

**City of Norman, OK  
HISTORIC DISTRICT COMMISSION  
MEETING AGENDA**

**Monday  
March 7, 2022  
5:30 p.m.**

**201 W. Gray, Building A, Conference Room D**

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

**1. Roll Call.**

**2. Approval of the Minutes from the February 7, 2022 Regular Meeting.**

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

**3. HD (22-08) Consideration of approval, rejection, amendment and/or postponement of a Certificate of Appropriateness request for replacement of asbestos roof tiles with an alternative roof material for the property located at 800 Miller Avenue.**

Public Hearing:

Staff Presentation  
Applicant Presentation  
Public Comments  
Close Public Hearing  
Commission Discussion

**4. HD (22-09) Consideration of approval, rejection, amendment and/or postponement of a Certificate of Appropriateness request for replacement of vinyl siding with alternative siding material and for replacement of two windows for the property located at 508 Macy Street.**

Public Hearing:

Staff Presentation  
Applicant Presentation  
Public Comments  
Close Public Hearing  
Commission Discussion

- 5. HD (22-10) Consideration of approval, rejection, amendment and/or postponement of a Certificate of Appropriateness request for replacement of metal siding with an alternative siding material for property located at 418 Macy Street.**

Public Hearing:

Staff Presentation  
Applicant Presentation  
Public Comments  
Close Public Hearing  
Commission Discussion

- 6. HD (22-12) Commission review and feedback regarding the proposed demolition of existing structures and the installation of a 3-car garage, driveway, swimming pool, greenhouse, carport and masonry fence for the property located at 485 College Avenue.**

Action Needed: No action needed – for review and feedback only.

- 7. Staff report on active Certificates of Appropriateness and Administrative Bypass issued since February 7, 2022 and consideration of approval, rejection, amendment and/or postponement of six-month extension requests for expiring COAs.**

- 8. Discussion of progress report regarding the FY 2021-2022 CLG Grant Projects.**

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

- 9. Discussion and recommendation of application for funds for the FY 2022-2023 CLG Program with the Oklahoma State Historic Preservation Office.**

Action Needed: Motion to recommend the application for funds for FY 2022-2023 CLG Program.

- 10. Miscellaneous comments of the Historic District Commission and City Staff.**

- 11. Adjournment.**

## **HISTORIC DISTRICT COMMISSION**

### **MINUTES OF**

**February 7, 2022**

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on February 7, 2022 at 5:30 p.m. Notice and Agenda of the meeting were posted at 201 West Gray, Building A, the Norman Municipal Complex and at [www.Normanok.gov](http://www.Normanok.gov) twenty-four hours prior to the beginning of the meeting.

Chair Emily Wilkins called the meeting to order at 5:30 p.m.

#### **Item No. 1, being: Roll Call.**

MEMBERS PRESENT:	Taber Halford
	Joan Koos
	Emily Wilkins
	Barrett Williamson
	Michael Zorba
	Mitch Baroff
	Aaron Brooks*
	Shavonne Evans*

MEMBERS ABSENT:	Brent Swift
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A quorum was present.

\*Commissioners Shavonne Evans and Aaron Brooks arrived at 5:35 PM.

STAFF MEMBERS PRESENT:	Anaïs Starr, Planner II, Historic Preservation Officer
	Jeanne Snider, Assistant City Attorney
	Jessica Steele, Admin Tech III

GUESTS:	Kristi & John Pate
	Greg Ward
	Linda Watson
	Paul “Chris” Wood
	Steven Foster

\*

#### **Item No. 2, being: Approval of the minutes from the January 3, 2022 Meeting.**

**Motion** by Barrett Williamson for approval of the minutes from the January 3, 2022 regular meeting;

**Second** by Joan Koos.

*The motion was passed unanimously with a vote of 6-0. Minutes from the previous meeting were approved and signed by Chair Emily Wilkins.*

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**Item No. 3, being: HD (22-02) Consideration of Certificate of Appropriateness for a second floor addition with an extension of the porte cochere below for the property located at 521 Miller Avenue.**

**Motion** by Michael Zorba to approve Item No. 3 as submitted;

**Second** by Mitch Baroff.

Anaïs Starr presented the staff report. The applicants returned with a revised proposal for the second floor addition, after being postponed from the January 3, 2022 HD Meeting. At that time, Commission felt the design needed modifications to better meet the Historic District Guidelines. New design offers 8" recesses to the proposed bedroom addition as well as modified roof gables, satisfying the Commission's request to delineate the new construction from the old, so as to prevent creating a false sense of history. Staff has determined the proposed addition, as revised, appeared to meet the Guidelines for size and materials. Though the Guidelines specify that additions are to be built on the rear of the primary structure, that placement is not possible in this case due to an accessory structure existing behind the house. Commission to vote on whether the new design meets the Historic District Guidelines for massing and design.

Greg Ward, the applicants' architect, discussed the project:

Insets were added to the design to differentiate the new construction from the original historic house. New gable design has also been modified with an 8" inset as well, addressing Commissioners' concern about the massing of the previous design.

Public Comments:

Steven Foster, of 518 Miller, offers his support of the proposal as submitted.

Commission comments consisted of:

- Commissioner Emily Wilkins clarifies with the applicants that the plan is to use original siding as much as possible, which is cypress. If cypress is unavailable, alternate wood siding will be milled to match siding of the original structure.
- Commissioner Mitch Baroff is supportive of the new design.
- Commissioner Michael Zorba is satisfied with the applicants' redesign; Commission's concerns have been addressed appropriately.
- Commissioner Taber Halford is found the redesign meets the Guidelines better.

*There being no further discussion, a vote on the motion was taken with the following result:*

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

Ms. Starr noted that there is a 10-day waiting period until the COA will be issued. Applicant can submit a building permit application in the meantime.

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**Item No. 4, being: HD (22-07) Consideration of a Certificate of Appropriateness request for the installation of a garage off the alley for the property located at 627 E. Boyd Street.**

**Motion** by Taber Halford to approve Item No. 4 as submitted;  
**Second** by Joan Koos.

Anaïs Starr presented the staff report. The property is a contributing structure in the Southridge Historic District. There have been no previous COA requests for this property. Applicants are proposing a second garage off the alley to house a vintage vehicle. The structure submitted for consideration is a 400-square-foot gabled-roof garage with asphalt composite shingles, LP SmartSiding, aluminum windows and door, and a metal overhead garage door. The garage will sit near the back property line and parallel to the alleyway. The overhead door will not face the alley, rather it will face west to allow for ease of access. The 5' setback does not apply to this configuration, as clarified with the Public Works department. The proposed structure has a simple design and does not match the existing house or garage. It is a product of its own time and will not create a false sense of history; it will have no visibility from the front street. The proposed LP Smart siding, the aluminum windows and doors, and the aluminum overhead door have been allowed on a case-by-case basis, and the Commission has allowed this in the past for garages that are not visible from the front. The proposed structure meets the Guidelines for size. The Commission will need to decide if this proposal meets the Guidelines for design, size, location, type of materials, and whether it is compatible with the original structure and the Historic District as a whole.

Chris Wood, the applicant, discussed the project:

The proposed 400-square-foot garage is a model from Oklahoma City shed company. Applicant owns a vintage recently-restored truck that he would like to protect from damage. Current garage does not have enough space to allow for this. Applicant pointed out that similar structures in the area are as submitted pictures show that were sent in for the Commission consideration. Company selling the structure have committed to repainting and reroofing the structure, as well as changing the placement of window from the alley side of the proposed structure to the south side. Configuration of the new garage to allow for access from the alley; door will face west, perpendicular to the alley. No public comments were made.

Commission comments and discussion consisted of:

- Commissioner Mitch Baroff questions whether applicants would have to abide by the 5' rear property setback. Anaïs confirms that, after discussing this case with the Public Works department, this design would not require 5' setback; the

2' setback proposed is sufficient and abides by the zoning code. Another review of the proposed orientation of the garage will be undertaken when the applicants apply for a building permit.

- Commissioner Mitch Baroff likes the orientation, but does not like the look of the vertical siding. Applicant Chris Wood responds by citing many other structures in the neighborhood with similar siding.
- Linda Watson, the applicant, explains that they plan to paint the new structure to match the colors of the primary structure and garage. Landscaping will also be added around the planned site.
- Commissioner Taber Halford offers his opinion; is supportive of the design, but agrees with Commissioner Mitch Baroff that the siding is not preferred.
- Commissioner Barrett Williamson is concerned about the roof pitch; it does not fit well with the surrounding structures.
- Commissioner Michael Zorba is supportive of the design, owing to the fact that the structure will not be visible from the front/street.
- Commissioner Aaron Brooks agrees with Commissioner Zorba; this proposal is compatible with the Guidelines as submitted.
- Commissioner Joan Koos agrees that the design is not appealing; however, this structure will hopefully only be visible to the property owners and from the alley.
- Commissioner Emily Wilkins agrees that the design is not aesthetically appropriate, but again this structure will not be visible to the general public.

***There being no further discussion, a vote on the motion was taken with the following result:***

**YEAS:** Michael Zorba  
Aaron Brooks  
Shavonne Evans  
Joan Koos  
Emily Wilkins

**NAYS:** Mitch Baroff  
Taber Halford  
Barrett Williamson

***The motion was passed with a vote of 5-3. COA Request was approved as submitted.***

Ms. Starr noted that there is a 10-day waiting period until the COA will be issued. Applicant can submit a building permit application in the meantime.

**Item No. 5, being: Staff report on active Certificates of Appropriateness and Administrative Bypass issued since January 3, 2022 and consideration of six-month extension requests for expiring COAs.**

***Progress of active COA's:***

- 904 Miller—The house has been sold. New owners intend to re-sell the property rather than address the outstanding Historic District violation. Will continue to monitor this property until compliance issues have been addressed.
- 518 Chautauqua—Work continues but construction is delayed, possibly due to supply chain shortages.
- 1320 Classen—Work is finished. Soffit has been replaced. Still have the outstanding issue with caps on the columns.
- 620 Miller—Work has not started on the shutters.
- 518 S. Lahoma—Non-original addition and greenhouse have been removed. New addition has not started.
- 549 S. Lahoma—Applicant's BOA appeal heard; postponed again to March.
- 503 Tulsa—Building permit issued. Work has begun.
- 506 S. Lahoma—Work has not started; no building permit yet. Applicants to meet with architect within a week to revise interior design.
- 428 Chautauqua—Building permit issued. Work has not yet started.
- 904 Classen—No progress yet.
- 514 Miller—Building permit issued. Vinyl siding has been removed.

***Administrative Bypasses Issued:***

- 514 Miller—Rear yard fence and deck have been approved via Administrative Bypass.

***Six-month extension requests: None.***

\*

**Item No. 6, being: Discussion of progress report regarding the FY 2021-2022 CLG Grant Projects.**

- CLG funds have a remainder of \$2,380; excess due to CAMP training being virtual, which saved us money. Proposed projects include a second educational mailer about HD Guidelines, scanner and scanning software to digitize HD records, as well as printing of the new HD Guidelines. These proposals would cost an estimated \$2,350 and are allowable CLG expenses.
- Commissioner Michael Zorba offers suggestion to present Historic District information and Guidelines local realtors via Press-and-Plow events, or similar social events. Jeanne and Anaïs are supportive of considering such an endeavor.
- Commissioner Shavonne Evans suggests we include a QR code on educational mailer to easily link residents to the Historic Preservation Guidelines.

\*

**Item No. 7, being: Discussion of projects for the FY 2022-2023 CLG Grant Program funds.**

***Discussion of proposed projects included:***

- Walking Tour of Historic Districts, including social history.
- Quarterly educational mailers linking residents to Historic District Guidelines via possible QR code.
- Printing of updated Historic Handbook for residents, which must have the recently adopted Guidelines incorporated into them.

\*

**Item No. 8, being: Miscellaneous Comments of HD Commission and City Staff.**

Both the updated Historic Preservation Ordinance as well as the updated Historic Preservation Guidelines were approved by City Council on January 25, 2022. The new Ordinance and Guidelines take effect on February 25, 2022.

\*

**Item No. 9, being: Adjournment.**

The meeting adjourned at 6:45 p.m.

Passed and approved this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2022.

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Emily Wilkins, Chair  
Historic District Commission



**Property Location:** 800 Miller Ave  
Miller Historic District

**COA Request:** (HD 22-08) Consideration of a Certificate of Appropriateness request for the replacement of asbestos roof tiles with an alternative roof material for the property located at 800 Miller Avenue.

**Applicant:** Shayne Glickoff, Pinnacle Group

**Owner:** Ashleigh Barnett

### **Background 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.

#### **Sanborn Map Information**

The primary structure is indicated in its present location on the 1925 and 1944 Sanborn maps.

#### **Property History**

The following Certificates of Appropriateness (COA) requests for this property have been approved or denied for this property:

***May 1, 2000*** - A COA by Administrative Bypass was granted for the removal of a common driveway between 800 Miller and 228 E Duffy Street. This work was completed.

#### **Project Description:**

Like many Historic District property owners, Ms. Barnett suffered extensive damage to her roof during the October 10, 2021 hail storm that struck Norman. The damaged roof is an asbestos-based transite roof tile, which is not a replaceable material. The contractor, Pinnacle Group, after consultation with staff, has identified two replacement options for the roof: The first option, which is the applicant's preferred option, is a composite shingle, which will have a tiled appearance. The second option is a rubber roof tile, which will have a similar look and size of the existing roof tile.

**Ordinances & Guidelines:**

**Historic District Ordinance**

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

**3.9 Standards for Administrative Bypass for Roofs**

*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 Re-Roofing.** *Reroofing with in-kind materials with no change to the shape, pitch, or structure of the roof. Replacement in-kind of existing, non-historic composition roofing material with any type of contemporary asphalt, laminated or composition shingles is not subject to review and does not require a Certificate of Appropriateness.*

**Preservation Guidelines**

**3.10 Roof Guidelines**

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

**.1 Preserve Original Features.** *Retain and preserve historic wood, tile and slate roofs as well as roof features that contribute to the overall historic character of a building, such as cresting, dormers, cupolas, and cornices.*

**.2 Replace Only Deteriorated Portions of Roof Features.** *If replacement of a deteriorated roof feature is necessary, replace only the deteriorated portion in-kind to match the original feature in design, dimension, detail, and material. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.*

**.3 Replacements Match Original.** *If full replacement of historic roofing material or feature is necessary, replace it in-kind, matching the original in scale, detail, pattern, design, and material. Compatible substitute materials can be considered if in-kind replacement material are not available or feasible.*

**.4 Replace Missing Features.** *Replace missing roof features based on accurate documentation of the missing original or a new design compatible in scale, size, and material with the style, period, and design of the historic building and the district as a whole.*

**.5 Built-In Gutters.** *Retain and preserve built-in gutter systems.*

**.6 Locate New Features and Mechanical Equipment Carefully.** *New roof features such as dormers, skylights, and solar tubes, and equipment such as power ventilators, solar collectors, photovoltaics, and antennae, shall be introduced carefully so as not to compromise the historic roof design, or damage character-defining roof materials, or the overall character of the historic district.*

**.7 Retain the Original Roof Form and Details.** *If attic space is converted into living space and dormers are added, retain the original roof pitch to avoid a “pop-up” appearance, especially on the front façade. Avoid adding details that did not exist originally.*

**.8 Existing Dormers.** *Original dormers shall be preserved and only elements beyond repair may be replaced. If a replacement is needed, original size and shape shall be maintained.*

**.9 New Dormers.** *New dormers must be functional, to allow light in or to add more living space, they should not be merely decorative and should be in keeping with the style of the historic house. They shall be located on the rear and inset from first-floor side wall below it. Set new dormers back from eave and do not extend above the ridge of roof.*

**.10 Alternative Materials for Roofs.** *Metal simulated clay, slate or other designs as well as other materials will be reviewed on a case-by-case basis to see if appropriate to the historic structure and compatible with the surrounding historic district.*

**Staff Comments:**

Staff consulted with the architect at the State Historic Preservation Office for guidance on this unusual roof material. It was determined that more than likely this clay tile is the original roof material for this structure and therefore, per the Preservation Guidelines, requires Commission review and approval to allow alternative replacement material.

Since the original asbestos-based transite roof tile is not available, best historic practices would recommend an alternative material with similar size and design. The current asbestos tile shingle is a 12” x 12” or 12” x 18” tile. The applicant and property owner prefer to use a composite shingle, which will emulate a tiled roof but does not have the same shape or size of the original roof tiles.

The State Historic Preservation Office suggested that a rubber roof tile might be an appropriate substitute for the current original asbestos roof tile. The proposed rubber roof tiles will have a similar width, length, and thickness to the original asbestos existing roof tiles. However, it should be noted that the property owner is limited to the funds provided by the insurance company to replace the damaged roof.

The Commission will need to determine which proposed replacement roof material meets the Preservation Guidelines and is appropriate for this structure.

**Commission Action:**

Approve, deny, amend or postpone the Certificate of Appropriateness request for the replacement of asbestos roof tiles with an alternative roof material for the property located at 800 Miller Avenue.

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

Staff Only Use

HD Case #: HD 22-08

Date: 02-07-22

Received by: Jessica

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

**Address of Proposed Work:** 800 Miller Ave. Norman OK 73069

**Applicant's Contact Information:**

Applicant's Name: Shayne Glickoff

Applicant's Phone Number(s): 405-625-7305

Applicant's E-mail address: sglickoff@pinnaclegroup.biz

Applicant's Address: 104195 S. 3310 Rd Harrah OK

Applicant's relationship to owner: ☒ Contractor ☐ Engineer ☐ Architect

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

Owner's Name: Ashleigh Barnett

Owner's Phone Number(s): 405-820-1754

Owner's E-mail: Erth.sarr@mac.com

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

1)

Replace roofing material due to damage beyond repair.

Original roofing tiles are asbestos. I have attached 2 options

for replacement. The preferred is a slate look-alike composition

shingle. The latter is a rubberized synthetic slate tile.

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

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

**Property Owner's Signature:** [Signature]

**Date:** 2-7-22

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

**Authorized Representative's Printed Name:** Shayne Glickoff

**Authorized Representative's Signature:** [Signature]

**Date:** 2-7-22



LAB LOG # 21-0226

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TEC-AN INC.  
2517 S. PURDUE  
OKC, OK 73128  
PHONE 405-681-7076  
FAX 405-681-7256  
WWW.TEC-AN.COM

LABORATORY ANALYTICAL REPORT

**Client:** Pinnacle Realty  
**Address:** 4516 NW 36<sup>th</sup>  
Oklahoma City, OK  
**Date Received:** 10/14/2021  
**Date Analyzed:** 10/14/2021  
**Turn Around:** 24 Hour

**Tec-An Log #:** 21-0226  
**Project Name:** 800 Miller Lane  
**Project/PO #:** 6-0  
**Sampled By:** Shayne  
**Date Sampled:** 10/13/2021

SAMPLE #	SAMPLE INFORMATION <small>LOCATION/MATERIAL DESCRIPTION</small>	ASBESTOS COMPONENTS (%)	NON-ASBESTOS COMPONENTS (%)	PHYSICAL DESCRIPTION (COLOR/TEXTURES)
01	TRANSITE ROOFING TILE	CHRYSTOLE 10	CELLULOSE 3 OTHER 87	BROWN/HARD/ FIBROUS

This laboratory uses the standard "Visual Area Estimation" technique of polarized light microscopy (PLM) for determining the quantity of asbestos in a bulk material sample. The analysis of samples containing small amounts of asbestos, less than 10% by weight or fibers shorter than 20 micrometers in length, using this technique may not be accurate. The US Environmental Protection Agency (US EPA) **RECOMMENDS** verification of such analyses by a more reliable method such as the PLM "Point Counting" technique, or in the case of floor tile and short-range chrysotile, the "Analytical Electron Microscopy" techniques. If this service is desired, please contact TEC-AN, Inc. for costs and processing approvals. "Results represent the asbestos analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. This report shall not be reproduced, except in full, without the written consent of TEC-AN, Inc. Results relate only to the items tested or calibrated. All results are included in the report.

I CERTIFY THAT THE ABOVE SAMPLES WERE ANALYZED IN STRICT  
COMPLIANCE WITH APPLICABLE STANDARDS AND REGULATIONS.

EPA TEST METHOD 600/R-93/116

**Analyst** M. Ward**Date****Reported** 10/14/2021**Authorized  
Signature***M. Ward*

Remarks

Don Nist, Gary Cook, Marcia Ward

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LAB LOG # 21-0226

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TEC-AN INC.  
2517 S. PURDUE  
OKC, OK 73128  
PHONE 405-681-7076  
FAX 405-681-7256  
WWW.TEC-AN.COM

**NOTE: THESE SAMPLES WILL BE PROPERLY DISPOSED OF AFTER 45 DAYS FROM RECEIPT OF RESULTS UNLESS OTHERWISE REQUESTED BY THE CLIENT.**

I CERTIFY THAT THE ABOVE SAMPLES WERE ANALYZED IN STRICT  
COMPLIANCE WITH APPLICABLE STANDARDS AND REGULATIONS.

EPA TEST METHOD 600/R-93/116

**Analyst** M. Ward

**Date**

**Reported** 10/14/2021

**Authorized  
Signature**

*M. Ward*

**Remarks**

*Don Nist, Gary Cook, Marcia Ward*

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# StormMaster® Slate

High Wind And Impact Resistant Shingles



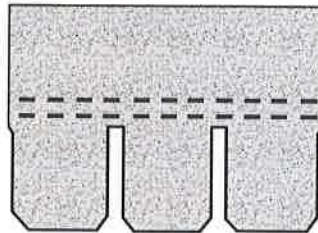
For lasting protection against black streaks caused by algae, install shingles featuring the Atlas Lifetime® Algae Resistance Limited Warranty.

Weathered Slate

**Designer Looks. Designed To Protect.** StormMaster® Slate shingles featuring Scotchgard™ Protector combine the sleek look of a slate shingle with strength and versatility for enduring elegance.

## Lifetime LIMITED WARRANTY

StormMaster® Slate shingles feature comprehensive warranty coverage for black streaks caused by algae, damage from high winds and manufacturer defects.



Length: 22 1/4" / 576.3 mm    Exposure: 8 1/2" / 215.9 mm  
Width: 18 1/2" / 469.9 mm    Shingles Per Bundle: 25

**Core4™**  
Enhanced Polymer Technology



**APPROVED PRODUCTS**



For maximum protection and warranty coverage, install an Atlas Signature Select® Roofing System with components designed and backed by an Atlas warranty.

### FEATURES

Available In 6 Colors  
Scotchgard™ Protector  
Homes Approved Product  
130 mph Wind Limited Warranty\*\*  
FASTAC® Double Sealant Lines  
Manufactured Using Core4 Enhanced Polymer Technology  
Class 4 Impact Resistance - UL 2218  
Atlas Lifetime® Algae Resistance Limited Warranty  
Lifetime Limited Warranty\*\*  
Atlas Signature Select® Eligible¹

### ASTM

D7158, Class H Wind Resistance,  
Passed at 150 mph  
D6381, Uplift Resistance  
D3018, Type 1  
D3161, Class F, Tested at 110 mph  
D3462, As Manufactured  
E108, Class A Fire Resistance

### UL

2218, Class 4 Impact Resistance  
790, Class A Fire Resistance  
2390, Class H Wind Resistance

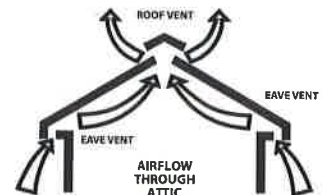
### CODES AND COMPLIANCES

Meets AC438 Criteria  
CAN/CSA-A123.5-M90  
Florida Building Code Approved – FL 16305  
Miami-Dade County Product Control Approved

### VENTILATION REQUIREMENTS

Inadequate ventilation of attic areas can cause a build up of moisture and heat. These conditions can cause:

1. Accelerated roof weathering    2. Deck rot and attic fungus    3. Shingle distortion due to deck movement    4. Blisters  
Install roof vents at ridges and eaves. FHA requires one square foot (0.1 sq. m) of free ventilation to each 150 square feet (13.9 sq. m) of attic area or one square foot (0.1 sq. m)/300 square feet (28 sq. m) if 50% ventilation is provided near the ridge. For more information visit [www.atlasroofing.com](http://www.atlasroofing.com).



### PREVENT BLOW OFF

DURING COLD WEATHER AND SEVERE WIND, HAND SEALING IS REQUIRED USING TAB CEMENT MEETING ASTM D-4586. CAN/CSA-A 123.5-M90 requires shingles applied in Canada between September 1 and April 30 be adhered with a field applied adhesive as outlined by manufacturer. The tab cement used on these shingles will seal them to the course below in a matter of days using the heat of the sun. Sealing time may increase when applied in winter below 55°F, depending upon the climate and geographic location. Dust accumulation may also delay sealing.

Note: Do not remove the tape on the back of the shingle. It is there to protect the shingle sealant and contains important coded information.

### SAFETY, STORAGE AND HANDLING

**WARNING:** Roofing application can be dangerous. Observe all precautions and safety guidelines in accordance with proper roofing trade practices. Minimize roof traffic. Perform regular roof maintenance in appropriate weather.

**IMPORTANT PRECAUTIONS:** Store on flat surface. Protect from weather during storage and on job site. Sealant protection tape is placed on back of each shingle and does not have to be removed before applying.

For additional safety, storage and handling instructions go to: [AtlasRoofing.com/roof-shingles/sds](http://AtlasRoofing.com/roof-shingles/sds)

### INSTALLATION AND SPECIFICATIONS

For warranty installation instructions go to: [AtlasRoofing.com/roof-shingles/stormmaster-slate](http://AtlasRoofing.com/roof-shingles/stormmaster-slate)

For detailed installation and complete 3-part specifications go to: [AtlasRoofing.com/roof-shingles/specifications](http://AtlasRoofing.com/roof-shingles/specifications)

Atlas Roofing Corporation (ATLAS) warrants to you, the original owner of its shingle products, that this product is free from any manufacturing defects that materially affect the performance of your shingle during the Premium Protection Period or that cause leaks for the balance of the applicable warranty period.

\* In order to qualify for the Atlas Lifetime Algae Resistance Limited Warranty against black streaks caused by blue-green algae, installation must include Atlas Pro-Cut® Hip & Ridge shingles featuring Scotchgard™ Protector or Atlas Pro-Cut® High Profile Hip & Ridge shingles featuring Scotchgard™ Protector with Atlas shingles featuring Scotchgard™ Protector.

\*\* Refer to the Atlas Roofing Limited Shingle Warranty for all coverage requirements.

¹ Refer to the Atlas Signature Select® Limited Warranty for all system coverage requirements.

Scotchgard and the Scotchgard Protector logo, including the plaid design and 3M logo, are all trademarks of 3M.

© Copyright 2018, Atlas Roofing Corporation ATL-184660-00 12/18

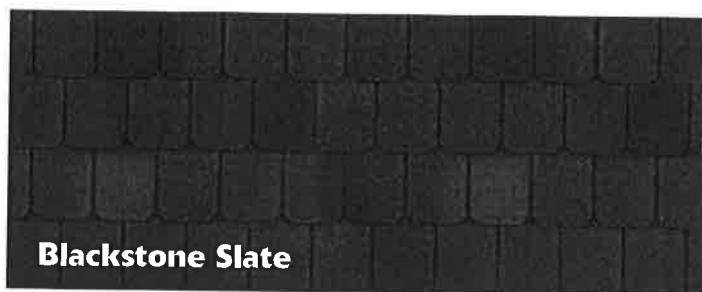


#AtlasProtects

[AtlasRoofing.com](http://AtlasRoofing.com)

# **StormMaster® Slate**

High Wind And Impact Resistant Shingles



**Blackstone Slate**



**Chalkstone Slate**



**Emerald Slate**



**Hearthstone Slate**



**Pewter Slate**



**Weathered Slate**



To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in various lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.





## HIGHLAND SLATE® COLOR PALETTE



Smokey Quartz



New England Slate



Fieldstone



Darinci  
Bellaforte Slate













# DAVINCI SLATE

## MULTI-WIDTH SLATE

Widths - 12", 10", 9", 7", 6"	Length - 18"	Thickness at Butt - 1/2"	Thickness at Tip - 1/8"
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### FIELD SHINGLES PER ROOFING SQUARE

Coursing	Roof Pitch	Max. Exposure	Pieces / Bundle	Bundles / Square	Weight / Square	Nails Required
Straight	6:12 or greater	8"	28	6.4	266 lbs	359/SQ
Straight	6:12 or greater	7.5"	28	6.8	283 lbs	381/SQ
Staggered	6:12 or greater	7"	28	7.3	304 lbs	409/SQ
Straight/Staggered	less than 6:12	6"	28	8.5	354 lbs	476/SQ

Note 1: All calculations are based on using the recommended 3/8" gap between shingles.

Note 2: Straight coursing may be used at any exposure up to 8.0" and staggered coursing may be used at any exposure up to 7.0"

### HIP • RIDGE • STARTER • ACCESSORY

	6" Hip & Ridge	7" Hip & Ridge	One-Piece Hip & Ridge	12" Starter	12" Solid Accessory Tile
Pieces / Bundle	20	20	10	20	10
Linear Ft / Bundle	5*	5*	10	20	10
Pieces / Linear Ft	4*	4*	1	1	1
Nails Required	40/BDL	40/BDL	20/BDL	40/BDL	20/BDL

\* At recommended 6" exposure Note: 9" pieces available for ridge; 4" pieces available for turrets.

## SINGLE-WIDTH SLATE

Widths - 12"	Length - 18"	Thickness at Butt - 1/2"	Thickness at Tip - 1/8"
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### FIELD SHINGLES PER ROOFING SQUARE

Coursing	Roof Pitch	Max. Exposure	Pieces / Bundle	Bundles / Square	Weight / Square	Nails Required
Straight	6:12 or greater	8"	22	6.6	275 lbs	291/SQ
Straight	6:12 or greater	7.5"	22	7.1	294 lbs	313/SQ
Staggered	6:12 or greater	7"	22	7.6	315 lbs	335/SQ
Straight/Staggered	less than 6:12	6"	22	8.8	367 lbs	388/SQ

Note 1: All calculations are based on using the recommended 3/8" gap between shingles.

Note 2: Straight coursing may be used at any exposure up to 8.0" and staggered coursing may be used at any exposure up to 7.0"

### HIP • RIDGE • STARTER • ACCESSORY

	6" Hip & Ridge	7" Hip & Ridge	One-Piece Hip & Ridge	12" Starter	12" Solid Accessory Tile
Pieces / Bundle	20	20	10	20	10
Linear Ft / Bundle	5*	5*	10	20	10
Pieces / Linear Ft	4*	4*	1	1	1
Nails Required	40/BDL	40/BDL	20/BDL	40/BDL	20/BDL

\* At recommended 6" exposure Note: 9" pieces available for ridge; 4" pieces available for turrets.

## BELLAFORTÉ SLATE

Widths - 12"	Length - 15.5"	Thickness at Butt - 1/2"	Thickness at Tip - 3/8"
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### FIELD SHINGLES PER ROOFING SQUARE

Coursing	Roof Pitch	Max. Exposure	Pieces / Bundle	Bundles / Square	Weight / Square	Nails Required
Straight	4:12 or greater	12"	10	10	160 lbs	200/SQ

### HIP • RIDGE • STARTER • ACCESSORY

	One-Piece Hip & Ridge	Rake	Starter	Transition Piece
Pieces / Bundle	10	20	20	10
Linear Ft / Bundle	10	20	20	10
Pieces / Linear Ft	1	1	1	1
Nails Required	20/BDL	40/BDL	40/BDL	30/BDL

### TESTING & BUILDING CODE APPROVALS

Class A Fire; Class 4 Impact; Certified to 110MPH  
ICC-ES ESR-2119; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance; LEED contribution; CCMC 14094-R

\* Go to [www.davinciroofscapes.com](http://www.davinciroofscapes.com) for the most up-to-date technical information.

**Property Location:** 508 Macy Street  
Southridge Historic District

**COA Request:** (HD 22-09) Consideration of a Certificate of Appropriateness request for the replacement of vinyl siding with an alternative siding material and for the replacement of two windows.

**Applicant/ Owner:** Tom Carroll & Doerte Blume

**Background Information:**  
**Historical Information**

**2014 Southridge Historic District Nomination Survey Information:**

Ca. 1934. Bungalow/Craftsman style. This contributing two-story, vinyl-sided single dwelling has a concrete foundation and a steep pitched, asphalt covered, cross-gabled roof. The wood windows are vertical, four-over-one, hung. The partial porch has a front- gabled roof supported by replacement decorative wrought iron supports. The front yard is fenced with decorative wrought iron fencing. To east rear of house, there is a detached, single car, front gabled garage with wood swinging doors.

**Sanborn Map Information**

Sanborn Maps do not cover this section of Norman.

**Property History**

This house was designated part of the Southridge Historic District on October 11, 2016.

***December 8, 2017*** – A COA was approved for the widening of the rear facing garage door, replacement of the current rear gate with sliding metal gate, and installation of a rear parking pad to allow access to garage off of the alleyway. This work was completed.

***December 12, 2017*** – A COA issued for the expansion of the front driveway and for replacement of a wood garage door. This work was completed.

**Project Description:**

The property owners received damage to the vinyl siding on their home from the hail storm that struck Norman on October 10, 2021. The owners wish to replace the vinyl siding with Diamond Kote, a wood composite siding, for durability and aesthetic reasons.

Additionally, the applicants wish to replace two windows on the front of the house that were damaged by the hail storm. The applicants propose to replace the existing

picture window located on the right side of the front door with a vinyl picture window. The current picture window does not have a window frame and has suffered issues of water and air penetration for some time.

The owners also wish to replace the metal sliding window located on the left side of the front door as it is in poor shape. The applicants propose to replace this window with a vinyl picture window to match the picture window located on the right side of the house.

### **Ordinances & Guidelines:**

#### **Historic District Ordinance**

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

### **Preservation Guidelines**

#### **3.0 Exterior Walls**

##### **3.1 Standards for Administrative Bypass**

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

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

##### **3.2 Guidelines**

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

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

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

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

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

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

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

**.7 Substitute Materials.** Alternative materials will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.

## **Windows**

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

- a. Replace original windows in-kind, meaning match the original in material and finish.
- b. Muntin width and profile are same as the original in width and profile.
- c. Light pattern is the same as the original.
- d. True divided lights (panes) are the same as the original glass thickness.
- e. Size and dimension of all window components are the same as the original.
- f. Replacement of less than 50% of the windows on a given elevation.

**.2 Storm Windows and Screens.** The use of interior storm windows is encouraged. Installation of exterior storm windows are allowable if they meet the following criteria:

- a. Wood framed, full-light storms and screens that are low profile and align with meeting rails of the window.
- b. Relatively unobtrusive, narrow-profile, metal exterior storm windows that do not obscure the window itself, that are carefully installed to prevent damage to the sill or the frame, and that are finished in a painted or a baked-enamel color compatible with the sash color are allowed. Storm window rails are to align with meeting rails of the window.

- c. *The use of ¼ inch thick clear laminated glass for the purposes of weatherization and noise reduction maybe used in storm windows.*

**.3 Awnings.** *Window awnings that conform to following criteria:*

- a. *Material is fabric.*
- b. *Of traditional style and shape.*
- c. *Located on the rear of the structure.*
- d. *Installed over windows, doors, storefronts, or porch openings with care to ensure that historic features are not damaged or obscured.*

**3.12 Guidelines for Windows**

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

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

**.2 Retain Historic Glass.** *Retain original glass in historic windows if at all possible. Leaded glass windows shall be preserved. Bubbles and waves give old glass its distinctive look and add to the historic character of the house.*

**.3 Glass Replacement.** *Individual panes of historic glass that have been broken or cracked, may be replaced with modern-day clear glass. Salvaged historic glass or reproduction historic “wavy” glass is also acceptable replacement historic glass was present.*

**.4 Glass Variations.**

- a. *Privacy glass may only be located in the rear or on the side of the structure, where not visible from the front. Smoked or tinted glass is not appropriate for use in historic structures.*
- b. *Beveled glass in doors and windows is allowed as long as it is compatible with style of the historic building and the original configuration of window panes remains.*
- c. *Colored glass may be used in transoms and sidelights if supported by historical documentation or compatible with the architectural style.*

**.5 Replace Only Deteriorated Features.** *If replacement of a deteriorated window or door feature or details is necessary, replace only the deteriorated feature in-kind rather than the entire unit. Broken sash cords, for example, can be repaired and do not necessitate replacing an entire window. Match the original in design, dimension, placement, and material.*

**.6 Sash Replacement.** *Replacement sash, often referred to as sash replacement kits, are acceptable for use in historic structures. However, replacement window sash shall be unclad wood, with single-pane thickness, true divided light patterns that match the historic muntin pattern and profile of the house.*

**.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.*

**.8 Retain Original Metal Windows.** *Replace original metal casement windows only as a last resort after weatherization measures have proven unsuccessful.*

**.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.*

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

**.12 Additions.** *For construction of additions, choose windows that match the original structure. While single-pane, true divided light, wood frame windows are the most desirable choice for new construction in historic districts, double-pane glass wood windows with interior and exterior applied muntins and shadow bars between the panes are permitted. Aluminum cladding of wooden windows is permissible for use in additions. Vinyl or vinyl-clad windows are prohibited.*

**Staff Comments:**

**Request #1 – Replacement of vinyl siding with composite siding.**

This structure is a contributing structure to the Southridge Historic District; however, the exterior is already clad in vinyl siding. Since this is a historic structure, the Preservation Guidelines encourage the restoration of the original historic wood siding. However, it should be noted that the applicant is limited by funds allowed through the insurance company for repair of the damaged siding. The applicants are requesting to use wood composite as an upgrade to the current vinyl to improve durability and aesthetics.

The Commission would need to determine if the proposed composite wood siding meets the Historic Preservation Guidelines and is compatible with this structure as well as the surrounding Historic District. Staff would note that smooth texture instead of a grain texture is appropriate for a historic structure.

**Request #2 – Replacement of front windows with vinyl windows.**

As noted above, this structure is a contributing structure to the Southridge Historic District, however, vinyl and metal windows exist on parts of the house, as can be seen from pictures included in the applicant's packet.

The Preservation Guidelines prohibit the installation of vinyl windows and encourage the installation of wood windows when possible. The existing picture window configuration is also not original to this house as it is most likely a modern day alteration. Picture windows are not an appropriate window configuration for a historic structure such as this Craftsman Bungalow style. A window pane configuration of four-over-one is indicated, as other wood windows on the house have this configuration. Additionally, historic structures of this age would have front windows comprised of sets of double or triple windows instead of picture windows.

The Commission would need to determine if the proposed replacement windows meet the Historic Preservation Guidelines and if they are compatible with this structure as well as the surrounding Historic District. Staff would suggest if vinyl windows are approved, that they be of an appropriate historic configuration for this structure.

**Commission Action:**

Approve, deny, amend or postpone the Certificate of Appropriateness request for the replacement of vinyl siding with an alternative siding material, and for the replacement of two windows.



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

**Staff Only Use**

HD Case #: HD 22-09

Date: 02/10/2022

Received by: Anaïs Starr, HPO

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

**Address of Proposed Work:** 508 MACY ST NORMAN OK

**Applicant's Contact Information:**

Applicant's Name: DOERTE BLUME

Applicant's Phone Number(s): 617-835-9751

Applicant's E-mail address: doerte9999@gmail.com

Applicant's Address: 508 MACY STREET NORMAN OK 73071

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

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

Owner's Name:

Owner's Phone Number(s):

Owner's E-mail:

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

- 1) REPAIR STORM DAMAGE BY REPLACING EXISTING VINYL SIDING WITH DIAMOND KOTE LAP SIDING
- 2) REPLACE LARGE PICTURE WINDOW ON FRONT OF HOUSE WITH SAME SIZE PICTURE WINDOW IN VINYL FRAME
- 3) REPLACE LARGE SLIDING WINDOW IN FRONT PORCH AREA CURRENTLY IN ALUMINUM FRAME WITH SAME SIZE PICTURE WINDOW IN VINYL FRAME
- 4)

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

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

**Property Owner's Signature:** Dot Blume

**Date:** 02/07/2022

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

**Authorized Representative's Printed Name:**

**Authorized Representative's Signature:**

**Date:**



## **Supporting Documents for 508 Macy St**

### **Submitted by Doerte Blume (owner) to City of Norman Historic District Commission**

**Submitted on 02/11/2022 for consideration at 03/07/2022 meeting**

#### **Proposed projects:**

1. This application requests permission to replace the existing storm damaged vinyl siding with “Diamond Kote” lap siding (a link that allows for viewing of product info is included below). In researching possible replacement, we considered the following alternatives.
  - a. The by far easiest and cheapest approach would be to replace the damaged portions of the existing vinyl siding with vinyl. Even though this solution would not require permission from the City of Norman Historic District Commission, we decided against this solution as this solution would, due to the mismatch of new and faded materials, be associated with significant loss of visual appeal.
  - b. The next cheapest and visually more appealing solution would be to replace the existing vinyl siding by the same vinyl siding. Even though this solution would not require permission from the City of Norman Historic District Commission, we decided against this solution as this solution would replace “cheap vinyl” by “cheap vinyl”. The material we are proposing to use is of significantly higher quality and has the additional appeal of imitating a “wood look”.
  - c. The surface underneath the existing siding is expected to be in poor shape. If this holds true (we will not know till the vinyl siding has been removed), it would be extremely challenging to restore the original. While we considered restoring the original, the associated risks and costs are beyond what we are currently willing and able to take on financially and in terms of time commitment and associated uncertainty.
2. This application requests permission to replace the existing picture window in the front of the house (North facing) with a same sized picture window in a vinyl frame (a link that allows for viewing of the proposed 8000 Series Picture Window is given below).
3. This application requests permission to replace the existing non-functional sliding window in the aluminum frame in the front porch area (North facing) with a same sized picture window in a vinyl frame (the frame suffered storm damage); a link that allows for viewing of the proposed 8000 Series Picture Window is given below. In researching possible solution, we considered the following.
  - a. The first possibility we considered is to replace the aluminum window that suffered storm damage (see 3.) by a window of the same material. As this would not require permission from the City of Norman Historic District Commission,

this would be far easiest solution (and likely also by far the cheapest solution). We decided against this solution since the current grandfathered-in window arrangement does not provide a very attractive viewing experience from Macy Street.

- b. The window listed under 3. has, in addition to having suffered storm damage, damaged screens and the sliding features are compromised. Energy efficiency and cold drafts are also ongoing issues. For this reason, we would like to upgrade the window to a more energy efficient yet affordable low-maintenance window.
- c. The window listed under 2. does not appear to have a frame associated with it; since it is directly fit into the walls, it has been challenging to make the vinyl siding line up. Despite of repeated caulking, the sealing is in bad shape. This has repeatedly created challenges with ants finding their way into the house, with water collecting in the edges of the window (leading to deterioration), and with wind drafts and energy inefficiency. Given that we are looking to replace the window listed under 3., we would like to take this opportunity to also replace the window listed under 2.
- d. If 2. and 3. were approved, the two large windows facing Macy Street would look identical; this would enhance the viewing experience from Macy Street significantly.
- e. Last, we considered the possibility of replacing the windows listed under 2. and 3. by identical wooden frame windows. We decided against this solution for two reasons. First, the associated cost is above our current budget. Second, the long-time maintenance required for wooden frame windows (repeated painting) is significantly higher than that for the proposed vinyl windows.

### **Documentation of existing conditions (A)**

Photo of house (front North and East side) with vinyl siding; the photo is taken from Macy Street:



Front North and West side of house; the photo is taken from Macy Street:



Example of storm damage



Photo of back of house:

Vinyl windows





Photo of East facing side of house:





NW Corner



West side



The two windows closest to the corner are vinyl

Two photos of picture window discussed in 2:







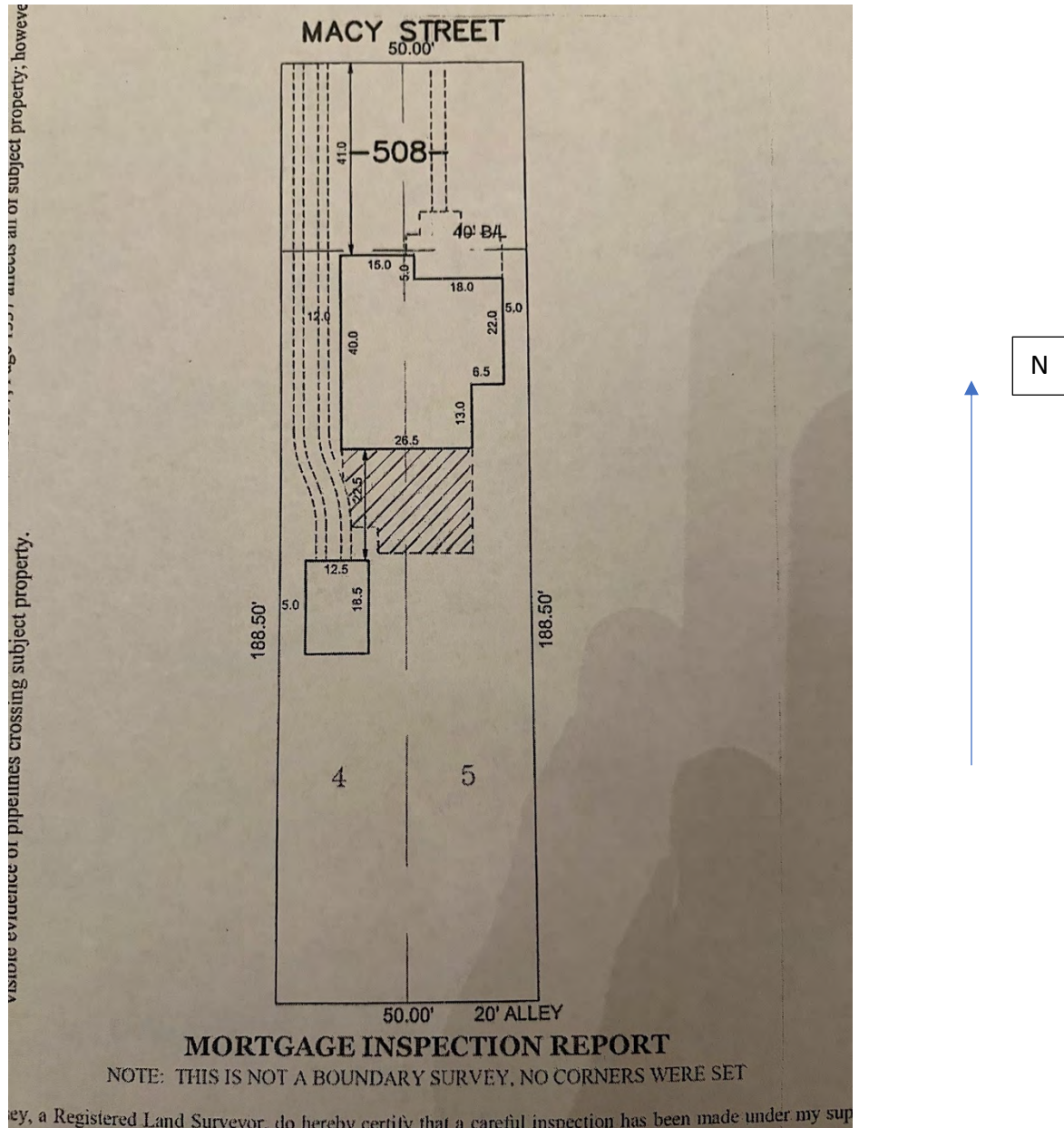
Three photos of the window discussed under 3.:



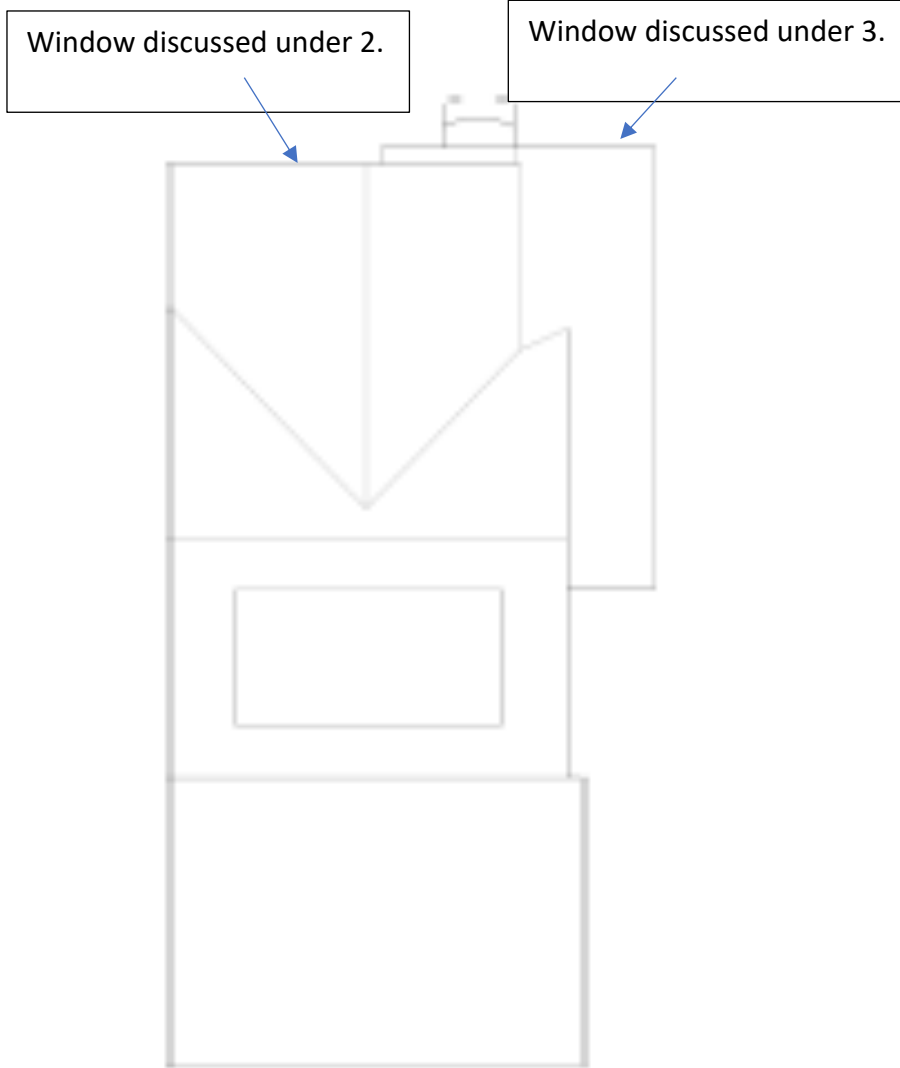


## Site Plan (B)

Property outline (top of the outline is North, bottom of the outline is South):



Top view of house (the top of the drawing faces North/faces Macy St.):



Schematic of front view of the house (as seen from Macy St.). The main floor window in the left of the picture is discussed under 3. in the application. The main floor window in the right of the figure is discussed under 2. in the application:





Enlargement with clearly readable dimensions:

Window discussed under 3.

Window discussed under 2.

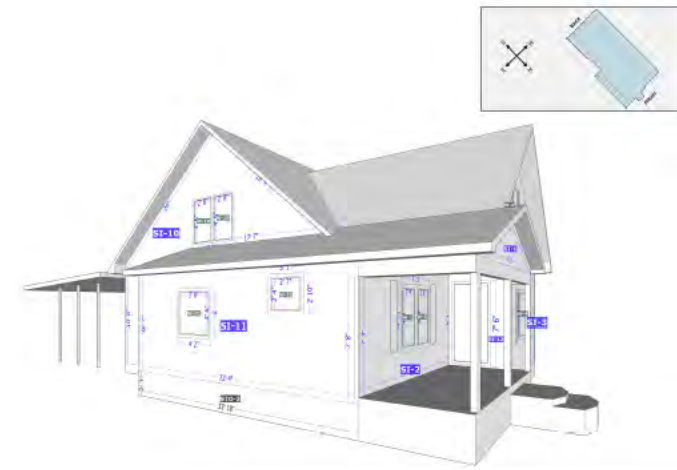




The next schematic shows the same side of the house but at a slightly rotated angle:



The following schematic provides a third angle:



### Illustration of proposed material and designs (C)

The photo below shows the proposed picture window (the window shown is identical to the one we propose to install)



Information on the proposed window replacement can be found at [https://ntwindow.com/wp-content/uploads/2019/06/8000\\_Series-Brochure.pdf](https://ntwindow.com/wp-content/uploads/2019/06/8000_Series-Brochure.pdf)

Information on the proposed siding material can be found at <https://diamondkotesiding.com>

A sample of the material will be available for viewing at the hearing. Here is a picture of the proposed siding:



#### **Elevation drawings and floor plans indicating existing and proposed features (D)**

We are not proposing any extensions. Since we are proposing direct replacements, no information is provided in this section.

#### **Trees Preservation Plan (E)**

Not applicable.

**Additional Documents for New Construction or Additions (F)**

Not applicable.



**Property Location:** 418 Macy Street  
Southridge Historic District

**COA Request:** (HD 22-10) Consideration of Certificate of  
Appropriateness request for the replacement of metal  
siding with an alternative siding material.

**Applicant:** Proof Construction

**Owner:** Greg Tiffany

**Background Information:**

**Historic Survey Information**

**2014 Southridge Historic District Nomination Survey Information:**

Ca. 1937. Modern Movement style. This non-contributing one-story, brick, single dwelling has a steep pitched, asphalt-covered, side gabled roof and a brick foundation. The visible metal windows are fixed picture windows. The partial porch has concrete steps, wrought iron railings and supports, and a shed roof. The attached double car garage has two paneled overhead doors and a large, gabled-roof, second story addition. In front of the addition, on the garage roof, there is a deck area.

**Sanborn Map Information**

The primary structure is indicated in its present location on the 1925 and 1944 Sanborn maps. The second story over garage does not appear on 1944 Sanborn fire insurance map.

**Property History**

This house was designated part of the Southridge Historic District on October 11, 2016. There have been no previous COA requests for this property.

**Project Description:**

The metal siding on this structure received damage during the October 10, 2021 hail storm that struck Norman. Metal siding is not readily available and therefore the property owner wishes to request LP Smart Siding as the replacement material.

**Ordinances & Guidelines:**

**Historic District Ordinance**

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

**Preservation Guidelines**

**3.0 Exterior Walls**



### **3.1 Standards for Administrative Bypass**

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

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

### **3.2 Guidelines**

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

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

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

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

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

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

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

**.7 Substitute Materials.** *Alternative materials will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.*

**Staff Comments:**

Though this is a non-contributing structure due to the loss of historic integrity, the Preservation Guidelines require that alterations be compatible with the District as a whole. However, the Guidelines also allow for the repair of non-original materials. In this case the non-original metal material is not readily available and, since it is not historic material, it seems reasonable to allow the property owner to replace it with a more durable alternative for this non-contributing historic structure.

The Commission would need to determine if this request meets the Historic Preservation Guidelines and if it is compatible with the surrounding Historic District. Staff would suggest a smooth texture siding.

**Commission Action:**

Approve, deny, amend or postpone the Certificate of Appropriateness request for the replacement of metal siding with an alternative siding material.

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

**Staff Only Use**

HD Case #: HD22-10

Date: 02/10/2022

Received by: Anaïs Starr, HPO

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

**Address of Proposed Work:** 418 Macy Street

**Applicant's Contact Information:**

Applicant's Name: PROOF CONSTRUCTION -- Greg Tiffany

Applicant's Phone Number(s): 918-902-0156

Applicant's E-mail address: KeeleyProperties@GMAIL.COM

Applicant's Address: 1924 W. Albany St, Broken Arrow OK 74012

Applicant's relationship to owner: ☒ Contractor ☐ Engineer ☐ Architect

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

Owner's Name: CEREGG TIFFANY

Owner's Phone Number(s): 405-203-7377

Owner's E-mail:

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

1) Replace Siding to Smart Siding.

2)

3)

4)

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

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

**Property Owner's Signature:**

**Date:**

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

**Authorized Representative's Printed Name:**

**Authorized Representative's Signature:**

**Date:**



8:46



Google

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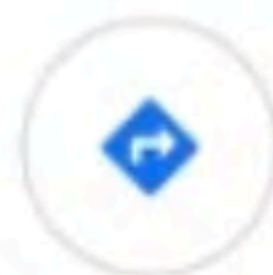


418 Macy St

418 Macy St

Norman, OK 73071 · 107 mi

~ You visited 3 weeks ago















Specifications	
Product Type	Engineered Wood Lap Siding
Color	Primed
Siding Profile	8" Lap
Exposure	7 inch
Thickness	3/8 inch
Manufacturer Warranty	50 year
Material	Engineered Wood Strand
Siding Surface Design	Cedar Texture
Coverage Per Piece	9.33 square foot
Nominal Width	8 inch
Actual Width	7.84 inch
Nominal Thickness	3/8 inch
Actual Thickness	0.354 inch
Actual Length	16 foot
Special Features	Factory Primed
Return Policy	Regular Return ( <a href="#">view Return Policy</a> )



1924 W Albany St • Broken Arrow, OK 74012 • Phone: (918) 734-4444

Gregg and Susan Tiffany  
405-203-7377

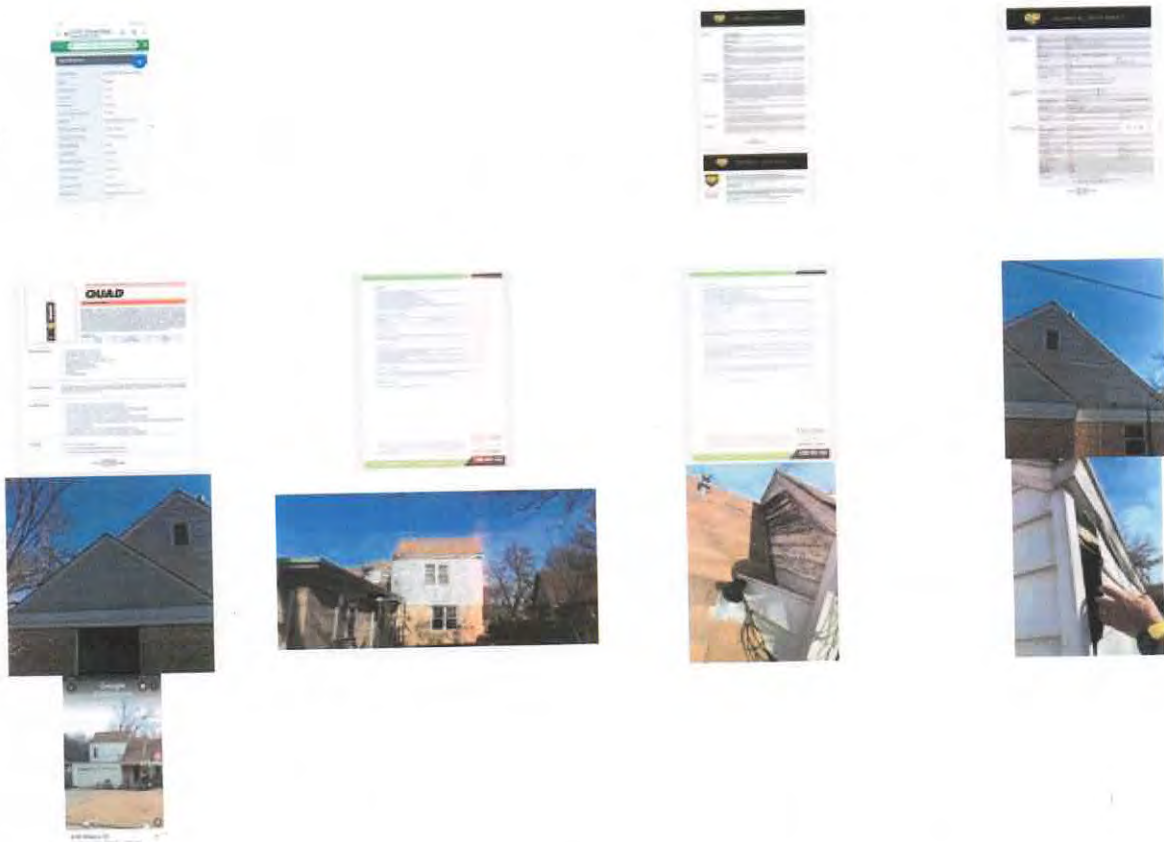
418 Macy St  
Norman, OK 73071

Print-date:

2-10-2022

Attached Files:

\*  
Emailed Separately in attachments



Price Breakdown

Group Price: \$0.00

Title	Code	Description	Qty / Unit	Unit Price	Price
R&R	3400 -	Remove existing felt and some insulation board and metal siding down to	1	0.00	\$0.00



SIDING Exterior siding existing wood siding on the following;  
 Entrance 50 sq ft  
 Garage. 45 "  
 Balcony. 150 "  
 East. 175 "  
 Elevation. 600 "  
 West. 560 "

For a total of 1,590 sq ft

The process will work like this , due to the condition of the original wood siding from the areas we have revealed so far. We will need to install 7/16 OSB to all areas to receive new siding and trim .

We will then wrap the OSB with DuPont™ Tyvek® HomeWrap® using cap nails , we will then install 3/8x8"x16' SMART SIDING LP with 7/16x4" SMART TRIM , caulk all trim and joints with - OSI Quad Caulk for exterior door, window, and siding

We will clean up entire work area and haul away all debris.

We will then tape off all windows and doors, use painters caulk to apply to trim , and prime all new material , paint entire surface area (color of choice ) all with Quality Sherwin Williams Products.

**Total Price: \$0.00**



Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**Property Location:** 485 College Ave  
Chautauqua Historic District

**Owner:** Stephen Teel

**Request:** HD (22-12) Commission review and feedback regarding the proposed demolition of existing structures and the installation of a 3-car garage, driveway, swimming pool, greenhouse, carport and masonry fence for the property located at 485 College Avenue.

**Historical Information:**

**2004 Chautauqua Historic District National Registry Nomination Survey states:**

*Circa 1935. This is a contributing, Colonial Revival, two-story, weatherboard single dwelling. It has a gabled roof with a brick chimney on the north end. It does not have any porch or columns on the front, but there is a gabled wing that projects from the front of the house with a bay window. The siding has been clad with vinyl and the entry hood has been replaced.*

**Sanborn Insurance Maps:**

The 1944 Sanborn Insurance Maps indicates the principal structure with the attached front wing configuration. The Map also indicates a secondary structure and a garage structure, which are no longer present.

**Background Information**

This property was designated part the Chautauqua Historic District Expansion on August 14, 2018. There have been no COA requests for this property since then.

**Project Description:**

The property owner purchased the property at 485 College Avenue in order to accommodate a new garage, swimming pool, green house and carport he wishes to build for his house located at 490 Elm Avenue. To accommodate these new structures, the applicant is proposing to demolish all of the existing structures located at 485 College Avenue.

**Historic District Ordinance & Guidelines:**

**Historic District Ordinance**

**Section 429.3.7 Certificates of Appropriateness**

**(c):** *Submitting COA Application Materials. When applying for a Certificate of Appropriateness, the applicant shall furnish copies of all detailed site and building plans, elevations, perspectives, material samples, and specifications, with sufficient detail to clearly illustrate the applicant's intent. Applicants are encouraged to meet with the Historic Preservation Officer before submitting an application and may also request a meeting with the Historic District Commission before submitting an application in order to get feedback from the Commission on a forthcoming application. Applicants may also consult with the Historic Preservation Officer as needed during the review of the*

*Certificate of Appropriateness (COA) application. Incomplete applications will not be forwarded to the Commission for review. (0-0910-12)*

**Section 429.3.8. Demolitions**

- (a) *General Provisions. No structure or resource within any Historic District shall be demolished and/or removed unless such demolition has been reviewed by the Historic District Commission and a Certificate of Appropriateness for such demolition and/or removal has been granted.*
- (b) *Procedure and Postponement Orders*
  - 1. *The Historic District Commission shall hold a public hearing for the purpose of considering Certificates of Appropriateness for demolition or removal. After such hearing, the Historic District Commission may approve the Certificate of Appropriateness authorizing the demolition or may enter an order postponing demolition for up to ninety (90) days.*
  - 2. *At the conclusion of such period of postponement as specified in the Historic District Commission's order, the Commission shall within forty-five (45) days thereafter hold a second public hearing to consider whether or not to recommend to the City Council that additional postponement of demolition be ordered.*
  - 3. *In the event that the Historic District Commission recommends additional postponement to the City Council, the City Council shall hold a public hearing for the purpose of considering additional postponement of demolition.*
  - 4. *After such public hearing, the City Council may enter an order approving the demolition or may enter an order postponing demolition for an additional period not to exceed sixty (60) days from the date of such order. At the conclusion of this final postponement period, the City Council shall hold a public hearing and may either approve the requested demolition or may disapprove such requested demolition. In the event demolition is not approved, no demolition shall occur. For purposes of this Ordinance, the word "demolition" shall include "removal."*
- (c) *Criteria for Review of Demolitions. The Historic District Commission and City Council shall be guided by the following criteria in considering Certificates of Appropriateness and authorizations for demolition or removal of structures or sites within the Historic District:*
  - 1. *The purposes and intent of this Ordinance.*



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

**Preservation Guidelines:**

**Demolition of Structures**

**5.4 Guidelines for Demolitions**

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

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

**.2 Criteria for Demolition.** *Demolition requests must meet Zoning Ordinance Section 429.3.9(c), Criteria for Demolition.*

**.3 Procedures and Process for Demolitions.** Demolitions must meet the Zoning Ordinance Section 429.3.9(b), Procedure and Postponement Orders.

**.4 Site Plan Required.** Applicants shall provide the Historic District Commission with detailed site plans for proposed site features of the new parcel, including information any structures, driveways, site lighting, and parking areas.

**.5 Document Thoroughly.** Document original context of the historic structure prior to demolition.

## **Site Features**

### **2.2 Guidelines**

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

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

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

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

**.4 Swimming Pools.** Swimming pools are to be located behind the principal structure with no visibility from the front right-of-way. Side yard installations will be considered on a case-by-case basis. A front yard installation is prohibited. Corner lots are considered to have two front elevations

**.5 Storm Shelters.** Above ground storm shelters greater than 120 square feet are to be located behind the principal structure with no visibility from the front right-of-way. Side yard installations of below ground storm shelters will be considered on a case-by-case basis. A front yard installation of above ground or below ground storm shelters are prohibited.

## **Garages**

### **2.4 Guidelines**

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

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

**.2 Preserve Original Materials.** Retain and preserve character-defining materials, features, and details of historic garages, including foundations, siding, masonry,

windows, garage doors, and architectural trim. When necessary, repair character-defining materials, features, and details of historic garages in-kind according to pertinent guidelines.

**.3 Replace Only Deteriorated Portions.** If replacement of a deteriorated element or detail of a historic garage is necessary, replace only the deteriorated portion in-kind rather than replacing the entire feature. Match the original in design, dimension, texture, and material. Consider compatible substitute materials only if the original materials are no longer available.

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

- a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.
- b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition
- c. An existing structure is 240 square feet or less, it may be eligible for demolition.
- d. An existing structure was built after the period of significance; it may be eligible for demolition.
- e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.

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

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

**.6 New Garage Height.** New garage structures shall be the traditional height and proportion of garages in the district. New garages in blocks that contain only one-story garages shall be one-story. One and a half story and two-story garages may be built if located on a block where one and a half story and two-story garages are dominant or if adjacent properties contain similar height garages. The wall height and height of roof ridge are to be no greater than the principal structure.

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

**.8 New Garage Materials.** The following may be considered on a case-by-case basis for new garages:



- a. *Acceptable materials include wood, brick and stone masonry, and stucco. Fiber cement products for new garage construction located off an alleyway or if setback behind the rear of the house will be considered on a case-by-case basis. It should be noted that wood siding does not have "wood grain." Only smooth cement board is permitted. The use of vinyl, Masonite, aluminum or other metal sidings is prohibited.*
- b. *Aluminum clad doors and windows are allowed for garages located of an alleyway or behind the rear elevation of the house, with no or limited visibility from the from the front right-of-way.*
- c. *Wood, wood composite or metal overhead garage doors with wood/wood composite trim are allowed.*
- d. *Garage doors shall be a single width. Double width garage doors will be considered on a case-by-case basis.*

**.9 Additions to Garage Structures.** *Additions to existing garages may be appropriate if not visible from the front right-of-way. Additions shall not be greater than the footprint of the existing garage. Additions must match the materials and design of exiting garage structure.*

**.10 Reconstruction of Historic Garage.** *The reconstruction of out buildings shall be based on historic evidence, such as photographs, Sanborn maps or other documentation. If no such evidence exists, the design should be derived from the architectural style of the principal building and historic patterns and characteristics of the historic district. Wood, brick and stucco are appropriate materials for reconstruction of a historic garage. Overhead garage doors with the appearance of double doors will be considered on a case-by-case basis. Historic garages shall be located at the end of a driveway along the side property line and face the front street right-of way.*

**.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.*

**.12 Carports.** *Carports shall be unattached to the primary structure and meet the following:*

- a. *Located in the rear yard behind the principal structure, with no visibility from the front right-of-way(s). Corner lots are considered to have two front elevations.*
- b. *Constructed of wood or masonry. Cement fiberboard to be considered on a case-by-case basis.*
- c. *Maximum footprint size of 400 square feet with an eave height no greater than 10 feet.*
- d. *In no case shall the carport be taller, wider or deeper than the historic principal structure of the lot.*

## **Secondary Structures**

### **2.7 Guidelines.**

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

**.1 Secondary structures.** Secondary structures are accessory structures with a footprint of 400 square feet or greater and/or taller than one-story, examples of a secondary structures are garage apartments, studios, workshops and cabanas.

**.2 Preserve Secondary Structures.** When possible, retain and preserve historic secondary structures in their original locations and configurations. Even if the function changes, the exterior appearance shall remain the same.

**.3 Preserve Original Materials.** When possible, retain and preserve character-defining materials, features, and details of historic secondary structures, including foundations, siding, masonry, windows, doors, and architectural trim. When necessary, repair character-defining materials, features, and details of secondary structures in accordance with pertinent guidelines.

**.4 Replace Only Deteriorated Portions.** If replacement of a deteriorated element or detail of an historic secondary structure is necessary, replace only the deteriorated portion in-kind rather than replacing the entire feature. Match the original in design, dimension, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

**.5 Request for Secondary Structure Demolitions.** The following will be utilized to assess a demolition request for a secondary structure:

- a. An existing structure of architectural or historical significance shall be retained if repairs are reasonably possible.
- b. An existing structure is dilapidated, leaning, lacking a solid foundation, or of substandard construction, it may be eligible for demolition.
- c. An existing structure is 240 square feet or less, it may be eligible for demolition.
- d. An existing structure was built after the period of significance; it may be eligible for demolition.
- e. The removal of existing historic structure will enable access to the rear yard where no access currently exists; it may be eligible for demolition.

**.6 Make New Construction Compatible.** Secondary accessory structures are to be compatible with the principal structure and surrounding district and in no case overwhelm the principal structure. Construction of secondary accessory structures will utilize the following criteria for new construction:

- a. Match in design, style, and material to the principal historic structure and the surrounding historic neighborhood.
- b. Compatible with the principal historic structure and/or the district in regards to materials, size, scale, height, form, massing, proportions, spacing and size of window and door openings, window to wall proportions and traditional setbacks seen in the neighborhood.

**.7 Size of New Secondary Structures.** New secondary accessory structures are to be subservient to the principal structure in no case will the secondary structure be taller, wider or deeper than the principal structure. The size of a secondary structure is limited

to 575 square feet or 50% of the principal structure footprint. The cumulative of square footages for all accessory structures and garages on the lot, shall be no greater than the footprint of the principal structure.

**.8 Location and Setbacks of Secondary Structures.** New secondary structures are to maintain traditional locations and setbacks seen in the neighborhood. Locations are to be in the rear yard, with limited or no visibility from front right-of-way, unless there historical indications of a different location. Corner lots are considered to have two front elevations.

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

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

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

## **Sidewalks, Driveways, and Off-Street Parking**

### **2.9 Guidelines**

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

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

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

**.3 New Driveway Composition.** Driveways shall be constructed from material allowed by the City Code. Existing gravel driveways may remain in place subject to other provisions in the City Code.

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

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



- .6 Circular Drives.** Drives connecting to the street by two or more curb cut openings are not permitted in front yards or corner side yards unless demonstrated as historically present on the specific property in question.
- .7 Shared Driveways.** Historic driveways shared by two adjacent properties may be retained and preserved.
- .8 Sidewalk Location.** Sidewalks on private property shall be maintained in their traditional location, usually perpendicular to the street, unless there is historical documentation of another location.
- .9 Sidewalks and Curbs.** Public sidewalks and curbs on the street shall be constructed of finished concrete. Sidewalks and curbs on private property may be constructed of finished concrete, brick, or stone.
- .10 New Paved Areas.** New paved areas should not directly abut the principal site structure, significantly alter the site topography, or overwhelm in area the residential, landscaped character of a rear or side yard. Care must be taken that paved areas do not injure nearby trees by intruding onto their root areas. They shall be designed to be compatible in location, patterns, spacing, configurations, dimensions, and materials with existing walkways and driveways. Paved areas shall not overwhelm the principal structure.
- .11 Rear Yard Area.** New parking areas are permitted off alleyway with no visibility or limited visibility from the front right-of-way(s). Corner lots are considered to have two front elevations. Rear yard parking must meet Norman City Codes.
- .12 Side Yard Parking Area.** The establishment of parking areas adjacent to the side of historic structures is not allowed.
- .13 Front Yard Parking Area.** Parking areas in the front yard of the property are prohibited except within an existing driveway.

## **Fences and Masonry Walls**

### **2.11 Guidelines**

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

- .1 Replacing Conforming Fences.** If an existing, conforming type of fence or wall is being replaced with one that is the same in material, height, placement, and style, a Certificate of Appropriateness is not required.
- .2 Materials.** Retain and preserve historic wall and fence materials that contribute to the overall historic character of a building. Acceptable materials for new fences and walls are wood, brick, stone, cast iron, iron, twisted wire, painted aluminum that mimics the appearance of cast iron or iron fences. Vinyl is prohibited. A 4 foot chain link in the side or rear yards will be considered on a case-by-case basis.
- .3 Front Yard Fences.** Front yard fences taller than 4 feet are prohibited by the Norman Zoning Ordinance.
- .4 Side Yard Fences.** Side yard fences of up to 4 feet in height may be approved by Administrative Bypass. Side yard fences taller than 4 feet require a COA. Side yard fences taller than 6 feet are prohibited.
- .5 Rear Yard Fences.** Rear yard fences of a contemporary design or of non-traditional materials or of height greater than 8 feet will be considered on a case-by-case

basis. Such fences will be review for their impact to the historic structure and the District as a whole. The Norman Zoning Ordinance prohibits rear yard fences taller than 8 feet.

**.6 Fences on Corner Properties Adjacent to Alleys.** Fences on corner properties with alley access shall be located very carefully to maximize sight lines and minimize conflicts between alley traffic, pedestrians, and on-street traffic.

**.7 Fence and Wall Materials.** Fences or walls shall be constructed of wood, brick, stone, iron or cast or forged metal, stucco, or a combination of these materials. Stone or brick used in walls shall be compatible in size, scale, and style to that used elsewhere in the historic district, or typical of residential structures of this type, age, and location. No vinyl, cinder block, concrete block, or corrugated metal, may be used for fences or walls in historic districts. Chain link in the rear yard will be considered on a case-by-case basis.

**.8 Colors and Finishes.** Although paint color is not regulated by the Commission, it is strongly recommended that wood fences be stained or painted in colors and finishes appropriate to the style and period of the property and the district or left unfinished. No decorative murals shall be applied to fence or wall surfaces visible from the street.

**.9 Finished Side Out.** Fences or walls facing the street shall be constructed with the finished side out.

**.10 Setback and Adjacent Property Tie-In.** A fence 4 feet or less in height shall be set back a minimum of 1 foot from the inner edge of a public sidewalk. Where no sidewalk exists, fences shall be set back a minimum of 6 feet from the back of curb or edge of pavement. If a fence exists on an adjacent property, the corner side yard fence shall tie into the existing fence.

## **New Primary Structures**

### **4.5 Guidelines**

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

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

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

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

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

*well as elevations of properties on either side to provide a comparison of massing, scale, and design.*

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

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

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

**Staff Comments:**

The property owner proposes to demolish the existing structures at 485 College Avenue in order to install a 3-car garage, driveway, swimming pool, greenhouse, carport and masonry fence as an extension of his house and property located at 490 Elm Avenue.

The applicant will be seeking through the City's lot line adjustment process, to combine 490 Elm Avenue and 485 College Avenue into one lot, as well as rezoning of 485 College Avenue to align the zoning for the two properties. Additionally, it should be noted that this proposal has not been reviewed by other city staff to determine if it meets City codes. In particular, the proposal must meet City code regarding impervious coverage, which has not been reviewed yet.

The principal house structure at 485 College is designated as a contributing historic structure to the Chautauqua Historic District, while the accessory/secondary structures on the lot are designated as non-contributing structures.

The Historic Preservation Guidelines discourage the demolition of historic contributing structures. The applicant is seeking feedback from the Commission as to the possibility of the demolition of all of the structures on the property to allow for his plans for the installation of a garage, driveway, swimming pool, greenhouse, carport and masonry fence.

The applicant has provided a site plan, drawings and mock-ups for the proposal for 485 College Avenue.

**Commission Action:** No vote is required, however the Commission is requested to provide review and preliminary feedback regarding the proposed demolition of existing structures and the installation of a 3-car garage, driveway, swimming pool, greenhouse, carport and masonry fence for the property located at 485 Elm Avenue.



City of Norman  
Att: Anais Starr, AICP  
Planner II/Historic Preservation Officer  
(405) 366-5392  
Email: [anais.starr@normanok.gov](mailto:anais.starr@normanok.gov)

Dear Anais,

February 24, 2022

On February 23, 2022, I contacted you in regard to the process of getting a Certificate of Appropriateness from the Historic District Commission for my property located at 485 and 485 ½ College Ave. After our conversation, we decided to set up an informal meeting on March 7<sup>th</sup> for discussion and feedback, before a formal review. As part of that process, you asked me to send you pictures and plans of my proposed renovation which I have attached.

**History:**

I have lived at 490 Elm Ave. since 1994 and I plan on living here the rest of my life. The subject property (485 college) is located adjacent to my property on the back. I purchased it many years ago with the intention of doing a lot-line adjustment and combining the two properties.

I was aware of a petition to add parts of College Ave. to the Chautauqua Historic district. I filed a protest letter stating my intentions of removing the subject house in the near future. I was extremely busy at the time and did not follow the progress. I had assumed that since my property on College is zoned R-3 and has no Historic significance that it would have been excluded from the Historic district, along with the property across the street.

It was not until after I had met with the City Staff to go over this project, and not until after I had the plans completed, that I realized that my property had been including in the Chautauqua Historic district. The City staff did not mention it at our meeting. I then contacted you to see if or how I can proceed with this project.

**Project:**

I have a fairly large house with no back yard. My intention is to combine the two properties and use it for the back yard of 490 Elm Ave.

The new structures on the subject property would consist of: a high-end brick, rock, and iron fence with a gate, a three-car garage with a bathroom for the pool area, a swimming pool with a covered patio, and a green house. Privacy is a big concern; so, very little will be visible from college street besides the fence, large Italian Cypress trees, and the topside of the garage.

**Scenarios:**

There are three possible scenarios.

- 1) The demolition is not allowed, and the property remains an R3 rental house.
- 2) The demolition is allowed, and the project is approved as-is or
- 3) The demolition is allowed but the plans are revised to ensure that structures, visible from College Ave., meet the requirements of the Commission.

**Considerations:**

1). I would first ask the commission to reevaluate the conclusion that this structure is contributing to the Chautauqua District or that it has ANY historic significance. When we talked on the phone, you seemed to struggle with that designation also. The only thing you mentioned was the age of the building and the wood windows; However, it does not have wood windows as was wrongly noted in the Preservation Survey.

It is my understanding that an Historic district designation is intended to preserve a neighborhood's character, it is not supposed to create it.

"A historic building is one that retains its architectural integrity. This means that the building's original appearance has not been compromised through insensitive alteration and still conveys a visual sense of time past."

The subject building is a square box with a long protruding apartment addition attached to the front. It has the same vinyl siding and cheap metal windows that are on my older apartment complexes. It has no porch and no columns. As noted in the Preservation Survey, it has NO decorative details. The only redeeming quality of the building is the front door, which I purchased from Home Depot a couple of years ago and the hood above the door which was noted as an "added alteration" on the survey.

This building has no resemblance to a Colonial Revival, in my opinion.

2). If I am not allowed to remove this structure, it will remain an R-3 rental property. I have no intentions of selling this property. With the R-3 zoning and its proximity to the University, it is always rented before it becomes vacant. There is no incentive to do a high-end renovation. It seems to always attract fraternity boys that are very hard on the property but are willing to place high deposits to cover the inevitable damage.

3). This property is the 1<sup>st</sup> thing you see when turning onto College from Boyd street. As-is, you have an R-3 multi-family resident with lots of cars out front. In the alternative, if my plans are approved, it would square up the District. You would have a beautifully landscaped brick and

rock fence. The Historic houses would start after that, like they do on the West side of the street.

**Attachments:**

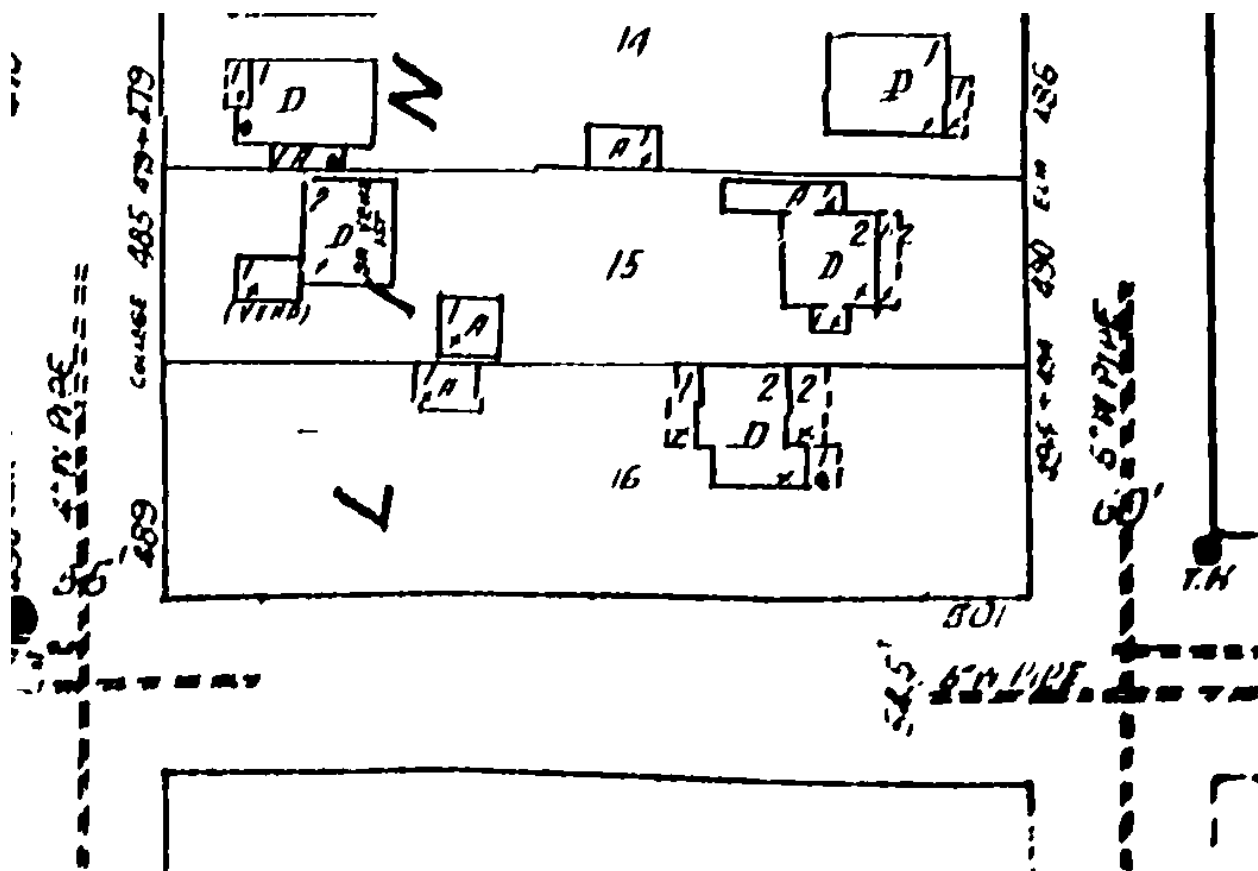
I have attached some photos and plans for your review. I tried to photoshop some before and after pictures to give you a better sense of what I intend to do. My photoshop skills are poor at best. 😊

In conclusion, I look forward to working with the Commission to come up with a solution that works for everyone. Please feel free to come by my house, call, or email me if anyone has questions before the meeting.

Sincerely,

Stephen G. Teel  
490 Elm Ave,  
Norman, Oklahoma 73069  
Cell: 405-409-4347  
Email: [stephenteel@yahoo.com](mailto:stephenteel@yahoo.com)





# HISTORIC PRESERVATION SURVEY INVENTORY FORM

## ----- TYPE ALL ENTRIES.

1. PROPERTY NAME: NORMAN, OKLAHOMA
  2. RESOURCE NAME: \_\_\_\_\_
  3. ADDRESS: 485 College
  4. CITY: NORMAN
  5. VICINITY: YES (yes or no)
  6. COUNTY: CLEVELAND
  7. BLOCK: 1
  8. LOT: 15
  9. PLAT NAME: Lincoln Addition
  10. SECTION: N/A
  11. TOWNSHIP: N/A
  12. RANGE: N/A
- 
13. RESOURCE TYPE: B Building
  14. HISTORIC FUNCTION: 01A Single dwelling
  15. CURRENT FUNCTION: Same
  16. AREA(S) OF SIGNIFICANCE: 030 Architecture
  17. SIGNIFICANCE: Contributing to the Chautauqua District
  - \_\_\_\_\_
  - \_\_\_\_\_
  18. DOCUMENTATION SOURCES: Sanborn Insurance Maps, 1944
  - \_\_\_\_\_
  - \_\_\_\_\_
- 
19. NAME OF PREPARER: MEACHAM WEISIGER ASSOCIATES  
709 Chautauqua, Norman, Ok. 73069  
405 - 321 - 6221
  20. SURVEY PROJECT: CITY OF NORMAN, OKLAHOMA
  21. DATE OF PREPARATION: AUGUST, 1988
  22. PHOTOGRAPHS: YES YEAR 1988 (Only one view available)

BUILDING CONSTRUCTION DESCRIPTION:

23. ARCHITECT/BUILDER: \_\_\_\_\_
24. YEAR BUILT: Ca. 1935
25. ORIGINAL SITE? Yes DATE MOVED \_\_\_\_\_ FROM WHERE \_\_\_\_\_
26. ACCESSIBLE? Yes
27. ARCHITECTURAL STYLE: 50 Colonial Revival
28. FOUNDATION MATERIAL: Not visible
29. ROOF MATERIAL: 63 Asphalt shingle
30. WALL MATERIAL: 30 Brick
31. WINDOW TYPE: Double hung, 1/1
32. WINDOW MATERIAL: 20 Wood
33. DOOR TYPE: Plank/lite
34. DOOR MATERIAL: 20 Wood
35. EXTERIOR FEATURES: Gabled wing projects front; bay window north
36. INTERIOR FEATURES: N/A
37. DECORATIVE DETAILS: None
38. CONDITION OF RESOURCE: Fair
39. DESCRIPTION OF RESOURCE: Present and historic: Gabled roof;  
two stories; brick chimney north end; no porch; no columns
- Alterations: Siding; entry hood replaced Post 1938
40. COMMENTS: \_\_\_\_\_
42. PLACEMENT: \_\_\_\_\_





# HISTORIC PRESERVATION SURVEY INVENTORY FORM

-----  
TYPE ALL ENTRIES.

1. PROPERTY NAME: NORMAN, OKLAHOMA
  2. RESOURCE NAME: \_\_\_\_\_
  3. ADDRESS: 485½ College
  4. CITY: NORMAN
  5. VICINITY: YES (yes or no)
  6. COUNTY: CLEVELAND
  7. BLOCK: 1
  8. LOT: 15
  9. PLAT NAME: Lincoln Addition
  10. SECTION: N/A
  11. TOWNSHIP: N/A
  12. RANGE: N/A
- 
13. RESOURCE TYPE: B Building
  14. HISTORIC FUNCTION: 01C Secondary structure (garage)
  15. CURRENT FUNCTION: 01A Single dwelling
  16. AREA(S) OF SIGNIFICANCE: None
  17. SIGNIFICANCE: Non-contributing to the Chautauqua District  
because of alterations
  18. DOCUMENTATION SOURCES: Sanborn Insurance Maps, 1944
- 
19. NAME OF PREPARER: MEACHAM WEISIGER ASSOCIATES  
709 Chautauqua, Norman, Ok. 73069  
405 - 321 - 6221
  20. SURVEY PROJECT: CITY OF NORMAN, OKLAHOMA
  21. DATE OF PREPARATION: AUGUST, 1988
  22. PHOTOGRAPHS: YES YEAR 1988 (Only one view available)

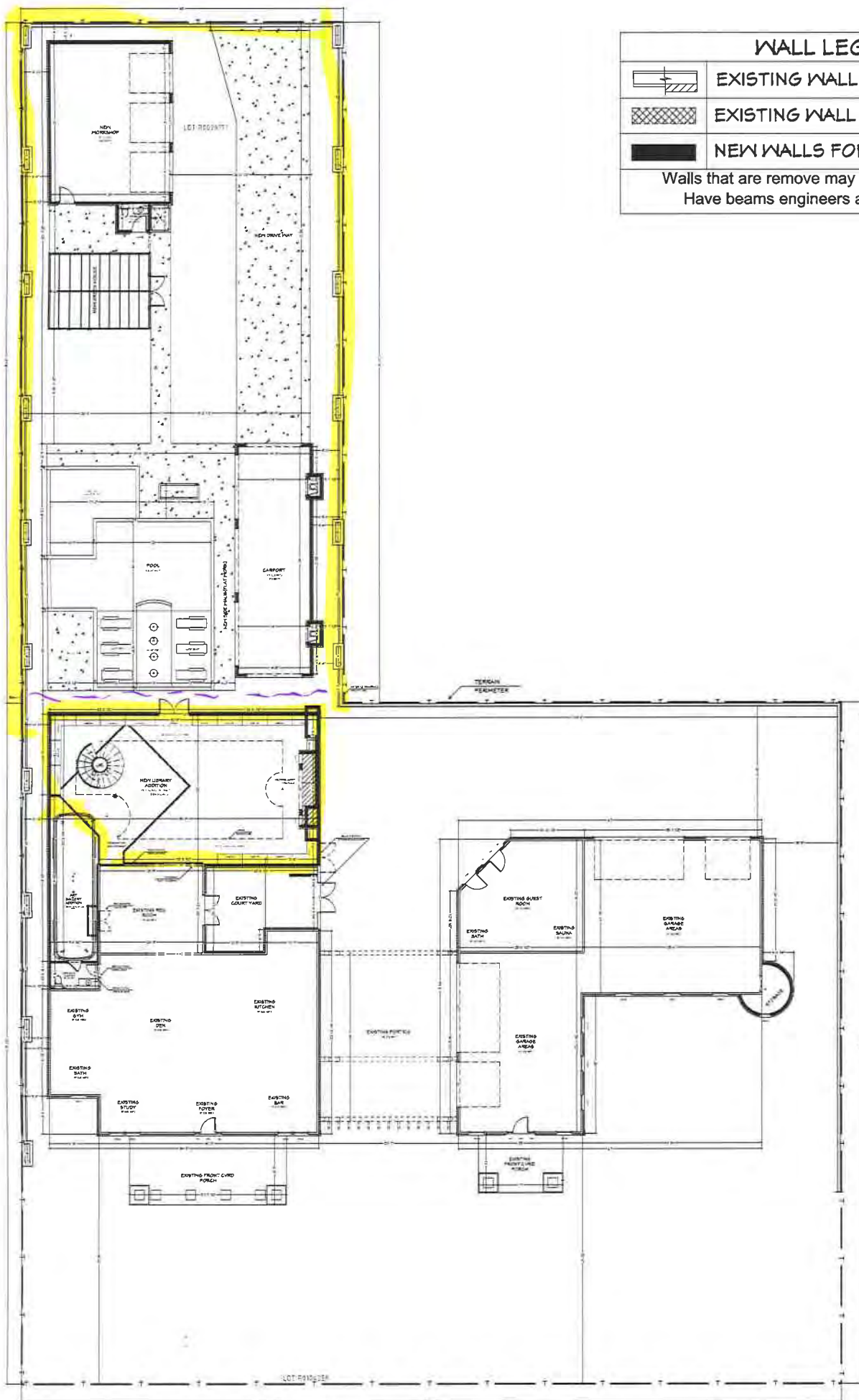
BUILDING CONSTRUCTION DESCRIPTION:

23. ARCHITECT/BUILDER: \_\_\_\_\_
24. YEAR BUILT: Ca. 1935
25. ORIGINAL SITE? Yes DATE MOVED \_\_\_\_\_ FROM WHERE \_\_\_\_\_
26. ACCESSIBLE? Yes
27. ARCHITECTURAL STYLE: 01 None
28. FOUNDATION MATERIAL: Not visible
29. ROOF MATERIAL: 63 Asphalt shingle
30. WALL MATERIAL: 55 Aluminum
31. WINDOW TYPE: Single hung, 8/8
32. WINDOW MATERIAL: 50 Metal
33. DOOR TYPE: Panel
34. DOOR MATERIAL: 20 Wood
35. EXTERIOR FEATURES: None
36. INTERIOR FEATURES: N/A
37. DECORATIVE DETAILS: None
38. CONDITION OF RESOURCE: Good
39. DESCRIPTION OF RESOURCE: Present and historic: Gabled roof;  
one story; no chimney; no porch; no columns
- Alterations: Siding; garage converted Post 1938
40. COMMENTS: \_\_\_\_\_
42. PLACEMENT: \_\_\_\_\_





485 College Ave



## WALL LEGEND



EXISTING WALL TO REMAIN



EXISTING WALL TO DEMOLISH



NEW WALLS FOR ADITIONS

Walls that are remove may be low baring,  
Have beams engineers accordantly

490 Elm Ave



SHEET:

1/4" = 1'-0"

SCALE:

D-06A / S-01

DRAFT:

## SQUARE FOOTAGE

1572 SQ. FT. 1ST STORY ADDITION AREA  
935 SQ. FT. 2ND STORY ADDITION AREA  
1700 SQ. FT. 3RD STORY ADDITION AREA  
800 SQ. FT. GARAGE ADDITION AREA  
718 SQ. FT. CARPORT ADDITION AREA

## OVERALL PLAN DETAILS

FLOOR	PLATE HEIHT	ROOF PITCH	WDW HEIGHT
MAIN FLOOR	9 FT. / 10 FT.	4 : 12 / 6 : 12	7 FT. 8 IN.
2ND STORY	10 FT.	4 : 12 / 6 : 12	7 FT. 8 IN.
3RD STORY	8 FT.	1 : 12 / 6 : 12	7 FT. 8 IN.

2/14/2022

**TEEL  
REMODEL****REMODEL  
FLOOR  
PLANS****TIMBER RIDGE**



2/14/2022

TEEL  
REMODEL

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	WDW HEIGHT
MAIN FLOOR	9 FT. / 10 FT.	4 : 12 / 6 : 12	7 FT. 8 IN.
2ND STORY	10 FT.	4 : 12 / 6 : 12	7 FT. 8 IN.
3RD STORY	8 FT.	1 : 12 / 6 : 12	7 FT. 8 IN.

SQUARE FOOTAGE

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800 SQ. FT.	GARAGE ADDITION AREA
718 SQ. FT.	CARPORT ADDITION AREA

DRAFT:

D-06A / 5-01

SCALE:

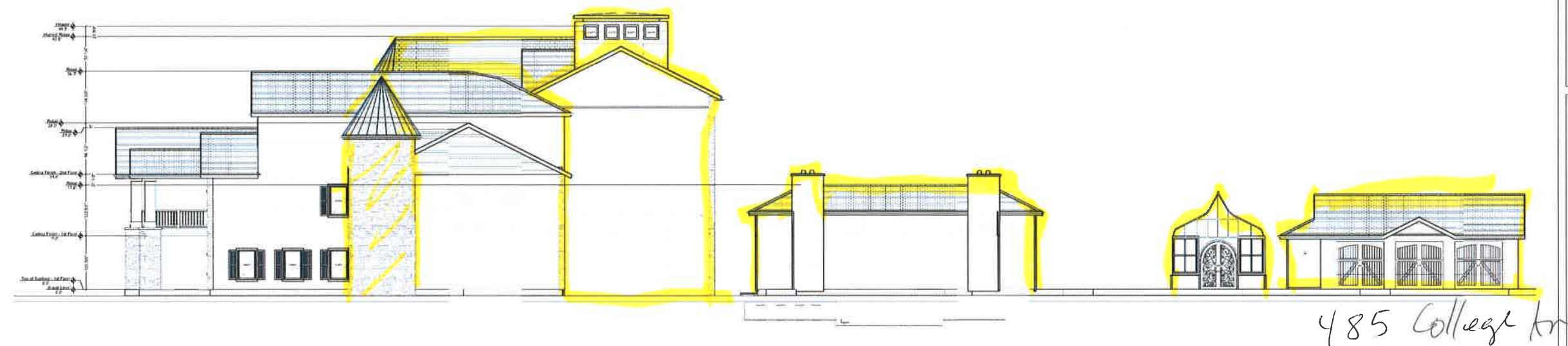
1/4" = 1'-0"

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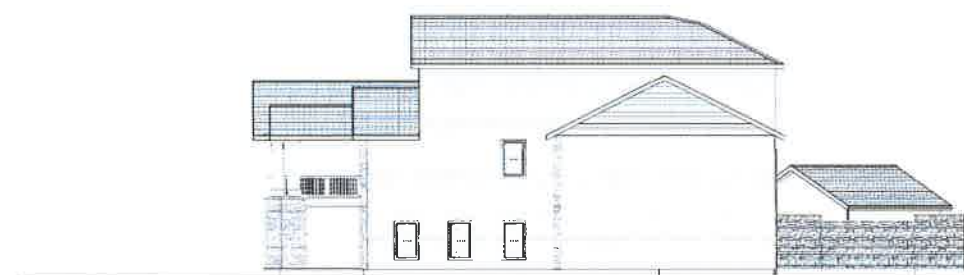
6



E2 New Exterior Elevation Left  
SCALE: 1/8" = 1'-0"



E4 New Exterior Elevation Right  
SCALE: 1/8" = 1'-0"



E4 Existing Exterior Elevation Right  
SCALE: 1/8" = 1'-0"



E2 Existing Exterior Elevation Left  
SCALE: 1/8" = 1'-0"

490 Elm  
Ave



# WALL LEGEND



EXISTING WALL TO REMAIN



EXISTING WALL TO DEMOLISH



NEW WALLS FOR ADITIONS

Walls that are remove may be low baring,  
Have beams engineers accordingly

## Overview of 485 Lot

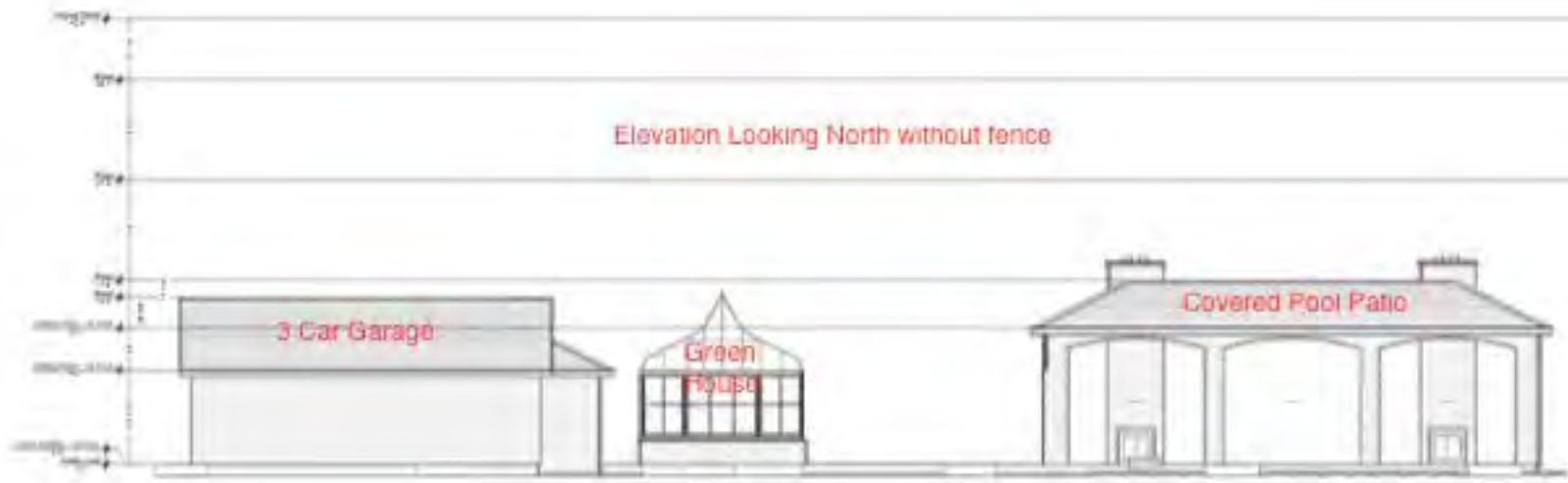


Elevation Looking North without fence

3 Car Garage

Green  
House

Covered Pool Patio



Elevation looking South without Fence



New Exterior Elevation Right

SCALE 1/8" = 1'-0"

E4





South side of property  
after renovation.











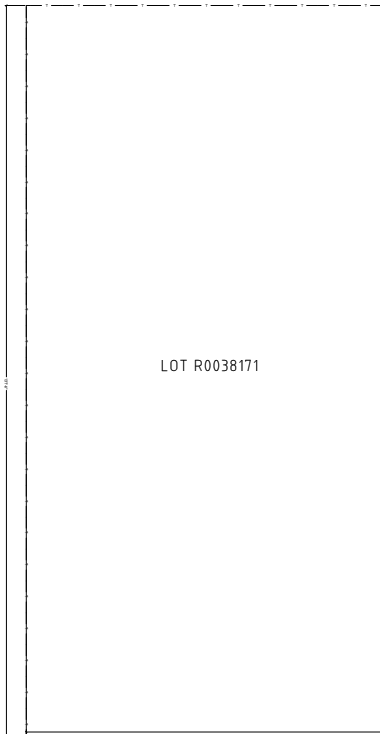


485 College After  
renovation.

Side of Garage will be partially  
visible. I don't know how to  
photo shop that!!

1

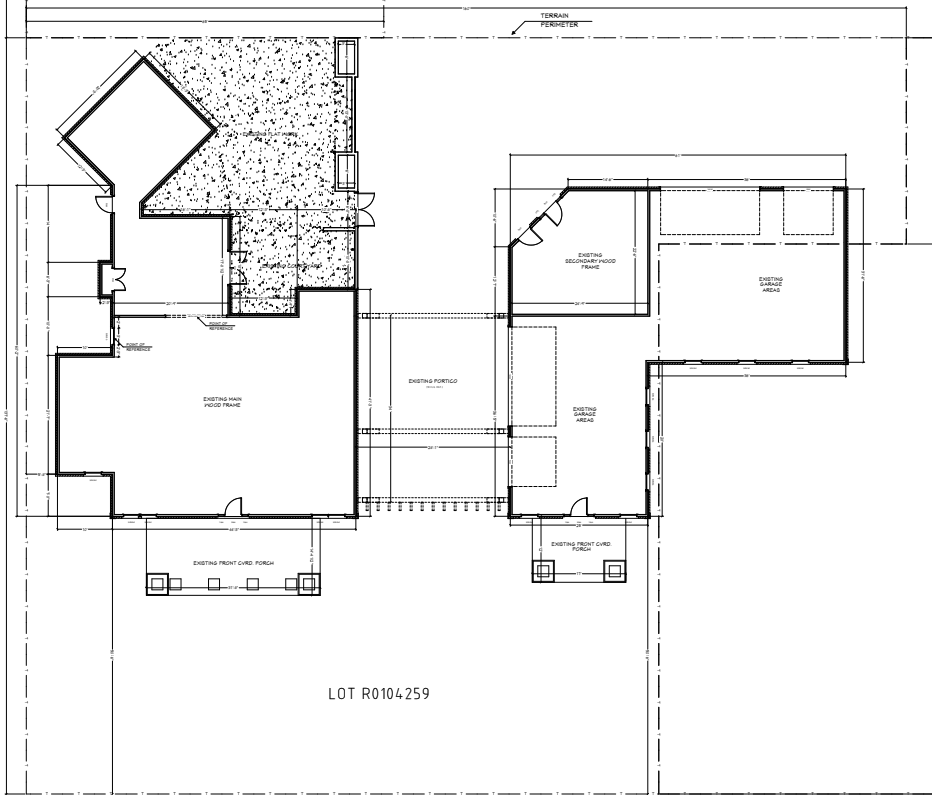
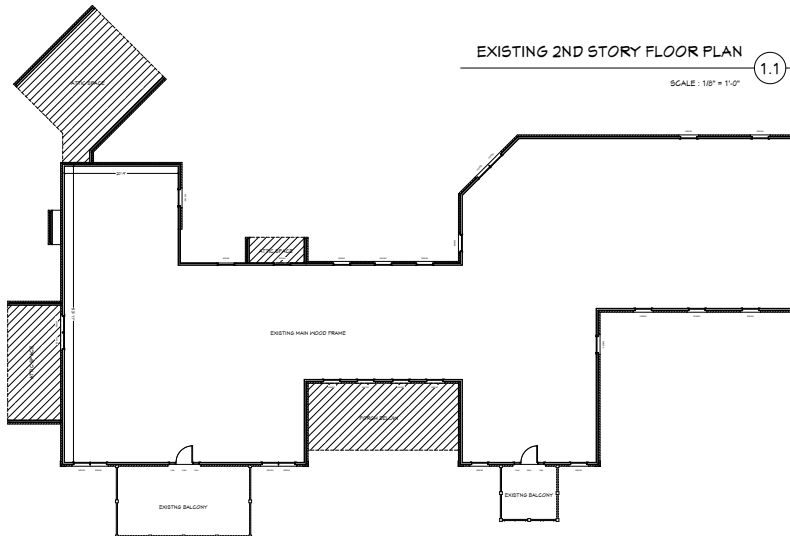
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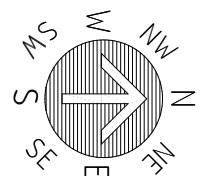
LOT R0038171

1.1

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



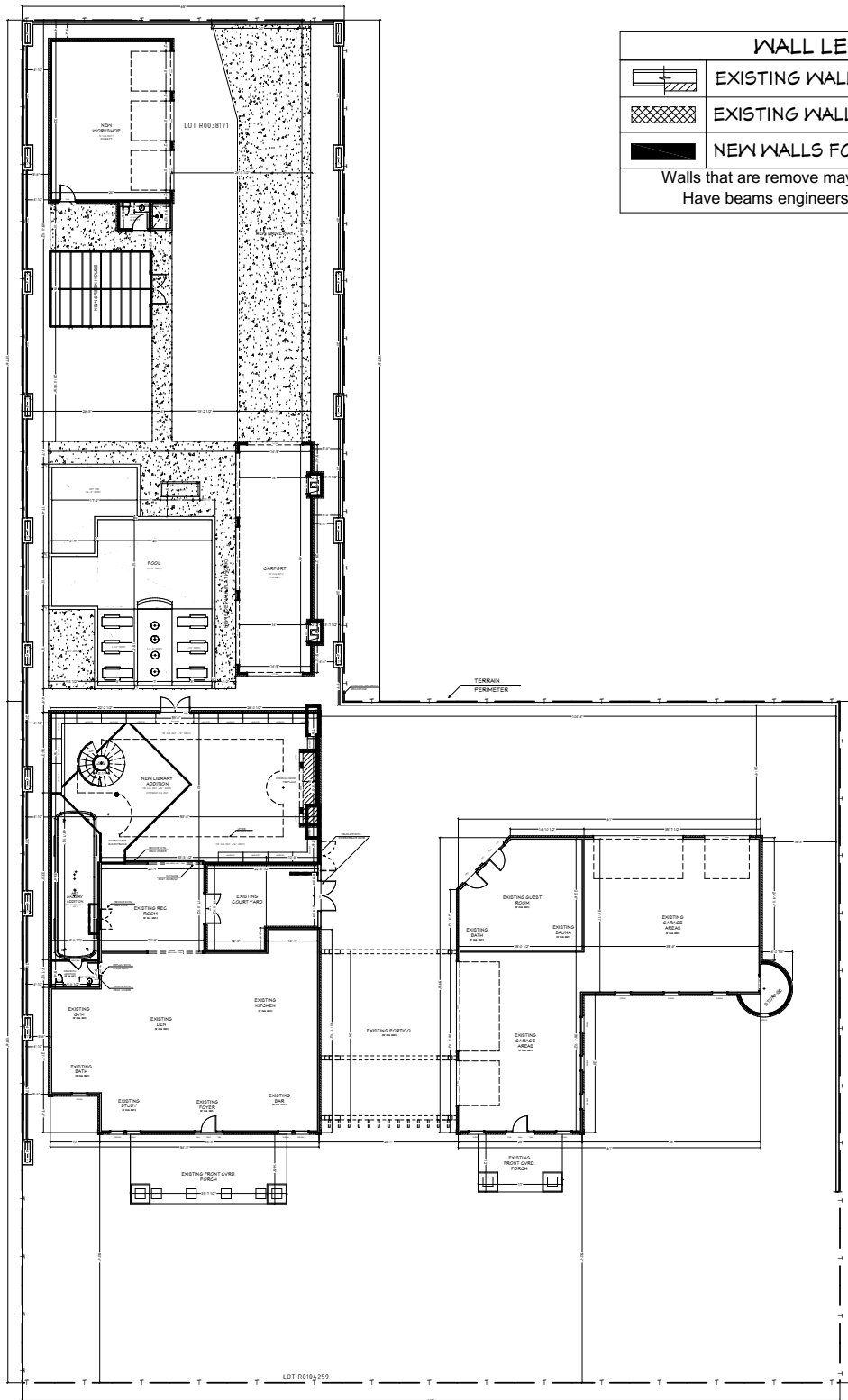
LOT R0104259



1572 SQ. FT. 1ST STORY ADDITION AREA  
935 SQ. FT. 2ND STORY ADDITION AREA  
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800 SQ.FT. GARAGE ADDITION AREA  
718 SQ.FT. CARPORT ADDITION AREA

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3RD STORY	8 FT.	1 : 12 / 6 : 12	7 FT. 8 IN.

## TEEL REMODEL



## WALL LEGEND



EXISTING WALL TO REMAIN

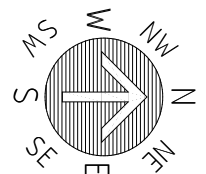


EXISTING WALL TO DEMOLISH



NEW WALLS FOR ADITIONS

Walls that are remove may be low baring,  
Have beams engineers accordantly



## SQUARE FOOTAGE

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2/14/2022

**TEEL  
REMODEL**

**REMODEL  
FLOOR  
PLANS**



SHEET:

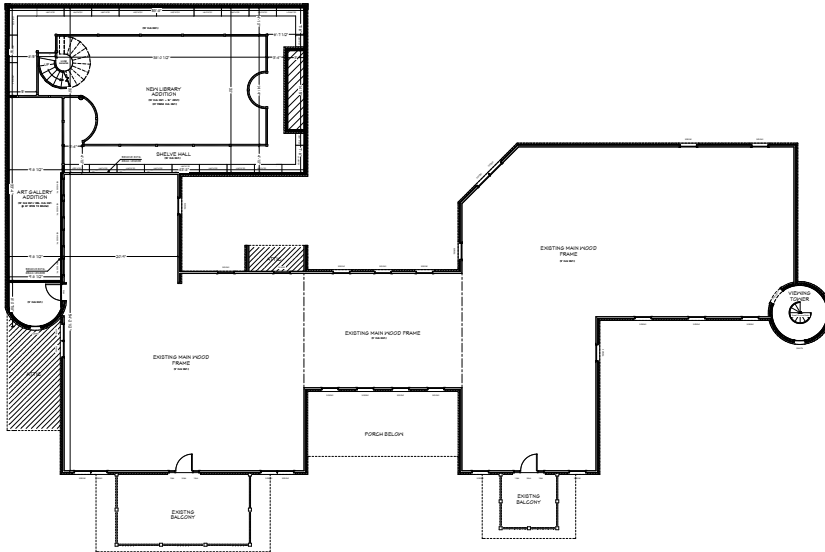
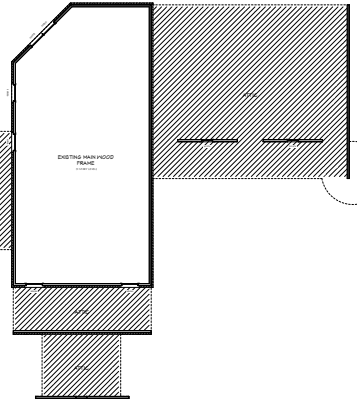
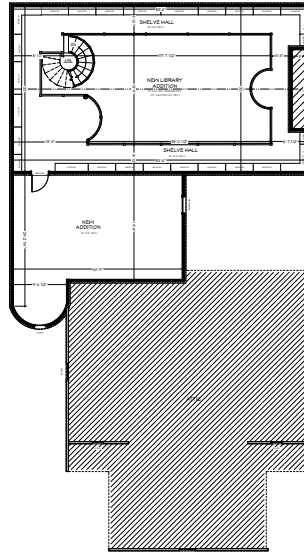
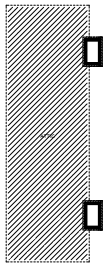
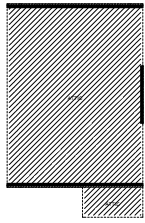
1/4" = 1'-0"

SCALE:

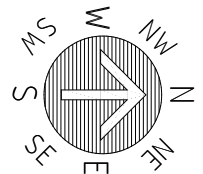
DRAFT:

D/GA / S.OI





WALL LEGEND	
EXISTING WALL TO REMAIN	
EXISTING WALL TO DEMOLISH	
NEW WALLS FOR ADITIONS	
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SQUARE FOOTAGE

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2/14/2022

TEEL  
REMODEL

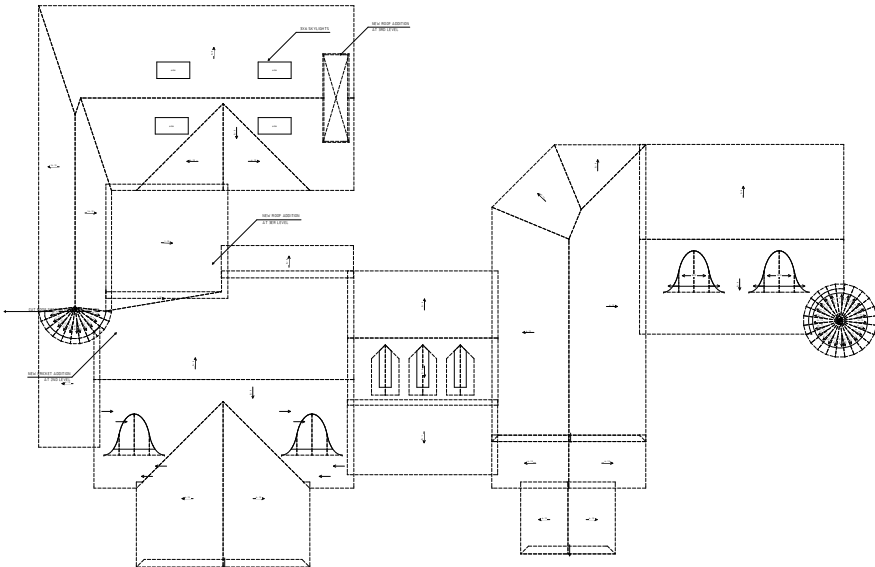
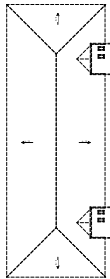
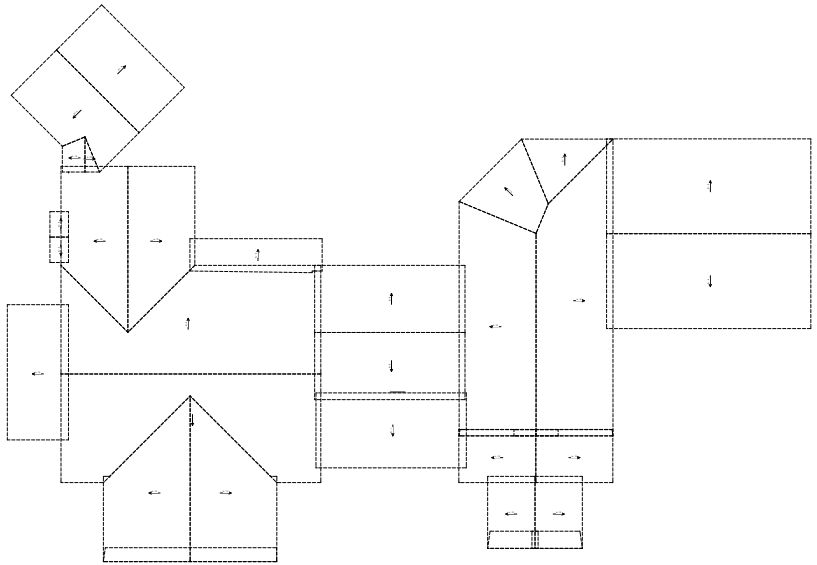
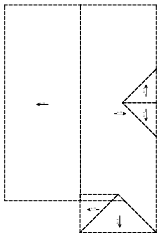
REMODEL  
FLOOR  
PLANS



3.1

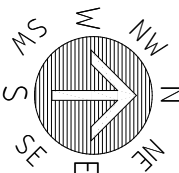
REMODEL ROOF PLAN

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



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND ORDINANCES.

**GENERAL NOTES:**  
**EXAMINATION OF SITE:** THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF THIS PROJECT.  
**DIMENSIONS:** DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY DESIGNER IN WRITING OF DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACTORS AND/OR MANUFACTURERS FAVOR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID. ESTIMATE AND DIRECTED TO THE DESIGNER ATTENTION IN A TIMELY MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER COORDINATION AND COMPLETION OF THE WORK DESCRIBED. BEFORE ORDERING MATERIALS OR COMMENCING WITH WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS BETWEEN DRAWINGS AND/OR SPECIFICATIONS AND EXISTING CONDITIONS THEREBY IS COMMENCED. MATERIALS WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAME OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IF THE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED, PRIOR WRITTEN APPROVAL MUST BE OBTAINED. **MANUFACTURERS DIRECTION:** ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERRECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER. **WORK AND MATERIAL NOT SPECIFIED:** ANY ITEM OF WORK NECESSARY TO PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE COMMENSURATE WITH CLASS OF STRUCTURE CONSTRUCTED AND TO THE MATERIALS. **PERMITS, FEES AND NOTICE:** THE CONTRACTOR SHALL OBTAIN ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, CODES AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THIS WORK. **INSURANCE:** OWNER AND ALL CONTRACTORS SHALL EFFECT AND MAINTAIN PROPER INSURANCE. **BUILDING PROCESS:** TIMBER RIDGE DESIGNS SUGGESTS STRUCTURAL, MECHANICAL, CIVIL, ELECTRICAL AND PLUMBING WORK NEEDS TO BE REVIEWED AND/OR APPROVED BY LICENSED PROFESSIONALS IN EACH AREA. ALL CHANGES IN THE DOCUMENTS ARE TO BE DOCUMENTED BY MEMO, FIELD ORDER, OR CHANGE ORDER INITIATED BY DESIGNER AND SIGNED BY OWNER AND ALL CONTRACTORS. **TIMBER RIDGE DESIGNS:** THIS PLAN WAS DESIGNED AND DRAFTED BY TIMBER RIDGE DESIGNS TO MEET MINIMUM JURISDICTION, TIMBER RIDGE DESIGNS IN THE STATE, COUNTY & CITY AT THE TIME IT WAS DESIGNED. BECAUSE CODES AND REGULATIONS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, TIMBER RIDGE DESIGNS CANNOT WARRANT COMPLIANCE WITH ANY ORDER SPECIAL CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE APPLICABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES TIMBER RIDGE DESIGNS, ITS OWNER AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER.



SQUARE FOOTAGE

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1700 SQ. FT. 3RD STORY ADDITION AREA  
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2/14/2022

TEEL  
REMODEL

ROOF  
PLANS





EXTERIOR  
ELEVATIONS

2/14/2022

TEEL  
REMODEL

OVERALL PLAN DETAILS

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1572 SQ. FT.	1ST STORY ADDITION AREA
935 SQ. FT.	2ND STORY ADDITION AREA
1700 SQ. FT.	3RD STORY ADDITION AREA
800 SQ. FT.	GARAGE ADDITION AREA
718 SQ. FT.	CARPORT ADDITION AREA

DRAFT:

D-06A / S-01

SCALE:

1/4" = 1'-0"

SHEET:

5



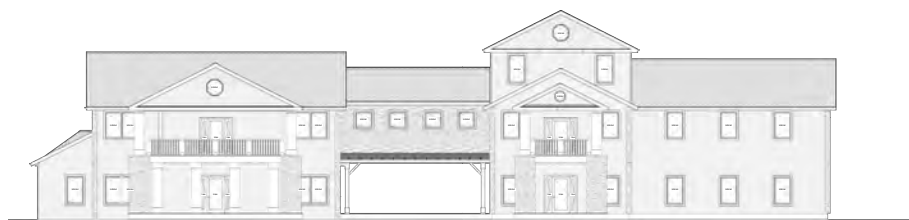
E1 New Exterior Elevation Front  
SCALE: 1/4" = 1'-0"



New Exterior Elevation Back

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

E3



E1 Existing Exterior Elevation Front  
SCALE: 1/8" = 1'-0"



Existing Exterior Elevation Back

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

E3





EXTERIOR  
ELEVATIONS

2/14/2022

TEEL  
REMODEL

OVERALL PLAN DETAILS

FLOOR	PLATE HEIGHT	ROOF PITCH	WDW HEIGHT
MAIN FLOOR	9 FT. / 10 FT.	4 : 12 / 6 : 12	7 FT. 8 IN.
2ND STORY	10 FT.	4 : 12 / 6 : 12	7 FT. 8 IN.
3RD STORY	8 FT.	1 : 12 / 6 : 12	7 FT. 8 IN.

SQUARE FOOTAGE

1572 SQ. FT.	1ST STORY ADDITION AREA
935 SQ. FT.	2ND STORY ADDITION AREA
1700 SQ. FT.	3RD STORY ADDITION AREA
800 SQ. FT.	GARAGE ADDITION AREA
718 SQ. FT.	CARPORT ADDITION AREA

DRAFT:

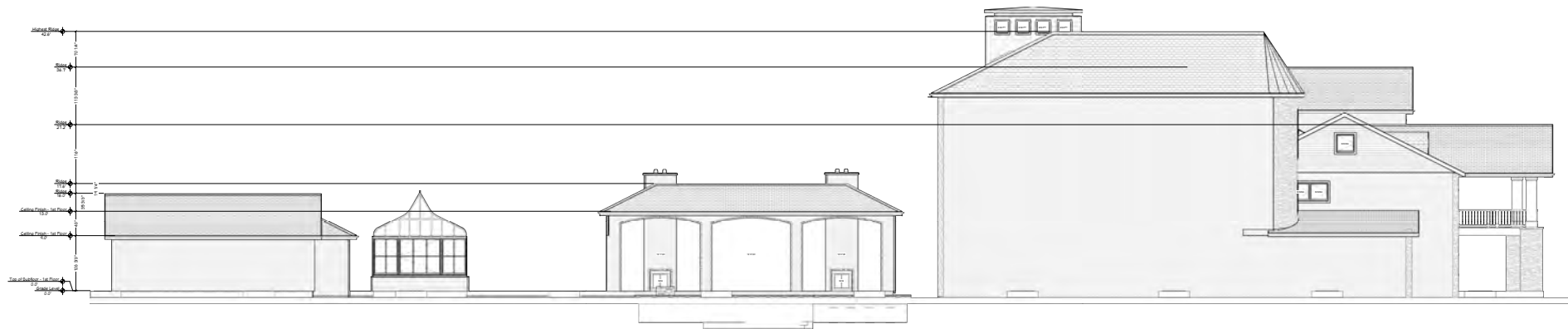
D-06A / S-01

SCALE:

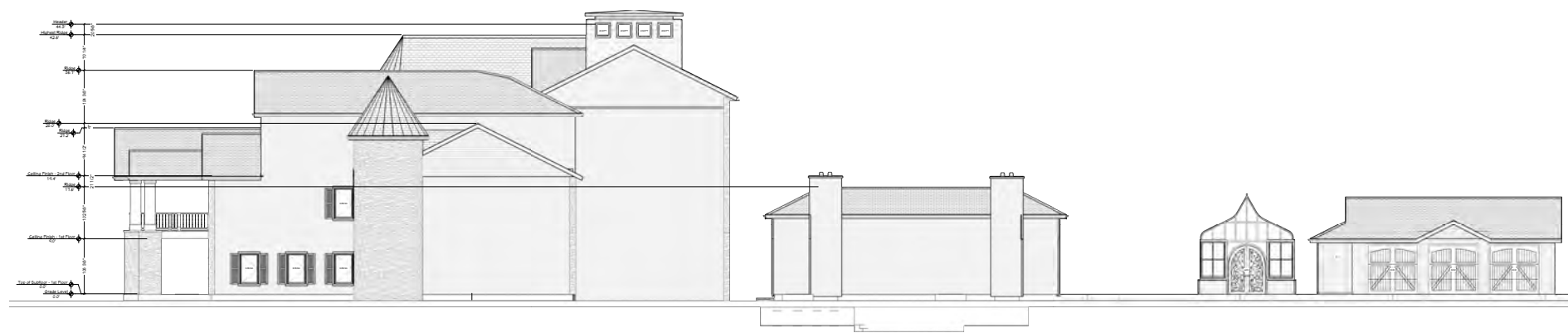
1/4" = 1'-0"

SHEET:

6



E2 New Exterior Elevation Left  
SCALE: 1/8" = 1'-0"



New Exterior Elevation Right  
SCALE: 1/8" = 1'-0"

E4



E4 Existing Exterior Elevation Right  
SCALE: 1/8" = 1'-0"



Existing Exterior Elevation Left  
SCALE: 1/8" = 1'-0"

E2