

CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069 Monday, June 02, 2025 at 5:30 PM

AGENDA

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

ROLL CALL

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF MAY 5, 2025.

CERTIFICATE OF APPROPRIATENESS REQUESTS

- 2. (HD 25-12) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 503 SHAWNEE STREET FOR THE FOLLOWING MODIFICATION: A) INSTALLATION OF A CONCRETE PATIO WITH A COVERED PERGOLA.
- 3. (HD 25-13) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 538 CHAUTAUQUA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF EXTERIOR WOOD SHINGLES WITH HARDIE LAP SIDING; B) REPLACEMENT OF OVERHEAD GARAGE DOORS.
- 4. (HD 25-14) CONSIDERATION OR APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 800-802 MILLER AVENUE FOR THE FOLLOWING MODIFICATIONS ON THE GARAGE APARTMENT: A) REPLACEMENT OF WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS; B) REPLACEMENT OF WOOD LAP SIDING WITH HARDIE LAP SIDING; C) REPLACEMENT OF ENTRY DOOR WITH OPTION A OR OPTION B.

5. (HD 25-15) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 514 SHAWNEE STREET FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF VINYL WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS; B) UNCOVER A WINDOW OPENING AND INSTALL AN ALUMINUM-CLAD WOOD WINDOW.

REPORTS/UPDATES

- 6. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE MAY 5, 2025.
- 7. DISCUSSION OF PROGRESS REPORT REGARDING FYE 2024-2025 CLG GRANT PROJECTS.

MISCELLANEOUS COMMENTS

ADJOURNMENT





CITY OF NORMAN, OK HISTORIC DISTRICT COMMISSION MEETING

Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069 Monday, May 05, 2025 at 5:30 PM

MINUTES

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in the Development Center, Conference Room A, on Monday, May 05, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Development Center 225 N. Webster Avenue, and on the City website at least 24 hours prior to the beginning of the meeting.

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

ROLL CALL

PRESENT

Commissioner- Jo Ann Dysart Commissioner- Taber Halford Commissioner Chair- Michael Zorba Commissioner- Gregory Heiser Commissioner- Barrett Williamson Commissioner- Karen Thurston

ABSENT

Commissioner- Sarah Brewer Commissioner- Mitch Baroff

A quorum was present.

STAFF PRESENT

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

GUESTS PRESENT

Adrian Bregnard, 424 College Avenue, Norman, OK Alexandra Morelli, 700 Chautauqua Avenue, Norman, OK Rick Poland, 425 Chautauqua Avenue, Norman, OK Loretta Bass, 440 College Avenue, Norman, OK John Metz, 440 College Avenue, Norman, OK John Allen, 434 College Avenue, Norman, OK Jan Davis, 434 College Avenue, Norman, OK Ryan Stover, 643 Okmulgee Street, Norman, OK

^{*}Commissioner Barrett Williamson arrived at 5:39 P.M.

MINUTES

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

HISTORIC DISTRICT COMMISSION MEETING MINUTES OF APRIL 7, 2025.

Motion by Commissioner Gregory Heiser to approve the minutes from the April 7, 2025 meeting; **Second** by Commissioner Taber Halford.

The motion was passed unanimously with a vote of 5-0.

CERTIFICATE OF APPROPRIATENESS REQUESTS

 (HD 25-08) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 700 CHAUTAUQUA AVENUE FOR THE FOLLOWING MODIFICATION: A) INSTALLATION OF RIBBON DRIVEWAY AND PARKING PAD OFF CHAUTAUQUA AVENUE.

Motion by Commissioner Jo Ann Dysart to approve item (HD 25-08) as submitted; **Second** by Commissioner Gregory Heiser.

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

Alexandra Morelli, representing the applicant, discussed the item:

 Ms. Morelli explained to the Commission that part of the need for the ribbon driveway and parking pad is to help alleviate flooding that happens around the house.

Public Comments:

There were no public comments.

Commission Discussion:

Commissioner Taber Halford said that he feels like this fits the Historic District Guidelines.

Motion by Commissioner Jo Ann Dysart to approve item (HD 25-08) as submitted; **Second** by Commissioner Gregory Heiser.

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

3. (HD 25-09) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 424 COLLEGE AVENUE FOR THE FOLLOWING MODIFICATIONS: A) THE WIDENING OF THE EXISTING DRIVEWAY, INSTALLATION OF A PARKING PAD, AND MOVING OF THE EXTERIOR STAIRS FROM THE NORTH SIDE OF THE HOUSE TO THE REAR.

Motion by Commissioner Barrett Williamson to approve item (HD 25-09) as submitted; **Second** by Commissioner Karen Thurston.

Adrian Bregnard, the applicant, discussed the item:

- In his presentation he explained that every time there is a heavy rain, water ponds from the driveway, and floods into the basement.
- Mr. Bregnard also explained to the Commission the need to move the exterior stairs on the home to allow for the driveway. He said that it is a safety issue, because currently vehicles can back into the stairs very easily due to their position in the driveway.

Public Comments:

• Loretta Bass, a neighbor, expressed her concern that if the driveway is widened, it will increase their flooding issue at 440 College Avenue.

Commission Discussion:

- Commissioner Barrett Williamson stated that he would like for the new parking pad to be exactly 12 feet wide.
- Commissioner Karen Thurston expressed that she is very glad that Mr. Bregnard plans to keep the tree in the back and front yard.

Motion by Commissioner Barrett Williamson to amend the motion to say that the new parking pad will be 12 feet wide, the triangular area will be adjusted accordingly to vehicle maneuvering, and the driveway will remain 9 feet in width; **Second** by Commissioner Gregory Heiser.

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

4. (HD 24-02) CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 643 OKMULGEE STREET FOR ADDITIONAL PARKING BY THE FOLLOWING MODIFICATIONS: A) OPTION 1: WIDENING OF THE APPROACH AND DRIVEWAY OFF OKLAHOMA AVENUE; B) OPTION 2: INSTALLATION OF AN ADDITIONAL PARKING SPACE ADJACENT TO THE EXISTING DRIVEWAY; C) OPTION 3: INSTALLATION OF A NEW DRIVEWAY OFF OKMULGEE STREET.

Motion by Commissioner Barrett Williamson to approve Option 1; **Second** by Commissioner Karen Thurston.

Ryan Stover, the applicant, discussed the item:

 Mr. Stover explained to the Commission the need for parking at the property and the three possible options proposed to provide the needed parking.

Public Comments:

There were no public comments.

Commission Discussion:

The Commissioners discussed all three options and that they all agreed that e Option 2
was the best option for this property and met the Guidelines. Option 1 did not meet the
Guidelines for Driveways regarding width. Option 3 was not appropriate as it did not meet

Item 1.

Guidelines which prohibit front yard parking. Option 2 allowed the addition in rear of top property without increasing the width of the driveway as allowed by the Guidelines.

Motion by Commissioner Barrett Williamson to approve Option 1; **Second** by Commissioner Karen Thurston.

The motion failed unanimously with a vote of 6-0.

Motion by Commissioner Barrett Williamson to approve Option 2; **Second** by Commissioner Karen Thurston.

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

Motion by Commissioner Gregory Heiser to approve Option 3; **Second** by Commissioner Karen Thurston.

The motion failed unanimously with a vote of 6-0.

REPORTS/UPDATES

- 5. STAFF REPORT ON ACTIVE CERTIFICATES OF APPROPRIATENESS AND ADMINISTRATIVE BYPASS ISSUED SINCE APRIL 7, 2025.
 - 549 S Lahoma Applicant is in the process of submitting a COA request for north windows.
 - 904 Classen Ave Work continues.
 - 607-609 s. Lahoma Contractor installed incorrect window pane configuration and is working to correct.
 - 1320 Oklahoma Ave Demolition not complete. New construction not started.
 - 505 Chautauqua Walls of structure constructed.
 - 643 Okmulgee Work continues.
 - 627 Okmulgee Door completed.
 - 733 Chautauqua Applicant has submitted an appeal of the HDC decision to the Board of Adjustment.
 - 325 E. Keith Work has not started.

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

PROJECT 1: Educational Training	Budgeted \$3,000	Expended \$175 staff NAPC webinar, \$400 Virtual APA Conf
PROJECT 2: Membership dues for NAPC	\$150	\$150, Renewed
PROJECT 3: Southridge Historic Walking Tour Mobile App	\$1,500	\$750 for input of tour
PROJECT 4: Historic Tour App Maintenance	\$1,725	\$1,725 Renewed Dec. 2024
PROJECT 5: (NAPC) Commission Essentials	\$4,500	\$4,500 Nov 7 & 14 CAMP Workshop (Fall 2024)
PROJECT 6: (NAPC) Disaster Planning	\$4,000	Cancelled due to CLG funding changes
PROJECT 7: Quarterly Education Postcard	\$1,800	\$485.24 for Fall & \$485 for Spring
PROJECT 8: Historic Coloring Book Reprint	\$1,700	\$4,200 Coloring Books reprinted

MISCELLANEOUS COMMENTS

 Commissioner Williamson stated that he had received information from the State Historic Preservation Office regarding funding of national and state preservation programs.

ADJOURNMENT

The meeting was adjourned at 6:58	P.M.	
Passed and approved this	_ day of	2025.



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: June 2, 2025

REQUESTER: Keith Jones

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 25-12) CONSIDERATION OF APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 503 SHAWNEE STREET FOR THE FOLLOWING MODIFICATION: A) INSTALLATION OF A CONCRETE PATIO WITH A COVERED PERGOLA.

Background

Historical Information

2014 Southridge Historic District Nomination Survey Information:

503 Shawnee Street. Circa 1929. Colonial Revival style. Two-story, painted brick, single dwelling has a moderate pitched, asphalt covered, side gabled roof and a brick foundation. The large side addition is connected by a hyphen and has a steep pitched, asphalt covered, side gabled roof. The wood windows are six-over-six hung. The entry porch is uncovered and has concrete steps, concrete floor and wrought iron railings. The entry has an elaborate classical surround. On both side elevations, there are painted brick, exterior, gable wall chimneys. To east rear, there is a double car garage. Large addition on west side added circa 2010. Noncontributing to Southridge neighborhood due to a lack of historic integrity.

Sanborn Insurance Map Information

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

Previous Actions

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

REQUEST

a) Installation of concrete patio with a covered pergola.

Project Description:

The contractor for the applicant installed this concrete patio and metal pergola cover without realizing that it required the issuance of a COA from the Historic District Commission. The property owner is now submitting an *ex post facto* COA request for concrete patio and covered pergola.

The applicant has installed a 420-square-foot concrete patio off the rear of the house. A 248-square-foot metal pergola will cover a portion of the concrete patio as shown in submitted photos.

Reference - Historic District Ordinance

36-535.a.2.g: 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. (0-0910-12).

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.

Preservation Guidelines

2.2 Guidelines for Site Features

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

- .1 Garden Structures. Garden structures, such as pergolas and trellis, larger than 120 square feet, are to be located behind the principal structure with very limited or no visibility from the front right-of-way. Front or side yard installation can be considered if documentation shows one existed historically. Structures abutting or attached to the principal structure will be reviewed as a building addition. Structures that have a roof and/or sides will be reviewed as accessory structures.
- **.2 Materials.** Structures are to be comprised of wood. Metal, composite wood, or cement fiberboard will be considered on a case-by-case basis. Vinyl is prohibited.
- .3 Height. The structure shall be no taller than the height of the principal structure.

Considerations/Issues:

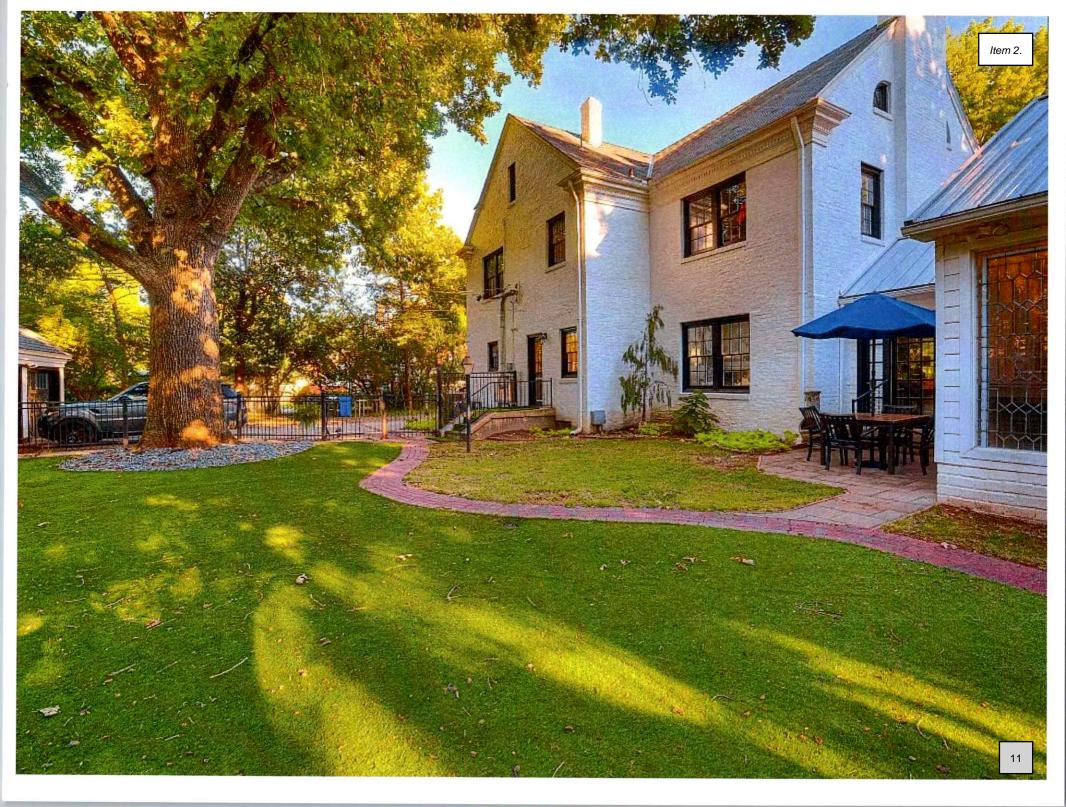
The proposed covered patio meets the Zoning Ordinance setback and impervious surface requirements. As noted above in the Project Description of this report, the applicant is requesting an *ex post facto* review and issuance of a COA. Per the Historic District Ordinance and *Preservation Guidelines*, the Commission is to review this work as if it has not been installed.

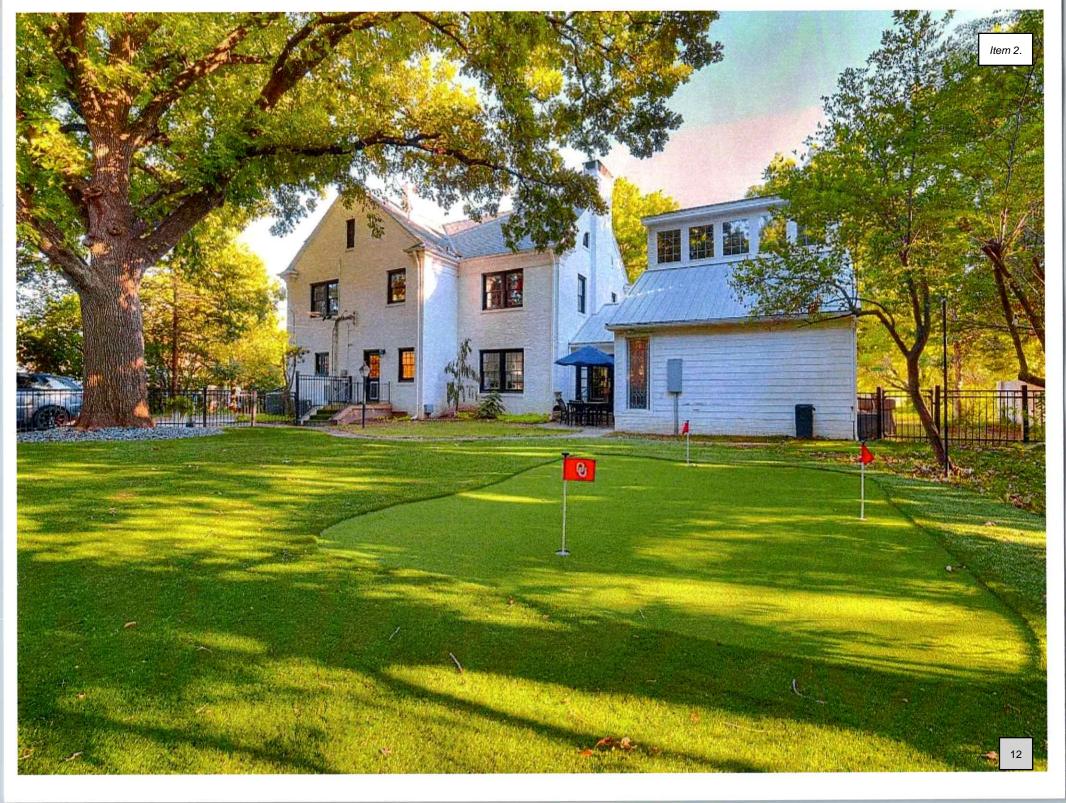
Since the covered pergola has very limited visibility from the streetscape, it meets the *Guidelines* for Site Features for location. The *Guidelines* allow metal as a material for the pergola on a case-by-case review.

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

Commission Action: (HD 25-12) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 503 Shawnee Street for the following: a) installation of a concrete patio with a covered pergola.

	Staff Only Use: Item 2.	
The City of Norman Historic District Commission	HD Case #	
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)	Date	
	Received by:	
Note: Any relevant building permits must be applied for and paid for separate Community Development Office 405-366-5311.	ely in the Planning and	
MANAGE SEC.	Street, Norman, Oklahoma 73071	
Applicant's Contact Information		
Applicant's Name: Fabian Velasco		
Applicant's Phone Number(s): 405-436-7607		
Applicant's E-mail address: thelawnprookc@gmail.com		
Applicant's Address: 1200 Jacob's Way, Elreno, Oklah	oma 73099	
Applicant's relationship to owner: ☐ Contractor ☐ Engineer ☐	Architect	
Owner's Contact Information: (if different than applicant)		
Owner's Name: Keith R Jones		
Owner's Phone Number(s): 405-602-9155		
Owner's E-mail: 503shawneestreet@gmail.com		
Project(s) proposed: (List each item of work proposed. Work not listed	here cannot be reviewed.)	
¹⁾ Adding a patio and concrete pad to the back of the h	ouse.	
2)		
3)		
4)		
Supporting documents such as project descriptions, drawings and pic checklist page for requirements.	ctures are required see	
Authorization:		
I hereby certify that all statements contained within this application, attached	documents and transmitted	
exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with the approved plans and to follow all City of Norman		
regulations for such construction. I authorize the City of Norman to enter the property for the purpose of		
observing and photographing the project for the presentations and to ensure	consistency between the	
approved proposal and the completed project. I understand that no changes permitted without prior approval from the Historic Preservation Commission	or Historic Preservation Officer	
Property Owner's Signature: Keith R Jones Discoult for the property of the R Jones Control Charles Charles Control Charles Cha	Date: 03/25/2025	
☑ (If applicable): I authorize my representative to speak in matters regarding agreement made by my representative regarding this proposal will be bindin	g this application. Any	
Authorized Representative's Printed Name: Fabian Velasco	<u> </u>	
Authorized Representative's Signature:	Date:	











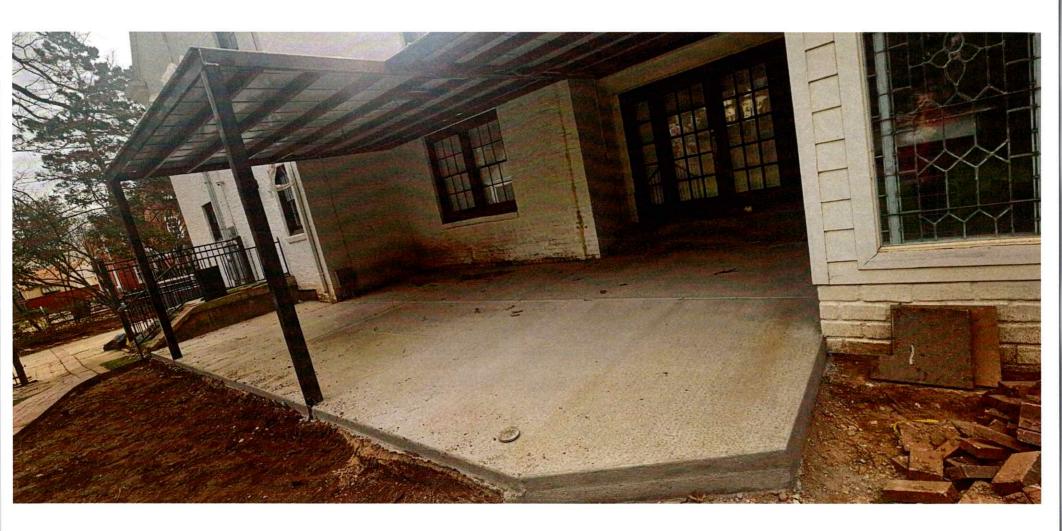




















CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: June 2, 2025

REQUESTER: Caleb Finch/Nolan Kelly

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 25-13) CONSIDERATION OF APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 538 CHAUTAUQUA AVENUE FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF EXTERIOR WOOD SHINGLES WITH HARDIE LAP

SIDING; B) REPLACEMENT OF OVERHEAD GARAGE DOORS.

Background

Historical Information

2004 Chautauqua Historic District Nomination Survey Information:

538 Chautauqua Ave. Ca. 1915. Bungalow/Craftsman. This contributing, two-story, aluminum-sided single dwelling has an asphalt-covered, cross-gabled roof and a concrete foundation. The wood windows are one-over-one hung with metal storms. The wood door is slab. The partial porch has a one-story, front-gabled roof supported by short wood columns on tall painted brick piers. There is a red brick exterior chimney on the north side. Decorative details include exposed rafters, exposed roof beams, open woodwork on the gable end, double windows, and decorative wood shutters. To the rear is a single car, wood shingle garage with a front-gabled, asphalt-covered roof and an overhead garage door.

Sanborn Insurance Map Information

The 1944 Sanborn Insurance Map shows the principal structure in its current location. The 1944 Sanborn Insurance Map does not show the garage, indicating that it was constructed post-1944.

Previous Actions

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

Overall Project Description

The garage suffered damage from a fire, which occurred after a power line fell during a windstorm this spring. Both the exterior wood shingles on the garage and the fiberglass garage doors received damage. The applicant proposes to replace the wood shingles with Hardie lap siding, and to replace both the rear-facing and front-facing overhead garage doors with a raised metal panel overhead garage doors.

REQUEST

a) Replacement of exterior wood shingles with Hardie lap siding.

Project Description:

The applicant proposes to remove the wood shingles and install Hardie lap siding to reduce the fire hazard associated with wood shingles and to match the exterior appearance of the principal structure on the property. The applicant submitted photos showing the damage to the wood shingles and information regarding the proposed Hardie lap siding.

Reference - Historic District Ordinance

36-535.a.2.g: 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. (0-0910-12).

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.

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

Considerations/Issues:

The *Preservation Guidelines for Exterior Walls* require retaining the original historic exterior wall material. However, this structure is non-contributing to the Chautauqua Historic District due to its insufficient age, thus it is not considered historic. The applicant proposes to replace the wood shingle exterior with Hardie lap siding as he desires to match the principal structure's exterior walls with a similar look. The *Guidelines* allow the substitution of cement fiberboard siding, such as Hardie siding, on non-contributing structures on a case-by-case review. The replacement of the shingles with lap siding would provide a compatible look to the principal structure and is a common exterior wall finish found in the Chautauqua Historic District.

The Commission would need to determine whether the replacement of wood shingles with Hardie lap siding meets the *Preservation Guidelines* and is compatible with the principal structure on the property and the Chautauqua Historic District.

Commission Action: (HD 25-13) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 538 Chautauqua Avenue for the following modification: a) replacement of exterior wood shingles with Hardie lap siding.

REQUEST

b) Replacement of overhead garage doors.

Project Description:

The applicant determined the existing overhead fiberglass doors were manufactured in the 1970s and are no longer available. The applicant proposes to replace the fire-damaged overhead garage doors with raised metal panel overhead garage doors. The applicant has submitted photos of the fire-damaged doors and a specification sheet on the proposed raised metal door.

Reference - Historic District Ordinance

36-535.a.2.g: 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. (0-0910-12).

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.

Preservation Guidelines

Guidelines for Garages

2.3 Standards for Administrative Bypass

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

.1 Garage Door Replacement.

For non-historic garages that face the alleyway or that are not visible from the right-of-way, the following is allowed:

- a. Wood, wood composite, or a raised metal panel garage door.
- b. The original size, height, and width of doors must be maintained.
- c. Designs must match the style of the original garage door and/or garage.

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):

- .11 Replacement Garage Doors. Retain and preserve wood overhead garage doors on historic garages. Retain double doors if possible. Replacement overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. For historic garages, and garages that face the front or are visible from the right-of-way the following replacement door is allowed:
- a. Wood is preferred. However, wood composite or metal with composite trim can be considered on a case-by-case basis. Vinyl is prohibited.
- b. The original size, height and width of doors must be maintained.

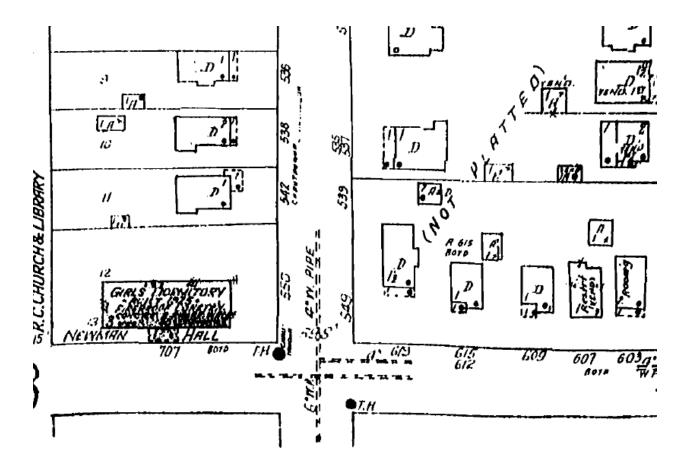
c. Designs must match the style of the original historic garage door.

Considerations/Issues:

The *Preservation Guidelines for Garages* state that rear-facing garage doors with no visibility to the right-of-way are allowed to be replaced with raised metal panel garage doors, as submitted. The *Guidelines* allow the Commission to consider wood doors or metal doors with composite trim on garages for a front-facing door with visibility from the right-of-way. Since this is a non-historic structure, and the garage door is not clearly visible from the front right-of-way due to the existing fence, the request for a raised metal panel garage door may meet the *Guidelines*.

The Commission would need to determine whether the replacement of the existing fiberglass garage doors with raised metal panel garage doors meets the *Preservation Guidelines* and is compatible with the principal structure and the Chautauqua Historic District.

Commission Action: (HD 25-13) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 538 Chautauqua Avenue for the following modification: b) replacement of overhead garage doors.



Staff Only	/ Use:
The City of Norman Historic District Commission HD Case	#
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA) Date	
Received	bv:
Note: Any relevant building permits must be applied for and paid for separately in the P	
Community Development Office 405-366-5311.	
Address of Proposed Work: 538 Charta	qua Ave Norman, 0 73069
Applicant's Name: Caleb Finch First Construction	Corp
Applicant's Phone Number(s): 405 323 0105	
Applicant's E-mail address: Contractor's caleb@firstConstruct	ron Corp. com
Applicant's Address: 3343 Deskin Dr. Norman, OK	
Applicant's relationship to owner: Contractor Engineer Architect	
Owner's Contact Information: (if different than applicant)	
Owner's Name: Nolan Kelly	
Owner's Phone Number(s): (405) 237-2976	
Owner's E-mail:	
Project(s) proposed: (List each item of work proposed. Work not listed here canno	ot be reviewed.)
Siding on Garage	
Garage Doors	
3)	
4)	
Supporting documents such as project descriptions, drawings and pictures are checklist page for requirements.	required see
Authorization:	
I hereby certify that all statements contained within this application, attached document	
exhibits are true to the best of my knowledge and belief. In the event this proposal is ap	
agree to complete the changes in accordance with the approved plans and to follow all regulations for such construction. I authorize the City of Norman to enter the property for	
observing and photographing the project for the presentations and to ensure consisten	
approved proposal and the completed project. I understand that no changes to approve	네트 (100kg) 100kg (100kg)
permitted without prior approval from the Historic Preservation Commission or Historic	Preservation Officer
Property Owner's Signature:	Date:
(If applicable): I authorize my representative to speak in matters regarding this appli	cation: Any
agreement made by my representative regarding this proposal will be binding upon me	
Authorized Representative's Printed Name:	
Authorized Representative's Signature:	Date: 4/2/25
/ / /	
(all Took)	
Caleb Finch First Construction Corp 4	119/25 21 Page

The City of Norman Historic District Commission C Application Checklist	ertificate of Appropriateness Request
Supporting Documents	
the existing status as well as the proposed changes Preservation Officer prior to submitting your COA a application by deadline. Incomplete applications will Commission. Please contact staff to discuss project	d specification sheets all need to clearly illustrate both s. It recommended that you meet with the Historic pplication request to ensure you have a complete Il not be forwarded for review by the Historic District before submitting application (405)366-5392.
A. Documentation of Existing Conditions – For of any existing materials to be replaced or altered n	ictures of the appearance, condition and dimensions nust be submitted.
☐ B. Site Plan – Show existing structures and site elements. The following elements should be include	
on the site plan.	show adjacent property structures and site elements
provided to illustrate the design, materials, and finis	
☐ D. Elevation drawings and floor plans indicated Exterior materials ☐ Doors ☐ Foundation materials, dimensions ☐ Roof, ridgeline, chimneys	ing existing and proposed features: ☐ Architectural Elements ☐ Windows ☐ Porches, stoops, gutters ☐ Steps, ramps, railings
☐ E. Trees Preservation Plan showing (required can be included on site plan. Show existing large shornamental trees greater than 4" in diameter. Description needs to be provided. Any trees proposition	ription of how existing trees will be protected during sed to be removed must be indicated.
☐ F. Additional Documents for New Construction	
☐ Streetscape elevation of existing	Floor height of proposed house addition,
structure and adjacent structures Color Photos of site - front, side and rear	comparison to adjacent properties □ Total height of proposed house or addition, comparison to neighboring structures
☐ Site Plan to include structures, pavement, trees of subject property and adjacent properties	☐ Elevation drawings of each façade of proposed house or addition
☐ Topographical information if proposing to change grades of site	□ Floor Plans

Revised: 11/16/20

AIS

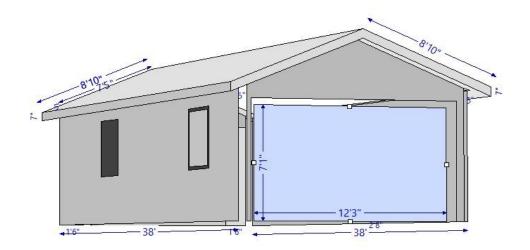
The City of Norman Historic District Commission APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

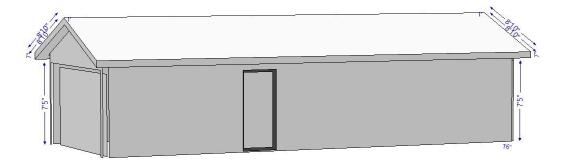
Applica	ation	Submittal Steps:
Step 1	of N	iew guidelines for proposed work in the Historic Preservation Handbook available at City orman website: (http://www.normanok.gov/planning/historic-preservation) or by calling -366-5392).
Step 2	Con	tact Historic Preservation Officer to discuss proposed work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

COA Application Review Process:

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

Plans Nolan Kelly









VIEW 3D MODEL



538 Chautauqua Avenue, Norman, OK SUMI Item 3.

Areas	Siding	Other
Facades	503 ft ²	-
Openings	168 ft²	-
Trims*	16 ft²	-
Unknown (no photos)*	-	-
Total	687 ft²	O ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not	
touch siding, then it's included in the 'Other' column.	

Openings	Siding	Other
Quantity	5	0
Tops Length	30′ 3″	-
Sills Length	6′ 9″	-
Sides Length	51′ 8″	-
Total Perimeter	88′ 8″	-

Corners	Siding	Other
Inside Qty	0	0
Inside Length	-	-
Outside Qty	4	0
Outside Length	27′ 6″	-

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	O ft²	O ft²
Vents Qty	0	0
Vents Area	O ft²	O ft²

Trim	Siding	Other
Level Starter	67′ 3″	-
Sloped Trim	-	-
Vertical Trim	-	-

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	71′ 5″	-	-
Level Frieze Board	66′ 9″	11"	64 ft²
Rakes Fascia	31′ 1″	-	-
Sloped Frieze Board	26′ 1″	10"	23 ft²

SIDING WASTE TOTALS

Siding & Trim Only*	Area Squares	
Zero Waste	522 ft ²	5¼
+10%	575 ft²	6
+18%	616 ft ²	61⁄4

+ Openings < 20ft ²	Area	Squares	
Zero Waste	575 ft²	6	
+10%	633 ft ²	6½	
+18%	678 ft ²	7	

+ Openings < 33ft ²	Area	Squares	
Zero Waste	575 ft²	6	
+10%	633 ft ²	6½	
+18%	678 ft²	7	

^{*}The first three rows of the Siding Waste Factor table are calculated using the total ${\rm ft^2}$ of siding facades, ${\rm ft^2}$ of trim touching siding, and ${\rm ft^2}$ of unknowns touching siding.



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Roof	Area	Total	Length
Roof Facets	556 ft²	2	-
Ridges / Hips	-	1	35′ 9″
Valleys	-	0	-
Rakes	-	4	31′ 1″
Eaves	-	2	71′ 5″
Flashing	-	0	-
Step Flashing	-	0	-
Drip Edge/Perimeter	-	-	102′ 7″

Roof Pitch*	Area	Percentage	
5 / 12	556 ft²	100%	

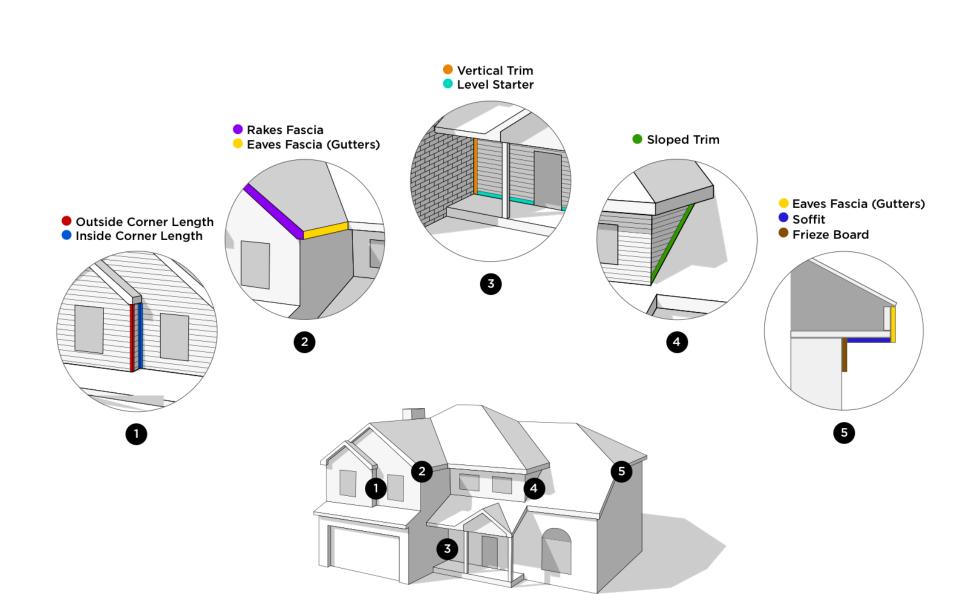
Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	556 ft²	584 ft²	612 ft²	639 ft²	667 ft²
Squares	52/3	6	61/3	62/3	7

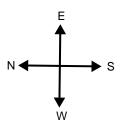
The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.



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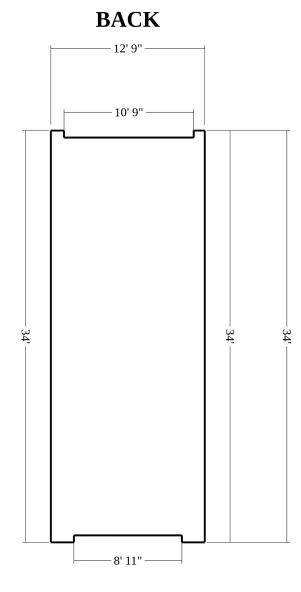




Number of Stories: 1

Footprint Perimeter: 95' 10"

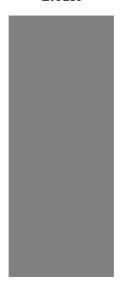
Footprint Area: 422 ft²



FRONT

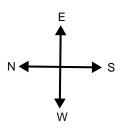






FRONT

Number of Stories: 1

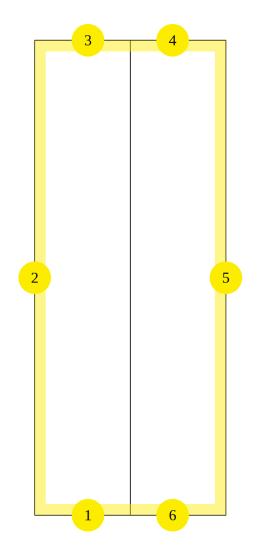


Siding Per Elevation

	FRONT			RIGHT			LEFT			ВАСК	
SI-1	-	38 ft ²	SI-2	-	215 ft ²	SI-4	-	222 ft ²	SI-3	-	28 ft ²
	38 ft ²			215 ft ²			222 ft ²			28 ft ²	



Depth	Туре	Count	Total Length	Total Area
6" - 12"	rakes	4	27′ 7″	23 ft²
	eaves	2	71′ 5″	64 ft²
		Totals	99′	87 ft²





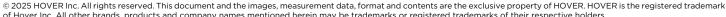




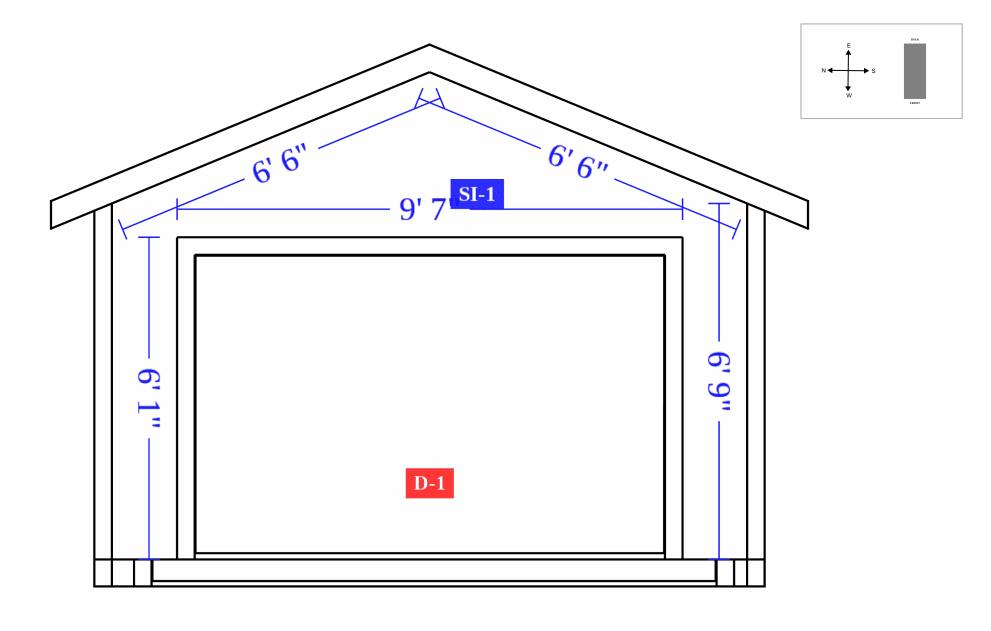
Soffit Breakdown

num	Туре	Depth	Length	Area	Pitch
1	rake	10"	6′ 11″	6 ft²	5 / 12
2	eave	11"	35′ 9″	32 ft ²	5 / 12
3	rake	10"	6′ 11″	6 ft²	5 / 12
4	rake	10"	6′ 11″	6 ft²	5 / 12
5	eave	11"	35′ 9″	32 ft ²	5 / 12
6	rake	10"	6′ 11″	6 ft²	5 / 12



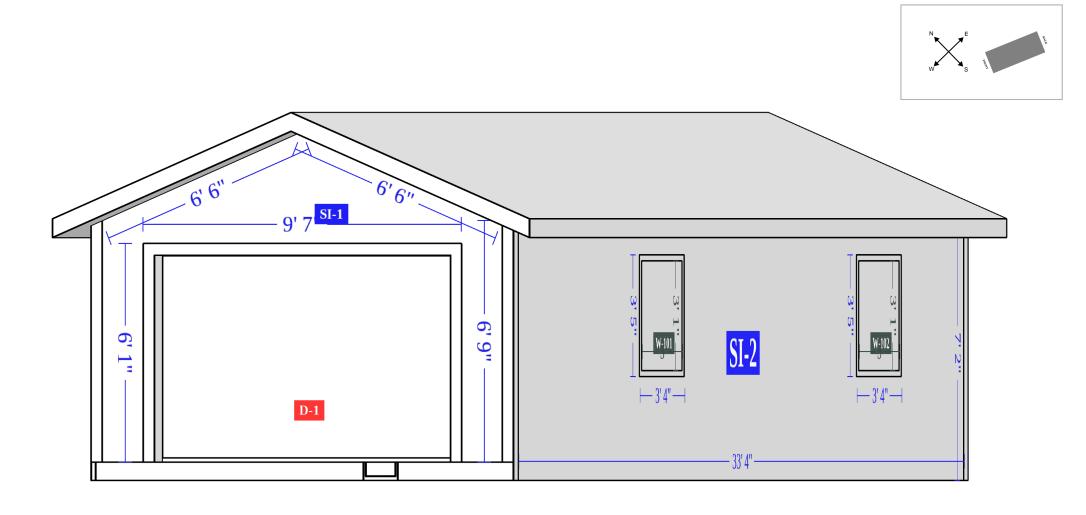


by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.



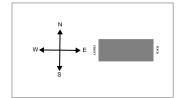


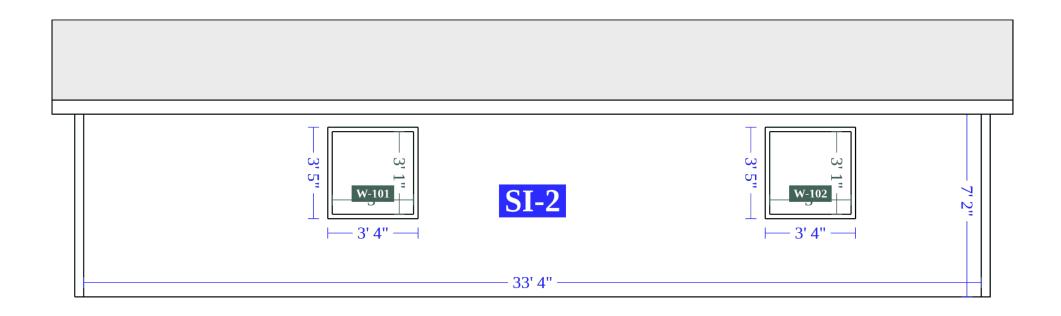






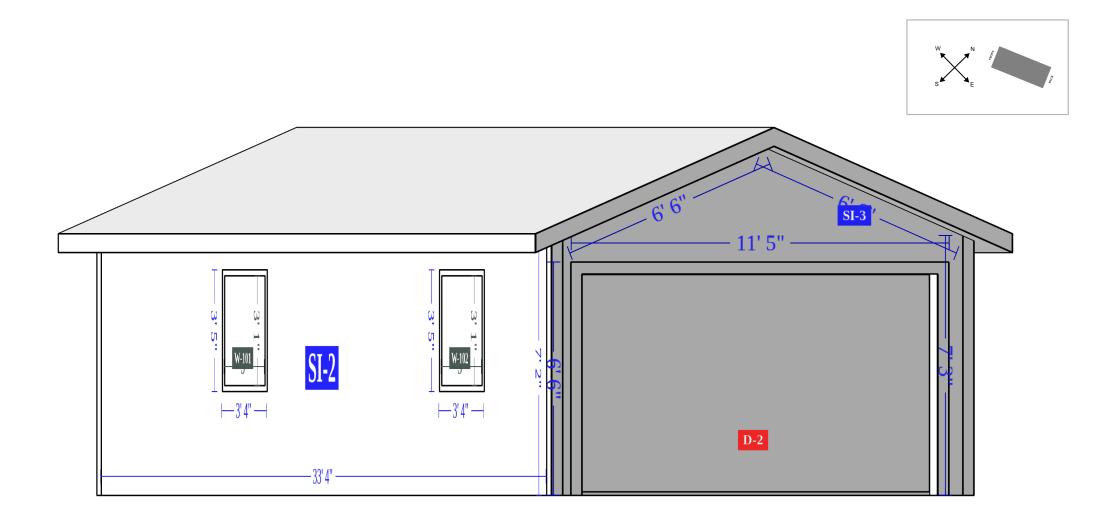




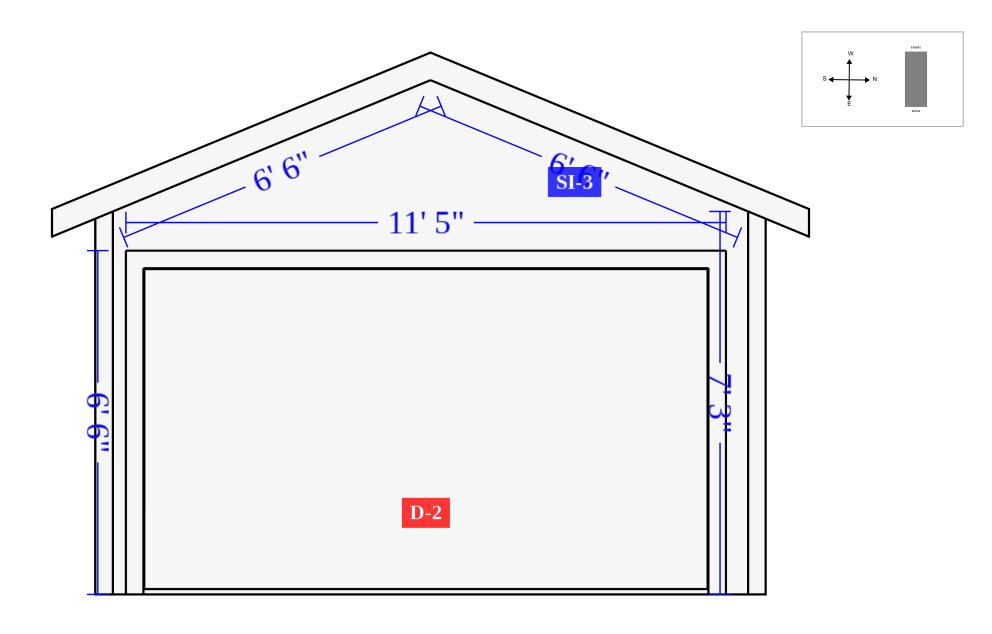




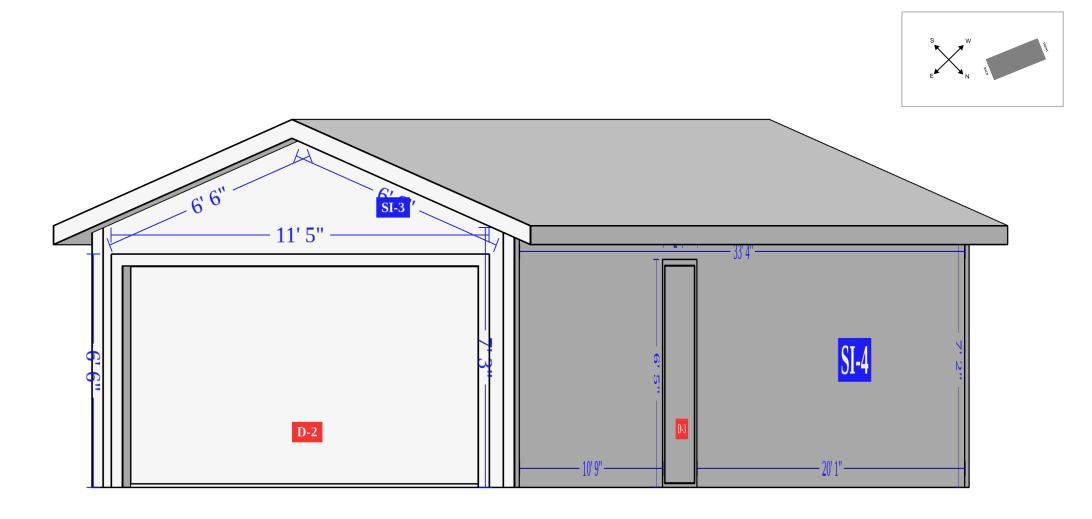




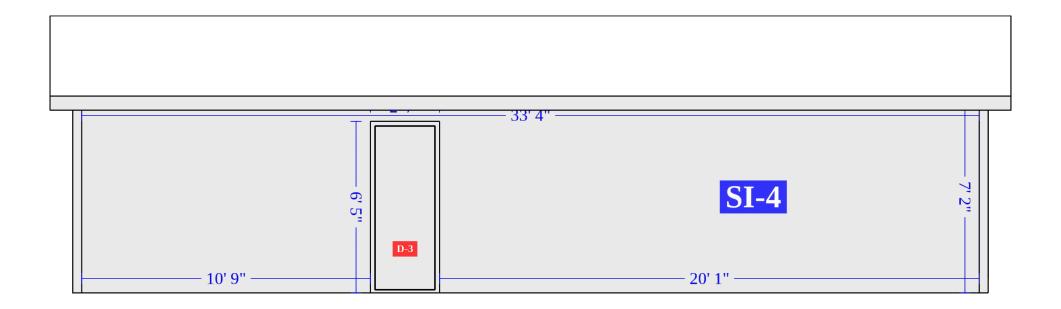




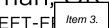


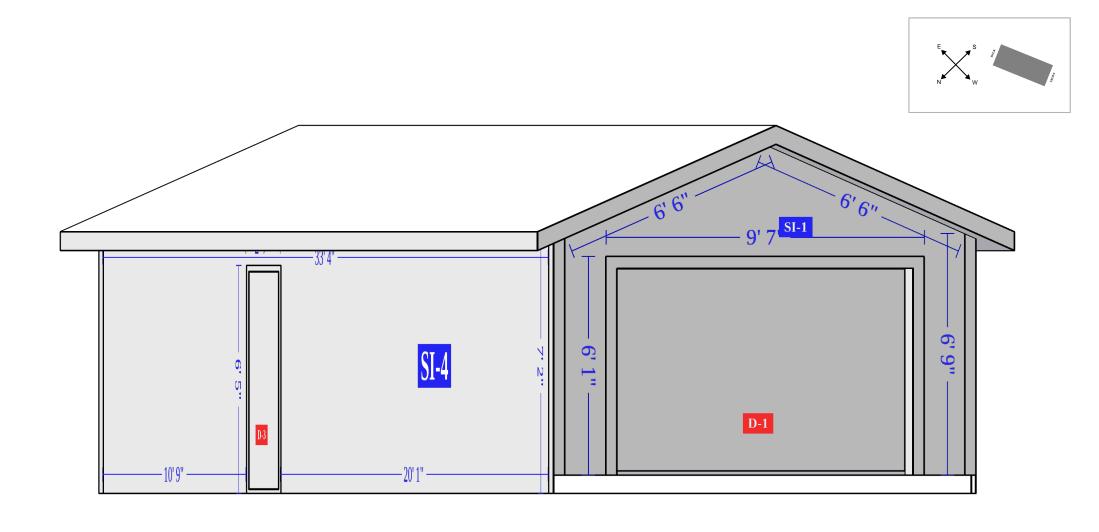
















538 Chautauqua Avenue, Norman, OK

Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	38 ft²	-	2	1	-	-
SI-2	215 ft ²	-	2	2	-	-
SI-3	28 ft²	-	2	1	-	-
SI-4	222 ft ²	-	2	1	-	-
Total	503 ft ²	0	8	5	0	0

Facades

			Trim		Cor	ners	Roo	fline		Openings	
Facade	Area	Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	38 ft²	2′ 6″	-	-	-	13′ 3″	-	13′ 1″	9′ 7″	-	12′ 3″
SI-2	215 ft ²	33' 4"	-	-	-	13′ 9″	33′ 4″	-	6′ 9″	6′ 9″	13′ 7″
SI-3	28 ft²	8"	-	-	-	14′ 3″	-	13′ 1″	11′ 5″	-	13′ 1″
SI-4	222 ft ²	30′ 9″	-	-	-	13′ 9″	33′ 4″	-	2' 7"	-	12′ 9″
Total*	503 ft ²	67′ 3″	-	-	-	27′ 6″	66′ 9″	26′ 1″	30′ 3″	6′ 9″	51′ 8″

^{*}Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

SIDING & TRIM ONLY

	Zero Waste	+10%	+18%
SI-1	38 ft²	42 ft ²	45 ft²
SI-2	215 ft²	237 ft ²	254 ft²
SI-3	28 ft²	31 ft²	33 ft ²
SI-4	222 ft²	244 ft ²	262 ft ²
Trims	19 ft²	21 ft²	22 ft ²
Total	522 ft²	575 ft²	616 ft²
	L		

+ OPENINGS < 20ET2

+ OPENINGS \ 20F1						
Zero Waste	+10%	+18%				
38 ft²	42 ft ²	45 ft²				
233 ft ²	256 ft ²	275 ft ²				
28 ft²	31 ft²	33 ft ²				
235 ft ²	259 ft ²	277 ft ²				
41 ft ²	45 ft ²	48 ft²				
575 ft ²	633 ft ²	678 ft²				

+ OPENINGS < 33FT²

Zero Waste	+10%	+18%
38 ft²	42 ft ²	45 ft²
233 ft ²	256 ft²	275 ft²
28 ft²	31 ft²	33 ft²
235 ft ²	259 ft²	277 ft²
41 ft ²	45 ft²	48 ft²
575 ft ²	633 ft²	678 ft²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.







Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	36" x 37"	73"	W-101	36" x 37"	73"	9 ft²
WG-2	36" x 37"	73"	W-102	36" x 37"	73"	9 ft²
			Total	-	146"	18 ft²



Page 20



538 Chautauqua Avenue, Norman, OK

Doors

Opening	Width x Height
D-1	107" x 68"
D-2	128" x 73"
D-3	26" x 73"

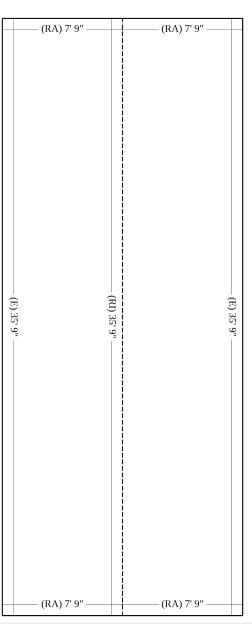
^{*}Door height and width have been snapped to standard

Entire Doors

Opening	Width x Height	Area
D-1	107" x 69"	52 ft²
D-2	129" x 74"	66 ft²
D-3	27" x 73"	14 ft²
Total	-	132 ft²

^{*}Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

Roof	Length
Ridges (RI)	35′ 9″
Hips (H)	-
Valleys (V)	-
Rakes (RA)	31′ 1″
Eaves (E)	71′ 5″
Flashing (F)*	-



Step Flashing (SF)*

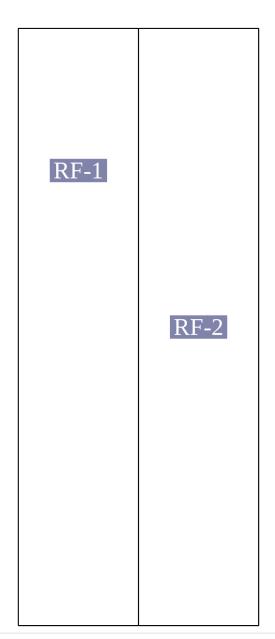
Transition Line (TL)

Page 22

^{*}Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)



Facet	Area	Pitch
RF-1	278 ft²	5/12
RF-2	278 ft²	5/12

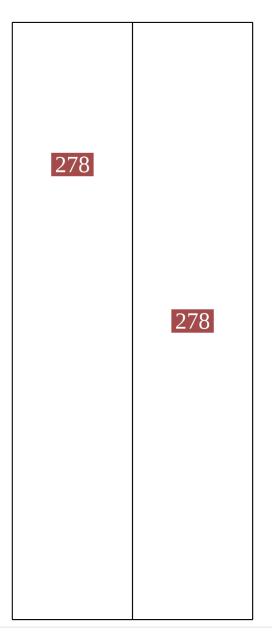






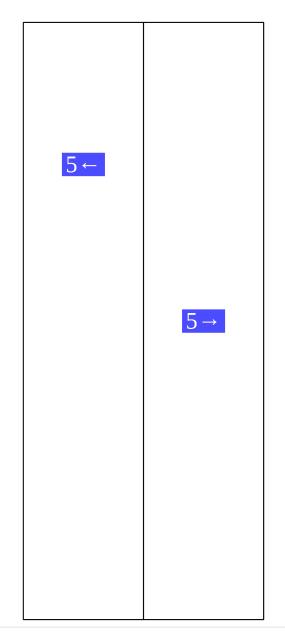


Roof	Facets	Total
Total	2	556 ft ²





Roof Pitch	Area	Percentage
5 / 12	556 ft ²	100%



























Home Owner: Nolan Kelly

Address: 538 Chautaqua Ave.

Norman, OK 73069

Norman Historic District Commission Documents

Siding

Siding to be replaced.

Existing Siding

Current siding is Cedar shake siding some was burned in fire.









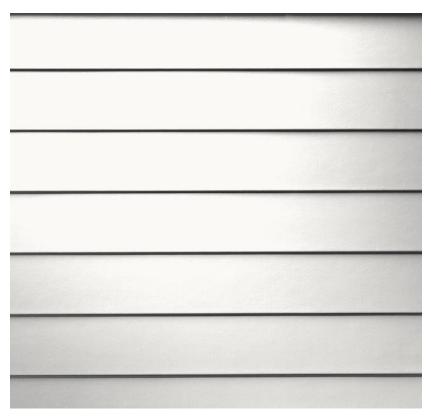
page 1 of 3

Replacement Siding

The home owner would like to replace the cedar shake siding with wooden lap siding (painted white). this would have the appearance of the current siding on the primary house.

Example of new siding





Garage Doors

Existing Garage doors





Home owner wood like to replace the existing fiberglass garage doors with approved raised metal panel garage doors. Color Mahogany

Example of new garage door





color



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: June 2, 2025

REQUESTER: Scott & Laurie Huskey

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 25-14) CONSIDERATION OR APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS REQUEST FOR THE PROPERTY LOCATED AT 800-802 MILLER AVENUE FOR THE FOLLOWING MODIFICATIONS ON THE GARAGE APARTMENT: A) REPLACEMENT OF WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS; B) REPLACEMENT OF WOOD LAP SIDING WITH HARDIE LAP SIDING; C) REPLACEMENT OF ENTRY

DOOR WITH OPTION A OR OPTION B.

Background

Historical Information

2004 Miller Historic District Nomination Survey Information:

800 South Miller Avenue. Ca. 1925. Tudor Revival. This contributing, one-story, brick, single dwelling has a brick foundation and an asphalt covered, cross-gabled roof. The wood windows are nine-over-one hung and the wood door is plank. The partial porch is uncovered with a concrete floor, wrought iron railing and an enclosed, brick, arched entry. Other exterior features include an exterior, brick, gabled wall chimney. Decorative details include exposed rafters tails, false half-timbering and double and triple windows.

802 South Miller Avenue. Ca. 1965. No Distinctive Style. This noncontributing, two-story, weatherboard garage apartment has a concrete foundation and an asphalt-covered, front-gabled roof. The wood windows are one-over-one hung and the wood door is glazed paneled. The first floor features two, wood, glazed, paneled, overhead garage doors. There is also an entry located on the north side, towards the rear, which features a gabled entry porch supported by brackets. The second floor apartment is accessed via a wood staircase on the south side. Decorative details consist of contrasting painted trim. The building is non-contributing due to insufficient age.

Sanborn Insurance Map Information

The principal structure is indicated in its present location on the 1925 and 1944 Sanborn maps. The garage apartment located south of the principal structure is not on the Sanborn maps, indicating it was built after 1944.

Previous Actions

May 1, 2000 - A Certificate of Appropriateness (COA) by Administrative Bypass was granted for the removal of a shared driveway between 800 Miller Avenue and 228 E Duffy Street.

March 7, 2022 – A COA was issued for the replacement of slate roof tiles with composite or laminated shingles.

August 10, 2024 – A COA by Administrative Bypass was issued for the installation of a rear yard fence.

Overall Project Description

The property owner, during the renovation of the garage apartment, discovered the exterior siding, windows, and entry door were deteriorated due to water infiltration and termite damage. The applicant proposes to replace the exterior wood lap siding with Hardie lap siding to prevent future maintenance issues. Also proposed is the replacement of wood windows with aluminum-clad wood windows. Additionally, the applicant has proposed two possible wood door options for the replacement of the existing wood entry door to the garage apartment. On the submitted COA application form, the applicant also requested to replace the driveway leading to the garage. Since this request does not propose to alter the size of the existing driveway, it is considered repair. Repair of existing pavement does not require Historic District Commission review but will require a paving permit.

REQUEST

a) Replacement of wood windows with aluminum-clad wood windows.

Project Description:

During renovation of the garage apartment, the applicant found the existing wood windows to be deteriorated due to water infiltration. Additionally, the windows have been screwed shut, resulting in further damage to the wood sashes. The applicant proposes replacing all wood windows in the structure with aluminum-clad wood windows. The applicant has submitted photos showing the deteriorated windows, along with information on the proposed aluminum-clad wood windows.

Reference - Historic District Ordinance

36-535.a.2.g: 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.

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.

Preservation Guidelines

3.12 Guidelines for Windows

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

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

- .7 Window Replacement. An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:
- a. Shall have a wood exterior, unless replacing a metal casement window.
- b. Light patterns same as the original.
- c. Size and dimension the same as the original.
- d. Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.
- .10 Materials. Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum-clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.

Issues and Considerations

The *Preservation Guidelines for Windows* require the retention of historic windows. This structure is non-contributing to the Miller Historic District and, therefore, is not a historic structure. The *Guidelines* allow windows on non-contributing structures to be replaced with wood, aluminum-clad wood windows, or fiberglass windows. In this case, the applicant proposes to replace wood windows with aluminum-clad wood windows, which meet the *Guidelines* for materials.

The Commission would need to determine whether the proposed replacement of wood windows with aluminum-clad wood windows meets the *Preservation Guidelines* and is compatible with the Miller Historic District.

Commission Action: (HD 25-14) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 800-802 Miller Avenue for the following modification on the garage apartment: a) replacement of wood windows with aluminum-clad wood windows.

REQUEST

b) Replacement of exterior wood lap siding with Hardie lap siding.

Project Description:

The existing wood siding has suffered damage from water infiltration and termites. The applicant proposes to remove the deteriorated wood lap siding and replace it with Hardie lap siding of the same width and profile. The applicant submitted photos showing the dilapidated siding and information on the proposed Hardie lap siding in the attached submittal documents.

Reference - Historic District Ordinance

36-535.a.2.g: 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. (0-0910-12).

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.

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 building's overall historic character.
- **.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 materials are not available or feasible.
- .7 Substitute Materials. Cement fiberboard (e.g. Hardie plank® siding) will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.

Considerations/Issues:

The *Preservation Guidelines for Exterior Walls* require the retention of historic exterior wall material. However, this structure is non-contributing to the Miller Historic District due to its insufficient age and it is not considered a historic structure. The applicant proposes replacing the existing wood lap siding with Hardie lap siding to minimize future maintenance issues. As required by the *Guidelines*, the applicant is proposing Hardie siding with a smooth finish and will match the width and profile of the existing siding. The *Guidelines* allow the substitution of cement fiberboard siding, such as Hardie lap siding, on non-contributing structures on a case-by-case review. The installation of Hardie lap siding will provide a similar look to structures with wood lap siding found in the Miller Historic District.

The Commission would need to determine whether the replacement of wood lap siding with Hardie lap siding meets the *Preservation Guidelines* and is compatible with the principal structure on the property and the Miller Historic District.

Commission Action: (HD 25-14) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 800-802 Miller Avenue for the following modification on the garage apartment: a) Replacement of exterior wood lap siding with Hardie lap siding.

REQUEST

c) Replacement of entry door with Option A or Option B.

Project Description:

The applicant proposes to replace the existing wood door to improve the appearance and security of the apartment. The applicant proposes two possible wood door options. The first option is a Craftsman bungalow style with lites at the top of the door. The second option is a

simple modern-day wood door without any lites. The applicant has submitted a photo of the existing entry door and illustrations of the two proposed door options.

Reference - Historic District Ordinance

36-535.a.2.g: 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. (0-0910-12).

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.

Preservation Guidelines

3.13 Standards for Administrative Bypass

The following items can receive a Certificate of Appropriateness (COA) through the Administrative Bypass process if they meet the criteria listed below. If they do not meet the criteria, the application will be forwarded to the Historic District Commission for a full review.

.1 Door Replacement. A deteriorated door that is not repairable may be replaced in-kind, meaning a door that matches the original in materials and design. A non-original door may be replaced with a wood door that is appropriately designed for the house and the historic district.

3.14 Guidelines

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

- .1 Retain and Preserve Original Doors. Retain and preserve the original doors and door surrounds, including frames, glazing, panels, sidelights, fanlights, surrounds, thresholds, and hardware, on front doors and side doors visible from the street.
- **.7 Replacement Doors.** Replacement doors on a historic structure are to be wood and in appropriate design, size and details in keeping with the style of the house. Installation of steel doors on the front of a historic structure is prohibited. Aluminum-clad doors are permissible on rear of the structure upon review on a case-by-case basis.
- **.9 Materials.** Wood is allowable for in-kind replacement of doors. Fiberglass and aluminum-clad doors can be considered on non-contributing resources and on rear elevations of historic structures when not visible from the front right-of-way. Vinyl is prohibited for historic and non-contributing structures.

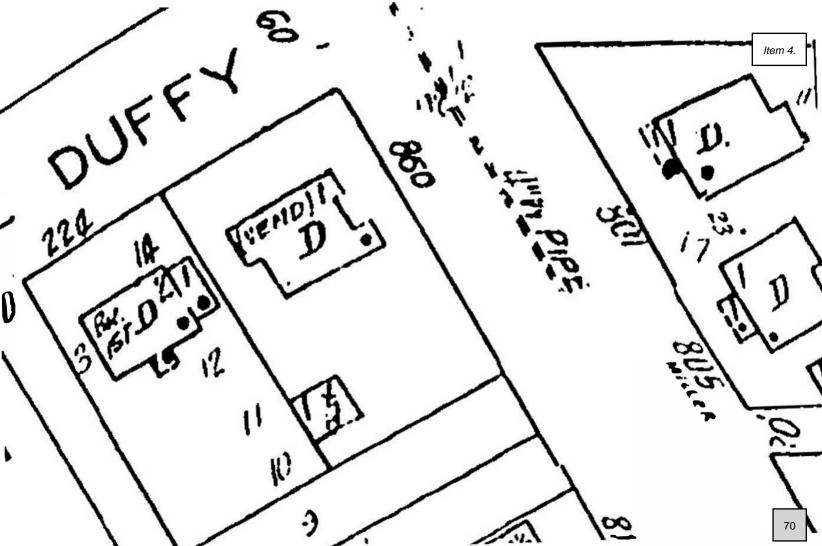
Considerations/Issues:

The *Preservation Guidelines for Doors* require the retention of historic doors. However, this structure is non-contributing to the Miller Historic District due to its insufficient age, and it is not considered historic. The applicant proposes to replace the existing wood door with one of the two proposed wood doors. The *Guidelines* allow in-kind replacement of wood doors on non-contributing structures. The proposed wood door options meet the *Guidelines* for materials. The Commission would need to determine which wood door option is appropriate for this structure. It should be noted that the *Guidelines* discourage the addition of elements to a structure that create a false sense of history.

The Commission would need to determine whether replacement of the entry door is appropriate. If the replacement of the entry door is appropriate, the Commission would need to determine

whether Option A or Option B meets the *Preservation Guidelines* and is compatible with this property and the Miller Historic District.

Commission Action: (HD 25-14) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 800-802 Miller Avenue for the following modification on the garage apartment: c) replacement of entry door with Option A or Option B.



	Staff Only Use:			
The City of Norman Historic District Commission	HD Case #	Item 4.		
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)	Date	nem 4.		
APPLICATION FOR CLRIMEATE OF ALL TEST AND APPLICATION FOR	Received by:			
Note: Any relevant building permits must be applied for and paid for separa				
Community Development Office 405-366-5311.	•			
Address of Proposed Work:		5545		
Applicant's Contact Information:				
Applicant's Name: Scott and Laurie Hu	skey			
Applicant's Phone Number(s): 503-939-6925	(Scott)			
Applicant's E-mail address: Scotthus Key 60 @ gma	il. com	_		
Applicant's Address: 800 miller Ave		_		
Applicant's relationship to owner: ☐ Contractor ☐ Engineer ☐] Architect			
Owner's Contact Information: (if different than applicant)				
Owner's Name: Laurie Huskey				
Owner's Phone Number(s): 503 - 939 - 4995 (Laucie)				
Owner's E-mail: Lauriehuskey @ msn.	com			
Project(s) proposed: (I ist each item of work proposed. Work not listed	here cannot be reviewed.)		
1) Porton Windows Front door : All Windows do not ope	n and have termite (Ju site		
Donne is when I France Frank done don't noon France	domage termites (lede Verbi		
2) Resider Siding All has dry Kot and termite damage He	rate flend			
	See pictures			
3) New Front Door Frame damage termite damage,	sater damage.			
4) Replace drive way 18x20 SAME con	erate			
Supporting documents such as project descriptions, drawings and pi	ctures are required see			
checklist page for requirements.	•			
Authorization:				
I hereby certify that all statements contained within this application, attache	d documents and transmitted	l l		
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	e 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 change	s to approved plans are			
permitted without prior approval from the Historic Preservation Commission	or Historic Preservation Offi	cer		
Property Owner's Signature: San Ignahul	Date: 4/23/2	5		
☐ (If applicable): I authorize my representative to speak in matters regarding	ng this application. Any			
agreement made by my representative regarding this proposal will be bindi	ng upon me.			
Authorized Representative's Printed Name: Laurie Huskey Authorized Representative's Signature:	Date: 4/23/2	5		
Authorized Representative 5 Signature.	Duto. " / " J / "	71		

The City of Norman Historic District Commission Certificate of Appropriateness Request Application Checklist				
Supporting Documents				
The purpose of supporting documentation is to illustrate existing conditions and proposed work as installed. Photos, site plan, elevation drawings, and specification sheets all need to clearly illustrate both the existing status as well as the proposed changes. It recommended that you meet with the Historic Preservation Officer prior to submitting your COA application request to ensure you have a complete application by deadline. Incomplete applications will not be forwarded for review by the Historic District Commission. Please contact staff to discuss project before submitting application (405)366-5392.				
A. Documentation of Existing Conditions – Pictures of the appearance, condition and dimensions of any existing materials to be replaced or altered must be submitted.				
B. Site Plan – Show existing structures and site elements as well as proposed structures and site elements. The following elements should be included on a site plan drawn to scale:				
■ Buildings, garages, sheds □ Fences, walls □ Sidewalks, driveways, parking pads □ Patios, decks, Swimming pools, etc. □ Trees (see F Tree Preservation Plan) Note: Additions and New Structures need to show adjacent property structures and site elements on the site plan.				
C. Illustration of the proposed materials and design - Photos, drawings and/or samples must be provided to illustrate the design, materials, and finishes of the proposed work.				
☐ D. Elevation drawings and floor plans indica	ting existing and proposed features:			
☑ Exterior materials ☑ Doors ☑ Foundation materials, dimensions ☑ Roof, ridgeline, chimneys	☐ Architectural Elements			
☐ E. Trees Preservation Plan showing (required for major projects only, such as additions). This can be included on site plan. Show existing large shade trees 8" in diameter or greater and existing ornamental trees greater than 4" in diameter. Description of how existing trees will be protected during construction needs to be provided. Any trees proposed to be removed must be indicated. ☐ F. Additional Documents for New Construction or Additions:				
☐ Streetscape elevation of existing structure and adjacent structures	☐ Floor height of proposed house addition, comparison to adjacent properties			
☐ Color Photos of site - front, side and rear	☐ Total height of proposed house or addition, comparison to neighboring structures			
☐ Site Plan to include structures, pavement, trees of subject property and adjacent properties	☐ Elevation drawings of each façade of proposed house or addition			
☐ Topographical information if proposing to change grades of site	□ Floor Plans			
Revised: 11/16/20	72			

AIS

Item 4.

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

COA Application Review Process:

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

802 Miller Ave. Proposed Exterior Work

1. Remove all siding as it has extensive dry rot as well as Termite infestation.

Item 4

We would like to replace the siding with Hardie Siding Smooth and new trim to look the same as old trim and siding.

2. Remove all windows which also have dry rot and termite damage. All upperlevel windows were screwed closed with no egress in the bedroom and caused more damage to the frames. We propose to replace all windows with Siteline Clad Double Hung, Auralast Pine, Black Exterior, Natural

Interior that match existing windows. Match proposed trim color on exterior of home.

3. Remove/Replace entry door as jamb is rotted with termite damage and

does not close or lock properly.

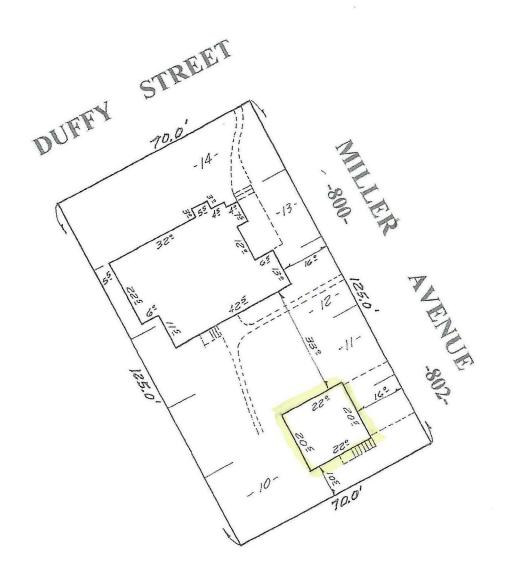
4. Remove/Replace deteriorating concrete slab in front of garage with 74 slab concrete same as existing used to be.

PLEASE SEE PHOTOS OF PROPOSED MATERIAL TO BE USED.

MORTGAGE INSPECTION REPORT

NOTE: THIS IS NOT A BOUNDARY SURVEY, NO CORNERS WERE SET

Item 4.



ALL EASEMENTS SHOWN ON THE COMMITMENT ARE SHOWN ON THE DRAWING. 4-16-2024 F.V.

LEGEND

EASEMENT BUILDING LINE CONCRETE

GRAVEL

WOOD DECK

CA-4853 Expires: 06-30-2025

1530 SW 89th St., Suite C-2, Oklahoma City, Oklahoma 73159 (405) 69I-0077 - (405)69I-0023 Fax

Mortgage Inspections - Elevations - Boundary Surveys

www.vmisurvey.com

INSPECTION NO. 2400503

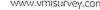
DATE: 4-16-2024

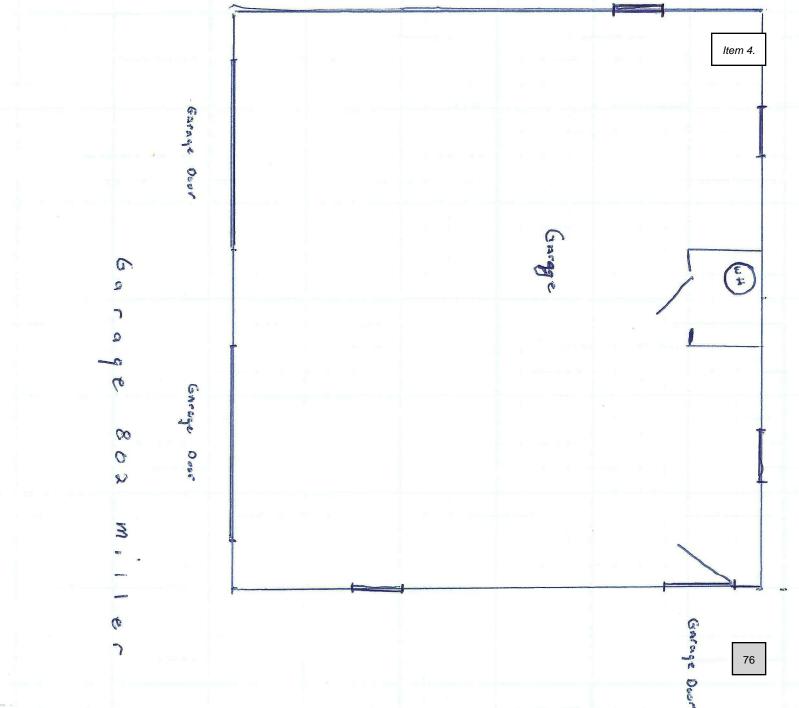
BUYER: Huskey

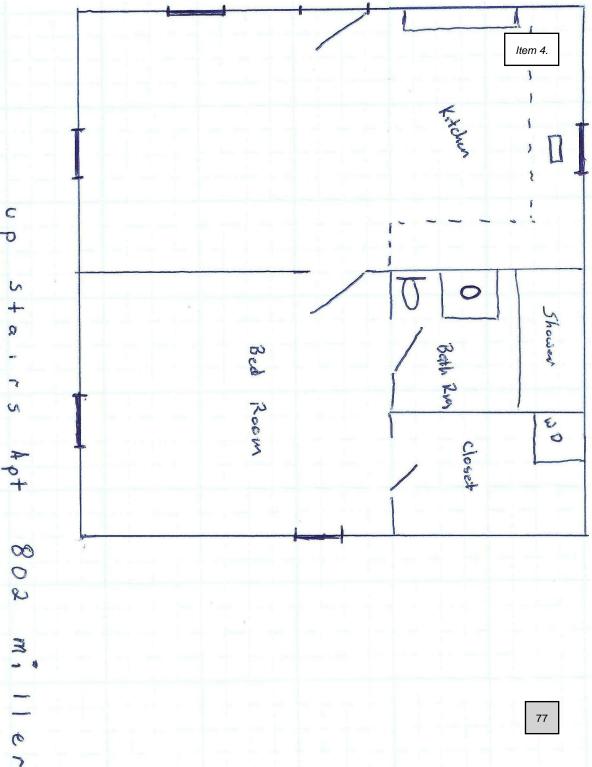
FILE NO. 710062400589

TITLE COMPANY: Chicago Title-Norman ADDRESS: 800 Miller Avenue, Norman, COUNTY: Cleveland

SHEET 1 OF 2







































Smooth-Star. (cont.)



S32XE S32XC S32XJ S32XR S32XN

3'0"x 6'8"



\$8321XC \$8321XJ \$8321XR S8321XN

2'8"x 8'0" 3'0"x 8'0"



S832XC S832XJ S832XR S832XN 3'0"x 8'0"

12"x 6'8" 14"x 6'8"

S308XESL S308XCSL

S308XJSL

S308XRSL

S308XNSL



S1170XESL S1170XCSL S1170XJSL S1170XRSL S1170XNSL

10"x 6'8" 12"x 6'8" 14"x 6'8"



S881XESL S881XCSL S881XJSL S881XRSL S881XNSL

12"x 8'0" 14"x 8'0"



S605XE S605XC S605XJ S605XR S8605XE \$8605XC \$8605XJ S8605XR S605XN S8605XN 3'0"x 8'0"

2'8"x 6'8" 2'10"x 6'8" 3'0"x 6'8"



S606XE S606XC S606XJ S606XR S606XN

2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"

\$8606XE \$8606XC \$8606XJ \$8606XR \$8606XN

3'0"x 8'0"

Item 4.

S607XE S607XC S607XJ S607XR S607XN

2'8"x 6'8" 2'10"x 6'8" 3'0"x 6'8"

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3'0"x 8'0"

S8608XE S8608XC S608XE S608XC

S608XJ S608XR S608XN

2'8"x 6'8" 2'10"x 6'8" 3'0"x 6'8"



S605XESL S605XCSL S605XJSL S605XRSL S605XNSL

\$8608XJ \$8608XR \$8608XN

3'0"x 8'0"

12"x 6'8" 14"x 6'8"



S6124XESL S6124XCSL S6124XJSL S6124XRSL S6124XNSL

> 10"x 6'8" 12"x 6'8" 14"x 6'8"





Classic cedar style in cutting-edge material.

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.

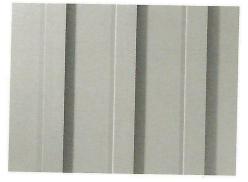
Hardie Plank Smooth



STYLES

Item 4.

find your perfect mix of exterior products



HARDIE® PANEL & HARDIE® TRIM BATTEN



HARDIE® SHINGLE



HARDIE® PLANK



HARDIE® TRIM



HARDIE® SOFFIT

For more detailed product size and availability information, visit jameshardie.com/magnolia.

TEXTURES

choose the texture you prefer

HARDIE® TRIM SMOOTH





HARDIE® TRIM RUSTIC GRAIN

HARDIE® SIDING SELECT CEDARMILL®*

* Textures available for siding and soffit. Hardie® Shingle only offered in Select Cedarmill®.

DESIGN the

HOME YOU'VE ALWAYS IMAGINED

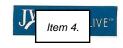
Visualize Hardie® products on a 3D model of your home with HOVER® Design Studio, brought to you by James Hardie.

Every home tells a story. What will yours be? Start your free design.





Window Replacement



Samantha Fowler

QUOTE BY: Samantha Fowler **QUOTE** # : JW250100J4K - Version 0

SOLD TO SHIP TO PO#

PROJECT NAME: Ship Via : Ground REFERENCE

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT QT PRICE	Y EXTENDED PRICE
Line 1		Frame Size: 20 X 36		

Siteline Clad Double Hung, Auralast Pine, Rough Opening: 20 3/4 X 36 3/4 Black Exterior, Natural Interior,

Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb,

Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock,

US National-WDMA/ASTM, PG 35,

Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,

BetterVue Mesh Black Screen,

Custom-Width, IGThick=0.726(1/8 / 1/8), The selected colors may vary Viewed from Exterior. Scale: 1/2"=1' slightly in appearance between their AAMA-2604 and AAMA-2605 versions.

Please contact your sales representative to review color samples as needed prior to finalizing order.. Clear Opening:16.2w, 14.4h, 1.6 sf,*Does not meet typical state code egress requirements but local codes may vary*, .

PEV 2025.1.0.5024/PDV 7.706 (12/01/24)CW

\$617.88 6 \$3,707.28 Line 2 Frame Size: 18 X 52

Rough Opening: 18 3/4 X 52 3/4 Siteline Clad Double Hung, Auralast Pine, Black Exterior,

> Natural Interior, Nail Fin (Standard), Color Match Metal DripCap,

4 9/16 Jamb,

Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, Recessed Sash Lock,

US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon

Filled, Traditional Glz Bd, BetterVue Mesh Black Screen,

Custom-Width, IGThick=0.726(1/8 / 1/8), The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions.

Please contact your sales representative to review color samples as needed prior to finalizing order.. Clear Opening:14.2w, 22.4h, 2.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, .

PEV 2025.1.0.5024/PDV 7.706 (12/01/24)CW

\$713.50 \$2,854.00

All orders are subject to review by JELD-WEN

Viewed from Exterior. Scale: 1/2"=1'

Total Units:

10

Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

JW250100J4K (Ver:0) - 01/23/202

cust-65342

Page 2 of 2 (Prices are subject to change.)



₯ 73072

What can w...



88 땁 Shop All Services DIY

ጸ Log In

... / Exterior Doors / Front Doors / Wood Doors / Wood Doors Without Glass

Internet # 203386276 Model # A49322

75

JELD-WEN (Brand Rating: 3.8/5) (i)

36 in. x 80 in. 6-Panel Unfinished Wood Prehung Left-Hand Inswing Front Door w/Primed Rot **Resistant Jamb & Brickmould**

★★★★★ (3) ✓ Questions & Answers (7)



















1 DAYS 9 HRS 26 MIN 4 SEC

Limit 10 per order



\$83980 Was \$988.00 Save \$140.00

Save \$148.20 (15%)



Special Buy ends in 5 days 09 hrs 26 mins

Shop All Pro Special Buy of the Week



Pay \$789.80 after \$50 OFF your total qualifying purchase upon opening a new card. 1 Apply for a Home Depot Consumer Card

- Engineered wood is crafted to withstand varying weather types
- Prehung wood door includes frame for easier installation
- Actual unit size is 37-11/16 in. x 81-3/4 in.
- View More Details

Common Door Size (WxH) in.: 36 x 80

32 x 80

36 x 80

Pickup at Norman

Delivering to 73072

Ship to Store Jun 13 - Jun 18

195 available

Delivery

Jun 5 - Jun 20 195 available

FREE

A local pro will take care of the job for you

Request door installation service

(i) What to Expect

Have Questions? We're Here to Help.

Speak to a Virtual Associate about Doors or Windows today.

Monday - Friday from 9AM - 11PM ET &

Saturday - Sunday from 9AM - 9PM ET.

Request Appointment

(i) What to Expect

Or call 1-833-HD-APRON(1-833-432-7766)

L. Add to Cart 1

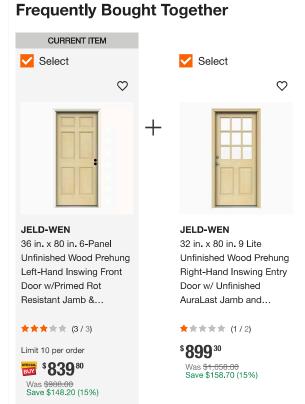


Free & Easy Returns In Store or Online

Return this item within 90 days of purchase.

Read Return Policy





Limit 10 per order

Subtotal: $\$1,739^{10}\ \text{Was}\ \$2,046.00\ \text{Save}\ \$306.90\ (15\%)$

Add 2 Items to Cart



Ask about this product

Get an immediate answer with Al

Type a question

Al-generated from the text of manufacturer documentation. To verify or get additional information, please contact The Home Depot customer service.

Product Details



Dimensions

Specifications

Door Height (in.)	81.75 in
Door Thickness (in.)	1.75 in
Door Width (in.)	37.438 in
Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in

101

< 1/1 >

Get an Answer

Nominal Door Thickness (in.)	2 in	Item 4.	
Nominal Door Width (in.)	36 in		
Rough Opening Height (in.)	82.5 in		
Rough Opening Width (in.)	38.4375 in		

Details

Bore Type	Double Bore		
Color Family	Unfinished Wood		
Color/Finish	Unfinished		
Door Configuration	Single Door	쏭	
Door Handing	Left-Hand/Inswing	edpa	
Door Style	Traditional	Feedback	
Door Type	Exterior Prehung		
Features	Brickmold, Lockset Bore (Double Bore), Weatherstripping		
Finish Type	Unfinished		
Frame Material	Wood		
Hinge Finish	Satin Nickel		
Hinge Type	Standard		
Included	Instructions		
Material	Wood		
Number of Hinges	3		
Panel Type	6 Panel		
Product Weight (lb.)	83 lb		
Returnable	90-Day		
Suggested Application	Front		

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern	
Manufacturer Warranty	5 Year Limited	

How can we improve our product information? Provide feedback.

Questions & Answers

7 Questions

Customer Reviews

3 out of 5 ★★★★★ (3)

Customers Also Viewed

Top Rated



JELD-WEN

36 in, x 80 in, 6-Panel Unfinished Wood Prehung Right-Hand Inswing Front Door w/Rot Resistant Jamb & Brickmould

★★★★ (3.7 / 3)

\$1,19800

See Lower Price in Cart

Add to Cart



Pacific Entries

36 in. x 80 in. Walnut Left-Hand Inswing Arched 2-Panel V-Groove Speak Easy Stained Alder Prehung Front Door

★★★★ (4.4 / 49)

\$1,828°°

Add to Cart



JELD-WEN

36 in. x 80 in. 6-Panel Unfinished Wood Prehung Left-Hand Outswing Front Door w/Primed Rot Resistant Jamb

★★★★ (4 / 1)

\$948⁰⁰

See Lower Price in Cart

Add to Cart



JELD-WEN

32 in. x 80 in. 6-Panel Unfinished Wood Prehung Left-Hand Outswing Front Door w/Unfinished Rot Resistant Jamb

★★★★ (4 / 1)

\$1,028°

See Lower Price in Cart

Add to Cart



Builders Choice

36 in, x 80 in, 5 Panel Universal/Reversible (Fir Wood Front Door S

\$2,058°°

1/3Addyto Ca

More from JELD-WEN

All Items

Wood Doors Without Glass

Wood Doors With Glass

Door Flashing

 \Diamond

Steel Doors Without Glass

 \Diamond



JELD-WEN

36 in. x 80 in. 6-Panel Unfinished Wood Prehung Left-Hand Outswing Front Door w/Primed Rot Resistant Jamb

Add to Cart

★★★★ (4 / 1)

\$805⁸⁰

Was \$948.00

 \Diamond

JELD-WEN

32 in. x 80 in. 9 Lite Unfinished Wood Prehung Right-Hand Inswing Entry Door w/ Unfinished AuraLast Jamb and Brickmold

Add to Cart

★★★★ (1 / 2)

\$899³⁰

Was \$1,058.00

JELD-WEN

4 9/16 x 38 1/2 Black PVC Level Sill Pan Kit Flashing **★★★★★** (5 / 1)

\$125⁸⁰

Was \$148.00

Add to Cart

JELD-WEN

32 in. x 80 in. 3-Panel Craftsman Primed Steel Prehung Right-Hand Inswing Front Door

Add to Cart

★★★★ (4.3 / 65)

\$686⁸⁰

Was \$808.00

JELD-WEN

36 in. x 80 in. 6-Pa Unfinished Wood P Hand Inswing Fron Resistant Jamb & E

★★★★ (3.7 / 3)

\$1,018³⁰

Was \$1,198.00

Add to (

1/2 >









CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: June 2, 2025

REQUESTER: Morgan Reinhart, Old Home Rescue/Randy Hutlas

PRESENTER: Anais Starr, Planner II/Historic Preservation Officer

ITEM TITLE: (HD 25-15) CONSIDERATION OF APPROVAL, REJECTION,

AMENDMENT, AND/OR POSTPONEMENT OF THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 514 SHAWNEE STREET FOR THE FOLLOWING MODIFICATIONS: A) REPLACEMENT OF VINYL WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS; B) UNCOVER A WINDOW OPENING AND INSTALL AN

ALUMINUM-CLAD WOOD WINDOW.

Background

Historical Information

2014 Southridge Historic District Nomination Survey Information:

514 Shawnee Street. Circa 1937. Modern Movement. This non-contributing one-story, brick, single dwelling has a moderately pitched, asphalt-covered, cross-gabled roof and a brick foundation. The wood windows are one-over-one hung. The windows in the bay window are four-over-four hung. The partial porch has a shed roof supported by a turned wood support. The attached double car garage is not original and has two glazed paneled doors. Decorative features include: Decorative wood shutters, bay window, shingles in the gable end, and an octagon window on the front façade. This is a non-contributing structure to the Southridge neighborhood due to a lack of historic integrity.

Sanborn Insurance Map Information

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

Previous Actions

February 24, 2022 – A COA by Administrative Bypass was granted for the installation of an above-ground storm shelter.

Overall Project Description

The property owner seeks to improve the appearance of this non-contributing principal structure by replacing the existing vinyl windows with aluminum-clad wood windows. Additionally, the applicant proposes to uncover an existing window opening on the east side of the structure and install an aluminum-clad wood window in the opening.

REQUEST

a) Replacement of vinyl windows with aluminum-clad wood windows;

Project Description:

The applicant proposes replacing a vinyl window on the east side of the house and a vinyl window on the front façade with aluminum-clad wood windows. Additionally, the aluminum bay windows on the front façade are proposed to be replaced with aluminum-clad wood windows. Finally, there was a window on the east side of the structure, which was bricked over during a previous renovation. The applicant proposes to remove the brick and uncover the window framing to install an aluminum-clad wood window.

Reference - Historic District Ordinance

36-535.a.2.g: 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.

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.

Preservation Guidelines

3.12 Guidelines for Windows

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

- **.1 Retain Original Windows**. Retain and preserve original windows, including glass, frames, sash, muntins, sills, heads, moldings, surrounds, and hardware.
- .7 Window Replacement. An original window that is deteriorated more than 50% and is not repairable may be replaced in-kind if it meets the following:
- a. Shall have a wood exterior, unless replacing a metal casement window.
- b. Light patterns same as the original.
- c. Size and dimension the same as the original.
- d. Double-pane simulated divided lights with wood muntins on the exterior and interior and a shadow bar between the panes may be allowed for windows on the side or rear that are not visible from the street.
- .10 Materials. Wood is allowable for in-kind replacement of windows. Aluminum-clad and metal windows can be considered for the replacement of metal casement windows that are deteriorated on a case-by-case basis. Fiberglass and aluminum—clad windows can be considered on non-contributing resources and on rear elevations not visible from the front right-of-way. Vinyl-clad windows are prohibited for both contributing and non-contributing structures in the historic districts.

Issues and Considerations

The *Preservation Guidelines for Windows* require the retention of historic windows. This structure is non-contributing and the windows being replaced are vinyl. The *Guidelines* allow windows on non-contributing structures to be replaced in-kind or with wood, aluminum-clad wood windows, or fiberglass windows. In this case, the applicant proposes to replace existing vinyl windows with aluminum-clad wood windows, which meet the *Guidelines* for materials.

The Commission would need to determine whether the proposed replacement of vinyl windows with aluminum-clad wood windows meets the *Preservation Guidelines* and is compatible with the Southridge Historic District.

Commission Action: (HD 25-15) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 514 Shawnee Street for the following: a) replacement of vinyl windows with aluminum-clad wood windows.

REQUEST

b) Uncover a window opening and install an aluminum-clad wood window.

Project Description:

A previous renovation covered a window on the east side of the house. The applicant proposes to remove the brick to reveal the existing window framing and then install an aluminum-clad wood window.

Reference - Historic District Ordinance

36-535.a.2.g: 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.

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.

Preservation Guidelines

3.12 Guidelines for Windows

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

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

Issues and Considerations

The *Preservation Guidelines for Windows* prohibit the creation of new window openings on the front or side where there is visibility to the right-of-way. In this case, the window opening is original to the structure and would not be creating a new opening. The *Guidelines* allow windows for non-contributing structures to be wood, aluminum-clad wood windows, or fiberglass windows. The applicant's proposal to install an aluminum-clad wood window meets the *Guidelines* for materials.

The Commission would need to determine whether the proposal to uncover an existing window opening and install an aluminum-clad wood window meets the *Preservation Guidelines* and is compatible with the Southridge Historic District.

Commission Action: (HD 25-15) Consideration of approval, rejection, amendment, and/or postponement of a Certificate of Appropriateness request for the property located at 514 Shawnee Street for the following: b) uncover a window opening and install an aluminum-clad wood window.

	Staff Only Use:
The City of Norman Historic District Commission APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)	HD Case # Date Received by:
Note: Any relevant building permits must be applied for and paid for separa Community Development Office 405-366-5311.	ately in the Planning and
Address of Proposed Work: 514 Shawn	ee St, Norman OK 73071
Applicant's Contact Information:	
Applicant's Name: Morgan Reinart	
Applicant's Phone Number(s): 405-549-9880	
Applicant's E-mail address: info@oldhomerescue.com	
Applicant's Address: 401 S Blackwelder Ave, Oklah	oma City, OK 73108
Applicant's relationship to owner: ☐ Contractor ☐ Engineer	□ Architect
Owner's Contact Information: (if different than applicant)	
Owner's Name: Randy Hutlas	
Owner's Phone Number(s): 405-203-7855	
Owner's E-mail: rhutlas@yahoo.com	
Project(s) proposed: (List each item of work proposed. Work not liste	d here cannot be reviewed.)
1) Replacement of 3 non-historic windows and uncovering an original window open	ing to install window. See attached
2)	
3)	
4)	
Supporting documents such as project descriptions, drawings and properties to the checklist page for requirements.	oictures are required see
Authorization:	
I hereby certify that all statements contained within this application, attach exhibits are true to the best of my knowledge and belief. In the event this agree to complete the changes in accordance with the approved plans an regulations for such construction. I authorize the City of Norman to enter to observing and photographing the project for the presentations and to ensapproved proposal and the completed project. I understand that no change permitted without prior approval from the Historic Preservation Commission.	proposal is approved and begun, I d to follow all City of Norman the property for the purpose of ure consistency between the ges to approved plans are
Property Owner's Signature:	Date: 4/28/2025
■ (If applicable): I authorize my representative to speak in matters regard agreement made by my representative regarding this proposal will be bin	ling this application. Any ding upon me.
Authorized Representative's Printed Name: Morgan Reinart	Doto tropos
Authorized Representative's Signature:	Date: 4/28/2025

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

- 1. Replacement of 3 non-historic windows and uncovering an original window opening to install window.
- 2. Bay window is a non-historic aluminum/metal window with 4 over 4 interior muntins. Front porch window and east elevation window are an insert vinyl window with aluminum storm window. Proposing restore bricked opening in east elevation wall to install window.
- 3. All windows are to be Sun Windows' Clad Architectural Double Hung (CADH) series, which is a high quality extruded aluminum clad exterior/wood interior window used in historic applications. All windows to have 1-1/8" sill nosing.
- 4. Bay windows to be 4 over 4 SDL with 5/8" raised glazing profile muntins on exterior, shadow bars, wood interior muntins, and mullions to match current dimensions. Two replacement and 1 new/restored opening to be 1 over 1 to match details noted in Southridge Historic District survey and to have traditional brickmold.



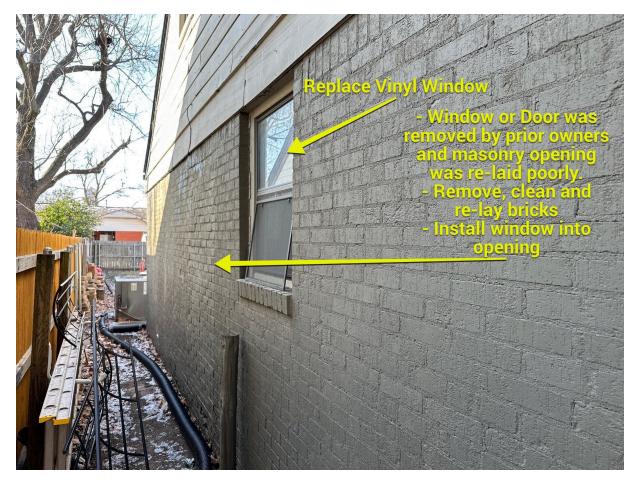
Feb 13, 2025, 9:37 AM by Morgan Reinart



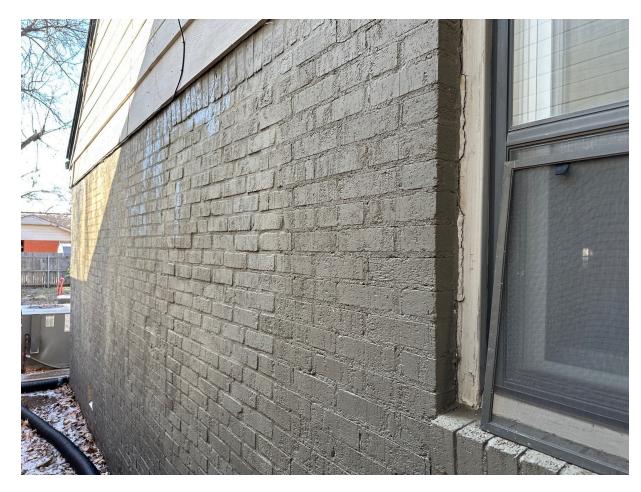
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Feb 13, 2025, 9:38 AM by Morgan Reinart

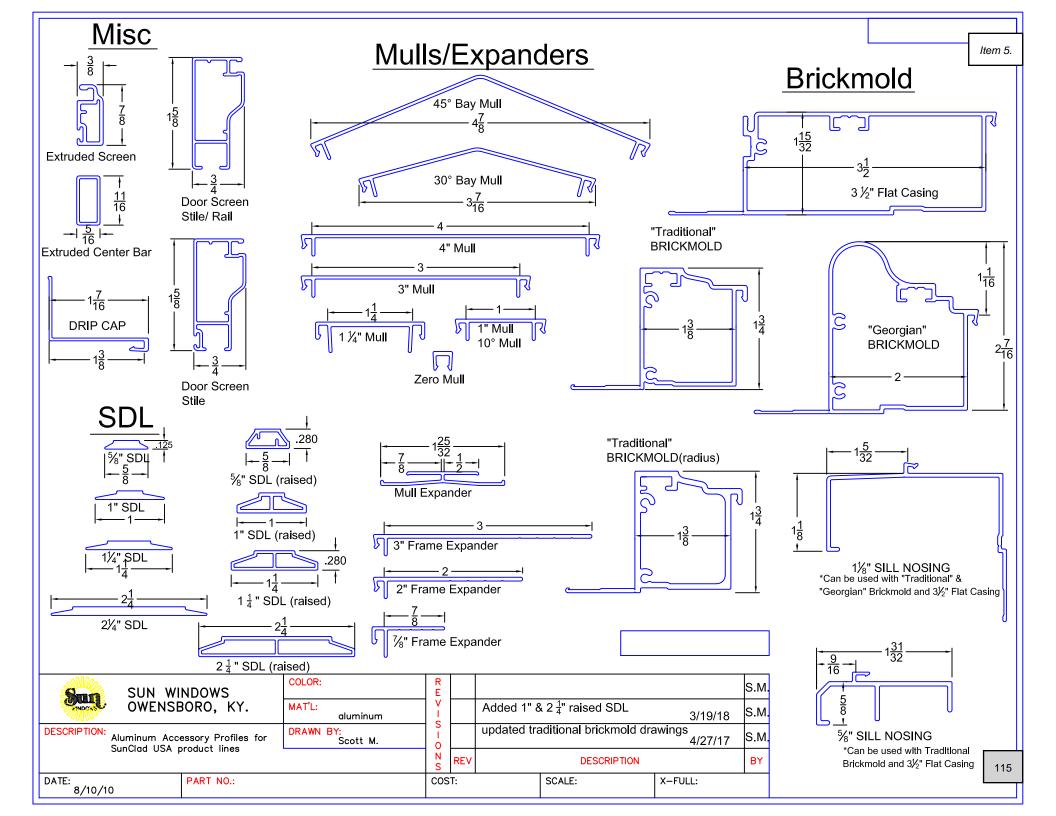


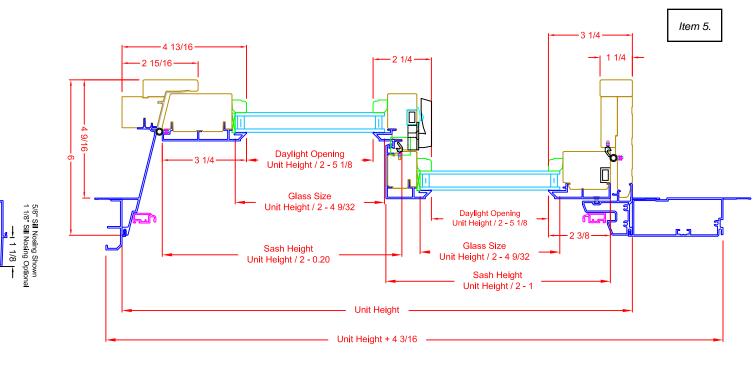
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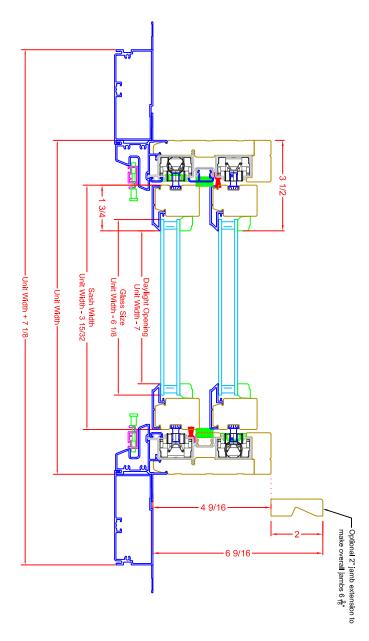


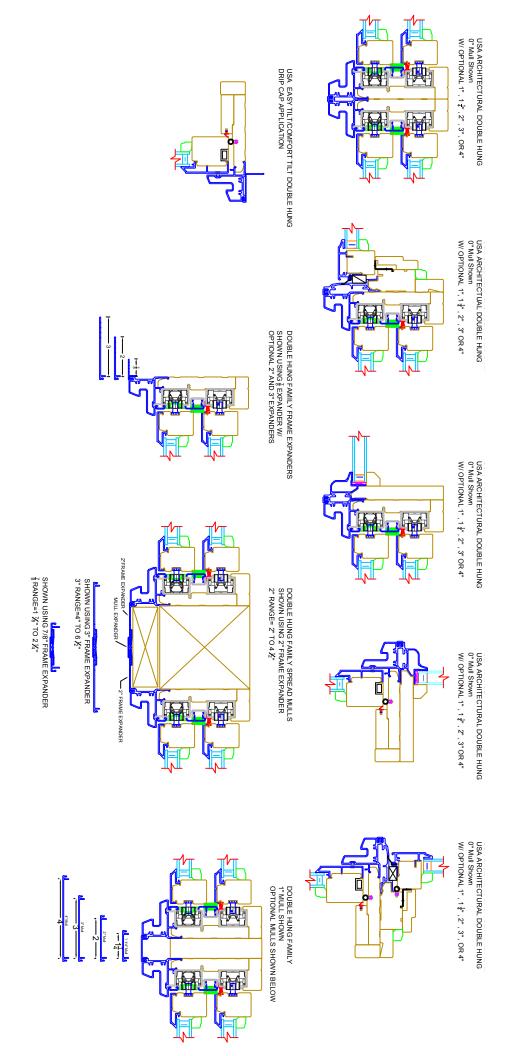
Randy Hutlas 514 Shawnee St • Norman, OK 73071

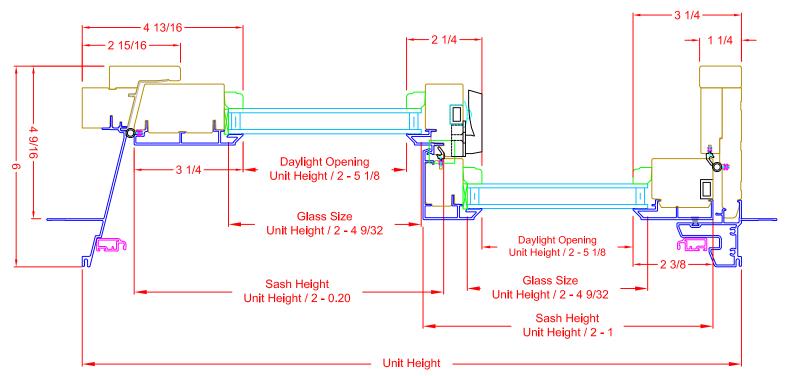
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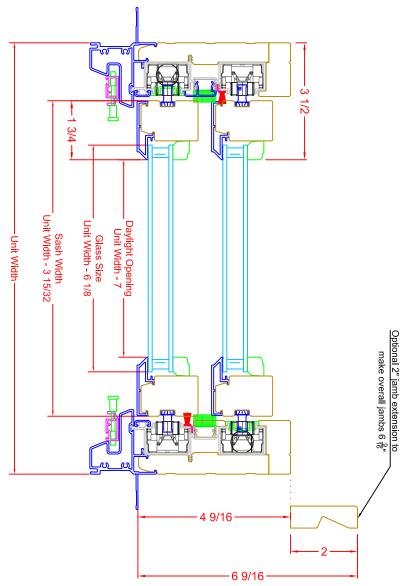


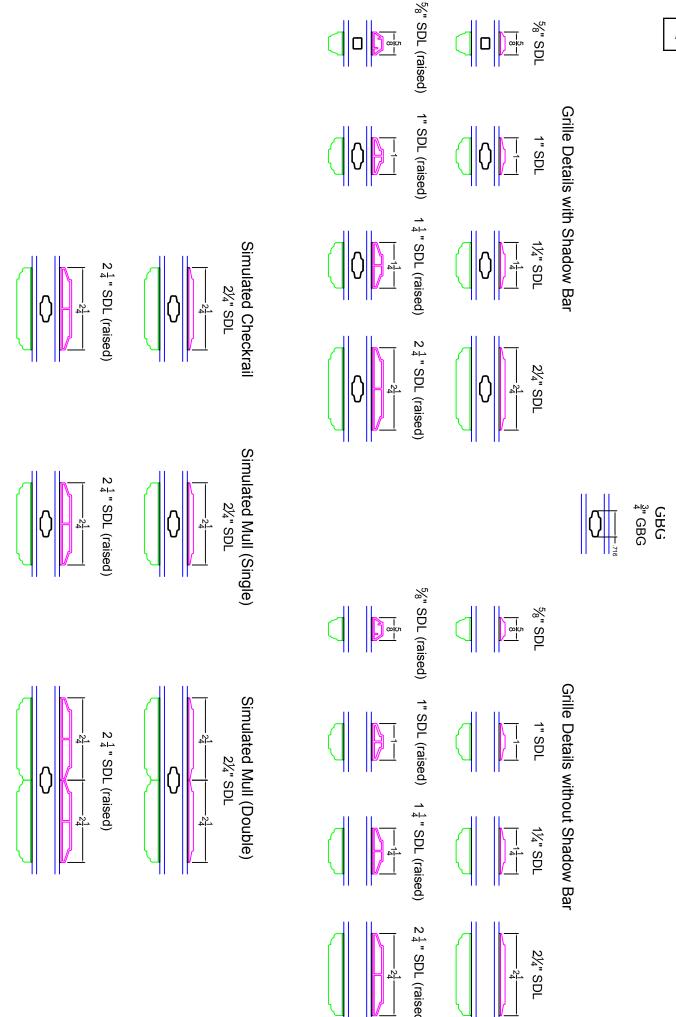












Clad Architectural Double Hung







Brushed Nickel, Brushed Chrome, Antique Brass, Polished Brass

The Clad Architectural Double Hung is our premier double hung window. It is designed with historically accurate details, making it ideal for restoration and new construction projects alike.

A Double Hung is the traditional sash-over-sash, raise and lower window. The two sashes overlap to form a check rail where they lock together. One or two camaction locks, depending on the size of the window, secure the sashes. A pair of finger-release tilt latches provide for tilting in the sash for cleaning or other access. Locking-when-tilted balance shoes help hold the sash in place when tilted.

Traditional Block and Tackle balances assist in raising, lowering, and holding the sashes in place when operating. A Hybrid balance system is available on oversized units. Vinyl Jamb Tracks that house the balance system are concealed within each side jamb.

Configurations include standard 50/50 sash split as well 40/60 Cottage and 60/40 Oriel proportions. Double Hung windows can be mulled together for multi-wide units or with compatible sized Fixed Lites.

The standard jamb depth is 4-9/16". A jamb depth of 6-9/16" is achieved with 2" extensions.

Several grille systems are available to add lite division to the glass area. See the Grille Options section later in this guide for more information.

Exterior mounted screens are available to help keep out insects when the sash is open.

Other options include exterior colors, exterior trim, interior finishes, and additional jamb options. More information is detailed later in this guide.

Hardware Finishes

- Standard Finishes: White, Tan, Brown, Dark Bronze, Black
- Upgrade Finishes: Brushed Chrome, Brushed Nickel, Antique Brass, Polished Brass

Upgrade finishes available at additional cost.

Sizes

- Widths: 20", 24", 28", 32", 36", 40", 44", 48"
- Heights: 35-1/2", 39-1/2", 47-1/2", 51-1/2"
 55-1/2", 61-1/2", 63-1/2", 71-1/2",
 75-1/2", 77-1/2"
- Monumental sizing is available.

See website for additional details and information.



120



Scope of Work Photos 401 S Blackwelder Ave • Oklahoma City, Oklahoma 73108

Jan 11, 2023, 3:43 PM by Morgan Reinart



Scope of Work Photos 401 S Blackwelder Ave • Oklahoma City, Oklahoma 73108

Jan 11, 2023, 3:49 PM by Morgan Reinart



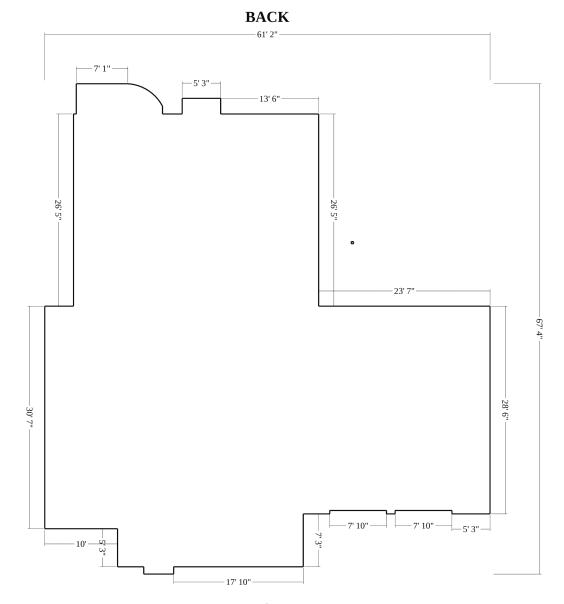
VIEW 3D MODEL

S W

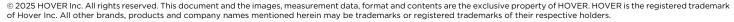
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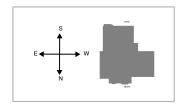
Footprint Area: 2894 ft²

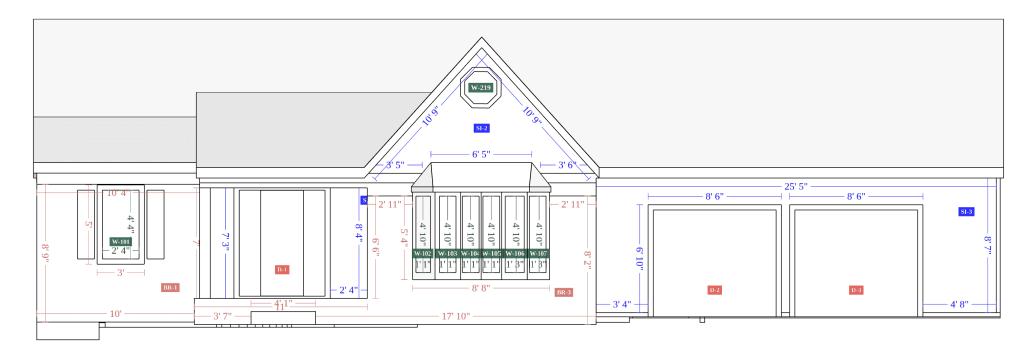


FRONT





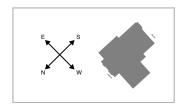


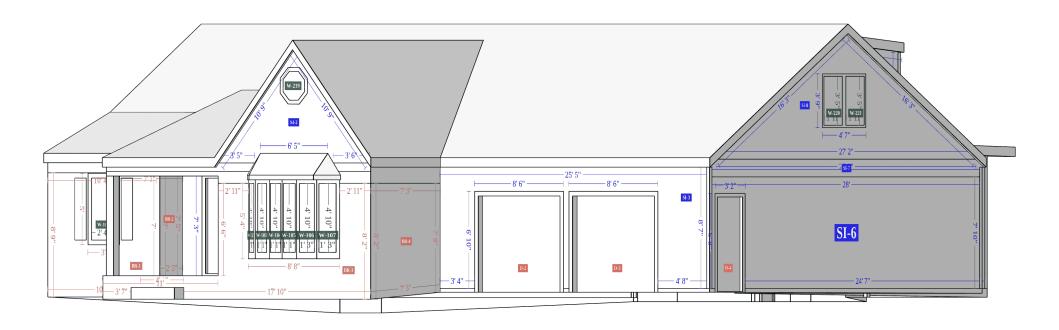






514 Shawnee St, Norman, Item 5.

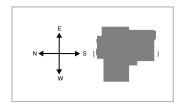


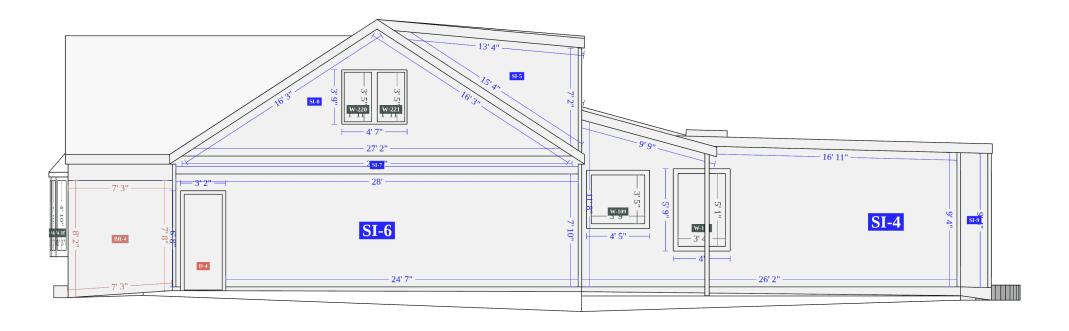






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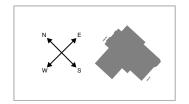


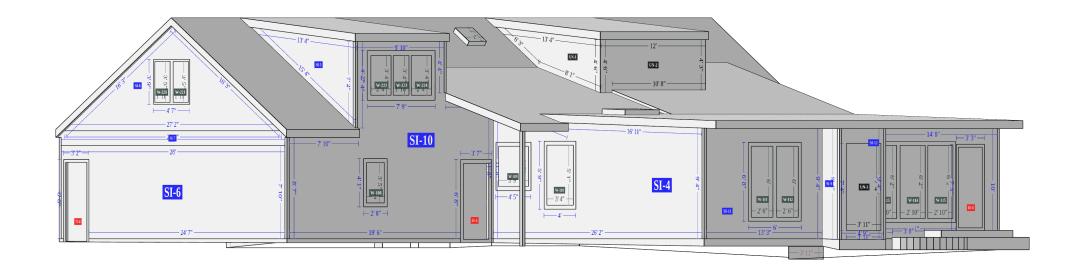






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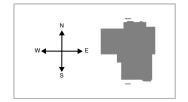


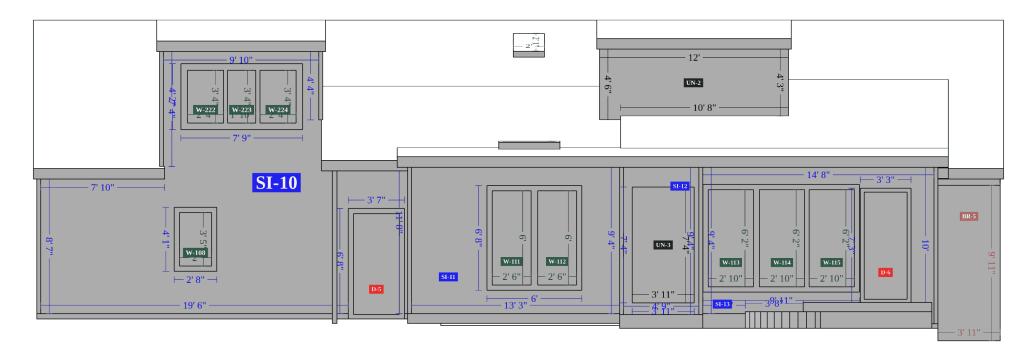




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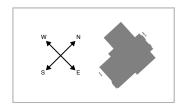


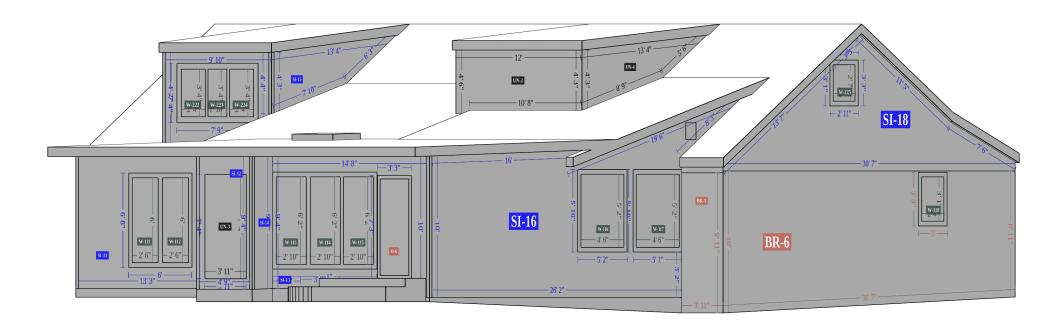






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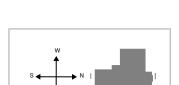


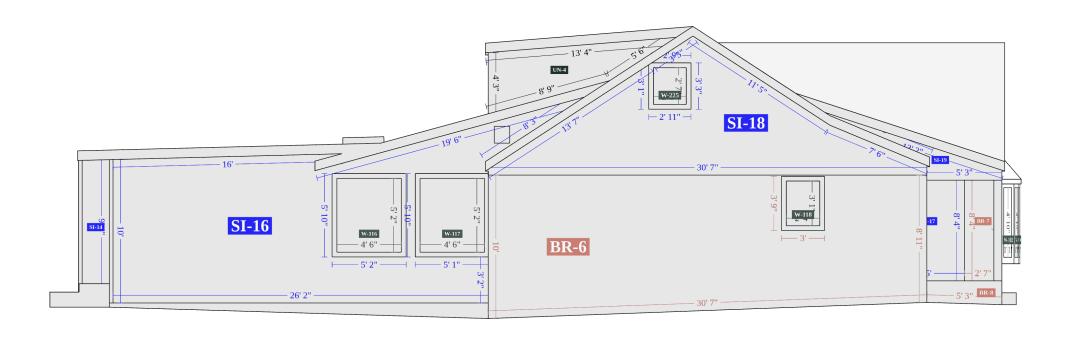






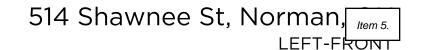
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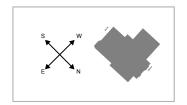


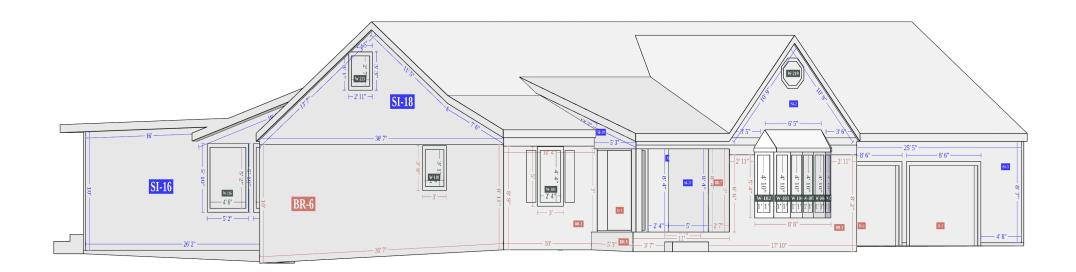






























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133













