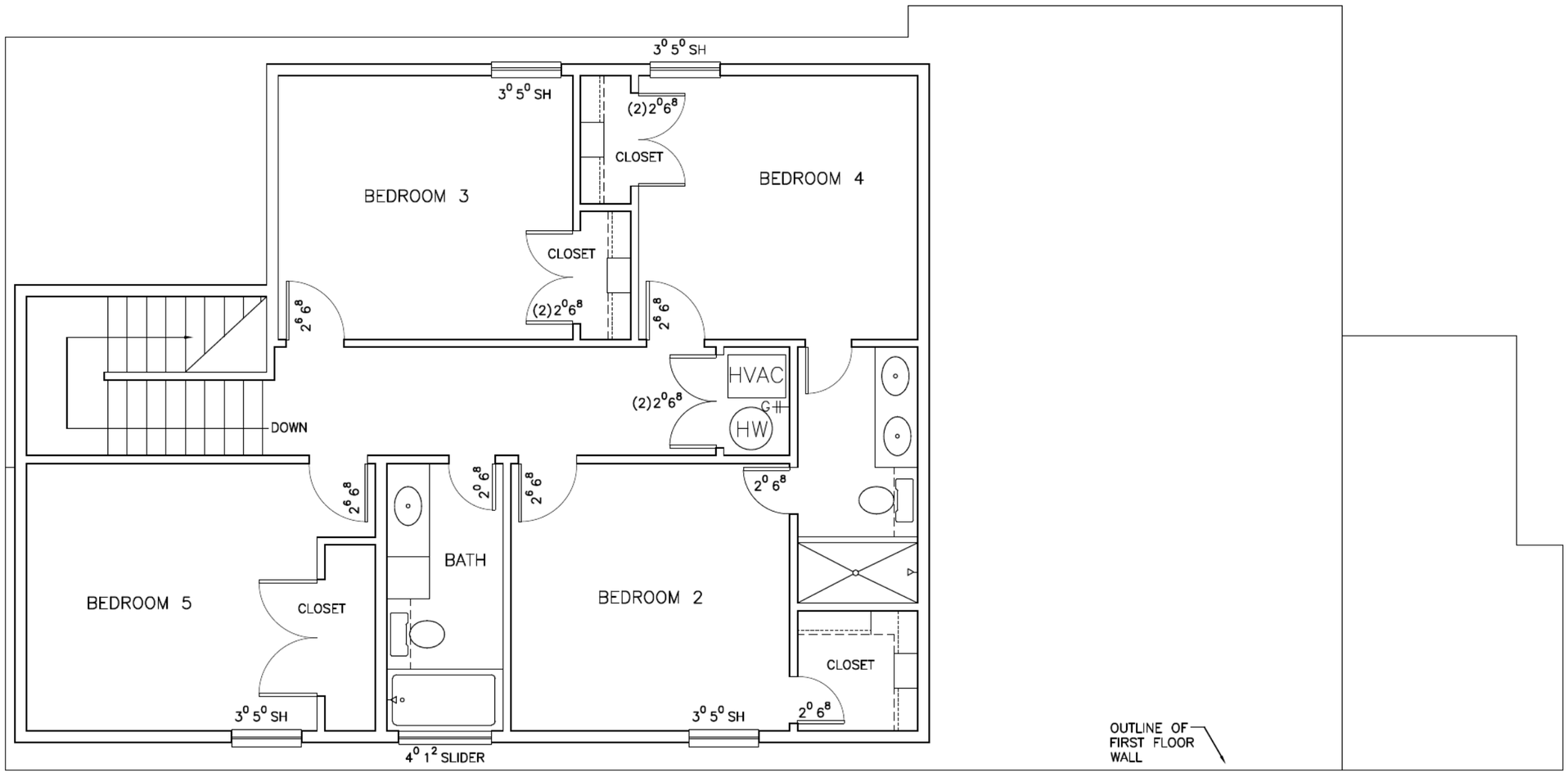
ISSUED FOR

REVIEW	7/27/26

1

PRELIMINARY CONCEPT – PROPOSED FOR 707 W JUNIPER ST. · SECOND FLOOR PLAN

Floor plan by Stanley Berry, Architect, originally issued for another Norman site; shown here as the preliminary plan for 707 W Juniper. Final plans will be revised to fit the lot survey and R-1 setbacks. – Watermark Investment Properties LLC



1/1 SECOND FLOOR PLAN
3/16"=1'–0"

OPTION 1
2703 SF

NOT FOR CONSTRUCTION
FOR DESIGN AND REVIEW PURPOSES

STANLEY BERRY
ARCHITECT
820 CLEMENT DR (405) 830-4195
NORMAN, OK 73069
sberry@swbell.net

NEW RESIDENCE
444 SOUTH PICKARD AVE
NORMAN, OK

ISSUED FOR

REVIEW	7/27/26

2





P.O. Box 4770
Tulsa, OK 74159
PH: 918-794-3600
FX: 405-672-4980

ORDER: 575272
ORDER DATE: 9/4/2025
ORDER CONTACT:

QUOTE

INVOICE INFORMATION
PROVIDENCE CUSTOM HOMES
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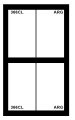
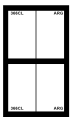
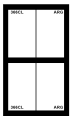
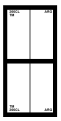
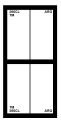
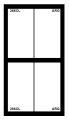
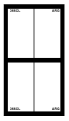
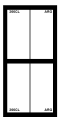
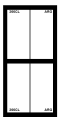
SHIPPING INFORMATION
PROVIDENCE CUSTOM HOMES
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SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
575272	9/4/2025		29706 E RIGDE RD LOT 3	

ITEM	DESCRIPTION	QTY	SIZE
1	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED garage	2	2856
2	200 SINGLE HUNG ROUGH OPENING, STANDARD SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, TEMPERED GLASS - FULL UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED TUB	2	2446
3	200 SINGLE HUNG ROUGH OPENING, STANDARD SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED M BATH	1	2446
4	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED M BED	2	3062
5	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED M BED	2	2062
6	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED GREATROOM	3	3062
7	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED KITCHEN	1	2856

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
575272	9/4/2025		29706 E RIGDE RD LOT 3	

ITEM	DESCRIPTION	QTY	SIZE	
8	200 SINGLE HUNG ROUGH OPENING, STANDARD SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED KITCHEN	2	2846	
9	200 SINGLE HUNG ROUGH OPENING, STANDARD SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED PANTRY	2	2846	
10	200 SINGLE HUNG ROUGH OPENING, STANDARD SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED MUDROOM	1	2846	
11	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, TEMPERED GLASS - FULL UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED US BATH	1	2856	
12	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, TEMPERED GLASS - FULL UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED US LAUNDRY	1	2856	
13	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED US BED 3	2	3056	
14	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED US BED 2	2	3056	
15	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED US BED 2	2	2856	
16	200 SINGLE HUNG ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED US BATH	1	2856	

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
575272	9/4/2025		29706 E RIGDE RD LOT 3	

Item 6.

ITEM	DESCRIPTION	QTY	SIZE
17	200 SINGLE HUNG	1	2446
	ROUGH OPENING, STANDARD SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED		
	US TOILET		
18	200 SINGLE HUNG	1	2446
	ROUGH OPENING, STANDARD SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED		
	LOFT		
19	200 SINGLE HUNG	2	2856
	ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, TEMPERED GLASS - FULL UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED		
	STAIRS		
20	200 SINGLE HUNG	1	3056
	ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED		
	US BED 4		
21	200 SINGLE HUNG	2	2856
	ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED		
	US BED 4		
22	200 SINGLE HUNG	1	2856
	ROUGH OPENING, EQUAL SASH, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX0H], 7/8" SDL GRID BARS, HALF SCREEN (SIZE OF SASH), SCREEN INSTALLED		
	US WIC		
23	200 PICTURE WINDOW	2	2040
	ROUGH OPENING, JET BLACK LAMINATE (WHITE INTERIOR), E366 LOW-E / CLEAR, 3/4" THICK IG UNIT, ARGON, COLONIAL, COLONIAL=[1VX1H], 7/8" SDL GRID BARS		
	GABLE		

TOTALS: 37

TOTAL:

COMMENT:

CITY OF NORMAN, OK

STAFF REPORT

MEETING DATE: November 2, 2026

REQUESTER: Anais Starr, Planner II/Historic Preservation Officer

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE OCTOBER 5, 2026.

The attached report list the active Certificates of Appropriateness (COA) issued and the current status of completion.

Historic District
Report on Active COAs

Since Oct. 5, 2026 HDC Meeting

CURRENT STATUS OF ISSUED COA

Chautauqua District	# of COA Issued	#of COAs Under Construction
Chautauqua District	8	4

Chautauqua District COAs

Address & COA	COA Issued Date	Status
549 S Lahoma Ave – non-compliant windows on north elevation as result of extended civil lawsuit	Jan 2025	Applicant still has not complied with Court order to submit a COA request for review of non-compliant windows.
607-609 S Lahoma Ave – wood windows replaced with vinyl. COA issued to replace with wood windows.	6/5/2023	Applicant has till July 2028 to replace vinyl windows with wood windows.
467 College Ave- ADU and modifications to exterior of house	2/2/2026	Complete, final inspection needed
452 S Lahoma Ave - Replacement of metal windows		Not started
413 S Lahoma Ave – Installation of ADU	5/4/2026	Under construction
434 Chautauqua Ave – Removal and replacement of historic garage contingent upon BOA approval	7/6/2026	BOA did not approve. Applicant considering restoration only
725 Juniper Lane – Installation of doors and side yard fence	10/1/2026	Doors replaced, side yard fence not started
533 S Lahoma Ave – Installation of ADU	2/2/2026	Structure nearing completion, parking pad being poured the day of the site visit.

Miller District	# of COA Issued	#of COAs Under Construction
Miller District	3	2

Miller Historic District COAs

	COA Date	Status
904 Classen – COA for the replacement of metal and vinyl siding with cement siding	Jan 2025	Progress on the installation stopped in January of this year. . Code enforcement and Historic Preservation Officer have been in contact with owner to address exterior property violations.
325 E Keith St – COA for installation of 2 additions	2/3/2025	Additions under construction, exterior sheeting applied
515 Miller Ave – COA for removal of cement siding to reveal original wood siding	5/5/2026	

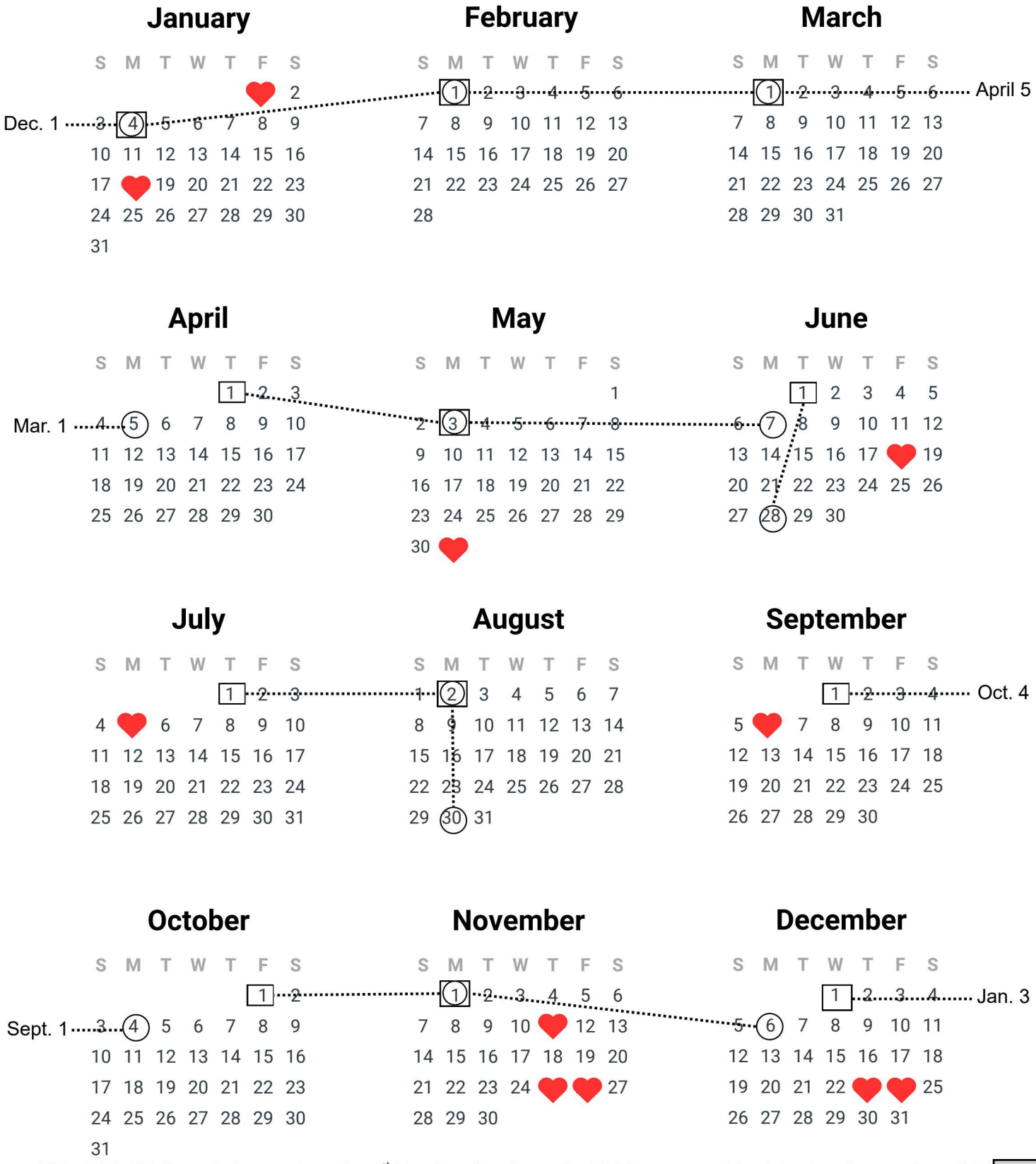
Southridge District	# of COA Issued	#of COAs Under Construction
Southridge	1	None

Southridge District COAs

	COA Date	Status
1320 Oklahoma Ave – revised COA for new house, driveway, patio and sidewalks	4/6/2026	Applicant has not applied for a building permit.

HOLIDAY
FILING DEADLINE
MEETING DATE

2027
HISTORIC DISTRICT COMMISSION



Historic District Commission meets on the 1st Monday of each month at 5:30 p.m. except for July when the meeting will tak
place on June 28th, 2027 and September which will take place on August 30th. All meetings will be held in the Council Chamb
at 201 W. Gray Street.