

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

**Monday  
April 4, 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 March 7, 2022 Regular Meeting.**

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

**3. HD (22-14) Consideration of Certificate of Appropriateness for the installation of a swimming pool with associated concrete decking for property located at 437 College Avenue.**

Public Hearing:

Staff Presentation  
Applicant Presentation  
Public Comments  
Close Public Hearing  
Commission Discussion

**4. HD (22-15) Consideration of Certificate of Appropriateness for demolition and reconstruction of an attached sunroom for property located at 434 College Avenue.**

Public Hearing:

Staff Presentation  
Applicant Presentation  
Public Comments  
Close Public Hearing  
Commission Discussion

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

- 6. Discussion of progress report regarding the FY 2021-2022 CLG Grant Projects.**  
Action Needed: No action needed – for informational purposes only.
- 7. Miscellaneous comments of the Historic District Commission and City Staff.**
- 8. Adjournment.**

## **HISTORIC DISTRICT COMMISSION**

### **MINUTES OF**

**March 7, 2022**

The Historic District Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on March 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 5:32 p.m.

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

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

MEMBERS ABSENT:	None
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A quorum was present.

\*Commissioner Shavonne Evans arrived at 5:38 PM. Commissioner Barrett Williamson left at 7:40 PM.

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

GUESTS:	Stephen & Cathy Nimmo of 851 Sky Ct
	Shayne Glickoff, for 800 Miller Ave
	Doerte Blume and Tom Carroll of 508 Macy St
	Greg & Susan Tiffany of 418 Macy
	Marsha McDaris of 448 College
	Stephen Teel of 490 Elm Ave
	Loretta Bass and John Kmetz of 440 College
	Russ Kaplan of 215 N. Westchester
	Susan Skapik of 444 College

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**Item No. 2, being: Approval of the minutes from the February 7, 2022 Meeting.**

**Motion** by Barrett Williamson for approval of the minutes from the February 7, 2022 regular meeting;

**Second** by Brent Swift.

*The motion was passed unanimously with a vote of 8-0. Minutes from the previous meeting were approved and signed by Chair Emily Wilkins. (Shavonne Evans was not present for this vote.)*

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**Item No. 3, being: 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.**

**Motion** by Mitch Baroff to approve Item No. 3 as submitted;

**Second** by Aaron Brooks.

Anaïs Starr presented the staff report:

This is a circa 1925 Tudor revival contributing structure to the Miller Historic District. It is indicated both on the 1925 and 1944 Sanborn insurance maps in its current configuration and footprint. Ms. Barnett, like many property owners in the Historic Districts, suffered extensive damage from the hail storm that occurred October 10, 2021. The roof is an asbestos-based transite tile, which is not a replaceable material. The contractor, Pinnacle Group, after consultation with staff, has identified two replaceable options for the roof. The first proposal is for an asphalt/composite shingle that has a tiled appearance, samples are provided to show the Commission. The second option is a DaVinci rubberized tile, which is similar to the size and look of the current tile on the roof. Staff consulted with the State Preservation Office architect to discuss this roof, because it is not something I have seen before. After discussion, we determined that the roof tile sample removed from the house is probably the original roof material to the house, and therefore it needs Commission's review to replace it with something else, because obviously it cannot be replaced with asbestos tile. The owner's preferred choice is the composite shingle. It should be noted that this is hail damage so they are limited by the funds provided by the insurance company. The second choice is the rubber tile, which comes closer to meeting the original tile shape and size. The State Historic Preservation Office recommended this rubber tile for consideration, but the preference of the owner is the composite material. The Commission will need to determine which



proposed roof material, or if both, would be appropriate for this structure. Staff is happy to answer any questions the Commission has.

Shayne Glickoff, property manager of Pinnacle Group, discussed the project:

The applicant represents the owner, Ashley Barnett. Samples are provided to the Commission for both options for roof replacement. DaVinci roofing tile is more plastic; it is a high-quality and the size is about the size of the tiles currently on the roof. Composite asphalt shingles are also provided; these have a “slate look.” The quote for DaVinci tiles is \$58,399, compared with a price of around \$43,000 for the slate-look tiles. Ashley, the owner, will not have sufficient funding for the DaVinci tiles. Shayne mentions that a large number of houses in the surrounding area appear to have composite roofs. There will be another \$7,000 fee just to remove the asbestos tiles, which is a considerable amount impacting the replacement choices available.

Commission comments consisted of:

- Commissioner Barrett Williamson inquires about the material costs for the options available. Discusses potential alternatives, including common architectural shingles.
- Barrett also asks for clarification regarding the structure of the roof, whether there will be re-decking involved. Shayne confirms the plan is to replace all the decking due to extensive damage in the current roof.
- Owner’s financial limits are dictated partially by what insurance will pay to replace. The DaVinci tiles are not feasible for the owner; Shayne was hesitant to present them as an option but Anaïs suggested he offer two options for Commission’s consideration due to the unique characteristics of the original roof tile being replaced.
- Commissioner Brent Swift questions staff, wonders if the Preservation Guidelines specify what is allowable for roof replacement materials. Anaïs explains that the Guidelines require case-by-case consideration for alternative roof materials. The owner is changing materials, which is why they are required to come for Commission approval.
- Brent Swift is supportive of materials that avoid creating financial hardship for the applicant/owner.
- Commissioner Michael Zorba asks about quotes for typical shingles, architectural. Shayne unfortunately did not come prepared with quotes for laminated architectural shingles, but is amenable to this option.
- Brent Swift discusses shingle varieties available, including Class IV shingles, and offers information regarding other options/brands available.

Public comments consisted of:

- Russ Kaplan, neighbor, is supportive of the applicant’s proposals, using any of the discussed materials.
- Marsha McDaris of 448 College questions why this extensive process is required for roofing changes; believes it should not be so difficult for owners to fix roofing damage. Brent Swift explains the need for material change oversight to maintain character of neighborhoods.

Commission discussion continues:

- Barrett Williamson is concerned about losing the unique characteristics of the original roof, namely the color/patina. Would like to see a gray shingle or similar weathered-wood look for replacement in this case. Ideal replacement may be terra cotta tile, but these are very expensive, therefore not usable in this case. Does not particularly like the slate-look because slate probably never existed on this structure. Would be happy to support a laminated architectural shingle in a color to match what is currently there. Wants to preserve as many characteristics of the original roof as possible.
- Commissioner Emily Wilkins questions staff regarding whether Commission has input on color choice; Anaïs explains that color is not a characteristic the Guidelines considers.
- Commissioner Michael Zorba is supportive of the slate-look composite tile presented, but is also supportive of the use of architectural laminated shingles, which is a more affordable option. Would like to see a similar color to the current, original roof.
- Commissioner Brent Swift thinks color of the shingles is not up to the Commission; is supportive of any architectural shingle. Wants to make it easy for the applicant to replace damaged roof.
- Commissioner Emily Wilkins requests applicant's input regarding the possible use of common architectural shingles. Applicant is happy to comply with Commission's request. Will chose a color that is as close as possible to the current color of the roof.
- Commissioner Taber Halford is supportive of the proposed change; does not want to limit the owner/applicant to use a specific color as this seems like an overstep of the Commission's guidance.

**Motion amended** by Barrett Williamson to allow for the use of common laminated architectural shingles;

**Second** by Joan Koos.

*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 9-0.*

Ms. Starr noted that there is a 10-day waiting period until the COA will be issued.

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**Item No. 4, being: 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.**

**Motion** by Shavonne Evans to approve Item No. 4 as submitted;

**Second** by Aaron Brooks.

Anaïs Starr presented the staff report:

This is a circa 1934 bungalow, Craftsman-style, contributing house. The property owners, like the rest of the neighborhood, received damage to the vinyl siding from the

hail storm last October. They wish to replace the vinyl siding with Diamond Kote, which is a wood composite material, for durability and aesthetic reasons. Additionally, they have two windows on the front of the house on the lower level that are not original to the house and they are proposing replacing them with vinyl picture windows. The window on the right is not a true window; it is lacking a frame. Pictures of the house are presented to the Commission. Original four-over-one windows are present on some of the structure, but the house has many different types of windows, including vinyl and aluminum. Staff recognizes that this is a contributing structure, but the house is already clad in vinyl siding. The Historic Preservation Guidelines encourage the restoration of original historic wood siding material; however, it should be noted that the applicants are limited to the funds available from the insurance claim. They are requesting the wood composite as an alternative to vinyl to improve the durability and aesthetics of the structure. Staff would note that it is more appropriate for a smooth-textured Diamond Kote siding material rather than rough. Preservation Guidelines prohibit the installation of vinyl windows and encourage the installation of wood windows when possible; however, as noted, the windows being replaced are not original wood windows. Vinyl replacement is preference of the owners/applicants. It is suggested that if vinyl windows are approved, that they be of the appropriate configuration for the structure. Staff is happy to answer any questions.

- Commissioner Taber Halford questions whether wood is under the vinyl siding; this is not known currently, but the house probably has wood siding underneath the vinyl.
- Commissioner Brent Swift is curious as to the original window configuration. Recognizes the three different types of windows currently on the front of the house.

Doerte Blume, the owner, discussed the project:

Sample of Diamond Kote siding is presented to the Commission. Owner explains that the use of vinyl would be allowable, but the owners wish to upgrade the material to Diamond Kote, as this would provide more protection in future storms. She explains that they are not confident about the condition of the wood siding under the vinyl, so they wish to replace the material with composite. Doerte discusses the condition of the windows they are wanting to replace; they are not water tight and they are ugly. The house is also drafty due to the condition of the windows.

- Commissioner Barrett Williamson questions whether the owners would be amenable to a window configuration more appropriate for this structure; a pair of windows would be more authentic in this case. Owner Doerte confirms that they did not consider two separate windows initially. Answers questions about current windows and the materials.
- Owner Tom Carroll explains that the structure currently has 10 original four-over-one wood windows, 8 vinyl, 2 aluminum and there are 3 windows that are just plate glass.

Commission comments and discussion consisted of:

- Anaïs confirms they are allowed to replace vinyl windows with vinyl windows.

- Commissioner Brent Swift asks whether owners would be open to considering wood windows, or a configuration more suitable for the historic house, although this would not be their first choice.
- Commission discusses whether wood siding may be salvageable. Consensus dictates smooth siding requirement, rather than textured, as proposed for replacement.
- Commissioner Brent Swift would like to see a pair of four-over-one windows, or double window configuration to replace the windows on the front of the house. Wants to see two windows, can even be one-over-one, to maintain historic character of the house.
- Anaïs explains the owners may choose to repair/restore wood siding if its condition is found to be appropriate when vinyl siding is removed; this can be done with an administrative bypass.
- Commissioners discuss the need to amend proposal to reflect smooth-textured siding, and also adjust the configuration of the windows proposed. Picture windows are not appropriate.
- Commissioner Aaron Brooks recognizes the owner's ability to replace like-for-like, but hopes window configuration is an important characteristic to attend to.
- Emily Wilkins asks whether owners would be amenable to considering smooth-textured siding; Doerte explains they would be willing to comply with Commission's request.
- Brent Swift asks if owners are willing to consider two windows in place of the picture windows proposed. Each opening should be a pair of two windows mulled together, not picture windows, to maintain a more appropriate historic configuration. Doerte is okay with this amendment, if vinyl is allowed due to cost.
- Emily wonders if wood siding may be salvaged. Doerte is willing to consider this, but is hesitant due to the possibly poor condition of the original siding.

No public comments were made.

**Motion amended** by Brent Swift to allow smooth Diamond Kote siding, or similar smooth siding, with option to repair existing wood siding under vinyl; also amend window proposal to allow for vinyl or wood windows with configuration of one-over-one, mulled together, matching scale/size of porch window;

**Second** by Barrett Williamson.

*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 9-0. Motion is passed with specified amendments of smooth siding and window configuration.*

Ms. Starr noted that there is a 10-day waiting period until the COA will be issued.

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**Item No. 5, being: 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.**

**Motion** by Brent Swift to approve Item No. 5 as submitted;  
**Second** by Aaron Brooks.

Anaïs Starr presented the staff report:

This is a circa 1937 Modern-Movement style, non-contributing structure. The owners have identified damage from last October's hail storm and would like to replace metal siding with a more readily-available material, LP SmartSiding is proposed. Though this is a non-contributing structure, the Preservation Guidelines require alterations to 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 available so it may be reasonable to allow the property owner to replace the metal siding with a more durable alternative for this non-contributing structure. The Commission will need to decide whether this siding is compatible to the structure and the Historic District as a whole. Pictures are presented of the structure and proposed materials.

Greg Tiffany, the owner, discussed the project:

The siding has been damaged since the storm last October. Owners have been working with the contractor and their insurance company to try to get the work done. Insurance offered to replace roof and gutters; siding needs to be a different material because aluminum is not available. Siding has started coming down when roof was replaced. Hoping to have this request approved tonight because the owners have been waiting to get the work completed for a long time.

- Barrett Williamson asks if applicants would be okay with smooth siding; owner voices approval of this request.
- Barrett asks if wood siding is found under the metal, would the owners be willing to try to restore/repair this.
- Brent Swift wants to see smooth siding, material choice left up to the owner.

**Motion amended** by Barrett Williamson to allow smooth-finish siding in any material available for siding replacement;  
**Second** by Brent Swift.

***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 9-0. Motion is passed with amendment requiring the use of smooth siding.***

Ms. Starr noted that there is a 10-day waiting period until the COA will be issued.

**Item No. 6, being: 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.**

Anaïs Starr presented the staff report:

Mr. Teel was granted a review/feedback session for his proposal for the demolition of structures on 485 College Ave. The house is a contributing, Colonial-revival, two-story circa 1935 structure. The wing on the front is original to the house and can be seen on the Sanborn insurance map. There was also a historic accessory structure, which has been removed, but there is another non-contributing accessory structure that was added to the parcel post 1944. The owner is interested in demolishing all of the structures on this property to allow for the addition to the primary residence on Elm street, adjacent to this lot. Owner wishes to expand his back yard and construct a swimming pool, cabana, greenhouse, driveway and 3-car garage. Pictures of the properties and drawings of proposals are submitted to the Commission. Staff mentions that owner will seek a lot-line adjustment to combine both lots. There would need to be some rezoning as well. The owner's proposal has not yet been reviewed by Planning or Public Works; may need to address allowed impervious surface ratio. Staff is happy to answer any questions.

- Mitch Baroff questions whether demolitions are allowed in the Historic Districts. Anaïs explains the demolition process, which requires City Council approval and public hearings. It is a lengthy process.

Stephen Teel, the applicant, discussed the project:

Main objective is the addition of a library to house his extensive book collection. The lot behind the main structure would be needed to comply with zoning regulations requiring impervious surface coverage, etc. Mr. Teel wants to bulldoze the structures to allow for his proposed projects. Owner is willing to do away with pool plans, or other elements of his proposal, to allow for the library addition.

Commission discussed consisted of:

- Zoning clarification. Non-conforming lot at 485 College Ave. Zoning was changed within the last 5 years.
- Chautauqua Historic District designation in 2018; Mr. Teel was not supportive of his properties being included in the Historic District.
- Commissioner Joan Koos is not supportive of the project proposal as this would disrupt the character of the neighborhood.
- Commissioner Brent Swift refers to the Missing Middle Housing Model as similar to missing a tooth, which would have a big impact on the neighborhood structure. This does not fit well with the neighborhood layout.
- Overall Commission feedback is not in favor. The proposal would disrupt the neighborhood rhythm/flow/feel in negative way and would undermine the character of the Historic District.

- Easements will need to be addressed as well; proposal drawings do not account for this.
- Formal request would be required for demolition. Unlikely to receive support from the HD Commission.
- Mitch Baroff expects the issue of the easements will need to be addressed; does not think demolition of the contributing Historic District house will be supported. Mr. Teel does not think the drawing is accurate and the easements have been/will be avoided.
- Brent Swift thinks Mr. Teel will have more luck having his proposal approved if he maintains the original contributing historic structure on college.
- Anaïs invites Mr. Teel to come back in a formal setting and discuss his proposed plans with planning and public works. Teel remembers meeting with Norman City staff a while back, at which time the process seemed easier. Anaïs explains that she was not included in that meeting, which took place in 2020, so the Historic District significance was not addressed at that time.

Public comments consisted of:

- Neighbor Loretta Bass of 440 College comments on proposal: Spoke with Nikki, neighbor directly next door to 485 College, and explains current problems with drainage runoff from the 485 College property. Does not support further development on this lot.
- Leah Kaplan of 475 College voices that she is unsupportive of this proposal as it would disrupt the neighborhood feel of the neighborhood. She does not want more parking lots.
- John Kmetz from 440 College is unsupportive of this proposal. He explains that the Commission is here to protect the neighbors from developments such as this one being proposed for 485 College. Removal of the structures would be detrimental to the nature of the neighborhood.

**Item No. 7, being: 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.**

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

- 904 Miller—The house is again up for sale. It was recently purchased by a group out of California; claims they didn't know about the pending violation regarding windows. Staff anticipates this property to have an ongoing compliance issue for the foreseeable future. Consider future demolition support, if indicated. Structure is in poor and possibly unsafe conditions. It is not known whether the code violation was disclosed to current owner upon purchase of the property.
- 518 Chautauqua—Work continues; still waiting on windows.
- 1320 Classen—Work is finished. 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.
- 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.
- 521 Miller—No building permit issued yet.
- 627 E. Boyd St—Building permit issued, work not yet started.

***Administrative Bypasses Issued:***

- 514 Shawnee—Above-ground storm shelter directly behind the house; not visible from the front right-of-way.
- 406 College—removal of non-original siding and restoration of wood siding.

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

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**Item No. 8, being: Discussion of progress report regarding the FY 2021-2022 CLG Grant Projects.**

Anaïs Starr presented the following updates:

- Staff will not be attending the San Diego conference being held this Spring, which will result in additional CLG fund to be expended.
- Excess funds leftover from cost savings on other CLG projects allowed for second postcard mailing: Postcards were sent out recently, notifying residents of the newly-adopted Historic Preservation Guidelines. So far, only two residents have requested hard copies of the Guidelines.

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**Item No. 9, being: Discussion and recommendation of application for funds for the FY 2022-2023 CLG Program with the Oklahoma State Historic Preservation Office.**

Commission and staff discussion consisted of:

- Staff hours will be limited in coming year due to anticipated city-wide projects. Projects that are time consuming would be difficult to manage.
- Next year would recommend historic surveys.
- Walking tour app will cost roughly \$5,000.
- SHPO was supportive of quarterly mailers.
- Brent inquires about pricing of a survey; Anaïs believes it is about \$120 per property/lot.



- Emily is interested in possibly looking into another workshop, possibly a different topic. Virtual window repair workshop enrollment is still available.

**Motion** by Brent Swift to recommend the application for funds for FY 2022-2023 CLG Program;

**Second** by Joan Koos.

*A vote on the motion was taken with the following results: The motion was passed unanimously, with a vote of 8-0. (Commissioner Barrett Williamson was not present for this vote, having left early.)*

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**Item No. 10, being: Miscellaneous Comments of HD Commission and City Staff.**

- Possible projects for future consideration may include some nominations to recognize “best” historic district renovation, etc. Commission was interested in this idea.

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**Item No. 11, being: Adjournment.**

The meeting adjourned at 8:18 p.m.

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

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Emily Wilkins, Chair  
Historic District Commission

**Property Location:** 437 College Ave  
Chautauqua Historic District

**COA Request:** (HD 22-14) Consideration of Certificate of Appropriateness for the installation of a swimming pool with associated concrete decking for property located at 437 College Avenue.

**Applicant/Owner:** Matthew Akin

**Background Information:**

**Historical Information**

This original historic structure located on this property was demolished and replaced with the existing house prior to this section of College Avenue becoming part of the Chautauqua Historic District. The new structures on this parcel were constructed within the last decade and therefore is considered a non-contributing resource to the Chautauqua Historic District. Proposed work on non-contributing structures require review as laid out in the Preservation Guidelines.

**Property History:**

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

**Project Description:**

The property owner wishes to install a 92-square foot swimming pool along with associated concrete decking. The proposed pool will be partially behind the house but approximately half of the pool will extend past the side of the house in the rear yard.

**Ordinances & Guidelines:**

**Historic District Ordinance**

***SEC. 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.***

***SEC. 429.3.3 (c) Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances.***

**Preservation Guidelines**

***Non-Contributing Resources***

**2.14 Guidelines**

***.1 Preservation Guidelines Apply. The Historic Preservation Guidelines apply to all structures in Norman's Historic Districts, both contributing and non-contributing.***

**.2 Support Harmony Between Old and New.** *Non-contributing structures shall be controlled only to the degree necessary to make them compatible with the general atmosphere of the district with regard to alterations, additions, changes to the site, and the like. As with all requests for Certificates of Appropriateness in historic districts, each project will be evaluated on its own merits for overall impact on the district as a whole.*

**Site Features**

**2.1 Standards for Administrative Bypass for Swimming Pools**

*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.*

**.4 Swimming Pools.** *Located behind the principal structure in the rear yard and not visible from front right-of-way. Corner lots are considered to have two front elevations.*

**2.2 Guidelines for Swimming Pools:**

**.4** *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.*

**Staff Comments:**

The new Preservation Guidelines allow swimming pools to be reviewed by Administrative Bypass when located behind the house in the rear yard. The Guidelines indicate that side yard installations will be considered on a case-by-case basis but should not be visible from the front right-of-way.

The Commission would need to determine if the installation of this swimming pool meets the Guidelines and is compatible with the surrounding Chautauqua Historic District.

**Commission Action:**

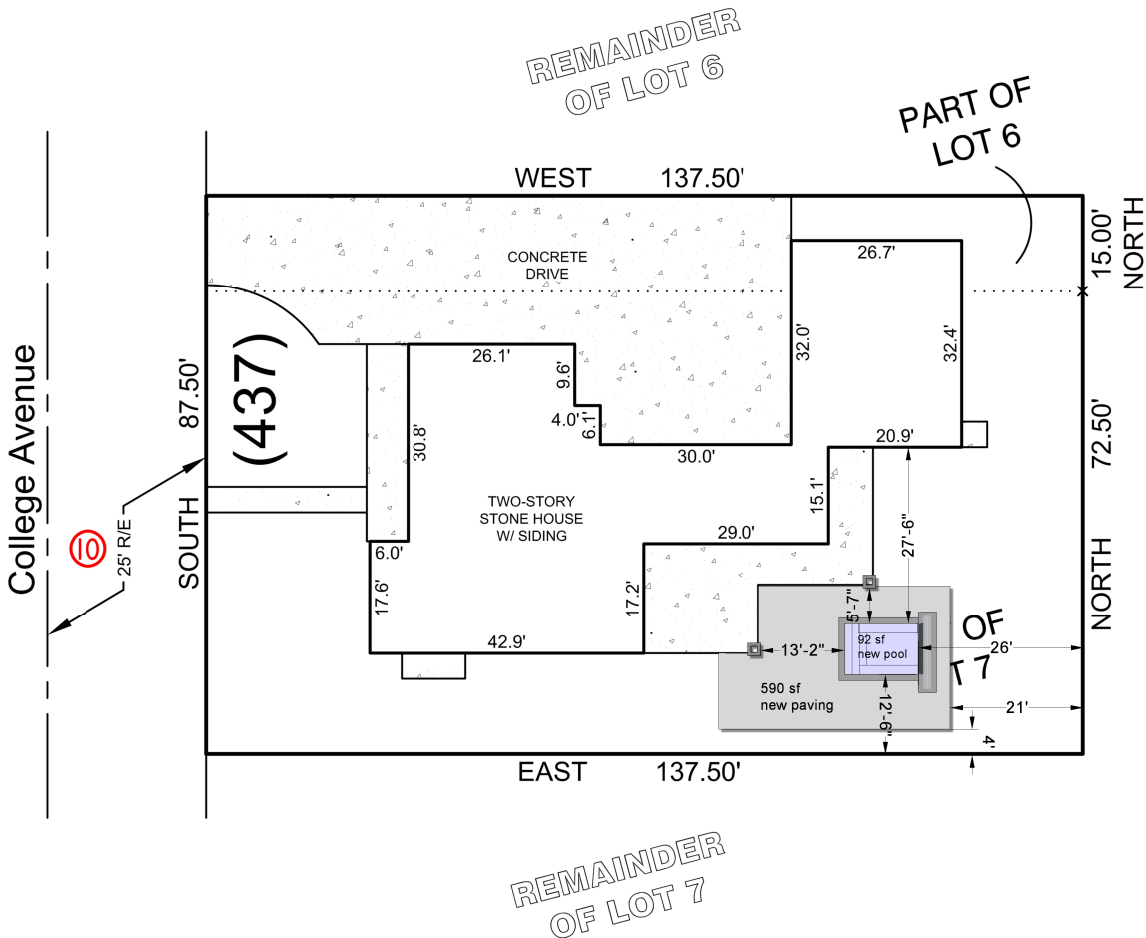
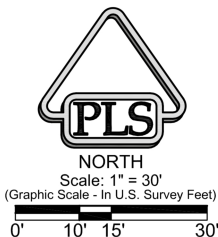
Approve, deny, amend or postpone the Certificate of Appropriateness for the installation of a swimming pool with associated concrete decking for property located at 437 College Avenue.

<b>The City of Norman Historic District Commission</b> <b>FOR CERTIFICATE OF APPROPRIATENESS (COA)</b>		<b>Staff Only Use</b> HD Case #: HD 22-14 Date: 03/08/2022 Received by: AIS/JS	
<b>Note:</b> Any relevant building permits must be applied for and paid for separately in the Planning and Community Development Office. 405-366-5311			
<b>Address of Proposed Work:</b>		437 College Ave Norman, OK 73069	
<b>Applicant's Contact Information:</b>			
Applicant's Name:		MATTHEW "MATT" AKIN	
Applicant's Phone Number(s):		303-915-6793	
Applicant's E-mail address:		MAKIN@MCCANNREALTY.COM	
Applicant's Address:		6417 ROSELAWN ROAD RICHMOND, VA 23226	
Applicant's relationship to owner:		<input type="checkbox"/> Contractor <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> OWNER MANAGER	
<b>Owner's Contact Information: (If different than applicant)</b>			
Owner's Name:		437 COLLEGE HOLDINGS, LLC	
Owner's Phone Number(s):		303-915-6793	
Owner's E-mail:		MAKIN@MCCANNREALTY.COM	
<b>Project(s) proposed: (List each item of proposed work requested. Work not listed cannot be reviewed.)</b>			
1) ADDITION OF AN IN-GROUND SPA / POOL FOR 6 PERSON W/ DECK CAPACITY			
2)			
3)			
4)			
<b>Supporting documents such as project descriptions, drawings and pictures are required see checklist page for requirements.</b>			
<b>Authorization:</b> 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:		Matthew Akin - MANAGER	
Date:		3/8/22	
<input type="checkbox"/> (If applicable): I authorize my representative to speak in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.			
<b>Authorized Representative's Printed Name:</b> MATTHEW AKIN			
Authorized Representative's Signature:		Matthew Akin	
Date:		3/8/22	

Property Address:

437 College Avenue  
Norman, Oklahoma

Mortgage Inspection Report



Legend:

R/E = Roadway Easement

Flood Zone:

By graphic plotting only, this property appears to be in Zone "X" per Flood Insurance Rate Map No. 40027C0280J, Panel 280 of 475, which bears an effective date of 01/15/2021.

Property Description:

A part of Lots Six (6) and Seven (7), of LINCOLN ADDITION, to Norman, Cleveland County, Oklahoma, more particularly described as follows: Beginning at a point 137 1/2 feet West of the Southeast Corner of Lot Six (6); Thence North 15 feet; thence West 137 1/2 feet; Thence South 87 1/2 feet; thence East 137 1/2 feet; Thence North 72 1/2 feet to the place of beginning, as shown by the recorded plat thereof.

Schedule B - II exception items:

It is the opinion of the Surveyor that:

- Building lines and easements as shown on Plat and/or as provided by the Restrictive Covenants (No building lines or easements depicted on subject property on recorded Plat).
- Quit Claim Deed in favor of the City of Norman recorded in Book 24, Page 261 and Book 20, Page 616. (Affects as shown)

Mortgage Inspection Report:

This Mortgage Inspection Report was prepared for First American Title Insurance Company. It is not a land or boundary survey plat, and it is not to be relied upon for the establishment of fences, buildings or other future improvement lines. The accompanying sketch is a true representation of the conditions that were found at the time of the inspection, and the linear and angular values shown on the sketch, if any, are based on record or deed information and have not been verified unless noted.

Robert C. Outland  
Oklahoma L.S. # 1773  
06/03/2021  
Date

Drawn By: JLS	Title Commitment relied upon for this Mortgage Inspection Report from First American Title Insurance Company, File No. 2632234-NO01, Effective Date May 20th, 2021.	
Aprvd. By: RCO	Revision:	Date:
Job No. 58002		



PRIORITY

Land Surveying, LLC

P.O. Box 1394, Norman, OK 73070

Phone: (405) 701-1407 Fax: (405) 310-2284

Certification of Authorization # 3814, Expires 6/30/2021

Prepared for: First American Title Insurance Company

Buyer(s): 437 College Holdings LLC

Client File Number: 2632234-NO01

**Property Location:** 434 College Ave  
Chautauqua Historic District

**COA Request:** (HD 22-15) Consideration of Certificate of Appropriateness for demolition and reconstruction of an attached sunroom for property located at 434 College Avenue.

**Applicant:** Infinity & Beyond, LLC

**Owner:** Jan Davis & John Allen

**Background Information:**

**Historical Information**

**2004 Chautauqua Nomination Survey:**

*434 South College Avenue. Ca. 1913. Bungalow/Craftsman. This contributing, one-and-one-half story, weatherboard single dwelling has an asphalt-covered, cross-gabled roof and a decorative concrete block foundation. The wood windows are hung, twelve- and nine-over-one. The wood door is glazed paneled with a metal storm. The partial porch has a front-gabled roof supported by tall, tapered, wood columns on short, decorative concrete block piers. Other exterior features include a tall, red brick, exterior chimney on the north side. Decorative details include triangular knee braces, double and triple windows, shed awnings and exposed rafters. To the rear is a single car, weather-board garage with a paneled overhead door and a front-gabled, asphalt-covered roof.*

**Sanborn Map Information:**

The Sanborn Insurance Map for this parcel indicates the existing sunroom was a post-1944 addition to the house.

**Property History:**

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 applicant suffered extensive hail damage to the existing non-original sunroom addition located on the rear of the house during the October 10, 2021 storm. The owners are seeking to re-build the sunroom but without the original curved glass that comprised the ceiling and side walls of the original addition.

The applicant's contractor is proposing to utilize the footing of the existing sunroom to construct a new addition. The new addition will have a composite shingled roof, cement fiberboard siding, and aluminum-clad wood windows of the same configuration as seen in rest

of the house. There will not be an expansion of either roof height or size of the room. The 320 square foot addition is 12' x 16'.

The applicant prefers cement fiberboard siding and aluminum-clad wood windows for the proposed sunroom, but will consider wood siding and wood windows if necessary to meet the Preservation Guidelines. An aluminum storm door is proposed on the south side of the sunroom to provide egress into to the rear yard. If the masonry stem wall will accommodate it, an interior door of fiberglass or wood is also proposed.

### **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).*

#### **3.2 Guidelines for Exterior Walls:**

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

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

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

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

**.4 Avoid Covering Original Materials.** *Building materials and decorative elements are important character-defining components of historic buildings. It is not appropriate to remove or cover any wall material or detail with coatings or contemporary substitute materials. Vinyl City of Norman Historic Preservation Guidelines January 26, 2022 20 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.** Cement fiberboard (e.g. Hardiplank® siding) will be considered on a case-by-case basis. Exterior insulating and finish systems (EIFS) will not be considered for use in historic structures.

### **3.11 Windows**

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

### **3.13 Standards for Administrative Bypass for Doors**

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.

**.3 Storm Doors and Screens.** Storm doors constructed of wood or metal that do not obscure or damage the existing door and frame. Storm doors required to be painted, stained, or have a baked-enamel finish color compatible with the color of the existing door. If storm and screen doors are installed where none existed originally, select a "full vision panel" design to allow the original door to be seen.

### **3.14 Guidelines for Doors**

**.11 Additions.** For construction of additions, choose doors that match the original structure. Aluminum-clad wood doors are permissible for use in additions that are not visible from the front right-of-way. Fiberglass doors can be considered on a case-by-case basis.

## **Additions to Historic Buildings**

### **4.4 Guidelines**

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

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

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

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

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



**.5 Avoid Detracting From Principal Building.** *It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features of the historic buildings are not destroyed, damaged, or obscured.*

#### **5.4 Guidelines for Demolition**

**.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.*

#### **Staff Comments:**

The owners wish to remove the damaged non-original glass sunroom walls and reconstruct the room addition with cement fiberboard walls, aluminum-clad windows and a composite shingle roof.

The Preservation Guidelines discourage the removal of historic structures and materials. However, since this sunroom was added in recent decades, the removal of the glass wall and ceiling of this structure will not be removing original fabric of the historic house. This request meets the Preservation Guidelines for removal.

The owners wish to reconstruct a typical addition design as shown in the drawings submitted. They are proposing to replace the non-original glass sunroom with a more traditional sunroom design with exterior materials that will better withstand storm events. The proposed design is typical of additions seen in the historic Districts and meets the Guidelines for design, size and scale.

While the Preservation Guidelines for New Additions encourages the use of historically appropriate materials such as wood siding and wood windows, the Guidelines also allow for the use of alternative materials on rear additions. The owners' preference is to use the lower-maintenance cement fiberboard siding and aluminum-clad windows. However, if this is not appropriate, the owners will consider using wood siding and wood windows for the addition.

Cement fiberboard siding, aluminum-clad windows and composite roof shingles are all materials that the Historic District Commission has approved for additions on the rear of the structure with limited or no visibility from the front right-of-way. The proposed metal storm door and storm windows are allowable under the criteria set out in the Administrative Bypass for Storm Doors section of the Guidelines.

As noted earlier, it is unclear whether the existing masonry stem wall will accommodate both an interior door and a storm door. If an interior door is possible, the owners propose either an aluminum-clad wood door or a fiberglass door. The Guidelines allow for the use of an aluminum-clad wood door on a rear addition. The Preservation Guidelines allow for the use of fiberglass doors by review on a case-by-case basis. The Commission would need to determine if aluminum-clad or fiberglass door are appropriate materials for this addition.

The Commission would need to determine if the proposed replacement addition and materials meet the Historic Preservation Guidelines and if the addition is compatible with this structure as well as the surrounding Historic District.

**Commission Action:**

Approve, deny, amend or postpone the Certificate of Appropriateness request for demolition and reconstruction of attached sunroom for property located at 434 College Avenue.

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

Staff Only Use

HD Case #:

22-15

Date:

3/11/22

Received by:

ALS

**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:**

434 College Ave Norman OK 73072

**Applicant's Contact Information:**

Applicant's Name: Infinity & Beyond LLC

Applicant's Phone Number(s): 405-207-6185 / 580-434-2195

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

Applicant's Address: 2303 Westpark Dr. Norman OK 73076

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

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

Owner's Name: Jan Davis JOHN W ALLEN

Owner's Phone Number(s): 405-250-6144 405 642 3324

Owner's E-mail: jan.davis@libraries.ok.gov johnwallen@cox.net

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

1) Remove existing sunroom and covered back porch area, and rebuild to match existing veneer of home

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:** Jan S. Davis

**Date:** 3-11-2022

☐ (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:**

## Project Proposal

Project dimension 16 x 12 existing area 320 sq ft.

- Demo existing Sunroom structure mounted to existing mason wall
- Build back with materials consistent/matching existing home veneer (siding, windows etc to match as close as possible
- The existing eave roof to sunroom will be removed and rebuilt the full span to outer wall of sunroom instead of partial glass as is now

Construction will be wood framed with matching siding on veneer. Windows will be of similar construction and materials as in home, roof will be shingled to match home.

Framing will be fixed to the existing outside veneer of the dwelling using 3 1/2" fasteners to attach to the outside wall of the home office/ bedroom and of the south facing laundry room wall.

### Framing

Walls 2x4

Roof 2x6 and OSB sheathing with asphalt architectural shingle matched to home

Headers will be appropriate for span of opening

Portal framing will be used on south wall where window is less than 2' from corner/opening

Veneer *Prefer cement fiberboard siding. Will consider*  
Wood lap siding matched to home and painted to match home

Floor Level

*Will be*

Ground – not changing anything there

### Footing

We will use existing footing (verified by HDC to be 18" deep and adequate for structure) 2 1/2' mason wall will remain and be used as the lower section of walls as it was before.

Windows

*aluminum-clad*

Will be made of *wood frames* and aluminum storm windows to match home as close as possible.

*window configuration*

*nine-over-one*

Door - *interior metal or fiberglass door.*

*Exterior* Aluminum storm door similar to the door on existing sunroom per owners request

### Attaching to home

Framing will 2x4 walls attached with 3 1/2 fasteners thru stud framing to outside of dwelling just as the partial covered porch area is now.

### Adjacent Rooms



There is one window from the laundry room on north side but there is no need for egress.



There is a door that leads out of the home office which will still be suitable for means of egress from the room as the home currently exists.

The nature of this project is replacement only for a component that could not be replaced to original form, but to replace area with materials to incorporate it into the homes existing footprint. The existing mason wall was checked for footing and was confirmed to have required 18" footing to support structure.

Attached photos and drawings of sight project are available for review

Regards,

**BRANDON WRIGHT**

**Infinity & Beyond Roofing and Construction**

405-207-6185

# INFINITY & BEYOND, LLC

**405.207.6185**

**Brandon-wright78@outlook.com**

**CIB License Number: 80002682**

**\$1,000,000 General Liability Policy**

For: Jan Davis  
434 College Dr  
Norman OK 73072

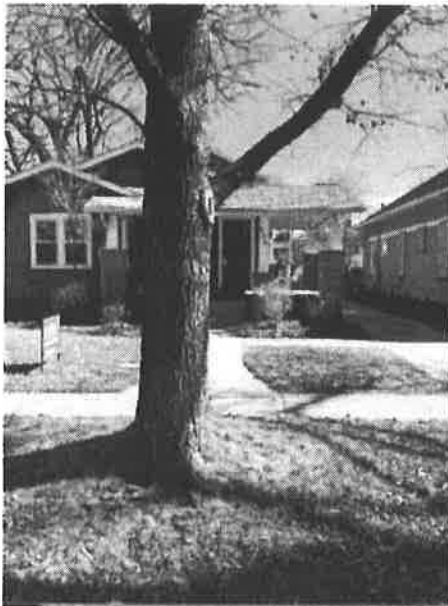
Date: 12-23-2021



**Existing Structures:**









# 434 College - Site plan

1/4" = 1 ft

Roof = Asphalt architectural  
shingle - matched to home

Windows - Aluminum-clad wood windows

- wood framed with aluminum storm
- windows next to door will have tempered glass

all windows will be matched to home as close as reasonably possible

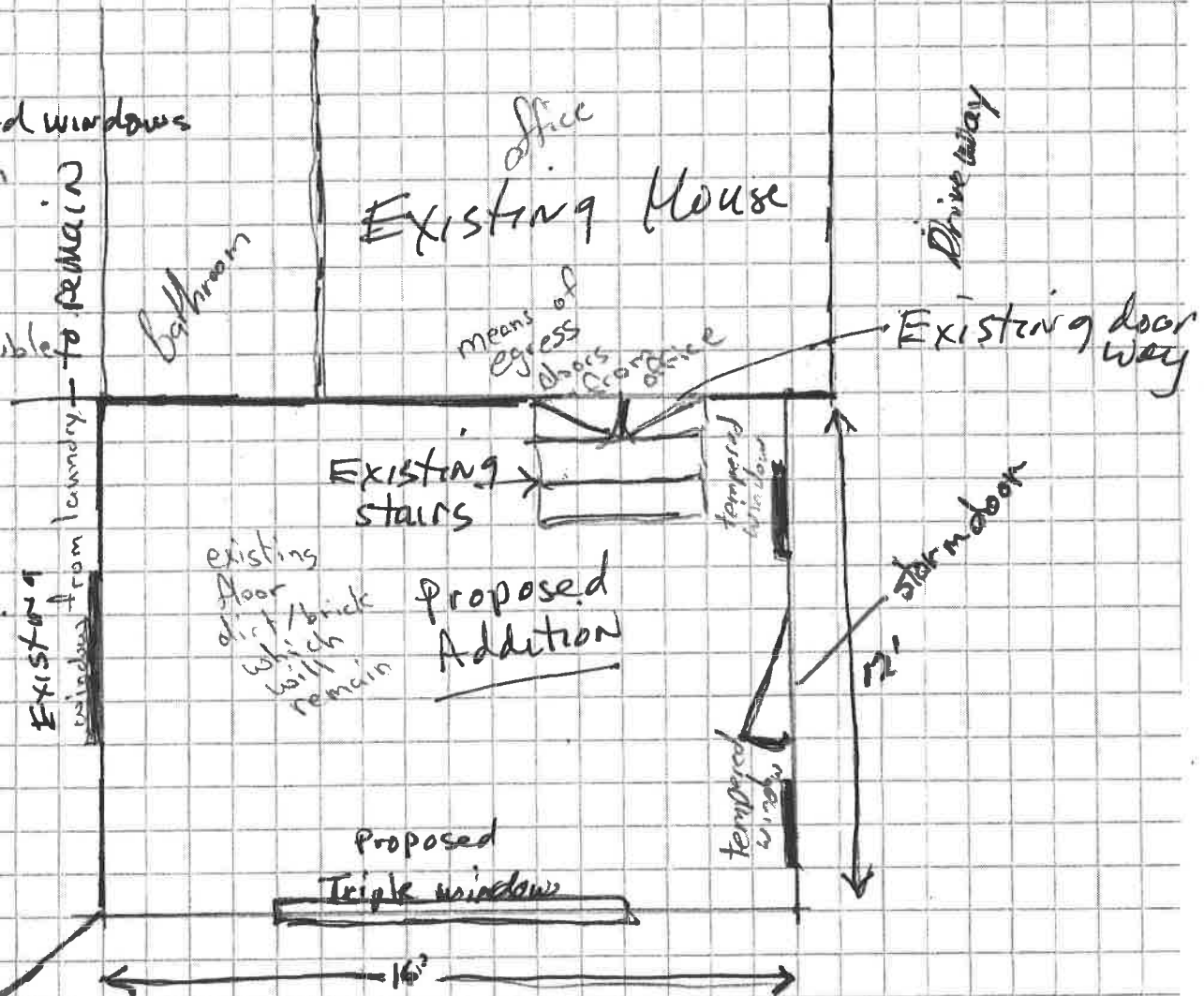
Nix-over-one

Door

Aluminum storm door similar to existing

Existing House  
to remain

E  
N - S  
W



South facing wall  
south-facing wall

Composite / Asphalt Shingles  
for roof

Proposed Addition

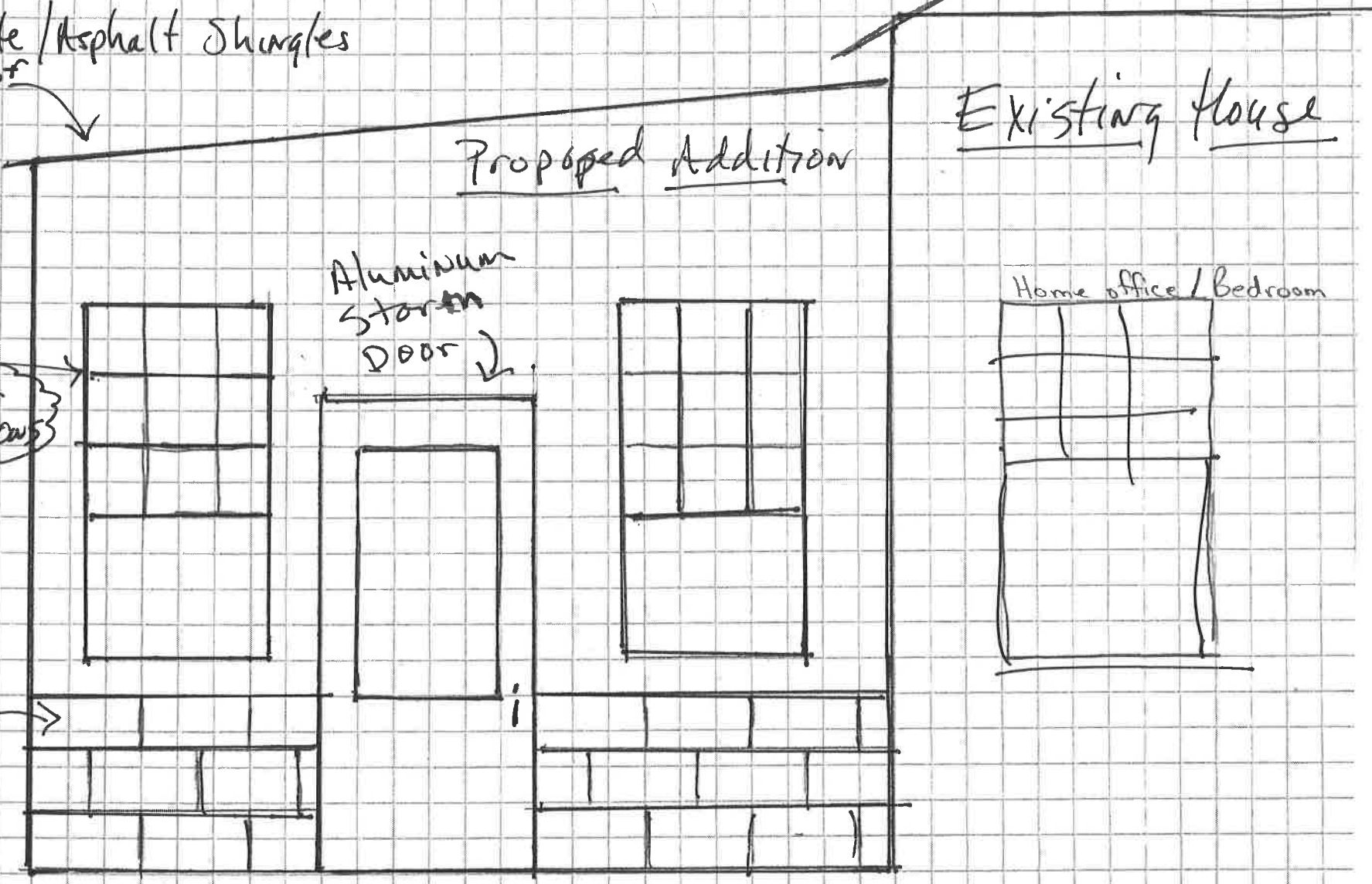
Existing House

Proposed  
9-over-1  
Aluminum-  
clad windows

Aluminum  
Storm  
Door

Home office / Bedroom

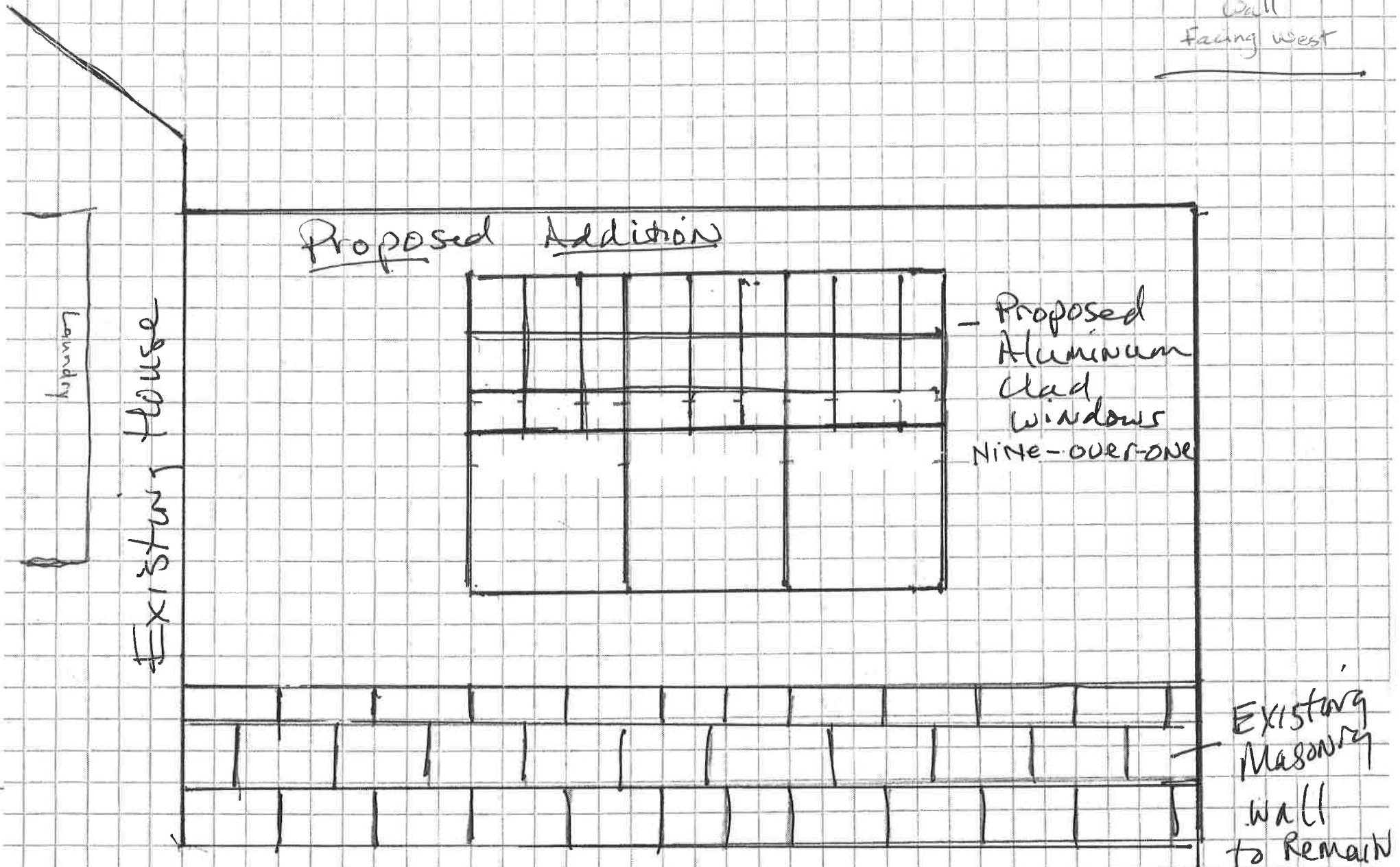
Existing  
Masonry  
wall to  
remain



# 434 College - Room Addition

Rear wall

Wall  
Facing west

































Don Young Co.



Windows & Doors

www.dycwindows.com

## Quality Storm Doors Built to Last a Lifetime.



BRONZE 726  
WHITE 727

### 720 SERIES FEATURES

- $\frac{1}{8}$ " Tempered Safety Glass
- $1\frac{3}{8}$ " X  $3\frac{3}{4}$ " Extruded Tubular Main Frame Construction
- Extra Heavy Corner gussets
- Five Heavy-Duty Hinges
- Tinted Glass Available
- High Density Polyester pile Weather stripping
- Adjustable & Removable Sash
- Adjustable Double Sweep at Door Bottom
- Metal Kick Plate
- Bronze or White Finish
- Special Sizes Available



BRONZE 746  
WHITE 747  
TAN 748

### 740 SERIES FEATURES

- $\frac{1}{8}$ " Tempered Safety Glass
- $1\frac{3}{8}$ " X  $3\frac{3}{4}$ " Extruded Tubular Main Frame Construction
- Extra Heavy Corner gussets
- Five Heavy-Duty Hinges
- Tinted Glass Available
- High Density Polyester pile Weather stripping
- Adjustable & Removable Sash
- Adjustable Double Sweep at Door Bottom
- Tempered Glass Kick Plate
- Bronze, White, or Tan Finish
- Special Sizes Available



BRONZE 766  
WHITE 767  
TAN 768

### 760 SERIES FEATURES

- $\frac{3}{16}$ " Tempered Safety Glass
- Full View Design
- $1\frac{3}{8}$ " X  $3\frac{3}{4}$ " Extruded Tubular Main Frame Construction
- Extra Heavy Corner Gussets
- Five Heavy-Duty Hinges
- Tinted Glass Available
- High Density Polyester pile Weather stripping
- Adjustable Double Sweep at Door Bottom
- Bronze, White, or Tan Finish
- Special Sizes Available



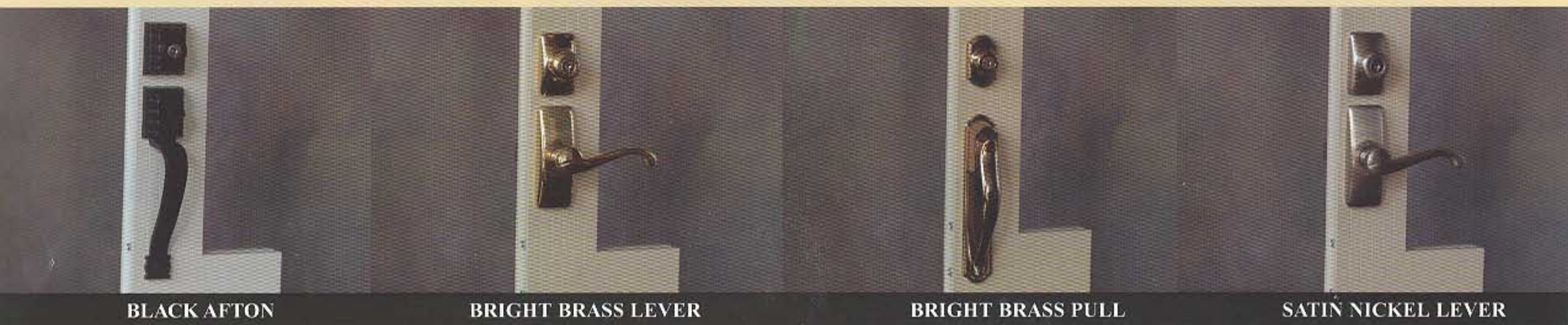
BRONZE 816  
WHITE 817  
TAN 818

### 810 SERIES FEATURES

- $\frac{5}{8}$ " Overall Tempered Insulated Glass
- Full View Design
- $1\frac{3}{8}$ " X  $3\frac{3}{4}$ " Extruded Tubular Main Frame Construction
- Extra Heavy Corner Gussets
- Six Heavy-Duty Hinges
- Tinted and Energy Saving Low E Glass Available
- High Density Polyester pile Weather stripping
- Adjustable Double Sweep at Door Bottom
- Bronze, White, or Tan Finish



## STORM DOOR HARDWARE OPTIONS



BLACK AFTON

BRIGHT BRASS LEVER

BRIGHT BRASS PULL

SATIN NICKEL LEVER

### DON YOUNG COMPANY STORM DOOR FEATURES AND BENEFITS

1. Tempered safety glass to protect your family from serious injury.
2. Extra heavy corner gussets for added strength to keep doors square.
3. Heavy tubular main frame construction for extra strength and stability.
4. Strong and durable hinges to withstand heavy use.
5. Adjustable double sweep at door bottom for positive seal.
6. Fully weather stripped with high density polyester pile to reduce air and dust infiltration.
7. Heavy duty pneumatic closer for smooth operation.
8. Door wind chain for added safety.
9. Deadbolt locks available for added security.
10. French door kits available for double doors.
11. Special sizes available on most models.
12. Doors can be ordered pre-hung or unhinged.
13. Durable powder coat finish



EXTRA HEAVY CORNER GUSSETS

ADJUSTABLE DOUBLE SWEEP

HEAVY DUTY HINGES

EXTRUDED TUBULAR MAIN FRAMES

### DYC DOOR SIZING CHART

MODEL	30" X 80"	32" X 80"	36" X 80"	Special Size	Widths	Heights
720 Series	YES	YES	YES	YES	24" to 42"	72" to 96"
740 Series	YES	YES	YES	YES	24" to 42"	72" to 96"
760 Series	YES	YES	YES	YES	24" to 42"	72" to 96"
810 Series	N/A	YES	YES	N/A	32" or 36"	80"

### DON YOUNG COMPANY LOCATIONS

#### DALLAS

8181 Ambassador Row  
 P.O. Box 560608  
 Dallas, TX 75356  
 214-630-0934  
 FAX 214-630-0406

#### HOUSTON

651 North Shepherd  
 Suite 400  
 Houston, TX 77007  
 713-868-1398  
 FAX 713-868-4053

#### LUBBOCK

3827 Avenue A  
 Lubbock, TX 79404  
 806-747-2181  
 FAX 806-747-2184

#### SAN ANTONIO

1936 Shipman  
 San Antonio, TX 78219  
 210-225-0352  
 FAX 210-226-6684

#### OKLAHOMA CITY

901 Enterprise, Bay 1-3  
 Oklahoma City, OK 73128  
 405-947-2000  
 FAX 405-947-2035



## Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.<sup>1</sup>

## Revolutionary hardware

Introducing a revolutionary way to operate casement and awning windows. This patent-pending, Easy-Slide Operator simply slides to open, without the effort of cranking.

# Pella® Impervia®

Fiberglass windows and patio doors

## Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

- **100x more impact resistant<sup>2</sup>**

Pella's fiberglass is 100x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.

- **Proven performance**

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.<sup>3</sup>

- **Installation solutions and expertise**

With nearly 100 years in business, we've got you covered with products and installation solutions for your exact situation.

- **Exceptional mulling capabilities**

With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

- **Up-to-date color palette**

Achieve your design style with up-to-date frame color options, including Black.

- **Tested beyond requirements**

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.<sup>4</sup> Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

- **Durable three-way corner joints**

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

- **The confidence of a strong warranty<sup>5</sup>**

We know your reputation matters, so we have one of the strongest warranties in the business.

### Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2,3,4,5</sup> See back cover for disclosures.



Delivering unmatched strength, engineered for lasting durability.<sup>1</sup>

Pella’s Proprietary Fiberglass vs. Andersen Fibrex <sup>2, 6, 7</sup>  
Pella Impervia products won’t dent, bend or break as much as the competition.

Won't dent.

100x

more impact-resistant

Won't bend.

10x

stronger

Won't break.

20x

the tensile strength

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	LC30-LC50	0.18-0.48	0.16-0.55	29-37	Block Frame, Standard Fin, Off-set Fin, Integral Fin
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	LC45-LC50	0.16-0.49	0.18-0.63	28-36	
Vent Casement	17-1/2"	20"	37-1/2"	79-1/2"	LC45-LC50	0.26-0.45	0.18-0.55	25-32	
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	LC45-LC50	0.22-0.48	0.20-0.62	27-33	
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.25-0.49	0.19-0.58	26-29	
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.24-0.51	0.19-0.59	26-32	Block Frame, Standard Fin, Off-Set Fin, Integral Fin, Flush Frame
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-1/2"	71-1/2"	LC30-LC50	0.25-0.50	0.19-0.59	26-33	
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.25-0.50	0.19-0.59	26-32	
Fixed Sash and Frame	13-1/2"	13-1/2"	71-1/2"	71-1/2"	CW35-CW50	0.22-0.50	0.20-0.62	27-33	
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	CW50	0.14-0.46	0.18-0.69	28-36	Block Frame, Standard Fin, Off-Set Fin
Sliding Patio Door (One Panel)	27"	71-1/2"	50-5/8"	119-1/2"	LC30-LC50	0.17-0.48	0.19-0.59	29-33	Block Frame, Standard Fin, Off-Set Fin
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	LC30-LC50	0.17-0.48	0.19-0.59	29-33	
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	LC35-LC50	0.17-0.48	0.19-0.59	29-33	

Window sizes available in 1/8" increments  
Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.  
Two and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.  
Knock-down will be optional for two and three-panel configurations until 95.5" in height.

Glass & Additional Energy Efficiency Upgrades

**InsulShield® Low-E Glass<sup>8</sup>** Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.<sup>10</sup>



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E insulating dual-pane glass with argon

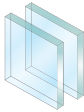


Natural Sun Low-E insulating dual- or triple-pane glass with argon

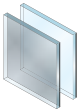


SunDefense™ Low-E insulating dual- or triple-pane glass with argon

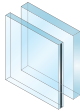
Additional Glass Options



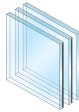
Tempered glass



Laminated (non-impact-resistant)<sup>10</sup>, tinted<sup>11</sup> or obscure glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass<sup>12</sup>



Triple Pane<sup>13</sup>

**Foam Insulation Options** Optional foam-insulated frame and sash are available to increase energy efficiency.

1, 2, 6, 7, 8, 9, 10, 11, 12, 13 See back cover for disclosures.

## Color & Finishes

### Frame Colors

Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

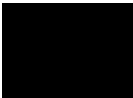
**Solid-Color:**



White



Brown



Black

## Window Hardware

### Casement & Awning

The patent-pending Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.

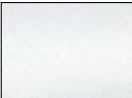


Easy-Slide Operator



Fold-Away Crank

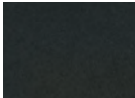
**Color-Matched Finishes:**



White



Brown



Matte Black

**Additional Finish<sup>14</sup>:**



Satin Nickel

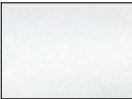
### Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Cam-Action Lock

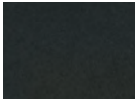
**Color-Matched Finishes:**



White



Brown



Matte Black

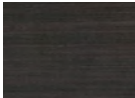
**Additional Finish:**



Satin Nickel



Bright Brass



Oil-Rubbed Bronze

<sup>14</sup> See back cover for disclosures.

# Patio Door Hardware

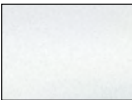
## Sliding Patio Door

Elevate a home’s style with sleek hardware selections.



Sliding Patio Door Handle

**Color-Matched Finishes:**



White



Brown



Matte Black

**Additional Finish:**



Satin Nickel

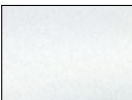
## Secure Vent Lock

A secure vent lock comes standard on all Pella Impervia sliding doors and provides security in both the closed and venting positions. Secure vent lock is color-matched to the interior of the frame.



Secure Vent Lock

**Color-Matched Finishes:**



White



Brown



Matte Black

# Patio Door Blinds

## Blinds-Between-the-Glass<sup>15</sup>

Give your homeowners more privacy by adding blinds-between-the-glass. Located between panes of glass, blinds are protected from dust, dirt and damage.



White



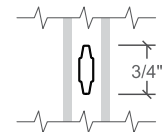
Slate Gray



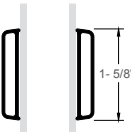
Espresso

# Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



Aluminum Grilles-Between-the-Glass ¾" <sup>16</sup>



Applied Grilles<sup>17</sup>

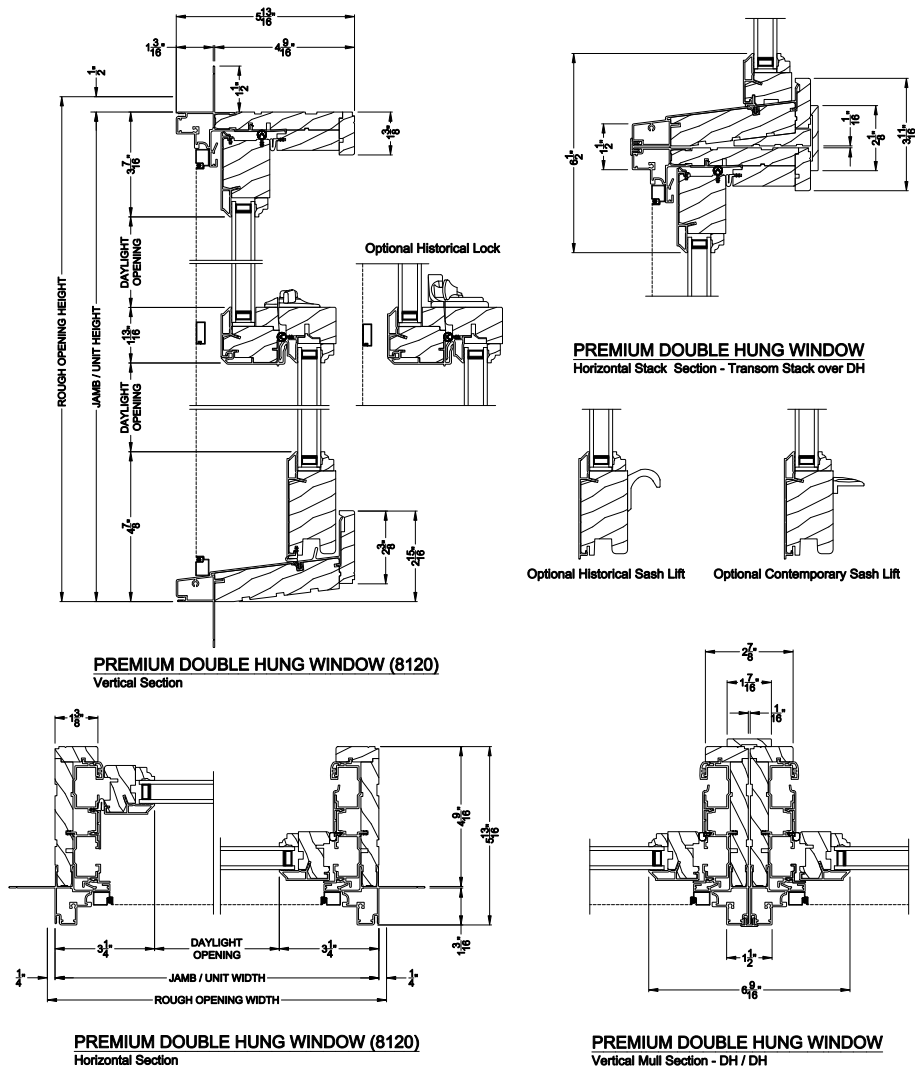
<sup>1</sup> Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.  
<sup>2</sup> Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.  
<sup>3</sup> Pella® Impervia® windows and patio doors have a performance class of LC or higher. For information on product ratings see [www.pella.com/performance](http://www.pella.com/performance).  
<sup>4</sup> In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.  
<sup>5</sup> See written limited warranty for details, including exceptions and limitations, at [installpella.com/warranties](http://installpella.com/warranties)  
<sup>6</sup> Tensile testing performance based on testing 7 samples of each material using ASTM D638 test methodology.  
<sup>7</sup> 3-point bend testing performance based on testing 10 samples of each material using ASTM D790 test methodology.

<sup>8</sup> Optional high-altitude Low-E insulating glass available with or without argon on select products.  
<sup>9</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).  
<sup>10</sup> For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.  
<sup>11</sup> Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.  
<sup>12</sup> Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).  
<sup>13</sup> Available on direct set, awning and casement windows and sliding patio doors. Not available with Advanced Comfort Low-E glass.  
<sup>14</sup> Only available for fold-away crank.  
<sup>15</sup> Not available on three- and four-panel sliding patio doors.  
<sup>16</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.  
<sup>17</sup> Available on direct set windows only.



# Weather Shield® Premium Series™

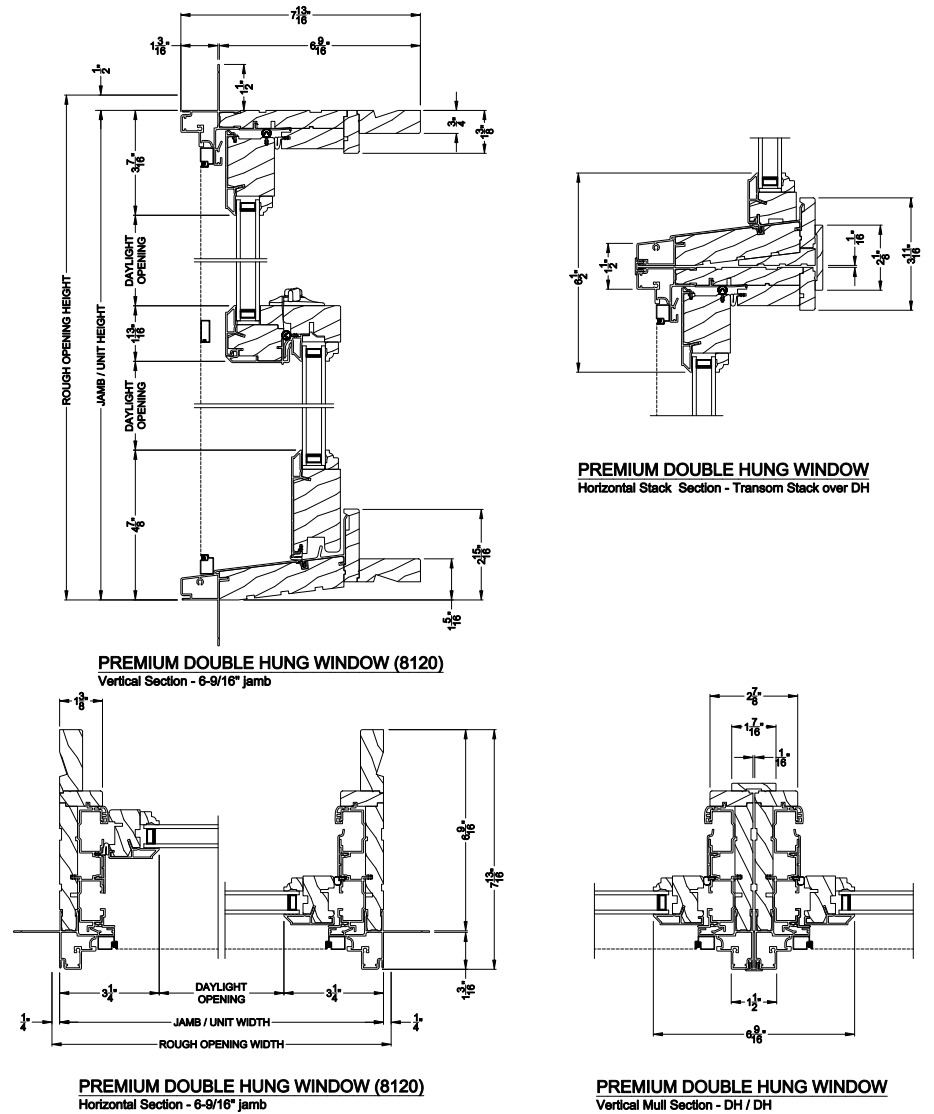
## Double Hung Windows CROSS SECTION DETAILS



Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

# Weather Shield® Premium Series™

## Double Hung Windows CROSS SECTION DETAILS



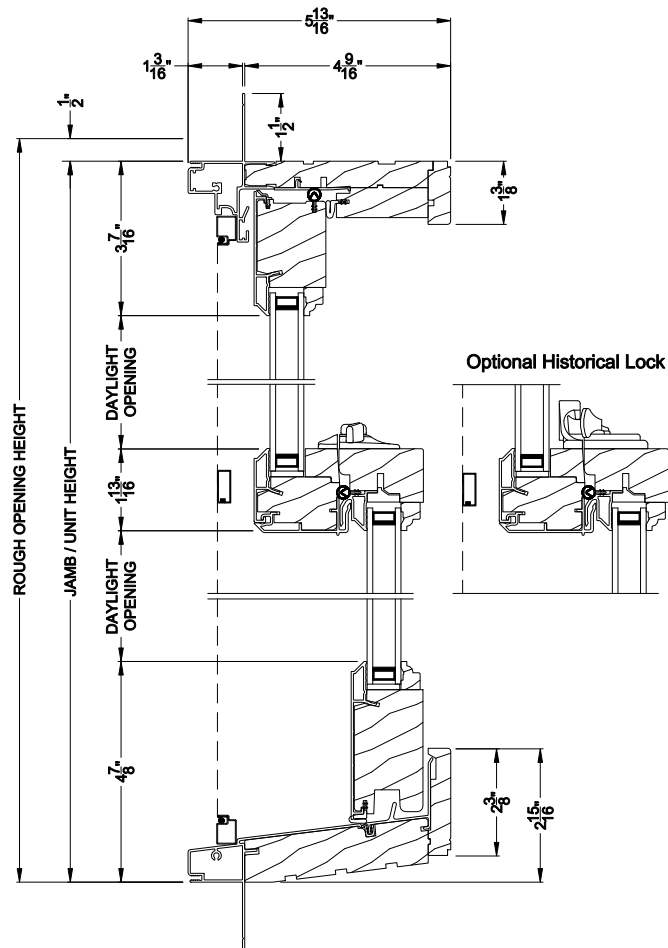
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

# Weather Shield®

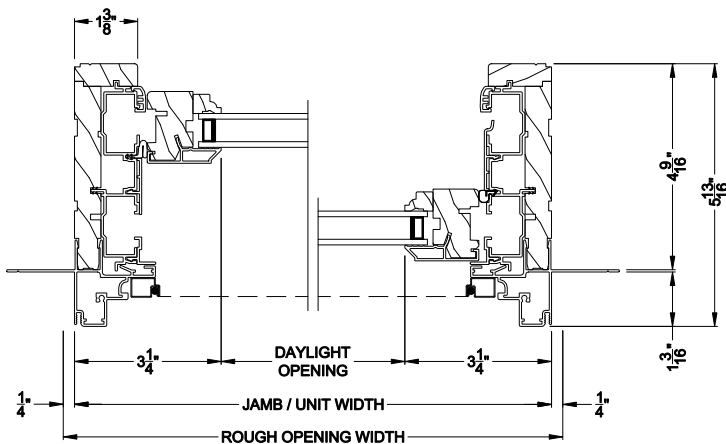
## Premium Series™

## Double Hung Windows

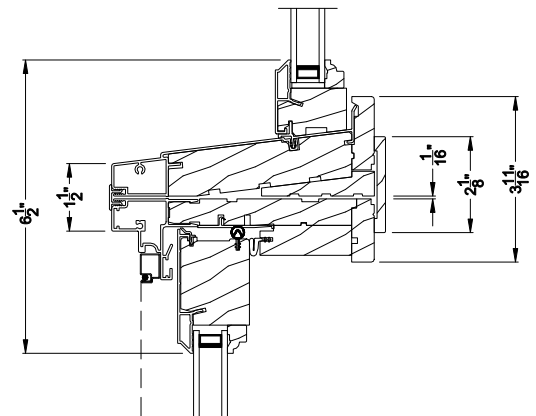
### CROSS SECTION DETAILS



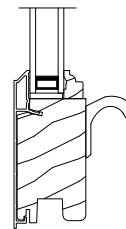
**PREMIUM DOUBLE HUNG WINDOW (8120)**  
Vertical Section



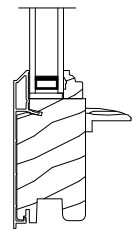
**PREMIUM DOUBLE HUNG WINDOW (8120)**  
Horizontal Section



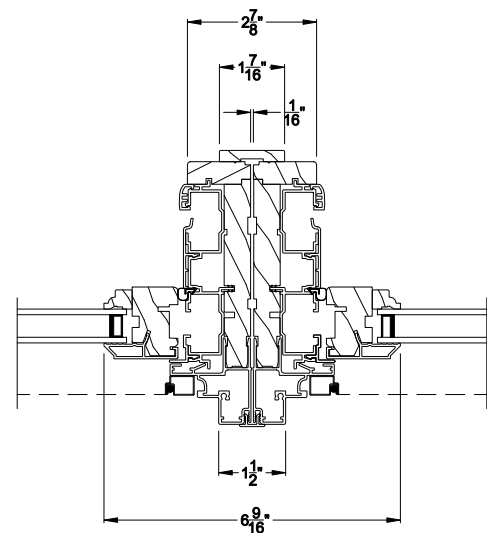
**PREMIUM DOUBLE HUNG WINDOW**  
Horizontal Stack Section - Transom Stack over DH



Optional Historical Sash Lift



Optional Contemporary Sash Lift



**PREMIUM DOUBLE HUNG WINDOW**  
Vertical Mull Section - DH / DH

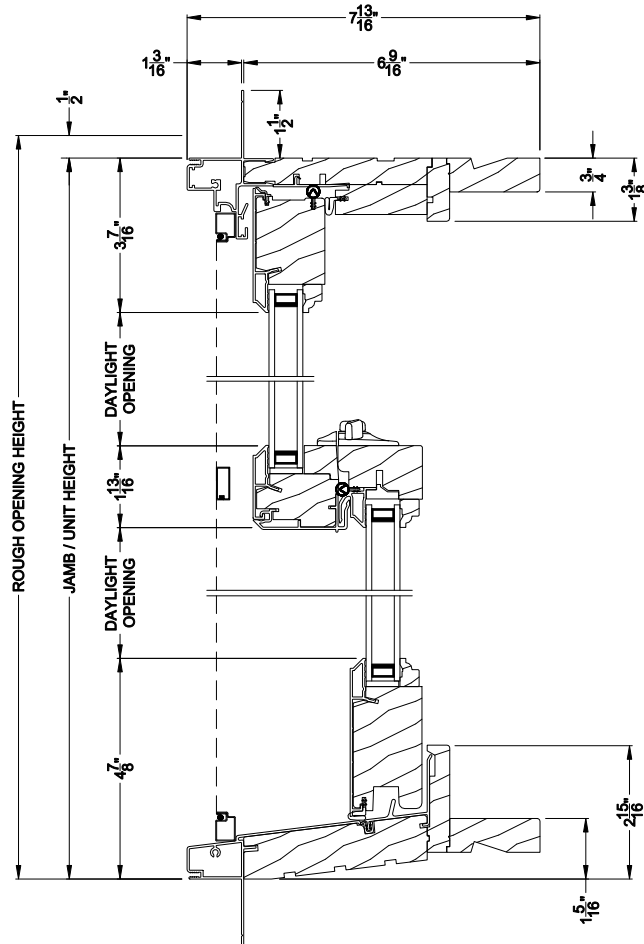
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

# Weather Shield®

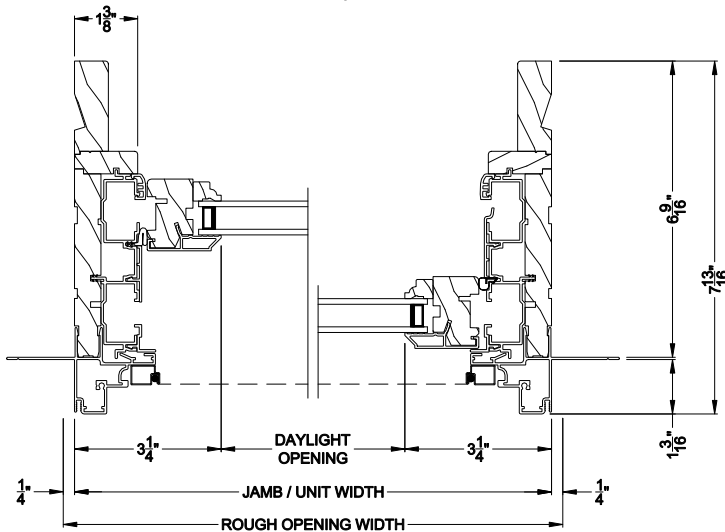
## Premium Series™

## Double Hung Windows

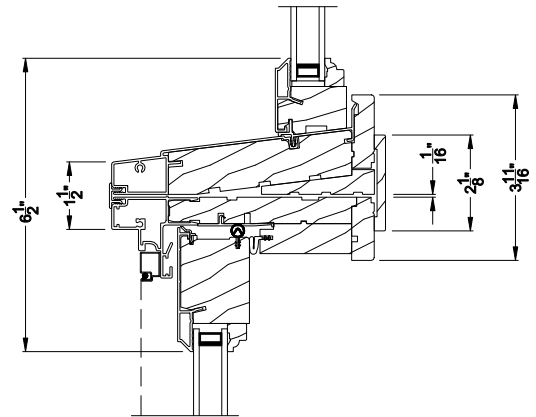
### CROSS SECTION DETAILS



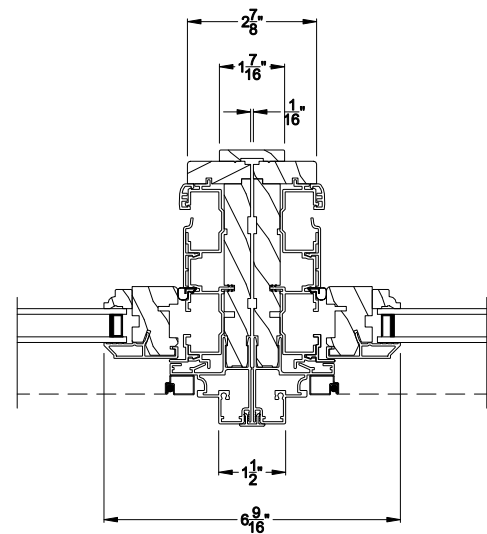
**PREMIUM DOUBLE HUNG WINDOW (8120)**  
Vertical Section - 6-9/16" jamb



**PREMIUM DOUBLE HUNG WINDOW (8120)**  
Horizontal Section - 6-9/16" jamb



**PREMIUM DOUBLE HUNG WINDOW**  
Horizontal Stack Section - Transom Stack over DH



**PREMIUM DOUBLE HUNG WINDOW**  
Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.